

Standard Specifications

THORNE GROUP

DESIGN & BUILD



Building your new home

Your new home comes complete, ready for you and your family to move into.

EXTERIOR

- Double glazed 2200 joinery on all windows
- Axis panel aluminium door with D pull handle, or Icon lever handle
- Solid cladding EZ panel aerated concrete
- Raft flooring system
- Plastered and painted slab base (smooth finish) (excluding brick base)
- Feature cedar cladding as per plan
- Colorsteel Endura or Maxx roofing
- Colorsteel fascia and quarter round guttering
- Aspen sectional flat panel Colorsteel smooth door
- Two exterior taps
- Fences to allocated areas
- Full black oxide exposed aggregate driveway, patios and paths to allocated areas

INTERIOR

- Dulux or Resene paint
- Schlage Albo stainless steel door handles
- 90mm single Bevel skirtings and 40mm architraves
- Aqualine GIB Board to all wet areas
- 13mm standard GIB board ceilings
- Fisher and Paykel dishwasher, oven and hob
- Vissari Rangehood
- Tiled kitchen splashback
- Silestone or Trendstone benchtop
- Designer kitchen with bulkhead
- Insinkerator with air switch
- LED Lights
- HPM switchgear (or equivalent)
- Fibre home hub
- TV points and phone points
- 180L Stainless hot water cyclinder with safe tray
- R2.2 insulation in walls, R3.2 insulation in ceiling
- Tiles to allocated areas
- Carpet
- Garage carpet

This is not a complete list, but provides examples. Your choice is not limited with any materials eg: we don't limit you to a few kitchen colours – there are hundreds! However, we understand that choice can be difficult, so we provide you with an interior designer to create the perfect material and colour palette for you.



Tree planing project at Summerhill Recreational park

Standard eco options

As our environment continues to change...

So do building practices. This means there are more sustainable and environmentally friendly products available.

We are committed to carrying out extensive research, both in New Zealand and abroad, to ensure our homes meet the high standards of our customers and the demands of our climate, both now and in the future.

Below is a list of standard options that are included within all Thorne Group homes.

STANDARD

- Designed for optimal position on site
- Foam sealed windows reduce heat loss
- RibRaft flooring system (increased thermal insulation, creating higher R rating)
- Sustainable timber

- WELS rated tapware to encourage water reduction
- Toilet suites 3 & 6 litre flushes to encourage water reduction
- Double glazed joinery
- Appliance 3-4 star rating
- Environmental Choice NZ, GreenTag Level A or CIAL-ECS Level 4 certified, or self-finishing floor
- GIB® Standard is Green Tag certified
- Non toxic paint
- All Soft Thermal Insulation is Environmental Choice NZ or GreenTag Level A certified. EPS and XPS is exempt.
- All Long Run Steel Roofing is Environmental Choice NZ certified

We also offer other options and will research new (BRANZ approved) products as well, should you require.

OPTIONAL UPGRADES

- Upgraded insulation in walls, ceilings and flooring
- Insulated foundation perimeters to keep your home warmer and drier
- Low e-coating on windows
- Heat pump hot water cylinder with cylinder wrap
- Eco friendly rubbish systems (during construction)
- Solar panels for electricity
- Surface mounted energy lighting to reduce heat loss
- Rainwater harvesting (Greywater) to toilets, laundry and irrigation.

Jon McAlpine is a qualified Homestar designer and assessor. Please refer to our website for more information on this.

As we are one of the largest builders in Tauranga we have negotiated excellent deals that we then pass on to our clients.

Below is a summary of some of these products. Please refer to your contract for a comprehensive list and individual guarantees for terms and conditions



* Please refer to individual contracts for feature lights inclusion

Bulk head (if specified in plans) allowing units to be built into the wall



Fisher & Paykel appliance package
(including a 7 function built-in oven)
Self cleaning pyrolytic oven



Fisher & Paykel appliance package (ceramic cook
top with frameless glass
design and innovate
touch and slide selector)

