



# MCDONALD PROPERTY GROUP

## PROPERTY - DEVELOPMENT - HOUSING

# TRANSPORTABLE HOMES STANDARD SPECIFICATIONS

80sqm,106sqm,122sqm,137sqm,160sqm

GENERAL	
Plans	<ul style="list-style-type: none"><li>Architecturally designed plans and specifications.</li></ul>
Guarantees	<ul style="list-style-type: none"><li>10 Year implied Warranty</li></ul>
Insurance	<ul style="list-style-type: none"><li>1 Year warranty on materials and workmanship</li><li>Builders All Risk and public liability included until on site. (inc in transport cost)</li></ul>
Building Consent	<ul style="list-style-type: none"><li>Factory Building Consent Fees Included</li></ul>
Site Set Up	<ul style="list-style-type: none"><li>Owners Surveyor</li></ul>
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"> <li>NZS3604 Pile Foundation Plan</li> <li>H3.2 SG8 Timber bearers and H1.2 SG8 floor joists</li> </ul>
Floor Insulation	<ul style="list-style-type: none"> <li>R1.5 - Polyester Under-floor Insulation</li> </ul>
Framing	<ul style="list-style-type: none"> <li>H1.2 treated timber wall framing and roof trusses</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>Stainless Steel Fixings where required by Corrosion Zone</li> <li>20mm T&amp;G Strand Floor flooring</li> </ul>
Wall Insulation	<ul style="list-style-type: none"> <li>Pink Batts R2.4 minimum insulation to external walls</li> </ul>
Ceiling Insulation	<ul style="list-style-type: none"> <li>Pink Batts R6.0 ceiling insulation</li> </ul>
EXTERIOR	
Aluminium Joinery	<ul style="list-style-type: none"> <li>Double glazed thermally broken aluminium joinery</li> <li>Obscure glazing to bathroom &amp; WC windows, clear float glass to all other joinery</li> </ul>
Front Door	<ul style="list-style-type: none"> <li>Aluminium Panel</li> </ul>
Roofing Roof Pitch	<ul style="list-style-type: none"> <li>Coloursteel Longrun roofing 0.4mm BMT</li> <li>As per plan</li> <li>Self-supporting underlay on 75x45 H1.2 purlins</li> </ul>
Down Pipes	<ul style="list-style-type: none"> <li>Plastic 80mm diameter round downpipes - Supply only to floor level</li> </ul>
Spouting	<ul style="list-style-type: none"> <li>Coloursteel</li> </ul>
Fascia	<ul style="list-style-type: none"> <li>185 Coloursteel Fascia</li> </ul>
Soffits	<ul style="list-style-type: none"> <li>4.5mm Hardiflex Soffits</li> </ul>
Exterior Cladding Paint Finish Secondary Cladding Finish Hose Tap	<ul style="list-style-type: none"> <li>180mm James Hardie Linea Weatherboard / James Hardie Linea vertical oblique</li> <li>2 Coat Paint Finish – Resene</li> <li>Upgrade if applicable (Cedar wood / Abodo wood)</li> <li>Exterior hose tap x 3</li> </ul>
INTERIOR	
Ceiling Height	<ul style="list-style-type: none"> <li>2420mm (upgrade to 2550mm available)</li> </ul>
Raked Ceilings Wall Linings	<ul style="list-style-type: none"> <li>As per Plan if applicable</li> <li>Walls - 10mm GIB Standard Plasterboard wall linings</li> <li>Walls - 10mm GIB Aqualine to wet areas</li> </ul>

