

Our Building Specifications



BUILDING SPECIFICATIONS

NZ Range

Full Build Homes	p. 4
Kitset Homes	p. 7
Shell Only Homes	p. 10
Shell Internals	P. 12

Budget Range

Full Build Homes	p. 15
Kitset Homes	p. 18
Shell Only Homes	p. 21
Shell Internals	p. 23



NZ Range Building Specifications

Our building specifications document lets you know exactly what quality materials you'll get with your Latitude home. Our NZ Range includes the following plans:

NZ60 Hector
NZ80 Hunter
NZ96 Earnslaw
NZ99.9 Hauraki
NZ112 Anchorage
NZ117 Cape Saunders
NZ136 Cape Campbell
NZ140 Cape Reinga
NZ153 Anchorage II
NZ154 Chatham

NZ155 Castle Point
NZ159 Whakamaru
NZ163 East Cape
NZ164 North Cape
NZ168 Cape Kidnappers
NZ169 Cape Horn
NZ170 Port Talbot
NZ175 Port Jackson
NZ180 Wairakei
NZ180 Great Barrier

NZ184 Cape Palliser
NZ191 Atiamuri
NZ197 Waitomo
NZ202 Punakaiki
NZ212 Matakana
NZ214 Cook
NZ222 Taieri
NZ223 Forest Hill
NZ225 McKenzie

NZ233 Kaimanawa
NZ242 St Clair
NZ251 Wairiti
NZ254 Fiordland
NZ259 Tararua
NZ260 Tongariro
NZ278 Rangitoto
NZ283 Taranaki



NZ RANGE FULL BUILD 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.

NZ RANGE FULL BUILD MATERIAL & SERVICE LIST (cont.)

(specifications are subject to change from time to time)

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.

ELECTRICAL

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.

LAUNDRY TUB

Robinhood or Aquatica 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.

NZ RANGE FULL BUILD MATERIAL & SERVICE LIST (cont.)

(specifications are subject to change from time to time)

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.

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.

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).

NZ RANGE 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.

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.

NZ RANGE KITSET MATERIAL & SERVICE LIST (cont.)

(specifications are subject to change from time to time)

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).

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.

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.

NZ RANGE KITSET MATERIAL & SERVICE LIST (cont.)

(specifications are subject to change from time to time)

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.

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.

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.

NZ RANGE 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 Super-course & 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.

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.

NZ RANGE SHELL ONLY MATERIAL & SERVICE LIST (cont.)

(specifications are subject to change from time to time)

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.

Latitude homes sign (supplied) must be erected on-site, for deliveries. 48 hours' notice (in writing) is required to change the delivery booking.

IMPORTANT NOTE

The following items are not included in our shell package:

- Any internal fittings, fixtures and finishing's.
- 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 including exterior painting.
- Mirrors, tiles and toilet roll holders.
- Floor coverings (carpets and tiles).
- Very high wind zone, sea spray zone or snow loading incur additional costs.

PLEASE NOTE

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

NZ RANGE SHELL INTERNAL MATERIAL & SERVICE LIST

(specifications are subject to change from time to time)

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.

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.

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).

NZ RANGE SHELL INTERNAL MATERIAL & SERVICE LIST (cont.) (specifications are subject to change from time to time)

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 shell internal package

- 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)
- Very high wind zone, sea spray zone or snow loading incur additional costs.

PLEASE NOTE

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

Budget Range Building Specifications

Our building specifications document lets you know exactly what quality materials you'll get with your Latitude home. Make the most of your building budget with our budget range which includes the following plans:

NZB60 Wairoa
NZB70 Motu
NZB80 Akaroa

NZB90 Te Mata
NZB100 Waiheke
NZB105 Waipa

NZB112 Tamaki
NZB140 Fox
NZB153 Tekapo

NZB180 Kaikoura
NZB200 Buller
NZB220 Milford





BUDGET RANGE FULL BUILD MATERIAL & SERVICE LIST

(specifications are subject to change from time to time)

FOUNDATIONS

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

CONSTRUCTION

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

WALL FRAMES

Exterior framing 90 x 45 H1.2 treated (pre-cut and prenailed). Interior framing 70 x 45 H1.2 treated (precut and prenailed) single nogged.