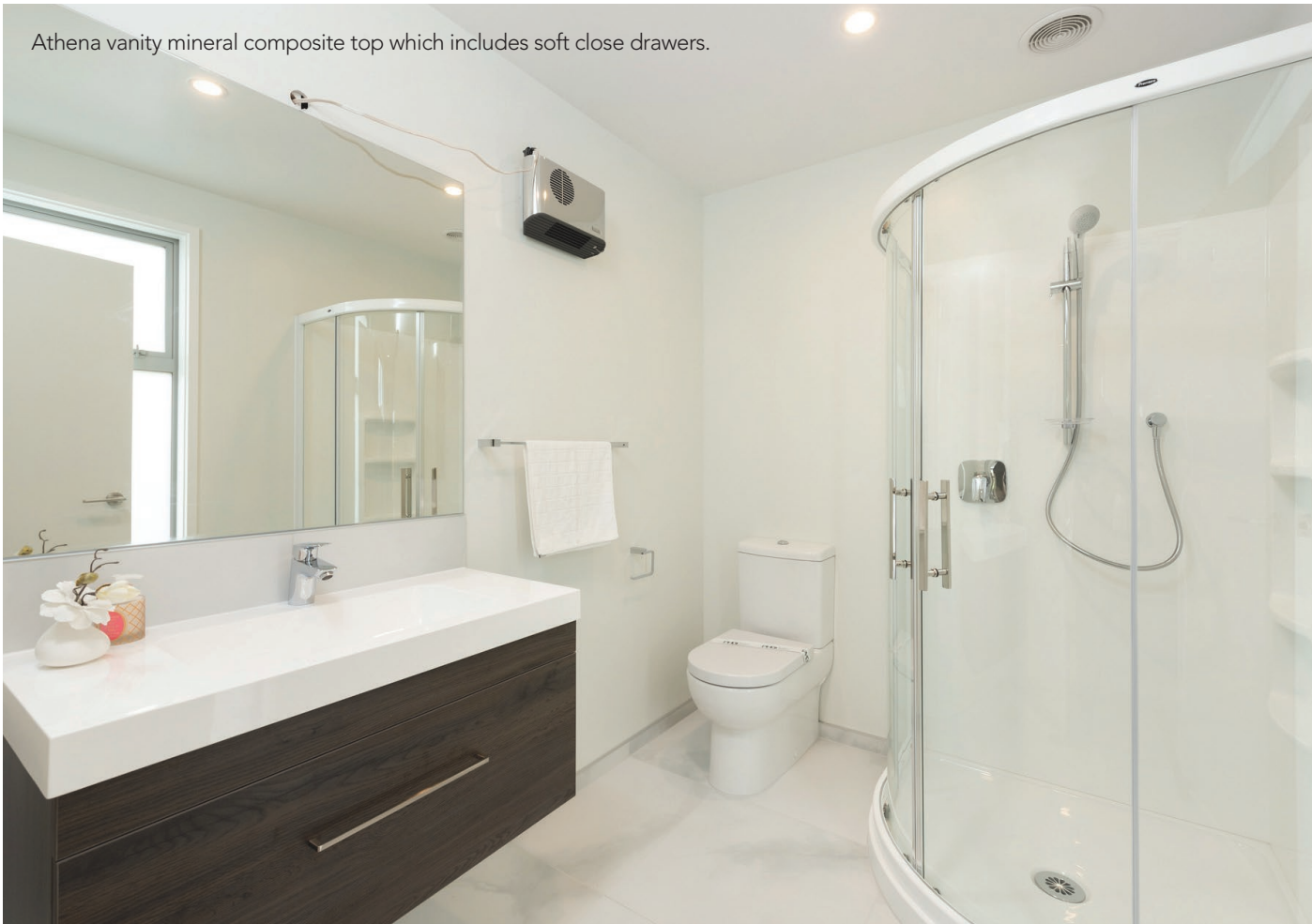


Insinkerator with air switch



Stone composite kitchen benchtop and soft close drawers.

Athena vanity mineral composite top which includes soft close drawers.



HPM Electrical switchgear (or equivalent)



Gala KYO back to wall toilet with soft close lid



Hansgrohe tapware that comes with a 15 year guarantee*



EZ panel system cladding that comes with a 15year guarantee*
Sectional garage door security opener



Garage carpet

Coloursteel Roof: 30 years durability for NZ Steel products / aluminium colour-matched powder coated downpipes



Aluminium 80 mm round powder coated downpipe with aluminium clips and precast bends



Vissari 600 Powerpak



Cavity Slider
(as per plan)



Aquatica Laundra Tubbie



HWC Safetray



Feature cedar cladding (as per plan)



Hansgrohe tapware



90 mm single bevel level skirting



Axis panel front door



Framing, Insulation and GIB®

Tauranga ITM: Local Passion - National Strength

Tauranga ITM is one of the Largest stores amongst over 95 ITM's nation wide, we are proud to locally owned and operated.