Ceiling Linings	<ul style="list-style-type: none"> <li>Ceilings - 13 mm GIB standard Plasterboard wall linings</li> </ul>
Scotia	<ul style="list-style-type: none"> <li>Ceilings - 13 mm GIB Aqualine to wet areas</li> <li>55 or 75mm GIB cove to ceilings or square stop</li> <li>60 x 10mm Radiata Architrave/ 60mm Radiata bevelled Skirting</li> </ul>
Interior Doors	<ul style="list-style-type: none"> <li>Pre hung MDF painted hollow core doors door with door stops as per plan</li> </ul>
Wardrobe Doors, Cavity Sliders, Wardrobe Shelving, Paint Finish, Door Hardware	<ul style="list-style-type: none"> <li>Pre hung MDF painted hollow core doors door with door stops as per plan</li> <li>Cavity Sliders as per plan (if applicable)</li> <li>Shelve with hanging clothes rail</li> <li>2 Coat RESENE Paint Finish - Level 4 Stopping</li> <li>Hardware - Internal Lever - Lockwood Velocity Glide</li> <li>Satin Pearl or similar</li> </ul>
KITCHEN	
Design	<ul style="list-style-type: none"> <li>Custom NZ Made Kitchen as per Plan</li> <li>Meltecca Cabinetry</li> </ul>
Splashback	<ul style="list-style-type: none"> <li>Tiled 600x600 tiles</li> </ul>
Benchtop	<ul style="list-style-type: none"> <li>30mm Laminate bench top</li> </ul>
Cooktop	<ul style="list-style-type: none"> <li>Fisher &amp; Paykel 60cm Electric Ceramic top</li> </ul>
Oven	<ul style="list-style-type: none"> <li>Fisher &amp; Paykel 60cm multi-function oven</li> </ul>
Rangehood	<ul style="list-style-type: none"> <li>Canopy Rangehood as per plan</li> </ul>
Dishwasher	<ul style="list-style-type: none"> <li>Fisher &amp; Paykel 60cm dishwasher</li> </ul>
Fridge Space Scullery	<ul style="list-style-type: none"> <li>Fridge by Owner</li> <li>Scullery as per plan - if included</li> </ul>
Kitchen Slnk	<ul style="list-style-type: none"> <li>Single Sink Insert</li> </ul>
Kitchen Mixer	<ul style="list-style-type: none"> <li>Ion Kitchen Mixer 160mm Ion Kitchen Mixer</li> </ul>
Kitchen Handles	<ul style="list-style-type: none"> <li>160mm</li> </ul>
BATHROOM	
Shower	<ul style="list-style-type: none"> <li>Valencia Elite Sq 1000 x1000 White</li> <li>Upgrade to tiled if applicable</li> </ul>
Shower Mixer	<ul style="list-style-type: none"> <li>Ion Shower Mixer</li> <li>Ion Slide Shower 3FCT</li> </ul>

Bath WC Towel Rail Mirror	<ul style="list-style-type: none"> <li>• Otto 1700 F/Standing Btw Bath 1680 x 780 x 600</li> <li>• Ion Shower Mixer</li> <li>• Ion Bath Spout</li> <li>• Bianca BTW Toilet Suite Uni Inlet</li> <li>• Quadro Sq 7 Bar Htr 800 x 600</li> <li>• 900mm mirror</li> </ul>
Extractor Fan Vanity Vanity Mixer	<ul style="list-style-type: none"> <li>• Wall or Ceiling Extractor Fan - as per plan</li> <li>• 900 Wall-Hung – vanity 2 draw (Newtech)</li> <li>• Ion Basin Mixer</li> </ul>
Toilet Roll Holder	<ul style="list-style-type: none"> <li>• Evoke Toilet Roll Holder</li> </ul>
LAUNDRY	
Laundry' Laundry Tap	<ul style="list-style-type: none"> <li>• 560mm Laundry Tub</li> <li>• Ion Kitchen Mixer</li> <li>• Paint Finish</li> </ul>
ENSUITE	
Shower	<ul style="list-style-type: none"> <li>• Valencia Elite Sq 1000 x 1000 White</li> <li>• Upgrade to tile if applicable.</li> </ul>
Shower Mixer WC Towel Rail Mirror	<ul style="list-style-type: none"> <li>• Ion slide Shower 3fct</li> <li>• Bianca BTW Toilet Suite Uni Inlet</li> <li>• Ion Shower Mixer</li> <li>• Quadro Sq 7 Bar Htr 800 x 600 (or similar)</li> <li>• 900mm mirror</li> </ul>
Extractor Fan Vanity Vanity Mixer	<ul style="list-style-type: none"> <li>• Wall or Ceiling Extractor Fan - as per plan</li> <li>• 900 Wall-Hung – vanity 2 draw (Newtech)</li> <li>• Ion Basin Mixer</li> </ul>
Toiler Roller Holder	<ul style="list-style-type: none"> <li>• Evoke Toilet Roll Holder (or similar)</li> <li>• Paint Finish</li> </ul>
ELECTRICAL	
Electrical Layout	<ul style="list-style-type: none"> <li>• Quantity and positioning of electrical items as per plan</li> </ul>
Switchboard	<ul style="list-style-type: none"> <li>• Electrical Code Certificate - ex factory for building</li> <li>• Internal Switchboard - 30 Way Ezy Wire Metering &amp; Distribution Board</li> </ul>
Meterboard	<ul style="list-style-type: none"> <li>• By site Electrician</li> </ul>
Downlights	<ul style="list-style-type: none"> <li>• LED downlights (interior)</li> <li>• 2 way switches</li> </ul>
Exterior Lights Exterior Sensor Lights	<ul style="list-style-type: none"> <li>• Exterior LED lights as per plan</li> <li>• 1 x exterior sensor fitting</li> </ul>

