

Schedule of Materials and Work

Date: 20th June 2023

Client: HBONC Limited – HOUSE AND LAND PACKAGE

Concept plan number: 22252 (CO2)

Site address: Lot C9, Hart Rise

LOT/DP number: C9

House Type: 3 bedrooms plus office, 2 bathrooms, 2 living, 2 car garaging

Contract Price: \$494,024.14

Less Deposit: \$0.00

Balance: \$494,014.14

Home Consultant: Julian Kett

Client Approval

We are so excited for you to get to this stage with us. Now that you have made all of the decisions, we can sign off on them and get moving towards getting you into your new home.

This agreement will form the foundation for building your new home. All previous discussions you have had with our team members at Homes by Orange about the specifications and details of your home are superseded by this document. This document is the final representation of what you agree on for your new home.

Attached to this document are specifications from contractors undertaking work on behalf of Homes by Orange. Please work through the checklist below and go through these documents, initialling and dating these as you work through them.

- Kitchen Joinery – Orange Joinery
- Floor coverings - Hubbers
- Windows and doors – Glass & Window Solutions
- Electrical plan – Paul Morris Electrical

To ensure that you acknowledge all aspects of this schedule, we will tick each specification as we work through this document and initial the bottom of each page.

This acknowledgement states that you fully understand what you are signing off on. If for any reason you don't understand anything you are initialling, please ask your consultant to explain. Don't sign it until you understand and you are happy with the specifications.

After all, we want to make sure you get exactly what you want!

Customer's Initial _____
Consultant's Initial _____

Date: _____
Date: _____

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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. Additional costs incurred as a result of changes in the building code or conditions over the contract period will be charged to the owner.
- 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.
- It is the clients responsibility to highlight any covenants.
- Master Builders 10 year guarantee included
- Includes full working drawings
- Includes a provisional sum of **\$7,703.86 including GST** for the building consent fees BRANZ levy and the department of housing levy
- Development contributions levy and service connection fees by any council are not included
- Includes Network Tasman new load policy fee, this will be included as part of your electrical
- Resource consent fees are not included
- Maintenance period shall be 365 days from the procession date
- From accepting and signing a variation to contract, an invoice shall be created. All payments of variations are due within seven working days of the date the invoice is issued. If there is a delay in payment, this could result in a delay of your build.
- Builders All Risk and liability insurance cover whilst under construction for good and services by Homes by Orange only.
- Homes by Orange have an active health and safety policy in place and is committed to this policy

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Foundations and Excavations

This agreement makes provision for the excavation of the area covered by the building floor slab including an area 178m².

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Excavations	Flat & level site assumed. Allowance of \$3,000.00 including GST for site correction. NOTE: No allowance for soft ground conditions.	Raft floor prep allows for stripping 300mm topsoil (to be left on site) & 150mm compacted hard fill with crusher dust blinding.	
Retaining walls	None.		
Spoil Removal	Provisional sum of \$4,071.00 including GST for spoil removal included.		
Floor	Mesh reinforced concrete.	Cupolex Raft Floor with Thermal Wrap edge??	1
Veranda floor	Allowance for 35m ² of plain coloured concrete patio.		
Finish to foundation	Fair face concrete as poured by contractor.		
Steps	None in this design.		
Engineering	\$690.00 including GST for engineer costs included in quotation.		

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Exterior and Framing

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Cladding	Specialised 50mm EIFS cladding system	Colour: TBC	2
Feature Cladding	James Hardie Linea Board 180mm	Colour: TBC	3
Columns/pillars	No columns in this design.		
Gable and Head Board	Hip and gable roof.		4
Framing	90x45 MSG8 H1.2 KD frames and trusses. Studs at 600 crs, Dwangs at 800crs and Trusses at 900 crs.		
Driveways	Allowance for 42m2 of exposed aggregate concrete included	Includes sucker truck, concrete pump & strip drain.	
Landscaping	Not included		
Decks	Not included		

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Roofing

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Roof type	Colorsteel Endura 0.4	Colour: TBC	
Profile	Corrugated or 5-rib	Profile: Corrugated	5
Underlay	Heavy duty roofing underlay.		
Roof pitch and wind zone.	25° pitch. High wind zone allowance included.		
Fascia and gutter	ColorSteel Quarter Round or 125 Box guttering	Profile: Quarter Round Colour: TBC	6
Soffits	BGC Durasheet	Colour: TBC	7
Downpipes	Coloured Marley downpipes	Colour: TBC - Choose from standard colours	

