



TRANSPORTABLE BUILDING SOLUTIONS

STANDARD SPECIFICATIONS



WWW.ADH.NZ

Standard Specifications

General	
Plans	<ul style="list-style-type: none"> Architecturally designed plans, specifications and engineering details to high wind zone
Guarantees	<ul style="list-style-type: none"> 10 Year Structural Warranty and 5 year electrical warranty
Insurance	<ul style="list-style-type: none"> 2 Year warranty on materials and workmanship Builders All Risk and public liability included until on site. (inc in transport cost)
	<ul style="list-style-type: none"> Building Supplied with Code of Compliance Certificate - ex factory
Building Consent	<ul style="list-style-type: none"> Factory Building Consent Fees Included
	<ul style="list-style-type: none"> Build Designed & Constructed Site Specific to Client Client contracts to Prestige Building Removals for Delivery, Insurance, and Foundation
Site set-out and datum	<ul style="list-style-type: none"> By Owners Surveyor
SITE AND SERVICES	By Owner
Water Supply Power Phone Stormwater Waste Water Gas Site Drainage Retaining Walls Site Works, Drive, Access	20mm mains supply by Owner Connected to mains power by Owner Connection by Owner To on-site connection by Owner To on-site connection by Owner Bottle Supply by Owner Sewer and Stormwater drainage by Owner By Owner Excavation by Owner
CONSTRUCTION	
Foundation	<ul style="list-style-type: none"> NZS3604 Pile Foundation Plan H3.2 SG8 Timber bearers and H1.2 SG8 floor joists
Floor Insulation	<ul style="list-style-type: none"> R1.4-560 Expol white Under-floor Insulation
	<ul style="list-style-type: none"> H1.2 treated timber wall framing and roof trusses
Flooring	<ul style="list-style-type: none"> Stainless Steel Fixings where required by Corrosion Zone 18mm T&G Strandboard flooring, H3.2 to wet areas
Wall Insulation Ceiling Insulation	<ul style="list-style-type: none"> Pink Batts R2.2 insulation to external walls Pink Batts R3.6 ceiling insulation
EXTERIOR	
Aluminium Joinery	<ul style="list-style-type: none"> Double glazed aluminium PC1 powder coated joinery - Urbo door/window handles Obscure glazing to bathroom & WC windows, clear float glass to all other joinery
Front Door	<ul style="list-style-type: none"> Aluminium Panel or Glass Door - as per plan
Roofing Roof Pitch	<ul style="list-style-type: none"> Coloursteel Longrun roofing 0.4mm BMT As per plan Self-supporting underlay on 90x45 H1.2 purlins
Downpipes	<ul style="list-style-type: none"> Coloursteel 80mm diameter round downpipes - Supply only to floor level
Spouting	<ul style="list-style-type: none"> Coloursteel
Fascia	<ul style="list-style-type: none"> 185 Coloursteel Fascia
Soffits	<ul style="list-style-type: none"> 4.5mm Hardiflex soffits
Exterior Cladding Paint Finish Secondary Cladding Finish Hose Tap	<ul style="list-style-type: none"> 180mm Timber Weatherboard 2 Coat Paint Finish - Resene Upgrade if applicable to suit Exterior hose tap x 2