Tauranga ITM supplies Thorne Group with leading New Zealand made product from major suppliers such as Winstones GIB®, Tasman Insulation Pink® Batts®, James Hardie and Carter Holt Harvey.

ITM supply quality pre nailed frames and trusses manufactured at their factory located right here in Tauranga.

All timber products are grown from sustainable forests. Imported timber such as Kwila and cedar are sourced from suppliers who have established a clear track record, in respect of environmental standards and conformance, and only source product from sustainable forests worldwide.

WHY IS INSULATION IMPORTANT?

Insulation keeps the heat in when it's cold and the heat out when it's hot.

Insulating your home is the most effective measure you can take to keep your home comfortable year round, and to save money on energy bills.

Pink® Batts® ceiling and wall insulation is light-weight, flexible glass wool insulation that is:

- Durable for 50 years, as required by the New Zealand Building Code
- Non-combustible so will not burn
- Very high heat-resistant levels to help keep homes above the recommended 18°C

New Zealanders have relied on GIB® products and systems

since 1927. GIB® products and systems are manufactured in New Zealand for New Zealand conditions.

WHATS BEHIND THE PAINT & PLASTER?

GIB Aqualine® has a special water resistant fibreglass core which gives added strength that easily supports the weight of tiles to provide a solid, stable backing.

Outstanding dimensional stability means it will not move with changes in moisture. This product is used within all Thorne Group homes on walls and ceilings in wet areas.

TAURANGA 



Roofing

Precise Spouting and Roofing

Who has you covered?

Precise Spouting & Roofing Limited have been looking after the roofing needs of the Bay Of Plenty for the past 17 years, and have been exclusive roofers of long run COLORSTEEL for Thorne Group for the past decade.

Precise Spouting & Roofing pride themselves on their strong reputation for outstanding quality and service, using only the very best New Zealand made products installed by the very best team.

WHY NZ STEEL?

Precise Spouting & Roofing predominately use New Zealand Steel's COLORSTEEL roofing products manufactured by Steel and Tube Roofing, Tauranga. Made in New Zealand for New Zealand conditions and offering a great range of colours from which to choose from.

Due to the various and sometimes extreme weather conditions we experience in New Zealand there are two products available.

COLORSTEEL MAXX has been specifically developed to withstand higher atmospheric salt concentrations.

COLORSTEEL MAXX is ideal in extreme building environments like New Zealand's rugged coastline.

COLORSTEEL ENDURA is the roof of choice for New Zealanders right around the country. It represents the perfect blend of form and function. Again designed with New Zealand conditions in mind and suitable for mild to severe coastal conditions.

New Zealand Steel also provide the customer with an extensive warranty giving total peace of mind, covering roofing durability for up to 30 years.

WHY PRECISE SPOUTING & ROOFING?

A local company run by born and bred locals, Precise Spouting & Roofing takes service to the next level, providing 5 years workmanship guarantee.

All of Precise Spouting & Roofings installers are NZQA accredited and Licensed Building Practitioners who take a great deal of pride in their work.

The team at Precise Spouting & Roofing are committed to maintaining their outstanding reputation for delivering top quality service using top quality products.





Exterior Cladding

What is EZ panel?

The EZ panel System is a cavity based autoclaved aerated concrete (AAC) panel system which when finished with a layer of fibreglass reinforced polymer modified cement plaster, creates a lightweight, highly durable exterior wall cladding.

WHAT IS THE GUARANTEE?

Specialized's EZ panel System is guaranteed for 15-years from the date of practical completion

HOW LONG HAS IT BEEN AROUND?

