

CONSTRUCTION/BUILD

- ✔ Built to meet NZ building standards
- ✔ Architecturally designed plans
- ✔ Engineered for high wind zone locations
- ✔ Built by licensed & qualified NZ staff
- ✔ BRANZ Certified and Kiwi made materials used inline with NZ Building Code
- ✔ Plumbing & gas compliance certificate included
- ✔ Factory consent & costs included
- ✔ NZS3604 Pile foundations design
- ✔ H3.2 Timber bearers and H1.2 floor joists
- ✔ Rigid Air Barriers where applicable
- ✔ Cladding fixes = waterproof building paper and cavity battens
- ✔ R1.8 Expol floor Insulation
- ✔ Heavy Duty Structural flooring / H3.2 to wet areas
- ✔ Earthwool or equivalent R2.6 insulation to external walls
- ✔ Earthwool or equivalent R3.6 ceiling insulation
- ✔ Joinery/windows & doors - Altus "WeatherTight" or Omega Thermal Series, with thermal double glazing (Exceeds NZS 4211 WANZ SSA 3503 NZBC standards)

ELECTRICAL

- ✔ Electrical Code of Compliance Certificate included
- ✔ Internal switchboard
- ✔ LED downlights as per plan
- ✔ Exterior downlights under soffit or bulkhead
- ✔ Double power points in all rooms
- ✔ TV aerial connection
- ✔ Exterior power point
- ✔ Smoke alarms
- ✔ Optional cabling for heat pump
- ✔ Optional cabling for car charging

INTERIOR

- ✔ Walls - Vertical groove linings or 10mm standard plasterboard wall linings
- ✔ Walls (wet areas) - 10mm Aqualine Plasterboard or H3 Groove Ply
- ✔ Ceilings - 13 mm standard plasterboard wall linings
- ✔ Timber scotia
- ✔ Premium timber skirtings and architraves
- ✔ Wardrobe doors or sliders (as per plan)
- ✔ Internal lever hardware - satin stainless (passage & privacy)

EXTERIOR

- ✔ Metalcraft Colorsteel Endura Longrun roofing - includes self supporting underlay and mesh on 70x45 H1.2 purlins
- ✔ Premium Colorsteel 0.55 roof, joinery & cladding flashings
- ✔ Marley Typhoon spouting - 80mm diameter around downpipes (supplied not installed)
- ✔ Timber/Metal Fascia FJ PP Groove H3.1
- ✔ Premium Hardiflex soffits
- ✔ Premium steel cladding OR premium timber cladding on 20mm cavity batten
- ✔ 3 coat paint finish on timber exterior option

FLOORING

- ✔ SPC waterproof laminate flooring
- ✔ Carpet - Varies per plan (excludes wet areas)

BATHROOM/LAUNDRY

- ✔ Premium shower - frameless slider or pivot door (as per plan)
- ✔ Premium shower rail - chrome
- ✔ Modern S-trap toilet - white gloss
- ✔ Heated towel rail
- ✔ Extractor fan as per NZBC
- ✔ Standard white gloss vanity (free standing)
- ✔ Premium basin mixer - chrome
- ✔ Toilet roll holder - chrome
- ✔ Laundry - SuperTub (as per plan)

KITCHEN

- ✔ Premium NZ made kitchens as per plan
- ✔ Standard white gloss cabinetry with soft close and handles
- ✔ Stainless steel range hood
- ✔ Premium Robertson kitchen mixer - chrome
- ✔ Premium Robertson Kitchen sink - stainless steel
- ✔ Glass splash back behind cooktop - standard colours
- ✔ 30mm Standard laminate high pressure bench top
- ✔ Fisher & Paykel stainless Steel Cooktop & Oven
- ✔ Fisher & Paykel stainless steel dishwasher

OPTIONAL UPGRADES

- ✔ Premium cladding upgrade (3/4 steel + 1/4 timber)
- ✔ Stone bench top upgrade (multiple options)
- ✔ Lighting upgrade (LED, pendants, etc.)
- ✔ Electrical car charging upgrade
- ✔ Kitchen island upgrade
- ✔ Bathroom vanity & kitchen cabinetry upgrade (wood grain or black)
- ✔ Kitchen & bathroom fittings upgrade (black or gunmetal)
- ✔ Shower upgrade
- ✔ Flooring upgrade - Engineered wood (multiple options)

EXCLUSIONS *(Unless otherwise stated/arranged)*

- ✘ Delivery costs
- ✘ All local authority fees incl Resource Consent, development contributions
- ✘ Feasibility study costs/site reporting (Geotech, topographic survey, stormwater + OSET reports, planning, & PS4 inspections if required)
- ✘ Building consent and consent management
- ✘ Site excavation & driveway
- ✘ On site construction insurance
- ✘ Ensuring suitable access to site for truck/s & crane
- ✘ Foundations & additional foundation work required - engineering, design & council inspections
- ✘ Base boards to foundation perimeter
- ✘ Deck and deck foundations, steps, handrails & landings
- ✘ Site service connections - Power, water, sewer, stormwater & gas
- ✘ Site sub-contractors - To connect building to services (incl. drain layer)
- ✘ Project management for site and COC documentation
- ✘ Wardrobe fitouts & storage
- ✘ Additional appliances (fridge, washing machine, dryer etc.)
- ✘ Heating/air conditioning
- ✘ Window treatments
- ✘ Gas bottles
- ✘ Curtains/blinds

Disclaimer: This specification document broadly details our manufacturing inclusions and exclusions for all buildings which are made to our standard build specifications. Any alterations to your project will result in a varied set of specifications. Materials and fittings subject to availability. Koltm Modular has the right to alter, withdraw or add items to this list as per project scope. Final specifications will be confirmed with each contract. All prices include GST