

SPECIFICATIONS - Schedule of Materials and Works

GUIDE ONLY

Please read through this Schedule carefully. Anything previously discussed and not recorded in this Schedule of Material and Works is not included in your build estimate.

Name: _____ Signature: _____ Date: _____

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1. PRELIMINARY & GENERAL

		Initial
10 Year Master Build Guarantee	Standard 10 Year Guarantee	
Contractors All Risk Insurance	Included in cost	
Building Consents	Included in cost	
Lodge Building Consent	Findlay Construction on behalf of client/s	
Provision of Code of Compliance	Included in cost	
Drawings & Plans	Included in cost	
Colour & Interior Design Consult	Included in cost	
Soil Testing	Included in cost	
Soil Test results	Not yet completed	
Wind Zone	Not yet determined	

2. FOUNDATION

		Initial
Foundation	As per Engineer requirements	
Concrete	As per Engineer requirements	
Engineered Foundation	Allowance included	

3. EXTERIOR

		Initial
Exterior Framing	90mm x 45mm SG8 H1.2 / 140mm x 45mm SG8 H1.2	
Roof	Longrun colorsteel	
Roof profile	Corrugated longrun	
Ridge Type	Angle trim	
Underlay	Thermacraft self supporting underlay	
Main Roof Pitch	25 Degrees	
Soffit Linings	4.5mm Hardisoffit lining	
Stud Height Ground Floor	2.4m	
Fascia	180mm colorsteel	
Spouting	Continuous colorsteel	
Spouting Profile	5" Ogee - 0.5 gauge	
Downpipes	PVC - White (Unpainted)	
Exterior Cladding Type 1	As per plans	
Exterior Cladding Type 2 (Feature Cladding)	As per plans / Not applicable	
Feature Columns	As per plans / Not applicable	
Building Wrap	Thermakraft	
Meter Box	Internal metre box	
Garage Door	Door size as per plans - colorsteel sectional door - smooth - insulated	
Automatic Garage Door Opener	2 remote controls per door	

4. ALUMINIUM JOINERY

		Initial
Exterior Aluminium Joinery	Powdercoated aluminium - double glazed - including garage	
Flashing Colour	Powdercoated to match Aluminium Joinery	
Thermally Broken Aluminium Joinery	Thermally Improved Frames as per H1 requirements	
Low E Max Glazing	Double Low-E glazed as per H1 requirements	
Bathroom, Ensuite, Toilet Windows	Etchlite obscure	
Garage Windows/Garage Side or Laundry Door	Clear	
All Other Windows	Clear	
Front Door	Single V Groove powdercoated aluminium door	
Front Door Hardware	Apex pull handle and deadlock with key outside and snib inside in Satin Chrome	
Window Latches	Colour matched to aluminium joinery with double tongue latches for passive ventilation (where suitable)	
Aluminium Door Hardware	Colour matched to aluminium joinery	
Aluminium Door Threshold	Flooring to aluminium sill liner	

5. INSULATION & NOISE CONTROL SYSTEMS

		Initial
Ceiling Insulation	Pink Batts - R 5.0 including garage	
Exterior Wall Insulation	Pink Batts - R 2.8 including garage	

6. INTERIOR LININGS

		Initial
Interior Framing	90mm x 45mm SG8 H1.2	
General Ceiling Linings	13mm standard gib board	
Bathroom / Ensuite Ceiling Linings	10mm aqualine gib board	
Gib Stopping to Ceiling Linings	Level 4 paint finish	
General Wall Linings	10mm standard gib board	
Bathroom / Ensuite Wall Linings	10mm aqualine gib board	
Gibstopping to Wall Linings	Level 4 paint finish	
External Gib Corner Finish	Square	
Skirting	60mm x 10mm bevelled edge pine	
Scotia	Square stop throughout including garage, excluding cupboards	
Garage Walls	10mm standard gib board	
Interior Doors	Hollow core, flush panel, paint quality, 3mm skin 7mm magnets to all cupboard doors, concealed	
Interior Door Handles	Windsor Phoenix Series	
Interior Door Stops	Windsor Series SS	
Integrated Privacy Sets	Bathroom, toilet & ensuite - integrated set	
Wardrobe doors	As per plans	
Interior Door Height	1.98m	
Cavity Sliders	As per plans if applicable 7mm magnets to all double cavity sliders, concealed	
Type of Cavity Slider	Steel one side, soft close	
Door Jambs	Rebated bevelled jointed pine jam with architraves	
Door Architraves	60mm x 10mm bevelled edge pine	
Window Jambs	Finger jointed pine	
Window Architraves	60mm x 10mm bevelled edge pine	
Wardrobes to all bedrooms	Double MDF painted shelves and single powdercoated clothes rail	
Cupboards	Double MDF painted shelves and single powdercoated clothes rail	
Linen Cupboard	4 shelves - 100mm unpainted slats	
Ceiling Hatch	600 x 600mm framed ceiling hatch in garage	

