



**Job address: Kenepuru Landing
Pakiri Townhouses
Lots 31–35, 78–82, 108–112**

Exterior		
PRELIMINARY & GENERAL	Contract Works insurance up to \$500,000.00 excluding GST Public Liability insurance \$2,000,000.00 Plans, specifications and engineering Professional Clean of house on completion, Prior to sign off Rubbish removal during and on completion	
PERMIT DRAWINGS	Permitted working drawings (Build Consent)	
EXCAVATION	To scrape building platform and excavate foundations in preparation for slab	
FOUNDATIONS	Rib-raft concrete slab – 20 mpa concrete slab on ground throughout (Based on a flat site and solid founding within 300mm of surface)	
TIMBER FRAMING	Exterior frames and trusses 90x45 H1.2 treated pre-cut	
ROOF CLADDING	Long run coloursteel corrugated iron	Colour:
ROOF SECTION	Timber pre-nailed truss section roof	
FASCIA	Colorsteel long run	Colour:
SOFFIT LININGS	James Hardy 4.5mm hardy flex with PVC jointers	Colour:
SPOUTING/DOWNPINES	Colorsteel Quarter round spouting and matching down pipes to ground level	Colour:
EXTERIOR CLADDING	Cladding 1: Weatherboards – horizontal Cladding 2: Axon – vertical	
CEILING BATTENS	USG Steel ceiling battens	
WINDOW JOINERY	Double glazed external windows and doors	Joinery colour: Hardware:
ENTRY DOOR	Stellar SR10	Entry door: Colour: Hardware:
GARAGE DOORS	Sectional door with auto opener and two remotes.	Profile: Colour:
GARAGE DOOR REVEAL	Painted	Colour:
SERVICES	Water Mains, Sewerage and Stormwater connected to existing mains at edge of boundary. Telecommunications connection to be arranged by owner directly with provider Free Gas connection	

Interior

INTERIOR PAINTING	Level 4 finish – 3 colours only.	Colours:
INSULATION	R 2.6 Fibreglass Insulation to walls of house (excludes garage) R 3.2 Fibreglass Insulation to ceilings (excludes garage)	
INTERNAL LININGS	Walls and ceilings to be lined in plaster Board fixed in accordance with the manufacturer's' instructions. Walls to be 10.0mm, ceilings to be 13.0mm. Aqualine® to bathroom walls and ceilings.	
PLASTERING	All Gib plastered to a level 4 finish	
SCOTIA	55mm gib Cove to ceilings/wall junction	Colour:
SKIRTINGS/ ARCHITRAVES	60 x 10 single bevel skirting – Rad Pine 60 x 10 Architraves on all joinery (no slimline)	Tiles:
WARDROBE PACK	Single shelf to bedroom wardrobes with Aluminium J mould clothes rail. Master robe fit out WIR1 from Stash Wardrobes, see attached plan for detail. 4 timber pine slat shelves 60mm x 20mm to main linen cupboard.	TWIR1 allowed for to master robe
INTERNAL DOORS	MDF hollow core Flush doors, with pine jambs finished with architraves	Profile: Colour:
DOOR HARDWARE	Windsor Qube Rose http://www.windsorbrass.co.nz/view,shop,434.html	Style:
KITCHEN	Refer to Kitchen Plan for details Refer to Colour Palette for details	
SPLASH BACK	Splashback to Kitchen – Coloured glass splashback behind Gas Hob 1000mm x 750mm Colour range TBC	Location: Kitchen Size: Colour:
KITCHEN APPLIANCES	Price includes Westinghouse Appliance Pack Westinghouse 60cm Stainless Steel Built In Oven WVE615S Westinghouse 60cm Stainless Steel Gas Cooktop WHG646SA Electrolux 60cm Powerpack Rangehood ERI512SA Insinkerator .55HP Waste Disposal Model56 Westinghouse 60cm Freestanding Stainless-Steel Dishwasher WSF67251S	
FLOOR COVERINGS	Areas: Kitchen, Entry, Bathroom, Ensuite & WC. Supply and install Robert Malcolm Moduleo Select Plank to the above areas. Moduleo Select Install Plank/Tile product without feature strip. Standard corner to corner installation. Skim Coating - Feather Finish Plaster https://www.robertmalcolm.co.nz/products/luxury-vinyl-planking/moduleo-select/ Areas: Living, Dining, Bedrooms (incl WR). Godfrey Hirst 'Pleasant Point' 48oz SDN on 11mm deluxe underlay. https://www.godfreyhirst.com/nz/carpet/product/pleasant-point-nz	

