

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.

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	Engineered foundations required	
Wind Zone	High Wind Zone	

2. FOUNDATION

		Initial
Foundation	As per Engineer requirements	
Concrete	As per Engineer requirements	
Paint finish to base over Hardies	Allowance included	
Engineered Foundation	Allowance included	

3. EXTERIOR

		Initial
Exterior Framing	90mm x 45mm SG8 H1.2 / 140mm x 45mm SG8 H1.2	
Roof	Longrun colorsteel - Colour: Ebony	
Roof profile	Corrugated longrun	
Ridge Type	Angle trim	
Underlay	Thermacraft self supporting underlay	
Main Roof Pitch	20 & 30 Degrees	
Soffit Linings	4.5mm Hardisoffit lining - Colour: Resene Alabaster	
Stud Height	2.7m	
Raked Ceilings	Living area	
Fascia	Timber - Colour: Resene All Black	
Spouting	Continuous colorsteel - Colour: Ebony	
Spouting Profile	5" Ogee - 0.5 gauge	
Downpipes	PVC - Colour: Black	
Exterior Cladding Type 1	James Hardie - Linea Oblique 180mm - vertical - Colour: Resene Element	
Window Head	As per plans	
Exterior Cladding Type 2 (Feature Cladding)	Brick - San Selmo Original 230 x 76 x 70 - Mortar colour: White	
Cladding flashing colour	N/A	
Feature Sills	N/A	
Exterior External Corners	N/A	
Feature Columns	2 x Alfresco Posts - Oblique - Colour: Resene Element	
Building Wrap	Thermakraft	
Meter Box	Internal metre box	
Garage Door	4.8m x 2.1m Nu-Style Asgard colorsteel sectional door - smooth - insulated - Colour: Ebony	
Automatic Garage Door Opener	2 remote controls per door	

4. ALUMINIUM JOINERY

		Initial
Exterior Aluminium Joinery	Powdercoated aluminium - double glazed - including garage - Colour: Matt Black	
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	Clear	
Garage Door	Clear	
Laundry Door	Clear	
Bedroom Windows	Clear	
All Living Areas incl Kitchen, Pantry Windows	Clear	
Foyer Window	1 pane only - 2.4m wide	
Front Door	Single V Groove powdercoated aluminium door with side light - Colour: Matt Black	
Front Door Hardware	Yale Digital Door Lock	
Security Stays	No allowance	
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	
Vented Sashes	No allowance	
Cat Flap	No allowance	

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	
Feature Walls Brick Allowance (Foyer)	Brick - San Selmo Original 230 x 76 x 70 - Mortar colour: White	
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, ensuite & powder room - integrated set	
Deadlock Sets	No allowance	
Wardrobe doors	As per plans	
Interior Door Height	1.98m	
Cavity Sliders	As per plans 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	
Master Wardrobe	As per custom wardrobe plan includes full length mirror with white frame	
Wardrobes to bedrooms 2, 3	As per custom wardrobe plans	
Wardrobe to bedroom 4	Double MDF painted shelves and single powdercoated clothes rail	
Ceiling Hatch	Sellwood Timber Attic Stairs Economy FT30 for 2.7m stud height	

7. DRAINAGE

		Initial
House Drains	Included	
Septic System	Biocycle wastewater treatment system	
Sewage Plant Access Risers	No allowance	
Water Tanks	2 x 25000L 1/2 buried + 14000L drinking water	
Water Tank overflow	No allowance	
Water Pump	Allowance included	
Water Pump Shed	No allowance	
UV Filter	No allowance	