7. DRAINAGE

		Initial
Connection to town water supply	Allowance included	
Connection to town stormwater & sewer	Allowance included	
Attenuation Tank	No allowance	

8. BATHROOM

		Initial
Vanity Unit	900 Frank Wall Hung (1 drawer) : Colours: Charred Elm, Matte White, Planked Urban Oak	
Vanity Faucet	Voda Storm Basin Mixer Chrome	
Mirror	900mm x 1100mm down to vanity, polished edge	
Bath	Rio 1500mm Freestanding Oval Bath	
Bath Mixer & Bath Spout	Voda Storm Mixer Chrome & Voda Storm Bath Spout Chrome	
Shower	Sierra 1000 x 1000 2 sided side moulded satin corner waste 1920mm	
Shower Mixer	Voda Storm Shower Mixer Chrome	
Shower Rose	Voda Storm 3 Function Slide Shower Round Chrome	
Heated Towel Rail	Quadro Square Ladder 7 Bar 800x600 - Chrome	

9. TOILET (separate room / included in Bathroom)

		Initial
Toilet	Casalino BTW Toilet Suite	
Toilet Roll Holder	Evoke Toilet Roll Holder - Chrome	
Toilet Basin	Frank 400 Junior Wall Hung Vanity	
Toilet Basin Faucet	Voda Storm Basin Mixer Chrome	

10. ENSUITE

		Initial
Vanity Unit	900 Frank Wall Hung (1 drawer) : Colours: Charred Elm, Matte White, Planked Urban Oak	
Vanity Faucet	Voda Storm Basin Mixer Chrome	
Mirror	900mm x 1100mm down to vanity, polished edge	
Shower	Sierra 1000 x 1000 2 sided side moulded satin corner waste 1920mm	
Shower Mixer	Voda Storm Shower Mixer Chrome	
Shower Rose	Voda Storm 3 Function Slide Shower Round Chrome	
Heated Towel Rail	Quadro Square Ladder 7 Bar 800x600 - Chrome	
Toilet	Casalino BTW Toilet Suite	
Toilet Roll Holder	Evoke Toilet Roll Holder - Chrome	

11. KITCHEN (PANTRY if applicable)

		Initial
Cabinetry	Melamine	
Benchtop	Laminate	
Soft Close Drawers	Full extension	
Soft Close Doors	Included	
Rangehood	Fisher & Paykel HC90PLX4 Canopy - Performance	
Splashback	Glass 900 x 750mm Low Iron Rear Painted Glass in Standard Resene Colour	
Sink	1 1/2 with drainer - over mounted	
Tapware	Voda Gooseneck Sink Mixer Chrome	
Waste Disposal	Fisher & Paykel GD75IA1 - Contemporary	
Dishwasher	Fisher & Paykel DW60FC1X2 - Performance	
Cook Top	Fisher & Paykel CE604CBX2 Ceramic - Performance	
Oven	Fisher & Paykel Single 85L 7 Function - OB60SC7CEX3	
Fridge	No allowance	
Water to fridge	Allowance included	

12. LAUNDRY

		Initial
Laundry Tub	Robinhood Supertub ST3704	

13. PLUMBING & GAS

		Initial
Exterior Taps	As per plans (2 or 3)	
Hot Water Heating	Hot Water Cylinder - Mains pressure 180L	

14. ELECTRICAL

		Initial
Mains Cable	Up to 20m single phase mains cable	
Double Power Points	As required (done at quoting stage)	
Single Power Points	As required (done at quoting stage)	
Phone/Data	2	
Floor TV	2	
Aerials	Standard UHF Freeview - roof mounted	
Smoke Detectors	Hardwired as per regulations	

15. LIGHTING

		Initial
Switch Plates	Vynco Fusion Urban	
Downlights	White trim LED downlights throughout, 9W, 3000K natural warm light	
Vanity Lighting	White trim LED downlight, 9W, 3000K natural warm light	
Garage Lighting	White trim LED downlight, 9W, 3000K natural warm light	
Kitchen Island Lighting	White trim LED downlight, 9W, 3000K natural warm light	
Outdoor Lighting	White trim LED downlight, 9W, 3000K natural warm light on sensor	

16. DECORATION

		Initial
Ceiling and Scotia	Paint in selected light based colour - Resene ceiling flat	
Walls	Paint in selected light based colour - Resene zylone sheen	
Wet Area Walls	Paint in selected light based colour - Resene spacecote	
Skirting	Paint in selected light based colour - Resene lustacryl	
Window and Door Frames & Architraves	Paint in selected light based colour - Resene lustacryl	
Doors	Paint in selected light based colour - Resene lustacryl	
Garage Walls	Paint in selected light based colour - Resene zylone sheen	
Soffits	Paint in selected light based colour - Resene lumbersider or Sonyx 101	
Exterior Cladding 1	If required - dependent on cladding option	
Exterior Cladding 2	If applicable	
Garage Door Trim	Paint in selected light based colour - Resene lumbersider	

