

FIXTURES & FITTINGS

Lot 32 Les Wakefield Road, Mapua
26/01/2021



Job Number NL0359
Plan Version Date 16/12/2020
Plan Version Number V1

Client Name TBC

Site Address Lot 32
Les Wakefield Road
Mapua

Please Note - All Information and Specification Detailed in the Contract Specification, Takes Precedence Over the Plans and Supersedes 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 Standard (Defects & Maintenance) Master Build Guarantee (Loss Of Deposit and Non Completion Cover Not Included).
Insurance:	Builders All Risk and Public Liability
Plans:	Full Working Drawings Included. Plans and Design are Copywrite and Remain the Property of Mike Greer Homes Ltd
Surveying:	Site Levels Included. Building Location Certificates or Any Other Necessary Fees are Not Included
Building Consent:	Building Consent, Inspections and Code of Compliance Fees Included. All Other Fees Including Development Levies, Subdivision Fees, Dept of Building & Housing Levies, Reserve Contributions and Resource Consents are Not Included and to be Treated as a Variation to Customer
Engineering:	Geotechnical Information and Soil Testing: Not Included
	Structural - Floor Slab/Floor Structure: Foundation/Slab Engineering included for a Standard Superslab Floor
	Structural above Floor Slab/Flooring Structure: Not Included in Contract. Should an Engineers Design be Required, this will Incur an Additional Cost, as will any Findings made by the Engineer

Any Additional Requirements by the Engineer (Including the Design, Materials and Labour) will be a Variation to the Contract

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
TDC Service Connection Fee:	Included Please Note: Landscaping Drainage is Not included in the Contract (Unless Otherwise Stated under 'Landscaping' Section of Fixtures & Fittings)
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

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Phone: Underground Fibre Tube Line Connected at Boundary (Connection to Network not Included) Work Outside Net Site Area not Included. 10 l/m from the Dwelling Allowed for.

Gas: N/A

SITE WORKS

Site Works: Stripping of Top Soil and Removal of Excavated Material From Site and Hardfill Prep for a Superslab Floor. Construction Access for Driveway Included

No Allowance for Contaminated Material . If Testing or Removal is Required this will be a Variation to Contract

STRUCTURE

Foundation: **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 Infil Panels on DPM on Crusher Dust. FFL 285mm Maximum above Existing Ground Level.

Framing: 90 x 45mm Kiln Dried Douglas Fir & Treated as per NZBC. 2550mm Ceiling Height

Additional: 140 x 45mm Kiln Dried Douglas Fir & Treated as per NZBC. 2550mm Ceiling Height

Vaulted Ceiling to Living/Dining as Per Plan

Trusses: Kiln Dried Douglas Fir and Treated as per NZBC and Manufacturers Specific Design

Additional: Attic Ladder to Garage included. Attic Flooring is **Not Included**

Ceiling Battens: 35mm Metal ceiling battens @ 400mm centres (Direct Fixed)

Structural Steel: N/A

EXTERIOR

Roofing: **Down Pipes** Selected Colour. Colorcote Downpipes

Fascia and Gutter: Selected Colour. Colorcote Fascia and **Quad or Boxed** Gutter

Roof: Selected Colour. Colorcote Longrun **Roofdeck** Profile

Flashings: Selected Colour Colorcote Flashings to Match Roofing

Soffit Linings: Hardiflex 4.5mm

Cladding: **Main Cladding:** Resene Rockcote 50EPS Modified Plaster System over 20mm Cavity System

Feature Claddings: Vertical Cedar Shiplap Weatherboards - Stain Finished

Exterior Windows and Doors: Powder Coated Aluminium, Double Glazed (**Excluding Garage**), Colour Matched Hardware and Double Tounge Latches. Clear Etchlite Glass to Bathrooms, Ensuites and WC's

Additional: Window Tinting is **Not Included**

Entry Door: Aluminium frame, Parkwood Strata CFL Flush Panel Aluminium Powdercoat Front Door with Miles Nelson M1 Pull Handle and Lock Set

