

# FIXTURES & FITTINGS

Lot 71 Rose Manor, Blenheim  
04/08/2021



**Job Number** ML0059  
**Plan Version Date** 17/12/2020  
**Plan Version Number** V1  
**Client Name** Nine Rooms Property Developments  
**Site Address** Lot 71  
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 (Loss Of Deposit and Non Completion Cover Not Included).

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

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

**Surveying:** Site Levels Included.  
  
Building Location Certificates or 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:** Foundation/Slab Engineering included for a TC2 Superslab Floor Only

**Structural above Floor Slab/Flooring Structure:** Structural Engineering Included.

**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 for Future Fibre Connection.

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### SITE WORKS

**Site Works:** 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 Contaminated Material . If Testing or Removal is Required this will be a Variation to Contract**

### STRUCTURE

**Foundation:** TC2 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

**Additional:** 140 x 45mm Kiln Dried Douglas Fir Framing as per Plan

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

**Additional:** Attic Ladder included in Garage Area. **Flooring Not Included**

Vaulted Ceiling to Kitchen, Dining, living, Lounge and Exterior Soffit to Covered Area (Alfresco) as Per Plan

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

### EXTERIOR

**Roofing:** **Down Pipes** 80mm Round Downpipes

**Fascia and Gutter:** Selected Colour Freeline Fascia and **Quad or Boxed** Gutter

**Roof:** Selected Colour Longrun Corrugate Coloursteel Endura

**Flashings:** Selected Colour Coloursteel Flashings to Match Roofing

**Soffit Linings:** Hardiflex 4.5mm

**Cladding:** **Main Cladding:** Resene Rockcote 50EPS Modified Plaster System over 20mm Cavity System

**Feature Claddings:** Vertical Cedar Shiplap Weatherboards - Bandsawn and Stain Finish

**Covered Area:** Prolam 190 x 45 Laminated Timber Screen- Paint Finish

**Exterior Windows and Doors:** Fairview Powder Coated Aluminium, Double Glazed (**Excluding Garage**), Colour Matched Hardware and Double Tongue Latches. Etchlite Glass to Bathroom, Ensuite and WC.

Window Tinting is **Not Included**

**Entry Door:** Aluminium frame, Fairview Platinum TGV Grooved Aluminium Powder coat Front Door with 600mm Trento 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

Insulation:		R2.6 Pink Batts to Exterior Walls, R3.6 Pink Batts to Ceilings (Excluding Garage)
Internal Lining:	<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 and 13mm Gib Aqualine Plasterboard Lining to Ceilings to All Wet Areas
Plasterboard Stopping:		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>
Plasterboard External Corners:		Square Stop
Cornice:		Square Stopped to Vaulted Ceiling(s), 55mm Gib Cove to Balance
Softline Corners:		<b>Not Included</b>
Painting:		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
Interior Design:		Exterior and Interior Colour Consultation Included For Up to 3 Hours

### INTERIOR

Doors:		1980 High 'V' Grooved Panel MDF Hollow core Interior Door Panels
Cavity Sliders:		V- Grooved Panel MDF Hollow core Cavity Sliders to Lounge and Ensuite
Wardrobe/ Cupboard Doors:		V- Grooved Panel MDF Hollow core Interior Door Panels to Wardrobes and Storage Cupboards
Reveals:		60 x 12 MDF Architraves to All Windows & Doors. Pine to Wet Areas
Hardware:		Miles Nelson Range Lever Sets (2 Privacy) & Miles Nelson Door Stops. Windsor Flush Pull Lock to Cavity Slider to ensuite.
Skirting:		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. (MGH Standard Range of Tile)
Kitchen/Pantry Joinery:		Kitchen and Pantry Joinery Indicative of Floor Plan.
Shelving:		Melamine or Ventilated Shelving to Wardrobes and Linen Cupboards.
Feature Shelving:		<b>Not Included</b>
Window Furnishings:		<b>Not Included</b>

### ELECTRICAL

Lighting and Plugs:		Mike Greer Homes Standard Electrical Schedule  30 x IC LED Downlights in White
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- 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
- Garage Door Hardwired included

