



STANDARD SPECIFICATIONS FOR A TRANSPORTABLE DAVID WRAIGHT COTTAGE

PRICE INCLUDES

Fees for architect to do working drawings of plan

MDC consent for the construction of the cottage, and a Code of Compliance Certificate for the completion of the dwelling. (transportation and sub-floor to be permitted separately)

Contract Works Insurance during the construction of the cottage

FLOORING

- 100 x 100 H4 bearers
- 150 x 50 H3.2 Joists
- 20mm strand board flooring
- H3 strand board to be used in wet areas.

FRAMING

- 90 x 45 J-Frame H1.2 treated
- 2.4 stud height
- Trusses @ 900 centres

EXTERIOR CLADDING – Rusticated pine weatherboards – finger jointed H3.1. 187mm wide board with 161mm cover.

- 135 x 19 corner facings H3 pine with sribers
- 90 x 19 window facings H3 pine with sribers
- Gables to be lined with weatherboards
- Timber sills to all exterior windows
- Craftbuilt A8 scrolls under soffit line

ROOF AND FACIA

- Timber facia and metal gutter
- Corrugated coloursteel roof – colour from standard range

INSULATION – Pink Batts. R2.6 to walls and R4.0 to ceilings. Polystyrene under floor insulation

WINDOWS AND DOORS

Exterior – Double glazed aluminium windows and doors with colour matched hardware.

Interior Doors – Corinthian Atherton 4 panel doors. Paint quality 1980 height. Mirrored, glass or cavity sliders not included.

Interior door handles – To be selected from the Schlage Regent or F series ranges.

Interior linings

- Ceilings panelled MDF (except bathrooms – ply)
- Walls – grooved MDF (bathrooms – ply)
- Linen/robes/storage cupboards to be lined with plain MDF
- 90 x 18 MDF Dado moulding in living areas ONLY
- 60mm scotia with 60mm and 40mm battens on ceiling panels.
- 75mm colonial scotia to be used in the living areas ONLY
- 135 x 18 Australian splayed skirting (except wet areas and robes)
- 90 x 12 skirting in robes and linen
- 90 x 10 pine architraves and skirtings in wet areas
- 90 x 18 Australian splayed architraves on windows and doors (except wet areas)
- 90 x 18 Dado moulding if applicable
- 20 x 20 pine mouldings on all interior external corners

Decorating

Exterior

- Exterior painted
- Up to 3 colours may be used
- 1 colour for scrolls and window sills
- 1 colour for weatherboards
- 1 colour for window and door facings
- We use Resene Hi-Glo

Other than for scrolls and window sills it is recommended for the warranty of the weatherboards that you use colours with a LRV of 45 or more. We will not guarantee darker colours if used.

Interior

- Interior walls and ceilings painted – we have allowed for the following amount of colours
- 1 colour for ceilings, interior doors, robes/linen, architraves
- 1 colour for kitchen units
- Up to 2 other colours may be used.
- We allow for 1 coat primer and 2 coats top coat on all of our work.
- Interior walls and ceilings painted in Resene Semi-gloss
- Some colours are not available in 10 litre form so if these colours are amongst your selections there may be a small extra charge
- Some colours (mainly reds and whites without much tint) do not always give good coverage. It would be up to you to pay for a 3rd top coat on any of these colours if you wanted it.
- WE USE RESENE PAINTS

Laundry

A 1000 wide unit to be made to match the kitchen will be installed. This will have a formica top and 3 cupboard doors, with a standard Burns and Ferrell laundry tub fitted. Hansgrohe tapware allowed.

Plumbing

- pipework throughout the house
- Gas Califont water heater
- All wastes are just left straight below the fittings eg: vanity, bath etc. This is so you can hook up in any direction when the drainage layout is sorted
- Please note there is no exterior taps on the house. We recommend you add these in when you do your drains.

Bathrooms and Ensuites

- Toilets – Caroma Venecia
- Shower – Clearlite 1000 x 1000 Millenium
- Baths – Newtech Rio 1500
- Vanity – Clearlite Sumner 900 wide in manor oak

Tapware

- All tapware is Hansgrohe
- NO MIRRORS, TOWEL RAILS OR TOILET ROLL HOLDERS ALLOWED FOR

Electrical

- TV points x 2
- Phone points x 2
- Exterior lights – Domo exterior wall lights.
- All plugs double except appliance plugs (Dishwasher, fridge, range hood, oven)
- Extractor fans in bathrooms and ensuites and laundries if there is no window
- 1 x exterior meter box with sleeve for you to connect power
- NO TV DISHES OR INSTALLATION INCLUDED

Lighting

- As installed

Smoke alarms to be fitted – the placement and number of these will be determined to conform to Council requirements by the architect when the plans are drawn

Kitchen

- MDF units to be hand painted on site
- Panelled cupboard doors – drawers plain
- Bench tops - Formica
- PC sum of up to \$11.50 each for door/drawer handles. This covers the vast majority of handles available from Nazareth Joinery
- Eurotech 60cm power pack range hood
- Bosch HGD74W455A 600mm freestanding range. Gas top, electric oven
- Hansgrohe sink mixer

NOTE – ALTHOUGH WE DO NOT SUPPLY A DISHWASHER, SPACE WILL BE LEFT FOR IT IN THE KITCHEN DESIGN WITH ELECTRICAL PLUG IN THE CUPBOARD UNDER THE SINK, READY FOR YOU TO INSTALL THE DISHWASHER

Robes

Mix of MDF shelving and rails to suit the area

Flooring

- Karndean Van Gogh range commercial vinyl planks to kitchen, laundry and bathrooms/WC
- Rest of house carpet – 80% solution dyed nylon – 20% wool blend
- NO CURTAINS OR BLINDS ALLOWED FOR

No Engineers fees allowed for

No clothesline or letterbox allowed for

No landscaping allowed eg, fences, pergolas, driveways, paths, retaining walls, decking or verandas

If transportation to site and service connections are part of your contract with David Wraight Cottages, the following details apply to you

- Rubbish removal not allowed
- any excess dirt from drains to remain on site
- we are not responsible for any damage to the driveway or road
- site to be left tidy
- no landscaping as shown above

NOTES ABOUT THE HOME – PLEASE READ THIS CAREFULLY

These cottages are timber. The weatherboards, scrolls, facings, sills and scribes are all timber. We believe we prime and prep these timbers to the best of our ability and go an extra mile in the way we silicone everything up. These cottages are then painted in Resene Hi Glo for extra protection compared to the protection that low sheen paints give, but they are still timber homes and there is always a chance of minimal movement and with the Hi glo you will always see the brush marks more than with a low sheen paint. There is also a chance that some nail holes may show. The paint can also take 6 months to a year to settle down. These minor discrepancies are all part of having a weatherboard home.

All PC sums in these specifications include GST

These specifications are standard for all David Wraight Transportable Cottages and house is to be built as per permitted plan.

If we are undertaking the whole transportation, piling, connection of services and getting a final Code of Compliance we will

Allow for

- *architect*
- *engineer for KPA test. If outside NZ3604 then extras will incur*
- *engineer for storm water and sewer if applicable*
- *insurance on truck, public liability and contract works once on site*
- *Marlborough District Council consent*
- *Transportation to site + piles*
- *Drains, water, power, phone and plumbing connections*
- *Electrical certificate, Gas certificate*
- *Base boards x 4 around the house. 90 x 20mm boards with 20mm gap.*