



## **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) 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

### **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
- Roof, Fascia and spouting Installation
- Nails, screws and adhesives
- 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
- Very High wind zone, sea spray zone or snow loading
- 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

- Engineered steel beams if required
- Nails, screws and adhesives
- 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
- Very High wind zone, sea spray or snow loading

### GENERAL NOTES

- Heavy vehicle all weather access is required
- Latitude Homes signage (supplied) must be erected for deliveries
- 48 hours written notice is required for any delivery changes