

# Our Standard Specs Also Include:



## Upgrades available:

- Insulation to interior walls to zone areas specific to plan
- R4.1 batts to exterior walls (140mm only)
- Polished concrete floors
- Ducted heating system
- Alternative heating systems including underfloor hydronic
- Solar photovoltaic panel systems with/without battery back-up
- Fully insulated interior walls and doors including carpet in garage
- Gas or induction appliances
- Security alarm system options
- Home automation
- Homestar rating and certification
- Lifemark® Universal Design rating and certification
- Other external features/finishes and/or materials upon request

NB. Some specifications will differ according to regional climate and environmental zones as stipulated by the New Zealand Building Code.



- Colorsteel® long run roofing or metal gutter and fascia system and downpipes (other materials on request)
- Tiled shower to ground floor in ensuite with glass shower screen (plan specific)
- Exterior vented fan directly over shower cabinets
- High pressure hot water system - solar and heat pump options available
- LED efficient lighting throughout the home
- Tiled bathroom floors with tile skirtings (plan specific)
- Heating as per plan, inverter heat pump/air conditioning with fireplaces and gas appliances upon request - upgrade to ducted heating and air exchange systems options available
- Double glazed windows as standard. Low E, Argon Gas or Thermally Broken to the H1 Code. Climate zone dependent as some options are included