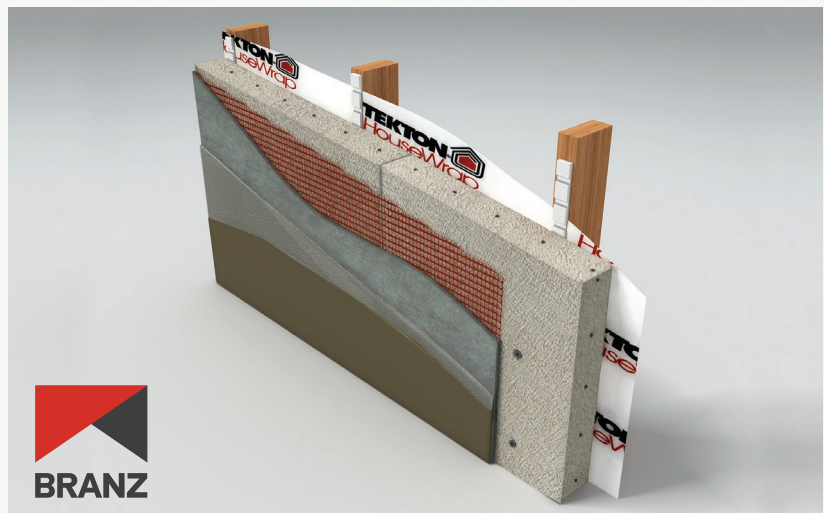
AAC products have been produced worldwide for more than 80 years and offer considerable advantages over other construction materials, one of the most important being its very low environmental impact.

KEY BENEFITS

At their core EZ panels are reinforced with a high strength wire mesh making them extremely impact resistant and easy to handle on site. The EZ panel system incorporates its own, state of the art penetration flashing system to ensure all windows and doors are adequately sealed to stop water intrusion.

The penetration flashings that are required for this system are installed by the certified contractor and act as a means of secondary weather defence. EZ panels will not rot, are pest resistant and have excellent sound insulation qualities.

EZ panels will not burn and therefore have an ignitability index of zero.





Windows

Originally established over 30 years ago...

Epic Windows and Doors, a manufacturing company dedicated to providing top quality products and a completely personalised service to our customers.

This success is due to uncompromising high standards, and a strategy of choosing to work with a select number of customers, enhancing long term relationships.

Epic Windows and Doors produce to the most exacting specifications; stylish aluminium joinery products capable of dealing with the harshest realities of the New Zealand climate and conditions.

To achieve such high standard they use precision Italian Engineering in the form of Electronic Cutting and Machining equipment to give

your joinery an accurate perfect finish every time.

With the inherent practicality and class of aluminium you can relax in the knowledge of the quality of engineering and craftsmanship on all products.

OPTIMUM FUNCTION & PERFORMANCE

The Thorne Group use the new Residential Suite that is supplied by Epic Windows and Doors. The new standard residential suite has a flat face which give a more architectural look at the same price as standeard joinery. Exterior joinery that combines aesthetic excellence with optimum function and performance.

The window frame is both wide and strong to ensure resistance





Garage Doors



Bay of Plenty Garage Doors have built a reputation building superior garage doors.

BOP Garage Doors has been established for 38 years and currently service 600 doors around the bay. Their 24 hour call our service ensures a faulty door will not threaten security.

WHERE ARE THEY MADE AND DESIGNED?

The garage doors used within Thorne Group homes are designed and made in Christchurch by B&D Doors and Openers. B&D were the first company in the world to invent the roller door.

B&D has continued to not only be innovative, but only manufacture doors that meet the toughest tests for performance, long life and durability, but also ones that provide the highest levels of aesthetic appeal.

In addition to manufacturing excellence, B&D has continued

to harness the power of cutting edge technologies to deliver greater convenience for end users.

An example of this is the incorporation of TrioCode™ 128 Technology into the GTS™ range of openers. This eliminates the interference issues that increasingly affect openers using certain frequency operating systems, – so basically you won't open your neighbour's garage door (or vs versa!).

WHAT IS A SECTIONAL DOOR?

The BOP Garage Doors Aspen "Flat Panel" .55 gauge and Sierra "Flat Panel" .75 gauge sectional doors use BMT Zinc-based steel to help ensure the resulting panel is as free from 'oil-canning' as possible from a flat door.

The flat minimalist look of this style of door perfectly complements modern home architecture.





Kitchen

HK KITCHENS
THE BUILDERS CHOICE

What's the recipe for a great kitchen...

Working with a team who knows how to bring your dream kitchen to life.

HK Kitchens knows the recipe for a great kitchen – and how to vary each one to suit your space, style preferences and resources. They also know how to deliver on time every time.

