



TOTARALANDS

Finished Specification

PRELIMINARY & GENERAL

Guarantee	+	Master Builders 10 Year Guarantee
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EXTERIOR

Foundations:

Foundation Type	+	Concrete Slab
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Exterior Wall Cladding:

Wall Lining	+	The Brickery Origin Range
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Mortar	+	Cement/Sand mortar mixed on site (White Cement)
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Soffits	+	300mm Hardies Soffit
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Roofing:

Roof	+	Monier Metro Shake Satin Metal Tiles
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Pitch	+	15 Degrees
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Fascia & Gutter	+	External Coloursteel Guttering & Fascia
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Downpipes	+	Marley RM80 Coloured (Black)
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Exterior Windows & Doors:

Entrance Door	+	Bradnams SR18 Entrance Door
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Entrance Door Hardware	+	Yale Assure Digital Lock Code YRL256NRSN
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Glazing	+	Clear
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Colour Matched Hardware	+	Included
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Restrictor Stays	+	Included where required
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Double Tongue Latch	+	Excluded
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Cat Door	+	Excluded
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Jamb/Liners	+	Painted
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OBS Glass	+	Bathroom, Ensuite, & Separate Toilet - Etchlite
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Double Glazing	+	Whole house excluding garage
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Recessed Joinery into Slab	+	Not Applicable
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Garage Doors:

Door Type	+	Dominator Futura Garage Door 2100H x 4800W
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Insulated	+	Excluded
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Auto Opener	+	Included
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Remote Buttons	+	2
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INTERIOR

Interior Walls:	+	External 90x45 H1.2 KD Timber Frame
Interior Linings:		
Wall	+	Elephant Board 10mm
Ceilings	+	Elephant Board 10mm
Stud Height	+	2400
Raked/Sloping ceiling	+	Not Applicable
External Corners to Walls	+	Goldline Round
Interior Trim:		
Scotia	+	Gib Cove 55mm
Skirting	+	Single Bevel Pine 60mm
Wet Area Skirting	+	Single Bevel Pine 60mm
Architrave	+	Single Bevel Pine 40mm
Wardrobe & Linen Shelving:	+	Westmoreland Homes Ltd
	+	Included
Interior Doors:		
Door Type	+	Humes Hollow Core Paint Quality 1980mm High x 810 Max
Cavity slider	+	Excluded
Door Stop	+	Miles Nelson 85mm Satin Chrome
Door Hardware	+	Miles Nelson S Range
Internal Garage door	+	Passage Set with keyed Entry
Hardware Colour	+	Brushed Satin Chrome
Privacy Bolt	+	Bathroom, Ensuite, & Separate Toilet
Door Frames	+	Pine Ready for Architraves 19mm
Wet Areas:	+	Bathroom, Ensuite & Laundry
Walls	+	Elephant Board 10mm Aqualine
Ceilings	+	Elephant Board 10mm Aqualine
Tiled Shower	+	Elephant Board 10mm Aqualine
Shampoo Box	+	Excluded
Foot Rest	+	Excluded
Garage:		
Wall Linings	+	Elephant Board 10mm
Ceilings	+	Elephant Board 10mm
Insulation	+	Excluded
Scotia	+	Gib Cove 55mm
Gib Stopping	+	Level 4
Finishing:		(2 paint colour system included)
Ceilings excl Wet Areas	+	White Paint Finish - Matt
Walls excl Wet Areas	+	Paint Finish - Low Sheen - Only 1 colour allowance (Resene 1/4 C
Jambs/Window frames/architraves	+	Paint Finish - Enamel - Same colour as walls allowed for
Entry Door	+	Powdercoated Aluminium
Insulation:		
Walls	+	Batts R2.2
Ceilings	+	Batts R3.2
Garage	+	Excluded
Accoustic Batts	+	Excluded
Floor Coverings:		
Carpet	+	Malmo Berlin 32ox SDN
Underlay	+	9.5mm, 90kg Underlay
Areas	+	Living, Hallway & Bedrooms incl robes & Cupboards
Tiles		
Walls	+	
	+	Tiled bath face/cradle and Wall to 300mm high
	+	Project White Tile 300 x 600 - PROWHG30X60
Tile		
Floors	+	Bathroom, Ensuite & Separate Toilet