Power Points	<ul style="list-style-type: none"> <li>• Double Power Point</li> <li>• Single Power Point (Bathroom/Ensuite)</li> </ul>
Extraction Fan	<ul style="list-style-type: none"> <li>• Extraction Fan - Bathroom</li> </ul>
USB Point	<ul style="list-style-type: none"> <li>• USB Power Point - Kitchen</li> </ul>
Data Point	<ul style="list-style-type: none"> <li>• Data Point</li> </ul>
TV	<ul style="list-style-type: none"> <li>• TV Aerial Connection (Aerial by Owner)</li> </ul>
Exterior Power Points	<ul style="list-style-type: none"> <li>• Exterior Power Point</li> </ul>
Smoke Alarm Isolator Switch	<ul style="list-style-type: none"> <li>• Smoke Alarms</li> <li>• Isolator switch for heatpump (external only)</li> </ul>
	<ul style="list-style-type: none"> <li>• Quantity and Positioning of electrical items as per plan</li> </ul>
FLOOR COVERINGS	
Carpet Vinyl/Laminate General	<ul style="list-style-type: none"> <li>• The Flooring room Oneroa, 36oz, solution dyed nylon carpet - with 11mm underlay</li> <li>• The Flooring room stock vinyl</li> <li>• Floor Coverings Layout as per Flooring</li> <li>• Finishes Plan (generally carpet to bedrooms, hard flooring elsewhere)</li> </ul>
HEATING	
Water Heating	<ul style="list-style-type: none"> <li>• Rinnai INFINITY A26 26L External Continuous Flow Gas Water Heater</li> </ul>
Heating	<ul style="list-style-type: none"> <li>• Daikin 5.5Kw Heat pump to living area (Or similar brand)</li> </ul>
EXCLUSIONS	
	<ul style="list-style-type: none"> <li>• All local authority fees incl Building Consent, Resource Consent and Development Contributions</li> <li>• Deck and Deck Foundations, Steps, Handrails, Landing</li> <li>• Site Reporting (Geotech, Topo survey, Stormwater and OSET reports, Planning etc)</li> <li>• Additional Foundation work (Engineering, Design and Council Inspections) if required as a result of the Geotech Report.</li> <li>• Site Consent and Consent Management</li> <li>• Site Excavation and Driveway</li> <li>• Difficult Access to site for Removal Truck</li> <li>• Site Service Connections - (Power, Water, Sewer, Stormwater)</li> <li>• Site Sub-Contractors - to connect building to services</li> <li>• Project Management for site and CCC documentation</li> <li>• Base boards to Foundation perimeter</li> <li>• Site Crane if required</li> <li>• Fridge, Washing machine</li> <li>• Window Treatments</li> </ul>