

# REDWOOD ESTATE

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Duplex Homes | Specifications

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# Redwood

## PAIN T SPECIFICATION:

### **Outside walls:**

- One coat SABRE masonry primer
- All horizontal surfaces get one coat of SABRE fibre-shield
- Two coats of colour SABRE flexi-seal

### **Inside walls:**

- One coat acrylic
- Poly skim walls
- One coat of SABRE masonry primer
- Touch up imperfections with polyfilla and re-apply SABRE masonry primer
- Two coats of colour SABRE IN/EX acrylic

## SANITARY WARE:

White throughout

**Toilets:** Tamarin Close couple with angle valve

**Baths:** 1700 Tamarin bath with handle, Nikki spout & Clicker waste & Giraffe overflow

**Basins:** Guernsey Basin & pedestal with clicker waste

**Shower:** (If applicable)  
Watersaving shower Rose and Crancked shower arm  
White epoxy coated shower doors

**Taps:** All internal taps to be mixers with solid handles–Vortex mixed tide

**Sink:** Double S/Steel, as per plan

**General:** Washing machine point (cold water) where indicated on plan

## FLOOR AND WALL COVERING:

### **Wall tiles:**

**Kitchen:** 300mm tiled splashback above countertop – Tribeca Riverside Charcoal  
430 x 430 (Code: OTR810018A)

**Bathroom:** 300mm tiled splashback to vanity & bath – Tribeca Riverside Charcoal  
430 x 430 (Code: OTR810018A)

**Shower:** Tiled 1.8m high

**Floor tiles:** To kitchen, living area, passage, bedrooms and bathroom(s)

**Upgrade:** Vinyl Flooring – Aspen Living – Aspen Oak

**Skirting:** 75mm skirting to all rooms, except bathroom(s) and kitchen  
Pine – painted same as interior walls – Colour – As per Developers Choice

## CUPBOARDS:

**Kitchen:** Cupboards were indicated on plan – White Melamine (Peen finish),  
32mm Black Granite Formica tops  
Doors with 1mm impact edging, melamine white interior and white backing Peen Finish)

**Bedrooms:** Cupboards were indicated on plan – White melamine (Peen finish)  
Doors 16mm white melamine with 1mm impact edging (Peen Finish),  
melamine white interior and white backing

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## **Upgrade:**

Kitchen – 20mm Sarius Atlas Quartz Tops  
Options for cupboards (Kitchen & Bedrooms):  
Lunar Ash Melamine  
Sahara Melamine  
Terra Nova Melamine  
Vermont Slate Melamine  
Aged Stone Melamine  
Windsor Grey Melamine

## **LIGHT FITTINGS:**

One light to each room – Alabaster (Code: CF008S)  
Watertight light fittings to bathroom(s) (Code: CH004S)  
Outside lights, watertight – Half Eyelid

## **TELEPHONE/TV AND ELECTRICAL POINTS:**

As per plan

## **INCLUDED:**

- Transfer fees (Developers cost)
- NHBRC fees (Developers cost)
- Municipal Plan approval fees (Developers cost)
- Water connection (Developers cost)
- Defy Slimline 600 Under counter oven (Code: DBO482) & Solid hob (Code: DHD332) - Black

## **Upgrade:**

- Smeg – 60cm Build in Oven (SF6385XSA)  
60cm Gas Hob (PS60GHC)  
60cm Chimney (KDE600EX)  
*Including Gas Connection*  
*Excl. Gas Bottle*
- Electricity connection
- Fibre ready (includes DStv connectivity point)

## **NOT INCLUDED:**

- Bond registration fees
- Curtain rails
- Bathroom fittings

## **GENERAL:**

1. If necessary, the contractor shall be entitled to amend or substitute materials or equipment, without reference to the employer, with replacement materials, which materials shall be of the same or greater quality, and the employer shall have no claim against the contractor for this.
2. It is the intention of the contractor to construct the works materially in accordance with the plan and finishing schedule. however, in the event of the contractor having to make changes to the plan as a result of an engineering, architectural, statutory, regulatory or other requirement imposed by the local authority or any other governing or regulatory bodies, the contractor reserves the rights and may at its discretion, contingent upon the approval of the employer, to redesign the plan and or layout thereof pursuant to which event the employer shall have no recourse to and/or against the contractor.

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3. The contractor shall specifically be entitled to vary the levels of elevation as indicated in the plan, if in the contractor's discretion, such variance or change is necessary and/or pursuant to any requirement by the contractor, in order to address and/or meet any technical, practical and/or legal issues pertaining to the works, to which event the employer shall have no recourse to and/or against the contractor.
4. The employer is not permitted to do any work on site while construction is under way without the permission of the seller and/or the contractor.
5. Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

**NOTE:**

Should the above-mentioned specification differ from the final plan specification, then this specification will be the final ruling document.