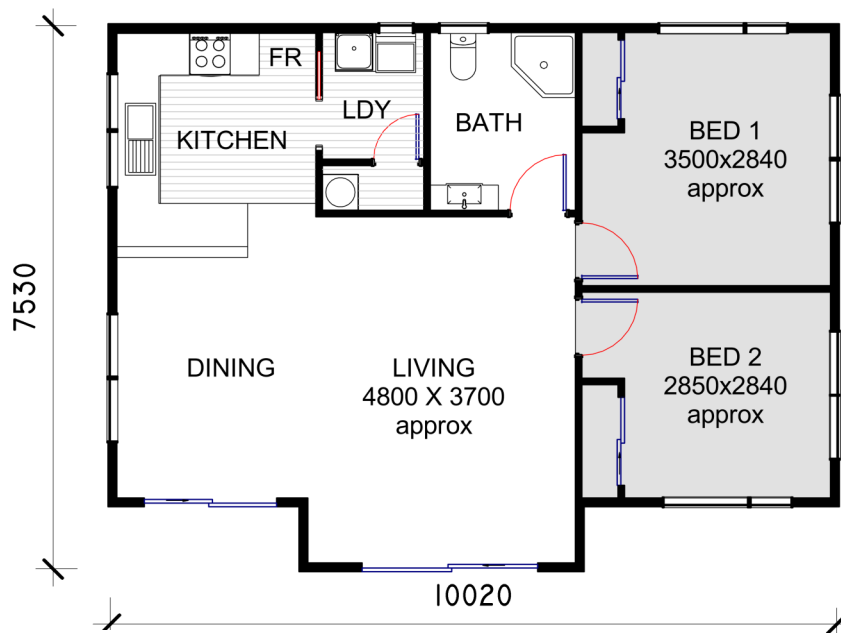


THE PIO

AREA 70 m²



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Note: 3D images are artists impression only



SPECIFICATIONS

Each contracted build can be individually tailored to meet your needs. Please do not hesitate to suggest any changes you may have in mind.

ALL PRICES INCLUDE TRANSPORT AND FOUNDATION ALLOWANCES

DOCUMENTS INCLUDED

ALL PLANS AND SPECIFICATIONS FOR BUILDING CONSENT PURPOSES, FOR BOTH WAIPA & RECEIVING COUNCIL INCLUDED. * GEOTECH REPORT NOT INCLUDED

EXTERIOR

SUBFLOOR

TIMBER SUBFLOOR AS PER NZS 3604:2011 - FOUNDATIONS ARE BASED ON LEVEL OF SITE TO NZS3604:2011

EXTERIOR CLADDING

BGC NULINE WEATHERBOARD OR HARDIES AXON PANELS

FRAMING

90 x 45 H1.2 TREATED

FASCIA

PRE PRIMED TIMBER FASCIA

ROOFING

DIAMOND LONG RUN COLOURSTEEL CORRUGATED IRON OR STYLINE PROFILE.

WINDOWS

TASMAN POWDER COATED DOUBLE GLAZED ALUMINIUM JOINERY
IF APPLICABLE FRONT DOOR WILL BE POWDER COLOUR COATED TO SUIT

INTERIOR

FLOORING

20MM PARTICLE BOARD FLOORING

DOOR HARDWARE

WINDSOR FUTURA APWX LEVER RANGE

DOORS

PRE-HUNG HUME PRIMECOAT MDF FLUSH IN SLIMLINE JAMBS & DOORSTOPS

LININGS

ELEPHANT 10MM PLASTERBOARD & ELEPHANT 10MM AQUABOARD

PLASTERING

LEVEL 4 - PAINT FINISH

CORNICE

75mm GIB COVE CLASSIC

SKIRTING

60mm FJ BEVELLED EDGE & 60mm FJ PINE ARCHITRAVES

SHELVING

16mm WHITE PBD / LUMBERLOK CLOSET RAILS / 112x18mm FJ PINE SLATS IN H.W.C

INSULATION

CEILINGS

EARTHWOOL R6.6

WALLS

EARTHWOOL R2.6

FLOOR

EXPOL UNDERFLOOR R2.5 (MIN)

BATHROOM

SHOWER

ACRYLIC SHOWER UNIT - SIZE & SHAPE DICTATED BY PLAN

TOILET

RAYMORE ATLANTA

BATH

FREESTANDING BTW FIBERGLASS UNIT

VANITIES

CERAMIC TOPPED UNITS, SUPPLIED & INSTALLED

TAPWARE

RAYMORE RANGE

TOWEL RAIL

HEATED

HEAT UNIT

2KW WALL MOUNTED HEATER

EXTRACTION UNIT

FAN/LIGHT UNIT

KITCHEN

JOINERY

LAMINEX MELTECCA, PRIME MELAMINE OR BESTWOOD MELAMINE WATER-RESISTANT CARCASSES

HARDWARE

HERITAGE HARDWARE RANGE

BENCHTOPS

PRIME LAMINATE or FORMICA RANGE

SINK

FRANKE STAINLESS STEEL LARGE BOWL INSERT

APPLIANCES

STOVE

BOSCH ELECTRIC FREESTANDING WITH CERAMIC COOKTOP

OVEN

BOSCH ELECTRIC UNDERBENCH OVEN

HOB

BOSCH 4 ELEMENT CERAMIC COOKTOP

EXTRACTION UNIT

BOSCH POWERPACK EXTRACTOR or ROBINHOOD RANGEHOOD

LAUNDRY TUB

RAYMOR E6200

ELECTRICAL

FIT-OUT COMPLETE USING LED LIGHTING. METER BOX INCLUDED

PLUMBING

COMPLETED AND TESTED

WATER HEATER

ELECTRIC 180L MAINS PRESSURE CYLINDER

DECORATION OPTION

DECORATION OPTION INCLUDES EXTERNAL / INTERNAL PAINT, CARPET, VINYL & SPLASHBACKS
SUBJECT TO YOUR SELECTION

Excluding structural building materials, all products mentioned may differ occasionally subject to availability and/or compatibility. When this is the case, the substitute product will always be of equal quality. All product warranties are subject to the distributors and/or manufacturers policies.

**BRANDERSON
HOMES LTD**