



**Gillies
Group**
ALL THINGS
PROPERTY

Gurender Singh & Rupinder Kaur

WELCOME TO YOUR NEW HOME

11 Doug Jensen Street, Urban Precinct,
Wallaceville Estate, Trentham, Upper Hutt



GilliesGroup
ALL THINGS PROPERTY



17th March 2023

Gurender Singh & Rupinder Kaur
11 Doug Jensen Street
Trentham,
UPPER HUTT

Dear Gurender & Rupinder

Congratulations! Today is handover day of your new home. On behalf of my team, thank you for the trust you have put in us with your purchase.

Enclosed is your handover pack, containing your warranties/guarantee cards and house keys, amongst other useful information on your new home.

Please note, it is really important to warm your home gradually for the first time.

On a personal level, I really appreciate your support of Gillies Group and hope we have exceeded your expectations.

Yours Sincerely,

Malcolm Gillies
Director

Code Compliance Certificate

Section 95, Building Act 2004

Form 7

Code Compliance Certificate 210639 & 210639A

THE BUILDING	
Street address of building:	11 - 17 Doug Jensen Street, Upper Hutt
Building name:	n/a
Legal description of land where building is located:	Lot 42 - 45 DP 573994
Valuation No:	1601607433
Current, lawfully established use:	Housing - Multi-Unit Dwelling
Location of building within site/block number	n/a
Level/unit number:	0
Rating unit number:	8352691
Year first constructed:	2023
THE OWNER	
Name of Owner:	Wallaceville Developments (No. 2) Limited
Contact Person:	Agent
Mailing Address:	5 Gibbons Street, Upper Hutt
Street Address/Registered Office:	11 Doug Jensen Street, Upper Hutt
Phone Number: 0272454525	Mobile: 0272454525
Email address:	jamie@gilliesgroup.co.nz

Building Work

Building Consent number: 210639

Issue Date: 24 November 2021

Issued by Upper Hutt City Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that the building work complies with the building consent.

SIGNED

Name Naki Tupou Signature

Title Senior Building Control
Officer - Inspections



On behalf of Upper Hutt City Council

Date: 28 February 2023



USEFUL INFORMATION

Rubbish collection day by Council	Please refer to the UHCC website
Wheelie bin collection day	Depends on your choice of provider
Location of toby	Front of property
Location of electricity meter	Upstairs Hallway
Where to access ceiling space	Upstairs Hallway
For your information the following companies were involved in the construction of your home	
Electrician	Bird Electrical 027 465 4995
Plumber	Friday Homes 0800 FRIDAY
Builder	Friday Homes 0800 FRIDAY
How to use your stove	Refer to the manual
COLOUR INFORMATION	
Paint colours - Ceilings - Main colour	Watty!: White Watty!: Half Concrete
Hard Flooring Carpet	Moduleo Select Barley Godfrey Hurst Cackle
Spouting & Fascia	Ebony
Window & Door Joinery	Matt Black
Front Door	Matt Black
Flash Clad	Sandstone Grey
JH Hardiflex	Resene: All Black
Roof	Ebony



Notes to remember

- Wash the outside of the house with a hose, not a pressure washer, annually.
- Ventilating your home is very important, the windows need to be opened every day for 6 months to allow the home to breathe (leaving them open on the security latches is a great way to achieve this), not doing this and heating/sweating the home may cause plaster & paint cracking which will void repair warranty.
- Excessive heating will cause shrinkage and may void warranties.
- Lawns and gardens require watering 2x a day at dawn & dusk for approximately an hour each. Avoid watering in direct heat or sunlight to ensure the best strike rate. Keep gardens or weeds off house.
- Clean out drainage sumps annually.
- No fixing accessories to the house through the cladding i.e., Sails, Clothes Lines, Gates, etc.
- No fixing through the roofing. This may void warranty i.e., Ducts, Vents, Solar Panels, etc.



Dealing with Condensation?

Condensation is becoming much more of a concern in recent years. New technology and improvements in the thermal performance of buildings means today's homes are becoming more air tight and excess humidity in the air can be trapped inside. Windows are usually blamed for excessive condensation because they are the first place the condensation can be seen, but what about between the walls and in the insulation? The moisture is there too. Your windows may actually be serving as a warning sign.



Household activities create moisture

Air contains moisture vapour, whether indoors or outdoors. Inside the home, in addition to the normal level of moisture in the air, moisture is created by a number of household activities. These typically include cooking, showering, clothes-drying, indoor plants, and unflued gas heaters. Even the simple act of breathing will moisten the air; you can see the moisture vapour your body creates when you breathe out on a cold morning.



Some buildings and some areas have more moisture than others

New houses often have a higher level of internal moisture, as framing timber, concrete floor slabs and other building materials can take many months to stabilise. Moisture levels are also determined by your geographical location and climate, as humidity levels vary across New Zealand.



When the temperature drops, moisture vapour condenses

Moisture becomes visible, and homes feel damp, when the indoor air temperature cools down and the air can no longer hold as much water vapour. The vapour condenses and settles first on colder, non-absorbent surfaces, such as glass. Moisture can be harder to see on other surfaces, but still penetrates carpets, fabrics and any other absorbent surface, often making them feel cold and damp.



External Condensation on Windows

The external condensation on windows is dew—and it's caused by the same thing as dew on the grass. It's what we call night sky cooling. When you have a clear night sky, the grass can see outer space, and gets colder than the surrounding air. Water in the surrounding air then condenses on the grass as dew. Read more here: <https://www.wganz.nz/guides/condensation-exterior>

Where does the moisture come from?

Various household activities affect the average moisture added to the indoor air.



Cooking
3.0 litres/day



Clothes washing
500 mL/day



Showers and baths
1.5 litres/day per person



Dishes
1.0 litre/day



**Clothes drying
(unvented)**
5.0 litres per load



**Gas heater
(unflued)**
1.0 litre/hour



Breathing
20 mL/hour
per person



Pot plants
as much as
you give them

Reducing condensation

As condensation is created by household activities, simply installing new windows will not fix the problem. There are a variety of methods to help minimise the chance of condensation.

1.

Ventilation

Ventilation can help make your home drier, healthier and more comfortable. Keeping windows open, even a small amount for some of the daytime, can help reduce condensation.

Some window types allow you to lock your windows and still have ongoing passive ventilation.

Ventilation is especially important in newer homes, because they tend to be more airtight, with less natural air flow.

When cooking, drying laundry, or showering, make sure you let the water vapour escape outside. You can do this by opening windows or vents, or turning on a ventilation fan, or of course using a ducted clothes dryer.

There are several types of domestic ventilation system available (known as HVAC systems) that replace the moisture-laden air in your home with drier air from outside. Some systems have built-in electric heaters that can also warm your home.

2.

Dehumidifiers

Dehumidifiers are useful as their sole purpose is to reduce moisture in the air. A dehumidifier draws in the moisture-laden air from around the room, extract the water and deposit it into an inbuilt container for later disposal.

3.

Double glazed windows

Double glazing helps keep the surface of the inside glass warmer and so reduces the likelihood of condensation forming on windows. Remember that moisture is still present.

4.

Thermally-efficient window frames

Like double glazing, thermally-efficient window frames help prevent the transfer of heat energy through window frames and therefore help reduce the incidence of condensation on windows. Thermally efficient window frames should only be used with double glazing.

Key Facts



Indoor moisture and condensation is **caused by the activities in the home** such as cooking, showering and breathing.



Windows do not cause condensation.



Given the right conditions, **condensation will form on any surface**. That dampness could be right through your home.



High humidity can promote mould growth and deterioration in the home.



Adequate ventilation, dehumidifiers, and double glazing **help reduce condensation**.

Further Reading

Condensation in Buildings: Handbook published by Australian Building Codes Board assist architects, designers and builders in the assessment and the management of the risk of condensation and its consequences.

https://www.wganz.nz/wp-content/uploads/2019/08/Handbook_Condensation_in_Buildings_20191.pdf

Dealing with internal moisture (BRANZ Build 156 Article October 2016)

<https://www.buildmagazine.org.nz/articles/show/dealing-with-internal-moisture>

Combating Internal Moisture (BRANZ Build 151 Article December 2015)

<http://www.buildmagazine.org.nz/articles/show/combating-internal-moisture>

New Homes Dripping (BRANZ Build 151 Article December 2015)

<http://www.buildmagazine.org.nz/articles/show/new-homes-dripping>

Roof Space Moisture (BRANZ Build 151 Article December 2015)

<http://www.buildmagazine.org.nz/articles/show/roof-space-moisture>

INDOOR MOISTURE – CAUSES AND CURES

We're all familiar with New Zealand's cold damp houses, but to understand the causes and fix the problems, it helps to know a bit about how water vapour works.

By Malcom Cunningham, BRANZ Principal Scientist

Cold damp buildings are unhealthy and lead to elevated illness rates, particularly respiratory illnesses such as asthma. It's not just the lower temperatures that cause these ailments, but the proliferation of biocontaminants like moulds, bacteria and dustmites that occur when indoor relative humidity is high. Condensation on windows is also caused by high indoor humidity and may be the first sign of problems.

Solutions can be straightforward and include first controlling the moisture, then ensuring adequate ventilation, heating and insulation. Scientific studies have shown that retrofitting houses with insulation, making them warmer and drier, significantly improves occupant health.

The science behind condensation

To understand the causes of moisture problems in buildings requires some knowledge of the physics of water vapour. Water has three phases: solid (ice), liquid (water) and gas (water vapour). The relative humidity of air is a measure of the quantity of water vapour in that air compared with the maximum the air can hold.

When a body of air is cooled, its relative humidity automatically rises (see Figure 1). When air at 20°C with 40% relative humidity has its temperature lowered to 15°C, its relative humidity rises to 55%. If its temperature is lowered to 6.2°C, its relative humidity rises to 100%, and moisture condenses out of the air.

This temperature is known as the dewpoint. Moisture or condensation will form on any cold surface, such as windows or the linings of external

walls, that is below the dewpoint (100% relative humidity).

For mould to grow, the relative humidity at surfaces only needs to be above 80%. Figure 2 shows mould stains on a ceiling. Here the relative humidity near the ceiling under the joists is below 80%, whereas the relative humidity near the ceiling where there is no insulation is above 80%. Mould grows on this part of the ceiling because the surface is colder.

How to make houses warmer and drier

There are several ways to make houses warmer and drier. These improvements should be implemented in the following order:

- Control moisture at source.
- Ventilate.
- Heat.
- Insulate.

CONTROL MOISTURE AT SOURCE

The most effective way of dealing with a moisture source is to remove it. For example, unflued gas heaters produce large quantities of water and should be replaced by heating that doesn't produce moisture. The next best action is to use mechanical ventilation such as rangehoods and bathroom fans to remove moisture at source.

VENTILATE

Openable windows, windows with ventilators or even stack ventilators all provide natural ventilation. Low levels of ventilation result in high indoor humidity (see Figure 3). Houses should be provided with the means to achieve at least 0.5 air changes per hour.

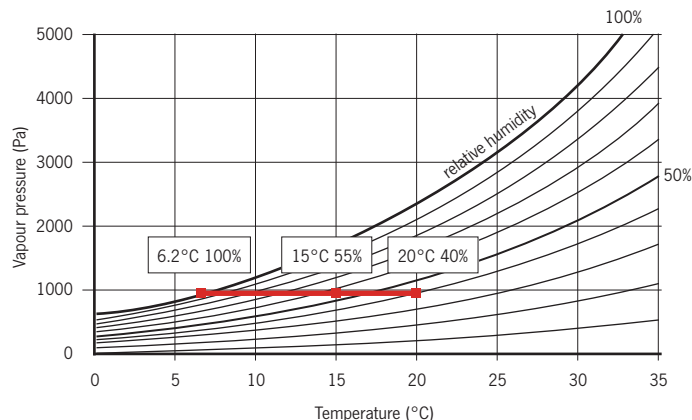


Figure 1: Psychrometric chart showing relative humidity rises as air cools.



Figure 2: Mould growth causes staining on a ceiling.

ASTHMA AND NZ HOMES

A Finnish study found mould and damp in housing was a cause of childhood asthma. Now, similar research is being carried out here.

By **Caroline Shorter**, Research Fellow, School of Medicine and Health Sciences, University of Otago, Wellington

HEAT

Raising the temperature of the indoor air automatically reduces the relative humidity. Heating particularly reduces the humidity on windows and on the surface of exterior walls, thus avoiding mould growth and condensation.

INSULATE

Insulating a house well makes it easy and cheap to heat. It raises the temperature of windows and the surface of exterior walls, thus lowering the humidity and further avoiding mould growth and condensation.

Beware of construction moisture

Construction moisture is another important source of indoor moisture. Concrete, timber and other building products can be enclosed before they have had time to dry properly. This results in high relative humidity, condensation and mould growth.

New houses are often closed up during the day while owners are at work. The low ventilation levels and newly enclosed building elements loaded with construction moisture can cause serious moisture problems in these new houses.

Concrete slabs are the most important potential source of construction moisture. They contain several thousands of litres of water. The rule of thumb is that concrete takes a month per 25 mm of slab thickness to dry out.

Timber can also be a problem and shouldn't be allowed to get wet before or during construction. As well as warping and shrinking as it dries, a significant amount of construction moisture can be released into the inside of the building. ❖

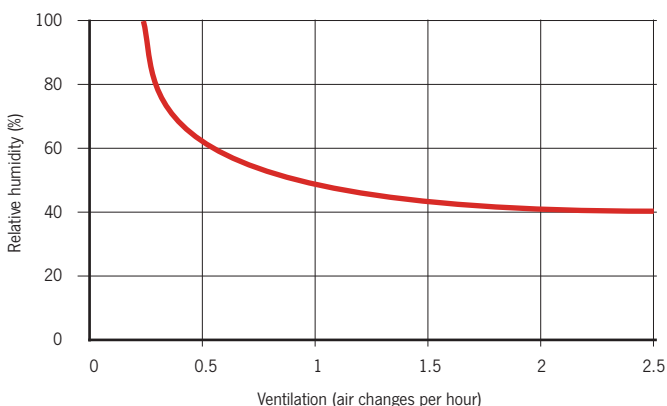


Figure 3: Relative humidity changes, depending on ventilation levels.

Do the conditions of our homes contribute to the onset of asthma in our children? This is the question that researchers at Otago University's Wellington School of Medicine are trying to answer with a study looking at housing factors and their relationship to onset of wheezing in young children.

The HOME study is a Health Research Council-funded collaboration between Otago University and health researchers from Finland, who recently carried out a similar study, which found that dampness, mould and leaks were associated with the onset of asthma in Finnish children.

Housing and asthma onset

New Zealand has very high rates of asthma, and the team at Otago University is keen to know whether the Finnish findings are true for New Zealand homes. The study team at Otago has previously found that housing conditions can worsen symptoms in a child with asthma. The current study will address whether housing conditions are causing the onset of asthma.

Otago University's Wellington Asthma Research Group has teamed up with 54 medical practices in the wider Wellington region who are helping to recruit into the study children who have either recently started wheezing and been medicated for this or, as a comparison group, have no history of wheezing.

Both groups of children will have their homes assessed by a trained building evaluator, who will examine the home for factors that may be important to respiratory health, such as the presence of moisture, leaks, sunshine levels, subfloor water pooling and insulation levels. The evaluator is blinded to the children's wheezing status. In addition, the children and their parents are visited by the health researchers who ask a number of questions about the children's health, and about their home, including the levels of condensation, sunshine, mould levels and ventilation practices, as well as further information on the use of the home.

A total of 450 families will be involved in the study, and by July 2012, researchers hope to have some answers to whether housing conditions contribute to the onset of asthma. ❖



LOWER MOISTURE AND SAY GOODBYE TO MOULD

Mould requires high relative humidities to grow. Reduce a building's indoor relative humidity and you stop mould growth.

By Alide Elkink, Freelance Technical Writer, Wellington

Mould sources are everywhere, and mould will grow anywhere the moment conditions are right. In buildings, the moment the relative humidity at the surface of materials is high enough, mould will appear. Preventing high indoor humidities is the key to control mould growth.

Reduce relative humidity

Humidity refers to the amount of moisture in the air. This amount depends on the air temperature – warm air can hold more moisture than cold air so when the air temperature falls, the amount of moisture the air can hold also falls.

Relative humidity is expressed as a percentage and is the ratio of water vapour in the air to the total amount of water vapour the air can contain at a particular temperature. If air is cooled, its relative humidity rises, so the relative humidity of air close to a cold surface is higher than in the rest of the room. If the relative humidity close to a cold surface rises above 80%, mould growth commences.

Improve ventilation

High indoor moisture levels may be the result of poor ventilation, particularly in bathrooms and kitchens, from wet activities such as clothes washing and drying or from the use of unflued gas heaters.

One way to reduce high indoor moisture levels is through ventilation – removing indoor air and bringing drier outside air indoors. Outdoor air temperature is generally lower than the indoor air temperature, so it will have a lower moisture content. As the air temperature increases, the relative humidity will be reduced and it will be able to hold more moisture.

An open window will provide ventilation, but if this is not enough, a mechanical air extraction system should be installed to remove moisture at the source. This may be an extractor fan in the bathroom or a rangehood in the kitchen. Ventilation of clothes dryers should always be directly to the outside, and if clothes must be dried inside, a window or preferably two to achieve a cross-draught should be opened.

Avoid unflued gas heaters

Some activities that generate moisture internally should be avoided altogether, such as using an unflued gas heater. One of the primary products of combustion is water, and an unflued gas heater will release 2 kg of moisture indoors for every 1 kg of gas used. Running a dehumidifier beside an unflued gas heater to remove moisture makes no sense.

Make the house warmer

Mould growth will also be inhibited if the internal environment is kept warm thereby maintaining a lower relative humidity and preventing condensation. Insulating spaces that are heated helps retain the heat, warms up cold surfaces and provides a more comfortable environment for occupants to live in.

Case study: mould on wall and ceiling surfaces

A single-storey house with a brick veneer exterior on timber framing, a concrete floor slab and a corrugated, galvanised long-run steel roof with wide eaves suffered repeatedly from mould on the ceiling and upper walls of the bathroom and an adjacent bedroom. The mould occurred at the perimeter walls and was most prevalent during the colder, winter months.

The first step to determine the cause was to find out whether the moisture was from an internal or an external source. Investigation of the roof revealed that it was sound and there was clearly no water ingress through leakage. In addition, the soffit lining was continuous to the timber wall framing, closing off the cavity between the brick veneer and the framing at the top of the wall – damp air from a wall cavity entering a roof space is a common cause of ceiling mould.

THE PROBLEM

During investigation of the roof space for signs of leaks, it was noticed that the ceiling insulation stopped short of the external wall so that a section of ceiling approximately 600 mm wide was uninsulated (see Figure 1).

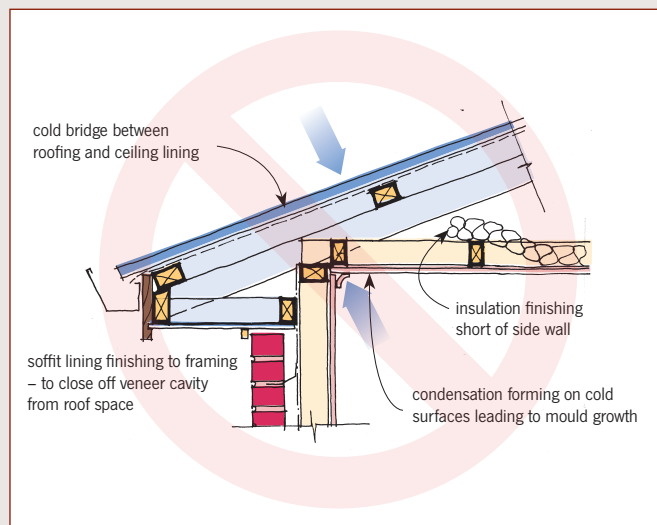


Figure 1: The cause of mould on the walls and ceiling – lack of insulation.

This absence of insulation along the edge of the ceiling in the roof space was causing a cold bridge to the exterior, which, in turn, resulted in condensation on the surfaces of the ceilings and the upper walls of the bathroom and bedroom. The bathroom was more badly affected due to the higher levels of moisture produced from showering and bathing and the fact that the window was seldom opened.

THE SOLUTION

- Insulation was added to the roof space to fully cover the area where it was missing and, where possible, it was carried onto the top plates (although it is essential to leave a minimum 25 mm air gap between the insulation and the roofing underlay). See Figure 2.
- An extractor fan was installed in the bathroom so moisture generated could be removed.
- Security locks were installed to the windows of the bathroom and the bedroom so they could be left open safely during the day.

Remember...

Low relative humidities are the key to preventing mould growth, and three factors are required to keep moisture levels down: ventilation, heating and insulation. They work together by:

- ventilating to remove moisture
- heating to lower the relative humidity and warm surfaces
- insulating to maintain warmer internal surfaces and reduce condensation. ❖

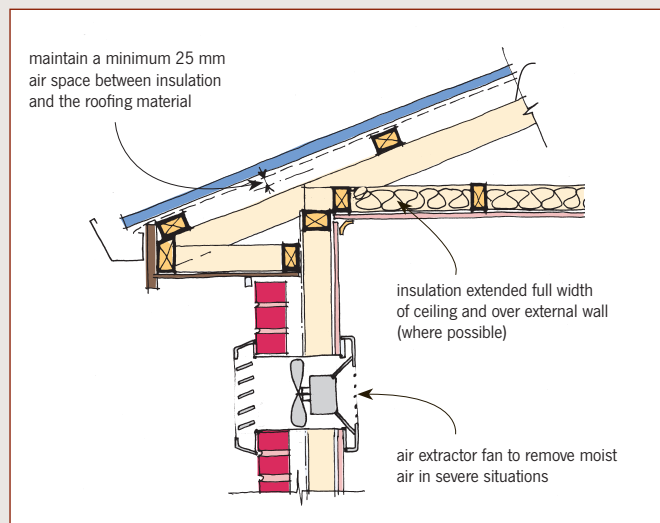


Figure 2: The cure – better insulation and improved ventilation.

CBI 5113

MARCH 2013

Interior Finishing

The fundamentals of a quality finish



For more information call the GIB® Helpline 0800 100 442
or refer to the GIB® Site Guide for installation instructions





THE FUNDAMENTALS OF A QUALITY FINISH

No matter how smooth wall and ceiling linings appear, they will never be 100% physically flat and blemish free. This applies to any interior surface comprising jointed sheet type material including fibrous plaster, plywood, MDF, plasterboard and even glass. All of these substrate materials contain physical deviations or minor blemishes.