17. FLOOR COVERING

		Initial
Bedrooms	Carpet - VCC Nikau, 42oz SDN Cut Pile Carpet	
Lounge	Carpet - VCC Nikau, 42oz SDN Cut Pile Carpet	
Family/Dining	Carpet - VCC Nikau, 42oz SDN Cut Pile Carpet	
Hall	Carpet - VCC Nikau, 42oz SDN Cut Pile Carpet	
Entry	Vinyl - GH Avvio, 2mm Vinyl Planking	
Bathrooms	Vinyl - GH Avvio, 2mm Vinyl Planking	
Laundry	Vinyl - GH Avvio, 2mm Vinyl Planking	
Kitchen	Vinyl - GH Avvio, 2mm Vinyl Planking	
Garage	Concrete - plain	
Carpet Underlay	10mm underlay 90kg density Eco Select Foam Underlay	

18. NO TILING

Initial

19. HEATING

		Initial
Wood Burner	No allowance unless indicated on plans	
Hearth	No allowance unless indicated on plans	
Heat Pump	Panasonic CS/CU-Z60V KR Heat Pump	
Ventilation System	4 room standard SV04 Smart Vent System	

20. EXTERIOR WORKS

		Initial
Clothesline	Supply only Austral fold down compact clothesline	
Letterbox	Standard Urban Back open letterbox with 80mm numbers	

21. EXCLUSIONS

		Initial
We have no allowance for the following:	Resource consent applications or fees Development or reserve contributions Geotechnical or topographical reports Engineering designs Legal consultation or fees Valuer's fees Additional foundation works - engineering, piling, bridging Additional underfloor excavation and hardfill due to poor soil or sloping site Additional groundworks required due to poor weather Power pod upgrading Water meters Site works - paths, patios, decks, drives, vehicle crossing unless specified in Section 20 Sumps in drives, paths, patios Bubble up chamber if required at the boundary Fencing Retaining walls Surveyors fees for boundary peg locations Surveyors fees for height recession plane Surveyors fees for site levels Landscaping or planting Window dressings - curtains or blinds Heating systems Contract works insurance for work completed by client Removal of site spoil Sea Spray Zone costs Very high wind zone costs Backfilling & spreading topsoil Bulk excavation & carting away soil unless specified in this document Gas bottles if on LPG	

22. PRELIMINARY & GENERAL CONDITIONS

- a) Findlay Construction have an active Health & Safety Policy in place and is committed to this policy; please ensure you have been through our H&S induction before visiting your site. (this will be done at the first meeting after Contract signing)
- b) It is the client's responsibility to highlight any/all covenants that relate to the site.
- c) Our quotation and contracts provide for the construction of the dwelling in accordance with the Schedule of Material and Works, the annexed plans and general specification and building contracts. Where there is a contradiction between any of the documents then this Contract Schedule of Material and Works shall take first precedence, the plans second precedence and the general specifications third precedence.
- d) All work is to be completed in accordance with 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, Council generated requests, or Building Consent conditions over the contract period will be charged to the owner.
- e) Any additional clauses inserted, existing clauses altered or crossed out, or any changes that may be made to this schedule of material of works by the employer and/or the builder must be initialled by both parties to be valid.
- f) Our quotation and contracts provide for the preparation of all drawings, contract documentation, temporary all risk insurance cover (until payment in full and handover), temporary power (water to be supplied by land owner), all boxing and profile material, freight and deliveries, hire of equipment, general site clearance on completion and general cleaning of the dwelling.
- g) Renovations and addition works need owners insurance to be extended to cover Construction, and the Insurance must show Findlay Construction as a Contractor or Interested Party.
- h) Our quotation and contracts exclude any utility connection fees, or establishment fees for power supply, power plinths, gas or water meters, or provision of any services outside of the site. It is assumed that all common services are established and available at the edge of the building site.
- i) Our quotation and contracts exclude any allowance for contributions, levies or fees that may be required by the territorial authority, or utility
- j) Our quotation and contracts exclude any allowance for surveying or demolition.
- k) Our quotation and contracts exclude any allowance for public drainage, soakage tests, detention tanks, or videoing of drains. Repair or replacement of existing drains is not included.
- l) Our quotation and contracts exclude any allowance for engineers design fees other than that which relates to the house plans only.
- m) All costs incurred for rock breaking, tree stump or root removal, existing house foundations, old septic tanks etc, on the building site and/or access will be charged as an extra to the contract sum.
- n) All costs incurred for additional piling or foundation work found necessary because of issues such as existing drains on or near the building site will be charged as an extra to the contract sum.

Please note

- a) This schedule excludes anything previously discussed, considered or debated, unless they are expressly recorded in the above Schedule of Material of Works. Further items may only be added (or changes made) to the contract by way of a written Variation agreed to by both parties whether there is a cost implication or not.
- b) I have been shown through the Schedule of Material of Works line by line with a Findlay Construction Home Consultant and understand all the products outlined and written in this Schedule.
- c) By signing this document, you acknowledge that your house will be built to this Schedule.