



**LATITUDE  
HOMES**

Affordable Quality - Easy Build.

# Building Specifications

## Shell Only Homes



## SHELL ONLY MATERIAL & SERVICE LIST

(specifications are subject to change from time to time)

### FOUNDATIONS

Engineer designed concrete raft floor to NZ Building code NZ3604 standard good ground conditions (excavation costs will be quoted specifically on a per site basis).

### 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 per consented plan (excluded 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 Bricks, 70 series, Classic range brick with standard mortar (as specified on plans).

### WINDOW HEADS

James Hardie 240mm smooth weatherboard (applies to brick exterior only).

### GABLE ENDS

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

### SOFFITS

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

### CEILING BATTENS

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

### WINDOWS

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

### FRONT DOOR

Grooved aluminium powder coated with gripset and securiturn deadlock.



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### **GARAGE DOOR**

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

### **EXCLUSIONS**

Building Consents, Resource Consents, surveying, Geotech Report and any engineering costs.

### **GENERAL**

Full set of plans, full construction insurance, clean & tidy site, heavy vehicle all weather access to building site owners cost.  
Crossing bond (refundable) owners cost.

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

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