

As at 15<sup>th</sup> March 2018

# STANDARD INCLUSIONS

## Transportable Garden Rooms

SQIRCLE | Homes

**SQIRCLE HOMES LTD**

Address: 7 Pitlochry Place, Highland Park, Auckland

Phone: 09 552 0701

Email: [info@sqircle.co.nz](mailto:info@sqircle.co.nz)

Show Home: TBC

# STANDARD INCLUSIONS

## Transportable Garden Rooms

### PRELIMINARY & GENERAL

#### Maintenance Period

Your new home includes a 12-month Maintenance period to give you peace of mind that we remedy any faulty workmanship should it be needed within the first 12 months of you taking ownership.

Any faulty products are normally covered by their manufacturer or reseller. (Conditions apply)

NB. Unless explicitly stated in your contract this shall exclude any damages whatsoever caused during transit or by your nominated installers /contractors negligence.

#### Public Liability Insurance

Sqircle Homes confirms it has public liability insurance policy in place to the value of each MPDL contract.

#### Builders Risk Insurance

Your new home shall be covered by our insurance company up to the value of the contract, whilst on our yard.

This insurance is to cover the build while in the construction process and does not cover the home after it leaves our yard. (Ref Policy Details included in every new home contract)

#### Building Consent Plans / Code of Compliance

All specifications, plans & Code of Compliance are included for this home (ex-yard), however, the site-specific details (site engineering, drainage, site excavation volume, site COC etc) still need to be added and lodged with your local council. This is the client's responsibility; however, we can provide a price to do this for you should you need our assistance.

### SUB-FLOOR

As per Consented plans

200 x 50mm H3.2 Pine Joists and perimeter beams

150 x 50 bearers H3.2 Bearers joists at 450mm centres

25mm Metrapanel flooring – glued and screwed to joists

### WALLS & CEILINGS

We will use our Branz Certified Metrapanel System for all walls and ceilings in your new home.

We do not use timber frames!

Your new home shall have a wall / ceiling height of 2.4m (higher stud heights and raked ceilings are available as optional extras)

## **FASCIA, GUTTER & DOWNPIPES**

Coloured Steel 150mm Fascia

Quarter round coloured steel gutter system with internal brackets.

The above shall be chosen from within our selected colour range.

The downpipes shall be standard 80mm diameter PVC plastic with clips - in white finish.

Downpipes to be fitted by your onsite drain layer.

## **ROOF**

Your new roof shall be a Multirib coloured steel iron roofing - 0.4mm gauge steel.

The above shall be chosen from within our selected colour range.

Includes certified timber roof trusses as per consented plans for each design

50 x 50mm pine roof purlins at 900 centres

Self-supporting roof paper

## **ALUMINIUM JOINERY**

All joinery shall be as per your specific plan from the Vantage range of New Zealand made joinery.

Joinery to be powder coated, double glazed aluminium with pre-primed jambs ready for paint finish.

All glass will be clear other than toilets and bathroom areas which shall be Etchlyte glass.

Opening sashes wider than 450mm shall all have restrictor stays, condensation channels and two colour matched catches. Access doors for pets can be added as an extra to the contract price. (i.e. cat door).

These must be done at the factory prior to joinery delivery.

Where applicable, the price includes the front door shown on the plan plus a door handle and lock set.

Front door shall be "Latitude" door from the Vantage Range.

Apex Optimum - 4 Point Lock with 600mm Long Lever Handle. (Single Door Only)

All the above shall be chosen from within our selected colour range.

## **SOFFITS**

Soffit shall be painted white and shall be to the dimensions shown on plans using a BGC Durasheet 4.5mm or similar plus Jointers and fixings.

## **EXTERIOR CLADDING**

Standard external cladding shall be Palliside unless stated otherwise in your contract.

Alternative cladding options:

Timber Weatherboard, Linear weatherboard, Shadowclad, Ply and Batten, Titan Panel, coloured steel and Cedar.

Feature cladding - optional extra (e.g. cedar)

NB – cladding cost inclusions are based on direct fixed cladding

## INSULATION

All Insulation will be as per NZ Building Code standard requirements.  
Insulation shall be in ceiling, underfloor and external walls only.

If applicable, insulation on internal garage walls can be supplied as an optional extra.

Please note that this will require an additional wall using either Gib and battens or additional Metrapanel Sheets.

