

## FIXTURES & FITTINGS

Lot 126 Bond Street, Blenheim  
13/06/2022



Job Number ML0073  
Plan Version Date 2/02/2022  
Plan Version Number V2  
  
Client Name Mike Greer Homes Marlborough  
  
Site Address Lot 126  
Bond Street, Rose Manor  
Blenheim

*Please Note - All Information and Specification Detailed in the Contract Specification, Takes Precedence Over the Plans and Supersedes All Previous Written and/or Verbal Representations (Both Made or Implied) with Regards to Construction Materials, Fixtures and Inclusions in this Contract . Contract Pricing and Costings are Based on this Contract Specification.*

### GENERAL

**Guarantees:** 10 Year Standard (Defects & Maintenance) Master Build Guarantee

**Insurance:** Builders All Risk and Public Liability

**Plans:** Full Working Drawings Included. Plans and Design are Copyright and Remain the Property of Mike Greer Homes Ltd

**Surveying:** Site Levels and Building Location Certificate Included.  
  
Any Other Necessary Fees are **Not Included**

**Building Consent:** Building Consent, Inspections, and Code of Compliance **Included**.  
  
All Other Fees Including Development Levies, Subdivision Fees, Dept. of Building & Housing Levies, Reserve Contributions and Resource Consents are **Not Included** and to be Treated as a Variation to Customer

**Engineering:** **Geotechnical Information and Soil Testing: Not Included**  
**Structural - Floor Slab/Floor Structure: Provisional Sum of \$3,220.00 incl GST for; Foundation/Slab Engineering**  
**Structural above Floor Slab/Flooring Structure: Not Included** in Contract. Should an Engineers Design be Required, this will Incur an Additional Cost, as will any Findings made by the Engineer

**Any Additional Requirements by the Engineer (Including the Design, Materials and Labour) will be a Variation to the Contract**

### SITE SERVICES

**Water:** 20mm Mains Supply Connected at Boundary. Work Outside Net Site Area not Included. 10 l/m from Dwelling Allowed for.

**Drains:** Sewer and Stormwater Connected at Boundary. Work Outside Net Site Area Not Included. 10 l/m from the Dwelling Allowed for.  
  
**Please Note: Landscaping Drainage is Not included in the Contract (Unless Otherwise Stated under 'Landscaping' Section of Fixtures & Fittings)**

**Power:** 16mm Neutral Screen Connected at Boundary. Work Outside Net Site Area not Included. Connection Fees not Included if Applicable. 20 l/m from the Dwelling Allowed for.  
  
Temporary Site Power Included in Contract

**Fibre:** 20mm Below Ground Conduit Included for Future Client Care Fibre Connection

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### SITE WORKS

**Site Works:** **Provisional Sum of \$16,522.00 incl GST for;** Stripping of Top Soil and Removal of Excavated Material From Site and Hardfill Prep for a Superslab Floor. Construction Access for Driveway Included **\*No Allowance for Unknown Ground Conditions ie: Soft Ground.**

**No Allowance for Contaminated Material . If Testing or Removal is Required this will be a Variation to Contract**

### STRUCTURE

**Foundation:** **TC2** Allied Superslab System. Excavate to 300mm & Backfill with compacted Hardfill to maximum 1.0m Outside the Foundation Perimeter. 20 Mpa Concrete, 668 Steel Reinforcing Mesh on 1100x1100x200mm Polystyrene Infill Panels on DPM on Crusher Dust. FFL 285mm Maximum above Existing Ground Level.

**Framing:** 90 x 45mm Kiln Dried Douglas Fir & Treated as per NZBC. 2400mm Ceiling Height

**Trusses:** Kiln Dried Douglas Fir and Treated as per NZBC and Manufacturers Specific Design

**Additional:** Vaulted Ceiling to Lounge, Kitchen, Dining/Living.

Attic Ladder included in Garage. **Flooring Not Included**

**Ceiling Battens:** 35mm Metal ceiling battens @ 600mm centres (Direct Fixed)

**Structural Steel:** **Not Included**

### EXTERIOR

**Roofing:**

- Down Pipes** Selected Colour. Colorcote Downpipes
- Fascia and Gutter:** Selected Colour Colorcote Fascia and **Quarter Round or Boxed** Gutter
- Roof:** Selected Colour Long run Colorcote. **Corrugate or Roofdeck** Profile
- Flashings:** Selected Colour Colorcote Flashings to Match Roofing

**Soffit Linings:** Cement Sheet Soffit 4.5mm

**Cladding:**

- Main Cladding:** Resene Rockcote 50EPS Modified Plaster System over 20mm Cavity System
- Feature Claddings:** Vertical Cedar Shiplap Weatherboards - Stain Finished

**Exterior Windows and Doors:**

Powder Coated Double Glazed Aluminium (**Excluding Garage**), Colour Matched Hardware and Double Tongue Latches. Etchlite Glass to Bathroom and Ensuite.

