



**LATITUDE
HOMES**

Affordable Quality - Easy Build.

Building Specifications

Full Build Homes



FULL BUILD SERVICE MATERIAL & SERVICE LIST

(specifications are subject to change from time to time)

FOUNDATIONS

Engineer designed concrete floor to NZ Building code NZ3604 standard to good ground conditions.

CONSTRUCTION

Based on maximum of High Wind Zone & Durability Zone C.

WALL FRAMES

2.4m high Exterior & Interior framing 90 x 45 H1.2 treated precut and prenailed (double nogged). 50 x 25 James Hardie CLD or timber battens as required (excludes brick exterior).

ROOF FRAMING

Trusses precut & pre nailed including purlins 70 x 45 H1.2 treated and random bracing 90 x 45 H1.2 treated.

BUILDING PAPER

Thermakraft breathable wrap, DPC Supercourse & Aluband flashing tape.

ROOF

Metalcraft colour Steel long run corrugate or T-Rib profile (dependant on roof pitch) with self supporting underlay and flashings.

FASCIA & SPOUTING

Metalcraft colour steel fascia & gutter system with white PVC downpipes.

EXTERIOR CLADDING

James Hardie 180mm Linea Weatherboard and Axon vertical grooved panels including all required jointers, moulds and scribes where required or Midland Brick, 790 series Classic range brick with standard mortar (as specified on plans).

WINDOW HEADS

James Hardie 180mm smooth weatherboard (applies to brick exterior only).

GABLE ENDS

James Hardie 180mm smooth weatherboard (applies to brick exterior only).

SOFFITS

50mm or 600mm x 4.5mm Hardiflex & jointers (unless otherwise specified on plans).

CEILING BATTENS

Timber battens 70 x 35 H1.2 treated or metal battens where required.

WINDOWS

Altus Aluminium joinery with double glazed windows and patio bolts to sliders with H3.1 treated pie jambs (as per plans) with window flashings as required. (black hardware).

FRONT DOOR

Grooved aluminium powder coated with gripset and securiturn deadlock.

INSULATION

Pink Batts R2.2 walls and R3.2 ceilings in the North Island areas. Unless otherwise specified. Pink Batts R2.8 walls and R3.6 ceilings in the South Island areas, unless otherwise specified. (excludes interior walls and garage areas).

INTERIOR LININGS

10mm Gib plasterboard to walls and 13mm Gib plasterboard to ceiling. 10mm Gib Aqualine to bathroom wall areas only.

SCOTIA & SKIRTING

55mm Gib Cove (mono pitch designs square stopped) No.20 60mm bevelled skirting,
40mm No.8 bevelled cornice to wardrobes / cupboards and garage area. 60mm single bevelled architraves to windows and doors (may vary by location).

SHELVING

Powder coated ventilation shelving to wardrobe / walk in wardrobe and hot water/storage cupboards.

INTERIOR DOORS

Grooved prehung doors with pine jambs with brushed satin lever door. Hardware is brushed satin with door stops and magnetic catches.

PAINTING

Internal - one colour to walls (level 4 finish) and one colour to ceilings / doors / window jambs.

External - one colour with off white soffits & gables.

ELECTRIAL

LED down lights. Feature strip lights over vanities. Double and Single power points (as per standard electrical plan). 2 x TV & 2 x telephone points,
1 x 2 way switch. RCD to distribution board (single phase only).
Alarm system: 2-3 sensors, internal external siren, 1 keypad and back up. Hard Wired Smoke detectors. Heated towel rails (Chrome) to bathrooms/ensuite. LED fan lights to bathrooms/ensuite.

PLUMBING

Vitreous China dual flush toilet/s with Vitreous China cistern. Chrome single lever mixers to vanities. Chrome bath spout and chrome mixer. Chrome goose neck single lever mixer to kitchen sink. Slide shower rose and chrome mixer to showers. 180 litre mains pressure hot water cylinder.

SHOWER/S

Acrylic moulded shower with safety glass pivot door (sizes as per plans) and chrome easy clean waste.

VANITIES & BATH

Vitreous China wall hung vanity units, acrylic bath (sizes as per plans) and chrome easy clean waste.



FULL BUILD SERVICE MATERIAL & SERVICE LIST

(specifications are subject to change from time to time)

LAUNDRY TUB

Robinhood or Aqautica laundry tub.

KITCHEN

38mm edge or 50mm Formica square edged bench tops and 1.5 or 1.0 bowl stainless steel sink insert, Melteca prefinished carcass, Meltrim edge doors (as per plans) with chrome pull handles. (options; pot drawers, microwave unit, oven tower).

APPLIANCES

Bosch stainless Steel under bench oven and ceramic hob, Bosch stainless steel dishwasher, Robinhood 90cm stainless steel vented rangehood.

TILING / MIRRORS

Glass splashback behind hob, Four Rows 100 x 200mm white tiles to bath front and two rows above. Two Rows 100 x 200mm white tiles above vanity. Mirrors: frameless vinyl backed to width of vanity.

FLOOR COVERINGS

Latitude Homes selected carpets, vinyl planking to wet areas.

GARAGE DOOR

Coloursteel ribline sectional with 2 auto openers (if applicable per plan).

INTERNAL STAIRS

MDF with pine stringers using 50mm pine timber handrail with clear sealer coat.

IMPORTANT NOTE

The following items are excluded from our full build service contracts and will be quoted separately based on individual site requirements;

- Excavation costs, Building Consents, Resource Consents, Surveying, Geotech Report and any specific engineering costs.
- Site safety fencing.
- Installation of services including power, telephone, water, water meter & installation, water tanks & pump, any gas and network connection costs to site including power usage costs during the build.
- Drainage including stormwater and wastewater disposal, specifically designed septic systems, pumps and /or holding tanks, soak pit & cesspits as and where required.
- Decks, patio's and driveways are priced on request.
- Heavy vehicle all weather access to building site.
- Crossing bond (refundable).

GENERAL

Full set of plans, full construction insurance, clean & tidy site. Two hours free colour consultancy.

GUARANTEE

Master Builders 10 year Guarantee (check with local Licencee if applicable in your area).

PLEASE NOTE

These Specifications are for our standard Full Service range of plans. For a more detailed specifications outside our standard range please refer to your local Latitude Homes office.

You'll be surprised by the quality you get with Latitude Homes.

latitudehomes.co.nz | info@latitudehomes.co.nz | 0800 776 777



latitudehomes.co.nz | info@latitudehomes.co.nz | 0800 776 777