

Plan Version Date	1/12/2020
Plan Version Number	V6
Client Name	Mike Greer Homes Nelson Limited
Site Address	Lot 14 Ngati Rarua, Stoke

Please note - all information and specification detailed in the contract specification, takes precedence over the plans and supercedes all previous written and/or verbal representations (both made or implied) with regards to construction materials, fixtures and inclusions in this contract . Contract pricing and costings are based on this contract specification.

GENERAL		
Guarantees:		10-year Master Build Guarantee
Insurance:		Builders all risk and public liability
Plans:		Full Working drawings included: Plans and design are copyright and remain the property of Mike Greer Homes Ltd
Surveying:		Not applicable
Building Consent:		Building Consent, inspections and Code of Compliance fees included.
	Additional:	Development Levies & Resource Consent fees Not Included. TDC Connection fee included.
Engineering:	Geo technical information and soil testing:	Not Applicable
	Structural - Floor slab/Floor structure:	Engineer included for a Standard Superslab Floor
	Structural above floor slab/flooring structure:	Not applicable

SITE SERVICES	
Water:	20mm Mains Supply Connected at Boundary. Work Outside Net Site Area not Included. 10 l/m from Dwelling Allowed for
Drains:	Sewer and Stormwater Connected at Boundary. Work Outside Net Site Area Not Included. 10 l/m from the Dwelling Allowed for. ROW not Allowed for
Power:	16mm Neutral Screen Connected at Boundary. Work Outside Net Site Area not Included. Connection Fees not Included if Applicable. 10 l/m from the Dwelling Allowed for Temporary site power included in contract.
Phone:	Underground 2 Pair Line Connected at Boundary (Connection to Network not Included) Work Outside Net Site Area not Included. 10 l/m from the Dwelling Allowed for.

SITE WORKS	
Site Works:	Flat site assumed, all site works including - stripping of top soil and removal of all soil from site and prep for Superslab floor. Construction access for driveway included.

STRUCTURE	
Foundation and Floor slab/ structure	Standard Allied Superslab System. Excavate to 300mm & Backfill with compacted hardfill to maximum 1.0m Outside the Foundation Perimeter. 20 MPa Concrete, 668 Steel Reinforcing Mesh on 1100x1100x200mm Polystyrene Infill Panels on DPM on Crusher Dust. FFL 285mm Maximum above Existing Ground Level.
Framing:	90/140x45mm Kiln Dried Douglas Fir Treated as per NZBC.
Stud Height:	2.4m stud to house and garage

Trusses:	Kiln Dried Douglas Fir and treated as per NZBC and manufacturers specific design
Ceiling Battens:	35mm Steel Rondo Battens
Ceiling Access Panel:	2x included , 1x to garage & 1x to hallway

EXTERIOR		
Roofing:	Down Pipes	Colorcote
	Fascia and gutter:	Colorcote Fascia with Box or Quad Gutter
	Roof:	Colorcote roof with Roofdeck or Corrugated profile
	Flashings:	Colorcote
Soffit Linings:		Hardie Soffit 4.5mm
Cladding:	Main Cladding:	Resene Rockcote 50EPS Modified Plaster System over 20mm cavity as shown on plan
	Feature Cladding:	Vertical Cedar Shiplap Weatherboard (stain finish) on 20mm cavity as shown on plan
Exterior Windows & Doors:		Powder Coated Aluminium, Double Glazed (excluding Garage), colour matched hardware and double tounge latches. Clear Etchlite glass to bathroom, WC & ensuite.
Tinting:		Not Included
Architraves:		60mm x 12mm Architraves
Front Door:		Aluminium frame Parkwood Strata CFL Flush Panel aluminium powdercoat front door with Miles Nelson M1 pull handle & lock set
Garage Door:		4800mm Dominator Insulated Sectional garage door in Futura (textured or smooth) or Valero & Milano (smooth). Automatic door opener with two remotes