Although it is impossible to get a perfectly physically flat or blemish free interior surface, it is possible to achieve 'the appearance' of blemish free flatness.

The type of decoration applied to the wall or ceiling surface also has an impact on the perceived quality. Modern interior design using smooth-painted surfaces will highlight imperfections more than if texture or wallpapers are used.

The tips in this document will help make any surface imperfections less visible.

1) DRY AND STRAIGHT FRAMING

The final finish quality of a GIB® plasterboard wall or ceiling is heavily influenced by the quality of the framing to which the GIB® plasterboard is fixed. If framing is not straight and aligned, it will be reflected in the finished appearance of the wall or ceiling.

Any timber framing must also be dry prior to the GIB® plasterboard being installed otherwise the framing may shrink or twist as it dries and cause cracks, nail pops and other problems in plasterboard linings. Alternatively steel framing can be used.

2) METAL CEILING BATTENS

The use of GIB® Rondo® metal ceiling battens is recommended on all ceilings rather than timber ceiling battens. Because GIB® Rondo® metal ceiling battens hold no moisture they will not bend, twist or warp and therefore help to achieve and maintain a straight and true ceiling.

3) 13MM CEILING LININGS

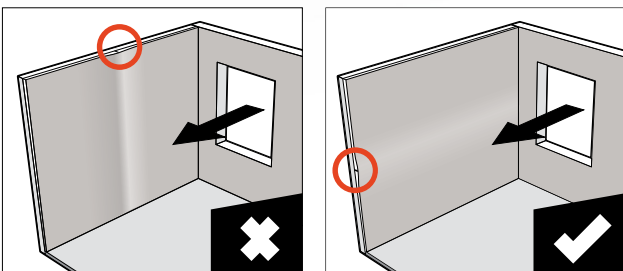
It is recommended that 13mm GIB® plasterboard is used on all ceilings throughout your home. A thicker stronger 13mm GIB® plasterboard gives you extra rigidity to help fight the effects of gravity and structural movement.

If 10mm plasterboard is chosen, then it must be fixed to battens spaced at maximum 450mm centres on ceilings. However, the extra rigidity of 13mm GIB® plasterboard enables you to have ceiling battens spaced up to 600mm apart. Because there are fewer ceiling battens, fewer fasteners are required, resulting in fewer points where imperfections could be visible.



4) HORIZONTAL FIXING

Any imperfections will be most noticeable at the joints of wall linings so it pays to keep these joints to a minimum. Fixing GIB® plasterboard sheets horizontally instead of vertically on walls reduces the number of joints, helping to achieve a more uniform appearance. Horizontal fixing also means that glancing light from adjacent windows shines along the joint, thus reducing the “shadowing” effect that is sometimes noticeable with vertical fixing (see diagram below).



With horizontal fixing, there is only one joint which is below eye level.

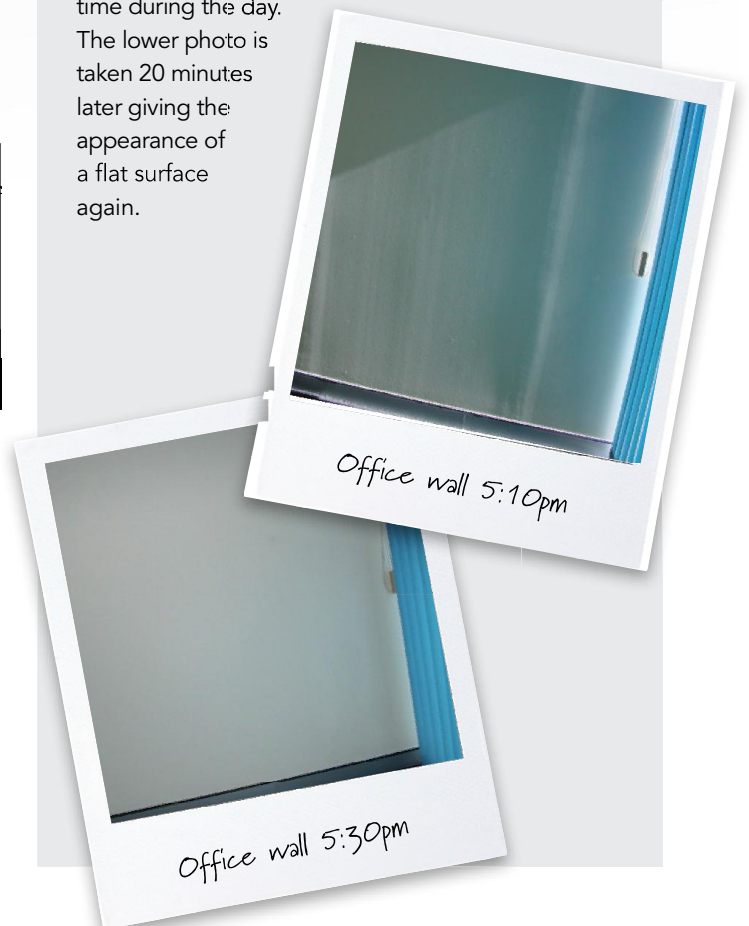
5) CHOOSE THE RIGHT DECORATIVE FINISH

Semi-gloss, gloss and even low sheen paints all reflect light and tend to accentuate even the smallest surface imperfection. On the other hand, flat or matte paints tend to reflect light back in a diffused form and better disguise any surface irregularity. Avoid semi-gloss and gloss paints where you can. Even when the work is carried out by a highly skilled tradesperson, the end result may be disappointing. Dark colours also highlight the slightest imperfections, whereas lighter colours tend to soften the effect of any irregularities by absorbing less light.

CASE STUDY: HOME OFFICE

These two images show the effect critical lighting can have of the appearance of a flat plasterboard surface. The top photograph shows the impact of daylight ‘glancing’ across the surface at a limited time during the day.

The lower photo is taken 20 minutes later giving the appearance of a flat surface again.



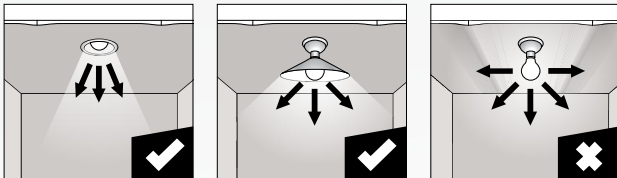
6) MINIMISE CRITICAL LIGHTING

Lighting sources can include windows, skylights and artificial wall or ceiling washer lights. Critical lighting should be avoided where possible. If it cannot be avoided it needs to be accepted that some imperfections may be visible under extreme lighting conditions. A degree of agreement, co-operation, acceptance and tolerance is required between parties.

Lighting design is vitally important in minimising the visibility of any minor imperfections because it's the lighting conditions that create the "shadow" that makes any imperfection visible. Lighting design will either accentuate or diminish the visibility of any imperfections.

CRITICAL LIGHTING

When light strikes a surface at a shallow angle it tends to greatly exaggerate any surface irregularities and this is termed "critical lighting". However, when the angle of light is more or less at right angles to a surface, imperfections are less obvious and this is termed "non-critical lighting".



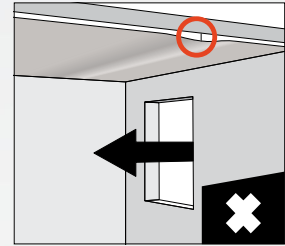
RECESSED DOWNLIGHTS AND LIGHT SHADES

Incorporating recessed downlights or light shades help to channel light downwards and reduce the amount of glancing or critical light.



WINDOW POSITIONING AND SHADES

Avoid positioning narrow windows hard up against the end of a wall or ceiling, particularly on long walls or ceilings at the end of a room or hallway. Making a window wider and placing it away from the room corner should reduce the critical lighting effect. Try not to take windows right up to ceiling level. Provide sunshades over the window or recess the window to stop the sunlight reaching the wall.



AVOID SPOT LIGHTS

Avoid spot lighting or wall mounted up-lighting or be careful about where these lights are directed and the angle at which they hit a surface particularly near jointing.



LEVELS OF FINISH

Levels of Finish assist in specifying the required quality of finish when installing and stopping plasterboard.

Level 4 and 5 finishes are commonly specified in residential construction. Level 4 finish is the generally accepted level of finish for a residential home. It is used where non-critical lighting falls on satin/flat/low sheen paints, or where critical lighting illuminates wallpaper or textured finishes.

Level 5 finish is for use where gloss or semi-gloss paints are specified or where critical lighting conditions occur on satin, flat or low sheen paints.



COLOUR & LIGHT

Colour is a magical property that can transform an environment, create a style and set a tone. By using colour you can make dramatic statements in your home and express your own personal creativity.

COLOUR TRICKS

Tricks with colour can be achieved to make your home appear spacious or light. There are plenty of tricks you can use to enhance the size of your rooms, and on the other hand, if you have a space that you want to look warmer, careful use of colour can offer a simple but effective way to make your home feel cosier. If you want something a little out of the ordinary, different paint techniques can be used to create a wonderful variety of textured effects and they offer an exciting alternative to plain painted walls or wallpaper. These include colour washing, sponging, limewash effects, rag rolling and added sparkle.

LIGHTING AS ART

Light has the power to characterise and accent rooms. It can convey an aura of intimacy, provide a touch of sophistication and enhance a home's architectural details with special effects.

Good lighting is about more than just light levels. The same level of light can provide effective or ineffective lighting. Some lighting can make rooms flat and featureless even when it's bright.

An efficient and effective lighting system will:

- Provide a high level of visual comfort
- Make use of natural light
- Provide the best light for the tasks commonly undertaken in that space
- Provide controls for flexibility (eg dimmers)
- Have low energy requirements.

A lighting designer will be able to help you design an effective lighting scheme. Ensure you have a detailed lighting plan before construction so that all wiring, cabling and factors influencing quality of finish can be allowed for.

As explained in 'Fundamentals of a Quality Finish' the choice of decorative colour and lighting can have an adverse impact on the flat appearance of interior walls and ceilings. **These decisions must to be considered at the design stage of the project so the level of expectation of the interior finish can best be delivered by all parties.**

PLANNING

Areas that a homeowner could influence in the planning process

- Where possible check out previous projects to view the interior finish to assess the designer's and builder's skills and experience.
- Consider the orientation of the building on the site to determine angles and impact of natural lighting
- Determine lighting design (artificial and natural) early. Embossed down lights, wall washers, spotlights, surface mounted, hanging, light shades, concealed lighting or combinations of any of these will assist with delivering the flat wall appearance. In the case of natural lighting also consider the angle of light

hitting surfaces at various time of the day specifically the propensity for natural lighting to fall at acute angles across ceilings or walls in early morning or late afternoon.

- Be aware of the impact a room size and window design could have. Consider the impact of full height windows to adjacent wall surfaces.
- Window coverings, i.e. curtains and/or blinds or shade sails, will all influence the volume of natural light entering the interior.
- Finally the type of wall decoration will impact on the appearance of the interior walls and ceilings. Consider the surface finishing material to use. High gloss and/or dark paints tend to accentuate any imperfections while flat and/or light coloured paints will reduce the effect of critical light.

THE FINISHING PROCESS

The process of installing GIB® plasterboard involves a number of steps and tradespeople. To create a quality finish all trades need to deliver a professional job at each step in order that the next step can be effectively completed.

FIXING

GIB® plasterboard should be fixed horizontally where possible using GIBFix® adhesive plus GIB® Grabber® screws.

BASECOAT AND TAPING (STOPPING)

The joint is first covered with a GIB® basecoat compound with GIB® paper tape embedded in the compound to strengthen the joint. A second layer of compound is added later to fill the tapered joint void.

TOPCOAT COMPOUND

A final GIB® topcoat compound finishes the jointing process to deliver a smooth sandable surface

SANDING & PAINTING

The final part of the process, once the compound is fully set and dried, is to sand back the surface to a smooth finish. The wall or ceiling surface is then ready for painting or wallpapering.

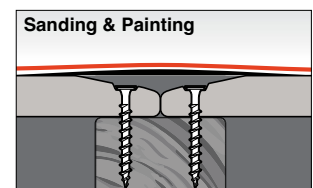
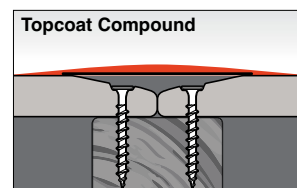
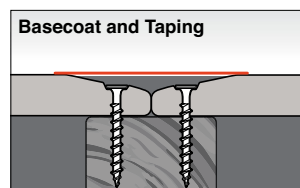
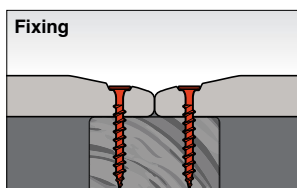
FACTS ABOUT JOINTING

Prior to the application of the paint or wallpaper, joint compounds must be allowed to adequately 'cure' in order to prevent shrinkage and to deliver the required performance in adhesion and joint strength. There are three variables that affect the speed of 'cure'

- Air temperature
- Relative air humidity
- Movement of air

On a still cold wet day (10°C/90% humidity) there will be minimal drying of GIB® compounds. In comparison on a windy hot dry day (25°C/50% humidity) the air will have 12 times the capacity to carry water and will be substantially more effective in the 'curing' process. A temperature of not less than 10°C is required to ensure that the resins in GIB® compounds cure and to support the evaporation of water.

Please Note: Jointing of plasterboard is a manual task which results in a slightly raised area over fasteners and joints. Typically industry norm is that the maximum allowable deviation in the build-up is less than 2mm across the joint, giving a non flat finish that can be highlighted if the wrong colour and lighting choices are made.



Winstone Wallboards Limited

37 Felix Street, Penrose, Auckland 1061, New Zealand
P O Box 12 256, Penrose 1642, Auckland, New Zealand
Ph: 64-9-633 0100, GIB® Helpline: 0800 100 442

Fax: 64-9-633 0101
Email: info@gib.co.nz
Web Site: www.gib.co.nz





CERTIFICATE OF PRACTICAL COMPLETION

Gurender Singh & Rupinder Kaur

Confirms:

1. We have taken possession of the works at 11 Doug Jensen Street, Trentham
2. That all work has now been completed
3. That all monies due have been paid in accordance with this Agreement
4. We have arranged our own insurance cover for the completed work
5. We have been given a copy of the Code Compliance Certificate

Signed by the Purchaser this day of

Gurender Singh:

Rupinder Kaur:

Wallaceville Developments (No 2) Limited (“the Developer”)

Confirms:

1. It agrees to give possession of the works comprising the house at 11 Doug Jensen Street, Trentham
2. Warrants that all work has been completed in a professional and tradesman like manner in keeping with good building practice and in accordance with the Building Contract.

Signed by the Developer, **Wallaceville Developments (No 2) Limited**

This day of

By:

Malcolm Gillies, Director



**Warranty
Information &
Maintenance Guides**

New Lawns

Make sure that your newly laid lawn is never short of water. This is most crucial for new instant lawns, particularly during summer. Water daily until the turf is firmly rooted (about two weeks). After this period reduce the frequency of waterings to encourage the development of deeper and stronger roots. Check that the underlying soil is moist and that rooting is progressing well by lifting the corner of a turf. Weather conditions will dictate the amount and frequency of waterings. Be certain that your new ready lawn has enough moisture to survive hot, dry or windy periods. Water areas near buildings more often where reflected heat dries the turf.

Avoid walking on your newly laid lawn where possible especially after watering. This gives the roots an opportunity to knit together and will ensure that the surface remains smooth until the area is established.

Begin mowing once the turf is well rooted. Make sure ground conditions are firm so as to maintain a level surface. Set the mower high so as to remove no more than 1/3 of the overall height for the first few mowings. Then gradually reduce the mowing height to the desired height. We do not recommend mowing lower than 25mm. Have your mower serviced prior to your first mowing and then at least once a year.



ROOFING WORKMANSHIP WARRANTY

OWNER/ BUYER NAME:	
OWNER'S ADDRESS:	
PROJECT SITE ADDRESS:	BLOCK 15, WALLACEVILLE

Brown Residential Roofing Ltd warrants to the homeowner that the roof installation will be free of defect in workmanship for 5years from the date below.

Should a failure occur due to defects in workmanship during this period that may cause leakage Brown Residential Roofing Ltd will supply the labour to repair such problems.

The warranty items are to be repaired only by Brown Residential Roofing Ltd and the customer must notify the company within 48 hours after the problem has been discovered.

Brown Residential Roofing Ltd will not be liable for roof or structural damage resulting from normal wear and tear, including but not limited to storm damage, hailstorms, foreign objects or hurricane force wind and rain. Damage done by other persons is also not covered by this warranty.

This warranty does not cover any resultant damage caused inside the building by any leaks.

Signature

Date 1/07/2022

Commercial Warranty and Maintenance Requirements

SUPPLY DATE: JUNE 2022

PROPERTY OWNER	Friday Homes
SITE ADDRESS	BLOCK 15, LOTS 42-45, WALLACEVILLE ESTATE, New Zealand
SITE ENVIRONMENT	Moderate
BUILDING TYPE	Commercial
ROLLFORMER	Metalcraft Wellington

WARRANTY THAT PRODUCT:	ROOFING	WALL CLADDING	GUTTERS/DOWNPipes	FLASHINGS	FASCIA	FENCING MODERATE ENVIRONMENT ONLY
Paint will not flake, peel or excessively fade	15 Years	-	-	-	-	-
Will not perforate through corrosion	15 Years	-	-	-	-	-

The product manufactured from **COLORSTEEL® ENDURA®** is subject to normal wear and tear, which may include uniform fading, chalking and dirt collection. Minor white corrosion, which may appear at unwashed tension bends or cut edges, is a natural weathering phenomenon of **COLORSTEEL® ENDURA®** and does not constitute a failure of the coating system. Testing to determine coating performance will be in accordance with the methods described in Australian Standard AS1580.

This warranty is issued by New Zealand Steel Limited and is subject to the following terms and conditions:

(Note: all New Zealand Steel literature referred to in this warranty is that which is current at the time of installation and is available from the rollformer or www.colorsteel.co.nz)

- The maintenance programme specified on the reverse **BEING STRICTLY ADHERED TO and documented.**
- The warranty periods stated above start from the date the material is supplied to site.
- The installed pitch of the roof is equal to or greater than 3°, or the minimum recommended for the profile, whichever is greater.
- The product is only used in the environments and applications as recommended in the *Environmental Categories, Warranty & Product Maintenance Recommendations* brochure (or on-line *Guidelines for Use*).
- The product is designed, formed, stored, handled and installed in accordance with recommendations given in *Specifiers and Builders Guide* (on-line *Guidelines for Use*), *Information Bulletins* and *NZ Metal Roof and Wall Cladding Code of Practice*.
- This warranty covers the **COLORSTEEL® ENDURA®** material only and no accessories supplied which include, without limitation, fasteners, soft edge and building wrap.
- All warranties, conditions, liabilities and obligations other than those specified in this warranty are excluded to the fullest extent allowed in law. In particular, where the product is supplied for the purpose of business, the guarantees contained in the Consumer Guarantees Act 1993 do not apply.
- Failure of the material or the coating partially or wholly due to one or more of the following causes is not covered by this warranty:
 - Physical damage during or after installation, including scratching, contact with other metal items, incorrect installation of external objects such as air-conditioning units, PV/Solar energy systems, and failure to remove swarf,
 - Contact or immersion in soil, ash, fertilizer, moisture retaining substances, sunscreen or water (of any type).

- Contact with or runoff from lead or copper and other dissimilar metals, chemical agents, green or wet timber or treated timber.
- Water entrapment or ponding for any reason.
- Mechanical damage, chemical attack, corrosion or other damage sustained during transport, handling, storage, installation or subsequent to installation.
- Attack from chemical or other agents, fumes, solids or liquids other than direct rain or run-off falling onto the product under warranty.
- Application of post paint treatments or systems.
- Failure to install, use and maintain the product in accordance with NZ Steel's guidelines and applicable industry standards.
- Underside corrosion as a result of high humidity, condensation or pollution generated within a building.
- Failure to replace corroded fasteners, or use of incorrect fasteners.
- Corrosion arising from lapped areas of end-lapped sheets.
- The product having been inappropriately stored prior to installation.
- Causes beyond the control of New Zealand Steel or the roofing manufacturer, including earthquakes, fires, cyclones, tornadoes, storms, hurricanes, lightning, hail, volcanic activity and other similar extreme "Acts of God".
- Actions by other persons.

If **COLORSTEEL® ENDURA®** pre-painted steel has failed to perform as warranted, then a claim, in writing, specifying in what respect the **COLORSTEEL® ENDURA®** has failed to perform, must be made within the applicable warranty period, to New Zealand Steel who will at its sole option repair or replace (including labour) the affected material or provide a refund equal to the cash value based on New Zealand Steel's estimate of the cost of the then current New Zealand Steel equivalent product. All claims must be accompanied by this original warranty document. A new warranty will be issued to cover the balance of the original warranty offer for both the paint coating and perforation protection where repair or replacement is made, this period is not extended in case of replacement. Neither the roofing manufacturer named below nor New Zealand Steel will be liable for any consequential loss or damage except as may be required under any mandatory statutory provisions.

New Zealand Steel and/or the roofing manufacturer reserve the right to inspect a building prior to issuing of the warranty and/or to inspect and conduct tests as necessary at any time after a claim is made under this warranty and accordingly have access to the property.



Warranty ID: 82620

For information relating to your warranty certificate please call 0800 697 833, or you can write to us at nzs.warranty@bluescopesteel.com

PRODUCT USAGES

Roofing with a mc760 profile and a pitch of 8 degrees

- Paint will not flake, peel or excessively fade for 15 years
- Will not perforate through corrosion for 15 years

Coil References: P743195: Ebony, 0.4mm

SIGNATURES

Installed by BROWN RESIDENTIAL LTD.

This Warranty is issued by (the manufacturer): Metacraft Wellington

Signed: A. McGrath Position: Production Date: 14/7/22

MAINTENANCE PROGRAMME

All roofing and cladding products are subject to the cumulative effects of weather, dust and other deposits. Normal rain-washing will remove accumulated atmospheric contaminants from roofs. Gutters must be regularly inspected to remove debris, which may cause ponding.

ENVIRONMENT	MODERATE ISO CATEGORY 3	SEVERE ISO CATEGORY 4	VERY SEVERE ISO CATEGORY 5
Roof	Rain washing	Rain washing	Not warranted
Wall Cladding	Manual washing every year	Not warranted	Not warranted
Gutters, fascias and unwashed or high risk areas	Manual washing every 6 months	Manual washing every 3 months	Not warranted

Environment zones are described in detail in the *Environmental Categories, Warranty & Product Maintenance Recommendations* brochure. If your building is within 1000 metres of the sea or in an area with a corrosive environment you should check these Categories.

