

Build Specification for 30 Wakanini Place, Mapua, Tasman

General

- ☐ This schedule and works should be read in conjunction with the plans. Where any ambiguity occurs, this schedule shall take precedence.
- ☐ All work is to be completed in accordance with the schedule of materials and works best industry practice, including the NZ building code and the relevant acceptable solutions.
- ☐ The pictures shown in this schedule are an example only to give an indication of the product and the wording is to take precedence over any image.
- ☐ Build covered by Master Builders 10 year guarantee (NB: Transfer of guarantee in to your name is at your own cost)
- ☐ Maintenance period shall be 365 days from the possession date

Customer's Initial _____
Consultant's Initial _____

Date: _____
Date: _____

Foundations and Excavations

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Retaining walls	None.		
Floor	Mesh reinforced concrete.		1
Patio floor	8m2 of plain coloured concrete included.		
Finish to foundation	Fair face concrete as poured by contractor.		

Customer's Initial _____

Consultant's Initial _____

Date: _____

Date: _____

Exterior and Framing

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Cladding	Specialised 50mm Ezy Panel Plaster System	Colour: Manorburn	2
Feature Cladding	James Hardie Stria Board	Colour: Manorburn	3
	Genia Timber	Colour: Factory coat only	4
Columns/pillars	Genia Timber	Colour: Factory coat only	4
Gable and Head Board	Twin gable roof.		5
Framing	90x45 MSG8 H1.2 KD frames and trusses. Studs at 600 crs, Dwangs at 800crs and Trusses at 900 crs.		
Driveways	123m2 of exposed aggregate concrete included. (also includes 11 x steps from driveway to entry).		
Landscaping	Basic landscaping and fencing included & steps from driveway to entry.		
Decks	35m2 of deck included		

Customer's Initial _____

Consultant's Initial _____

Date: _____

Date: _____

Roofing

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Roof type	Coloursteel Endura (standard colours)	Colour: Grey Friars	
Profile	Corrugated .40 Coloursteel Endura	Profile: Corrugated	6
Underlay	Heavy duty roofing underlay.		
Roof pitch and wind zone.	30° pitch. 3° pitch over entry.	High wind zone allowance included.	
Fascia and gutter	F180 fascia system gutter with PVC downpipes.	Profile: Quarter Box Colour: Grey Friars	7
Soffits	BGC Durasheet	Colour: Manorburn	8
Guttering type	Colour steel Gutter/Fascia		
Downpipes	Coloured Marley downpipes	Colour: Grey Friars	

Customer's Initial _____
 Consultant's Initial _____

Date: _____
 Date: _____

Exterior Joinery

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Window type	11 window units. 2 hinged door units. 4 sliding door units. Colour match handles on aluminium doors. 6 x Velux Skylights as per plan	Refer attached quote and specs sheet for detail and initial. Colour: Grey Friars	
Window/door liners	Paint grade flat pine window liners	Colour: White	
Rebated doors	All external doors rebated.	(Excluding single garage access door)	
Garage Door/s	4800mm Dominator Insulated Sectional Garage Door (Standard colour range)	Colour: Grey Friars Profile: Valero	9
Front door	Parkwood Platinum TGV Flush 860mm Door leaf with Parkwood 805 E-lok & Bridge set	Colour: Grey Friars	10
Cat door	Not included.		
Tint glass	Not included.		
Double glazing	Double glazed glass on standard aluminium joinery (including garage).		
Pergolas	No allowance has been made.		

Customer's Initial _____
 Consultant's Initial _____

Date: _____
 Date: _____

Insulation and Heating

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Floor	Moist stop 250micron polythene moisture barrier.		
Walls	R2.4 pink batts	No batts to garage exterior walls.	
Ceiling	R3.6 pink batts	Excluding garage.	
Heating	Fujitsu SET ASTG45 LHTA (Ducted System)	Heating capacity: 14.0kw Cooling capacity: 12.5kw	
Fire	Not within this plan.		
Solar	Not within this plan.		

