

SPECIFICATION OF MATERIALS AND WORKS

DATE: 28th SEPTEMBER 2023

CLIENT: Piso + Sanjil

SITE ADDRESS: 425 Dey Street

LOT NUMBER: 2

DP NUMBER: 582153

TOTAL DWELLING AREA (over cladding): 1,096.90 sqms

Please carefully read and initial each page to confirm you agree with the inclusions

1. **SITE WORKS AND FOUNDATIONS:**

- Consented plans
- Council building consent fees
- Reinforced concrete floor pad

2. **GENERAL INFORMATION:**

- This document lists products included as standard. Any other choices will include variation fees.
- All colours chosen from specific range.
- Building insurance supplied by Pragma for duration of build

3. **PREFERRED SUPPLIERS**

- Elite Kitchens
- ATS Tiling
- EHomes
- AR Concrete

EXTERIOR MATERIALS AND FINISHES

4. **FRAMING**

- Pre-manufactured framing and trusses supplied by approved manufacturer
- Treated H1.2 timber as per building code

5. **ROOFING**

- 0.4mm BMT corrugated colorsteel roofing on thermakaft 215 SS roof undelay (or branz-appraised equivalent) as per NZS 2295.2006 on 70x45 Purlins @900mm CRS (SG8) fixed to trusses and rafters with 1/10kg self-drilling screw 80mm long (type T) as per NZS 3604, table 10.10 **COLOUR: IRONSAND**

6. **FASCIA AND SPOUTING:**

- Colorsteel Metaline Fascia **COLOUR: IRONSAND**
- Colorsteel Metaline Colonial Quad profile spouting **COLOUR: IRONSAND**

7. **DOWNPIPES:**

- **BLACK PVC DOWNPIPES TO ALL AREAS**

8. EXTERIOR CLADDING:

- James Hardie Vertical Axon Panel 133mm cladding on 20mm cavity **COLOUR: HALF IRONSAND & EIGHTH IRONSAND AS PER PLANS**
- James Hardie Vertical Stria Panel 400mm cladding on 20mm cavity **COLOUR: BROWN POD**
- James Hardie Linea Weatherboard 150mm cladding on 20mm cavity **COLOUR: DOUBLE MERINO**

9. ALUMINIUM JOINERY:

- All aluminium window joinery shall be a Residential Suite by an approved Manufacturer
- All windows to be double glazed and doors double glazed.
- Powder-coated aluminium windows and doors from selected colour range, as per plan **COLOUR: IRONSAND MATT**
- **Stippolite** obscure glazing to bathroom, en-suite and WC only, with clear glazing to all other openings.
- Window hardware to be Aria colour-matched double tongue catches
- All windows include condensation channels.
- Window reveals to be 19mm thick **H1.2 treated** pine liners paint grade
- Architraves to be fitted to all window reveals
- Locks to be keyed alike, so one key fits all locks

10. FEATURE ENTRANCE DOOR:

- **"DURAMAX TGV"** powder coated Aluminium Entrance Door **COLOUR: IRONSAND MATT**
- **YALE DIGITAL LOCKSET**

11. ELECTRICAL FITTINGS

- LED recessed downlights
- Extractor fan/light unit installed in bathrooms
- Double plug power points in bedrooms/living area
- 1 x Fridge power point
- 1 x Microwave power point
- 1 x Rangehood power point (power-pack type)
- 1 x Dishwasher power point
- 1 x Waste disposal power point
- **1 x power point for Ultra-Fast Fibre modem.**
- **Ultra-Fast Fibre Connection to be installed at fit-off**
- 1 x External gas Infinity system
- 1 x Combo Board - Combination switch board/meter board - single phase 24 way
- 2 x TV outlets
- 2 x Phone outlets
- Smoke detectors (non-removable battery, 10-year type)
- **TELEVISION INPUT PLUGS - TOP AND BOTTOM PLUGS FOR TV AS PER ELECTRICAL PLAN TO LIVING AND MASTER BEDROOM**
- **1X LED TWIN SECURITY LIGHT PER BLOCK FIXED TO SOFFIT - TO FRONT AS PER EXTERIOR LIGHTING PLAN (PER BLOCK)**

12. HEAT PUMP

- Back-to-back model, pre-piped, in living area. Unit size to suit the dimensions of the space and to comply with the Healthy Homes requirements.