- Under floor – Expol or similar (R2.5)
- External Walls - Premier Greenstuff or similar (R1.8)
- Ceilings insulation - Premier A grade Glasswool or similar (R3.2)

## SKIRTS & ARCHITRAVES

All walls shall include a 60 x 10mm Bevelled Edge skirting board around the base of every wall.

All internal windows to have a 40 x 10mm Pine Architrave around all corners.

## KITCHEN

Standard kitchen allowance is based on the layout and plans supplied with each design – P.O.A

The base allowance is for both kitchen cabinetry, doors, Formica benchtops and Tapware for the kitchen sink.

Should you wish to design your own kitchen, please visit <http://www.kaboodle.co.nz/login> to design your own kitchen. (You just need to create your own password etc and start designing)

When you are finished, let us know your password so we can get our Kaboodle pricing team on to it for you.

The final kitchen price remains subject to you confirming this design or offering a replacement that we can provide a revised price for.

Appliances are listed separately – please see below.

Variations to the standard allowance may incur extra product and installation charges.

## LAUNDRY

Where applicable -Includes a Robinhood ST3101 super tub unit with single lever mixer.

Connections for your washing machine are included under tub.

## KITCHEN APPLIANCES

Where Applicable - Includes a floor mounted freestanding oven / 4 element ceramic cooktop (PC Sum Allowance)

All other appliances are not included with our transportable home options.

Appliances are mostly supplied through Harvey Norman Commercial and subject to availability at time of purchase.

## PLUMBING

All water circulation will be Buteline (or similar) piping throughout the house.

Hot water cylinder shall be a 180 litre mains pressure unit plus valves & plastic overflow tray.

1x External threaded brass tap - cold only (front and rear of building)

We have included all Vanities, Baths, Laundry Tub, Tapware etc as per each of our plans.

If you would like to change from these, please let us know before contracts are signed.

We have listed our standard options for your consideration below.

For bathrooms and / or Ensuite

- |                        |   |
|------------------------|---|
| - Bath (If Applicable) | Estilo 1675 x 700 x 420mm Drop-In Bathtub                       |
| - Shower               | Newline Riviera Acrylic 1015 Round two-sided flat wall in white |
| - Shower Mixer         | Mondella Cadenza Shower Mixer All Pressures                     |
| - Shower Slide Rail    | Estilo Slide Shower - All Pressure                              |
| - Basin Mixer          | Mondella Basin Mixer Main WELs 3 Star Low 4 Star - Chrome       |
| - Toilet suite         | Mondella S or P includes Cistern and Cistern Tap                |
| - Toilet accessories   | Barelli Bella Screw-on Toilet Roll Holder - Chrome              |
| - Towel rail           | Arlec 3 Bar 45W Medium Heated Towel Rail - White                |
| - Mirror               | Stein Domes Polished Mirror- be to width of vanity              |

## ELECTRICAL

Includes: Internal Mains, - Single Phase / Switchboard / 30 Amp Master RCD Safety Switch / Metal Meter box Testing & Code of Compliance. Inspection Fees (at our yard only)

Earthing & Bonding by onsite electrician.

Electrical hardware shall be PDL 2000 Series or similar.

Includes the following...

- 1x LED Down Lights per room - 110mm (as per lighting plan for that home)
- 1x External Light at entry - LED Down Light -110mm
- 1x Extractor Fan - Kitchen
- 1x Double power points per Bedroom
- 1x Double power points for Lounge
- 1x Single power point for Bathroom
- 1x Double power points to Hallway (if applicable)
- 1x Double power points per Kitchen
- 1x Double power point per Dining
- 1x Double power point per Laundry (if applicable)
- Single Fridge power point
- Single Cooktop power point
- Single HWC power point (or Califont if applicable)
- Single Oven power point (if applicable)
- Single Rangehood power point (if applicable)
- Single Heated Towel Rail power point
- 1x Light Switch per room - PDL (white) (Single)
- Double / Triple Light Switches are optional extras
- 1x Sensor Light - Double (white)
- 1x Bathroom Extractor Fan Unit / bathroom and or Ensuite (White) (if applicable)
- 1x Telephone Socket (White) Single (Phone connection and servicing by owner)
- 1x TV Aerial Socket at Floor level (Higher Wall mounts are optional extra)

- Battery Powered Smoke Detectors – as required by building code.