	+	Swann Tarkett Vinyl
Flooring	+	Swann Tarkett Vinyl
	+	Entrance, Kitchen, Dining, Storage & Laundry
Garage	+	Natural Concrete
Kitchen Area:	+	
Tapware	+	Methven Glide Sink Mixer GLKCP
Water Feed to Fridge	+	Excluded
X3 Undersink Filter with Faucet	+	Excluded
Tiled Kitchen Splashbacks	+	Benchtop width to underside of Cupboards (Subway White)
Appliances:		
Dishwasher	+	Haier Dishwasher - HDW13V1S1
Ceramic Hob	+	Haier 60cm Ceramic Cooktop - HCE604TB2
Oven	+	Haier Built-In Single Oven - HWO60S4MX1
Concealed Rangehood (if app)	+	Power Pack 52cm Rangehood BPP52L
Rangehood Ventilation	+	Vent through Soffit
Special Fittings:		
Smoke Detectors	+	Cavius Battery
Heat/Fan/Light	+	3 in 1 Heat Fan Light To Bathroom & Ensuite
Vent Laundry	+	Included
Vent Dryer	+	Excluded
Bathroom:		
Shower	+	Clearlite Cezanne 900 x 900mm Round Moulded Wall Bright
Shower Mixer	+	Methven Glide Shower Mixer GLHPSCP
Shower Rose	+	Methven Futura FU Satinjet Slide Rail Shower - FU2011CP
Vanity	+	Newtech 750mm Frank Wall Hung Vanity - 9000
Vanity Colour	+	White Gloss
Vanity Taps	+	Methven Glide Basin Mixer GLBCP
Mirrors	+	Newtech Westfield Mirror 750mm w x 700mm h - 9083
Bath	+	Newtech Frank 1700mm Drop in Bath 7812
Bath Mixer	+	Methven Glide Shower Mixer GLHPSCP
Bath Spout	+	Methven Glide Wall Mounted Bath Spout GLSPWBTCP
Towel Rail	+	Newtech Evoke Heated Round Ladder 4 Bar 430mm x 600mm -CL120
Tiling Bath Surround	+	Included
Tiling above Vanites	+	Excluded
Ensuite Master:		
Shower	+	Clearlite Cezanne 900 x 900mm Round Moulded Wall Bright
Shower	+	
Shower Mixer	+	Methven Glide Shower Mixer GLHPSCP
Shower Rose	+	Methven Futura FU Satinjet Slide Rail Shower - FU2011CP
Vanity	+	Newtech 750mm Frank Wall Hung Vanity - 9000
Vanity Colour	+	White Gloss
Vanity Taps	+	Methven Glide Basin Mixer GLBCP
Mirrors	+	Newtech Westfield Mirror 750mm w x 700mm h - 9083
Toilet	+	Newtech Sienna Back to Wall Toilet Suite - 8010
Toilet Roll Holder	+	Heirloom Centro Fixed Toilet Roll Holder YCTRNF
Towel Rail	+	Newtech Evoke Heated Round Ladder 4 Bar 430mm x 600mm -CL120
Tiling Above Vanities	+	Excluded
Separate WC:		
Toilet	+	Newtech Sienna Back to Wall Toilet Suite - 8010
Toilet Roll Holder	+	Heirloom Centro Fixed Toilet Roll Holder YCTRNF
Laundry:	+	Aquatica Laundra Tubbie
Hot Water:	+	Rinnai Cooper SS 180 Ltr MP 3KW
Gas:	+	Excluded

Outside Taps: +

2

Heat Pump: +

Gree Lomo 5.3kw

Internal Unit +

Living Room Wall by Pantry

External Unit +

Outside Living Room Wall near Bed 2

EXTERNAL WORKS

Drainage: +

Included

Drainage/Stormwater +

65m2 Standard Grey Concrete

Driveway/Patio

ELECTRICAL

Mains Supply +

10mtrs single phase power and telephone

LED Light Fittings +

As per Laser Electrical Plan