INTERIOR MATERIALS AND FINISHES

13. INTERIOR

- 2.4m stud height
- R2.4 Pink Batt Fibreglass Wall insulation
- 2 layers of R3.6 Pink Batt Fibreglass Ceiling insulation
- GIB board or similar wall and ceiling linings
- GIB Aqualine or similar in wet areas – bathroom and ensuite
- Walls and ceilings stopped for paint finish to Level 4
- 55mm GIB Cove where applicable
- Paint colours as per pre-selection with no accent colours

14. INTERIOR DOORS / DOOR HARDWARE:

- All the interior door handles and door stops shall be satin chrome finish
- Interior doors shall be MDF Flush hollow core pre-hung, paint finish doors
- Privacy locks will be fitted to the bathroom and en-suite only

15. WARDROBES AND CUPBOARDS:

- All wardrobes fitted with **WARDROBE SYSTEM BY ELITE KITCHENS**
- Linen cupboard to **BE FITTED BY ELITE KITCHENS**
- All other cupboards to **BE FITTED BY ELITE KITCHENS**
- 16mm White Gloss PB7MR Board white 1mm PVC Edge
- Drawers soft close

KITCHEN FITTINGS

16. KITCHEN: - ELITE KITCHENS

- 30mm Granite bench top with square edges **COLOUR: WHITE DIAMOND GRANITE - UNI QUARTZ**
- UNDERMOUNTED 1 ½ SINK STAINLESS STEEL
- Selected Melamine panels and fronts with 2mm PVC edge-trim (Thermoform)
- All tall units to ceiling height **COLOUR: COMBINATION OF BESTWOOD MELAMINE COASTAL ELM WILDERNESS AND WHITE DEZIGNTEK THERMO FORM AS PER ELITE DESIGN**
- WALL HUNG CUPBOARDS
- Melamine toe-kicks to match fronts and panels
- Island units if applicable
- Cabinet Interiors:
 - Melamine, 16mm High Moisture Resistant
 - White 1mm PVC edging
 - 16mm adjustable shelving, 16mm solid backs
 - Cabinet Fronts and panels PVC edging
 - Hettich Sensys Soft-Close Hinges
 - Multitech Steel Sided Runners
- BLACK BAR chrome handles
- BOSCH appliances (stainless Steel)
- Scrap Eater with air switch

17. APPLIANCES:

- **BOSCH Appliance Package** – Stainless Steel finish
 - 600mm Gas hob – **PBH6B5B60A**
 - 600mm Under-bench oven – **HBF113BROA**
 - 600mm Dishwasher – **SMU50E05AU**
 - Rangehood - **Power Pack** – **RPC3CL70SS/MB**
 - Waste Disposal – Robinhood Scrapeater - **SE390QA**

18. GAS:

- Infinity hot water system located as per plan
- Supply and install gas hob
- Gas meters to be located as per plan

BATHROOM AND PLUMBING FITTINGS

19. BATHROOM, EN-SUITE, & LAUNDRY:

En-suite

- Supply and install **900mm x 900mm two-sided acrylic PENTAGON** shower tray with flat acrylic walls
- Aluminium framed safety glass hinged door and fixed panel to shower - chrome
- 750mm wide soft close wall hung vanity in **WOOD GRAIN - LIGHT OAK** with white acrylic top, single bowl, and chrome pop-up waste
- WC – Stylus Velencia back-to-back toilet suite and standard seat
- Chrome toilet roll holder - **SQUARE SHAPE**
- Ladder style towel rail - heated
- Extractor fan unit to ceiling, vented to exterior
- Mirror to fit vanity width as per plan
- **Privacy lock to ensuite door**
- Ensuite walls to be tiled to underside of window and to 1.2m high **COLOUR: WHITE LAPPATO**