Flooring

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Carpet	"Andes Peak SDN Textured Carpet" to lounge, office, 4 bedrooms including robes and hallway over 11mm 120kg luxury foam underlay & smooth edge. "Crazy" carpet to garage.	Colour: Patilla	
Laminate flooring	"Euro Deluxe V4 laminate" to living, dining, kitchen, scullery & entry.	Colour: Desert Greige Oak	
Tiles	"600x600 Silver or Gold Builders Range tiles" Ensuite floor including 100mm coving & 2 x shower walls to 2550mm high including tiling full length of the vanity wall. Bathroom floor including 100mm coving & 2 x shower walls to 2550mm high including full length of the vanity wall. WC floor only.	Colour: Milano Bianco Matt Grout: Magellan Grey	

Customer's Initial _____
 Consultant's Initial _____

Date: _____
 Date: _____

Interior Details

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Ceiling Battens	Steel		
Lining	10mm Gib Wall Lining 13mm Gib Ceiling Lining throughout Aqualine to bathroom ceilings and walls		
Garage	10mm Gib board		
Stopping	Level 4 Paint Grade stopping throughout		
Corners	Square Corners		
Coving	Square Stopped		10
Ceiling Heights	2.55m		
Additional Interior features	Bulkhead in kitchen 1 x grooved MDF feature walls in Bedroom 1, 4 & office 3 x hardiegroove internal walls in ensuite, bathroom & WC 1 x Genia Egmont EG03 profile feature wall in lounge & entry Genia Exterior Pine 90mm under alfresco Scissor Trusses to alfresco, living & dining		
Skirting	90 x 12mm Bevelled MDF with Pine in 'wet' areas		11
Architrave	60 x 12mm Bevelled MDF to all windows and doors with Pine in 'wet' areas		12
Doors	V-Grooved interior doors with paint finish, in MDF grooved jambs.	Profile: Merivale	13
Internal door hardware	Miles Nelson S Range	Profile: Shiloh, Sara, Sienna, Skyler Colour: Including door stops and cavity slider handles	14 & 15
Door jambs	MDF flat with pine to wet areas		

Customer's Initial _____
 Consultant's Initial _____

Date: _____
 Date: _____

Cavity Sliders	Yes 4 – scullery, WIR, ensuite & lounge	Pull handle Profile: TBC Colour: TBC	
Roof Access	Drop down ladder in garage	Attic Trusses above garage	
Paint	Dulux		
Drapes	No allowance.		
Linen Cupboard	4 MDF Shelves in linen & store cupboards		
Wardrobes	Re Space joinery in all 4 bedrooms		17
Wardrobe Doors	Sliding V-Groove interior doors with paint finish	Profile: Merivale Colour: TBC	14
Kitchen Splashback	Primestone splashback by Bays Joinery	Colour: Finelli	
Study Joinery	By Bays Joinery		

Customer's Initial _____
 Consultant's Initial _____

Date: _____
 Date: _____

Bathroom One – Ensuite

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Shower	Tile & Glass shower as per plan	Trim & shower hardware to match tapware colour Tiled rear channel waste	18
Toilet	Caroma Cleanflush back to wall toilet with soft close seat	White Brushed Nickel Flush Button	19
Toilet roll holder	Evoke toilet roll holder	Colour: Brushed Nickel	20
Vanity	Forma Opaco 1200mm Wall Hung Vanity with 2 Drawers	Colour: TBC Handles: TBC Top: 2 x Moon Kordura Counter Top Basins Waste: Brushed Nickel	21
Mirror	Broadway LED Mirror	Above vanity	22
Shower Mixer	Elementi Uno Mains Pressure Shower Mixer	Colour: Brushed Nickel	23
Slide Shower	Elementi Splash Plus Round Column Shower Slide (with dumper)	Colour: Brushed Nickel	24
Basin Mixer	Elementi Uno All Pressure Extended Height Basin Mixer	Colour: Brushed Nickel	25
Towel Rail	7 Bar Ladder Heated Towel Rails by Electrician	Colour: Brushed Nickel	26

Customer's Initial _____
 Consultant's Initial _____

Date: _____
 Date: _____

Bathroom Two – Main Bath

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Shower	Tile and glass shower as per plan	Trim & Door hardware to match tapware colour Tiled rear channel waste	18
Vanity	Forma Opaco Wall Hung 900mm Vanity with 1 Drawer	Colour: TBC Handle: TBC Top: Moon Kordura Counter Top Basin Waste: Brushed Nickel	20
Mirror	Broadway LED Mirror	Above vanity	22
Shower Mixer	Elementi Uno Shower Mixer	Colour: Brushed Nickel	23
Slide Shower	Elementi Splash Plus Round Column Shower Slide (With dumper)	Colour: Brushed Nickel	24
Basin Mixer	Elementi Uno All Pressure Extended Height Basin Mixer	Colour: Brushed Nickel	24
Towel Rail	7 Bar Ladder Heated Towel Rails by Electrician	Colour: Brushed Nickel	26
Bath	Newtech Indus 1700mm back to wall bath	Colour: White	27
Bath Spout	Elementi Uno Mains Pressure Wall Mounted Bath spout	Colour: Brushed Nickel	28