Garage Door: 4800 Dominator Insulated Sectional Garage Door in Futura (**textured or Smooth**) or Valero & Milano (**Smooth**). Automatic Door Opener with Two Remotes

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INTERIOR WALL LININGS AND INSULATION

Insulation:	R2.6 Pink Batts to Walls, R3.6 Pink Batts to Ceilings (Excluding Garage)	
Internal Lining:	Main Linings:	Standard 10mm Gib Plasterboard Lining to Walls and 13mm Gib Plasterboard Lining to Ceilings
	Bathroom and Ensuite:	10mm Gib Aqualine Plasterboard Lining to Walls and 13mm Gib Aqualine Plasterboard Lining to Ceilings to All Wet Areas
Plasterboard 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.	
Plasterboard External Corners:	Square Stop	
Cornice:	55mm Gib Cove, Square Stopped to Vaulted Ceiling	
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 Seperate Colour is Additional to the Contract	
Interior Design:	Exterior and Interior Colour Consultation Included For Up to 3 Hours	

INTERIOR

Doors:	1980 High V-Grooved Panel MDF Hollowcore Doors Note: Pressed Panel Doors Over 1980mm High are Available, However will be Treated as a Variation Dependant on Selection. Pressed Panel Doors Over 910mm Wide are Unavailable
Cavity Sliders:	1980 High V-Grooved Panel MDF Hollowcore Cavity Slider to Pantry
Wardrobe Doors:	V-Grooved Panel MDF Hollowcore Doors to Wardrobes
Reveals:	60 x 12 MDF Architraves to All Windows & Doors. Pine to Wet Areas
Hardware:	Miles Nelson Range Lever Sets (3 Privacy) & Miles Nelson Door Stops
Skirting:	Bevelled Edge 85 x 12 MDF. 60mm Pine Skirting to Wet Areas
Kitchen:	Kitchen and Pantry Joinery Indicative of Floor Plan. Allowance as per Bays Kitchen Quote Q010035 \$15,021.08 incl GST
Shelving:	Melamine Shelving to Wardrobes and Linen Cupboards. Allowance as per ReSpace Quote (11th Jan 2021) \$2,673.75 incl GST
Feature Shelving:	Joinery to Study Nook is Not Included
Window Furnishings:	Not Included

ELECTRICAL

Lighting and Plugs:	Mike Greer Homes Standard Electrical Schedule 29x IC LED Downlights in White 8x Tilt LED Downlights
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	4x LED Batten Lights
	1x Circular LED Fitting
	6x Stainless Steel Up/Down Lights
	3x Hanging Lights above Kitchen Bench @ \$100.00+GST Each
	2x Vanity Lights @ \$100.00+GST Each
	1x Attic Light
	1x Outdoor LED Bulkhead light next to Garage PA Door
	5x 2 way Switching Circuits
	2x 3 way Switching Circuits
	Garage Door Hardwired included
	30x Double Power Points
	8x Single Power Points
Rangehood:	1x Rangehood Duct and Outdoor Grill
Switchboard:	1x Switchboard 40 way including RCDs & MCBs as required
Smart Meter Box:	Included
Oven & Hob Circuit:	Included
Hot Water Circuit:	Included
Smoke Detectors:	3x Smoke Detectors 12V Battery with 10 Year Life
Television Outlets:	2 (Sky Ready)
Telephone Outlets:	3
Towel Rails:	2x 7 Bar Square Stainless Steel Towel Rails
Bathroom Fan Heater:	2kW Fan Heaters to Bathroom and Ensuite
Ducted Extractor Fans:	150mm Inline Extractor Fan to Bathroom and Ensuite
Network Tasman Connection:	Included
Vircom Inspection:	Included
Mains Cable:	40lm if 1/16 N/S Mains Cable Included. <i>Mains Cable Length is an Estimate Only</i>