Standard Specifications

INTERIOR	
Ceiling Height	<ul style="list-style-type: none"> • 2420mm (upgrade to 2560mm available)
Raked Ceilings Wall Linings	<ul style="list-style-type: none"> • As per Plan if applicable • Walls - 10mm GIB Standard Plasterboard wall linings • Walls - 10mm GIB Aqualine to wet areas
Ceiling Linings	<ul style="list-style-type: none"> • Ceilings - 13 mm GIB standard Plasterboard wall linings
Scotia	<ul style="list-style-type: none"> • Ceilings - 13 mm GIB Aqualine to wet areas • 55 or 75mm GIB cove to ceilings • 60x10mm Radiata Architrave/ 60mm Radiata bevelled Skirting
Interior Doors	<ul style="list-style-type: none"> • Smooth - 2050 Prehung MDF painted hollow core doors door with door stops as per plan
Wardrobe Doors Cavity Sliders Wardrobe Shelving Paint Finish Door Hardware	<ul style="list-style-type: none"> • Smooth - 2050 Prehung MDF painted hollow core doors door with door stops as per plan • Cavity Sliders as per plan • Wire shelving system with clothes rail • 2 Coat RESENE Paint Finish - Level 4 Stopping • Hardware - Internal Lever - Lockwood Velocity Glide Satin Pearl Chrome (passage and privacy)
KITCHEN	
Design	<ul style="list-style-type: none"> • Custom NZ Made Kitchen as per Plan • Meltecca Cabinetry
Splashback	<ul style="list-style-type: none"> • 600mm x 900mm Glass Splashback
Benchtop	<ul style="list-style-type: none"> • 30mm Laminate Benchtop
Cooktop	<ul style="list-style-type: none"> • Bosch 60cm Electric Ceramic top
Oven	<ul style="list-style-type: none"> • Bosch 60cm multi-function oven
Rangehood	<ul style="list-style-type: none"> • Canopy Rangehood as per plan
Dishwasher	<ul style="list-style-type: none"> • Bosch 60cm dishwasher
Fridge Space Scullery	<ul style="list-style-type: none"> • Fridge by Owner • Plumb for Water to Fridge • Scullery as per plan - if included
Kitchen Sink	<ul style="list-style-type: none"> • Single Sink Insert with Drainer
Kitchen Mixer	<ul style="list-style-type: none"> • Levivi Mixer
Kitchen Handles	<ul style="list-style-type: none"> • 160mm
BATHROOM	
Shower	<ul style="list-style-type: none"> • Levivi Shower unit - as per plan
Shower Mixer	<ul style="list-style-type: none"> • Levivi Milan - Single function Slide Shower
Bath WC Towel Rail Mirror	<ul style="list-style-type: none"> • Levivi Luca 1500mm Bath • Levivi Brooklyn - Back to wall • Levivi Heated 6 Bar Chrome • 900mm round mirror
Extractor Fan Vanity Vanity Mixer	<ul style="list-style-type: none"> • Wall or Ceiling Extractor Fan - as per plan • Levivi York double drawer Stack 900mm - wall hung two drawer white gloss - size as per plan • Levivi Milan - Round Mixer - Chrome
Toilet Roll Holder	<ul style="list-style-type: none"> • Levivi Bella Toilet Roll Holder
LAUNDRY	
Laundry Laundry Tap	<ul style="list-style-type: none"> • Levivi Laundra Studio Tub and cabinet • Levivi Mixer Chrome
Paint Finish	
Ensuite	
Shower	<ul style="list-style-type: none"> • Levivi Shower unit - as per plan
Shower Mixer WC Towel Rail Mirror	<ul style="list-style-type: none"> • Levivi Milan - Single function Slide Shower • Levivi Brooklyn - Back to wall • Levivi Heated 6 Bar Chrome • 900mm round mirror
Extractor Fan Vanity Vanity Mixer	<ul style="list-style-type: none"> • Wall or Ceiling Extractor Fan - as per plan • Levivi York double drawer Stack 900mm - wall hung two drawer white gloss - size as per plan • Levivi Milan - Round Mixer - Chrome
Toilet Roll Holder	<ul style="list-style-type: none"> • Levivi Toilet Roll Holder
Paint Finish	

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ELECTRICAL	
Electrical Layout	• Quantity and positioning of electrical items as per plan
Switchboard	• Electrical Code Certificate - ex factory for building • Internal Switchboard - 30 Way Ezy Wire Metering & Distribution Board
Meterboard	• By site Electrician
Downlights	• LED downlights (interior) • 2 way switches
Exterior Lights Exterior Sensor Lights	• Exterior LED lights as per plan • 1 x exterior sensor fitting
Power Points	• Double Power Point
	• Single Power Point (Bathroom/Ensuite)
Extraction Fan	• Extraction Fan - Bathroom
USB Point	• USB Power Point - Kitchen
Data Point	• Data Point
TV	• TV aerial Connection (Aerial by Owner)
Exterior Power points	• Exterior Power Point
Smoke Alarm Isolator Switch	• Smoke Alarms • Isolator switch for heatpump (external only)
	• Quantity and Positioning of electrical items as per plan
FLOOR COVERINGS	
Carpet Vinyl/Laminate General	• Flooring Xtra "Abode Casa" Range - 4kg with 11mm underlay • Flooring Xtra stock vinyl Floor Coverings Layout as per Flooring Finishes Plan (generally carpet to bedrooms, hard flooring elsewhere)
HEATING	
Water Heating	• 180 litre electric Rheem HWC (gas upgrade available)
Heating	• Mitsubishi 5.5Kw Heatpump to living area
EXCLUSIONS	
	• All local authority fees incl Building Consent, Resource Consent and Development Contributions
	• Deck and Deck Foundations, Steps, Handrails, Landings • Site Reporting (Geotech, Topo survey, Stormwater and OSET reports, Planning etc)
	• Additional Foundation work (Engineering, Design and Council Inspections) if required as a result of the Geotech Report.
	• Site Consent and Consent Management
	• Site Excavation and Driveway • Difficult Access to site for Removal Truck
	• Site Service Connections - (Power, Water, Sewer, Stormwater)
	• Site Sub-Contractors - to connect building to services
	• Project Management for site and CCC documentation
	• Base boards to Foundation perimeter
	• Site Crane if required
	• Fridge, Washing machine • Window Treatments



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