



**LATITUDE
HOMES**

Affordable Quality - Easy Build.

Building Specifications

Kitset Homes





KITSET MATERIAL & SERVICE LIST

(specifications are subject to change from time to time)

PERMIT PLANS

Permit Plans Ready to submit to local council based on information provided by client.

Excludes; resource consent / surveying / geotech reports.

SIGNAGE

Latitude Homes construction & delivery signage.

CONSTRUCTION

Based on maximum high wind zone and durability zone C.

STAGE ONE

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 per consented plans (excludes brick exterior).

ROOF FRAMING

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

CEILING BATTENS

Timber battens 70 x 35 H1.2 treated Timber battens.

BUILDING PAPER

Thermakraft breathable wrap, DPC Supercourse & Aluband flashing tape.

STAGE TWO

ROOF

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

FASCIA & SPOUTING

Metalcraft colour steel fascia & guttering system with white PVC down pipes.

STAGE THREE - A

WINDOWS

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

FRONT DOOR

Grooved aluminium powder coated with gripset and securiturn deadlock.

STAGE THREE - B

EXTERIOR CLADDING

James Hardie 180mm Linea Weatherboard and Axon vertical grooved panels including all required jointers, moulds and scribes where required or Midland Bricks, 70 series, Classic range brick (as specified on plans).

STAGE THREE - B (CONTINUED)

WINDOW HEADS

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

GABLE ENDS

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

SOFFITS

James Hardie Hardiflex 450mm or 600mm x 4.5mm & jointers as required (unless otherwise specified on plans).

DECKING

Open decks using pine timber with timber balustrade & rail (only if applicable as per plan and if quoted).

STAGE FOUR

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.
13mm Gib plasterboard to ceilings.
10mm Gib Aqualine to bathroom areas (to wall areas only). 90 degree slimlines.

SCOTIA/COVING

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

MDF shelving with s shape pryda hanging rails to wardrobes and 90 x19mm pine slats to hot water/storage cupboards.

INTERIOR DOORS

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

WARDROBE RAILS

Lumberlock white 'S' shaped hanging rails.

PLUMBING

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

VANITIES & BATH

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



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STAGE FOUR (CONTINUED)

SHOWER/S

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

LAUNDRY TUB

Robinhood or Aquatica laundry tub.

STAGE FIVE

KITCHEN

38mm rolled 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, 90cm stainless steel vented rangehood (with vent kit).

EXTRA

GENERAL

Heavy vehicle all weather access required for deliveries. Latitude homes sign (supplied) must be erected on site, for deliveries. 48 hours notice (in writing) is required to change delivery booking.

IMPORTANT NOTE

The following items are not included in our Kitset package

- Council Building Consent Fees, Resource Consent Fees.
- Surveying, Geotech Report & engineering costs.
- Concrete or timber floor (timber floor kits available, P.O.A).
- Nails, screws and glue.
- Straps, trays or valve kit for hot water cylinder.
- Engineered steel beams in some circumstances (regional constraints may apply).
- Electrical wire or electrical fittings (i.e. power points and light switches).
- Plumbers piping and connections
- Stopping, painting or decorating material.
- Mirrors, Tiles and toilet roll holders.
- Decks and steps where required.
- Floor coverings (carpets and tiles)
- Garage door (if applicable as shown on plans).
- Very high wind zone, sea spray zone or snow loading incur additional costs.

PLEASE NOTE

These Specifications are for our standard Kitset range of plans. For 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.

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