30 x Double Power Points

3 x Double Power Points with USB

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>	3 x Smoke Detectors 12V Battery with 10 Year Life
<b>Telephone 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 Square 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 Bathroom, Laundry and Ensuite
<b>Vircom Inspection:</b>	Included
<b>Mains Cable:</b>	20lm of 1/16 N/S Mains Cable Included. <i>Mains cable length is an estimate only</i>

## HEATING

<b>Heat Pumps:</b>	Hallway - Fujitsu Heatpump ASTG12KMTC 3.5/3.7KW HIWALL INVERTER- USB Wifi adapter included  Living Space - Fujitsu Heatpump ASTG24KMTC 7.1/8.0KW HIWALL INVERTER- USB Wifi adapter included
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## APPLIANCES

<b>Oven:</b>	Smeg 60cm Wall Oven - SFA6500TVX
<b>Hob:</b>	Smeg 60cm Touch Ceramic Cooktop - SE364ETBM
<b>Dishwasher:</b>	Smeg 60cm Freestanding Dishwasher - DWA6214X2
<b>Rangehood:</b>	Smeg 60cm built in extractor
<b>Waste Disposal:</b>	Robinhood Waste Disposal SE390QA

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### PLUMBING

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

### KITCHEN:

Kitchen:	Ion Kitchen Mixer
Waste Disposal:	Included

### ENSUITE:

Vanity:	NewTech 900mm Eva One Drawer Vanity
Mirror:	Polished Edge. Measured to Fit Vanities 900 x 1100mm High
Shower:	0.9m x 1.9m (3-Walled) Tiled Shower, Frameless Safety Glass Screen and Return, Chrome Channel Waste, MGH Standard Tile Range
Toilet:	Ion Back to Wall Toilet Suite with Soft Close Seat and Cover
Toilet Roll Holder:	NewTech Toilet Roll Holder
Tapware:	Ion Shower Mixer, Ion Basin Mixer and Splash Plus 3F Slide Shower

### BATHROOM:

Vanity:	NewTech 900mm Eva One Drawer Vanity
Mirror:	Polished Edge. Measured to Fit Vanities 900 x 1100mm High
Shower:	1m x 1m (2-Walled) Clearlite Millennium Square Flat Wall Lining, Low-Profile Acrylic Tray, Frameless Safety Glass Door, with White Extrusion and Easy Clean Waste.
Bath:	Indus freestanding Back to Wall Bath 1700mm sealed to wall with centre waste
Tapware:	2 x Ion Shower Mixer, Ion Basin Mixer, Splash Plus 3F Slide Shower and Muro Bath Spout

### WC:

Toilet:	Ion Back to Wall Toilet Suite with Soft Close Seat and Cover
Toilet Roll Holder:	NewTech Toilet Roll Holder

### EXTERIOR PLUMBING:

Exterior Plumbing:	3 x Exterior Taps. 80mm Round Downpipes
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### WALL TILES & SPLASHBACK

Wall Tile:	Tiled Ensuite Shower Walls 2.0m High. MGH Standard Range of Tile (300x600)
Hob Splashback:	Tiled splashback above benchtop to below shelves

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### FLOORING

<b>Tiles:</b>	Tile Flooring to Ensuite and entry. (300 x 600mm tile). Install Included in Contract. MGH Standard Range of Tile. <b>Note: Pricing may vary if alternative tiles sizes or multiple selections are made</b>
<b>Vinyl Planking:</b>	Moduelo Vinyl Plank to Kitchen, Pantry, Bathroom, WC and Laundry. MGH Standard Range.
<b>Carpets:</b>	Godfrey Hirst: Windsor Twist Range Carpet over 105kg Underlay to living, dining, lounge, 4x bedrooms including wardrobes , nook and hallway.

### LANDSCAPING

<b>Driveway &amp; Path:</b>	<b>Included</b>
<b>Patio:</b>	<b>Included</b>
<b>Fencing:</b>	<b>Included</b>
<b>Letterbox:</b>	<b>Included</b>
<b>Clothesline:</b>	<b>Included</b>
<b>Landscaping:</b>	<b>Included</b>

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

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

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

### VARIATIONS TO CONTRACT

*All Client Variations after Signing of the Contract will be Quantified and Priced with a 15% 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 15% Margin*