APPLIANCES

Oven:	Smeg 60cm Wall Oven - SFA6500TVX
Hob:	Smeg 60cm Touch Ceramic Cooktop - SE364ETBM
Dishwasher:	Smeg 60cm Freestanding Dishwasher - DWA6214X2
Rangehood:	Smeg 90cm T Shaped Canopy Rangehood - STB90LEDSS
Waste Disposal:	Refer to Plumbing Schedule

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HEATING

Heat Pump:	Fujitsu ASTG22KMTC Wall Mount Heatpump 7.2KW
Undertile Heating:	Not Included

PLUMBING

Laundry:	Aquatica Laundry Tub with built in mixer
Hot Water:	300 Litre 3kW Mains Pressure Cylinder - Solar Ready

KITCHEN:

Kitchen:	Grohe BauFlow Gooseneck Kitchen Mixer
Waste Disposal:	Robinhood Waste Disposal SE390QA

ENSUITE:

Vanity:	NewTech 900mm Eva One Drawer Vanity (colour TBC)
Mirror:	Polished Edge. Measured to Fit Vanities x 1100mm High
Shower:	1m x 1m (2-Walled) Flat Wall Lining, Clearlite Cezanne Round Model, Low-Profile Acrylic Tray, Frameless Safety Glass Door with White Extrusion. *Side or Corner Contour wall
Toilet:	Ion Back to Wall Toilet Suite with Soft Close Seat and Cover
Toilet Roll Holder:	Newtech Toilet Roll Holder
Tapware:	Grohe BauFlow Shower Mixer, Grohe BauFlow Basin Mixer and Tempesta Cosmo 100 3F Slide Shower and pop up basin wastes

BATHROOM:

Vanity:	NewTech 900mm Eva One Drawer Vanity (colour TBC)
Mirror:	Polished Edge. Measured to Fit Vanities x 1100mm High
Shower:	1m x 1m (2-Walled) Flat Wall Lining, Clearlite Cezanne Round Model, Low-Profile Acrylic Tray, Frameless Safety Glass Door with White Extrusion. *Side or Corner Contour wall
Bath:	Indus Back to Wall Bath 1700mm, with Centre waste. Sealed to Wall
Tapware:	2 x Grohe BauFlow Shower Mixer, Grohe BauFlow Basin Mixer, Tempesta Cosmo 100 3F Slide Shower, Muro Bath Spout and pop up basin wastes

WC:

Toilet:	Ion Back to Wall Toilet Suite with Soft Close Seat and Cover
Toilet Roll Holder:	Newtech Toilet Roll Holder

EXTERIOR PLUMBING:

Exterior Plumbing:	2 x Exterior Taps. Rectangular Colorcote Downpipes
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WALL TILES & SPLASHBACK

Wall Tile:	Not Applicable
Hob Splashback:	750x2200mm Glass Splashback Behing Hob Below Rangehood to Full Length of Back Wall

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FLOORING

Tiles:	Not Applicable
Vinyl Planking:	Moduelo Vinyl Plank to Entry, Kitchen, Pantry, Ensuite, Bathroom and WC Including Diamond Grinding
Carpets:	Godfrey Hirst: Windsor Twist Range Carpet over 105kg Underlay to Living, Dining, Study Nook, Bed 1,2,3 & 4, including Wardrobes and Hallway (including Cupboards & Store)

LANDSCAPING

Driveway:	Exposed Aggregate 41.29m ²
Patio:	Coloured and Cut Concrete 28.02m ²
Internal Fence:	Not Included
Boundary Fence:	Not Included
Letterbox:	Not Included
Clothesline:	Not Included
Site Levelling:	Not Included
Landscaping:	Not Included

Signed Client: _____

Signed MGH: _____

Date: _____

VARIATIONS TO CONTRACT

All Client Variations after Signing of the Contract will be Quantified and Priced with a 15% Fixed Margin - Including P.S & P.C 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 SUM & PRIME COST SUMS (P.S & P.C SUMS)

All Provisional Sums & Prime Cost Sums are Inclusive of GST. Any Variations Applied to these Sums will be Subject to a 15% Margin