Regular washing of COLORSTEEL® ENDURA® products increases the durability by reducing attack from airborne salts and pollutants. COLORSTEEL® ENDURA® surfaces should be manually washed with water and a sponge or a soft nylon-bristled brush. For large areas it may be appropriate to use water blasting at pressures up to 20 MPa. Regular inspection for, and removal of lichen should be carried out as per Information Bulletin - *Removal of Lichen*.

Note: **high risk** areas include areas around flues, chimneys and extractor vents, under television aerials and trees and sites prone to mould, lichen, bird droppings or debris. External objects such as walkways and platforms, air conditioning units, solar hot water and solar photovoltaic systems, all have the potential to create areas on the roof that are sheltered from the rain (unwashed areas) and, as such, additional maintenance of the roof area affected is required as highlighted in the above table.

COLORSTEEL® and COLORSTEEL® ENDURA® are registered trademarks of New Zealand Steel Limited.



Warranty ID: 82620

For information relating to your warranty certificate please call 0800 697 833, or you can write to us at nzs.warranty@bluescopesteel.com





CAPITAL
Continuous Spouting
0800 775 926

**Capital Continuous Spouting Ltd
Guarantee**

31 Montgomery Crescent
Clouston Park
Upper Hutt 5018
www.wellingtonspouting.co.nz
ops@wellingtonspouting.co.nz

Thank you for choosing Capital Continuous Spouting Limited

Capital Continuous Spouting guarantees the installation and workmanship of our products installed for a period of 10 years from the date of installation. All materials used hold a 10 year warranty.

Failure of our products part or wholly due to the following causes are not covered by this guarantee:

1. All unwashed surfaces must be cleaned every 6 months.
2. Failure to remove debris leading to accumulation of moisture retaining matter in the spouting and downpipes.
3. Mechanical, chemical or other damage sustained subsequent to installation.
4. Storm or tempest or other causes beyond the control of Capital Continuous Spouting Ltd

Regards

Craig Wylie
Managing Director
craig@wellingtonspouting.co.nz
021 963 442
0800 775 926 (Option 2)



Manufacturing Statement

This statement, supplied to the Carters customer listed below, has been provided to assist a Building Consent Authority in determining compliance with the NZ Building Code and is issued subject to Carters Standard Terms and Conditions of Sale. (available at www.carters.co.nz)

04-May-2022

D.M.A.C HOMES

BLOCK 15 WALLACEVILLE ESTATE, TRENTHAM, UPPER HUT

PT1361653M1 (Mitek Job Ref: 361653M1)

Roof Trusses

Roof trusses supplied by Carters to the above project have been manufactured as per any Producer Statement Design issued by MiTek for consent purposes on the above project using verified timber grades that meet the requirements of NZS3603 and NZS3622. Any laminated veneer lumber that has been supplied as part of a roof truss meets the requirements of AS/NZS4357 and NZS3603. Carters is a licensed MiTek fabricator.

Pre Nailed Wall Frames

Pre-nailed Wall frames supplied by Carters to the above project have been manufactured using verified timber grades, where required, that meet the requirements of NZS3603 and NZS3622. Any Laminated veneer lumber lintels that have been supplied as part of a pre-nailed wall frame meet the requirements of AS/NZS4357 and NZS3603.

MiTek Flitch Beams

MiTek Flitch Beams supplied by Carters for the above project have been manufactured in accordance to the plans, MiTek fabrication details and/or engineering details supplied. Flitch steel is sourced from MiTek NZ as per MiTek fabricator requirements. Any timbers used for structural purposes are verified grades that meet the requirements of NZS3603 and NZS3622.

Floor Systems

Floor Systems supplied by Carters for the above project have been manufactured in accordance to the plans and/or engineering details supplied. Any timbers used for structural purposes are verified grades that meet the requirements of NZS3603 and NZS3622.

Timber Treatment

All treated timber and engineered wood products used in any items manufactured by Carters in the above project, are not less than the minimum levels specified in the plans, specifications and information supplied by the customer.

NZ Standards

NZ Standards listed in this statement are cited as acceptable solutions in the approved documents NZBC B1/AS1 Structure or B2/AS1 Durability as a means of complying with the NZ Building Code.

A handwritten signature in blue ink, appearing to read "Lindsay Jacobs".

Lindsay Jacobs

MANUFACTURING MANAGER

WELLINGTON

Carters Building Supplies Limited

Job: 361653M1

Client: DMAC Homes Ltd T/A Friday Homes
 Phone:

Site: Wallaceville Block 15 - AAAA
 Wallaceville Estate Upper Hutt
 Stage 11 Lots 42-45

Description:
 Building Consent No.:
 MiTek 20/20 Engineering 4.7.346.0

MiTek New Zealand Limited

Phone:

Printed: 11:32:48 04 May 2022

MANUFACTURER STATEMENT

This statement is issued by **CARTERS** to the client listed above, and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek® trusses for the job reference **361653M1** have been fabricated in accordance with the MiTek 20/20® truss design, truss layout and shop drawing output and the specifications for timber defined therein, and are covered by the Producer Statement issued by MiTek New Zealand Limited and the MiTek Fabricator Design Statement.

Summary of fabricated MiTek® trusses in accordance with MiTek 20/20® output

These MiTek® trusses must be erected in accordance with the Truss Layout. Proper erection bracing must be installed to hold the trusses true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied.

Job Details

Importance Level : 2

Design Working Life : 50 years

Roof

Material: Longrun
 Dead Load: 0.210 kPa
 Restraints: 900 mm centres
 Live Load: Qur = 0.250 kPa
 Qc = 1.100 kN

Ceiling

Material: Rondo on clips
 Dead Load: 0.200 kPa
 Restraints: At bearings
 Live Load: Qc = 1.400 kN

Wind

Area: High (44.0 m/s)
 Pressure Coeff: Cpe = varies; Cpi = -0.30, 0.20

MiTek® Truss List

Legend: * = detail only, ? = input only, ✕ = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required
 GB = gable brace required, CF = Chemical Free Treatment

Roof Truss

Treatment: Top Chords - H1.2 Bottom Chords - H1.2 Webs - H1.2

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
EN1	6	8110	8.000	900	T2	18	4650	40.000	825					
*FR1	8	4916	40.000	55	V1	6	3424	8.000	900					
*FR2	8	4830	40.000	55										
T1	18	4730	40.000	825										

Roof Truss quantity : 64

Total quantity : 64

The computer design input has been carried out by:

MiTek 20/20 Software Operator: Administrator

MiTek Candidate Number and Qualifications:

Accredited Fabricator:



PRODUCT WARRANTY

Flashclad offers this Warranty for the Warranty Period in respect of the Products installed in your Premises

Client Name	Gilles Group Ltd
Site address	B15 Wallaceville estate, Upper Hutt
Products supplied	Flashclad Cladding and Flashing Systems
Commencement date	18/12/2022

WARRANTY PERIOD: 25 years from the Commencement Date

- 1 We warrant that the Products will, subject to the terms set out below, meet the B2 Durability, E2 External Moisture and F2 Hazardous Building Materials standards of the New Zealand Building Code for the Warranty Period provided the Products have been properly installed by an Authorised Distributor.
- 2 This Warranty covers the Products installed by the Authorised Distributor for the Warranty Period provided they were new and unused and in good condition at the time of installation and have not been disturbed thereafter.
- 3 We will not be liable for any failure of the Products caused in whole or in part by the Products not being installed by an Authorised Distributor. We also do not give any warranty as to the suitability, qualification or abilities of any Authorised Distributor and will not in any circumstances be liable for their acts or omissions.
- 4 Our Warranty does not cover the following:
 - a) Any workmanship of the Authorised Distributor engaged to install the Products;
 - b) Objects penetrating or damaging the Products;
 - c) Any shifting or altering of the Products after installation;
 - d) Any deliberate, wilful, reckless or negligent act;
 - e) Any deterioration or change in the aesthetic colour or finish of the Products;
 - f) Chemical or mechanical damage;
 - g) Acts of God;
- 5 Our liability (whether at law or in equity or otherwise and including for negligence) is limited to the actual cost of (at our election) repairing or replacing the particular defective item or acquiring an equivalent item. We will not, in any case, be liable for any other losses or damages whether general, exemplary, punitive, direct, indirect or consequential. The cost and method of repair or replacement will be determined by us using contractors, materials and practices selected by us, in our reasonable discretion.



Steve Hotton, Director

Signed for Flashclad

print name

Date 18/12/2022

Warranty number 630



INSTALLATION WARRANTY

CONTRACTOR DETAILS

Name: Cladding & Flashing Installation Wellington LTD

Address: P.O. Box 15-253, Miramar, Wellington

Telephone: 021 242 2366

Fax:

wellington@flashclad.co.nz

Name of Person installing the Product: Cruze Ene

Products Installed: Flashman flashing system, Euro-Line/Euro-Rib Cladding system

Client Name: Gillies Group Ltd

Premises Address: B15 Wallaceville estate, Upper Hutt

WARRANTY PERIOD: 10 years from the Warranty Commencement Date

Warranty Commencement Date: 18/12/2022

WARRANTY

We, the Contractor specified above, undertake to repair any defect arising from our workmanship in installing the Products in your building(s) on the Premises which results in the Products failing to meet the B2 Durability, E2 External Moisture and F2 Hazardous Building Materials standards of the New Zealand Building Code, subject to the conditions specified below:

- a You have paid the full purchase price for the Products installed by us;
- b The claim is made within the Warranty Period.

We shall not be liable for failure caused by:

- a Any defect in the Products;
- b Objects penetrating the Products or other damage caused to the Products by any party other than us;
- c Any party other than us shifting or altering the Products;
- d Any deliberate wilful, reckless or negligent act by any party other than us;
- e Chemical or mechanical damage caused by any party other than us;
- f Acts of God;

Our liability (whether at law or in equity or otherwise and including for negligence) is limited to the actual cost of (at our election) repairing or replacing the particular defective item or acquiring an equivalent item. We will not, in any case, be liable for any other losses or damages whether general, exemplary, punitive, direct, indirect or consequential. The cost and method of repair or replacement will be determined by us using contractors, materials and practices selected by us, in our reasonable discretion.

You must give us notice in writing of all alleged defects in our installation workmanship within 14 days of discovery.

Exclusions:

Signed for: Cladding & Flashing Installation Wellington LTD

Name of person signing: Matthew Sharland

Title: Director

LBP: Matthew Sharland, BP139750



Date: 18/12/2022

Warranty No: 630



Powder coating is one of the most durable colour coatings available and with very little effort on your part will provide your dwelling with many years of excellent service.

It is important the homeowner or commercial building owner understands their obligations when maintaining powder coated finishes.

The effects of ultra violet light, atmospheric pollution, dirt, grime and airborne salt deposits can all accumulate over time and must be removed at regular intervals.

To maintain the integrity, to extend the life of your powder coated surface and to meet the conditions of powder coat warranties a simple regular maintenance program must be implemented.

Cleaning is recommended every six months as a minimum. In areas where pollutants are more prevalent, such as coastal environments, industrial or geothermal areas, your cleaning program should be carried out on a more frequent basis.

Darker colours will require a regular wash program to remove air-borne grime.

Flashclad recommends

Washing down your powder coated cladding using a designated soft broom, mild detergent and water.

- 1: Spray a light mist of water over the cladding.
- 2: Dip designated soft broom into bucket of soapy water.
- 3: Start cleaning from the top and work your way down the wall.
- 4: Simply hose off, again working from the top down.
- 5: Washing down your cladding is also an opportunity to clean your aluminium joinery and glass.

It is well publicized most building owners ignore their home/building maintenance requirements, yet it is their largest asset. Most will wash their vehicles on a regular basis, polish and store their vehicles undercover.

Building maintenance is paramount in maintaining your largest asset values.

The example shown is a *Browns Heavy Duty Extendable Broom* purchased from Mitre 10 at \$22.



NOTE:
Use a designated broom with soft nylon bristles, a soft bristle will avoid scratching your powder coated surface.
Replace your soapy water regularly throughout your cleaning process.
It is not recommended to wash down on hot sunny days.
Replace your broom as soon as it shows signs of wear.
DO NOT USE SOLVENTS, YOU WILL CAUSE DAMAGE TO ANY PAINT SURFACE TYPE IF YOU DO.



Please also read in conjunction with powder coaters maintenance and care guides.



Bradnam's
windows & doors nz

10th August 2022

Attention: **Friday Homes**
DMCA Home Ltd
P.O. Box 30389
Lower Hutt 5040

PRODUCER STATEMENT

Project Name: Block 15, Lot 42-45, Wallaceville

Project Address: Block 15, Lot 42-45, Wallaceville

We certify that the products supplied by our company for this project, meet or exceed the requirements of the New Zealand Building Code, NZS 4211:1985 Performance of Windows and NZS 4223 Glazing in Buildings.

More specifically, we have manufactured the aluminium windows and doors for this project in accordance with the design and manufacturing specifications provided by **NATIONAL ALUMINIUM LTD**, and those required by NZS 4223.

Window and door units manufactured to these specifications have been tested to, and comply with, the wind pressure rating, deflection, weather performance and glazing requirements of the above New Zealand Standards.

The products supplied by our company for this project, can be expected to have a serviceable life of not less than 15 years in accordance with section B2 of the New Zealand Building Code. This relates specifically to the structural elements of the windows and doors.

Over time, even with regular maintenance, decorative elements and non-structural fittings such as handles, fasteners, roller mechanisms, mohair and other similar components may require replacement as they wear out. This process does not contravene the Durability Requirements of section B2 of the New Zealand Building Code or this Producer Statement.

Yours sincerely

Adrian Rickard
Branch Manager



Warranty for Bradnam's Aluminium

The organisations involved in the manufacture of your Bradnam's aluminium joinery warrant the product they have supplied and their workmanship.

Fabricator Warranty:

The joinery supplier who has supplied you with Bradnam's aluminium joinery (the "Fabricator") will, subject to the conditions below, at its option, repair or replace free of charge any Bradnam's aluminium joinery due to a failure in workmanship or installation carried out by the Fabricator within a period of five years from the date of delivery or installation by the Fabricator.

The Fabricator shall not be liable for any defect in materials covered by any other supplier warranty. This Warranty does not affect any applicable statutory consumer rights.

NALCO Extrusion Warranty:

National Aluminium Limited ("NALCO") has supplied the Fabricator with aluminium and will, subject to the conditions below, at its option, repair or replace free of charge any Bradnam's aluminium extrusion supplied by NALCO where it:

- Fails to remain waterproof
- Fails to be durable as defined by the New Zealand Building Code Requirement: Fifteen Years
- Fails to comply with the performance requirements of NZS4211: Specification for windows: within a period of TWO Years from the date of manufacture.

NALCO shall not be liable for any defect in workmanship, fabrication installation or failure of powdercoating paint finish covered by the Powdercoating Warranty or any defect in hardware not manufactured by NALCO.

This warranty does not affect any applicable statutory consumer rights.


Conditions of the Fabricator and NALCO Warranty ("the Warrantee"):

- The Warranties are only applicable to windows and doors fitted to domestic dwellings.
- The Warranties do not apply in the event of:
 - a) Any damage or deterioration arising from causes beyond the control of NALCO or the Fabricator including but not limited to impact, abrasion, earthquake, flood, mechanical damage, neglect, malicious damage, misuse, fire damage, act of God, pollution, abnormal weather, damage caused by geothermal gases, air pollution or severe coastal conditions, excessive heat, exposure to chemicals, or attempted repairs unauthorised by NALCO or the Fabricator.
 - b) Where the defect is caused by the use of adhesive tapes or by the use or failure of sealants or mastics.
 - c) Where the defect is caused by a failure to regularly maintain the surfaces in accordance with the recommended care and maintenance procedures as set out in the Powdercoat Warranty.
 - d) Where the defect is attributable to a defect in the structure to which the joinery has been affixed.

- The obligations under this Warranty are limited to either free replacement of the defective component or repair at the discretion of NALCO or the Fabricator, as the case may be.
- Neither NALCO nor the Fabricator is liable for any additional direct or indirect special consequential or third party claims for loss, damage or expenses.
- The Warranties are not assignable or transferable to subsequent owners without the prior written consent of both NALCO and the Fabricator.
- The liability of NALCO and the Fabricator shall not exceed the original invoice value of the applicable aluminium joinery product at fault.
- No liability shall arise where the purchase price for any product supplied remains unpaid in full, or where payment is not made on the due date for payment.
- No liability shall arise unless a claim is made in writing to the Fabricator or to NALCO within 30 days of the defect arising or being reasonably discoverable by the purchaser.

Bradnam's Windows and Doors is a registered trademark of National Aluminium Ltd (NALCO)

49 Business Parade North, East Tamaki, Auckland 2013 Ph: 64 9 272 1700, Fax 64 9 272 1708, Website www.bradnams.co.nz

Customer: Friday Homes
Address: Block 15, Lot 42-45, Wallaceville
Quote Number: 148721.02
Job Number: 35233
Signed: 
Date: 10th August 2022

Limited Warranty

Rinnai brings you peace of mind with a:

Rinnai warranty



Rinnai offers you real peace of mind with comprehensive warranty plans covering parts and labour.

This warranty is applicable to all Rinnai INFINITY continuous flow water heaters installed from 2010. All terms of the warranty are effective from the date of installation.

Warranty summary

Rinnai continuous flow water heater	Application	HEAT EXCHANGER		ALL OTHER PARTS	
		Parts	Labour	Parts	Labour
White domestic models	Domestic WITHOUT a Rinnai controller	10 years pro rata	3 years	3 years	3 years
	Domestic WITH a Rinnai controller	12 years pro rata	3 years	5 years	3 years
	Commercial	1500 hours or 1 year*	1500 hours or 1 year*	1500 hours or 1 year*	1500 hours or 1 year*
Silver commercial models	Domestic WITHOUT a Rinnai controller	12 years pro rata	3 years	5 years	3 years
	Commercial	5000 hours or 3 years pro rata*	1500 hours or 1 year*	1500 hours or 1 year*	1500 hours or 1 year*

* Whichever comes first

Domestic vs commercial applications

A domestic application is defined as an installation where a continuous flow unit is set to 55 °C¹ or lower, delivering hot water to a single residential dwelling (not used for commercial purposes²).

All other installations are defined as commercial applications.

For constant use applications such as, underfloor heating, circulating ring mains, spa pools (but not limited to), the water heater must be sized and installed according to written guidelines from Rinnai.

¹ A solar installation using a Rinnai continuous flow unit in a single residential dwelling is considered a domestic application

² Examples of a commercial application in a domestic dwelling; hair salon, catering kitchen, communal care facility etc. An accommodation business such as a motel, where a continuous flow unit serves the equivalent of a single family dwelling, is deemed to be a domestic application.

General warranty terms

Rinnai reserves the right to make modifications and change specifications and its parts without notice.

For the purposes of the Consumer Guarantees Act 1993, Rinnai only guarantees the availability of repair facilities and spare parts for the express warranty periods recorded in the 'Warranty Summary'.

If the Rinnai Continuous Flow Water Heater is being acquired for personal, domestic or household use, this warranty does not limit any consumer rights or guarantees that may apply under the Consumer Guarantees Act 1993. If the product is being acquired for the purposes of a business, the provisions of the Consumer Guarantees Act 1993 do not apply and no other warranties (either express or implied by law) apart from those stated in the warranty apply.

Warranty terms and conditions

1. All terms of this warranty are effective from the date of installation. The attending service person reserves the right to verify this by requesting a copy of the certificate of compliance prior to commencement of any warranty work. Certificate of compliance must be issued by the installer by law in New Zealand.
2. All Rinnai appliances must be installed, commissioned, serviced, repaired and removed in accordance with the manufacturer's installation instructions, local regulations, and municipal building codes by persons authorised by local regulations to do so.
3. All appliances must be operated and maintained in accordance with the manufacturer's operating instructions.
4. The warranty applies only to the components supplied by Rinnai. It does not apply to components supplied by others, such as, isolating valves, electrical switches, pipe work, electrical cables, fuses, and where applicable flue systems supplied by others, but not limited to these.
5. Where the appliance has not been sited in accordance with the installation instructions or installed such that normal service access is difficult, a service charge will apply. If at the discretion of the attending service person the installation is deemed illegal or access is dangerous, service will be refused. Any work required to gain reasonable access to the appliance will be chargeable by the attending service person (for example, removal of cupboards, doors, walls, or the use of special equipment to move components, but not limited to these).
6. Where a failed component is replaced under warranty, the balance of the original appliance warranty will remain effective. The replacement part or appliance does not carry a new warranty.
7. Rinnai reserve the right to transfer functional components from defective appliances if they are suitable.
8. Rinnai reserve the right to have the installed product returned to the factory for inspection.
9. Where the water heater is installed outside the metropolitan area or further than 40 km from a Rinnai authorised service centre, travel costs shall be the owner's responsibility.

Warranty exclusions

The following exclusions may cause the warranty to become void and will result in a service charge and costs of parts (if required).

1. Accidental damage and acts of God.
2. Failure due to abuse or misuse, improper maintenance or improper storage.
3. Failure due to incorrect or unauthorised installations.
4. Failure or damage caused by alterations, service or repair work carried out by persons other than Rinnai service persons or service centres.
5. Where the water heater has failed directly or indirectly as a result of poor water quality outside the limits specified.
6. Where it is found that there is no fault with the appliance and the issue is related to the installation or is due to the failure of electric or gas supplies.
7. Subject to any statutory provisions to the contrary, Rinnai does not accept:
 - a. liability for consequential damage or any incidental expenses resulting from any breach of the warranty.
 - b. claims for damage to building or any other consequential loss either directly or indirectly due to leaks from the appliance or any other faults.

Water quality

Water quality outside the limits (as set down below) will void this warranty. Water quality tests must be carried out at the customer's own cost but Rinnai will reimburse any reasonable test costs where water quality is within the limits tabled.

Water quality and impurity limits

TDS (Total Dissolved Solids)	Total hardness CaCO ₃	Alkalinity (as CaCO ₃)	Dissolved (free) CO ₂	pH	Chlorides	Magnesium	Sodium	Iron	Langelier Index
Up to 600 mg/L or ppm	Up to 200 mg/L or ppm	Up to 200 mg/L or ppm	Up to 25 mg/L or ppm	6.5-8.5	Up to 300 mg/L or ppm	Up to 10 mg/L or ppm	Up to 150 mg/L or ppm	Up to 1 mg/L or ppm	Between -1.0-0.8

Most metropolitan water supplies fall within these limits. If you are unsure about water quality, please contact Rinnai and we will provide you with details of an authorised agency able to test your water with compliance to Rinnai standards. If sludge or foreign matter is present in the water supply, a suitable filter should be incorporated in the water supply.