INTERIOR WALL LININGS AND INSULATION		
Insulation:		R2.6 Pink Batts Wall Batts & R3.6 Pink Batts Ceiling Batts (excluding garage)
Internal Lining:	Main linings	10mm Gib board lining to walls and 13mm Gib Board to ceilings
	Bathroom and Ensuite	10mm Gib Aqualine to Bathroom and Ensuite walls & 13mm Gib Aqualine to ceiling
Gib Stopping:		Level 4 paint finish Please advise your project manager if you choose a dark paint colour as a level 5 stopping finish may be required. This will require a signed variation to the contract.
Cornice		55mm Gib cove throughout
Softline Corners:		Not Included
Painting:		Ceilings, Flat Finish; Walls and Exterior, Low Sheen Finish; Doors, Reveals, Bathrooms, Low Sheen Finish; All Resene Zylone Sheen paint. 4 Colours from a White Base with tint only allowed . Picking out of skirtings or any trim in a separate colour is additional to the contract.
Interior Design		Exterior and Interior colour consultation included for up to 3 hours.

INTERIOR	
Doors:	V-grooved MDF hollowcore interior doors
Architraves:	60mm x 12mm Architraves
Cavity Sliders:	V-grooved cavity slider to pantry
Cupboard Doors:	V-grooved double doors to linen and 2x store cupboards
Wardrobe Doors:	V-grooved double doors to bedrooms 2 & 3 wardrobes, no door to WIR
Hardware:	Miles Nelson Lever sets (3 privacy) & Windsor 5240 Door Stops
Skirting:	Bevelled Edge 90mm x 12mm MDF, with 60mm x 12mm pine to wet areas. Tiled skirting to ensuite.
Study Nook Joinery:	Not Included, By Owner
Wardrobe & Cupboard Shelving:	Wardrobe & cupboard shelving by Respace
KITCHEN:	
Kitchen by Bays Joinery:	38mm Square Laminate bench top with top mounted Nebraska 1000-15 1 & 1/2 bowl and drainer, coloured Melteca fronts & panels with 2mm PVC edging, full overlay hinges with metal sided drawers and solid white bottoms.
Cutlery Drawers:	1x Cutlery drawer unit with 4 drawers
Soft close:	Blum Tandembox plus soft closing drawers
Pot Drawers :	2x Banks of 3 pot drawers
Bins:	Tanova pullout bin system with 2x 18 litre bins & 1x drawer below
Top Cupboards:	1x two door cupboard above fridge space
Handles:	MGH handle range
Pantry:	38mm Square Laminate benchtop with Melteca open base and wall shelving.
ELECTRICAL	
Lighting and Plugs:	Mike Greer Homes electrical schedule
LED's	30x IC LED downlights in white
Directional LED's:	2x Directional LED downlights
LED Battens:	2x LED Battens to garage
Up/Down Lights:	6x Stainless Steel up/down lights
Hanging Lights:	3x Hanging lights to kitchen @ \$100.00+GST each
Vanity Lights:	2x Vanity lights @\$100.00+GST each
2 -Way switching circuits:	5
3 -Way switching circuits:	1
Hardwire garage door:	Included
Rangehood:	1x Rangehood duct and outside grill

Double Hot Points:	28
Single Hot Points:	5
Switchboard:	1x Switchboard 40 way including RCDs & MCBs as required
Smart Meterbox:	Included
Oven & Hob circuit:	Included
Hot water circuit	Included
Smoke Detectors	2x Smoke detectors 12V battery with 10 year life
Telephone Outlets	3
Fibre Ready	Phone panel ready for fibre
Television Outlets	3 (Sky ready)
Towel Rail	2x Chrome 7 Bar ladder type towel rail
Bathroom Fan Heater	2kW Bathroom Fan Heater to Bathroom and Ensuite
Ducted Extraction Fans	150mm Inline Extractor Fan to Bathroom, Ensuite and Laundry
Network Tasman Connection	Included
Vircom Inspection	Included
Mains Cable	40m of 1/16 N/S Mains cable <i>*Mains cable length is an estimate only</i>

HEATING	
Heatpump:	Fujitsu ASTG22KMTC Hi wall heat pump with a heating capacity of 7.2kw and a cooling capacity of 6.0kw included with a base for a outdoor unit
Underfloor Heating:	Not Included

