



SHELL ONLY | Standard 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 (Plan dependent)

James Hardie Weatherboard cladding or Resene Construction Façade Systems 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

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.

Colour matched window hardware.

FRONT DOOR

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

GARAGE DOOR

Colorsteel sectional insulated door with 2 auto openers (or as per plan)

GUARANTEE

10 year Master Builders 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
- 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
- Pergolas or any structures shown on plans or renders not itemised on estimate/quote
- All fencing, decks & retaining walls



SHELL INTERNAL | Standard Range Specifications (Continued)

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

Paini Ovo tapware throughout

180 litre Mains Pressure hot water cylinder

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

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

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
- Any internal fittings, fixtures and finishings
- Stopping, painting and decorating materials
- Mirrors, tiling and hanging rails & holders
- All Floor coverings

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