

# Schedule of Materials and Work

**Date: 23<sup>rd</sup> February 2021**

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**Client: Homes By Orange**

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**Concept plan number: 19246**

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**Site address: Unit 1, 611 Main Road, Stoke, Nelson, 7011**

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**LOT/DP number: Lot 1 DP2641**

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**House Type: 2 bedroom unit**

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**Home Consultant:**

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# 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discussions you have had with our team members at Homes by Orange about the specifications and details of your home are superseded by this document.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 - Placemakers
- Floor coverings - Hubbers
- Windows and doors – Nulook
- 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.
- Certified Builders 10 year guarantee included
- Includes full working drawings
- Includes a provisional sum of **\$6,492.00 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 procession 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 115.48 m2.

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Excavations	Flat & level site assumed. This quotation does not include allowances for site correction or engineer costs, if required. NOTE: No allowance for soft ground conditions.	Rib-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	Cupolex floor system.		1
Veranda floor	No veranda or patio included.		
Finish to foundation	Fair face concrete as poured by contractor.		
Steps	None in this design.		
Engineering	<b>\$690.00 including GST</b> for engineer costs included in quotation.		

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# Exterior and Framing

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Cladding	Acratex Exsulite 50mm EIFS cladding system Three coat light weight plaster system.	Colour: <a href="#">MANORBURN HALF</a>	2
Feature Cladding	Cedar	Colour: <a href="#">WOOD-X DAMPER</a>	3
Columns/pillars	No columns in this design.		
Gable and Head Board	Mono pitch roof		4
Framing	90x45 Douglas Fir MSG8 H1.2 KD frames and trusses. Studs at 600 crs, Dwangs at 800crs and Trusses at 900 crs.		
Driveways	Exposed aggregate concrete included		
Landscaping	Refer to landscaping plan		
Decks	Not included		

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# Roofing

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Roof type	Colour steel (standard colours)	Colour: <a href="#">LANCEWOOD</a>	
Profile	Roofdeck or Corrugated* .40 Colourcote ZR8	<a href="#">ROOF DECK</a>	5
Underlay	Heavy duty roofing underlay.		
Roof pitch and wind zone.	6° & 11° pitch. High wind zone allowance included.		
Fascia and gutter	F180 fascia system gutter with PVC downpipes.	<a href="#">WITH 120 BOX GUTTERS</a> Colour: <a href="#">LANCEWOOD</a>	6
Soffits	Hardiflex	Colour: <a href="#">OKATIRO</a>	7
Guttering type	Colour steel Gutter/Fascia		
Downpipes	PVC Round		

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# Exterior Joinery

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Window type	11 window units. 2 hinged door units. 1 sliding door unit. Colour match handles on aluminium doors.	Refer attached quote and specs sheet for detail and initial.  Finish / colour: <a href="#">FLAXPOD MATT</a>	
Window/door liners	Paint grade flat pine window liners		
Rebated doors	All external doors rebated.	(Excluding single garage access door)	
Garage Door/s	2700mm Dominator Insulated Sectional Garage Door (Standard colour range)	Colour: <a href="#">FLAXPOD</a> Profile: <a href="#">VALERO</a>	8
Front door	Stellar SR11 1000mm Panel with Apex mini lever lock set Door leaf and 600 pull handle		9
Cat door	Not included.		
Tint glass	Grey tint.		
Double glazing	Included including 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 and polystyrene	No batts to garage exterior walls.	
Ceiling	R3.6 pink batts	Excluding garage.	
Heating	Fujitsu ASTG18KMTC Hi Wall	Heating capacity: 6.0kw Cooling capacity: 5.0kw	
Fire	Not within this plan.		
Solar	Not within this plan.		

# Flooring

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Carpet	<b>"Tapu Collection Carpet"</b> to lounge, dining, bedrooms 1,2 including robes		
Vinyl planking	<b>"Moduleo Select Vinyl Plank"</b> to WC, kitchen, pantry, entry and storage.		
Tiles	<b>"600 x 600 Builder's range Tiles"</b> to ensuite floor and walls and shower to 2.55m 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 Square Stopping to Ensuite		10
Ceiling Heights	2.55m		
Additional Interior features	Bulkhead to 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-Grooved interior doors with paint finish, in MDF flat jambs. *Profile to be determined	Profile: <a href="#">MERIVALE</a>	13
Internal door hardware	Miles Nelson S Range	<a href="#">SHILOH</a> Including door stops and cavity slider handles	14 & 15
Door jambs	MDF flat with pine to wet areas		
Cavity Sliders	Yes 2 to ensuite		

