



KITSET | Budget Range Specifications

PERMIT PLANS

Ready to submit to local Council based on information provided by client.

SIGNAGE

Latitude Homes construction & delivery signage

CONSTRUCTION

Based on maximum high wind Zone & durability Zone C

STAGE ONE

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

CEILING BATTENS

70x35 timber battens H1.2 treated or metal battens

BUILDING WRAP & PROTECTION

Breathable wrap, DPC & flashing tapes

STAGE TWO

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

STAGE THREE – A

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

STAGE THREE - B

EXTERIOR CLADDING

James Hardie Weatherboard or Midland Brick Classic Range or The Brickery Origin Range

WINDOW HEADS/GABLE ENDS

James Hardie Weatherboard

SOFFITS

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

STAGE FOUR

INSULATION

Specifications may vary due to regional H1 requirements

Pink Batts to ceiling

Excludes interior walls and garage

N.I – R2.2 to walls & R6.6 to ceiling

S.I – R2.8 to walls & R6.6 to ceiling

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

PLUMBING

Le Vivi Classic tapware throughout

180 litre Mains Pressure hot water cylinder



KITSET | Budget Range Specifications (Continued)

STAGE FOUR (cont.)

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

STAGE FIVE

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

EXCLUSIONS

- Council Building Consent Fees
- Resource Consent Fees
- Surveying, Geotech site testing & Engineering
- Earthworks
- Drainage – storm water, waste water
- Concrete or timber floor (timber floor kits available, POA)
- All connections, floor straps & framing, floor fixings, nails, screws, fixings and adhesives
- Roof, Fascia and spouting Installation
- Electrical wiring and fittings, i.e. power points & light switches
- Plumbers piping and all connections
- Stopping, painting and decorating materials
- Mirrors, tiling and hanging rails & holders
- All Floor coverings
- Garage door and opener
- Pergolas or any structures shown on plans or renders not itemised on estimate/quote
- Very High wind zone, sea spray or snow loading
- All fencing, decks & retaining walls

GENERAL NOTES

Heavy vehicle all weather access is required