

# *Typical Specifications for a transportable David Wraight Cottage*



Once your plan and estimation are confirmed we will provide a set of specifications specific to your build.

## **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) – This consent is also included in our price.

Contract Works Insurance during the construction of the cottage and for the on-site work.

## **FLOORING**

- 200 x 50 H4 bearers
- 150 x 50 H3.2 Joists
- 19mm ply flooring H3.1

## FRAMING

- 90 x 45 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 scribes
- 90 x 19 window facings H3 pine with scribes
- Gables to be lined with weatherboards
- Timber sills to all exterior windows
- Scrolls under soffit line on all spaces EXCEPT where veranda will be added

## 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 R1.4

## WINDOWS AND DOORS

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

**Interior Doors** – Hume interior doors. Paint quality 1980 height. Mirrored, glass or cavity sliders not included. Accent, Sorrento, Smooth Moulded Panel or Woodgrain Moulded Panel ranges.

**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
- 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 in the living areas ONLY
- 20 x 20 pine mouldings on all interior external corners

### **Decorating**

#### **Exterior**

- Exterior painted
- We use Resene Hi-Glo
- Please select one colour option for weatherboards, one colour for window/door facings and trim. A colour for the scrolls and a colour for the windowsills.
- You do also have the option of picking the corner facings out in the trim colour.

Other than for scrolls and windowsills 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, laundry, and pantry units
- Up to 3 other colours may be used. If more than a total of 5 colours are used the painter may charge a small extra.
- We allow for 1 coat primer and 2 coats topcoat on all our work.
- Interior walls and ceilings painted in Resene Semi-gloss
- Bathrooms, interior doors, architraves, kitchen, and laundry units are painted in Resene Lustacryl
- 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 topcoat on any of these colours if you wanted it.

## **WE USE RESENE PAINTS**

### **Laundry**

- Laundry tub – Mercer Leamington Laundry Bowl DV503
- Hansgrohe single lever mixer
- A 2-door cabinet (to house tub) will be supplied with formica benchtop. The benchtop will go over the top of the washing machine if you have a front loader machine, otherwise the top will be stopped short to allow for a top loader machine.
- Open shelving for the balance of laundry.
- Overhead cabinets and shelving not allowed for

## **Plumbing**

- pipework throughout the house
- Gas Califont
- Please note there is no exterior taps on the house. We allow for 2 taps to be added in when the drainage work is completed on site

## **Bathrooms and Ensuites**

- Toilets – Caroma Venecia
- Showers – Clearlite Cezanne 1000 x 1000 with moulded wall
- Bath – Newtech Rio
- Vanities
- Newtech Lexa or Qube floorstanding vanity – size dependant on floor plan selected
- MODE over vanity lighting – choice of silver, white or black

## **Tapware**

- All tapware Hansgrohe mixers – a schedule of tapware will be provided for your home

No handrails or toilet roll holders are allowed for

## **Electrical**

- TV points x 2
- Exterior lights – EL270DN lanterns x 3
- All plugs double except appliance plugs (Dishwasher, fridge, range hood, oven)
- Extractor fans in bathrooms and ensuites and laundries if there is no window opening

- Fan heaters installed in both bathrooms – choice of white or chrome
- Bedroom 1 x 3
- Bedrooms 2, 3, and 4 x 2 in each room
- Dining/living x 5
- Bathroom and ensuite x1 in each room
- Kitchen x1 for each appliance (dishwasher, rangehood and fridge) + 3 over bench plugs.  
These can go on the ends of the island – dependant on the amount of detail on the island
- Pantry x 2 – if applicable
- Laundry x 2 – 1 for washing machine and 1 spare
- 2 only 2-way light switches
- 1 x exterior meter box with sleeve for power connection
- NO TV DISHES OR INSTALLATION INCLUDED

### **Lighting**

- All lighting supplied and installed – this will be a mix of downlights and lighting fittings

Smoke alarms to be fitted – the placement and number of these will be determined to conform to Council requirements by the architect.

## Kitchen

We will provide a kitchen drawing of what has been allowed for in our price – you can make alterations if desired – price could change

- MDF units to be hand painted on site
- Panelled cupboard doors – drawers plain
- Formica bench tops
- Hardware supplied and installed – hardware selected from Nazareth Joinery up to \$15.00 incl GST per item.
- Bosch integrated rangehood
- Parmco 60cm freestanding cooker with gas top
- Hansgrohe kitchen mixer
- Sink by Acero. Single sink - stainless
- Fridge space to be made to suit the fridge you are planning to put into the space

**Please note:** Although we do not supply a dishwasher, space will be left in the kitchen design with an electrical plug in the cupboard under the sink, ready to install the dish washer.

**Pantry** – if applicable - Formica benchtop with shelving under and above the bench

## Robes

All robes to have a mix of shelving and hanging space

## Linen cupboard

MDF shelving throughout.

## Flooring

- Karndean Van Gogh range for Kitchens, bathrooms, and laundries.
- Feltex Cable Bay carpet to lounge and bedrooms

Window treatments N/A – no window treatments supplied.

We do have a deal with Cinnamon House – if you do purchase curtains from Cinnamon House you will receive our builders discount as well as a discount off anything you purchase from their store.

## Heating – not included

ALL PRODUCTS SPECIFIED ARE SUBJECT TO AVAILABILITY AT TIME OF ORDER.

## No clothesline or letterbox allowed for

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
- landscaping not included



## 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 silicon 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 include the following - **(This is not included for ex yard sales)**

- 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 and fixings
- Drains, water, power, and plumbing connections within 10 metres
- Electrical certificate, Gas certificate
- Base boards x 4 around the house. 90 x 20mm boards with 20mm gap.