



FULL BUILD | Standard Range Specifications

FOUNDATIONS

Specifications may vary to achieve regional H1 calculations

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 (Plan dependent)

James Hardie Weatherboard cladding or Resene Construction Façade Systems or Midland Brick Classic Range or The Brickery Origin Range with standard grey mortar

WINDOW HEADS/GABLE ENDS (Plan dependent)

James Hardie Weatherboard cladding or Resene Construction Façade Systems

SOFFITS

James Hardie Hardieflex 4.5mm x 450mm or 600mm

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.

Colour matched window hardware

FRONT DOOR

TGV Powder-coated aluminium with Schlage S2 Smart Entry Lock with Wi-fi Bridge

INSULATION

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Insulation to ceilings including garage walls. Excludes interior walls

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

Custom-made melamine shelving to wardrobes & walk in robes.

Melamine shelving to storage and cupboards

INTERIOR DOORS

Pre-hung MDF hollow core doors & timber jambs Schlage Medio Series or Windsor Halo range

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

Le Vivi 7 bar heated towel rail

Schneider PDL Iconic 300 Series switch gear

including 3x USB ports, 2 x TV points

Pre-wire for Electric Vehicle (EV) charging

Fully compliant switchboard (single phase)

Smoke detectors as required

Alarm system – 1 keypad, 2 sensors, internal & external siren



FULL BUILD | Standard Range Specifications (Continued)

PLUMBING

Paini Ovo tapware throughout
180 litre Mains Pressure hot water
cylinder 2 x exterior water taps

KITCHEN

By Mastercraft Kitchens. 38mm square edged
laminated benchtop with 1 or 1.5 stainless steel
sink. Melteca prefinished carcass, Meltrim edge
doors with chrome handles. (as per plans)

APPLIANCES

Bosch appliances including 7 Function inbuilt
oven with Ecoclean, 60cm Induction or gas
cooktop, 14 place setting Dishwasher with Wi-Fi,
90cm Rangehood

BATHROOM VANITIES

St Michel Haven wall hung vanity units

SHOWER/S & BATH

Clearlite Sierra acrylic shower/s with safety glass
(may vary as per plan)
Clearlite Kahlo 1675 bath

TOILET/S

LeVivi Marbella Back to Wall

LAUNDRY

LeVivi 560 tub – 2 drawer

COLOUR CONSULTANCY

2 hours included

TILING/MIRRORS

Glass splashback above hob and to width
of rangehood
Tiles to bath front and splashback.
Frameless mirrors to width of each vanity

HEATING/COOLING

1 x High Wall Heat Pump

FLOOR COVERINGS

Latitude Homes selected nylon 5kg carpet with
12mm underlay.
Vinyl planking to wet areas including floor
preparation

GARAGE DOOR

Colorsteel sectional insulated 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
- Driveway crossing, if required by Council
- Heavy vehicle all weather access to building site