Our price excludes Alarm, Heating or any connections for Heat Pumps and any specialist light e.g. Chandelier Lights. We can provide these as an optional extra if you wish.

## **INTERNAL PLASTERBOARD & GIB COVING**

Plasterboard is not included as the use of the Metrapanel product eliminates the need for it.

All ceiling and wall corners are to "Square stopped" finish.

Gib Coving is an optional upgrade.

All walls / ceilings shall be to a paint finish of ISA Level 4 as per Winstones Publication "Levels of Gib Board Finish"

## **PAINTING**

All internal walls &, doors frames, window jambs, ceilings and (if applicable) interior of garage will be painted by our accredited applicator.

Due to our standard cladding allowance of Palliside, no exterior painting has been included other than an allowance to paint the soffits.

If you upgrade to an alternative cladding option, additional painting costs may need to be added.

This allows for one colour on all the internal walls, one colour for all the ceilings and one colour for all the trims.

Additional colours, feature walls and dark pastel base colours may incur an additional charge.

Internal Paint Finish: - Resene Space Coat (Washable for walls and ceiling paint)

Walls - Low sheen, Trim and Doors - Semi-gloss

Ceiling - Low sheen

Wet Areas - Semi-Gloss Enamel

Exterior painting (Soffits etc) must be completed whilst scaffolding is on site otherwise there will be additional scaffolding costs.

We need to know what colours you would like in your new home before contracts are signed.

Changes after this will incur variation fees.

Painting of any foundation concrete, blockwork or baseboards is not included.

## **INTERIOR DOORS**

All doors will be Hollow core flat panel timber doors unless stated otherwise and will be hung in 85mm pine jambs.

Doors will not be painted.

Door hardware shall be Schlage from the Medio series or similar.

Magnetic catches to all cupboard doors and standard PVC door stops to all doors where applicable.

## **WARDROBES**

Wardrobe shelving is all 36mm Metra panel only along with an Aluminium Clothes hanger rail on front.

Alternative wardrobe shelving options are available as an upgradable option.

## FLOOR COVERINGS / TILES / SPLASH BACKS / TILES

### CARPET

Included as per each of our home plans.

Our standard Carpet is the Detroit range by Flooring Xtra - Colours to be decided by client based on standard available colours in this range.

11mm Foam Carpet Underlay

These prices will be subject to your final product selection and any additional costs to install them as required.

### SIMPLY VINYL

Included as per each of our home plans.

The remaining areas in the new home will be covered with carpet (excludes garage area)

Colours and finish to be decided by client based on standard available colours & finishes in this range.

A specified allowance has been included for each home. P.O.A

### SPLASH BACKS / TILES

We have included some standard option tiles in the following areas...

Kitchen Benchtop Splashback Tiles - (length of Benchtops Only)

- 100mm high tile above benchtop (around two sides if a corner kitchen)

Bathroom - Vanity Splashback (width of Vanity only)

- 100mm high tile splash back above vanities-single side only

Tile Grout shall be Grey unless stated in writing prior to construction of your new home.

Glass and / or Mosaic Tiles are optional extras

Wall Tiles are not included in our standard options – P.O.A

### TRANSPORTATION

Not included – Site specific – P.O.A

Transportation costs will be based on delivery from our yard. We need to provide a separate price for this as each new home, the distance to your site, the access into your site & foundations each one needs are all different

## EXCLUSIONS

**Please note: Your final contract price will be based on your own Project Specific Schedule of Material and Works. Anything not listed in that document will not be included in your build.**

Our Standard Inclusions do not include the following for any of our Transportable home range... - P.O.A

Resource Consent / Land Use Consents Plans and / or Preparation or Fees  
Onsite Council Inspection fees / Contributions or Growth Charges & Water Meters  
Specialist reports such as (but not limited to – Drainage, Flooding, Geotech, Ventilation, Acoustics, Fire etc)  
Site Specific Engineering, Architectural design, Calculations and or inspections  
Transportation of dwelling to your site.  
Onsite excavation & foundations, drainage and connection to services (drainage, power, water, phone, fibre)  
Piling, Baseboard cladding and tie downs  
Decking and or Concrete Driveways, Patios or Paths  
Internal Finishing - Blinds and / or Curtains.  
Heat Pumps and / or installation or connection of anything you may provide  
Letterbox and / or Clothes lines

***Although these haven't been included with our standard pricing, we are able to provide you with a Contact Price to provide them as an optional extra in your contract.***