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Exterior Joinery

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Window type	14 window units. 2 hinged door units. 2 sliding door units. Colour match handles on aluminium doors. Thermally broken joinery	Refer attached quote and specs sheet for detail and initial. Finish / colour: TBC (standard colours) .	
Window/door liners	Paint grade flat pine window liners	Colour: TBC	
Rebated doors	All external doors rebated.	(Excluding single garage access door)	
Garage Door/s	4800mm Dominator Insulated Sectional Garage Door (Standard colour range)	Colour: TBC Profile: TBC	8
Front door	Parkwood Duramax FVS Panel 860mm Door leaf with Apex 2 pt mini lever lock set & 600mm pull handle in brushed nickel finish	Colour: TBC	9
Cat door	Not included.		
Tint glass	Not included.		
Double glazing	Thermally broken joinery with low-e double glazing.		
Pergolas	No allowance has been made.		

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Insulation and Heating

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Floor	Moist stop 250 micron polythene moisture barrier.		
Walls	R2.4 pink batts	No batts to garage exterior walls.	
Ceiling	R7.0 pink batts	Excluding garage.	
Heating	Fujitsu ASTG18KMTC Hi Wall	Heating capacity: 6.0kw Cooling capacity: 5.0kw	
Fire	Not within this plan.		
Solar	Not within this plan.		

Flooring

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Colour consultation	Free 2 hour Colour Consultation is included. Nic from Hubbers Flooring will be in touch to organise this service.	Note: Colour Consultation is only included when chattels are purchased from Hubbers Flooring	
Carpet	“Tapu Collection Carpet” to lounge, living, dining, office, passage including linen, 3 bedrooms including robes		
Vinyl planking	“Moduleo Select Vinyl Plank” to bathroom, WC, kitchen, entry and pantry.		
Tiles	“Builders Range 600x600 Tiles” to ensuite floor with 100mm tiled skirting, ensuite shower 3 walls to 2.4m high. Bath splash to window.		

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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	2.4m		
Additional Interior features	N/A		
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	Flush panel interior doors with paint finish, in MDF grooved jambs.		13
Internal door hardware	Miles Nelson S Range Including door stops and cavity slider handles	Profile: TBC Flush pull handle shape/model/colour: TBC	14 & 15
Door jambs	MDF flat with pine to wet areas		
Cavity Sliders	Not in this design		
Roof Access	Ceiling access hatch in garage		

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Paint	Dulux	Quotation allows for White Based paint selection and up to four colours on the interior	
Drapes	No allowance.		
Linen Cupboard	4 MDF Shelves in hall linen cupboard		
Wardrobes	ReSpace fitted to WIR, Standard Wire and Shelf fitting system to bedrooms 2 & 3		16
Wardrobe Doors	Sliding flush panel interior doors with paint finish	Flush pull handle shape/model/colour: TBC	13
Glass Splashback	900mmx750mm Diamante Low Iron	Colour: TBC	

Miscellaneous

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Power Distance Main	Provisional Sum of \$575.00 including GST allowed for in quote		
Electric Mains Connection	Included		
Temporary Power Supply	Included		
Meter Box	Galvanized steel meter box	Painted	
Telephone Cable/Wire	Builder to arrange laying of cable and trenching, plus interior wiring for phones	Final connection arranged and paid for by owner	
Sewer/Storm water	Provisional Sum of \$7,469.25 including GST included in this quote		
Back-filling	Drains back filled with on-site material only		
Home Interior Clean	Full interior clean prior to hand over including the interior and exterior of the windows		
Scaffolding	Provisional sum of \$3,634.00 including GST included in this quote		

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Bathroom One – Ensuite

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Shower	Tile & Glass shower	1000 x 1000 Channel waste	17
Toilet	Adesso Edge back to wall rimless toilet with soft close seat	White	18
Toilet roll holder	Cosmo toilet roll holder	Colour: Chrome	19
Vanity	Citi 900mm Vanity with 2 Drawers	Colour: TBC	20
Mirror	900x1100mm frameless polished edge	Above vanity	21
Shower Mixer	Savon Shower Mixer	Colour: Chrome	22
Slide Shower	Elementi Slide Shower Splash Plus	Colour: Chrome	23
Basin Mixer	Savon Basin Mixer	Colour: Chrome	24
Towel Rail	7 Bar Ladder Heated Towel Rails by Electrician	Colour: Chrome. Towel rail position on wall between door & shower.	25
Bath	Not in this design		
Extras	N/A		