Customer's Initial _____
 Consultant's Initial _____

Date: _____
 Date: _____

Separate Toilet

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Toilet roll holder	Evoke toilet roll holder	Colour: Brushed Nickel	20
Vanity	Email 440mm Wall hung Basin	Colour: TBC Waste: Brushed Nickel	
Mirror	Not in this design		
Toilet	Caroma Cleanflush back to wall toilet with soft close seat	White Brushed Nickel Flush Button	19
Basin Mixer	Elementi Uno Basin Mixer	Colour: Brushed Nickel	
Towel Rail	Not in this design		

Customer's Initial _____
 Consultant's Initial _____

Date: _____
 Date: _____

Plumbing and Laundry

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Tub	N/A		
Joinery	Laundry joinery by Bays Joinery		
Mixer	Elementi Uno Gooseneck Sink Mixer	Colour: Brushed Nickel	30
Water supply	Town supply		
Water connection	20mm		
Hot Water Cylinder position	In hallway cupboard		
Hot Water Cylinder	250L	Electric mains pressure, solar ready cylinder	
Dishwasher	Plumbing included		
Waste Disposal	Plumbing included		
Sink	One and Half Bowl and Drainer		
Kitchen Sink Mixer	Elementi Uno Goose Neck Pull Out Sink Mixer	Colour: Brushed Nickel	31
Scullery Sink Mixer	Elementi Uno Goose Neck Sink Mixer	Colour: Brushed Nickel	30
Exterior Taps	3 included in this design		
Interior pipe work	Polybutylene pipework		
Plumbing to fridge	Included		

Customer's Initial _____

Consultant's Initial _____

Date: _____

Date: _____

Appliances

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Cook Top	Smeg 90cm Induction Cooktop	Stainless Steel Surround	32
Oven	Smeg 60cm Pyrolytic Oven	Stainless Steel	33
Rangehood	Smeg 90cm Powerpack	Stainless Steel	34
Waste Disposal	Applico GAWD		35
Dishwasher Type	Smeg 60cm freestanding dishwasher	Stainless Steel	36

Customer's Initial _____

Consultant's Initial _____

Date: _____

Date: _____






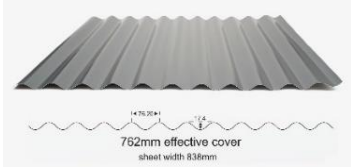


Contract Exclusions

- ☐ Drapes
- ☐ Letterbox
- ☐ Clothesline

Customer's Initial _____
Consultant's Initial _____

Date: _____
Date: _____

Image Library

Image 1	Image 2	Image 3	Image 4
			
Image 5	Image 6	Image 7	Image 8
	<p>Corrugated:</p> 	<p>120 Box:</p> 	

Customer's Initial _____
 Consultant's Initial _____

Date: _____
 Date: _____

Image 9	Image 10	Image 11	Image 12
			
Image 13	Image 14	Image 15	Image 16
			

Customer's Initial _____
 Consultant's Initial _____

Date: _____
 Date: _____

Image 17	Image 18	Image 19	Image 20
			
Image 21	Image 22	Image 23	Image 24
			


Customer's Initial _____
 Consultant's Initial _____

Date: _____
 Date: _____

Image 25	Image 26	Image 27	Image 28
			
Image 29	Image 30	Image 31	Image 32
			

Customer's Initial _____
 Consultant's Initial _____

Date: _____
 Date: _____

Image 33	Image 34	Image 35	Image 36
			

Customer's Initial _____
Consultant's Initial _____

Date: _____
Date: _____

Agreement

I _____ have had the contents of this document explained to me and I am signing this to say that I understand and agree with all of the contents within this document and all attached documents as outlined on page two.

Signature _____

Date _____

Homes by Orange Staff Member

Name _____

Signature _____

Date _____

Customer's Initial _____

Consultant's Initial _____

Date: _____

Date: _____