



KITSET | Standard 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 building 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 glazed and H3.1 treated timber liners.
Colour matched window hardware

FRONT DOOR

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

STAGE THREE - B

EXTERIOR CLADDING (Plan dependent)

James Hardie Weatherboard cladding or Resene Construction Façade Systems or Midland Brick Classic Range or The Brickery Origin Range with 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 & jointers

STAGE FOUR

INSULATION

Specifications may vary due to regional H1 requirements

Pink Batts 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

Melamine shelving with closet rails to all wardrobes. Melamine shelving to storage cupboards

INTERIOR DOORS

Pre-hung MDF hollow core doors & timber jambs
Schlage Medio Series or Windsor Halo range door hardware
Brushed satin door stops

PLUMBING

Le Vivi Paini Ovo tapware throughout
180 litre Mains Pressure hot water cylinder



KITSET | Standard Range Specifications (Continued)

STAGE FOUR (cont.)

BATHROOM VANITIES

St Michel Haven wall hung white vanity units

SHOWER/S & BATH

Clearlite Sierra acrylic shower/s 1m x 1m with safety glass (may vary as per plan)

Clearlite Kahlo 1675 bath

TOILET/S

Le Vivi Marbella - Back To Wall

LAUNDRY

Le Vivi 560 Tub – 2 Drawer

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

EXCLUSIONS

- Council Building Consent Fees
- Resource Consent Fees
- Surveying, Geotech site testing & Engineering
- Earthworks
- Drainage – stormwater, wastewater
- Concrete or timber floor (timber floor kits available, POA)
- Roof, Fascia and spouting Installation
- All connections, floor straps & framing, floor fixings, nails, screws, fixings and adhesives
- 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 openers
- 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