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Bathroom Two – Main Bath

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Shower	Clearlite Sierra –2 sided square corner model with side moulded, white frame	1000 x 1000 Moulded shower tray Centre waste	26
Toilet	N/A		
Toilet roll holder	N/A		
Vanity	Citi Wall Hung 900mm Vanity with 1 Drawer	Colour: TBC	36
Mirror	900x1100mm frameless polished edge	Above vanity	21
Shower Mixer	Savon Shower Mixer	Colour: Chrome	22
Slide Shower	Elementi Slide Shower Splash Plus	Colour: Chrome	23
Basin Mixer	Savon Basin Mixer	Colour: Chrome	24
Towel Rail	7 Bar Ladder Heated Towel Rails by Electrician	Colour: Chrome Towel rail on wall opposite vanity	25
Bath	Newark 1700mm back to wall bath	White	27
Bath Spout	Savon bath spout	Colour: Chrome	28
Bath Mixer	Savon bath mixer	Colour: Chrome	22

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Separate Toilet

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Toilet roll holder	Cosmo toilet roll holder	Chrome	19
Vanity	Not in this design		
Mirror	Not in this design		
Toilet	Adesso Edge back to wall rimless toilet with soft close seat	White	18
Basin Mixer	Not in this design		
Towel Rail	Not in this design		

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Plumbing and Laundry

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Tub	Robinhood ST3703 Supertub II with gooseneck tap	White	29
Joinery	N/A		
Mixer	Included in the above		
Water supply	Town supply	Approx 10m distance allowed for in quotation	
Water connection	20mm		
Hot Water Cylinder position	In kitchen store 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	Savon mains pressure kitchen mixer		30
Exterior Taps	2 included		
Interior pipe work	Polybutylene pipework		
Plumbing to fridge	No		

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Appliances

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Cook Top	Inalto ICC 604K 60cm ceramic cooktop	Stainless Steel Surround	31
Oven	Inalto IO60XL5M 60cm 5 function wall oven	Stainless Steel	32
Rangehood	Inalto IRC60S 60 cm canopy rangehood with ducting to exterior	Stainless Steel	33
Waste Disposal	Applico 1/2 HP Waste Disposal		34
Dishwasher Type	Inalto IDW604S 60cm freestanding dishwasher	Stainless Steel	35

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Other Contract Exclusions

- Valuation fees
- Surveyors fees
- Water or drainage connection fees
- Water rates used during the build
- Drapes
- Fencing
- Letterbox
- Clothesline

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Image Library

<p>Image 1</p>	<p>Image 2</p>	<p>Image 3</p>	<p>Image 4</p>
			
<p>Image 5</p>	<p>Image 6</p>	<p>Image 7</p>	<p>Image 8</p>
<p>Corrugated:</p> 	<p>Quarter round:</p> 		

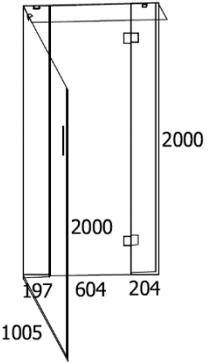
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Image 9	Image 10	Image 11	Image 12
			
Image 13	Image 14	Image 15	Image 16
			

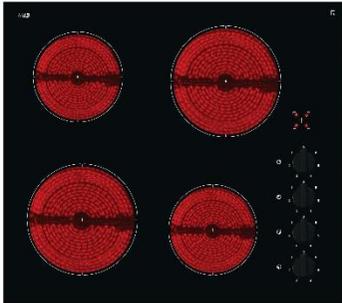
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<p>Image 17</p>	<p>Image 18</p>	<p>Image 19</p>	<p>Image 20</p>
			
<p>Image 21</p>	<p>Image 22</p>	<p>Image 23</p>	<p>Image 24</p>
			

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Image 25	Image 26	Image 27	Image 28
			
Image 29	Image 30	Image 31	Image 32
	<p>Savon Kitchen Mixer - Chrome 43130.02</p> 		

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Image 33	Image 34	Image 35	Image 36
			

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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: _____