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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 storage cupboards		
Wardrobes	Standard Wire and Shelf fitting system		16
Wardrobe Doors	Sliding V groove interior doors with paint finish		13
Glass Splashback	1800mmx750mm Diamante Low Iron	Colour: <b>RESENE HALF TAPA</b>	

## Miscellaneous

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Power Distance Main	Provisional Sum of <b>\$345 including GST</b> 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 <b>owner</b>	
Sewer/Storm water	Provisional Sum <b>\$9,428.00 including GST</b> allowed for all drainage		
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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# Bathroom One – Ensuite

<b>SPECIFICATION</b>	<b>DESCRIPTION</b>	<b>NOTES</b>	<b>IMAGE</b>
Shower	Fully tiled shower with glass door and side panel	Tiles to ceiling Channel waste drain	17
Toilet	Stylus Dorado Toilet	White	18
Toilet roll holder	Cosmo toilet roll holder	Chrome	19
Vanity	Boston Wall Hung 900mm Vanity with 2 Drawers Evoke Pop Up Waste	White Chrome	20
Mirror	900x1100mm frameless polished edge	Above vanity	21
Shower Mixer	Kohler Aleo Shower Mixer	Chrome	22
Slide Shower	Adesso Urban Three Function Slide Shower	Chrome	23
Basin Mixer	Kohler Aleo Basin Mixer	Chrome	24
Towel Rail	7 Bar Ladder Heated Towel Rails by Electrician	Chrome	25
Bath	Not in this design		
Extras	N/A		

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# Separate Toilet

<b>SPECIFICATION</b>	<b>DESCRIPTION</b>	<b>NOTES</b>	<b>IMAGE</b>
Toilet roll holder	Cosmo toilet roll holder	Chrome	19
Vanity	Clearlite Mimas 400mm wall hung vanity Evoke Pop Up Waste	White Chrome	
Mirror	400x1100mm frameless polished edge	Above vanity	
Toilet	Stylus Dorado Toilet	White	18
Basin Mixer	Kohler Aleo Basin Mixer		
Towel Rail	Not in this design		

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# Plumbing and Laundry

SPECIFICATION	DESCRIPTION	NOTES	IMAGE
Tub	Robinhood ST3702 Supertub II	White	26
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 storage 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	Kohler sink mixer	Chrome	27
Exterior Taps	2 included		
Interior pipe work	Polybutylene pipework		

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# Appliances

<b>SPECIFICATION</b>	<b>DESCRIPTION</b>	<b>NOTES</b>	<b>IMAGE</b>
Cook Top	Smeg SE364ETBM 60cm ceramic cook top	Stainless Steel Surround	28
Oven	Smeg SFA579X2 single oven	Stainless Steel	29
Rangehood	Smeg PUM60X Powerpack with ducting to exterior.	Stainless Steel	30
Waste Disposal	Applico GAWD12 Waste Disposal		31
Dishwasher Type	Smeg DWA6214X2 dishwasher	Stainless Steel	32

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# Other Contract Exclusions




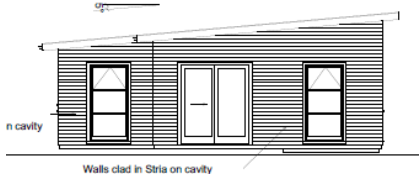
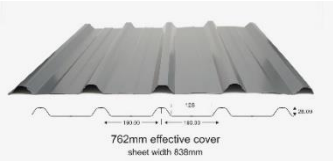



- Valuation fees
- Surveyors fees
- Water or drainage connection fees
- Water rates used during the build
- Drapes
- Spoil removal
- Fencing
- Letterbox
- Clothesline

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# 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>Roof deck:</p> 	<p>120 Box:</p> 		

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Image 9	Image 10	Image 11	Image 12
			
Image 13	Image 14	Image 15	Image 16
			

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<p>Image 17</p>	<p>Image 18</p>	<p>Image 19</p>	<p>Image 20</p>
			
<p>Image 21</p>	<p>Image 22</p>	<p>Image 23</p>	<p>Image 24</p>
			

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

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Date: \_\_\_\_\_

# 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: \_\_\_\_\_