8. BATHROOM

		Initial
Vanity Unit	900 Sahara Vanity - Double Drawer wall hung Colours:French Oak (negative detail) Via Stone Cast	
	Matte White Vanity Top with inbuilt basin	
Vanity Faucet	Voda Storm Basin Mixer Chrome	
Mirror	Ambience 800 Round LED Mirror with demister	
Bath	NewTech Newark 1700mm Centered Back to Wall	
Bath Mixer	Voda Storm Shower Mixer Chrome	
Bath Spout	Storm Bath Spout Chrome	
Shower	Tiled 1000 x 1000 mm shower with 1 hinged glass door, 2 tiled walls, half-height tiled wall with niche and top half glass, flush wet floor, Satin Chrome channel and hardware	
Shower Mixer	Voda Storm Shower Mixer Chrome	
Shower Rose	Voda Storm Double Head Shower System Chrome	
Extractor Fan	Manrose ceiling 150mm extractor unit	
Towel Rail	Evoke 7-Bar Heated Towel Rail 800 x 600mm Chrome	
Fan Heater	No allowance	
Toilet	Casalino BTW Toilet Suite	
Toilet Roll Holder	Evoke Toilet Roll Holder - Chrome	
Wastes - Bath, Shower & Vanity	Note: wastes supplied are Chrome	

9. POWDER ROOM

		Initial
Toilet	Casalino BTW Toilet Suite	
Toilet Roll Holder	Evoke Toilet Roll Holder - Chrome	
Toilet Basin	750 Savanna Luxe (drawer with open shelf) wall hung Vanity Colour: French Oak, negative detail - Toni Round 360mm Basin Matte White with Stonecast Matte White Slab Top	
Toilet Basin Faucets	Voda Storm Wall Mounted Basin Mixer Chrome	
Toilet Basin Mirror	Ambience 600 Round LED Mirror with demister	
Towel Rail	Evoke 470mm Towel Rail - Chrome	
Wastes - Vanity	Note: wastes supplied are Chrome	

10. ENSUITE

		Initial
Vanity Unit	1200 Sahara Luxe Wall Hung (4 Drawer, 1 centre basin) Vanity Colours: French Oak, negative detail - Toni Round 360mm Basin Matte White with Stonecast Matte White Slab Top	
Vanity Faucet	Voda Storm Wall Mounted Basin Mixer Chrome	
Mirror	Ambience 800 Round LED Mirror with demister	
Shower	Tiled 1500 x 1000mm shower - no door, 1 glass wall with Satin Chrome channel, 3 tiled walls (back shower wall has tiled shelf), flush wet floor with channel drain	
Shower Mixer	Voda Storm Shower Mixer Chrome	
Shower Rose	Voda Storm Double Head Shower System Chrome	
Extractor Fan	Manrose ceiling 150mm extractor unit	
Towel Rail	Evoke 7-Bar Heated Towel Rail 800 x 600mm Chrome	
Toilet	Casalino BTW Toilet Suite	
Toilet Roll Holder	Evoke Toilet Roll Holder - Chrome	
Wastes - Shower & Vanity	Note: wastes supplied are Chrome	

11. KITCHEN & SCULLERY

		Initial
Cabinetry	18mm Melteca 'Mist' satin finish to cabinetry Bestwood Melamine 'Ranfurly Oak' (or similar) to base doors under breakfast bar overhang, breakfast bar panelling and back panel of upper open shelving unit	
Kitchen LED Strip Lighting	Under upper cabinetry in Kitchen	
Kitchen & Scullery Benchtop	Neolith 'Taj Mahal' sintered stone, 12mm thick	
Soft Close Drawers	Full extension	
Soft Close Doors	Included	
Kitchen & Scullery Handles	Oblique handle-less system to base units, 10mm lip pull to upper units, 320mm standard range handle to pantry opening door and internal pantry	
Powerpac Rangehood	Fisher & Paykel HP90ICSX4 Powerpack	
Splashback	Window	
Sink	Mercer Derby, 550w single stainless steel sink insert, under mounted	
Tapware	Voda Gooseneck Sink Mixer Cold Start Chrome	
Waste Disposal	No allowance - rural	
Dishwasher	Fisher & Paykel DW60FC1X2 - Performance	
Cook Top	Fisher & Paykel CG604DX1 Gas Cooktop - Performance	
Oven	Fisher & Paykel Single 85L 7 Function - OB60SC7CEX3	
Fridge	No allowance	
Water to fridge	Allowance included	
Sink in Scullery	Mercer Oxford, 450w single stainless steel sink insert, under mounted	
Tapware in Scullery	Voda Gooseneck Sink Mixer Cold Start Chrome	
Extraction in Scullery	Allowance included	
Oven in Scullery - client to supply	No allowance for supply - F&P 60cm Series 7 Contemporary Pyrolytic Oven OB60SD9PLX1	
Microwave in Scullery - client to supply	No allowance	
Feature lighting in kitchen cabinetry	Allowance Included - LED lighting under upper cabinetry	
Electrical plug on kitchen island bench	1 x allowance included on side of bench	

