

FIXTURES & FITTINGS

Lot 95 Chapel Close, Rose Manor
23/08/2021



Job Number ML0053
Plan Version Date 19/08/2021
Plan Version Number V5
Client Name Mike Greer Homes Marlborough
Site Address Lot 95
Chapel Close, 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 Copyright 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: **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 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
Trusses:	Kiln Dried Douglas Fir and Treated as per NZBC and Manufacturers Specific Design Raked Ceiling to Kitchen, Dining/Living Areas as Per Plan Ceiling Access Panel included in garage
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. 5-Rib 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 Linea Oblique 275mm Weatherboard - 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 coat 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
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' Grooved Panel MDF Hollow core Interior Door Panels
Cavity Sliders:		V-Grooved Panel MDF Hollow core Cavity Sliders 2x to Entry/Lounge
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. Tiled Skirting with Chrome Trim to Wet Areas with Tiled Floor Only. (MGH Standard Range of Tile)
Kitchen Joinery:		Kitchen and Pantry Joinery Indicative of Floor Plan. Allowance as per Bays Kitchen Quote 010702 \$13,083.85 Incl GST
Shelving:		Melamine or Ventilated Shelving to Wardrobes and Linen Cupboards. Allowance as per ReSpace Quote 5530 \$2,471.35 Incl GST
Feature Shelving:	Study Joinery	Not Included
Window Furnishings:		Not Included

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ELECTRICAL

Lighting and Plugs:	Mike Greer Homes Standard Electrical Schedule
	32 x IC LED Downlights in White
	2 x LED Batten Lights to Garage
	7 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
	31 x Double Power Points
	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
Data Outlets:	4
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:	20lm if 1/16 N/S Mains Cable Included. <i>Mains Cable Length is an Estimate Only</i>

HEATING

Heat Pump:	Fujitsu Heatpump ASTG22KMTC WALLINVR 6.0/7.2KW HIWALL INVERTER
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 Joinery:	Laundry Joinery Indicative of Floor Plan. Allowance as per Bays Joinery Quote 010703 \$4,696.75 Incl GST
Laundry:	Ion Kitchen Mixer
Hot Water:	300 Litre 3kW Mains Pressure Cylinder - Solar Ready

KITCHEN:

Kitchen:	Ion Kitchen Mixer
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ENSUITE:

Vanity:	NewTech 1200mm Eva Single Bowl Two Drawer Vanity
Mirror:	Polished Edge. Measured to Fit Vanities 1200 x 1100mm High
Shower:	0.9m x 1.5m (3-Walled) Tiled Shower, Frameless Safety Glass Panel, 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:	0.9m x 0.9m (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 1500mm- Sealed to Wall with centre waste
Tapware:	Ion Shower Mixer, Basin & 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

Wall Tile: Ensuite Tiled Shower Walls to 2.0m High. MGH Standard Range of Tile

Hob Splashback: 5mm Toughened Low Iron Glass - Painted 2950 x750mm High (To Fit Below Rangehood)

FLOORING

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

Vinyl Planking: Moduelo Vinyl Plank to Entry, Kitchen, Laundry, Bathroom and WC. MGH Standard Range. Light Diamond Grind Included.

Carpets: Godfrey Hirst: Windsor Twist Range Carpet over 90kg Underlay to living, dining, lounge, study, 3x bedrooms including wardrobes and hallway including cupboards

LANDSCAPING

Driveway & Path: Exposed Aggregate 59.5m²

Patios: Coloured Concrete with Decorative Cuts 23.72m²

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 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