BATHROOM/ENSUITE	x1 Mia 1 Drawer Wall Vanity 1200mm wide x1 Mia 1 Drawer Wall Vanity 900mm wide x1 Mia Plus 400 Wall Vanity x3 Compact BTW Toilet Suite with soft close seat x2 1000 x 1000 Evo Round Sliding Shower Enclosure x1 Pure 1700 Freestanding BTW bath (centre waste) x1 Portofino Pivoting Wall Mount Bath Spout x1 Minimo Square Bath mixer x2 Minimo Square Shower mixers x3 Minimo Basin mixers x2 Eco Style 3 Function Slide Shower Sets x3 Como Toilet Roll Holder Chrome x1 Mia mirror cabinets 1200 (surface mounted) x1 Mia mirror cabinets 900 (surface mounted) x1 Mirror 400mm (surface mounted) x2 Heated towel rail 900 H x 400 W x1 Tube Highrise Kitchen Mixer Chrome x1 Vaskeri 560 Laundry Tub 1 Door	Refer to Plumblines spec below
ELECTRICAL	Completely prewired and fitted off as per electrical plan, including internal fuse board and external meter box, internal recessed data board with power outlet. See Electrical plan, allowance for 3 pendant lights over Kitchen island	Pendants: Bathroom: Switches:
HOTWATER	Gas Rinnai System 26L https://rinnai.co.nz/Product/102/103/water-heating-gas-hot-water-systems-rinnai-infinity-vt-rinnai-infinity-vt26-external	Location:
HEATING/COOLING	Gree 6.3kw heat pump – hi wall unit https://www.greeonline.com/products/gree-cozy-hi-wall-inverter-air-conditioner-heat-pump	Location:

Other		
LANDSCAPING	As per landscaping plan, Driveway, Path, Patio, Topsoil, Lawn, Planting, Fencing, Letter Box	
PLUMBING	2 exterior taps. All pipes work and fit off to exterior footprint of house and allowing for mains pressure feeds	Location:
INSURANCE	The Building Act 2004 section 362 I cover the quality that the building work must meet, under Section 393 of The Building Act states there is a 10 year guarantee for building work. Price also includes Home First 10-year Guarantee http://builtin.co.nz/	
EXCLUSIONS	Window coverings, Clothesline	
Any variation to this specification will either be credited or billed accordingly to the client		

Upgrade Options

	Upgrade details	Variation costs	Client Variation
BLINDS	Double blinds in the bedrooms being sun-filter and block-out roller blinds, either light-filter or block-out roller blinds in the lounge/living areas, a sun-filter blind for the garage and a PVC Venetian/blind for kitchen	\$5,334.85	
BOSH APPLIANCE PACKAGE	Bosch 60cm 7 Function Built-In Oven HBA534BS0A Bosch 60cm Gas Cooktop PCH6A5B90A Bosch 53cm Powerpack Rangehood DHL555BAU Bosch 60cm Built Under Dishwasher SMU46GS01A Insinkerator .55HP Waste Disposal MODEL56	\$350.00	
GARAGE INSULATION	Insulated garage door, walls & ceiling	\$955.00	
KITCHEN STONE BENCHTOP	Upgrade to Stone Benchtop See Kitchen plan and attached Specs	\$3,000.00	
WARDROBE PACK	TWIR1 included in master robe. Upgrade to TWIR 2 available.	TWIR2 \$800.00	
TOTAL			

Plumbline

Exceptional Bathrooms.
Exceptional Choice.



STANDARD BATHROOM SPECIFICATION

GROVE HOMES

AUGUST 2018



INTRODUCTION

WELCOME

Over the years the name PLUMBLINE has become synonymous with all that is good in the bathroom. We would like to thank you for the opportunity to present this product proposal and quotation for this project.

