



## FULL BUILD | Budget Range Specifications

### FOUNDATIONS

**Specifications may vary due to regional H1 requirements**

Engineer designed concrete raft floor to NZS 3604 good ground conditions

### CONSTRUCTION

Based on maximum of High Wind Zone & Durability Zone C

### WALL FRAMING

90x45 Pre-cut, pre-nailed, 2.4m, H1.2

### ROOF FRAMING

Pre-cut, pre-nailed trusses 70x45 H1.2 purlins  
90x45 random bracing timbers H1.2

### ROOF

Colorsteel Longrun Corrugate or T-Rib profile (roof pitch dependent) with self-supporting underlay and flashings

### FASCIA & SPOUTING

Colorsteel fascia & gutter  
White PVC downpipes

### EXTERIOR CLADDING

James Hardie Weatherboard including jointers, moulds and scribes or Midland Brick Classic Range or The Brickery Origin Range with standard grey mortar

### WINDOW HEADS/GABLE ENDS

James Hardie Weatherboard

### SOFFITS

James Hardie Hardieflex 4.5mm x 450mm or 600mm & jointers

### CEILING BATTENS

70x35 timber battens H1.2 treated or metal battens

### ALUMINUM JOINERY

**Specifications may vary due to regional H1 requirements**

Powder coated thermally broken residential suite with Low E Argon filled double glazing and H3.1 treated timber liners.  
Black window hardware

### FRONT DOOR

TGV Powder-coated aluminium with Schlage S2 Smart Entry Lock

### INSULATION

**Specifications may vary due to regional H1 requirements**

Pink Batts to ceilings

Excludes interior walls and garage

N.I – R2.2 to walls & R6.6 to ceilings

S.I – R2.8 to walls & R6.6 to ceilings

### INTERIOR LININGS

10mm GIB to walls, 13mm GIB to ceiling

10mm GIB Aqualine to wet areas

### SCOTIA & SKIRTING

55mm GIB cove (Raked ceiling square stopped)

No.20 60mm single-bevel skirting & architraves

### SHELVING

Ventilated coated wire shelf and rail to all wardrobes.

Ventilated coated wire shelving to linen and storage cupboards

### INTERIOR DOORS

Pre-hung MDF smooth hollow core doors & timber jambs

Schlage or Windsor door hardware

Brushed satin door stops

### PAINTING

Interior – Level 4 finish, choice of 2 colours to interior Exterior – Choice of 1 colour. Soffits painted white

### ELECTRICAL

LED recessed downlights

Feature light over vanities

Schneider PDL Iconic 300 Series switchgear

2 x TV points

Fully compliant switchboard (single phase)

4 bar heated towel rail

### PLUMBING

Le Vivi Classic tapware throughout

180 litre Mains Pressure hot water cylinder

2 x exterior water taps



## FULL BUILD | Budget Range Specifications (Continued)

### **KITCHEN**

By Mastercraft Kitchens. 38mm square edged laminated benchtop with single stainless steel bowl. Melteca prefinished carcass, Meltrim edge doors with chrome handles. (as per plans)

### **APPLIANCES**

Bosch appliances including 5 Function underbench oven, 60cm Ceramic or gas cooktop, 13 place setting dishwasher, 60cm 3 speed rangehood

### **BATHROOM VANITIES**

Clearlite Statesman wall hung white vanity units

### **SHOWER/S & BATH**

Englefield Azure II Square Corner Shower/s 900x900 (may vary as per plan)  
Clearlite Pacific 1655 bath

### **TOILET/S**

Le Vivi Brooklyn - Back To Wall

### **LAUNDRY**

Robinhood Supertub ST3103

### **COLOUR CONSULTANCY**

2 hours included

### **TILING/MIRRORS**

Ceramic white tiles to splashback above hob and to width of rangehood

Tiles to bath front and splashback.

Frameless mirrors to width of each vanity

### **FLOOR COVERINGS**

Latitude Homes selected nylon 3kg carpet with 10mm underlay.

Vinyl planking to wet areas including floor preparation

### **GARAGE DOOR**

Colorsteel sectional door with 2 auto openers (or as per plan)

### **DECKING**

Applicable to 2-storey plans only – pine timber & open timber balustrading & rail

### **GUARANTEE**

10 year Master Builders Guarantee

### **EXCLUSIONS** – (site specific, priced as required)

- Council Building Consent Fees
- Resource Consent Fees
- Geotech site testing and Engineering if required
- Site survey fees if required
- Earthworks
- Drainage – storm water, waste water,
- Power, telephone, water/meter & installations
- Water tanks & pump and gas connections
- Pergolas or any structures shown on plans or renders not itemised on estimate/quote
- Any fencing & retaining walls
- Landscaping and lawns
- Driveways and paths
- Letterbox
- Heavy vehicle all weather access to building site