ROOF FRAMING

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

BUILDING PAPER

Thermakraft breathable wrap, DPC Super-course & Aluband flashing tape.

ROOF

Colour Steel long run corrugate with self supporting underlay and flashings.

FASCIA & SPOUTING

Colorsteel Metal Fascia & Colorsteel gutter system with white PVC downpipes.

EXTERIOR CLADDING

James Hardie 7.5 mm x 180mm Smooth Weatherboard including all required jointers, moulds and scribes where required (as specified on plans) or Monier Bricks, 70 series Classic range brick.

WINDOW HEADS

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

SOFFITS

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

CEILING BATTENS

Timber battens 70 x 35 H1.2 treated.

WINDOWS

Aluminium joinery with double glazed windows and H3.1 treated pine jambs (as per plans) with window flashings as required. Single glazed garage areas.

INSULATION

Single glazed to garage areas 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. 10mm Gib plasterboard to ceiling. 10mm Gib Aqualine to bathroom areas (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

MDF shelving with s shape pryda hanging rails to wardrobes and 90 x 19mm pine slats to hot water/storage cupboards.

BUDGET RANGE FULL BUILD MATERIAL & SERVICE LIST

(cont.) (specifications are subject to change from time to time)

FRONT DOOR

Grooved fibrewood with round handle and deadlock.

INTERIOR DOORS

Prehung flush doors with pine jambs with round door knobs (cushion door stops and roller catches where required).

PAINTING

Internal - one colour to walls, (level 4 finish) one colour to Ceilings / doors / window jambs. External - one colour with off white soffits and gables.

ELECTRICAL

Recessed lights throughout. Feature lights over vanities. Double and Single power points as per standard electrical plan. 1 x TV & 2 x telephone points. RCD to distribution board (single phase only). Smoke detectors.

PLUMBING

Dual flush toilet/s. Chrome single lever mixers and Bath spout. Chrome single lever mixer to kitchen sink. Slide shower rose and chrome mixer to shower. 180 litre mains pressure hot water cylinder.

SHOWER/S

Acrylic shower/s with safety glass pivot door (sizes as per plans) and chrome waste.

VANITIES & BATH

Acrylic basin vanity units, acrylic bath (sizes as per plans) and chrome waste.

LAUNDRY TUB

Robinhood or Aquatica laundry tub.

KITCHEN

38mm rolled edge or 50mm square edged bench tops and single bowl stainless steel sink insert, Melteca prefinished carcass, Meltrim edge doors (as per plans) with chrome D pull handles.

APPLIANCES

Westinghouse 60cm freestanding white oven with coil element, Simpson 60cm freestanding white dishwasher, Simpson 60cm recirculating white hood.

TILING / MIRRORS

Four rows 150 x 150 plain white ceramic tiles to splash back. Also one row of tiles around kitchen bench top and above vanity. Mirrors: frameless vinyl backed - to width of vanity.

FLOOR COVERINGS

Latitude Homes selected nylon carpets and vinyl to wet areas Included floor preparation and sealer.

GARAGE DOOR

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

BUDGET RANGE FULL BUILD MATERIAL & SERVICE LIST (cont.) (specifications are subject to change from time to time)

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 connections 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.
- Heavy vehicle all weather access to building site.
- Crossing bond (refundable).

GENERAL

Full set of plans, full construction insurance, clean and 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 specification please refer to your local Latitude Homes office.

BUDGET RANGE KITSET MATERIAL & SERVICE LIST

(specifications are subject to change from time to time)

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 90 x 45 H1.2 treated framing (precut and prenailed).

ROOF FRAMING

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

CEILING BATTENS

70 x 35 H1.2 treated Timber battens.

BUILDING PAPER

Hermakraft breathable wrap, DPC Supercourse & Aluband flashing tape.

STAGE TWO

ROOF

Metalcraft Colour Steel long run corrugate with self supporting underlay and flashings.

FASCIA & SPOUTING

Metalcraft Colorsteel fascia & Colorsteel gutter system with white PVC downpipes.