Some examples of water quality issues where water may need to be treated:

- Hard water (areas including Whanganui)
- Aggressive water (areas including Christchurch)
- Both hard and aggressive water (some bore water)

Cleaning and Maintenance

Luxury Vinyl Planking

Post-Installation Cleaning

- It is essential that wet adhesive be removed from the surface of the flooring immediately - using a damp cloth.

Initial Clean

- To allow the adhesive to set, do not wash the floor for 72 hours after installation.
- When the adhesive has set, wash your Robert Malcolm floor with a neutral pH floor cleaner (available from your local flooring retailer). Follow the manufacturer's recommendations.

Maintenance

- Vacuum or sweep your Robert Malcolm floor daily to remove any dirt or grit. This will prevent it scratching the floor or becoming ground in.
- Wipe up any spills immediately.
- Wash your Robert Malcolm floor regularly using a neutral pH floor cleaner, diluted as per the instructions on the bottle. Use a clean mop and for stubborn dirt and/or grime use a soft nylon scrubbing brush to work the dirt out. Make sure any excess water and/or dirt is removed with a clean cloth.
- For larger areas automatic cleaning appliances (i.e. scrubbing machine) can be used with your pH neutral cleaner and a red 3mm scrubbing pad. Ensure any excess water on your floor is wiped away with a cloth.
- **Steam Mops (of any kind) should not be used on this flooring – Using them will void the manufacturer's warranty.**

Scratch Prevention

- Use felt pads on all chair and table legs.
- Use dirt stop mats at all external doors. Ensure these are kept clean in order to stay effective.
- Do not drag heavy appliances or furniture across your floor.

Special Instructions

- Avoid using aerosol sprays or silicon based products, as they may result in the floor becoming slippery.
- Rubber can permanently stain any vinyl floorcovering. Avoid using rubber backed mats, furniture feet or wheels.

*It is suggested to use a **Bona Spray Mop Cleaning Kit** to clean your vinyl planking.

international
flooring solutions

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robert malcolm



Warranty

Moduleo Select

October 2019

Warranty

- 7 Year Limited Wear Warranty – Commercial Use / 15 Year Limited Wear Warranty – Residential Use
- This warranty protects the Original Purchaser against ‘wear out’ for a period of 7 years Commercially from the date of original installation and 15 years Residentially, provided the flooring has been installed, utilised and maintained in accordance with Robert Malcolm Ltd recommendations.
- ‘Wear Out’ is defined as a complete loss of colour pattern due to wear from normal traffic.
- If ‘wear out’ occurs within these time frames, and a submitted claim is accepted, replacement product will be provided.
- Warranties are extended to the original purchaser only and are not transferable.

Warranty Exclusions

- Product not installed in accordance with Robert Malcolm Installation recommendations.
- Product not installed in accordance with NZ Building Standard AS1884:2013.
- Irregularities caused by subfloor conditions.
- Fade or discolouration caused by direct sunlight, and/or temperatures.
- Change in gloss level due to use.
- Misuse or abuse of flooring.
- Scuffs, scratches, indentations, cuts, gouges, stains, burns and similar conditions.
- Flooring not maintained in accordance with Robert Malcolm Cleaning and Maintenance guide.
- Product installed outdoors.
- Pet Damage such as chewing, digging or clawing.
- Damage caused by appliances, plumbing leaks or steam mops.
- Damage due to heavy chairs or furniture. It is recommended that you use felt pads under chairs and furniture to reduce the possibility of surface scratching and marking.
- Discolouration caused by rubber pads, soles, tyres, rollers, rubber backed floor mats.
- Stains caused by strong solvent, dyes, medicines, strong food colourings.

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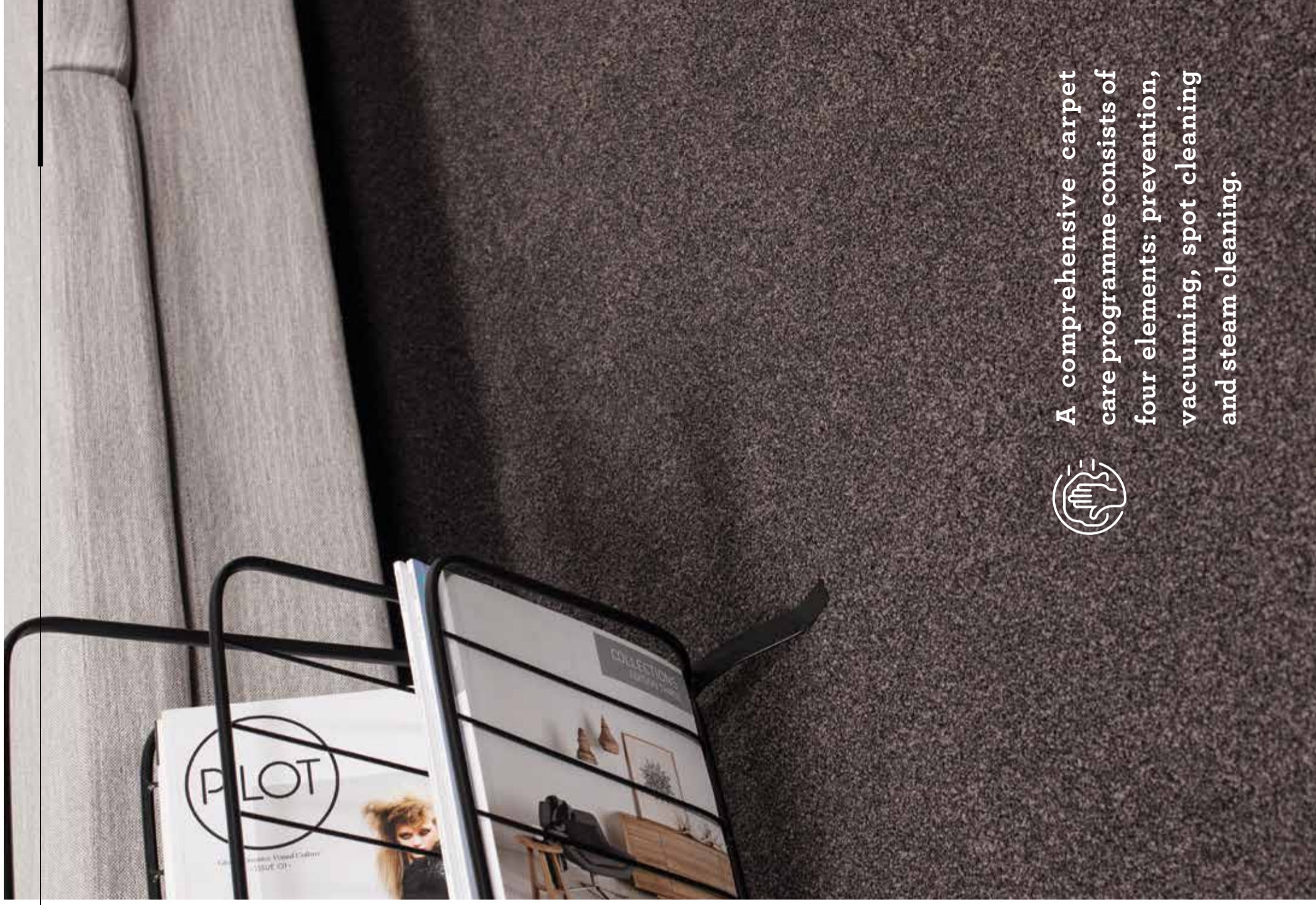
robert malcolm



Care & maintenance

Your carpet represents a substantial investment and, like your other furnishings, requires proper care.

To ensure that you will enjoy the quality of a Godfrey Hirst carpet for years to come please see the preceding pages for care and maintenance guidelines.



A comprehensive carpet care programme consists of four elements: prevention, vacuuming, spot cleaning and steam cleaning.



Preventative Measures

1. Use new, quality underlay with your carpet - particularly on stairs. Good underlay not only provides better resilience under foot, but it can also add to the life of your carpet. Godfrey Hirst Carpets do not recommend installing carpet over carpet (i.e. using old carpet as underlay).
2. When moving heavy wheeled furniture (pianos, buffets, etc.), prevent damage by placing a protective barrier of heavy cardboard or similar between the wheels and the carpet.
3. If you use rugs over your carpet, be sure to remove and clean them regularly. Clean and restore the carpet underneath too. Be certain to check area rugs for colourfastness before putting them back, as the dyes in some rugs may bleed through onto the carpet. After cleaning your carpet, remember to allow complete drying before replacing rugs.
4. Door mats - place mats at all exterior doorways and entrances to carpeted areas to trap dirt and moisture from shoes. Clean mats regularly.
5. Exercise extreme caution with all bleaches, tile cleaners, mildew removers, oven cleaners, drain openers, plant food and the like. They are strong chemicals that can permanently discolour or dissolve carpet fibres.
6. Protect your carpet from prolonged periods of direct sunlight with curtains, blinds or awnings.
7. Even though some carpets are deemed suitable for use on stairs, it is possible pile distortion (or flattening) will occur over time on the stair nosings and tread area. Godfrey Hirst Carpets suggests you may wish to purchase a spare section of carpet to use for the replacement of stairs in the event this occurs.



Moths and Carpet Beetles

All Godfrey Hirst and Godfrey Hirst Classic wool carpets have insect resistant treatments applied during manufacture.

The treatment does not stop insects from entering your home and moths/ beetles can build up an immunity and in some areas have developed a tolerance to treatments. The insect deterrent treatment is embedded in the carpet fibre and needs to be ingested by the insect to have an effect and stop further spreading - such that some fibre loss may occur and good housekeeping is essential.

Regular vacuuming along the skirting, under furniture and in corners will discourage insects and reveal any infestations at an early stage.

If you believe there may be a minor infestation thoroughly vacuum the area (spraying the contents of the vacuum cleaner with insecticide prior to disposal) and treat the infested area, extending 15 cm beyond the boundaries of the activity, with an insecticidal aerosol spray or dust following manufacturer's directions and precautions.

In the case of serious infestations or if the initial treatment is not successful, it is recommended you contact a professional pest control operator.





Spot Cleaning

- Remove as much of the spill as possible using a blunt knife or spoon for solids, blotting up liquids or using a wet/dry vacuum for large spills.
- Never scrub or rub the carpet during the stain removal.
- Always work from the outside of the stain in towards the middle.
- Determine the appropriate method of carpet stain removal with our easy-to-follow steps on Spot Carpet Cleaning.



Steam Cleaning

Carpet should be steam cleaned every one to two years – depending on the usage and colour.

It is important to use a reputable professional steam cleaning company who operates in accordance with the Australian and New Zealand carpet cleaning and maintenance standard AS/NZS3733-1995.

Shampooing, do-it-yourself steam cleaning or dry cleaning is not recommended.



Regular Vacuuming

Thorough and frequent vacuuming, particularly in high traffic areas, is important for prolonging the life of your carpet and also assisting to enhance its appearance.

After your carpet is laid, vacuum to remove surface lint, dust and fluff. Thereafter, continue to vacuum thoroughly at least weekly and more frequently in high traffic areas. This will remove soil and grit before it works its way below the pile surface, where it is far more difficult to remove and can abrade the carpet and dull its appearance.

Three vacuum passes for light soiled areas is recommended, with five to seven passes for heavily soiled areas. Vacuuming against the natural pile direction first lifts the pile, helping to unsettle and remove dirt and grit while reducing matting. Then, vacuum in the direction of the pile to achieve a uniform finish.

To effectively clean your carpet use only a quality vacuum cleaner. Vacuums fitted with micro filter systems ensure fine particles (such as dust mite allergens) are removed and stay in the collection bag or canister. This is particularly important if you are dust sensitive. Consider your carpet type when selecting a vacuum.

Adjustable height and suction are important features as they enable your vacuum to be used on a wide variety of carpet constructions.

Luxuriously thick, soft cut pile carpets: Use a high height setting so any beater bar/rotating brush just lightly touches the carpet surface. Use a suction level that allows the vacuum to move easily whilst lifting dirt and other foreign matter. Avoid vacuums with very concentrated or sealed suction. Large wheels will ensure the vacuum glides easily across the carpet.

Loop pile or long pile carpets (including cut loop and berber): Vacuum with suction only. Turn off any beater bars (to prevent "fuzzing").

Other carpet constructions: Use a vacuum with a beater bar to agitate the pile and loosen any foreign matter in the pile.



Basic Cleaning Steps

1.

Immediately remove as much of the spill as possible. For solids use a blunt knife or spoon. Blot up liquids by applying pressure with white paper towels or cloths.

Use a wet/dry vacuum for large spills. Never scrub or rub the carpet during the stain removal (or rinsing) process, as a fuzzy area may result.

Always work from the outside of the stain or spillage towards the middle to avoid further spreading, using a blotting or dabbing motion.

2.

Determine the appropriate method of stain removal. Please see pages 22 or 23 for further guidance.

3.

Pre-test any treatment on a small inconspicuous area of carpet to ensure against damage and possible colour change.

4.

Ensure the carpet is pressed dry with a clean white cloth or white paper towel between any step in the treatment process to remove excess moisture.

Do not rub, as rubbing can alter the carpet's texture.

5.

After the spill or stain has been treated, place several layers of white paper towels or cloths over the area and place a flat weight on them until dry.

A hairdryer may be used to speed up the drying process but do not overheat the area. Do not walk on the carpet until dry.

6.

If stains fail to respond adequately to treatment, call a professional carpet cleaner immediately.

Care & Maintenance



Godfrey Hirst Carpets do not recommend do-it-yourself shampooing, steam cleaning or dry cleaning. Acting quickly is the key to success when anything is dropped or spilled on carpet. Always have the necessary cleaning material at hand.

Wool Carpet Cleaning Guide

Order of Treatment – Wool

Stain Type	Step 1	Step 2	Step 3
Blood	1	2	8
Chewing Gum	3	2	8
Coffee	2	8	
Faeces	2	6	8
Nail Polish	4		
Paint (latex)	1	2	
Rust	5		
Soot	7		
Urine (fresh)	1	2	8
Urine (old)	2	8	
Vomit	2	6	8
Wine	1	2	8

Cleansing Agent/Treatment

1. Cold water.
2. 1 teaspoon of mild laundry detergent approved for wool and 1 teaspoon of white vinegar in 1 litre of warm water.
3. Chill with aerosol freezing agent or ice cubes in a plastic bag. Pick or scrape off gum.
4. Clear nail polish remover without lanolin.
5. Rust remover (to be applied by a professional carpet cleaner).
6. Clear household disinfectant.
7. Vacuum immediately. If any residue remains call a professional carpet cleaner.
8. Rinse with warm water.

While some Godfrey Hirst carpet ranges feature stain resistant treatments to improve your ability to clean stains easily, they cannot totally prevent all stains. For difficult stains refer to a qualified professional for assistance.

Synthetic Carpet Cleaning Guide

Order of Treatment – Synthetic

Stain Type	Step 1	Step 2	Step 3	Step 4
Blood	1	2	9	
Chewing Gum	3	2	9	
Coffee	2	7	2	9
Faeces	2	6	9	
Nail Polish	4			
Paint (latex)	1	2	9	
Rust	5			
Soot	8			
Urine (fresh)	1	2	9	
Urine (old)	2	9		
Vomit	2	6	9	
Wine	2	7	2	9

Cleansing Agent/Treatment

1. Cold water.
2. 1 teaspoon of mild laundry detergent in 1 litre of warm water.
3. Chill with aerosol freezing agent or ice cubes in a plastic bag. Pick or scrape off gum.
4. Clear nail polish remover without lanolin.
5. Rust remover (to be applied by a professional carpet cleaner).
6. Clear household disinfectant.
7. Undiluted white vinegar.
8. Vacuum immediately. If any residue remains call a professional carpet cleaner.
9. Rinse with warm water.

Warranty

Godfrey Hirst New Zealand warranty.

All Godfrey Hirst carpets carry a warranty supported by New Zealand after sales service. The Godfrey Hirst warranty is applicable to all Godfrey Hirst carpets sold in New Zealand.

“As a New Zealand manufacturer, we endorse and recognise all rights of the consumer under the Consumer Guarantees Act 1993 (the “CGA”) and further agree to match any performance guarantee or warranty offered in the marketplace, at the time of purchase, on any product which is equivalent to ours, where that performance guarantee or warranty offers rights to the consumer in addition to those in the CGA.”

This means that, when you choose a Godfrey Hirst carpet, you can be secure in the knowledge that your carpet is backed by a comprehensive warranty, supported by a leading New Zealand manufacturer.



What to do if Your Carpet Fails to Perform

If you believe your carpet is failing to perform, please contact the retailer from whom you purchased the carpet. Your retailer will fill out a complaint registration form and send it to Godfrey Hirst. If your complaint is accepted, Godfrey Hirst will repair, offer an allowance or arrange a credit equal to the cost of the carpet material only in the affected area.

The credit will apply to new carpet of the same or comparable quality. The credit will be passed to the retail store where you purchased the carpet. If your carpet has been discontinued and replacement is necessary, Godfrey Hirst will substitute a carpet of comparable quality in the affected area.

**Backed by a
comprehensive**

Warranty

Warranty





KITCHEN CREATORS

Kitchen Creators Joinery Product Guarantee

Kitchen Creators undertake to guarantee all Formica Benchtops for a period of 5 years if any defect in the product occurs.

We also undertake to guarantee all joinery manufactured by us for a period of 5 years.

Please be aware that this guarantee does not include general wear and tear of the product and you should take care of your products in accordance with the care and maintenance instructions that can be found at www.laminexnewzealand.co.nz. If you require a copy of this information, please do not hesitate to contact us.

If any damage occurs to the kitchen during installation by a third party, please contact them directly and they can get in touch with us for any replacement joinery required.

Thank you for purchasing a Kitchen Creators product. We hope you will create many happy memories in the hub of your house

Yours faithfully

Helen Beckley
Kitchen Creators Manager



144 Kapiti Road Paraparaumu 04 298 2421
www.kitchencreators.co.nz

25 Years Warranty

Invoice date 01/12/2022
Warranty Id GR00737023

Customer information

Name and surname Gurender & Rupinder Singh & Kaur
Address Lot 45 Wallaceville Estate Postcode 5018
Phone 021 644 284 Location Upper Hutt
E-mail johny.jobs04@gmail.com

Purchase information Kitchen retailer / Stonemason / Contractor

Code 7000758418
Name Kapiti Benchtops
Location Otaki

Countertop information

Color White Storm14 Texture Pulido
Integrity No

We thank you for choosing Silestone® for your countertop. Your countertop has been elaborated by an authorized stonemason. Make sure you own an original Silestone® countertop, and therefore covered with this warranty, by asking to check the Silestone® brand seal in the back side of the slab.

Use & Care

Precautions for General Use

- Do not leave water on the surface for long periods of time. The most susceptible areas are those that are close to sinks.
- Do not use sharp objects to cut directly on the worktop surface. Instead, use other protective materials such as chopping boards.
- Do not place the surface outside or anywhere that may be exposed to high levels of ultraviolet radiation.
- Do not place any objects that give off heat, or that have been recently removed from the cooker, onto the surface. Use a trivet or tablemat.
- Do not use water-repellents, sealants, polishes or similar products.
- Do not polish the surface.
- Do not place heavy objects that are unsuitable for worktop use on the surface.
- Do not use paint strippers, caustic soda or any products with a pH greater than 10. If you use bleach or solvents, you should rinse the surface with plenty of water. Never leave such products in permanent contact with the surface, as they may affect it after 12 hours. Avoid the use of any chlorine-based products and any contact with hydrofluoric acid.
- Do not use grease removers with a high mineral content, or very strong products containing 50% solutions of hydrochloric acid or sodium hydroxide.
- Do not use any cleaning products that have a mineral content or that include microparticles in their composition.
- Do not use any scouring pads that may scratch the surface. Use a cleaning sponge.
- Examples of products that you must not use on Silestone® and ECO Line Colour Series surfaces: paint strippers, oven-cleaning products, cleaning products containing methylene chloride, acids for unblocking plugholes or nail-polish removers containing acetone.
- If any of these products are spilled onto the surface, remove them as quickly as possible using plenty of water and neutral soap.
- The use of these types of products may result in the loss of the product warranty.

Cleaning Difficult Stains

For difficult stains, pour some Q-Action (or a similar product) onto the affected area and leave for 2 minutes. Next, scrub with a gentle scouring pad (for glass-top cookers, blue type: no scratch), rinse with plenty of water and dry. If the stain persists, contact the fabricator or studio who supplied you with your Silestone® materials.

OTHER STAINS

STAIN	PRODUCT	TOOL
Food	Neutral Soap + Water	Wet Dish Cloth
Ink	Alcohol Etilic*	Roll Paper
Greasy Stains (Oil)	Neutral Soap + Water	Wet Sponge
Oxid/Metal	Hydrochloric Acid*	Roll Paper
Limescale	Antical Product/Vinegar	Wet Sponge
Other Stains (Coloring, Wine)	Diluted Bleach	Wet Sponge

* Do not apply directly on the stain. To get wet the roll paper.

Response to Impacts

One of the most notable features of these surfaces is high impact resistance. However, you should avoid impact to those areas that are less resistant and more sensitive to impact along edges. Nevertheless, any damage caused by an impact will result in the loss of the product warranty.

Avoiding Heat Damage

After using certain kitchen utensils, such as frying pans, pots and other items that give off heat, do not place them directly onto the surface. Instead, you should use a tablemat (a rubber one, if possible) until the utensils have cooled down. This is because the sharp difference in temperature (between hot and cold) can damage the surface.

Cleaning silicone and glue

During the fabrication (miter cutting, laminating, general cleaning of pieces) and the countertop installation (joints, splash backs, etc.) where glues, adhesives and silicones are used, we recommend to clean afterwards (maximum 30 minutes after gluing). To do so, use clean cotton cloths or paper. Use Clean Colorsil (Cosentino's complementary product) as a silicone and adhesive cleaner; Isopropyl Alcohol or Isopropanol (cleaning alcohol) or ethanol may be used instead.

Not recommended products

Products such as solvent or acetone should not be used for cleaning worktops or slabs. Scouring pads should not be used. Do not use scouring pads, sponges or cleaning products that contain abrasive particles.

