

**34 Forest Hill Road
Aokautere**

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 price.

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	Engineered foundations required	
Wind Zone	Not yet determined	

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	
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	
Stud Height	2.55m	
Raked Ceilings	Living area	
Fascia	Continuous colorsteel	
Spouting	Continuous colorsteel	
Spouting Profile	5" Ogee - 0.5 gauge	
Downpipes	PVC - Coloured (Ironsand/Grey Friars/Black only)	
Exterior Cladding Type 1	Board & Batten - vertical	
Window Head	As per plans	
Exterior Cladding Type 2 (Feature Cladding)	Hard As Rock - Stacked Stone Slate Grey - Shadow Rock Teton	
Cladding flashing colour	N/A	
Feature Sills	N/A	
Exterior External Corners	N/A	
Feature Columns	2 x Alfresco Posts - Hard as Rocks - Stacked Stone Slate Grey - Shadow Rock Teton	
Building Wrap	Ecoply with wrap over	
Meter Box	Internal metre box	
Garage Door	4.8m x 2.1m Nu-Style Asgard 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, Powder Room Windows	Etchlite obscure	
Garage Windows	Clear	
Garage Ranchslider	Clear	
Bedroom Windows	Clear	
All Living Areas incl Kitchen, Pantry Windows	Clear	
Front Door	Single V Groove powdercoated aluminium door with side lights	
Front Door Hardware	Apex pull handle and deadlock with key outside and snib inside in Satin Chrome	
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	
Midfloor Insulation	No allowance	
Noise Control Batts	No allowance	
Noise Control Gib Board	No allowance	
Underslab Insulation	No allowance	

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	Triboard	
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	
Wardrobes to Bedrooms	Double MDF painted shelves and single powdercoated clothes rail	
Ceiling Hatch	Sellwood Timber Attic Stairs Economy FT30	

7. DRAINAGE

		Initial
House Drains	Included	
Septic System	Supply and install BioCycle wastewater treatment system	
Sewage Plant Access Risers	No allowance	
Water Tanks	2 x 25,000L buried concrete water tanks	
Water Tank overflow	Allowance included	
Water Pump	Included	
Water Pump Shed	No allowance	
UV Filter	No allowance	
Drinking Water	14000l drinking water supplied	

8. BATHROOM

		Initial
Vanity Unit	900 Clearlite Pacific Rise Colours: White Melamine, Baroque, Charred Oak	
Vanity Faucets	Voda Storm Basin Mixer Chrome	
Mirror	Ambience 800 Round LED Mirror with demister	
Bath	Tondo 1700 BTW Bath	
Bath Mixer	Voda Storm Mixer Chrome	
Bath Spout	Voda Storm Bath Spout Chrome	
Shower	Tiled walls within shower to ceiling, 1 x niche	
Shower Mixer	Voda Storm Shower Mixer Chrome	
Shower Rose	Voda Storm 3 Function Slide Shower Round Chrome	
Extractor Fan	Manrose ceiling 150mm extractor unit	
Towel Rail	LeVivi 825 Square HTR	
Fan Heater	No allowance	
Toilet	LeVivi Messina BTW	
Toilet Roll Holder	Aura Toilet Roll Holder - Chrome	
Wastes - Bath, Shower & Vanity	Note: wastes supplied are Chrome	

9. POWDER ROOM

		Initial
Toilet	LeVivi Messina BTW	
Toilet Roll Holder	Aura Toilet Roll Holder - Chrome	
Toilet Basin	400 Clearlite Pacific Rise, Wall Hung Right Hinge	
Toilet Basin Faucets	Voda Storm Basin Mixer Chrome	
Wastes - Vanity	Note: wastes supplied are Chrome	

10. ENSUITE

		Initial
Vanity Unit	Pinnacle Valley 1200 DB Double Dwr Wall Vanity Colours: White Melamine, Baroque, Charred Oak	
Vanity Faucet x2	Voda Storm Basin Mixer Chrome	
Mirror x2	Ambience 600 Round LED Mirror with demister	
Shower	Tiled walls within shower to ceiling, half high wall and 1 x niche	
Shower Mixer	Voda Storm Shower Mixer Chrome	
Shower Rose	Voda Storm 3 Function Slide Shower Round Chrome	
Extractor Fan	Manrose ceiling 150mm extractor unit	
Towel Rail	LeVivi 825 Square HTR	
Toilet	LeVivi Messina BTW	
Toilet Roll Holder	Aura Toilet Roll Holder - Chrome	
Wastes - Shower & Vanity	Note: wastes supplied are Chrome	

11. KITCHEN & PANTRY

		Initial
Cabinetry & Benchtop Allowance	\$25,185.00	
	<i>PC Sum Allowance incl GST</i>	
Cabinetry	Melamine	
Upper Cabinetry above cooktop & upper shelving in Pantry	Melamine	
Benchtop	Trendstone 'Classic' range, 20mm thick engineered stone, waterfall ends	
Soft Close Drawers	Full extension	
Soft Close Doors	Included	
Handles	Negative detail	
Rangehood	Fisher & Paykel HC90PLX4 Canopy - Performance	
Splashback in Kitchen	Glass length of kitchen back wall	
Sink	1 1/2 with drainer - over mounted	
Tapware	Voda Gooseneck Sink Mixer Chrome	
Waste Disposal	No allowance	
Dishwasher	Fisher & Paykel DW60FC1X2 - Performance	
Oven & Cooktop	500 Series - 90cm Freestanding Cooker Induction - Steel	
Fridge	No allowance	
Water to fridge	Allowance included	

