

Schedule of Materials and Work

Date: 1st August 2023

Client: House and Land Package

Concept plan number: 23153 (C03)

Site address: Lot 7, Eastern Oaks

LOT/DP number: Lot 7 DP 584659

House Type: twin gable, 3 beds, 2 baths, 2 garage

Contract Price: \$

Less Deposit:

Balance: \$

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discussions you have had with our team members at Homes by Orange about the specifications and details of your home are superseded by this document.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 do 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 **\$10,329.01 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 possession 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 163m².

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Excavations	Some slope on site. Provisional Sum of \$5,000.00 including GST including for site correction. NOTE: No allowance for soft ground conditions.	Raft floor prep allows for stripping 300mm topsoil & 150mm compacted hard fill with crusher dust blinding.	
Retaining walls	None.		
Spoil Removal	Provisional sum of \$3,749.00 including GST for spoil removal included.		
Floor	Mesh reinforced concrete.		1
Veranda floor	No veranda or patio included.		
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 Ezy Panel Plaster System Three coat light weight plaster system.	Colour: TBC	2
Feature Cladding	Genia Timber Shiplap	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	37m2 of exposed aggregate concrete included	Includes strip drain, sucker truck and concrete pump	
Landscaping	Not included		
Decks	Provisional Sum of \$12,339.50 including GST for 29m2 of Kwilla decking		

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Roofing

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Roof type	Colorsteel Endura(standard colours)	Colour: TBC	
Profile	Roofdeck or Corrugated* .40 Colorsteel	Profile: Corrugated	5
Underlay	Heavy duty roofing underlay.		
Roof pitch and wind zone.	25° pitch. High wind zone allowance included.		
Fascia and gutter	Colorsteel Quad or 125 Box guttering	Profile: TBC Colour: TBC	6
Soffits	BGC Durasheet	Colour: TBC	7
Guttering type	Colour steel Gutter/Fascia		
Downpipes	Coloured Marley downpipes	Colour: TBC - Choose from standard colours	

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Exterior Joinery

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Window type	12 window units. 1 hinged door units. 4 sliding door units. Colour match handles on aluminium doors.	Refer attached quote and specs sheet for detail and initial. Colour: TBC	
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 Ribline or Flatline Insulated Sectional Garage Door (Standard colour range)	Colour: TBC Profile: TBC	8
Front door	Parkwood Strata TGV Flush 860mm Door leaf with Trento 600mm pull set		9
Cat door	Not included.		
Tint glass	Not included.		
Double glazing	Included (excluding garage).		
Pergolas	No allowance has been made.		

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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 ASTG22KMTC Hi Wall	Heating capacity: 7.2kw Cooling capacity: 6.0kw	
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 3 bedrooms including robes and hallway including store.		
Vinyl planking	"Builders Range Vinyl Plank" to entry, kitchen, dining, living, WC & bathroom.		
Tiles	"600x600 Builders Range Tiles" to ensuite floor with 100mm tiled skirting, level entry shower & 2 x shower walls to 2.4m high with niche in ensuite.		

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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	Bulkhead in kitchen		
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-Groove interior doors with paint finish, in MDF flat jambs.	Profile: TBC	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	Yes - 1 to WIR 760mm	Flush pull handle shape/model/colour: TBC	
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 wardrobe joinery		
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 \$7,771.70 including GST allowed for in 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 \$3,772.00 including GST allowed for in quote		

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Bathroom One – Ensuite

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Shower	Tile & Glass shower	As per plan Chrome trim & hardware	16
Toilet	Adesso Edge II Rimless back to wall toilet with soft close seat	White	17
Toilet roll holder	Cosmo toilet roll holder	Chrome	18
Vanity	BathCo Soft Solid 900mm Wall Hung Vanity with 2 Drawers	Kordura Top & Moon Basin Colour: TBC	19
Mirror	Broadway 600mm Ambience Back-Lit Mirror	Above vanity	20
Shower Mixer	Elementi Uno Mains Pressure Shower Mixer	Chrome	21
Slide Shower	Elementi Splash Plus Shower Column	Chrome	22
Basin Mixer	Elementi Uno Extended Height Basin Mixer	Chrome	23
Towel Rail	7 Bar Ladder Heated Towel Rails by Electrician	Chrome as standard. Alternative colours to be confirmed with electrician at time of walk-through. Confirm towel rail position.	24
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 showerSquare corner model with glass side & glass door	1000 x 1000 Moulded Wall. White frame Centre waste	25
Toilet	N/A		
Toilet roll holder	N/A		
Vanity	BathCo Soft Solid Wall Hung 900mm Vanity with 1 drawer	Kordura Top & Moon Basin Colour: TBC	36
Mirror	Broadway 600mm Ambience Back Lit Pill Mirror	Above vanity	20
Shower Mixer	Studio Shower Mixer	Chrome	21
Slide Shower	Elementi Splash Plus Round Slide Shower	Chrome	26
Basin Mixer	Elementi Uno Extended Height Basin Mixer	Chrome	23
Towel Rail	7 Bar Ladder Heated Towel Rails by Electrician	Chrome as standard. Alternative colours to be confirmed with electrician at time of walk-through.	24
Bath	Newtech Indus 1700mm back to wall bath	White	27
Bath Spout	Elementi Uno Wall Mounted bath spout & mixer	Chrome	28

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Separate Toilet

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Toilet roll holder	Cosmo toilet roll holder	Chrome	18
Vanity	Not in this design		
Mirror	Not in this design		
Toilet	Adesso Edge II Rimless back to wall toilet with soft close seat	White	17
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 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 linen 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 Gooseneck Pull Out Kitchen mixer	Chrome	30
Exterior Taps	2 included		
Interior pipe work	Polybutylene pipework		
Plumbing to fridge	Not in this design		

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Appliances

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Cook Top	Smeg 60cm induction cooktop	Stainless Steel Surround	31
Oven	Smeg 60cm single oven (new model)	Stainless Steel	32
Rangehood	Powerpack	Stainless Steel	33
Waste Disposal	Applico GAWD		34
Dishwasher Type	Smeg 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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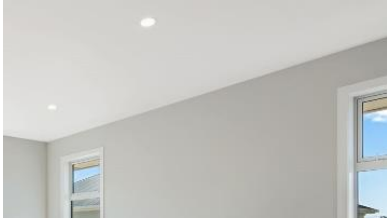
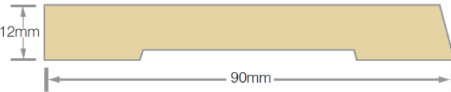




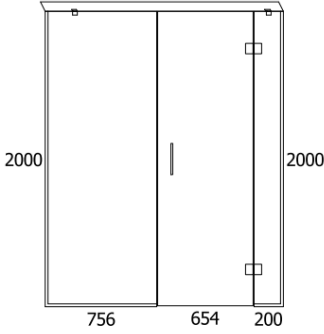
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Image Library

<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>120 Box:</p>  <p>Quarter round:</p> 		

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<p>Image 9</p> 	<p>Image 10</p> 	<p>Image 11</p> 	<p>Image 12</p> 
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Image 21	Image 22	Image 23	Image 24
			

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

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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: _____