

# Inclusions list for all homes

Inclusions	Starter	Classic	Premium
10 Year Master Build Guarantee	●	●	Premium
365 day Warranty period	●	●	●
Guaranteed start date within 20 working days after Council Permit uplift	●	●	●
Building Consents; excludes Resource Consents or Land Parcel Capital Contributions	●	●	●
RibRaft concrete floor and plastered concrete foundation	●	●	●
Weathertight wrap using Ecoply Barrier system		●	●
Choice of approved exterior cladding systems	●	●	●
Double glazed aluminium joinery and aluminium front door	●	●	●
Colorsteel garage door with auto opener	●	●	●
Ceiling Height	2.42m	2.57m	2.57m
Interior Door Height	1.98	2.2	2.2
Insulation in Ceiling	R3.2	Ultra R3.6	Ultra R4.0
Insulation in Exterior Walls	R2.4	R2.6	R2.8
90mm GIB-Cove cornice finish to ceilings (subject to house style)	75mm	●	●
13mm GIB Board on ceilings with Rondo Metal ceiling battens	●	●	●
GIB Aqualine to all wet areas	●	●	●
Pre finished colorsteel down pipes	●	●	●
H1.2 Treated Timber, stress graded, kiln dried framing	●	●	●
Carpet Range	Grade 1	Grade 2	Premium
Tiled flooring to all wet areas including kitchen and entry	Vinyl	●	●
Under tile heating			●
Designer chrome European tapware	●	●	●
Designer kitchen complete with laminate bench tops	●	●	Stone
Full height wire wardrobes with top storage access	●	●	Melamine
Adjustable sliding shower rose	●	●	●
Chrome heated towel rails	●	●	●
Two way switching to hall and master bedroom	●	●	●
LED downlights throughout	●	●	●
Smart Systems Wiring - future proofing your home		●	●
Toshiba heat pump	●	●	●
Fully installed alarm system for additional security	Pre-wire	●	●
Bosch - dishwasher, ceramic hob, range hood & oven	●	●	●
Waste disposal		●	●
Interior design consultation	●	●	●
Vitreous China dual flush toilets	●	●	●
Resene paints throughout	●	●	●
Colour consultancy included	●	●	●

\* Specifications may vary.

\* Subject to Building Code Clause H1- Insulation.

\* Due to our quest for continual development the specifications may vary.

\* As an indication only, to move from Classic to Premium will cost in general an additional 5 - 7%

\* As an indication only, to move from Classic to Starter saves in general around 3 - 5%