

## Build Addendum Specification for:

Site Address: 4 Rylstone way

Lot No: 70

### 1. Preliminary and General

Full Set of Council Approved Plans to suit up to High Wind areas & Durability Zone 1  
Building Contractor – Coastal NZ Builders 10-year Building warranty & 7-year electrical guaranty. 12 Month Maintenance period

### 2. Services, Connections, Drainlaying and Effluent System

**Power** Power and Fibre Telephone Supply – **Owner to organize connection with supplier**  
**Rainwater** Local town Stormwater connection with reticulation rainsmart system  
**Effluent** Local Body Effluent connection  
**Water Supply** Town water supply

### 3. Concrete Foundations

Engineer Designed Raft – M Class Pod design concrete floor slab

### 4. Frames and Trusses

H1: 2 Treated Wall Framing throughout Machine Stress Graded (MSG 8) H1: 2 Treated

Trusses and Roof Framing throughout 2700mm high stud throughout house.

## **5. Fascia, Gutter and Rainwater System**

Colour Steel Spouting and Fascia

## **6. Roofing**

Colorsteel Designer Long Run Endura Trapezoidal Roofing

## **7. Soffits Linings**

Painted 4.5mm Hardies Soffit Lining with PVC Jointers

## **8. Aluminium Exterior Joinery**

Clear Double Glazed Glass to all areas Window hardware  
Colour matched Finish - Colour matched powder coat to all  
aluminium joinery Aluminium Panel Front Door

## **9. Cladding**

Primary – 20mm bevel back timber  
weatherboard, Secondary – Linea Oblique  
Weatherboard

## **10. Garage Door**

Coloursteel Sectional Garage Door Automatic garage door  
opener(s) and two remote controls

## **11. Insulation**

Eco insulation R2.2 Wall insulation Knauf

Eco insulation R3.3 Ceiling insulation

## **12. Electrical**

LED Lighting throughout **Standard electrical specification as per electrical plan**

## **13. Hot Water System**

180 Lt Electric HWS or  
rinnai gas

## **14. Interior Doors**

Standard single MDF Smooth Paint Quality 2.000m Doors Standard single MDF Smooth Paint Quality 2.000m Cavity Sliding Doors where required.

## **15. Interior Wall Linings**

10mm Standard Gib Board walls, stopped to level 4, square corners, including garage 10mm Aqualine Gib Board to all wet area walls including bathroom, ensuite and laundry 13mm Standard Gib Board ceilings, stopped to level 4 13mm Aqualine Gib Board to all wet area ceilings including bathroom, ensuite and laundry

## **16. Bathroom / Plumbing Fixtures and Fittings**

**Refer to Bathroom Schedule**

## **17. Interior Finishing Lines, Mouldings and Trim**

Square stopped ceilings

19mm H3.1 treated window liners and reveals  
60mm x 19mm Paint Quality FJ Pine Skirting  
40mm x 10mm Paint Quality FJ Pine Architrave

## 18. Painting and Decorating

Industry Standard 3 Coat System  
Colours as per schedule

## 19. Kitchen Units and Appliances

**Designer Kitchen as per plan** Refer to Appliance Sheet for model numbers Rangehood  
Fisher & Paykel 90cm Built In Cooktop Fisher & Paykel 90cm Gas Cooktop  
CG905CLPX2 Oven Fisher & Paykel Stainless Steel 85L OB60SC5CEX2 Dishwasher  
Fisher & Paykel Dishwasher Drawer Stainless Steel DD60DAX9

**Splash Back** – Purchaser to choose to \$800 budget

## 20. Laundry

Aquatica Base Mounted Sink Faucet with Long Spout

## 21. Flooring

**Tiling** – As per flooring plan

**Carpet** - Robert Malcom Solution dyed nylon 5kg carpet or similar

**Underlay** - 12mm

**Carpet flooring as per flooring plan**

**Designer Vinyl Planking** - Carters product

## 22. Clothesline

Standard 4 line clothing line

### **23. Landscaping & Driveway**

Driveway - 20mps plain concrete

Landscaping – Rotary hoe and grass

Fencing – **As per Landscape Plan**

### **24. Heating/Cooling**

Fujitsu 6kw ASTG18KMTC

## **PLEASE NOTE**

### **Exclusions from Specifications**

Telephone and Internet connection

TV Antennas Curtains/Blinds

Wardrobe Organizers Patios

Client