

## JAPAN HOMES SPECIAL SERVICES

- Master Build 10 year Guarantee
- 10 Years Japan Homes Build Maintenance Inspection
- Construction Project management online tool - Buildertrend
- 365 days Maintenance Period
- House Full cleaning after construction completion
- Contract work insurance (new home)
- Public Liability
- Code Compliance Certificate

## DESIGN CONSULTING

- 1 hour Color Consulting
- 4 hours Kitchen and Bathroom ware Selection Trip
- 3D Plan Consulting
- Landscape Concept Plan Advice
- Japanese Taste Design Advice
- Furniture Plan Advice
- Blind or Curtain Consulting

## SPEC SERVICE & MATERIALS

<b>Foundation</b>	Engineer designed foundation to NZ building code nz3604 standard Ribraft, concrete block or post foundation as per plans (excavation costs will be quoted specifically on a per site basis)
<b>Wall framing</b>	Exterior framing 90 x 45 h1.2 treated pre-cut and pre-nailed (double nogged) interior framing 90 x 45 h1.2 treated two story range (double nogged) and 70 x 45 h1.2 treated one storey range (double nogged) 50 x 25 James hardie cld battens or timber battens as required (excluded brick exterior)
<b>Building paper</b>	Thermakraft breathable wrap, dpc supercourse & aluband flashing tape
<b>Cladding</b>	James Hardie 180mm Linea Weatherboard and Axon vertical grooved panels including all required jointers, moulds and scribes where required or Midland Brick, 790 series Classic range brick with standard mortar (as specified on plans).
<b>Roof</b>	Trusses pre-cut & pre-nailed including purlins 70 x 45 H1.2 treated and random bracing 90 x 45 H1.2 treated. Metalcraft colour Steel long run corrugate or T-Rib profile (dependant on roof pitch) with self supporting underlay and flashings
<b>Fascia &amp; spouting</b>	Metalcraft colour steel fascia & gutter system with white PVC downpipes
<b>Soffits</b>	50mm or 600mm x 4.5mm Hardiflex & jointers (unless otherwise specified on plans).
<b>Ceiling battens</b>	Timber battens 70 x 35 H1.2 treated or metal battens where required.
<b>Windows</b>	James Hardie 180mm smooth weatherboard (applies to brick exterior only). Altus Aluminium joinery with double glazed windows and patio bolts to sliders with H3.1 treated pie jambs (as per plans) with window flashings as required. (black hardware).
<b>Insulation</b>	Pink Batts R2.2 walls and R3.2 ceilings in the North Island areas. Unless otherwise specified. Pink Batts R2.8 walls and R3.6 ceilings in the South Island areas, unless otherwise specified. (excludes interior walls and garage areas).
<b>Interior Linings</b>	10mm Gib plasterboard to walls and 13mm Gib plasterboard to ceiling. 10mm Gib Aqualine to bathroom wall areas only.
<b>Skirting</b>	55mm Gib Cove (mono pitch designs square stopped) No.20 60mm bevelled skirting, 40mm No.8 bevelled cornice to wardrobes / cupboards and garage area. 60mm single bevelled architraves to windows and doors (may vary by location).
<b>Flooring</b>	LT Selection carpets, vinyl planking to wet areas
<b>Entrance Door</b>	Grooved aluminium powder coated with gripset and securiturn deadlock.
<b>Internal Doors</b>	Grooved prehung doors with pine jambs with brushed satin lever door. Hardware is brushed satin with door stops and magnetic catches.
<b>Garage door</b>	Coloursteel ribline sectional with 2 auto openers (if applicable per plan).
<b>Painting</b>	Internal painting: 1 colour to walls (level 4 finish) and 1 colour to ceilings/doors/window jambs External painting: 1 colour with off white soffits and gables
<b>Electrical</b>	RCD to Distribution board (single phase only) / 1 x 2way switch / 2 x TV & Telephone point Alarm system (2-3 sensors, internal external siren, 1 keypad and back up) / Smoke detectors  FOR Bedrooms LED downlights Double and single power points (as per standard electrical plan)
<b>Plumbing</b>	FOR Bathroom Heated towel rails to bathrooms/ensuite LED fan lights to bathroom/ensuite  Vitreous China dual flush toilet/s with Vitreous China cistern. Chrome single lever mixers to vanities. Chrome bath spout and chrome mixer. Chrome goose neck single lever mixer to kitchen sink. Slide shower rose and chrome mixer to showers. 180 litre mains pressure hot water cylinder.

## KITCHEN

<b>Kitchen</b>	38mm edge or 50mm Formica square edged bench tops and 1.5 or 1.0 bowl stainless steel sink insert, Melteca prefinished carcass, Meltrim edge doors (as per plans) with chrome pull handles. (options; pot drawers, microwave unit, oven tower)
<b>Appliances</b>	BOSCH 60cm stainless steel Gas or Electric Cook top / BOSCH 60cm stainless steel Built-in Oven / BOSCH 60cm stainless steel Dishwasher / Robinhood 90cm stainless steel vented rangehood
<b>Splashback</b>	Glass splashback behind hob with 100mm glass strip around benchtop

## BATHROOM

<b>Tiles</b>	Four Rows 100 x 200mm white tiles to bath front and two rows above. Two Rows 100 x 200mm white tiles above vanity.
<b>Shower</b>	Acrylic moulded shower with safety glass pivot door (sizes as per plans) and chrome easy clean waste.
<b>Mixers and Taps</b>	Slide shower rose and chrome mixer to showers. Chrome bath spout and chrome mixer. Chrome single lever mixers to vanities
<b>Bathtub</b>	acrylic bath (sizes as per plans) and chrome easy clean waste.
<b>Vanity</b>	Vitreous China wall hung vanity units
<b>Toilet</b>	Vitreous China dual flush toilet/s with Vitreous China cistern.
<b>Heated Towel Rails</b>	Heated towel rails (Chrome)
<b>Mirror</b>	frameless vinyl backed to width of vanity.

## UTILITY

<b>Laundry Tub</b>	Robinhood or Aqautica laundry tub.
<b>Shelves</b>	Powder coated ventilation shelving to wardrobe / walk in wardrobe and hot water/storage cupboards.

## EXCLUDES

The following items are excluded from our full build service contracts and will be quoted separately based on individual site requirements

<b>Design stage</b>	Council Building Consent Fees, Resource Consent Fees. Surveying, Geotech Report & engineering costs.	
<b>Deck(Optional)</b>	Open decks using pine timber with timber balustrade & rail (if applicable as per plan)	
<b>Retaining walls(Optional)</b>	Timber Retaining Walls as per plans (if applicable as per plan)	
<b>Clothesline</b>	As per plans	<b>Mail Box</b> As per plans
<b>Landscape</b>	As per plans	<b>Driveway</b> As per plans
<b>Drainage(Optional)</b>	Stormwater and wastewater specifically designed septic systems, pump, holding tank, soak pit & cess pit	
<b>Services(Optional)</b>	Installation of services including power, telephone, water, water meter & installation, water tanks & pump, any gas and network connection costs to site including power usage costs during the build.	
<b>Others(Optional)</b>	Blind curtain, Heat pump, underfloor heating, central vacuum, front gate, home automation intercom, HRV, Water meter & installation, water tanks & pump, Natural gas connections and network connection	