12. LAUNDRY

		Initial
Laundry Cabinetry including uppers	18mm Bestwood Melamine 'Ranfurly Oak' in timberland finish to match to kitchen and scullery Oblique handle-less system to base units, 10mm lip pull to upper units, 320mm standard range handle to broom cupboard	
Handles		
Splashback	No allowance	
Benchtop	Laminate	
Sink Insert	Mercer Essex, 450w single stainless steel sink insert, under mounted	
Sink Mixer	Voda Gooseneck Sink Mixer Cold Start Chrome	
Extractor Fan	Manrose ceiling 150mm extractor unit	

13. PLUMBING & GAS

		Initial
Exterior Taps	3 Exterior Taps	
Water to Fridge	Allowance included	
Hot Water Heating	Rinnai Infinity 26	
Gas Fire	Novo Inbuilt - with Matt Black Standard Fascia Surround and burner media - Ceramic Logs	
Gas Supply	LPG Gas Bottles only (Owner to organise)	
Wood Burner	No allowance	

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	No allowance	
Floor TV Powerpoints	No allowance	
Wall TV Powerpoints	Allowance included	
HDMI Cable	No allowance	
Sky	No allowance	
Home Hub	No allowance	
Speaker Wiring	No allowance	
Ceiling Fan	No allowance	
Aerials	No allowance	
Alarm	No allowance	
Smoke Detectors	As per regulations	
Doorbell	No allowance	
Exterior Plugs	No allowance	
Spa Bath, Solar Panels	No allowance	

15. LIGHTING

Switch Plates	Vynco Fusion Urban	
Downlights	White trim LED downlights throughout, 9W, 4000K natural warm light	
Vanity Lighting	White trim LED downlight, 9W, 4000K white light	
Garage Lighting	White trim LED downlight, 9W, 4000K white light	
Kitchen Island Lighting	incl below - feature lighting	
Foyer Pendant	incl below - feature lighting	
Family Room Pendant	incl below - feature lighting	
Feature Light supply incl 5 x exterior outside lights	\$3,000.00 <i>PC Sum Allowance incl GST</i>	
Kitchen under cabinetry LED strip	incl in Section 11 (Kitchen & Scullery)	
Sensor Treadlights	7 (Hall x3, Ensuite x2, Bathroom x2)	
Security Lighting	One sensor connected to front exterior lights (1 either side of garage)	
Outdoor Lighting - in addition to feature lights	White trim LED downlight, 9W, 4000K white light on sensor	

16. PAINT DECORATION

		Initial
Ceiling	Resene ceiling flat - Colour: Alabaster	
Scotia and Trim	Resene ceiling flat - Colour: Quarter Albescent White	
Walls unless otherwise specified	Resene zylone sheen - Colour: Albescent White	
Entry Feature Wall	Brick	
Feature wall paper	No allowance	
Bed 2 Feature Wall	Resene Blanched Pink	
Bed 3 Feature Wall	Resene Quarter Powder Blue	
Powder Room - All Walls	Resene Peace	
Skirting	Resene ceiling flat - Colour: Quarter Albescent White	
Window and Door Frames & Architraves	Resene ceiling flat - Colour: Quarter Albescent White	
Interior Doors	Resene lustacryl - Colour: Quarter Albescent White	
Garage Walls	Resene zylone sheen - Colour: Albescent White	
Garage Floor	Plain concrete	
Soffits	Resene lumbersider or Sonyx 101 - Colour: Alabaster	
Fascia	Resene lumbersider or Sonyx 101 - Colour: Ebony	
Gable Ends - Linea Oblique	Resene lumbersider or Sonyx 101 - Colour: Element	
Exterior Cladding - Linea Oblique	Resene lumbersider or Sonyx 101 - Colour: Element	
Garage Door Trim	Resene lumbersider or Sonyx 101 - Colour: All Black	
Front Door or Window Sills	No allowance	

