



SHELL | 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

BUILDING WRAP & PROTECTION

Breathable building wrap, DPC & flashing tapes

ROOF

Colorsteel Longrun Corrugate or T-Rib profile (roof pitch dependent) installed 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

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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

GUARANTEE

10 year Master Builder guarantee

GENERAL NOTES

- Full set of plans, full construction insurance (ends once shell is complete) included
- Latitude Homes (supplied) signage must be erected on site for deliveries
- 48 hours written notice is required for any delivery changes
- Heavy vehicle all weather access is required

EXCLUSIONS

- Council Building Consent
- Resource Consent
- Surveying, Geotech site testing & any engineering
- Earthworks
- Drainage – stormwater, wastewater
- Nails, screws and adhesives for internal linings
- Any internal fittings, fixtures and finishings
- Electrical wiring and fittings, i.e. power points & light switches
- Plumbers piping and all connections
- Stopping, interior and exterior painting and decorating materials
- Mirrors, tiling and hanging rails & holders
- All Floor coverings
- Garage door and openers
- Pergolas or any structures shown on plans or renders not itemised on estimate/quote
- All fencing, decks & retaining walls



SHELL INTERNAL | Budget Range Specifications

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

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 bath

TOILET/S

LeVivi Brooklyn Back To Wall

LAUNDRY

Robinhood Supertub 3103

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

- Nails, screws and adhesives for internal linings
- Electrical wiring and fittings, i.e. power points & light switches
- Plumbers piping and all connections
- Hot water cylinder strapping, valve kit and tray
- Stopping, painting and decorating materials
- Mirrors, tiling and hanging rails & holders
- All Floor coverings

GENERAL NOTES

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