

Schedule of Materials and Work

Date: 20th July 2023

Client: 15b LOWRY STREET, HOUSE AND LAND PACKAGE

Concept plan number: 22145 – (CO4) HBO – 15b Lowry St – Concept & Pricing

Site address: 15b Lowry Street, Richmond, Tasman, 7020

LOT/DP number: Lot 2b DP 7991

House Type: 3 bedroom, 2 bathroom, 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discussions you have had with our team members at Homes by Orange about the specifications and details of your home are superseded by this document.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 Quote **\$10,559.81 including GST**
- Floor coverings – The Flooring Room
- 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 **\$7,661.88 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 145m².

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Excavations	Flat & level site assumed. This quotation includes an allowance of \$1,500.00 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.		
Top soil stockpiling	Onsite for owner to spread or dispose of.		
Floor	Mesh reinforced concrete.		1
Veranda floor	Allowance of \$2,277.00 including GST for 22m ² plain concrete patio.		
Finish to foundation	Fair face concrete as poured by contractor. Hot Edge around slab perimeter.		
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	Caviteclad 50mm EIFS Plaster System Three coat light weight plaster system.	Colour: TBC	2
Feature Cladding	James Hardie Stria Board	Colour: TBC Orientation: VERTICAL	3
Columns/pillars	Post only (timber).		
Gable and Head Board	Hip 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 of \$15,134.00 including GST for 129m2 of plain concrete driveway included	Includes strip drain, sucker truck and concrete pump	
Landscaping	Not included		
Decks	Not included		

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Roofing

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Roof type	Colorsteel Endura (standard colours)	Colour: TBC	
Profile	Corrugated* .40 Colorsteel Endura	Profile: CORRUGATED	5
Underlay	Heavy duty roofing underlay.		
Roof pitch and wind zone.	25° pitch. High wind zone allowance included.		
Fascia and gutter	Endura Colorsteel fascia system gutter system	Profile: Quarter Round Colour: TBC	6
Soffits	BGC Durasheet	Colour: TBC	7
Downpipes	Coloured Marley downpipes	Colour: TBC	

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Exterior Joinery

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Window type	12 window units. 2 hinged door units. 2 sliding door units. Colour match handles on aluminium doors.	Refer attached quote and specs sheet for detail and initial. Colour: TBC (Powder coat - 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	2800mm Dominator Sectional Garage Door (Standard colour range)	Colour: TBC Profile: TBC	8
Front door	Parkwood ATFL00 860mm Door Leaf with Apex Mini Lever & 600mm pull set	Colour: TBC	9
Cat door	Not included.		
Tint glass	Not included.		
Double glazing	Included (excluding garage). Low-e glass with thermally broken aluminium joinery		
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	R2.8 pink batts	No batts to garage exterior walls.	
Ceiling	R7.0 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 with Liv from Homes By Orange..		
Carpet	"Coastal SDN Carpet" to lounge, bedrooms 1,2,3 including robes, linen, living & dining & passage.		
Vinyl planking	"Knight Vinyl Planks" to entry, kitchen, store in kitchen, bathroom, WC & ensuite.		
Tiles	"300x600 Studio White Gloss Tiles" to bath, cradle, apron and splash wo window height.		

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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	55mm Gib Cove		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 flat jambs.		13
Internal door hardware	Miles Nelson S Range	Style: Shiloh Colour: Chrome Including door stops and cavity slider handles	14 & 15
Door jambs	MDF flat with pine to wet areas		
Cavity Sliders	Not in this design		

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Roof Access	Ceiling access hatch in garage		
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	Standard wire shelf and rail in all bedrooms		16
Wardrobe Doors	Sliding flush panel doors with paint finish	Handle colour/type: Chrome	13
Glass Splashback	900mm x 750mm toughened glass splashback	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 \$7,975.25 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		

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Scaffolding	Provisional sum of \$2,622.00 including GST allowed for in quote
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Bathroom One – Ensuite

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Shower	Clearlite Cezanne – Round corner model with bright chrome trim	1000 x 1000 Moulded shower tray Rear waste	17
Toilet	Adesso Edge II back to wall toilet rimless with soft close seat	White	18
Toilet roll holder	Cosmo toilet roll holder	Chrome	19
Vanity	Newtech Citi 900mm Wall Hung Vanity with 2 Drawers	Colour: TBC	20
Mirror	900x1100mm frameless polished edge	Above vanity	21
Shower Mixer	Elementi Uno Mains Pressure Shower Mixer	Chrome	22
Slide Shower	Elementi Slide Shower Splash Plus	Chrome	23
Basin Mixer	Elementi Uno All Pressure Basin Mixer	Chrome	24
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.	25
Bath	Not in this design		
Extras	N/A		