General Usage Advice

Routine Cleaning and Maintenance

Due to their low porosity, Silestone® (with or without HybriQ technology) is a highly resistant to household stains surface. Cosentino recommends using Q-Action* to clean its Silestone® (with or without HybriQ technology) surfaces. If you don't have this product, the best option is to use water and neutral soap. You should then finish off by rinsing the surface with plenty of water and drying it with kitchen paper or a clean cotton dishtowel.



Cleaning Stubborn Stains

When faced with stubborn stains, the best way to fix it depends on the type of stain. The most usual cases are:

→ Grease Stains

Apply Q-Action or similar (dishwasher soapy product) onto the stain and rub it with a blue type scouring pad or sponge until it disappears. Repeat the process if necessary. Next, rinse with a generous amount of water and dry the affected area.

→ Limescale




Use cleaning vinegar and a blue type scouring pad or damp sponge. If the stain persists, you can use a limescale remover that has been diluted with water. Never leave it on for more than 2 minutes. Repeat the process if necessary. Rinse with plenty of water and dry with paper.

→ Silicone and Putty Stains

We recommend you remove the stains as soon as they appear. To do so, use a knife held horizontally and CleanColorsil, and scrub with a blue sponge. If you don't have any CleanColorsil, you can use a well-known brand of silicone remover. Afterwards, rinse with plenty of water and dry.

COSENTINO®

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-  GrupoCosentino
-  @grupocosentino



- * To check terms and conditions please go to www.silestone.com.
- ** To obtain more information about colours with NSF certificate, please visit the official website: www.nsf.org.
- *** The Neutral Carbon certification is only applicable to the Sunlit Days series.

Specific Warranty Information:

Silestone® 25-Year Warranty:

COSENTINO® guarantees the registered owner of the installed SILESTONE® by Cosentino® products against manufacturing defects for a period of **TWENTY-FIVE (25) YEARS**.

What the Warranty covers:

- Surface damage to two-dimensional applications, such as worktops, cladding, walls and floors permanently installed inside a dwelling (or property intended for use other than a residence).

What the Warranty does not cover:

- Exposure of the product on the exterior of buildings.
- Cracks in the surface after installation. Cracks in the end product shall not be considered an indication of defective material. The main causes of cracking are improper movement of the material, direct application of heat to the surface, excessive weight placed on the surface or the result of bumping the material after installation.
- Direct application of heat to the surface.
- Excessive weight placed on the surface.
- Chipping, as it is not due to defective material, but is the result of scraping and bumping objects against the edges of the surface.
- Variations in colour, shade, particle structure or gloss level of the material resulting from natural changes over time in the various components of the product.
- The definition of manufacturing defects covered under this Warranty does not include the durability of features

ancillary to the actual functionality of the product during its period of validity.

- Any problems or damage caused by exposure of the product to heavy and continuous use over long periods of time, including but not limited to discolouration, loss and decline in performance and aesthetic characteristics, and warping of floors. Problems, damage or nuisance resulting from the generation of static electricity or the use of products designed to eliminate or reduce its effects.

HOW TO USE YOUR IKON RANGEHOOD

Using your rangehood everyday.

It is very important that your rangehood is turned on prior to cooking. This creates an **airflow** so when steam does eventually head up to your rangehood, it's captured immediately. Make sure the rangehood is turned on 10 minutes prior to cooking and 10-15 minutes after cooking. This will make it more effective at increasing air flow. A rangehood (if on high speed) can stop working effectively if it runs out of air to extract, so venting the home with fresh air will help the rangehood work more efficiently.



Adjust the **speeds** depending on what you're cooking and when. A rule of thumb is 1 speed for every pot and 1 extra speed on top of that for "fry ups". Always keep your rangehood going once you have **finished cooking**. This will allow any oils/fats and smells to completely be removed from the air. If it's turned off while still extracting fat particles end up stopping in mid flight and dropping onto their surfaces and creating a build up that can't be extracted later.

Once you have finished cooking turn your rangehood down in speeds to an acceptable speed you feel comfortable to have it running on, press the **timer** button on your screen you will see the speed flash. This means the timer function is on and your rangehood will turn off automatically after 10 minutes. The lights on this rangehood work separately so they will have no impact on the timer (so if you want to turn your lights off after cooking then the timing will still count down on the extraction).

Sometimes (especially in winter when the inside temperatures are colder than normal) you may experience **condensation** on your rangehood. This generally happens more with induction cook tops than electric cook tops and granite surfaces because the surrounding air hasn't had a chance to warm and so condensation forms on the colder surfaces (your rangehood). So generally the air heats around the cooking with ceramic cooking, if you use your rangehood as above this is less likely to happen but still can. To avoid this from happening its important to replace the air you are extracting so keep good ventilation in and around your kitchen.

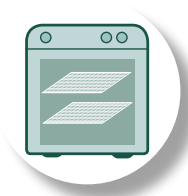


Use the elements that are centered closer to your extractor (back ones normally than front ones). If you find your rangehood is collecting condensation, remove the stainless steel cover flap, this will create more airflow and avoid condensation collecting on the stainless. Some of other variables include, but are not limited to: Home location (warmer vs colder climates), the position and layout of the home and kitchen (morning/afternoon sun), the quality of pots and cookware being used, distance from cooktop to rangehood, rapid induction cooktop heating, rangehood ducting angle and the rangehood's filter size.

Cleaning your Aluminum Filters

It is really important that the filters are cleaned regularly. It is much easier to wash them with normal dishwashing detergents (avoid Eco products – they can cause a lot of damage on products throughout the kitchen). Hot soapy water, soak then tap excess water off them and replace them back into the rangehood. Your rangehood will warn you after 30 hours of use to wash your filters - so even if you forget, your rangehood won't. You will see warning code "c" which is your filter cleaning reminder. This is easily reset once the filters have been cleaned.

You can also clean filters in the dishwasher however, when you clean them please put them in the top tray flat and put them on a cycle without using any dishwashing detergent (some detergents react with the aluminum on your filter and some can eat into the latch and will eventually weaken it sooner so we always recommend that you handwash them (it also takes less time and keeps your dishwasher free for other items).





p: 09 573 5678
 f: 09 573 5699
 e: sales@parmco.co.nz
 w: www.parmco.co.nz



*Parmco Appliances
 extended 7 year
 warranty*

The Warranty:

- This appliance is intended for domestic use in the owners' home. Use of the appliance for commercial purposes will limit the warranty period (please see Parmco website for commercial details).
- Subject to the terms and conditions contained within this warranty, if the product is not of Acceptable Quality (as defined in the Consumer Guarantees Act) within 7 years of the date of original purchase, then Parmco Sales undertakes to repair or, at its sole discretion, replace the product.
- The warranty does not cover the costs of transport, mileage or travelling time if the product is located beyond 30km of a recognised Service Agent.
- This warranty is offered as an extra benefit, and does not affect other legal rights, which can not be modified or excluded by agreement.
- This warranty only applies to goods supplied and installed in the North and South Islands of New Zealand.
- The provisions of this warranty are in addition to the rights and remedies available to consumers under the Consumer Guarantees Act 1993.

Product _____ Date of purchase _____
 Serial Number _____
 Dealer / Retailers Name _____

 Please retain this Warranty card together with receipt or other proof of purchase date when seeking service during the warranty period

Please contact Parmco at 09 573 5678 if your appliance needs servicing under warranty. Please have your model number and proof of purchase ready. Warranty repairs must be authorized by Parmco.



The Warranty is not valid:

- If the product is not installed and operated in accordance with the operating instructions.
- If the product is not installed to comply with the electrical, gas, plumbing and other Regulations and Codes of Practice in New Zealand.
- If the product is operated on voltages or frequencies outside the normal range for domestic appliances in New Zealand.
- If the product is not used in normal domestic use, or if it is used in a business as defined in the Consumer Guarantees Act.
- If any serial number has been removed or defaced.
- If proof of date of purchase is not supplied, except at the sole discretion of Parmco Sales. Proof of purchase can be for the product itself, or if installed with a kitchen or house then proof of purchase can be from a Parmco reseller of products supplied by Parmco.
- If the products are purchased in a second hand condition from other parties (including but not limited to TradeMe, Sella, etc.)

Liability under this warranty will not be accepted for:

- Wear and tear caused by normal domestic use of the product.
- Damage in transport.
- Damage caused to the product by neglect, abuse, negligence, wilful act or misuse.
- Any costs associated with the repair, replacement, removal or reinstallation of products installed in a damaged condition.
- Any defect caused by accident, misuse, neglect, tampering with or unauthorised modifications of the appliance or any attempt at internal adjustment or repair by any person other than an Authorised Service Agent.
- Service calls that relate principally to the following:
 - Instruction on how to use the product.
 - Repair or replacement of house fuses, electrical wiring, gas fitting or plumbing.
 - Normal or scheduled maintenance including blocked filters or ducting.
 - Consumable items such as light bulbs.
 - Any damage to hobs caused by spills when cooking.
 - Any breakage or damage of glass items.
- Any damage caused by non recommended product used for cleaning, maintaining, lubricating or similar.
- Any aspect relating to the installation of the product, or damage caused during installation including blocked access for repair.
- Any third party (including reseller) or consequential loss or damage (direct or indirect) however arising.



Dear Valued Customer,

Thank you and congratulations on purchasing your new Parmco appliance.

All Parmco products are made to the highest quality and design standards. We are sure you will enjoy your new appliance.

As a note, please read through these instructions carefully, as these will assist you in gaining a complete understanding of the functions and features offered by your appliance.

Please take special note of all detailed technical information and installation instructions. It is essential that you only allow a qualified technician to install this appliance to ensure the safety and reliability of this appliance.

Furthermore, not using appropriate personnel to install this appliance may affect any future warranty claims lodged, so please check with Parmco Appliances before any installation is carried out.

We hope you enjoy your new appliance. If you would like to find out more about this product or any other products in Parmco's extensive range, visit us on the web at www.parmco.co.nz.

Regards,
The Parmco Team



Thank you for purchasing this rangehood. Please read the instructions manual carefully before you use the rangehood and retain the manual in a safe place for future reference.

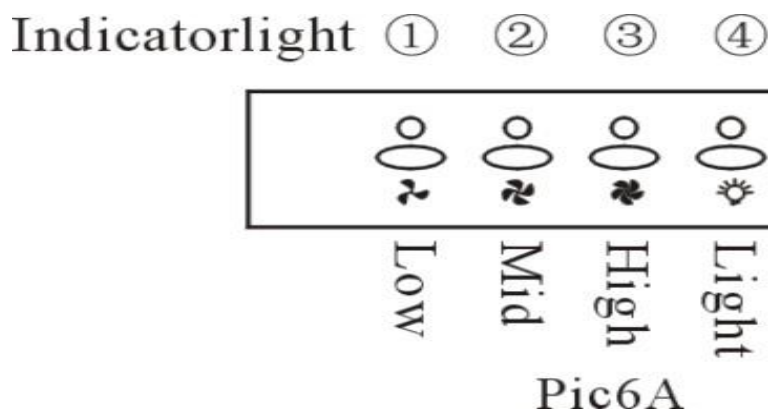
Any installation work must be carried out by a qualified electrician. Before you use the rangehood, make sure that the voltage (V) and the frequency (Hz) indicated on the rangehood are exactly the same as the voltage (V) and the frequency (Hz) in your home.

Functions and Features

- The rangehood is made of high quality materials with a modern design, that will complement your kitchen design.
- The rangehood is equipped with a powerful low noise electric motor.
- The grease filter is easy to remove and clean.

How to use the Control Panel

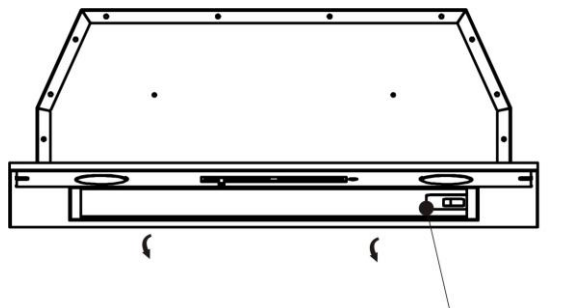
1. Turn on the power and the buzzer will buzz five times, indicating the appliance is turned on.
2. Press the "Low" button to run the motor at low speed. Press it again and the motor will stop.
3. Press the "Mid" button to run the motor at medium speed. Press it again and the motor will stop.
4. Press the "High" button to run the motor at high speed. Press it again and the motor will stop.
5. Press the "Light" button to turn on the two lighting lamps. Press it again and the lamps will turn off. With every press, the buzzer will buzz one time.



Maintenance

1. The rangehood and its filter mesh should be cleaned regularly in order to keep it in good working condition. As the grease filters are made of metal, do not clean the filters with detergents that will corrode metal products.
2. Clean the filters as below:
Method one:
Put the filter in 40°C-50°C hot water. Pour in some grease-loosening detergent, soak it for about 2-3 minutes and then clean it with a soft brush. Do not brush too hard to avoid damaging the filter.
Method two:
Put the filter into a dishwasher with detergent for cleaning. Set the temperature at around 60°C. Be careful not to use detergents that are corrosive to metal products, that is, most dishwasher powders.
3. To protect the main body from corrosion over time, the rangehood should be cleaned with soapy hot water or non corrosive detergent once a week. Do not use grinding detergent as it will damage the body.

4. Keep the motor and other spare parts free from water, as this will cause damage to the appliance.
5. To remove and insert the filter press on the handle as illustrated below.



Attention

The rangehood uses 220-240V, 50Hz power.

Cut off the power when you clean.

Do not expose the filter to fire or flames.

Do not leave the filter lying around to avoid damage to the filter.

If there is damage to the plug or plug wire, contact a qualified electrician or professional to replace with the specific flexible wire.

Technical Reference

Model	T7-6S-3; T7-9S-3
Rated voltage	220-240V 50Hz
Lighting power	2W x 2
Motor power	350W
Duct diameter	150mm
Air flow	1000m ³ /h

Warning

Keep your children away from using the rangehood.

Your rangehood is intended for domestic use only. It is not suitable for barbecue, roast shop or other commercial use.

Any installation work must be carried out by a qualified electrician or professional person.

The rangehood and its filter mesh should be cleaned regularly in order to keep it in good working condition.

Before cleaning, always ensure that you have switched your rangehood off.

Clean the rangehood according to the instructions manual and keep the

- rangehood from any danger of burning.
- Do not dry your rangehood using fire.
 - If there are any faults with your rangehood, please call the Parmco service department at 09 573 5678.
 - Do not exhaust the air from the rangehood through the same flue as the cooktop or other kitchen appliances.

Troubleshooting Tips

If any problem occurs, please remove the plug from the socket and contact Parmco service department at 09 573 5678.

Problem	Solution
Lights work, but motor does not work	Restart the motor
	Call Parmco service department
Lights don't work, motor doesn't work	Call Parmco service department
The body of the rangehood shakes	Remove obstructions in the ducting
	Make sure the installation is secure
	Call Parmco service department
Insufficient suction	Readjust the distance between the rangehood and the cooktop
	Reduce cross-ventilation or open the window
	Adjust the length of the exhaust pipe
	Check the outlet valve is open
	Call Parmco service department



WARRANTY STATEMENT as at May 2021

Smart Electrical (2018) Ltd guarantees the electrical works carried out for 12 months from the date of issue of Code of Compliance.

Products supplied and installed by Smart Electrical (2018) Ltd have Supplier Declaration of Compliance from their manufacturer.

Products supplied by Smart Electrical (2018) Ltd will be covered by their Manufacturer's guarantee as listed.



Meter Boards
12 Month Warranty
www.metcon.co.nz



Data Boards, Main Switches, Flush Boxes
12 Month Warranty
www.se.com/nz/en/



8Way Data Blocks
12 Month Warranty
www.cdlnz.com

DYNAMIX™

Fibre board and 8 way patch panels
12 Month Warranty
www.dynamix.co.nz

SWITCH 

LED Downlights Lights and Driver
5 year Warranty
www.switch-lighting.co.nz

 **TEUBEL**
CENTRALISED POWER

Switchboards
12 Month Warranty
www.trical.co.nz/products/



Round 7 Bar Ladder Towel Rail

10 Year Warranty

www.heirloom.co.nz



Excel Life Power points, light switches, batten holder

12 Month Warranty

www.legrand.com.au



Light Fittings

12 Month Warranty

www.lightingdirect.co.nz



Light Fittings

12 Month Warranty

www.lightingplus.co.nz

RECORD OF INSPECTION (ROI) OF HIGH-RISK PRESCRIBED ELECTRICAL WORK

Pursuant to the Electricity (Safety) Regulations 2010



RECORD NUMBER **MT 11DOUG**

Issuer (Inspector) details:

Name of Inspector: **MARK TELFER**

Registration #: **I264914**

Email Address: **mark@mtelectrical.co.nz**

Telephone: **027 465 7222 | 04 918 3429**

Location of Installation:

Location details: **11 Doug Jensen Street, Upper Hutt**

Location Type: Domestic Non-Domestic Accommodation Industrial Commercial
 Educational Healthcare Miscellaneous (other)

Certifying Electrical Work and Certificate of Compliance (CoC) details:

Name of electrical worker(s): **Richard Mason**

Company: **Bird Electrical**

Email: **richard@birdelectrical.co.nz**

Registration # **E248687**

CoC details: **11DOU**

CoC(s) attached

Certifying Electrical Work and CoC details:

What was inspected:

**New Connection
New Mains, Main Earth and MEN Switchboard**

Specify the regulation(s) and companion standard(s), or identify the certified design, followed when carrying out the inspection:

Part 2 of AS/NZS3000

What are the results of the inspection:

<u>MAINS</u>	<u>VOLTAGE</u>	<u>EARTH LOOP</u>	<u>PHASE ROTATION</u>
R - N 500	R - N 237	R 24	<input type="checkbox"/> ↻ <input type="checkbox"/> ↻
W - N	W - N	W	
B - N	B - N	B	<input checked="" type="checkbox"/> VISUAL
R - W	R - W	<u>FAULT CURRENT</u>	<input checked="" type="checkbox"/> SAFE TO LIVEN
R - B	R - B	R 924	<input checked="" type="checkbox"/> LIVEN BY OTHERS
W - B	W - B	W	
<u>EARTH</u> .1		B	
<u>POLARITY</u> CORRECT			

High Risk Category:

- Not to AS/NZS 3000 Part 2 – 6A(2)(a)(i) Photovoltaic system – 6A(2)(a)(iv) Electrical medical area – 6A(2)(a)(vi)
 High voltage installation – 6A(2)(a)(ii) Hazardous area – 6A(2)(a)(v) Mains work – 6A(2)(b)
 Mains parallel generation – 6A(2)(a)(iii) Animal stunning or meat conditioning – 6A(2)(c)
 Other – please describe: _____

Declaration

I hereby confirm that the work described above has been done *in / not in* accordance with the regulations; and the *installation / part installation* on which the work has been done is, and *will be / not be*, when enlivened, electrically safe.

(Note: Strike out or delete the inapplicable words highlighted in italics above.)

Signature: 

Date: **8/2/23**



ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID No.: 11Dou

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under **Part 1 or Part 2 of AS/NZS 3000** are safe to be connected to the specified system of electrical supply.

Location Details: 11 Doug Jensen Street, Upper Hutt 5018

Contact Details:
(Name and address) DMAC Homes

Name of Electrical worker: Richard Mason **Registration/Practising licence number:** E248687

Organisation/company: Bird Electrical Ltd

Phone & email: 0274654995 richard@birdelectrical.co.nz

CoC

Type of work: Additions Alterations New work

The prescribed electrical work is: Low risk General High-risk (Specify): mains

Reference Standards: Part 1 of AS/NZS 3000 Part 2 of AS/NZS 3000

Additional Standards: _____

Description of Work (including date/s of work and type of supply system):
New Home - Power and Lighting

I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct in that the installation, or part of the installation.

Select those that apply:

- Has been installed in accordance with the specified certified design¹
- Has an earthing system that is correctly rated (where applicable)
- Contains fittings that are safe to connect to a power supply
- Relies on a supplier Declaration of Conformity¹
- Relies on a manufacturer's instructions¹
- Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- Is safe to connect

Test Results	
Polarity (Independent earth):	<input checked="" type="checkbox"/>
Insulation resistance:	<input checked="" type="checkbox"/>
Earth Continuity:	<input checked="" type="checkbox"/>
Bonding:	<input checked="" type="checkbox"/>
Fault Loop impedance	<input checked="" type="checkbox"/>
Other (specify):	

Electronic/Other reference: _____

Certifier's signature:

Date: 29/01/2023

¹ Attach or reference. If it is Impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, by electronic means.

ESC

I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name: Richard Mason **Registration/Practising licence number:** E248687

Certifier's signature: **Certificate Issue Date:** 29/01/2023 **Connection Date:** 03/02/2023

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS
This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

GASFITTING CERTIFICATE OF COMPLIANCE – GAS SAFETY CERTIFICATE



Certificate of Compliance:

Client Name:

Reference / Job #: ICP (if known):

Address of work:

Suburb: Town / City:

Description of gasfitting work: (If different gasfitting work was done by different people, state who did what gasfitting.)

Supply and installtion of natrural gas services to supply gas hob and rinnai A26 infinity

Gas supply pressure kPa Risk classification (tick one) Low-Risk General High-risk

Gas type (tick one) Natural gas LPG Biogas Other (specify)

The work has been done in accordance with a certified design: Yes No

If yes – identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate. (Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link:

The work relies on manufacturer’s instructions: No Yes:

If yes – identify the instruction manual including name, date and version. Also attach a copy of manufacturer’s instructions to this certificate. (Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link:

The work has been done in accordance with means of compliance (specify):

Yes – AS/NZS 5601.1 sections 3 to 6 Yes – AS/NZS 5601.2 sections 3 to 9 No

Were any other standards or gas code of practice required for compliance?

Yes (specify) No

Parts of the gas installation to which this certificate relates that are safe to connect to a gas supply?

All Parts (specify)

Date(s) on which the work was done:

Name and registration number of anyone who carried out work under supervision:

By signing this document I confirm that I am satisfied that the work described in this certificate of compliance has been done lawfully and safely, and that the information on this certificate is correct.

Certifier name: Registration number:

Certifier Signature: Date:

Gas Safety Certificate:

By signing this document I confirm that the work described in this Gas Safety Certificate, and the installation or part installation, is connected to a gas supply and is safe to use.