12. LAUNDRY

		Initial
Laundry Benchtop & Cabinetry - no uppers	\$2,875.00	
	<i>PC Sum Allowance incl GST</i>	
Cabinetry	Melamine	
Splashback	Glass splashback length of laundry wall	
Benchtop	Laminate	
Sink Insert	Mercer Essex, 450w single stainless steel sink insert, under mounted	
Sink Mixer	Voda Gooseneck Sink Mixer 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	Hot water Cylinder - 250 Litre	

14. ELECTRICAL

		Initial
Mains Cable	Up to 200m three phase mains cable - from street pillar pod to house	
Exterior Sensor	1	
Interior Downlights	61	
Double Power Points	34	
Single Power Points	4	
Phone/Data	2	
Wall TV Powerpoints	2	
2 Way Circuits	5	
3 Way Circuits	2	
HDMI Cable	No allowance	
Sky	No allowance	
Home Hub	No allowance	
Speaker Wiring	No allowance	
Ceiling Fan	No allowance	
Aerials	Standard UHF Freeview - roof mounted	
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, 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	
Entrance Pendant	No allowance	
Feature Lighting	No allowance	
Security Lighting	No allowance	
Outdoor Lighting	White trim LED downlight, 9W, 3000K natural warm light on sensor	

16. PAINT DECORATION

		Initial
Ceiling and Scotia	Resene ceiling flat	
Walls	Resene zylone sheen	
Wet Area Walls	Resene spacecote	
Feature wall paper	No allowance	
Skirting	Resene lustacryl	
Window and Door Frames & Architraves	Resene lustacryl	
Doors	Resene lustacryl	
Garage Walls	Resene zylone sheen	
Garage Floor	Concrete - plain	
Soffits	Suitable Dulux product	
Gable Ends	Suitable Dulux product	
Exterior Cladding	Suitable Dulux product	
Garage Door Trim	Suitable Dulux product	
Front Door	No allowance	
Window Sills	No allowance	

17. FLOOR COVERING

		Initial
Bedrooms	VCC Nikau, 42oz SDN Cut Pile Carpet	
Lounge	VCC Nikau, 42oz SDN Cut Pile Carpet	
Family	VCC Nikau, 42oz SDN Cut Pile Carpet	
Passage	VCC Nikau, 42oz SDN Cut Pile Carpet	
Entry	Belgotex Pure Floor Laminate	
Powder Room	Belgotex Pure Floor Laminate	
Bathroom & Ensuite	Tiles - Builders Gold series	
Laundry	Belgotex Pure Floor Laminate	
Kitchen, Pantry & Dining	Belgotex Pure Floor Laminate	
Garage	No allowance	
Carpet Underlay	11mm underlay 105kg density Underlay	

18. TILING

		Initial
Floors & Walls	Bathroom and Ensuite to ceiling	
Showers	Tile walls within shower to ceiling, 1 x niche	
Tiles	Builders Gold series	

19. HEATING

		Initial
Heating	Panasonic ducted heat pump	
Air conditioning unit	Standard ducted air conditioning unit included - no zone control	

20. EXTERIOR WORKS

		Initial
Fencing	No allowance	
Vehicle Crossing	No allowance	
Driveway	280m2 gravel drive	
Paths and Patios	65m2 plain concrete	
Alfresco Area & Front Entry Porch	Supply and install 140mm Kwila decking, picture framed, fixed to 140mm timber joists supported on timber piles for 33m2	
Clothesline	Supply only Austral fold down compact clothesline	
Letterbox	Standard Rural Wilson letterbox	
Lawns	No allowance	
Landscaping	No allowance	
Builders access for Rural	Allowance included	
<i>General site clearing only is carried out at the completion of the build.</i>		
<i>No allowance for demolition of existing structures or removal of vegetation.</i>		

21. EXCLUSIONS

		Initial
We have no allowance for the following:	Resource consent applications or fees	
	Development or reserve contributions	
	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	
	Fencing and Retaining walls	
	Surveyors fees for boundary peg locations	
	Surveyors fees for height recession plane	
	Landscaping or planting	
	Window dressings - curtains or blinds	
	Contract works insurance for client work	
	Very high wind zone costs	
	Bulk excavation & carting away soil unless specified in this document	
	Gas bottles if on LPG	

22. PRELIMINARY & GENERAL CONDITIONS

- 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)
- It is the client's responsibility to highlight any/all covenants that relate to the site.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Our quotation and contracts exclude any allowance for contributions, levies or fees that may be required by the territorial authority, or utility provider.
- Our quotation and contracts exclude any allowance for surveying or demolition.
- 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.
- Our quotation and contracts exclude any allowance for engineers design fees other than that which relates to the house plans only.
- 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.
- 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

- 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.
- 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.
- By signing this document, you acknowledge that your house will be built to this Schedule.

Name: _____ Signature: _____ Date: _____

Name: _____ Signature: _____ Date: _____