APPLIANCES	
Ceramic Cook Top:	Smeg SE364ETBM 60cm ceramic cook top
Oven:	Smeg SFA6500TVX 60cm Oven
Dishwasher:	Smeg DWA6214X2 60cm Dishwasher
Rangehood:	Smeg STB90LEDSS 90cm Rangehood
Waste Disposal:	Robinhood waste disposal

PLUMBING	
Laundry Tub:	Aquatica Laundry Tub with built in mixer
Hot Water:	300 litre mains pressure solar ready HWC with tray and valve pack

KITCHEN:	
Kitchen:	Grohe Bauflow Gooseneck Sink Mixer
Waste Disposal:	Included

ENSUITE:

Vanity:	900mm Eva wall hung vanity (colour TBA)
Mirror:	1100mmHx900mmW mirror to meet vanity
Shower:	0.9mx1.81m (3-walled) Tiled Shower to 2m high, Framless Safety Glass Screen and Door. 0.9m Shower Strip Drain. MGH Standard Tile Range
Toilet:	Ion Back to Wall Toilet suite with soft close seat and cover
Toilet roll Holder	Newtech Toilet Roll Holder
Tapware:	Grohe Bauflow Basin Mixer, Grohe Bauflow Shower Mixer, Grohe New Tempesta shower slide and pop up wastes

BATHROOM:

Vanity:	900mm Eva wall hung vanity (colour TBA)
Mirror:	1100mmHx900mmW mirror to meet vanity
Shower:	1.0mx1.0m– Clearlite Cezanne Round model, Acrylic Tray, Safety Glass door with white extrusion. *Side or Corner contour wall.
Bath:	1700mm Indus freestanding back to wall bath with centre waste (sealed to wall)
Tapware:	Grohe Bauflow Basin Mixer, 2x Grohe Bauflow Shower Mixers, Grohe New Tempesta shower slide, Muro bath spout and pop up wastes

SEPARATE TOILET:

Toilet:	Ion Back to Wall Toilet suite with soft close seat and cover
Toilet roll Holder	Newtech Toilet Roll Holder

EXTERIOR PLUMBING:

Exterior Plumbing:	2x exterior taps. Colorcote downpipes.
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SPLASHBACK:

Hob Splashback:	Glass splashback behind hob below rangehood to full length of back wall
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FLOORING & DRAPES

Tiles:	300x600 MGH tiles to ensuite floor including shower floor and shower walls to 2m high, remainder of floor to have 100mm upstands. *Note: Price may vary if alternative tile sizes, or multiple tile selections are made.
Vinyl Planking:	Moduelo Vinyl Planks to entry, kitchen/pantry, dining, laundry (including cupboards), bathroom & WC including diamond grinding.
Carpets:	Windsor Twist Carpet on 105kg underlay to living, study nook, bedrooms 1, 2 & 3 including wardrobes and hallway including cupboard
Drapes:	Not Included, By Owner

FIXTURES & FITTINGS

Lot 14 Ngati Rarua, Stoke
12/01/2021



LANDSCAPING

Driveway:	42.52m2 Exposed Aggregate to driveway as shown on plan
Patio:	30.68m2 Colour and Cut concrete patios as shown on plan
Fencing	Not Included, By Owner
Letterbox	Not Included, By Owner
Clothesline	Not Included, By Owner
Landscaping	Not Included, By Owner

Signed Client: _____

Signed MGHN: _____

Date:

VARIATIONS TO CONTRACT

All client variations after signing of the contract will be quantified and priced with a 15% fixed margin (Margin does not apply to PC sum items). Each order for a variation shall be payable at the next progress payment after its completion.

Variations that require changes to the plan will require Territorial Authority confirmation. This could delay or stop the project until all amendments are approved, and may therefore effect the completion date.

All variations must be confirmed & signed by the owner prior to proceeding with the variation.

PROVISIONAL COST SUMS (PC SUMS)

All Provisional Cost Sums are inclusive of GST. Any variations applied to these sums will not be subject to margin,