

FIXTURES & FITTINGS

Lot 86, Whitehall Drive, Rose Manor
06/07/2021



Job Number ML0052
Plan Version Date 22/03/2021
Plan Version Number V3
Client Name Mike Greer Homes Marlborough
Site Address Lot 86 Whitehall Drive
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 Copy write and Remain the Property of Mike Greer Homes Ltd

Surveying: Site Levels Included.

Building Consent: Building Location Certificates or Any Other Necessary Fees are **Not Included**

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: **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:	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 any unknown ground conditions, ie: Soft ground. No Allowance for Contaminated Material . If Testing or Removal is Required this will be a Variation to Contract
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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 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. Flooring Not Included Vaulted Ceiling to Lounge as Per Plan
Ceiling Battens:	35mm Metal ceiling battens @ 600mm centres (Direct Fixed)

EXTERIOR

Roofing:	Down Pipes Selected Colour. Colorcote Downpipes Fascia and Gutter: Selected Colour Colorcote Fascia and Quad or Boxed Gutter Roof: Selected Colour Long run Colorcote. Corrugate or Roofdeck Profile Flashings: Selected Colour Colorcote Flashings to Match Roofing
Soffit Linings:	Hardiflex 4.5mm
Cladding:	Main Cladding: Resene Rockcote 50EPS Modified Plaster System over 20mm Cavity System Feature Claddings: James Hardie Oblique Linea (200mm) Vertical Weather Board - Paint Finished
Exterior Windows and Doors:	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, Parkwood Strata CFL Flush Panel Aluminium Powder Coated Front Door with Miles Nelson M1 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:	Main Linings:	Standard 10mm Gib Plasterboard Lining to Walls and Standard 13mm Gib Plasterboard Lining to Ceilings
	Bathroom and Ensuite:	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 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.
Plasterboard External Corners:		Square stopped
Cornice:		Square stopped to Vaulted Ceiling areas. 55mm Gib Cove to balance
Softline Corners:		Not Included
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' Groove Panel MDF Hollow core Interior Door Panels
Cavity Sliders:	V- Grooved Panel MDF Hollow core Cavity Slider to Laundry
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 (3 Privacy) & Miles Nelson Door Stops.
Skirting:	Bevelled Edge 85 x 12 MDF. 60 x 10 Eco Pine Skirting to Wet Areas.
Kitchen Joinery:	Kitchen and Pantry Joinery Indicative of Floor Plan. Allowance as per Bays Kitchen Quote Q010546 \$13,948.38 Incl GST
Shelving:	Melamine or Ventilated Shelving to Wardrobes and Linen Cupboards. Allowance as per ReSpace Quote 5339 \$3,218.85 Incl GST
Feature Shelving:	Not Included
Window Furnishings:	Not Included

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ELECTRICAL

Lighting and Plugs:	Mike Greer Homes Standard Electrical Schedule
	31 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 Light for front of garage lights
	Garage Door Hardwired included
	33 x Double Power Points
	1 x Double Power Point with USB Outlet
	2 x Single Power Points
Rangehood:	Rangehood Duct and Outdoor Grill
Switchboard:	Switchboard 40 way including RCDs & MCBs as required
Smart Meter Box:	Included
Oven & Hob Circuit:	Included
Hot Water Circuit:	Included
Smoke Detectors:	3 x Smoke Detectors 12V Battery with 10 Year Life
Telephone Outlets:	3
Television Outlets:	2 (Sky Ready)
Fibre Ready:	Phone Panel Ready for Fibre
Towel Rails:	7 Bar Square Stainless Steel Towel Rail to Bathroom and Ensuite
Bathroom Fan Heater:	2kW Fan Heaters to Bathroom and Ensuite
Ducted Extractor Fans:	150mm Inline Extractor Fan to Laundry, Bathroom and Ensuite
Network Tasman Connection:	Included
Vircom Inspection:	Included
Mains Cable:	20m of 1/16 N/S Mains Cable Included. <i>Mains Cable Length is an Estimate Only</i>

HEATING

Heat Pump:	Fujitsu Heatpump ASTG24KMTC 7.1kW HI WALL INVERTER SYSTEM
Undertile Heating:	Not Included

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APPLIANCES

Oven:	Smeg 60cm Wall Oven - SFA6500TVX
Hob:	Smeg 60cm Touch 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
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ENSUITE:

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 Cezanne Round Model, Flat Wall Lining, Low-Profile Acrylic Tray, Frameless Safety Glass Door, With White Extrusion and Easy Clean Waste
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 Cezanne Round Model, 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:	Ion Shower Mixer, Ion Basin Mixer and Ion Bath Mixer, Splash Plus 3F Slide Shower and Ion Bath Spout

WC:

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

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EXTERIOR PLUMBING:

Exterior Plumbing: 2 x Exterior Taps. Rectangular Colorcote Downpipes

WALL TILES & SPLASHBACK

Hob Splashback: 5mm Toughened Low Iron Glass - Painted 1850x750mm High (To Fit Below Rangehood)

FLOORING

Vinyl Planking: Moduelo Vinyl Plank to Entry, Kitchen/Pantry, Laundry, Bathroom, Ensuite and WC. MGH Standard Range. Diamond Grinding included.

Carpets: Godfrey Hirst: Windsor Twist Range Carpet over 90kg Underlay to living, dining, lounge, 4x bedrooms including wardrobes and hallway including cupboards.

LANDSCAPING

Driveway: Exposed Aggregate 48.8m² (unsealed)

Patio: Coloured Concrete with Decorative Cuts 33.5m² (sealed)

All Fencing: **Not Included, By Owner**

Landscaping: **Not Included, By Owner**

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