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Bathroom Two – Main Bath

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Shower	Clearlite Sierra –Square corner model 2-sided model.	1000 x 1000 Moulded shower tray Centre waste. White trim/frame.	26
Toilet	N/A		
Toilet roll holder	N/A		
Vanity	Newtech Citi 900mm Wall Hung 1 drawer	Colour: White	35
Mirror	900x1100mm frameless polished edge	Above vanity	21
Shower Mixer	Elementi Uno Mains Pressure Shower Mixer	Chrome	22
Slide Shower	Elementi Slide Shower Splash Plus	Chrome	23
Basin Mixer	Elementi Uno All Pressure Basin Mixer	Chrome	24
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.	25
Bath	Caroma Luna Island Bath 1675mm	White	27
Bath Spout & Mixer	Elementi Uno Wall Mount Bath Mixer	Chrome	28

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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 II Rimless BTW Toilet Suite 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	White	29
Joinery	N/A		
Mixer	Gooseneck tap 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 Gooseneck Pull Out kitchen sink mixer		30
Exterior Taps	2 included		
Interior pipe work	Polybutylene pipework		
Plumbing to fridge	Not Included		

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Appliances

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Cook Top	Inalto ICC 604K 60cm ceramic cooktop	Stainless Steel Surround	31
Oven	Inalto IO60XL9T 60cm wall oven (9 function)	Stainless Steel	32
Rangehood	Inalto IRC60S 60cm Canopy rangehood	Stainless Steel	33
Waste Disposal	Not in this design		
Dishwasher Type	Inalto IDW604S 60cm freestanding dishwasher	Stainless Steel	34

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Other Contract Exclusions

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

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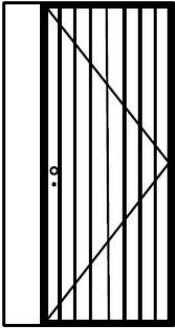
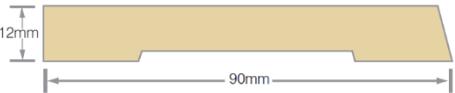
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Image Library

<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>Quarter round:</p> 		

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Image 9	Image 10	Image 11	Image 12				
							
Image 13	Image 14	Image 15	Image 16				
		 <p>S range</p> <p>The new S Range features contemporary lever designs combined with advanced engineering and quality manufacturing</p> <p>10 YEAR WARRANTY</p> <table border="0"> <tr> <td> <p>Sara</p> <p>SAK101 Package Set SAK102 Privacy Set SAK103 Dummy Set</p> </td> <td> <p>Shloh</p> <p>SHL101 Package Set SHL102 Privacy Set SHL103 Dummy Set</p> </td> </tr> <tr> <td> <p>Sienna</p> <p>SIS101 Package Set SIS102 Privacy Set SIS103 Dummy Set</p> </td> <td> <p>Skyler</p> <p>SKY101 Package Set SKY102 Privacy Set SKY103 Dummy Set</p> </td> </tr> </table> <p>Square rosette cover option Single cylinder deadbolts</p> <p>SCOWR Square passage or dummy rosette (111) DEAD1 Square base deadbolt key + turn SPCOWR Square privacy rosette (111) DEAD2 Round base deadbolt key + turn</p> <p>Miles Nelson Telephone 0800 6535 746 Architectural Hardware E info@milesnelson.co.nz milesnelson.co.nz</p>	<p>Sara</p> <p>SAK101 Package Set SAK102 Privacy Set SAK103 Dummy Set</p>	<p>Shloh</p> <p>SHL101 Package Set SHL102 Privacy Set SHL103 Dummy Set</p>	<p>Sienna</p> <p>SIS101 Package Set SIS102 Privacy Set SIS103 Dummy Set</p>	<p>Skyler</p> <p>SKY101 Package Set SKY102 Privacy Set SKY103 Dummy Set</p>	
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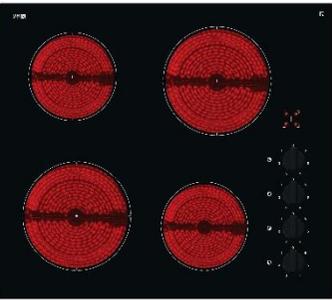
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Image 17	Image 18	Image 19	Image 20
			
Image 21	Image 22	Image 23	Image 24
			

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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: _____