Bathroom

- Supply and install **900mm x 900mm two-sided acrylic PENTAGON** shower tray with flat acrylic walls
- Aluminium framed safety glass hinged door and fixed panel to shower – chrome
- 750mm wide SMILE soft close wall hung vanity in **WOOD GRAIN - LIGHT OAK** with white acrylic top, single bowl, and chrome pop-up waste
- Extractor fan unit to ceiling, vented to exterior
- Ladder style towel rail - heated
- WC – Stylus Velencia back-to-back toilet suite and standard seat
- Chrome toilet roll holder - **SQUARE SHAPE**
- Mirror to fit vanity width as per plan
- **Privacy lock to bathroom door**
- Bathroom walls to be tiled to underside of window and to 1.2m high **COLOUR: WHITE LAPPATO**

Laundry

- Slim sized tub with storage cupboard - **STSLIMTAP2**

20. TAPWARE:

- Basin Mixer - single lever - **SQUARE SHAPE**
- Shower Mixer - to both showers - **SQUARE SHAPE**
- Slide Shower set with No 5, single function head - **SQUARE SHAPE**
- Standard “Gooseneck” tap to kitchen sink - **SQUARE SHAPE**

DECORATING

21. PAINTING:

- Ceilings and Scotia **COLOUR: PAINTERS WHITE**
- Walls **COLOUR: MERINO**
- Skirtings **COLOUR: PAINTERS WHITE**
- Internal doors and architraves **COLOUR: PAINTERS WHITE**
- Exterior weatherboard feature cladding **COLOUR: RESENE BLACK**
- Soffits **COLOUR: RESENE BLACK WHITE**

22. FLOORING:

Carpet

- 100% Solution Dyed Nylon Cut Pile **4KG** carpet from the 'Valenciana' range of carpet **TO ALL BEDROOMS AND WARDROBES COLOUR: VULCAN**
- **12mm** foam underlay allowed

Laminate flooring

- Laminated wooden flooring to entry, kitchen, dining, living, hallway and linen cupboard **COLOUR: ALPINE STONE COMPOSITE PLANK – COLOUR TBC**
- To include 'Sound' noise-reducing laminate underlay

23. TILING:

Floors

- 450mm x 450mm ceramic tiles to floors of: bathroom, and en-suite and laundry **COLOUR: WHITE LAPPATO**

Laundry

- Tiled skirtings to match flooring **COLOUR: WHITE LAPPATO**

Walls

- Bathroom and Ensuite walls to be tiled to underside of window and to 1.2m high **COLOUR: WHITE LAPPATO**

Kitchen

- 100mm x 300mm **BEVELLED EDGE** tiles **BRICK LAID** to width of bench behind cooktop, and up to underside of rangehood **COLOUR: WHITE GLOSS**

EXTERIOR WORK

24. DRIVEWAYS, PATHS, PATIOS, FENCING

- **SA&I STANDARD EXPOSED BLACK CONCRETE DRIVEWAY AND FOOTPATH TO ENTRY DOOR**
- Neighbour friendly timber paling fences to all internal boundaries where applicable (half share valued allowed)
- Fence or wall mounted clothesline
- Ready lawn
- Vehicle crossing to council specification
- Metal letterbox – pole or fence mounted

25. SERVICES

- Power, waste water, storm water, fibre duct
- Interior of house and exterior windows cleaned upon completion

26. WARRANTIES:

- To ensure that all guarantees and warranties for the product included in this project remain valid, please keep up with the recommended maintenance program.
- This property falls under the implied warranty by the government.

HAND-WRITTEN AGREED VARIATIONS to the above Schedule of Materials & Works:

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CLIENT APPROVAL OF SPECIFICATION OF MATERIALS AND WORKS:

I/we have read through the Specification of Materials and Works document line by line and understand that all the products, goods and services outlined and written in this document form the Construction Contract between myself/ourselves and SA&I.

Any former discussions or correspondence on other products, or goods and services that may or may not have been included do not apply, as this Specification of Materials and Works takes precedence over those conversations/correspondence.

I/we understand that this is the final acceptance on products, goods and services incorporated in the construction of my/our home other than any variations undertaken after this document has been signed off by both Parties.

Signed by: _____ Date: _____

Signed by: _____