Name of person authorised to certify the connection:

Registration number: Date of completion or connection

Certifier Signature: Date:

Heat Pump / Air Conditioning Warranty



This Warranty applies to Mitsubishi Electric Heat Pump / Air Conditioning Products, Accessories and Peripherals sold by Black Diamond Technologies Limited in New Zealand.

Warranty Conditions:

The Mitsubishi Electric Heat Pump / Air Conditioning equipment is warranted by Black Diamond Technologies Limited against defects in materials and workmanship as follows:

Product		Warranty Term
Air Conditioning (M & S-Series) Split System Type		5 Year Parts and Labour
Air Conditioning (P-Series)	Domestic Install	5 Year Parts and Labour
	Commercial Install*	3 Year Parts and Labour

*Including high sensible heat load applications and server rooms

City Multi (VRF)	1 Year Parts and Labour
Close Control (Computer Room) Systems	1 Year Parts and Labour
Air Curtains	1 Year Parts and Labour
Lossnay, Energy Recovery Ventilation (VL & LGH-Series)	1 Year Parts and Labour
Hot Water Heat Pumps	1 Year Parts and Labour
Accessories and Peripherals	1 Year Parts and Labour
Ventilation Fans	1 Year Parts and Labour

Warranty commences from the date the equipment is purchased and is applicable to the original purchaser. Equipment defects covered by this warranty will be repaired or replaced at the discretion of Black Diamond Technologies Limited without cost to the owner for parts or direct repair labour. A Black Diamond Technologies Limited authorized repair company shall carry out the repair or replacement during normal business hours.

Any Mitsubishi Electric parts or equipment replaced under the warranty will be warranted in accordance with the provisions of this warranty for the remainder of the original warranty period or 12 months from the completion of the repair, whichever is the greater.

Except where inconsistent with the owners statutory rights and the rights given by this warranty, all other warranties and all liability of Black Diamond Technologies Limited for any loss or damage direct and consequential is expressly excluded.

Win!

Visit www.mitsubishi-electric.co.nz/warranty to register your heat pump.

We also run regular competitions online, so check in for your chance to win!

Special Exclusions:

1. Any product imported by an individual or distributor other than Black Diamond Technologies Limited, is not covered under this warranty.
2. Any labour costs inflated by difficult access to outdoor unit, and any extra costs due to difficult access to equipment. Any costs or additional labour associated with gaining acceptable service access to equipment installed in restricted or unsafe locations. Includes crane, lift platform, hiab costs where access necessitates the use of this equipment.
3. Please be aware that all Air Conditioners / Heat Pumps installed in a corrosive environment (e.g. sea air, industrial or geothermal sulphur contamination environments) should be treated with additional corrosion protection prior to installation. Damage resulting from failure to protect the unit for the corrosive environment will void this warranty.
4. Product that is no longer installed in its original location.
5. Equipment that has been re-installed at a location other than the original location.
6. Freight charges (including insurance) or travelling costs for repairs performed outside the area normally serviced by Black Diamond Technologies Limited or an authorized repair company (maximum of 100km round trip).
7. Equipment installed in a transportable or mobile application (e.g. caravan, truck, trailer or marine application).
8. Any consumable item (e.g. batteries, filters, v-belts) supplied with the equipment.
In addition, this warranty excludes damage or problems or unsatisfactory performance caused to the equipment by:
 - a. faulty or incorrect electrical wiring, incorrect power supply, voltage fluctuations, over voltage transient spikes or electromagnetic interference not originating within the equipment.
 - b. the use of an accessory, component or equipment not supplied by Black Diamond Technologies Limited.
 - c. incorrect or poor installation or application.
 - d. flood, fire storm, vandalism, misuse, negligence, acts of God, war, earthquake, vermin or foreign matter (dirt, moisture) entering the equipment, or any outside agency.
 - e. in an environment where the climate comfort of humans is not the primary function of the equipment (e.g. high sensible server rooms).
 - f. operation at conditions outside the operating conditions specified in the Mitsubishi Electric technical or sales data applicable to that equipment.
9. Warranty on P-Series units will not be excluded when installed into high sensible heat load applications (computer rooms, etc.) with exception to the following exclusions and conditions which are in addition to the normal special exclusions and owners responsibilities already identified in this document:
 - a. BDT will not cover any costs relating to loss or damage or down time of third party equipment or processes that have failed due to a problem associated to equipment supplied by BDT. (When temperature control is critical, 100% redundancy / backup is strongly recommended).
 - b. Systems must be correctly sized to the sensible heat load for the area in which it is being installed.
 - c. Systems installed must be standalone plant (i.e. not connected to a multi-head or City Multi system).
 - d. Duty/standby is required in applications that have redundancy/backup systems.
 - e. Regular documented maintenance schedules must be available on request.

Owner's Responsibility:

The owner is responsible for the correct operation and regular maintenance of the equipment listed on this warranty card. The correction of any non-product fault or problem is not covered by the warranty.

1. Regular cleaning of the air filter(s) and replacement where necessary.
2. Operation and maintenance of the equipment in accordance with the operating instructions.
3. Ensuring the condensate drain is kept clean.
4. Ensuring the air inlet and outlet on the outdoor unit is kept clear of any obstructions (dirt, leaves, plants).
5. Replacement of exhausted batteries.
6. The application of additional corrosive protection if the product is installed in a corrosive environment (e.g. sea air, industrial environment, geothermal sulphur contamination).

Owner's Statutory Rights:

In respect of any goods supplied under the contract which are not of a kind ordinarily acquired for personal domestic or household use or consumption, unless the owner establishes the following limitation of liability would not be fair or reasonable, the liability of Black Diamond Technologies Limited for any defect of design, materials or workmanship will be limited to any of the following as determined by Black Diamond Technologies Limited:

1. Replacing the equipment or supplying the equivalent equipment.
2. Repairing the equipment.
3. Paying the cost of replacing the equipment or acquiring equivalent equipment.
4. Paying the cost of having the equipment repaired.

CAVIUS Photoelectric Smoke Alarms

TROUBLE SHOOTING GUIDE



**CAVIUS WIRELESS FAMILY
PHOTOELECTRIC SMOKE ALARM**
Product Code: 2203 CAVMP



**CAVIUS WIRELESS FAMILY
PHOTOELECTRIC SMOKE ALARM**
Product Code: 2107 CAV10WF



**CAVIUS NANO
PHOTOELECTRIC SMOKE ALARM**
Product Code: 2008 CAV10

SITUATION: The alarm is sounding, even though there is no smoke.

A) Maintenance:

This is a simple and quick fix, and generally alleviates 95% of false alarms. On occasions (this can occur any time – from the first week to the 10th year), dust or bugs can find their way inside the chamber and scatter the optical light - activating the alarm.

All photoelectric smoke alarms, no matter the brand, require maintenance from time to time. This will be stated in the User Manual.

FIX: Run a vacuum cleaner, with a brush attachment if you have one on the lowest setting, around the outside of the alarm near the chamber filter (grey mesh). Do not open up the alarm. Place alarm back into the base, wait 10 seconds and then test.

B) High Humidity or Temperature:

All AS3786:2104 alarms are tested to over +90% Rh non-condensing humidity. CAVIUS alarms have been designed to live in 95% humidity, however any higher percentage in the atmosphere, condensation forms inside the chamber and interferes with the PCB – causing the alarm to siren.

There is also an optimal temperature range a smoke alarm can live within (most brands this is around the +5 - 38 degrees mark). If the temperature is outside of this range, this can also cause false alarms.

FIX: Unfortunately, there isn't a fix here as you can't control the weather – however it might be worth making the customer aware that humidity could be a factor. If humidity is causing false alarms, blowing a hairdryer with warm air through the chamber filter can dry off the PCB.

C) Steam:

Steam from the shower or cooking can cause false alarms once it passes through the chamber.

FIX: We recommend installing the alarm as far away from a bathroom or kitchen area as possible to avoid this issue.

SITUATION: The smoke alarm keeps beeping.

A) Red Activation Button:

CAVIUS alarms are fully activated when the red activation button, you will find this on the base of the alarm, is pressed down entirely. For the 10 year battery models, this occurs when clipped into the base. On occasions, the red activation button may not be pressed down entirely – this could be due to the product label preventing the alarm from being clicked in or the mounting base has been screwed in too tightly and the base is bowed.

FIX: Take the alarm out of the base and check to see if the product label has been folded incorrectly. You can cut off the loose section of the product label but leave the batch code and expiry date on the alarm. If the beeping continues, the base may need adjusting. Unscrew the mounting base just half a turn – easing off some of the tension. Once you have clicked the alarm back into the base, wait 10 seconds and then test.

B) Low Battery Alert:

For the 2008 CAV10 and 2107 CAV10WF models, if the alarm is over 8 years old, the beep could indicate the battery is low and may require replacing. Although the batteries are designed to last 10 years, there can be various factors that drain the battery faster including regular false alarms.

CAVIUS has calculated the battery life based on one test per week and three false alarm events (duration: 1 minute). However, if false alarms occur more regularly or false alarms ensue when no one is home (so alarm sirens for a long period of time), this could affect the battery life by 2-3 years.

For the 2203 CAVMP Mains Powered alarm, a power surge may also have affected the mains power supply to the alarm.

FIX: Take the alarm out of the base (you may need to remove the Safety Lock) and turn off the mains power at the switch board for 10-15 seconds. Switch power back on and then place the alarm back into the base.

ENGLEFIELD LIMITED WARRANTY

Kohler New Zealand Ltd. warrants that Englefield plumbing fixtures and fittings are warranted free of manufacturing defects for the following set periods from the date of purchase on the terms set out in the following warranty schedule.

Please see terms and conditions for important product care requirements.

WARRANTY SCHEDULE

CATEGORY	NON COMMERCIAL USE
SHOWER ENCLOSURES	
Acrylic walls	5 years
Door and tray	5 years
Shower towers, seals and fittings	1 year
Easy Clean and Hi Flow waste	5 years (Removable elements, 2 years)
BATHS AND SPAS	
Acrylic shell	5 years
Electronic pumps	1 year
Other fitting and components	1 year
Wastes	1 year
TOILETS AND BASINS	
Ceramic cistern and pan (Excluding fill and flush valves)	10 years (First 5 years parts, labour and freight, year 5 to 10 parts only)
In wall cisterns (Excluding fill and flush valves)	15 years (First 5 years parts, labour and freight, year 5 to 15 parts only)
Fill and flush valve	2 years
Face plate/push plate (Including electronic parts)	5 years (Parts only)
Seal and washers	2 years
Toilet seat	2 years
Ceramic basins	10 years (First 5 years parts, labour and freight, years 5 to 10 parts only)
Bidet seats	3 years (Parts only)
TAPWARE	
Tapware (Excluding cartridges. Chrome finishes only)	15 years (First 10 years parts, labour and freight, years 10 to 15 parts only)
Flexible metal braided hoses	5 years
Shower heads, rails and hoses	5 years
Electronics parts	1 year

Continues overleaf...

WARRANTY SCHEDULE CONTINUED

CATEGORY	NON COMMERCIAL USE
BATHROOM FURNITURE	
Cabinets and mirror cabinets	3 years
Vanity top	5 years
Electronic parts	1 year
BATHROOM ACCESSORIES	
Stainless steel, brass or zinc parts	10 years (Parts only)

COMMERCIAL USE OF ENGLEFIELD BRANDED PRODUCTS

If the product is purchased for the purposes of a business, then all of the guarantees and remedies in the Consumer Guarantees Act 1993 are excluded and the Warranty periods and all other terms of the Warranty (as provided above) prevail.

Apart from the provisions of the Consumer Guarantees Act 1993 (which will apply in addition to the Warranty):

- (a) the Warranty is in lieu of all other warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose.
- (b) Kohler New Zealand Ltd also disclaims any liability for special, incidental or consequential damages.
- (c) the Warranty is in lieu of all other warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. Kohler New Zealand Ltd also disclaims any liability for special, incidental or consequential damages.

TERMS AND CONDITIONS

1. Kohler NZ Ltd will at its election, pursuant to its obligations under the Warranty:
 - Repair or replace the defective Englefield product or part
 - Pay the cost of repairing the defective product or part
 - Refund the purchase price to the purchaser
 - Make appropriate adjustment
2. The Warranty applies only within New Zealand and only to the original purchaser;
3. The following will not be covered by the Warranty:
 - (a) Damage due to accident, improper installation or handling, improper care and cleaning, faulty repairs, alteration, abuse or misuse (whether undertaken by a contractor, service company, or the consumer);
 - (b) Installed, maintained or used other than in accordance with the instructions furnished by Kohler NZ Ltd;
4. Standard products may contain unavoidable manufacturing imperfections of a minor character and if a manufacturing defect is found, Kohler NZ Ltd will, at its election, refund the purchaser with the purchase price of the product or repair, provide a replacement part or product, or make an appropriate adjustment.
5. The purchaser shall be responsible for and shall meet all charges in respect of making the defective product accessible for repair or replacement.
6. Use of Cleaners. Use of chemicals such as bleach, hair dye, solvents, alcohol, citrus based chemicals, bath oils, bath salts or abrasive cleaners on any plastic part of your Englefield bath, shower or toilet seat will void the warranty. Warm soapy (detergent) water is the recommended cleaning method.
7. Temperature. Hot water must be limited to a maximum of 55° C and

that any increase in temperature will void any Warranty.

8. In-Line Filters. Kohler NZ Ltd specifies that in line water filters should be used with Englefield Tapware and that any damage to ceramic cartridges without the use of in line filters will void any warranty.
9. Operating water pressures are in accordance to the instructions given by Kohler NZ Ltd.

PURCHASE OF ENGLEFIELD PRODUCTS “IN TRADE”

Where the product is purchased by a party “in trade” then Kohler NZ Ltd and the “in trade” purchaser irrevocably agree for the purposes of the Consumer Guarantees Act 1993 (“CGA”), that:

- (a) they are each in the business of trade;
- (b) they each agree to contract out of the CGA and all of the guarantees and remedies provided for in the CGA are excluded;
- (c) it is fair and reasonable that the parties are bound by these terms; and
- (d) the Warranty period for the relevant products acquired is **12 months from the date of installation of the product except where relevant product is used within hotel, motel or rest home accommodation**. In those instances Kohler warrant its product free of manufacturing defects for the periods set out at the beginning of this document.
- (e) All warranty offered under this “In Trade” category is limited to the cost of replacement product, packaging and freight.

If the “in trade” purchaser on sells the products to an end consumer that intends to use the products for “in trade” purposes (or holds him or herself out to be acquiring for a “in trade” purpose) (**a Business Consumer**) then the purchaser shall:

- (i) include in the contract with the Business Consumer a provision (with the same content as the above provision) to contract out of the CGA; and
- (ii) Not make any representation concerning the description or specification of the products if it does not correspond with the actual description and specification of the products.

INFORMATION REQUIRED WHEN MAKING A CLAIM

Please be sure to provide all pertinent information regarding your claim, including a complete description of the problem, the product, model number, colour, the date the product was purchased and from whom the product was purchased. Also include your original invoice.

CONTACT DETAILS

If you believe that you have a Warranty claim, contact Englefield either through your plumbing supplies retailer, by writing to **Customer Service Department, Kohler New Zealand Ltd, PO Box 100-146 NSMC, Auckland** or email to info@englefield.co.nz

For all other information, or to obtain the name and address of the service and repair facility nearest you please phone **0800 100 382**.

THE ENGLEFIELD HOMEOWNER'S CARE GUIDE



Trusted in New Zealand
Since 1982



GENERAL CLEANING AND MAINTENANCE

Regular cleaning of your Englefield bathroom products are recommended and will help to avoid the build up of dirt and grime that can damage and reduce the life of the product.

Please follow these instructions to ensure that your Englefield bathroom looks showroom new!

If you have any questions or need more advice, please call Customer Services on **0800 100 382**.

TO PROTECT YOUR PRODUCT, DO NOT USE CLEANING PRODUCTS CONTAINING:

- Abrasives
- Alcohol
- Solvents
- Bleach
- Citrus
- Harsh chemicals and disinfectants
- Ammonia or peroxides
- Concentrated or undiluted acid or alkaline

CAREFULLY READ ALL INSTRUCTIONS ON CLEANERS BEFORE APPLYING TO PRODUCT SURFACES.

Many bathroom cleaners may contain chemicals that could adversely affect the finish so should only be used with caution at the consumer's risk.

RECOMMENDED CLEANING AND MAINTENANCE PROCEDURES FOR EACH PRODUCT CATEGORY

TOILETS

If you live in a hard water area, you should make certain that the holes in the rim are kept clean to ensure proper pan flushing.

Toilet cleaners should be used at least once a week. Use a long handled brush to clean the rim holes and to clean as far into the trap as possible to prevent mineral deposits from forming.

Most toilet cleaners are not harmful to the vitreous china surface of the toilet pan, however Englefield does not recommend the use of any cleaning products which are submerged in the cistern as the acids contained within the cleaner will prematurely deteriorate gaskets and valve parts.

Please follow any pan cleaner manufacturer's instructions carefully.

Do not allow toilet cleaners to dry on the pan surface as it can be difficult to remove – flush after cleaning.

As a rule, do not use harsh abrasive cleaners.

SHOWERS

ACRYLIC SURFACES (SHOWER WALLS AND SHOWER TRAYS)

To clean acrylic surfaces use non-abrasive soap and water.

It is recommended that the product surface is wiped dry after each use to prevent the build up of soap and scum.

GLASS (SHOWER DOORS AND RETURN PANELS)

Glass can become permanently stained by allowing water to remain on the surface. To avoid damage, clean and dry the glass after each use and carefully read all instructions of cleaners before applying to the glass surface.

LIMESCALE REMOVER

After some time, you may note that trails of water or an excessive number of droplets remain on the glass after showering. If so, rinse that area again as mentioned above. If the water trails or an excessive number of droplets remain on the glass after showering. If so, rinse that area again as mentioned above. If the water trails or excessive droplets remain on the glass, it is then time to apply your limescale remover. Simply squirt onto wet glass or directly onto pad supplied, agitate the area of concern and rinse off. The more effort used in rinsing and drying (or just drying if using a squeegee**), the less often the limescale remover is required.

CONDITIONER

If, after a while, the water has noticeably slowed down in its descent down the glass, it is time to apply the Conditioner. Apply onto dry glass. Agitate with a damp pad or clean cloth for approximately one minute, then rinse off with shower head. The Conditioner promotes longevity and performance.

Provided these instructions are adhered to, the guarantee will remain validated.

**Use a jug of water and use in the same way if you have a fixed shower head.*

***Drying with a squeegee may require more frequent application of the limescale remover.*

Frequency of limescale remover and conditioner application will depend on your actual usage.

You can order a Glass Care Pack direct from Englefield Customer Services **0800 100 382**.

ALUMINIUM EXTRUSIONS (SHOWER DOOR FRAMES)

Regularly wash down aluminium extrusions with a solution of warm water and mild soap to prevent the build up of grime. Grime build up retains contaminated moisture which can result in a chemical attack of the surface over time.



PLEASE NOTE:

- Do not damage the nozzle hole.
- Do not apply excessive force to the nozzle.
- Do not separate and clean the nozzle too often. Doing so may cause a problem.
- Cleansing nozzle tip is assembled a little tightly to ensure air-tightness.
- Be careful so that no bodily injury may occur when separating the nozzle tip for cleaning.

5. Press “□” (Stop) button on the control panel.



Nozzle retracts only when button is pressed after cleaning is done. There may be a strange sound when nozzle retracts, which does not indicate product failure.

6. Put the nozzle cleaning cover back and slowly close the toilet seat and cover.

**TAPWARE /
SHOWERING TAPWARE
/ ACCESSORIES**

All Finishes: Clean the finish with mild soap and warm water. Wipe entire surface completely dry with a clean soft cloth. Many cleaners may contain such chemicals as ammonia, chlorine, toilet chemicals etc. which could adversely affect the finish and are not recommended for cleaning.

Do not use abrasive cleaners or solvents on Englefield tapware.

**VITREOUS CHINA
BASINS**

To clean vitreous china surfaces use non-abrasive soap and water.

It is recommended that the product surface is wiped dry after each use to prevent the build up of soap and scum.

VANITY CABINETS AND TOWER STORAGE

The materials used in the cabinets are water resistant only, not water proof.

Care must be taken to dry up all water spillage onto the vanity cabinet's surfaces.

To maintain the finish on your vanity cabinet, clean with mild soapy water and dry with a soft cloth.



TRUSTED IN NEW ZEALAND SINCE 1982

A SHORT HISTORY OF ENGLEFIELD.

Roger Englefield began his working life as a plumber in Waimate, New Zealand, but his trademark entrepreneurial flair enabled him to start a number of very successful related companies in Christchurch, specialising in plumbing and large injection moulded products.

In the late seventies, he moved to Auckland and, recognising a niche in the market, set up a small operation in Glenfield producing baths for a company supplying to the Australasian market.

His son Derek joined him and, in the eighties, they took the opportunity to manufacture as their own entity.

Shower manufacture soon followed baths, and innovative products such as the complete shower enclosure and the Cabana complete shower with ceiling were developed. Roger, and his son Derek, continued to expand the business, exporting predominantly to Australia and Asia, winning a plethora of Plastic Institute and Design Awards along the way.

Englefield quickly became a leading brand in Australasia, with the reputation of supplying top quality products that could be trusted to endure.

In 2000, Kohler USA purchased Englefield, adding sanitary products (toilets), to the range, providing the complete bathroom solution.

Roger Englefield's total commitment to his original 80's philosophy, still lives on today: "Providing people with quality, enduring, well-designed product at an affordable price."