Locally owned and operated HK Kitchens has been providing quality kitchens for homes in Tauranga for 39 years and has developed a respected reputation as the 'kitchen supplier of choice'.

HK Kitchens are happy to have achieved a reputation in the industry for quality, reliability delivering and installing kitchens 100% complete and on time.

Their team includes 14 kitchen designers and 30 full time installation experts. All understand the importance of producing each individual kitchen to the same high standard of quality and attention to detail irrespective of the budget.

Design makes all the difference and good kitchen design takes both creative flair and careful attention to detail. The HK design team are great listeners and talented designers, so you can be sure you'll get a design that reflects you, your space and your place. Each Thorne Group client will book an appointment with our designers where they will

carefully take you through all colour choices and available options.

"Our team is able to deliver such a top quality product with the assistance of a sophisticated computerized machining department using Cabinet Vision software which can convert specific detailed drawings into accurately machined cabinetry."

All HK Kitchens are produced in our state of the art Tauranga manufacturing facility, so you can be rest assured that your HK kitchen will be built to our exacting standards; this is why HK Kitchens are proud to offer a 10 YEAR WARRANTY on all workmanship and installation. For a period of 10 years after your HK Kitchen is installed, we shall repair at our cost, any faults in the workmanship associated with the construction of the Kitchen, or its installation.





Kitchen benchtop

Silestone has an elegance and beauty...

That can only be compared with the most stunning natural stones.

The natural quartz of Silestone has a density all of its own: it has a gloss, a sparkling gleam and a unique touch. This is the one and only countertop made of quartz with bacteriostatic protection, giving it hygienic properties that are not to be found anywhere else on the market.

Silestone is scratch resistant, stain resistant, heat resistant, strong and available in a wide range of colours and thicknesses. Silestone is a combination of crushed quartz (94%) and a polymer resin (6%). It is produced under the same unrelenting heat and pressure which form volcanic rock and diamonds.

The result... a stone which is extremely tough, dense, and pure.

In addition, it comes in a variety of different shades of colour, offering a number of decorative possibilities from a single kitchen countertop, to projects throughout the home. Silestone is an investment for the future. Silestone is forever.

NSF CERTIFICATE

Thanks to the NSF CERTIFICATE, Silestone is deemed to be a safe material for direct contact with all types of food.

GREENGUARD CERTIFICATE

This certificate proves that Silestone does not generate any substance that is harmful to the environment. It also guarantees the use recommended for our surfaces in closed areas.



GRAN-MARBELLO
TAURANGA LTD

SILESTONE
by COSENTINO





Appliances

Good design is timeless.

Fisher & Paykel's family of products share the same design cues: smooth, simple, classic lines crafted in durable, quality materials.

Appliances are designed with consistent sizing and ergonomics so that they fit perfectly with each other within your home.



60CM TOUCH & SLIDE

Fisher & Paykel's newest ceramic cooktop. With a frameless glass design, innovative Touch&Slide selector and numerous features.



60CM SINGLE 7 FUNCTION PYROCYTIC BUILT-IN OVEN

Built for performance, an intuitive control system allows for precise mode selection across seven cooking functions. The generous 85 litre internal capacity is pyrolytic, this 'automatic' cleaning function dramatically reduces your oven cleaning time. CoolTouch door features triple glazing and a cooling system that ensures it's safe to touch from the

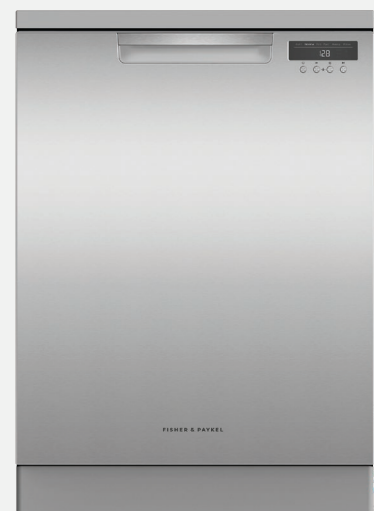
FISHER & PAYKEL



outside. AeroTech technology circulates heat evening, ensuring consistent cooking across multiple oven shelves.

DISHWASHER

Fisher and Paykel Appliances stainless steel dishwasher, with digital display and 15 place settings. Accommodates plates up to 30cm.