17. FLOOR COVERING

		Initial
Bedrooms + Wardrobes	Carpet - VCC Nikau, 42oz SDN Cut Pile Carpet - Akaroa	
Lounge + Office + Store 2	Carpet - VCC Nikau, 42oz SDN Cut Pile Carpet - Akaroa	
Entry Foyer + Cupboard, Hall + Store 3	Belgotex Pure Floor Laminate - Roble Dalia - Ebony/ Black Matt Bars to aluminum joinery	
Kitchen + Pantry + Dining + Family	Belgotex Pure Floor Laminate - Roble Dalia - Ebony/ Black Matt Bars to aluminum joinery	
Laundry + Store 1	Belgotex Pure Floor Laminate - Roble Dalia - Ebony/ Black Matt Bars to aluminum joinery	
Powder Room	Belgotex Pure Floor Laminate - Roble Dalia - Ebony/ Black Matt Bars to aluminum joinery	
Garage	Concrete - plain	
Carpet Underlay	11mm underlay 105kg density Underlay	

18. TILING

		Initial
Floors with tiled skirting - Bathroom & Ensuite	Tile Warehouse, Crushed Terazzo Bianco 600x600 Mapei: Ancient White	
Kitchen Splashback	No allowance - window	
Laundry Splashback	No allowance	
Full Height Wall - Behind Bath only	Tile Warehouse, Crushed Terazzo Bianco 600x600 Mapei: Ancient White	
Bathroom Shower - tiled floor & 2 walls with half height wall incl soap box, glass top half of wall	Tile Warehouse, Crushed Terazzo Bianco 600x600 Mapei: Ancient White - Mitered Corners	
Ensuite Shower - tiled floor & 3 walls with feature shelf as shown on plans	Main tile - TW, Crushed Terazzo Bianco 600x600 Mapei: Ancient White - Mitered Corners Feature tile above shelf on back wall only - TW Black Coffee Col: Ivory Matt 600x600	
Vanity Splashback - Bathroom & Ensuite	Tile Warehouse, Crushed Terazzo Bianco 600x600 Mapei: Ancient White	
Hearth	No allowance - built in gas fire	
Aluminium Trim	Satin Silver - Note Mitred finish to niche in main bathroom and shelf edge in Ensuite	
Underfloor Heating	No allowance	

19. HEATING

		Initial
Gas Fire in Separate Lounge	Rinnai Novo Inbuilt with Matt Black Steel Surround and burner media - Ceramic Logs	
Wood Burner	No allowance	
Hearth	No allowance	
Heating	Panasonic ducted heat pump	
Heat Transfer	No allowance	
Air Conditioning Unit	Standard ducted air conditioning unit included - zone control additional \$4k + GST approx	
Ventilation System	No allowance	
Underfloor Heating	No allowance	

20. OTHER

		Initial
Solatube	No allowance	
Beam Vacuum System	No allowance	
Skylights	No allowance	

21. EXTERIOR WORKS

		Initial
Fencing	No allowance	
Vehicle Crossing	No allowance	
Driveway, Path & Patios	No allowance	
Alfresco Area + Front Entry Porch	Supply and install 19.5m2 of 140mm Kwila decking, picture framed, fixed to 140mm timber joists supported on timber piles	
Clothesline	Supply only Austral fold down compact clothesline	
Letterbox	Standard Rural Wilson letterbox	
Lawns	No allowance	
Landscaping	No allowance	
Builders access for Rural	No allowance	
	<i>General site clearing only is carried out at the completion of the build. No allowance for demolition of existing structures or removal of vegetation.</i>	

22. EXCLUSIONS

		Initial
We have no allowance for the following:	Development or reserve contributions Geotechnical or topographical reports 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 21 Fencing and Retaining walls Surveyors fees for boundary peg locations, height recession and / or site levels Landscaping or planting Window dressings - curtains or blinds Contract works insurance for client work Removal of site spoil, bulk excavation & carting away soil unless specified in this document Contract works insurance for client work Very high wind zone costs Gas bottles if on LPG	

23. 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 provider.
- 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.

Name: _____ Signature: _____ Date: _____

Name: _____ Signature: _____ Date: _____