Window Tinting is **Not Included**

**Entry Door:** Aluminium frame, Parkwood Strata CFL Flush Panel Aluminium Powder coat Front Door with Apex Mini lever, 600mm Pull Handle and Lockset

**Garage Door:** 4800mm Dominator Insulated Sectional Garage Door in Futura (**Textured or Smooth**) or Valero & Milano (**Smooth Only**) Automatic Door Opener with Two Remotes

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### INTERIOR WALL LININGS AND INSULATION

<b>Insulation:</b>	R2.6 Pink Batts to Exterior Walls, R3.6 Pink Batts to Ceilings ( <b>Excluding Garage</b> )
<b>Additional:</b>	Sound Rated Insulation to Walls as Indicated on Floor Plans
<b>Internal Lining:</b>	<b>Main Linings:</b> Standard 10mm Gib Plasterboard Lining to Walls and Standard 13mm Gib Plasterboard Lining to Ceilings
	<b>Bathroom and Ensuite:</b> 10mm Gib Aqualine Plasterboard Lining to Walls (13mm to Walls if Shower is Tiled) and 13mm Gib Aqualine Plasterboard Lining to Ceilings to All Wet Areas.
<b>Plasterboard Stopping:</b>	Level 4 Paint Finish  <b>Please Advise your Project Manager if you Choose a Dark Paint Colour as a Level 5 Stopping Finish may be Required. This will Require a Signed Variation to the Contract.</b>
<b>Plasterboard External Corners:</b>	Square stopped
<b>Cornice:</b>	Square stopped
<b>Softline Corners:</b>	<b>Not Included</b>
<b>Painting:</b>	Ceilings, Flat Finish. Walls and Exterior, Low Sheen Finish. Doors, Reveals, Bathrooms, Low Sheen Finish; Resene Paint Systems. 4 Colours from a White Base With Tint Only Allowed . Picking Out of Skirtings or Any Trim in a Separate Colour is Additional to the Contract
<b>Interior Design:</b>	Exterior and Interior Colour Consultation Included For Up to 3 Hours

### INTERIOR

<b>Doors:</b>	1980 High V-Grooved Panel MDF Hollowcore Interior Door Panels
<b>Cavity Sliders:</b>	V-Grooved Panel MDF Hollowcore Cavity Slider to Pantry
<b>Wardrobe/Cupboard Doors:</b>	V-Grooved Panel MDF Hollowcore Doors/Sliders to Wardrobes and Storage Cupboards
<b>Reveals:</b>	60 x 12 MDF Architraves to All Windows & Doors. Pine to Wet Areas
<b>Hardware:</b>	Miles Nelson Range Lever Sets (2 Privacy) & Milano Range Door Stops.
<b>Skirting:</b>	Bevelled Edge 85 x 12 MDF. 60 x 10 Eco Pine Skirting to Wet Areas. Tiled Skirting with Chrome Trim to Wet Areas with Tiled Floor Only.
<b>Kitchen Joinery:</b>	Kitchen and Pantry Joinery Indicative of Floor Plan. Allowance as per Complete Kitchens Quote Q003164 <b>\$18,358.04 Incl GST</b>
<b>Shelving:</b>	Melamine or Ventilated Shelving to Wardrobes and Linen Cupboards. Allowance as per ReSpace Quote 6502 <b>\$2,053.90 Incl GST</b>
<b>Feature Shelving:</b>	<b>Not Included, By Owner</b>
<b>Window Furnishings:</b>	<b>Not Included, By Owner</b>

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### ELECTRICAL

<b>Lighting and Plugs:</b>	Mike Greer Homes Standard Electrical Schedule
	27 x IC LED Downlights in White
	2 x LED Batten Lights to Garage
	6 x Stainless Steel Up/Down Lights
	3 x Hanging Lights above Kitchen Bench @ \$115 Incl GST Each
	2 x Vanity Lights @ \$115 Incl GST Each
	1 x Sensor for Front of Garage Lights
	Garage Door Hardwired included
	31 x Double Power Points
	3 x Single Power Points
<b>Rangehood:</b>	Rangehood Duct and Outdoor Grill
<b>Switchboard:</b>	Switchboard 40 way including RCDs & MCBs as required
<b>Smart Meter Box:</b>	Included
<b>Oven &amp; Hob Circuit:</b>	Included
<b>Hot Water Circuit:</b>	Included
<b>Smoke Detectors:</b>	2 x Smoke Detectors 12V Battery with 10 Year Life
<b>Data Outlets:</b>	3
<b>Television Outlets:</b>	2 (Sky Ready)
<b>Fibre Ready:</b>	Phone Panel Ready for Fibre
<b>Towel Rails:</b>	7 Bar Round Stainless Steel Towel Rail to Bathroom and Ensuite
<b>Bathroom Fan Heater:</b>	2kW Fan Heaters to Bathroom and Ensuite
<b>Ducted Extractor Fans:</b>	150mm Inline Extractor Fan to Laundry, Bathroom and Ensuite
<b>Vircom Inspection:</b>	Included
<b>Mains Cable:</b>	20lm if 1/16 N/S Mains Cable Included. <i>Mains Cable Length is an Estimate Only</i>