Bathroom



Practical function and design details meet.

VANITIES

Athena is a New Zealand owned and operated company that celebrates 30 years as a trusted manufacturer. This allows them to personally design and create premium products that will work best in New Zealand homes, not only meeting broad design requirements but are also safe and of the highest quality.

The purpose of bathroomware is evident. By refining functional elements they allow you to take it further – to transform a practical component into a striking feature within your home.

Standard features of Athena vanities include:

- Soft closing doors and drawers
- A range of exceptional finishes
- A 5 year warranty
- Vanity top mineral composite

TOILETS

From minimalist, contemporary or classic, the Gala brand has a wide range of toilet suite designs and styles to complement your needs. Featuring the latest operating technology to deliver the highest performance, Gala toilet suites will flush efficiently, save water and fill quietly.

The Gala toilets have a 10 year guarantee covering faulty craftsmanship and materials, and a 1 year guarantee for the seat.

BATHS

The baths within our standard specifications offer a range of contemporary and classic bath styles to suit any bathroom. Designed with careful attention to comfort, many offer extra depth, length or width as well as sculptured support. The

Englefield baths have a 5 year guarantee and are scratch and mould resistant.

TAPWARE & ACCESSORIES

The modern tapware has a range of shower sliders, bath spouts, taps and accessories designed and manufactured to German specifications.

Finely curved surfaces and clear lines make the Logis mixers something really special. Despite absolute precision, they emanate a natural gentleness. These mixers are the perfect, harmonising supplement to wash basins with soft edges, and they can be combined elegantly with many ceramic series.

You can be sure that ease of use has been optimised to your own needs. The Hansgrohe tapware has a 15 year guarantee.

“When planning your bathroom you need to trust that it can look great and function perfectly. The team at Chesters make this happen effortlessly”



Showers

Combining form with function



Whether you're looking for a 900 size shower, a large 1200 size shower or your very own custom-made shower doors, we will provide the ideal shower solution to meet your needs.

Our dedicated shower specialists pride themselves on producing and supplying products of the highest standard.

We are so confident in our shower range and installation service that we provide customers with a ten year guarantee on all products and installation, provided an Premiere Showers installer does the work. You can rest assured you're dealing with a company that stands by its own New Zealand made products and specialised installation service.

THE FLORIDA RANGE

Whilst we can provide you with any shower to meet your needs, we do specify the "Florida Range" as the standard specification.

The Florida Range provides a traditional shower unit with superbly designed attributes such as the semi-frameless glass door, 'T' handles optional 'modesty' patterned glass* or the framed glass door to enhance the moulded soap recess.

* Not available on curved glass showers

FLORIDA WALLS

One-piece moulded wall liner includes two soap or shampoo shelves.

FLORIDA SHOWER TRAYS

The solid reinforced construction of our Florida shower trays means there is no flexing or creaking underfoot while showering. All Premiere Showers trays are so strong that they require only minimal backfilling by the plumber. The tray design also offers good water draining and an easy to clean surface.





Electrical



For over 30 years Guild & Spence Electrical have been leaders in the Bay...

The success of the company is due to the hard work put in by its dedicated staff members and is unique in the way that it is owned solely by long serving and senior staff members. This combination provides a company with a family feel to it, who always have the customers best interests at heart.

What goes into an average* 3 bedroom Thorne Group house?

- 43 x Light Outlets
- 17 x double power point
- 7 x single power outlets
- 35 x 11w LED
- 2 x LED Batters
- 3 x exterior LED
- Full electrical breakdown provided on request.

* Plan specific

What are the benefits to LED lighting?

1. Long life
2. Energy Efficiency
3. Ecologically friendly
4. Durable Quality
5. Zero UV Emissions
6. Design Flexibility
7. Operational in extreme temperatures
8. More efficient light dispersement
9. The lifetime is not effected by frequent usage
10. Low-voltage

We use Excel Life by Legrand. We also install fibre ready home hubs and smart metering so no more visits from the meter reader or retro fitting fibre as an external cable in the future.

EXCEL LIFE SWITCHGEAR (or equivalent)

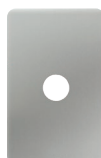
Miniaturising Technology -

Gone are some of the bulky mechanisms of the past Excel Life features sleek and streamlined mechanisms.

