

Schedule of Materials and Work

Date: May 2024

Client: House and Land Package

Concept plan number: 24112 (CO4)

Site address: 6 Ara O Te Atiawa, (Lot 2), Eastern Oaks

LOT/DP number: Lot 2 DP 584659

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

Contract Price: \$491,058

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discussions you have had with our team members at Homes by Orange about the specifications and details of your home are superseded by this document.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 **\$10,045.54 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 169m².

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Excavations	Some slope on site. Provisional Sum of \$3,000.00 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	Not included in this quotation.		
Spoil Removal	Provisional sum of \$3,887.00 including GST for spoil removal included.		
Floor	Mesh reinforced concrete.	Firth Tuff Pod system.	1
Veranda floor	26m ² of plain concrete patio included in this quotation.		
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: Manorburn Half	2
Feature Cladding	Genia Timber Shiplap	Colour: Cedar	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	28m2 of exposed aggregate concrete included	Includes strip drain, sucker truck and concrete pump	
Landscaping	Not included		
Pergola	12m2 of timber pergola included		
Decks	20m2 of Kwilla decking included		

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Roofing

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Roof type	Colorsteel Endura (standard colours)	Colour: Windsor Grey	
Profile	Roofdeck or Corrugated* .40 Colorsteel	Profile: Corrugated	5
Underlay	Heavy duty roofing underlay.		
Roof pitch and wind zone.	32° pitch. High wind zone allowance included.		
Fascia and gutter	Colorsteel Quad or 125 Box guttering	Profile: 125 Box Colour: Windsor Grey	6
Soffits	BGC Durasheet	Colour: Manorburn Half	7
Downpipes	Coloured Marley downpipes	Colour: White	

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Exterior Joinery

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Window type	12 window units. 2 hinged door units. 3 sliding door units. Colour match handles on aluminium doors.	Refer attached quote and specs sheet for detail and initial. Colour: Grey Friars	
Window/door liners	Paint grade flat pine window liners	Colour: Manorburn Half	
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	8
Front door	Duramax Composite Painted Panel Door with sidelight and Apex Mini Lever Set & 600mm pull handle	Colour: Grey Friars	9
Cat door	Not included.		
Tint glass	Not included.		
Double glazing	Included with low-e argon gas (including garage).		

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Insulation and Heating

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Floor	Moist stop 250micron polythene moisture barrier.		
Walls	R2.4 Knauf Earthwool	No batts to garage exterior walls.	
Ceiling	R7.0 Knauf Earthwool	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	“Wool loop pile Carpet” to lounge, 3 bedrooms including robes and hallway including linen.		
Vinyl planking	“Builders Range Vinyl Plank” to entry, kitchen, pantry, dining, living, WC & bathroom & ensuite.		
Tiles	“Nolita Range 65x200 Tiles” to wall behind bath to 1200mm. 2500x750 kitchen splashback	Colour: TBC Grout colour: TBC	

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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		
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: Merivale	13
Internal door hardware	Miles Nelson S Range Including door stops and cavity slider handles	Profile: Sara Flush pull handle shape/model/colour: Chrome	14 & 15
Door jambs	MDF flat with pine to wet areas		
Cavity Sliders	Yes – 3, 1 to pantry 760mm & 2 x 880mm to lounge	Flush pull handle shape/model/colour: Chrome	
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	Re Space wardrobe joinery		
Wardrobe Doors	V groove interior doors with paint finish	Profile: Merivale Flush pull handle shape/model/colour: Chrome	13
Glass Splashback	Not in this design		

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 \$7,570.45 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 \$3,185.00 including GST allowed for in quote		

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Bathroom One – Ensuite

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Shower	Clearlite Sierra –2 sided square shower Square corner model with glass side & glass door	1000x1000 Chrome trim. Centre waste.	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	Ambience LED Rectangle Back Lit Mirror 900x700	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 Rail by Electrician	Chrome 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 shower Square corner model with glass side & glass door	1000 x 1000 Moulded Wall. Chrome frame Centre waste	16
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	29
Mirror	Ambience Rectangle Back Lit Mirror 900x700	Above vanity	20
Shower Mixer	Elementi 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 Rail by Electrician	Chrome.	24
Bath	Newtech Indus 1700mm back to wall bath	White	25
Bath Spout	Elementi Uno Wall Mounted bath spout & mixer	Chrome	26

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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	27
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	Chrome	28
Exterior Taps	3 included		
Interior pipe work	Polybutylene pipework		
Plumbing to fridge	Yes		

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Appliances

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Cook Top	Smeg 60cm induction cooktop PIP364D1	Stainless Steel Surround	30
Oven	Smeg 60cm single oven SFA6301TX	Stainless Steel	31
Rangehood	Powerpack PUM610X	Stainless Steel	32
Waste Disposal	Not in this design.		
Dishwasher Type	Smeg 60cm freestanding dishwasher DWA6214X2	Stainless Steel	33

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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

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




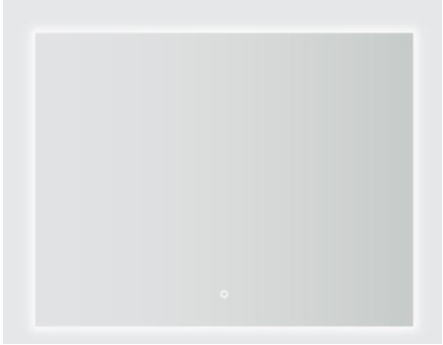




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<p>Image 9</p> 	<p>Image 10</p> 	<p>Image 11</p> 	<p>Image 12</p> 
<p>Image 13</p> 	<p>Image 14</p> 	<p>Image 15</p> 	<p>Image 16</p> 



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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: _____

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