### HEATING

<b>Heat Pump:</b>	<b>Living Area:</b>	Fujitsu Heatpump ASTG34KMTC 9.4/10.3KW HIWALL INVERTER
	<b>Bedroom Wing:</b>	Fujitsu Heatpump ASTG12KMTC 3.5/3.7KW HIWALL INVERTER
<b>Undertile Heating:</b>		<b>Not Included</b>

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### APPLIANCES

Oven:	Smeg 60cm Wall Oven - SFA6500TVX
Hob:	Smeg 60cm Ceramic Cooktop - SE364ETBM
Dishwasher:	Smeg 60cm Freestanding Dishwasher - DWA6214X2
Rangehood:	Smeg 90cm T Shaped Canopy Rangehood - STB90LEDSS
Waste Disposal:	Robinhood Waste Disposal SE390QA

### PLUMBING

Laundry:	Aquatica Laundry Tub with Built in Mixer
Hot Water:	300 Litre 3kW Mains Pressure Cylinder - Solar Ready

### KITCHEN:

Kitchen:	Ion Kitchen Mixer (Chrome)
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### ENSUITE:

Vanity:	NewTech 900mm Eva One Drawer Vanity
Mirror:	Polished Edge. Measured to Fit Vanities 900 x 1100mm High
Shower:	1.0m x 1.0m (2-Walled) Tiled Shower, Frameless Safety Glass Door and Return, Chrome Channel Waste, MGH Standard Tile Range
Toilet:	Bauer Back to Wall Toilet Suite with Soft Close Seat and Cover
Toilet Roll Holder:	NewTech Toilet Roll Holder (Chrome)
Tapware:	Ion Shower Mixer, Ion Basin Mixer and Splash Plus 3F Slide Shower (Chrome)

### BATHROOM:

Vanity:	NewTech 900mm Eva One Drawer Vanity
Mirror:	Polished Edge. Measured to Fit Vanities 900 x 1100mm High
Shower:	1.0m x 1.0m (2-Walled) Tiled Shower, Frameless Safety Glass Door and Return, Chrome Channel Waste, MGH Standard Tile Range
Bath:	Indus Back to Wall Bath 1700mm- Sealed to Wall with Centre Waste
Toilet:	Bauer Back to Wall Toilet Suite with Soft Close Seat and Cover
Toilet Roll Holder:	NewTech Toilet Roll Holder (Chrome)
Tapware:	Ion Shower Mixer, Ion Basin Mixer, Splash Plus 3F Slide Shower and Ion Bath Wall Mixer and Spout (Chrome)
Tapware:	Ion Basin Mixer

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### EXTERIOR PLUMBING:

**Exterior Plumbing:** 3 x Exterior Taps. Rectangular Colorcote Downpipes

### WALL TILES & SPLASHBACK

**Wall Tile:** Ensuite and Bathroom Tiled Shower Walls to 2.0m High. MGH Standard Range of Tile (Silver Range)

**Hob Splashback:** 5mm Toughened Low Iron Glass - Painted 2700x750mm High (To Fit Below Rangehood).

### FLOORING

**Tiles:** Tile Flooring to Bathroom and Ensuite floors including shower floors. (Silver Range). Install Included in Contract. MGH Standard Range of Tile.  
**Note: Pricing may vary if alternative tiles sizes or multiple selections are made**

**Vinyl Planking:** Select Luxury Vinyl Plank to Entry, Kitchen, Pantry and Laundry. MGH Standard Range. Light Grind Included.

**Carpets:** Godfrey Hirst: Windsor Twist Range Carpet over 90kg Underlay to Dining/Living, Lounge, Office, 3x Bedrooms including Wardrobes and Hallway including Cupboard.

### LANDSCAPING

**Driveway & Path:** Exposed Aggregate 52.29m<sup>2</sup>

**Patio:** Colored Concrete with Decorative Cuts 28.55m<sup>2</sup>

**Fencing:** 1.8m high Standard Timber Pailing Fencing to Boundaries - 1/2 share (Paint Finish). **No Fencing Included to Front Boundary**

**Landscaping:** Basic Landscaping Package as per **Geoforce Landscaping Quote QU-0147, \$21,293.52 including GST**

Signed Client: \_\_\_\_\_

Signed MGH: \_\_\_\_\_

Date: \_\_\_\_\_

### VARIATIONS TO CONTRACT

*All Client Variations after Signing of the Contract will be Quantified and Priced with a 10% Fixed Margin - Including P.S & P.C Sum Items. Each Order for a Variation shall be Payable at the Next Progress Payment after its Completion*

*Variations that Require Changes to the Plan will Require Territorial Authority Confirmation. This could Delay or Stop the Project until all Amendments are Approved, and may therefore Effect the Completion Date*

*All Variations must be Confirmed & Signed by the Owner Prior to Proceeding with the Variation*

### PROVISIONAL SUM & PRIME COST SUMS (P.S & P.C SUMS)

*All Provisional Sums & Prime Cost Sums are Inclusive of GST. Any Variations Applied to these Sums will be Subject to a 10% Margin*