Modularity - Make unique combinations of different switchplates (please note there is a cost variation for coloured face plates). Powerpoints (white only) have a spare function hole to enable future proofing to enable extra mechanisms to be slotted in if required.

Environmental Awareness - The environmental footprint of Excel Life product is smaller than any similar product on the market.

Innovation - New function for customised, intelligent building management. Making devices, easier to install, more comfortable and more ergonomic by offering products and solutions that can function within systems.





Doors and hardware

Designed to perfection

For customers who take pride in having the best quality and design in their homes, it has to be doors from Supreme Lock and Hardware.

The leading Door Hardware supplier locally they specialise in door systems, offering a wide range of products manufactured to your individual requirements.

Every door system is expertly crafted and handled with care.

CREATE THAT WOW FACTOR

We have an extensive range of products to suit any size of project, from interior doors, exterior doors to sliding barn doors and cavity sliders. We are a family run business and take great pleasure in helping you find the right door hardware.

OPEN UP SPACES

Brooklyn Barn Doors is a great NZ company with locally made doors and tracking systems that help with sculleries and special doors to help compliment your interiors.

Supreme Lock and Hardware have been supplying the Bay of Plenty for 30 Years, they have more knowledge and expertise in this field than any other business.

Door Hardware is a very important part of your home and, Thorne Group will work with Supreme Lock and Hardware to make sure you are getting the very best quality that also compliments your interiors and is stylish and functional.

Door Hardware has many functions in the home and it's important that you get the right hardware for the correct function.



Brooklyn | BARN
DOORS





Flooring

Flooring we've got you covered



Just like the team at Thorne Group – your Gerrand Floorings team are also part of a family owned independent business – they're an expert, friendly team who are specialists in flooring solutions for you.

The team's extensive product knowledge, professionalism and pride are all at the heart of what they do.

With a showroom full to the brim with unique and inspirational flooring including carpet, timber, bamboo, laminate, design vinyl woodplank and tiles, sisals and custom solutions from the best manufacturers you can rest assured there is a solution for everyone.

WE'RE FAMILY OWNED, AWARD WINNING FLOORING SPECIALISTS

There's a familiar feel when you visit the Gerrand Floorings showroom. They've been part of the local community since

1986 and are now a second-generation family-owned and operated business.

They regularly feature as the dominant floor coverings supplier in the homes that win awards in the Bay of Plenty as well as nationally. Their expertise is often called upon by market leading floor covering suppliers and Floor NZ for their recommendations and comments on floor covering issues, initiatives, feedback and recommendations on industry improvements.



WORKING WITH YOU AND YOUR INTERIOR DESIGNER

Gerrand Floorings have an excellent relationship with the highly skilled Thorne Group interior designers and love working together with them to make your home finishes just what you had in mind. Similarly – if you are handling the interior finishes yourself we welcome as many relaxing visits to our showroom as you need to ensure decisions are informed and comfortable.

FULL SERVICE DELIVERY

Gerrand Floorings handle and manage the full process with your Thorne Group personnel right through to install and any follow up service and back up – no part of your project is outsourced or reliant on others – there is always a direct connection to any queries or questions.



Garage carpet

Included as Standard with all Thorne Group homes

Not all building companies include garage carpet as standard – and of those that do, not all invest in the best product option and finish.

The product used in all Thorne Group homes is a velour style poly fibre, and is finished with a premium Cast Nosing edgestrip at the vehicle transition – protecting both the product and the concrete edge below.

PERFECT FOR THE GARAGE

When the car is out, your garage becomes a fully carpeted room for work and play – an affordable way to make your home more versatile, while adding value.

From kid's birthday parties, to wet-day play spaces, to a warm and comfortable place to do the laundry, your garage will quickly become a much-used area of the home.

THE BENEFITS...

- Reduces garage noise and dirt being tracked into the home
- Eliminates wet and slippery floors
- Tough and durable, yet warm and comfortable
- Easy to keep clean
- At 4 metres wide you have less joins
- No shedding and fuzzing, so it never loses it's good looks
- Resistant to mould and mildew, so it won't rot



Please note this information was deemed correct at the time of printing, Thorne Group is not liable for the information contained in this document. Please refer to individual supplier guarantees and warranties.

www.thornegroup.co.nz

