

SUB70 SPECIFICATIONS

FOOTPRINTHOMES.CO.NZ

PRELIMINARIES

- Architectural design prepared.
- Pryda PS1 engineering for portal frames.

SUBFLOOR & FRAMING

- 90x45 truss portal frames at 600 centres, as per engineering documentation.
- 190x45 H3.2 timber bearers and fixings.
- Fibre-cement moisture barrier and underfloor insulation.
- 20mm Tongue & Groove Keyfloor FOSB (Treated to wet areas)
- Bottom plate fixings and hold-down bolts with DPC.
- Thermakraft Watergate Plus wrap with 9mm Kronospan OSB Rigid Air Barrier.
- Thermakraft window flashing tape.
- Rigid vinyl plank flooring.
- Pine Griptread decking.
- All associated fixings included.

ROOFING

- 0.40 Armorsteel UltraZen Corrugate roof cladding.
- Purlins, ribbon plates and ceiling battens with fixings.
- Thermakraft roofing underlay.
- Ridge cap, fascia and barge flashings.
- Screws, fixings and silicone included.

ALUMINIUM JOINERY

- Fairview TL40 Thermal Suite joinery.
- AEONOX colour options.
- Kanso door handles and hardware.

EXTERIOR CLADDING & RAINWATER

- Innova Etex Stratum fibre-cement with shiplap join (requires painting)
- **Gable end** : Innova Duragroove fibre-cement (requires painting).
- Marley Classic spouting and PVC downpipes, including all fixings.

OR UPGRADE TO

- **OPTION B:** Armorsteel Ultrazen Linear-800 low-profile metal cladding (pre-finished)
- **OPTION C:** Dynex Palliside traditional bevelback uPVC cladding (pre-finished).
- **Gable end options:** pre-stained thermally-modified pine.

INSULATION

Wall, ceiling and underfloor -140mm R3.2 Earthwool Glasswool insulation to walls, ceiling and underfloor. Double layer as per plans.

WALL LININGS

- 10mm ProRoc plasterboard to walls (requires plastering & painting)
- Includes single-bevel skirting and architraves

OR UPGRADE TO

- 7.6mm Hydrapanel moisture-resistant lining with negative detail jointing (pre-finished).

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CEILING LININGS

- 9mm Tigerply to ceiling (requires painting or sealing)

OR UPGRADE TO

- 13mm ProRoc plasterboard (requires plastering & painting)
- 7.6mm Hydrapanel moisture-resistant ceiling lining (pre-finished).

INTERIOR DOORS

- 1980mm Hume Doors Accent HAG11 hollow-core doors (paint finish).
- Sylvan Noventa door hardware.

SMOKE ALARMS

- Family Shield Mini Heat Smoke Alarm.

KITCHEN

- Door & panel finishes: Kaboodle Thermoformed Egg White Modern or Melamine Sea Salt with Oak
- Latte wall units.
- Lady Grey Kaboodle square-edge benchtop.
- Soft-close, metal-sided hardware.
- 160mm Pasto BN handles.
- Cutlery inserts for drawers.
- Sergio UBSH-930DL stainless sink with drainer.
- Stein Silver Vision 600x750mm splashback.
- Greens Avalon sink mixer.

KITCHEN APPLIANCES

- Everdure 45cm white dishwasher (DWF496W)
- Everdure 60cm ceramic touch hob (CBEE654T)
- Everdure 600mm black stainless built-in oven (OBEGS601)
- Everdure 52cm 700m³/hr undermount rangehood (RUES512)

OR UPGRADE TO

- Optional upgrade to Haier appliances.

BATHROOM

- 2000mm Stein Georgia shower (chrome).
- Arlec 45W stainless 5-bar heated towel rail.
- Greens Avalon basin mixer, shower mixer and slide.
- Dissco Eco twin drawer tub (565x560mm).
- Mondella Rococo rimless back-to-wall toilet suite.
- Stein wall-hung vanity.
- Mondella Resonance toilet roll holder.
- Stein 900x1200mm bevelled-edge mirror.

WATER HEATING

- Rheem 180L Optima electric water heater. OR

OR UPGRADE TO

- Rheem 26L LPG gas continuous-flow water heater (external).

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VENTILATION

- Humidity-controlled continuous ventilation (dMEVC).
- Manrose passive ventilation kit.
- Comfort Maker 150mm shower fan kit.
- Manrose rangehood ducting kit (150mm, through soffit).

LAUNDRY

- Dissco 565x560mm Eco Twin Drawer Tub.

HEAT PUMP

- 5.35kW Carrier Allure heat pump.

ELECTRICAL

- Deta 9W dimmable downlights.
- Twin-sensor security light.
- Ethernet outlet.
- TV outlet.
- Deta X6 series powerpoints and switches.
- Brilliant Copenhagen 24.5cm timber-look pendant light.

EXCLUSIONS

- Resource consent.
- Building consent.
- Council related fees.
- Steps off decking.
- Plaster, paint or stain, *if material supply only*.
- Site specific engineering unless otherwise stated.
- Site surveying, engineering or inspections.
- Ecopile Foundations.
- Landscaping, site excavation or driveways.
- Window coverings.
- Waterproofing.
- Back of wall plumbing and electrical (eg, piping, wiring) *-if material supply only*.
- Installation, builder or sub-trades *-if material supply only*.
- Any works or materials not specifically listed above are excluded.