Englefield Manufacturing Plant, Glenfield, Auckland (1988)



Distribution Centre (1990)



Testing Spa Baths (1994)



Kohler Head Office, Glenfield, Auckland (Today)

1982-92



1995



1996



1997



1999

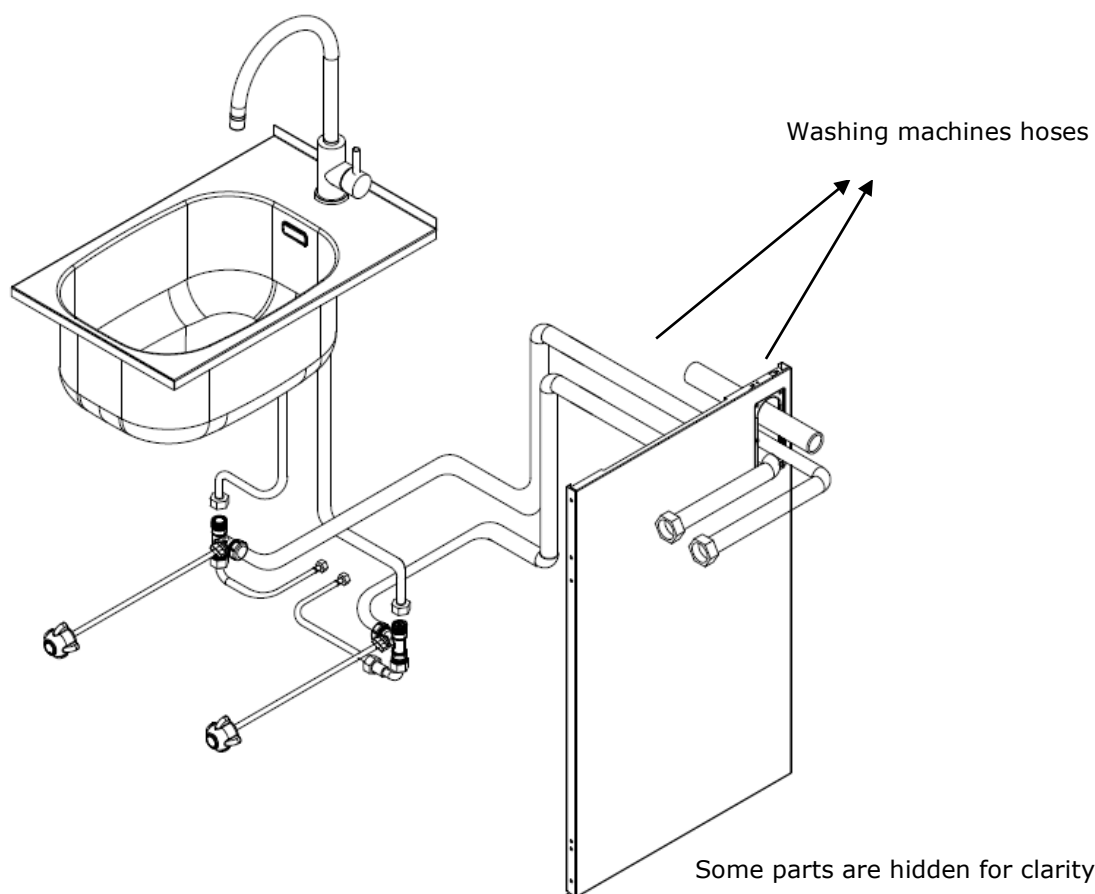


2000-01



Trusted in New Zealand Since 1982

Installing the washing machine water inlet and waste outlet



Confirm if the washing machine waste inlet needs to be moved from right to left before securing the unit to the wall. If they do need to be changed see page 6 of these installation instructions.

1. Cold water washing machine required, identify cold water 3 way ball valve confirm that the valve is shut horizontal and remove the $\frac{3}{4}$ " cap and seal. (Keep the cap in a safe location in case you need to remove the washing machine at a later date). Feed the cold water hose from the washing machine through the white plastic washing machine waste inlet to the 3 way ball valve, confirm the seal is okay and then connect them together.
2. Hot water not required, then check the cap only and make sure it is tight and that the 3 way ball valve is in the off position.
3. Hot water washing machine required, identify the cold water 3 way ball valve confirm that the valve is shut horizontal and then remove the $\frac{3}{4}$ " cap and seal. (Keep the cap in a safe location in case you need to remove the washing machine at a later date). Feed the hot water hose from the washing machine through the white plastic washing machine waste inlet to the 3 way ball valve, confirm the seal is ok then and connect them together.
4. Washing machine waste hose connection through the white plastic washing machine waste inlet and make sure that the hose is as far down the hose as possible and then to prevent the washing machine waste hose from coming loose use the cable tie from the installation kit to fasten the hose firmly to the white plastic washing machine waste connector. (see next page for picture)

Important:

Ensure the washing machine outlet hose is correctly fitted at both ends and that the spring clips are firmly in place to prevent leaks.


Changing the washing machine inlet from right to left

The washing machine outlet waste hose can be connected to either side of the Robinhood Supertub.

1. On the outside of the laundry tub, remove the screws from the white plastic washing machine waste inlet and the white plastic blanking plate.
2. On the inside of the laundry tub, remove the clip from the white plastic washing machine waste inlet and black flexible hose, move the white plastic part to the other side of the laundry tub
3. Reconnect the washing machine flexible hose to the left hand side replace the clip and ensure good seal.
4. On the outside of the laundry tub secure the white plastic washing machine waste inlet with six screws.
5. On the opposite side of the laundry tub secure the white plastic blanking plate with six screws

Cleaning and maintenance

Powder coated surfaces must not be cleaned with abrasive or chemical cleaners. To keep the Robinhood Supertub looking its best, wipe regularly with a damp soft cloth. A mild soap and water solution may be used to remove stubborn dirt. Under no circumstances should harsh detergents (including chemical cleaners) such as bleach, scourers or any abrasive cleaner be used as these products may irreparably damage the surfaces of the Robinhood Supertub.

 NB. Their use will render the warranty void.

Warranty Certificate (New Zealand)

Terms and Conditions

The following conditions apply in respect of the warranty given in this certificate:

1. Monaco Corporation Limited ("Monaco") warrants the following Robinhood products against manufacturing defects and faulty materials, under normal use and subject to the exclusions in this certificate, for a period of:
Uniduct – 12 months from date of original purchase for domestic use.
Supertub - 5 years on stainless bowl, 24 months on Tap, Cabinet and other components from the date of original purchase for domestic use.
Ironing centre – 12 months from date of original purchase for domestic use.
Waste disposal – 24 months from date of original purchase for domestic use.
"Original purchase", when used in this certificate, means purchase by the customer directly from Monaco or one of its approved suppliers.
2. This warranty is limited to the repair or replacement, at our option, within the warranty period of any component part which we at our discretion determines to contain faulty materials or a manufacturing defect in breach of this warranty. This warranty is subject to terms and conditions set out in this certificate.
3. The warranty only applies within New Zealand.
4. The customer must produce the original invoice or other purchase documentation as proof of the original purchase date.

Warranty exclusions

1. The warranty does not apply where, in Monaco's opinion:
The defect is caused by misuse, wear and tear, dirt, fire or accidental damage.
The product has been repaired or serviced by an unauthorised person.
The product was not installed in accordance with our instructions.
The product was purchased overseas or was not designed for use in New Zealand.
The product was not used, cleaned or cared for in accordance with our instructions.
The product was used outdoors.
All Robinhood rangehoods are suitable for indoor use only, and not suitable over BBQs or charcoal cookers designed for outdoor use.
2. In addition, this warranty does not extend to damage or defects which in our opinion, directly or indirectly arise from or are due to:
Exposing the product to acidic or corrosive materials or chemicals such as dyes, solvents, denture cleaner or acetone;
Using inappropriate household cleaning products such as abrasive cream or powder cleansers, furniture polish, bleach, mentholated spirits, drain cleaners, sugar soap, metal pads and strongly alkaline or acidic cleaners;
Heat damage, including from washing the product at high temperatures;
Impact or mishandling the product, including the impact caused by objects scraped along, thrown or dropped on the product surface or excessive weight being placed on the product;
Structural or support changes in or affecting the building or the application where the product has been installed;
Failure to clean or maintain the product as recommended; or
Any other causes specified in the product information as being excluded from this warranty.
3. Variations with the colour or gloss within the product or any ageing or fading of colour, shine or gloss level over time are not covered by this warranty. The warranty does not cover visual imperfections or blemishes in the surface and edges of the product that were not brought to your supplier's attention at the time you inspected the product.
4. Costs incurred on installation or removal of a product, or any reinstallation of a product, or any associated costs, are not covered by this warranty.
5. Monaco will not be liable for consequential or indirect loss or damage whatsoever and however arising out of or in connection with the supply, performance or removal of the product, including (but not limited to) loss of profit, loss of revenue, loss of contract, loss of goodwill or increased cost of workings, even if due to the negligence of Monaco or any of its approved suppliers, employees or agents.
6. Charcoal filters and light bulbs are not covered by this warranty
7. This warranty and the statements contained in this certificate or other documents given to you do not exclude, restrict or modify the application of any term implied into this warranty by statute, provided that (to the extent any statutory provision permits Monaco to limit its liability for a breach of an implied condition or warranty) Monaco's liability for such breach is limited to the payment of the cost of replacing the product, repairing the product or acquiring an equivalent product.
8. Subject to clause 5, our obligations under this warranty are limited to those set out in this certificate, and this warranty is expressly instead of all other warranties, express or implied, including any implied warranty of merchantability or fitness for a particular purpose and notwithstanding any course of dealing between the parties or custom and usage in trade to the contrary.

Should warranty service be required, please contact us:

Phone: (09) 415 6000
Fax: (09) 415 7400
Email: enquiries@robinhood.co.nz
Website: www.robinhood.co.nz

Terms and conditions are subject to change without notice

New Zealand
Monaco Corporation Limited
Telephone: (09) 415 6000
Facsimile: (09) 415 7400
Email: enquiries@robinhood.co.nz
www.robinhood.co.nz



Confirmation of Commencement of Cover

10 YEAR RESIDENTIAL GUARANTEE



3 March 2023

Guarantee number 76404-1 Guarantee Contract version V20201001

for the dwelling at 11 Doug Jensen Street, Wallaceville, Upper Hutt, 5018

Lot - 45 DP - 573994 Title # - 1053227

Dear Wallaceville Developments No 2 Limited,

We are pleased to confirm that cover under your 10 Year Residential Guarantee ("Guarantee") commenced on 01, March, 2023 and ends on 28, February, 2033 subject to the terms and conditions of the Guarantee.

For the purpose of your Maximum Limit of Guarantee Cover (refer to section 2, page 6 of the Guarantee Handbook), we confirm the value of your Building Contract is \$342,400.00

Please refer to the terms and conditions of the Guarantee for detailed information including what you are covered for, the period of cover and the process of making a claim.

If you want to make a claim under this Guarantee, you should contact us at:

Halo Guarantees Limited
PO Box 13415
Tauranga Central
Tauranga 3141 New Zealand

Or via email to: hello@halo.nz

It is important that you contact us straight away if you think you might be in a situation where you believe you have a claim under the Guarantee.

Guarantee Schedule

10 YEAR RESIDENTIAL GUARANTEE



Guarantee number	76404-1 Guarantee Contract version V20201001
NZCB Builder (Legal Name)	D.M.A.C Homes Limited
NZCB Builder Mobile No	+6421965699
NZCB Builder Email address	accounts@fridayhomes.co.nz
Owners Names	Wallaceville Developments No 2 Limited
Owners Contact Person(s)	Jamie Gillies
Owners Postal Address	PO Box 47153, Trentham, Upper Hutt, 5143
Owners Email Address	jamie@gilliesgroup.co.nz
Owners Contact Number	+64272454525
Estimated Start Date	01 May 2022
Estimated Completion Date	01 March 2023
Site Address	11 Doug Jensen Street, Wallaceville, Upper Hutt, 5018
Lot Number	45
DP Number	573994
CT Number	1053227
Building Contract	Building Contract - Full (Fixed Price+)
Original Contract or Estimated Price	\$342,400.00(Original Contract Price)
Deposit	\$
Intended Use	Solely Residential
Number of buildings	1
Number of storeys in each building	2
Homeowner Handbook Version	Guarantee Contract version V20201001



Halo 10-Year Residential Guarantee

Terms and Conditions

Disclosure information

It is uncertain to what extent the Consumer Guarantees Act 1993 applies to building work. In any event, the Halo 10-Year Guarantee does not impact on your rights and remedies under that legislation. The Halo 10-Year Guarantee is a third party guarantee, the purpose of which is that you have Halo Guarantees Limited, standing behind the builder's obligations and agreeing (subject to the specific terms of the guarantee) to answer for the builder's default or liability in respect of those primary obligations owed to You by the builder.

Your rights as a Consumer

To the extent that the Consumer Guarantees Act 1993 applies to goods and/ or services provided to you.

Goods must:

- be of acceptable quality
- be fit for a particular purpose that the consumer made known to the supplier, unless it was unreasonable for the consumer to rely on the supplier's skill when selecting the goods for that purpose
- match any description given to the consumer
- match any sample or demonstration model shown to the consumer
- be able to be legally sold to the consumer
- arrive on time and in acceptable condition
- have spare parts and repair facilities available for a reasonable time, unless the consumer is notified that the manufacturer does not undertake that repair facilities and parts will be available that comply with any express guarantee given by a manufacturer

Services must:

- be carried out with reasonable care and skill
- achieve the result the consumer made known to the business that the consumer was seeking, unless it was unreasonable for the consumer to rely on the businesses' skill to expect that result
- be finished by the agreed date or within a reasonable time if no completion date was agreed
- be supplied at the agreed price or at a reasonable price if no price was agreed

Your right to change your mind and cancel

You may let us know that you do not want the Halo 10-Year Guarantee within 5 working days of confirmation of the Guarantee, by giving written notice to Halo Guarantees Limited. By doing so, your Guarantee will be cancelled and the purchase price of the Guarantee will be refunded by Halo Guarantees Limited. In the event of cancellation of your Guarantee, the refund made by Halo Guarantees Limited will be made to the person that made payment of the Guarantee purchase price to Halo Guarantees Limited.

Notice of cancellation should set out your name, the address of the Property and clearly state that you want to cancel the Guarantee.

The notice of cancellation must be sent to:

- Halo Guarantees Limited, PO Box 13415, Tauranga Central, Tauranga 3141
- applications@halo.nz

The purchase price of the Guarantee ranges from \$300.00 - \$1,640.00 (excluding GST) depending on the Contract Price of the Project and varying levels of cover are provided for up to 10 years after the Practical Completion Date of the Works.

All of the terms and conditions of the Guarantee and all rights and obligations of both you and Halo Guarantees Limited are set out in this document.

Section 1 – Introduction

About Your Guarantee

Welcome to Your Halo 10-Year Residential Guarantee

In offering You this Guarantee, Halo Guarantees Limited is offering to answer to You for the default and/or liability of the Builder in respect of the Builder's obligations under the Building Contract (subject to the limitations and exclusions contained in the Guarantee documents).

The obligations of Halo Guarantees Limited under this Guarantee are secondary to the obligations of the Builder under the Building Contract and relevant legislation. In other words this Guarantee only comes into play when the Builder cannot or will not fulfil their obligations to you. For that reason, You must first notify the Builder of any issues with the Works of which You become aware and follow the correct procedure and stick to the timeframes outlined in section 5 of this document.

Failure to follow the correct claims procedure within the required timeframes may result in a claim being denied or cancellation of the Guarantee so please take time to familiarise yourself with the claims process in section 5 of this document.

The Guarantee Agreement

This document and Your Guarantee Schedule or Guarantee Application Form (whichever is applicable) are Your guarantee documents and together they make up the Guarantee agreement between You and Us. It is important that You read this document carefully along with Your Guarantee Schedule (if applicable) so You can be sure of the terms and conditions of the Guarantee, including what you are covered for, the cover period, exclusions, monetary caps on claims and the claim process.

If the Builder completed the Building Contract online and a request for a Guarantee was made on your behalf, We (in our sole and absolute discretion) will decide whether we will offer you a Guarantee. If an offer of Guarantee is notified to You in writing, Your Guarantee only comes into force once confirmation of Your Guarantee is notified by Us to You in writing and We have received payment of the Guarantee Fee.

If You complete and sign the Guarantee Application Form in hardcopy form, Your Guarantee comes into force once confirmation of Guarantee is notified by Us to You in writing and We have received payment of the Guarantee Fee.

Once Your Guarantee comes into force, You are covered in accordance with the terms and conditions contained in this document for the duration of Your Guarantee, unless the Guarantee is cancelled earlier.

Section 2 – Important Information

It is important that:

- You check Your Guarantee Schedule (if applicable) to ensure the details are correct
- You notify Us as soon as possible of any inaccuracies on Your Guarantee Schedule
- You comply with any obligations detailed under each section of this document and under the Guarantee Agreement as a whole
- You read the claims conditions in section 5 of this document. If You do not meet these conditions We may reject a claim

Cost of the Guarantee

Building Contract Value (incl. 15% GST)	Guarantee Fee (excl. GST)	Guarantee Fee (incl. 15% GST)
Up to \$30,000	\$300.00	\$345.00
\$30,001 to \$150,000	\$520.00	\$598.00
\$150,001 to \$250,000	\$690.00	\$793.50
\$250,001 to \$400,000	\$910.00	\$1,046.50
\$400,001 to \$500,000	\$1,085.00	\$1,247.75
\$500,001 to \$750,000	\$1,160.00	\$1,334.00
\$750,001 to \$1,000,000	\$1,475.00	\$1,696.25
\$1,000,001 to \$1,750,000	\$1,640.00	\$1,886.00
over \$1,750,001	Price on Application	Price on Application

Additional Guarantee Levy = \$20.00+GST per guarantee

Period of Cover

The period of cover under this Guarantee begins on the Practical Completion Date of the Works and ends 10 years after that date, unless the Guarantee is cancelled earlier in accordance with the terms and conditions of this document.

Making a claim does not bring the Guarantee to an end.

Maximum Limit of Guarantee Cover

Maximum total cover for all claims under the Guarantee = \$1,000,000 including GST or value of the Building Contract, whichever is the lesser.

Maximum total cover of any one claim under the Guarantee = \$250,000 including GST or value of the Building Contract, whichever is the lesser.

Accuracy of Information

In deciding to offer/accept this Guarantee and in setting the terms and cost, We have relied on the information in the Guarantee Application Form or Guarantee Schedule, whichever is applicable.

If You become aware that any information You or the Builder has given is incomplete or inaccurate, you must contact Us as soon as possible. Any notice may be delivered to:

Halo Guarantees Limited, PO Box 13415, Tauranga Central, Tauranga 3141; or applications@halo.nz

If the information in the Guarantee Application Form or Guarantee Schedule is not accurate, We may refuse to accept a claim and/or cancel the Guarantee.

Section 3 – What is covered?

Cover During Workmanship and Materials Defect Guarantee Period

We will cover You for a Workmanship and Materials Defect in the Works or the Sub-Works (as applicable), discovered and notified by You to Us during the Workmanship and Materials Defect Guarantee Period, that arises due to the Builder's unlawful failure.

Workmanship and Materials Defect means:

Building work or materials that have either failed or are not in compliance with the New Zealand Building Code and the New Zealand Standards applicable at the time of the Practical Completion Date whereby the item is not fit for its intended use and does not fall within the tolerances as set out in the Guide to Acceptable Tolerances applicable at the Practical Completion Date.

Special Conditions Applicable to Cover for Workmanship and Materials Defect

We will not provide cover for a Workmanship and Materials Defect unless:

- the Works or the Sub-Works (as applicable) have reached Practical Completion; and
- the Builder has been notified and has failed to rectify the Workmanship and Materials Defect within a reasonable timeframe, and/or
- the Builder has withheld consent to resolve the dispute by using a disputes resolution service or other legally binding process, or
- the Builder fails to comply with the decision of the disputes resolution service or other legally binding process

If a claim relates to materials used in the Works or the Sub-Works (as applicable), You must first make a claim under any warranty or guarantee given by the manufacturer or supplier of those materials.

Cover During Structural Defect Guarantee Period

We will cover You for a Structural Defect to the Works, discovered and notified by You to Us during the Structural Defect Guarantee Period, that arises due to the Builder's unlawful failure.

Structural Defect means a defect in:

- the foundation systems and footings; and/or
- beams, girders, lintels, and columns; and/or
- load bearing walls and partitions; and/or
- roof framing and floor systems that results in damage that renders the Residential Dwelling unsafe and not fit for living in

For the purposes of this cover a Structural Defect also includes a defect (whether or not of the type defined immediately above) that allows water to penetrate into the Residential Dwelling from the exterior, and results in damage to the Residential Dwelling. However this weathertightness extension does not apply if the Residential Dwelling scores 12 or more on the risk matrix table E2/AS1 Table 2: Building envelope risk scores (which is a measure of weathertightness risk) published by the Ministry of Business, Innovation and Employment (MBIE).

Special Conditions Applicable to Cover for Structural Defect

We will not provide cover for a Structural Defect unless:

- a Code Compliance Certificate has been issued for the Works where required by the Building Act 2004, and
- the Builder has been notified and has failed to rectify the Structural Defect within a reasonable time frame, and/or

- the Builder has withheld consent to resolve the dispute by using a disputes resolution service or other legally binding process, or
- the Builder fails to comply with the decision of the disputes resolution service or other legally binding process

If a claim relates to materials used in the Works or the Sub-Works (as applicable), You must first make a claim under any warranty or guarantee given by the manufacturer or supplier of those materials.

Builder’s Unlawful Failure

For the purpose of a Workmanship and Materials Defect or Structural Defect claim under this Guarantee, the Builder’s unlawful failure is where the Builder has failed to:

- supply materials that are in good order, suitable and fit for purpose for which they will be used, and new, unless stated otherwise in the Building Contract;
- carry out the Works or the Sub-Works (as applicable) in a proper and competent manner and with reasonable care and skill, in accordance with the plans and specifications forming part of the Building Contract and the relevant Building Consent;
- carry out the Works or the Sub-Works (as applicable) it has contracted to build in accordance with and in compliance with all relevant laws, and legal requirements including, inter alia the Building Act 2004 and the Consumer Guarantees Act 1993 and their regulations

Practical Completion

The expression “Practical Completion” is defined in Section 7 of this Guarantee, as is “Practical Completion Date”. This Guarantee contemplates that You and the Builder will agree on when that date has occurred, and that you will sign and return to Us the Completion Certificate which we will send you, so that there is certainty about when the Workmanship and Materials Defect Guarantee Period and the Structural Defect Guarantee Period commence. You are obliged to take all reasonable steps to ensure that We receive the completed and signed Completion Certificate promptly after Practical Completion. We may, but are not obliged to, send you prompts or reminders so that this obligation is not inadvertently overlooked.

However there will be occasions where, despite you taking all reasonable steps, it is not possible for You to reach agreement with the Builder as to when Practical Completion occurred, if at all. In those circumstances, for the sake of achieving certainty, this Guarantee provides for a default arrangement for determining as best We can, when that date occurred. One of the factors this default arrangement relies upon is the date by which You and the Builder agreed that the Works would be completed, or if there was no such agreement, then the estimated completion date which the Building Act 2004 requires You and the Builder to insert into the Building Contract (assuming it is not a commercial construction contract). In this Section we refer to these alternative dates as the “Contractual Completion Date”.

