



**LATITUDE  
HOMES**

Affordable Quality - Easy Build.

## FULL BUILD | Standard Range Specifications

### FOUNDATIONS

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

### ROOF

Colorsteel Longrun Corrugate or T-Rib profile (roof pitch dependant) with self-supporting underlay and flashings

### FASCIA & SPOUTING

Colorsteel fascia & gutter  
White PVC downpipes

### EXTERIOR CLADDING

James Hardie 180mm Linea Weatherboard & Axon vertical grooved cladding including jointers, moulds and scribes or Midland Brick Classic Range or The Brickery Origin Range with standard grey mortar

### WINDOW HEADS/GABLE ENDS

James Hardie 180mm smooth HardiePlank or Linea Weatherboard

### SOFFITS

450mm or 600mm 4.5mm James Hardie Hardieflex & jointers

### CEILING BATTENS

70x35 timber battens H1.2 treated or metal battens

### ALUMINUM JOINERY

Altus Residential Suite with double glazing  
Patio bolts to sliders with H3.1 treated timber liners.  
Colour matched window hardware

### FRONT DOOR

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

### INSULATION

Pink Batts R2.2 to walls & R3.2 to ceilings (N.I)  
Pink Batts R2.8 to walls & R3.6 to ceilings (S.I)  
Includes garage walls. Excludes interior walls

### 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

Custom-made melamine shelving to wardrobes & walk in robes.  
Melamine shelving to storage and cupboards

### INTERIOR DOORS

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

### PAINTING

Interior – Level 4 finish, choice of 2 colours to interior  
Exterior – Choice of 1 colour. Soffits painted white

### ELECTRICAL

LED recessed downlights  
Feature light over vanities  
Le Vivi 7 bar heated towel rail  
Schneider PDL Iconic 300 Series single & double power points including 5x USB ports  
2 x TV points  
Pre-wire for Electric Vehicle (EV) charging  
RCD to distribution board (single phase)  
Smoke detectors as required  
Alarm system – 1 keypad, 2 sensors, internal & external siren

### PLUMBING

Paini Ovo tapware throughout  
180 litre Mains Pressure hot water cylinder  
2 x exterior water taps

## FULL BUILD | Standard Range Specifications (Continued)

### 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

Eurotech under bench Pyrolytic oven 11 function, 600mm Induction hob, double drawer dishwasher, 900mm rangehood

### BATHROOM VANITIES

St Michel Haven wall hung vanity units

### SHOWER/S & BATH

Clearlite Sierra acrylic shower/s with safety glass (sizes as per plan)  
Clearlite Kahlo bath

### TOILET/S

LeVivi Marbella Back To Wall

### LAUNDRY

LeVivi 560 tub – 2 drawer

### COLOUR CONSULTANCY

2 hours included

### TILING/MIRRORS

Glass splashback above hob and to width of rangehood  
Tiles to bath front and splashback.  
Frameless mirrors to width of each vanity

### HEATING/COOLING

1 x High Wall Heat Pump

### FLOOR COVERINGS

Latitude Homes selected nylon 5kg carpet with 10mm underlay.  
Vinyl planking to wet areas including floor preparation

### GARAGE DOOR

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

### DECKING

Applicable to 2-storey plans only – pine timber & open timber balustrading & rail

### GUARANTEE

10 year Master Builders guarantee  
25 year structural timber warranty

### EXCLUSIONS – (site specific, priced as required)

- Council Building Consent Fees
- Resource Consent Fees
- Geotech site testing and Engineering if required
- Site survey fees if required
- Earthworks
- Drainage – storm water, waste water,
- Power, telephone, water/meter & installations
- Water tanks & pump and gas connections
- Pergolas or any structures shown on plans or renders not itemised on estimate/quote
- Any fencing & retaining walls
- Landscaping and lawns
- Driveways and paths
- Letterbox
- Driveway crossing, if required by Council
- Heavy vehicle all weather access to building site