COMPANY PROFILE

PLUMBLINE is a New Zealand family owned and run business that was formed in 1980, having evolved from a plumbing contracting business to a mix of contracting and retailing bathroomware in 1990. Plumblin since 1995 has become a NZ wide market leader in the importing, manufacturing and wholesale distribution via approved retailers of fashion bathroomware & plumbing fittings.

Initially focusing on traditional ranges, over the last 10 years the company has grown substantially and now offers one of the widest product portfolios in New Zealand catering for every budget and design requirement.

COMPANY POLICY

Whilst being very conscious that price weighs heavily on a buying decision, we carefully balance this with the lifetime value of our product range. It is in the interests of both seller and buyer alike to select products that once installed perform exactly as expected. Therefore we have gone to great lengths to bring to New Zealand a product range that offers QUALITY plus DESIGN plus CHOICE but most importantly TRUE VALUE FOR MONEY.


MISSION STATEMENT

A disciplined culture demonstrating deserved respect and high esteem to staff and suppliers, duly accomplishing for our customers an experience of reliability, excellence and solutions to ensure a pleasurable and consistent outcome at every opportunity for all personnel.



VANITIES

	<p>Description</p>
	<p>Mia 1 Drawer Wall Vanity</p>
	<ul style="list-style-type: none"> • Available in 750, 900 & 1200 sizes • Available in White Gloss, Sand Oak or Black Oak • Soft close drawers • VC basin

	<p>Description</p>	<p>Code</p>
	<p>Mia Plus 400 Wall Vanity</p>	<p>MP40</p>
	<ul style="list-style-type: none"> • Available in White Gloss, Sand Oak or Black Oak • Soft close door • CO (Gloss Composite) basin 	

MIRROR CABINETS


Description


Mia Mirror Cabinet

- Available in 750 2 Door, 900 3 Door & 1200 3 Door sizes
- Available in White Gloss, Sand Oak or Black Oak
- Soft close doors
- Includes glass shelves




TAPWARE

	Description	Code
	<p data-bbox="509 387 743 418">Minimo Basin Mixer</p> <ul data-bbox="509 501 839 562" style="list-style-type: none"><li data-bbox="509 501 839 533">• 5 Star WELS water rating<li data-bbox="509 533 839 562">• Italian made	<p data-bbox="1042 387 1117 418">M002</p>


	Description	Code
	<p data-bbox="509 1267 858 1299">Minimo Square Shower Mixer</p> <ul data-bbox="509 1382 687 1413" style="list-style-type: none"><li data-bbox="509 1382 687 1413">• Italian made	<p data-bbox="1042 1267 1117 1299">M033</p>

TAPWARE

Description	Code
Portofino Wall Mount Bath Spout	12020



Description	Code
Eco Style Slide Shower	786705
<ul style="list-style-type: none">• 2 Star WELS water rating	



TAPWARE



Description

Code


Tube Highrise Kitchen Mixer Chrome

TU0600.CR

- 3 Star WELS water rating

TOILET SUITE / BATH

	<p>Description</p> <p>Compact Back To Wall Toilet Suite</p> <ul style="list-style-type: none">• Soft close quick release seat• 4 Star WELS water rating (4.5/3 litre flush)	<p>Code</p> <p>COB60</p>
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	<p>Description</p> <p>Pure 1700 Freestanding Back To Wall Bath</p>	<p>Code</p> <p>PUR1700FS</p>
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SHOWER ENCLOSURES



Description

Evo Square Shower Enclosure

- Available in 900 & 1000 sizes
- Toughened safety Glass to AS/NZS 2208 Standards
- 1960mm finished height of screen sets





Description

Evo Round Sliding Door Shower Enclosure

- Available in 900 & 1000 sizes
- Toughened safety Glass to AS/NZS 2208 Standards
- 1960mm finished height of screen sets

ACCESSORIES

	Description	Code
	Tondo 6 Bar Heated Towel Ladder 60x65cm	THTL60.65

	Description	Code
	Como Toilet Roll Holder Chrome	C8921.CR

LAUNDRY TUB



Description

Code

Vaskeri 560 Laundry Tub 1 Door

FW5601D

- Includes Simple Mixer