Therefore, if We do not receive a fully compliant Completion Certificate from You within four months after the Contractual Completion Date (whether that is Your fault or not), We will (in our sole and unfettered discretion) decide when the Practical Completion Date was and will notify you accordingly. In making that decision We will endeavor to select a date that is as accurate as possible, taking into account all relevant information that is reasonably available to us, That information may include, but without any obligation on Our part:

- consultations with You, the Builder, and any third parties We may deem appropriate,
- the evidence on the Council property file,
- evidence of when you took possession of the Works, and
- our experience in these matters.

On notification to You of the selected date, it will become the Practical Completion Date by default.

Cover for Additional Expenses

If We accept a claim, We will provide cover for certain additional expenses that arise as a direct result of the Structural Defect or Workmanship and Materials Defect (whichever is applicable). This cover for additional expenses is for the Builder’s liability in relation to:

Additional Costs

Such additional costs and expenses that are necessarily incurred solely in order to comply with building legislation or local authority requirements, provided that We will not cover costs that would have been incurred irrespective of the Builder's default.

Alternative Accommodation Costs

All reasonable additional costs and expenses for a period not exceeding 26 weeks in respect of removal, storage and alternative accommodation whilst the Residential Dwelling is uninhabitable as a consequence of a claim under this Guarantee.

Fees

Such Architects, Surveyors, Consulting Engineers' and other fees as are necessarily and reasonably incurred, by You in relation to the complete or partial rebuilding or rectifying the Structural Defect or Workmanship and Materials Defect (whichever is applicable), but does not include legal costs or fees incurred by You in preparing a claim.

Removal of Debris

Costs and expenses reasonably incurred by You with Our written consent for:

- removal of debris
- dismantling or demolishing
- shoring up
- temporary protection of the Residential Dwelling.

Any compensation provided by Us for additional expenses is capped at a maximum aggregate total of \$20,000 for any one claim under the Guarantee.

Spec and Builder-Owned Homes

We will accept applications for Guarantees covering Residential Dwellings that are owned or part-owned by the Builder or by anyone who effectively controls the Builder (such as a majority shareholder or Director of a building company) - including Residential Dwellings that are intended to serve as their home, Residential Dwellings that are built for the purpose of resale such as "spec homes", and portable or modular Residential Dwellings constructed off-site – but only on the following conditions:

- the Builder must have provided to Us the same information (as near as can be achieved) and at the same time, as if the Residential Dwelling was owned by an independent third party who had applied for a Guarantee in respect of the Works, so that We are alerted to the fact that the Works are due to commence and a Guarantee will be applied for when permitted under the following paragraph
- once the Building Site has been sold (whether before, during or after construction) or ownership of the portable or modular building has transferred to the purchaser, the new owner must submit an application for a Guarantee
- assuming the Guarantee is confirmed (which will be at Our sole discretion), it will only be for the benefit of the new owner (and any successors in title until the expiry of the Structural Defect Guarantee Period) and it will only be for the residual time left to run (if any) under the Workmanship and Materials Defect Guarantee Period and the Structural Defect Guarantee Period
- in the case of a portable or modular building the Practical Completion Date will be determined in accordance with the provisions of this Guarantee but will not be any earlier than the date when it has been installed on its destination site
- portable or modular Residential Dwellings constructed off-site do not include buildings which have been previously permanently located at another site, and then relocated to a new site

Section 4 – What is not covered?

The following items are excluded from the Guarantee and We will not provide any cover for any claim arising from or in connection with these items:

Associated Works

Any Structural Defect or Workmanship and Materials Defect (whichever is applicable) to landscaping, fencing, driveways or paths, patios or similar land improvements, swimming pools, spa pools or sauna, main supply services or drains supplied by a public utility, septic tank systems or septic farms or solar or wind electrical generating systems.

Owner Delay

Any additional damage caused by a delay on Your part in notifying both Us and the Builder of a fact or circumstance giving rise to a possible claim under this Guarantee.

Damage Outside of The Works

Damage due to, or arising out of, any defect in the design, workmanship, materials or components of the Residential Dwelling which do not form part of the Works or the Sub-Works (as applicable).

Defects discoverable at Practical Completion

Any defect that was or should reasonably have been identified at Practical Completion of the Works.

Errors or Omissions in Design or Engineering Work

Any defect due to errors or omissions in the design or engineering work where such work was carried out by a third party, whether or not such work was part of the Works.

Fines and Penalties

Fines, penalties, or liquidated damages.

Force Majeure Events

Any Structural Defect or Workmanship and Materials Defect (whichever is applicable) that results from some cause beyond the Builder's reasonable control, such as subsidence, settlement, heave or landslip (unless such loss or damage is as a result of a defect in the workmanship, materials or components of the Works) or anything else commonly known as an "Act Of God".

Fraud

Any loss which results from any fraudulent act(s) of the Builder.

Guide to Acceptable Tolerances

Any defect that falls within the Guide to Acceptable Tolerances.

Indirect or Consequential Losses

Losses which do not result directly from a defect unless expressly stated in this Guarantee. For example, We will not be liable for costs arising from inconvenience or distress; loss of enjoyment; consequential losses of any kind; loss of use; loss of income or business opportunity; legal costs or expenses arising either directly or indirectly as a result of the events or circumstances that led to the defect.

Neglect, Deterioration or Wear and Tear

Loss, damage, or deterioration due to:

- your neglect or failure to carry out normal or specific maintenance.
- wear and tear, normal deterioration caused by aging process or otherwise, normal dampness, condensation or shrinking, change in colour, texture, opacity, staining or cosmetic blemishes to any element of the Residential Dwelling.
- the inability to match materials, colours or finishes in remedial works or between remedial works and existing works when remediation is being, or has been undertaken, including remediation undertaken as a result of a claim under this Guarantee.

Non-Agreed Remedial Work

Any work to correct a defect which is undertaken without Our consent, other than such work as is necessary to prevent further damage as set out in Section 5 – Claims Conditions of this Guarantee.

Non-Approved Builders

Any Structural Defect or Workmanship and Materials Defect due to, or arising out of Works that are undertaken or completed by a Builder who is not an Approved Builder, unless agreed to in writing by Us.

Non-Defect Disputes

Any dispute between the Builder and the Owner that does not directly relate to either a Workmanship or Materials Defect or a Structural Defect, such as disputes concerning delays or alleged overcharging.

Not the Builder's Responsibility

Anything that is not the Builder's responsibility under the Building Contract OR has been arranged or paid for directly by You, including any work, services, materials or chattels.

Personal Injury

Any costs, losses, expenses or damages for death, bodily injury, disease, illness or injury to mental health.

Relocated Buildings

Buildings which have been previously permanently located at another site, and then relocated to a new site.

Significant Variations

Variations to the Building Contract totalling more than 10% (ten per cent) of the Contract Price, unless expressly agreed to by Us in writing.

Toxic Mould

The removal or rectification of any Pathogenic Organisms including bacteria, yeasts, mildew, viruses, fungi, mould or their spores, and any damage resulting from them, unless it is covered by the weathertightness extension of the Structural Defect cover.

Use of Non-Compliant Materials

Where You agreed or directed the Builder to use materials that are or should reasonably have been suspected of being:

- non-compliant with the appropriate New Zealand standards including secondhand or recycled materials and/or other non-approved materials
- unsuitable for the particular function for which they have been applied, or contrary to the manufacturer's or supplier's recommendations

Wilful Acts

Any defect or damage whatsoever caused by any act of either Yourself or any other party acting on Your behalf.

Section 5 – Making a claim

You must notify the Builder in writing as soon as You become aware of any issue with the Works or the Sub-Works (as applicable) that you consider may be a Structural Defect or Workmanship and Materials Defect. After You have contacted the Builder, You must promptly notify Us that You have discovered an issue that may give rise to a claim under this Guarantee and confirm that You have informed the Builder.

If the Builder:

- refuses to fix the Structural Defect or Workmanship and Materials Defect: or
- has not completed the required remedial work within 90 days of being notified by You of the Structural Defect or Workmanship and Materials Defect then, You may make a claim under this Guarantee

Any claim under this Guarantee must be notified to Us in writing at: Halo Guarantees Limited, PO Box 13415, Tauranga Central, Tauranga 3141; or claims@halo.nz

Unless we consent in writing to an extension of time to lodge a claim, We will not be liable to provide any cover or pay any compensation under this Guarantee if You do not lodge a claim under this Guarantee within 120 days of when you became aware or should have become aware of the circumstance that gave rise to a claim.

Claim Conditions

In the event You lodge a claim under this Guarantee, You must:

- comply with all of Our reasonable directions, and take reasonable precautions to avoid or minimise the claim
- not undertake any remedial or rectification works without Our written consent, unless such works are necessary to avoid or minimise the claim
- provide Us, or any Approved Builder nominated by Us, reasonable access to the Building Site to inspect and/or carry out remedial work

How We Resolve Claims

If We do not accept Your claim, We will notify You of our reasons for declining Your claim.

If We accept Your claim, We will notify You that Your claim is accepted and We will tell the Builder to repair, replace or rectify the Structural Defect or the Workmanship and Materials Defect (whichever is applicable) within a specified Remedial Period that We in our sole opinion consider reasonable in the circumstances.

If the Builder refuses or fails to fully repair, replace or rectify the Structural Defect or the Workmanship and Materials Defect (whichever is applicable) within that Remedial Period (or any reasonable extension of that Remedial Period that We in our sole discretion consider reasonable in the circumstances), You must notify Us no later than 30 days after the date the Remedial Period ended.

We will then either arrange an Approved Builder to rectify the Structural Defect or the Workmanship and Materials Defect (whichever is applicable) OR We will pay You the reasonable value of the damage You have incurred (not exceeding the maximum monetary limits set out in section 2 of this document).

It is at Our absolute discretion whether We decide to arrange an Approved Builder to rectify the Structural Defect or the Workmanship and Materials Defect (whichever is applicable) or pay You compensation for the loss you have incurred.

Recoveries From Third Parties

Once We resolve Your claim, We may wish to recover from a person or organisation some or all of the amounts We have paid You or an Approved Builder. By making a claim under this Guarantee, You agree that We can, take over Your legal rights and remedies against anyone who is responsible for the portion of the Works, which lead to Your claim. If We choose to do this, We will be responsible for all costs incurred in pursuing a recovery of costs We have paid.

You must fully co-operate with Us and give Us any assistance We need to help Us to recover some or all of the costs We have incurred in resolving Your claim.

Our Rights

In the event of any occurrence which might give rise to a claim under this Guarantee, We and Our agents shall be entitled to enter the Building Site in order to carry out remedial work. If such permission is unreasonably withheld, We may decline Your claim, even if We previously accepted it.

Section 6 – General Terms

Access to Information

You must provide Us with any information We require to assess a claim. This includes but is not limited to:

- any settlement or arrangement you have made with the Builder
- payments You have made under the Building Contract
- any written communications with the Builder or its representatives
- any decision, expert opinion or determination made by a referee, arbitrator, adjudicator and/or third party expert

Failure to provide Us with such information within a reasonable timeframe of it being made available to You and being requested by Us, may result in Us rejecting a claim. This is whether or not such claim was previously accepted.

Agency

The Builder is not an agent of Halo Guarantees Limited for any matter relating to this Guarantee.

Breach of terms and conditions of Guarantee

If You do not promptly comply with any of the terms and conditions of the Guarantee and such delay or non compliance prevents Us from efficiently dealing with any matter connected to your claim, We may decline the claim. This is the case even if We previously accepted that claim.

Cancellation of the Building Contract

This Guarantee is intended to protect You if the Builder cannot or will not honour the Builder's obligations after the Works are practically completed. However sometimes disputes emerge during the course of the Works and either You or the Builder decide that it is better to part company before Practical Completion occurs. In that event one or both of you may want to cancel the Building Contract and You will most likely want to engage another contractor to complete the Works. These are the rules that apply in those circumstances.

If You want to cancel, assign or novate the Building Contract so that You can engage another contractor (the "Substitute Builder") to complete the Works, You must first notify Us and obtain Our prior written consent, otherwise the Guarantee will be cancelled. It will be at our discretion whether We elect to continue to cover the Works, and if We do elect to do so, the Substitute Builder must be an Approved Builder who is satisfactory to us in all respects, and You must obtain Our prior written consent to the engagement of that Approved Builder before you do so.

If either the Builder, or a Receiver, Liquidator, Administrator or Manager of the Builder has validly cancelled the Building Contract, the Guarantee will be cancelled. In that event, We will refund the Guarantee Fee to the person who paid it to us.

Cancellation of Guarantee

Where this document states that Your Guarantee will be cancelled on the occurrence of certain actions or events, the Guarantee will automatically be cancelled and will be deemed to be cancelled even if no notice of cancellation has been sent to You in writing. We will not be liable for any claims under the Guarantee (whether existing or otherwise) on cancellation.

Where this document states that Your Guarantee may be cancelled on the occurrence of certain actions or events, We have the right to decide whether to cancel Your Guarantee and We will notify You of Our decision. We will not be liable for any claims under the Guarantee (whether existing or otherwise) on cancellation.

Claim Covered by Insurance or Indemnity

Where a claim under this Guarantee relates to any circumstance that is also covered by any insurance policies or indemnity agreements, then this Guarantee will only provide cover for the Builder's liability in excess of the amount which the Owner is entitled to under the other insurance policies and/or indemnity agreements.

Contract Privity

For the purpose of section 12 of the Contract and Commercial Law Act 2017, the provisions in this Guarantee are intended to create obligations enforceable by any subsequent owner of the property whose name is registered on the certificate of title to the property on which the Works are carried out, notwithstanding that they are not parties to this Guarantee.

Disputes between You and the Builder

If there is an unresolved dispute between You and the Builder, We can refuse to accept a claim under the Guarantee until the dispute has been resolved. Generally this will require You and the Builder to follow the dispute resolution process set out in the Building Contract, unless We are satisfied and agree in writing that the dispute may be or has been resolved in some other manner.

Disputes between You and Us

If You disagree with decisions We make in relation to this Guarantee, including (but not limited to) a decision to decline a claim or the value of a claim, You must notify Us within 10 days of being told of Our decision. On notification of the dispute both parties must meet together or otherwise communicate with each other and attempt to resolve the dispute in good faith through negotiation. After 10 days, if the dispute has not been resolved by negotiation, the parties may agree to attempt to resolve it by mediation. Mediation will not be compulsory unless both parties agree to it, and that agreement may be revoked by either party at any time up until 7 days before the scheduled date for the mediation. The parties will share the mediator's fees and expenses equally and meet their own costs. If the parties cannot agree on a mediator within 7 days of the agreement to mediate, then either party may request the President or relevant nominating officer of the Arbitrators' & Mediators' Institute of New Zealand Inc ("AMINZ") or of LEADR (NZ) Inc. to select a mediator.

If the dispute has not been resolved within a month of the dispute arising, and there is no agreement to mediate currently in force and being actively pursued, then the dispute will be resolved as follows:

In the event of a dispute about the value of a claim:

- by a registered quantity surveyor engaged by Us to decide the value of the claim

In the event of any other dispute, by:

- adjudication before a Disputes Tribunal under the Disputes Tribunal Act 1988; or
- arbitration under the Arbitration Act 1996

Fraudulent Claim Clause

If You make any claim knowing the same to be false or fraudulent, as regards the value or otherwise, this Guarantee will be cancelled and any claim under this Guarantee will be forfeited.

Law and Jurisdiction

This Guarantee shall be governed by the laws of New Zealand and subject to the exclusive jurisdiction of the courts of New Zealand.

Limitation on Liability

We are not liable for any claim under the Guarantee if the Works or the Sub-Works (whichever is applicable), in relation to the claim, do not have any required building, resource or similar consents.

Our liability is limited to the maximum monetary limits of cover under the Guarantee set out in section 2 of this document.

If You are in breach of any of Your obligations under the Building Contract, We will not be liable for any claim made under this Guarantee.

Notices

Any notice may be delivered to: Halo Guarantees Limited

PO Box 13415, Tauranga Central, Tauranga 3141; or

applications@halo.nz

Owner

The postal address provided in the Guarantee Application Form or Guarantee Schedule; or

The email address provided in the Guarantee Application Form or Guarantee Schedule; or

In the case of any subsequent owner of the property, the address of the property on which the Works were carried out.

If no postal address or email is provided by the Owner, the notice may be delivered to the last known place of residence or business of the Owner.

A notice given by a party is deemed to be received, -

- if it is personally delivered, when delivered; or
- if it is posted, 3 working days after posting; or
- if it is sent by fax, on production of a transmission report (by the machine from which the fax was sent) that indicates that the fax was sent in its entirety; or
- if it is sent by email, when the email leaves the communications system of the sender, provided that the sender does not receive any error message relating to the sending of email

Privacy

The Owner authorises Halo Guarantees Limited and/or its representatives to obtain from any other third party, personal information they consider relevant for the purpose of the Guarantee.

The Owner authorises Halo Guarantees Limited and/or its representatives to disclose to any other third party, personal information obtained from the Owner or any other third party for any purpose in relation to the Guarantee.

The Owner has rights to access and can request correction of their personal information. To exercise these rights the Owner should contact Halo Guarantees Limited on the contact details given on the first page of this document.

Sanctions

We shall not provide any benefit under this Guarantee to the extent of providing cover, payment of any claim or the provision of any benefit where doing so would breach any sanction, prohibition or restriction imposed by law or regulation.

Waiver

A failure or delay to exercise any of Our rights or remedies under this Guarantee cannot be taken as a waiver of that right or remedy.

Section 7 – Definitions

Approved Builder

A Builder who is a current Business Member of the New Zealand Certified Builders Association Incorporated.

Builder

The entity named in the Guarantee Application Form or Guarantee Schedule (whichever is applicable) in its capacity as either head contractor or sub-contractor to the head contractor.

Building Code

The New Zealand Building Code as set out in Schedule 1 of the Building Regulations 1992 including subsequent amendments and Regulations made in substitution for them.

Building Consent

The building consent issued by the relevant authority under the Building Act 2004 for the Works.

Building Contract

The contract entered into between You and the Builder for the carrying out of the Works.

Building Site

The land where the Works will be undertaken or the Residential Dwelling will be erected.

Completion Certificate

The certificate sent by Halo Guarantees Limited to the Owner that must be completed and signed by the Owner when the Building Work has achieved Practical Completion.

Code Compliance Certificate

The certificate issued by the local authority on the completion of the Works that certifies compliance with the Building Code.

Contract Price

The amount shown in the Guarantee Application form or Guarantee Schedule (whichever is applicable), as the amount anticipated to be paid for the Works, excluding any fees or other expenses payable to parties other than the Builder.

Guarantee

The Halo 10-Year Residential Guarantee provided in the terms and conditions of this document.

Guarantee Application Form

A completed Guarantee Application form signed by the Owner in hard copy form and accompanying the terms and conditions of the Guarantee sent to Halo Guarantees Limited.

Guarantee Fee

The cost of the Guarantee in accordance with the cost schedule in section 2 of this document or as otherwise notified by Halo Guarantees Limited.

Guarantee Schedule

The document named as the "Guarantee Schedule" that accompanies the terms and conditions of the Guarantee (if the Builder has made a request for guarantee on Your behalf) and names You and the Builder and specifies the Works covered.

Guide to Acceptable Tolerances

The "Guide to tolerances, materials and workmanship in new residential construction", issued by the Ministry of Business Innovation & Employment (MBIE) or any guide in substitution thereof that maybe issued from time to time, which is used to determine whether a particular issue is deemed to be a Defect and sets out a reasonable position on tolerances that a building professional would consider in determining whether a building element has been installed and/or constructed to an acceptable standard.

Owner

The person for whom, or entity for which, the Works are being carried out under the Building Contract, and named in the Guarantee Application form or Guarantee Schedule (whichever is applicable), and any subsequent owner of the property whose name is registered on the certificate of title to the property on which the Works are carried out.

Practical Completion

The point in time, and the stage in the progression of the Works, when the Works are so far advanced that the Residential Dwelling can effectively be used by the Owner for its intended purpose, notwithstanding that certain non-critical or aesthetic features are yet to be completed or minor omissions or defects are yet to be rectified.

Practical Completion Date

The date of Practical Completion as notified by You on the signed Completion Certificate, or, if the default provisions outlined in Section 3 of this Guarantee apply, then the default Practical Completion Date as selected by Us.

Remedial Period

The timeframe set by Us during which the Builder should carry out all remedial work required to fix the defect which is the subject of a claim that has been accepted by Us.

Residential Dwelling

- A building or part of a building that is used or intended to be used mainly for residential purposes, includes detached standalone buildings used in association with residential purposes, but excludes any building or part of a building in excess of (3) three stories, excluding any basement, unless agreed otherwise, in writing by Us.
- Any private services (water, gas, electricity, or sewage) associated with the Building Work, but excludes septic tank systems or septic farms, or solar or wind electrical generating systems.

Structural Defect

A structural defect is a defect that falls within the definition of Structural Defect given in section 3 of this document.

Structural Defect Guarantee Period

The period commencing from the Practical Completion Date and ending 10 years after that date.

Sub-Work(s)

The workmanship and materials to be provided to Your head contractor by the Builder (and/or the Builder's subcontractors and suppliers) as described in the Building Contract and (if applicable) the relevant Building Consent, in connection with a Residential Dwelling, if the Builder is acting in the capacity of a subcontractor.

We, Us, Our

Halo Guarantees Limited.

Work(s)

The workmanship and materials to be provided by the Builder (and/or the Builder's subcontractors and suppliers) as described in the Building Contract and (if applicable) the relevant Building Consent, in connection with a Residential Dwelling.

Workmanship and Materials Defect

A workmanship and materials defect is a defect that falls within the definition of Workmanship and Materials Defect given in section 3 of this document.

Workmanship and Materials Defect Guarantee Period

The period commencing from the Practical Completion Date and ending 2 years after that date.

You, Your, Yourself

The Owner.



Notification of Change of Ownership

10 YEAR RESIDENTIAL GUARANTEE

Exclusive to members of New Zealand Certified Builders Association (NZCB).

GUARANTEE NUMBER

PROPERTY DETAILS

Site Details Lot No.

DP No.

CT No.

Property Address

CURRENT OWNER DETAILS

Current Owner

Builder (if known)

NEW OWNER DETAILS

Full Legal Name of new owner/s (if a Trust, please also provide full names of all trustees)

Postal Address

Post Code

Email Address

Phone No.

Mobile No.

SETTLEMENT DETAILS

Settlement Date

APPROVED BY

Signed

Print Name

Date

EMAIL TO : applications@halo.nz or post to : Halo Guarantees Limited, PO Box 13415, Tauranga Central, Tauranga 3141, Ph 0800 141 490

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