

As at 15th March 2018

STANDARD INCLUSIONS

Homes Built on Your Site

SQIRCLE | Homes

SQIRCLE HOMES LTD

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STANDARD INCLUSIONS

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PRELIMINARY & GENERAL

Maintenance Period

Your new home includes a 12-month Maintenance Period, starting from date of handover, 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 you, or any other contractors engaged by you or contractor's negligence.

Builders Risk Insurance

Your new home shall be covered by our insurance company up to the value of the contract, for the duration of the contract. This insurance is to cover the build while in the construction process and does not cover the home after handover and /or possession even if Code of Compliance has yet to be issued at that time.

(Ref Policy Details included in every new home contract)

Public Liability Insurance

included (Ref Policy Details included in every new home contract)

Building Consent Plans / Topo / Drainage Design

Includes...

Purchase of your property file from council up to the value of \$65.00 incl GST

Topographical Survey, Drainage and electrical plans

Council ready plans and Building Consent documentation.

The following is Not Included but will likely be required for your project – P.O.A

Resource Consent / Land Use Consents Plans and / or Preparation or Fees

Contributions or Growth Charges & Water Meters / Works over installation etc

Additional specialist reports such as (but not limited to - Flooding, Geotech, Ventilation, Acoustics, Fire etc)

Site Specific Engineering, Calculations and or engineer's inspections.

NB There may be other reports and / or fees that could be required. Each site is different.

Code of Compliance

We have made an allowance to cover the costs to apply for your code of compliance at the end of this project.

If you, the client, have any work that you have decided to do yourself, then this may not be enough to cover this and so there may be some additional fees related to your work. It also includes the fee to council of up to \$1500 and the amount of \$500 for us to process this for you. All amounts listed included GST

House Clean

After we have finished building your new home and before you can take possession, we will have it professionally cleaned.

Scaffolding Equipment

All necessary scaffolding equipment has been included

Onsite Toilet

We have a provision for an onsite toilet for our tradespeople for the duration of this project.

Safety Fall Mesh

Not Included.

The use of the Metrapanel product removes the need of this safety product due to the speed of its installation.

Safety Fencing

We have included the hireage of safety fence for your building site.

Surveyor Set Out fee

Included

EXCAVATION

Included in contract as per your site specific consented plans – Usually as a PC Sum Only

FOUNDATIONS

As per your site specific consented plans – Either Timber Sub floor **OR** Concrete Rib Raft Floor options available

Timber Sub-Floor

200 x 50mm H3.2 Pine Joists – Up to 1m height at highest point from FFL

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

25mm Metrapanel flooring – glued and screwed to joists

OR

Concrete Pod Floor

It shall include the steel reinforcing and polythene moisture break and shall be finished to a smooth surface ready for your selected floor coverings.

All floors are issued with a producer statement and / or Record of Works by the installer at the time of construction.

DRAINAGE

Included in contract as per your site specific consented plans – Usually as a PC Sum Only

SITE SERVICES

Included as per your site specific consented plans – Usually as a PC Sum Only (drainage, power, water, phone, fibre)

DECKS / FENCES / RETAINING

Not Included – Optional extra - P.O.A

CONCRETE

Included as per your site specific consented plans – Usually as a PC Sum Only (Driveways, Patios or Paths)
Vehicle crossing Not Included as Standard – P.O.A

WALLS & CEILINGS

We will use the Branz Certified Metrapanel System for all walls and ceilings in your new home.
Your new home shall have a wall / ceiling height of 2.4m

STRUCTURAL STEEL

Not included as standard inclusion.

This is site specific and will be included in your contract price if required by consented plans.

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.

ROOF

Standard roof shall be a Corrugated coloured steel iron roofing - 0.4mm gauge steel.

Certified timber roof trusses as per consented plans for each design

50 x 50mm pine roof purlins at 900 centres & self-supporting roof paper.

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

Other roofing options are available

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 included in this category is just for 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 Joints and fixings.

EXTERIOR CLADDING

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

If our design shows a feature cladding, then this has been included in our price.

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 unless stated differently on your consented plans.

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

We use Kaboodle kitchen products from Bunnings.

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 and Formica benchtops.

Should you wish to design your own kitchen, please visit <http://www.kaboodle.co.nz/login> to do so.

You just need to create your own password etc and start designing.

Your sales person from MSHL can supply you with the specific dimensions for your kitchen if need be.

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

The final kitchen price remains subject to you confirming the standard 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

Includes a Robinhood ST3101 super tub unit with single lever mixer.
Connections for your washing machine are included under tub.

KITCHEN APPLIANCES

Standard PC Allowance for each home (P.O.A) for the following appliances.
We suggest the following, but it will be up to you to decide what to spend the allowance on.

- Bosch under bench oven - HBA13B253A
- Bosch 4 plate electric hob - PKE645C17A or Bosch 4 burner gas hob - PCH615B9TA - (Gas connections extra)
- Bosch dishwasher - SMU50E75AU
- None branded 60cm stainless steel range hood canopy

Waste disposal unit – not included (optional extra)

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.

2x External threaded brass tap - cold only (front and rear of building)

1x Fridge Water Connection in kitchen (outside wall only)

We have included all Vanities, Baths, Laundry Tub, Tapware etc as per each of our plans, from the Franklin furniture range. 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 – Jamieson 1675mm (if applicable)
- Vitra Toilet suite – with Soft Close Seat
- Russo – Wall Hung Vanity 860mm Sgle Bowl with Single soft close drawer
- Tapware – Hansa Pico
- Shower 1000 x 1000mm 3-sided Flat Liner wall plus hinged glass door.
- Shower – Hansa Viva 900mm Slide Set with Hansa Pico Shower Mixer
- Toilet Roll Holder - None branded
- 1x Glass Mirror per bathroom – 900mm tall x width of vanity (Dome Fixed) - None branded

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 your onsite electrician.

Electrical hardware shall be PDL 2000 Series or similar.

Includes the following..

- 2x 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)
- 2x Double power points per Kitchen
- 1x Double power point per Dining
- 1x Double power point per Laundry
- Single Fridge power point
- Single Cooktop power point
- Single HWC power point (or Califont if applicable)
- Single Oven power point
- Single Rangehood power point
- 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)
- 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 Not Included

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

NB Metra Panel wall and ceiling panels are pre-primed before leaving the manufacturer.

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.

Door hardware shall be Schlage from the 7000 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 site 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 Built Onsite homes

Resource Consent / Land Use Consents Plans and / or Preparation or Fees

Contributions or Growth Charges & Water Meters / Works over installation etc

Additional specialist reports such as (but not limited to - Flooding, Geotech, Ventilation, Acoustics, Fire etc)

Site Specific Engineering, Calculations and or engineer's inspections.

Transportation of dwelling to your site.

Power connection and / or fees to main supplier

Internal Finishing - Blinds and / or Curtains.

Heat Pumps and / or installation or connection of anything you may provide.

Landscaping / Lawns / Gardens

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 include them as an optional extra in your contract.