WINDOWS

Altus Aluminium joinery with double glazed windows and H3.1 treated pine jambs (as per plans) with window flashings as required. (garage area single glazed)

FRONT DOOR

Grooved fibrewood with round handle and deadlock.

STAGE THREE - B

EXTERIOR CLADDING

James Hardie 7.5mm x 180mm Smooth Weatherboard including all required jointers, moulds and scribes where required (as specified on plans) or Monier Bricks, 70 series Classic range bricks.

WINDOW HEADS

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

GABLE ENDS

James Hardie 7.5mm x 180mm smooth weatherboard (applies to brick exterior only).

SOFFITS

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

BUDGET RANGE KITSET MATERIAL & SERVICE LIST (cont.)

(specifications are subject to change from time to time)

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. 10mm Gib plasterboard to ceilings. 10mm Gib Aqualine to bathroom areas. 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 x 19mm pine slats to hot water/storage cupboards.

INTERIOR DOORS

Prehung flush Doors with pine jambs with round door knobs (cushion door stops and roller catches where required).

PLUMBING

Dual flush toilet/s. Chrome single lever mixers and Bath spout. Chrome single lever mixer to kitchen sink. Slide shower rose and chrome mixer to shower. 180 litre mains pressure hot water cylinder.

VANITIES & BATH

Acrylic basin vanity units, acrylic bath (sizes as per plans) and chrome waste.

SHOWER/S

Acrylic shower/s with safety glass pivot door (sizes as per plans) and chrome waste.

LAUNDRY TUB

Robinhood or Aquatica laundry tub.

STAGE FIVE

KITCHEN

38mm rolled edge or 50mm square edged bench tops and single bowl stainless steel sink insert, Melteca prefinished carcass, Meltrim edge doors (as per plans) with chrome D pull handles.

APPLIANCES

Westinghouse 60cm freestanding white oven with coil elements, Simpson 60cm free standing white dishwasher. Simpson 60cm recirculating rangehood.

BUDGET RANGE KITSET MATERIAL & SERVICE LIST (cont.)

(specifications are subject to change from time to time)

EXTRA

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.
- 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.
- 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.**

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.

PLEASE NOTE

These Specifications are for our budget Kitset range of plans. For a more detailed specifications please refer to your local Latitude Homes office.

BUDGET RANGE 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 to good ground conditions.

CONSTRUCTION

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

WALL FRAMES

Exterior framing 90 x 45 H1.2 treated (pre-cut and prenailed). Interior framing 70 x 45 H1.2 treated (precut and prenailed) single nogged.

ROOF FRAMING

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

BUILDING PAPER

Thermakraft breathable wrap, DPC Super-course & Aluband flashing tape.

ROOF

Colour Steel long run corrugate with self supporting underlay and flashings.

FASCIA & SPOUTING

Colorsteel Metal Fascia & Colorsteel gutter system with white PVC downpipes.

EXTERIOR CLADDING

James Hardie 7.5 mm x 180mm Smooth Weatherboard including all required jointers, moulds and scribes where required (as specified on plans) or Monier Bricks, 70 series Classic range brick.

WINDOW HEADS

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

SOFFITS

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

CEILING BATTENS

Timber battens 70 x 35 H1.2 treated.

WINDOWS

Aluminium joinery with double glazed windows and H3.1 treated pine jambs (as per plans) with window flashings as required. Single glazed garage areas.

FRONT DOOR

Grooved fibrewood with round handle and deadlock.

EXCLUSIONS

Building Consents, Resource Consents, surveying, Geotech Report, exterior painting 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.

BUDGET RANGE SHELL ONLY MATERIAL & SERVICE LIST (CONT.) (specifications are subject to change from time to time)

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.

Latitude homes sign (supplied) must be erected on-site, for deliveries. 48 hours' notice (in writing) is required to change the delivery booking.

IMPORTANT NOTE

The following items are not included in our shell package:

- Any internal fittings, fixtures and finishing's.
- 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 including exterior painting.
- Floor coverings (carpets and tiles).
- Very high wind zone, sea spray zone or snow loading incur additional costs.

PLEASE NOTE

These Specifications are for our budget range of plans. For more detailed specifications please refer to your local Latitude Homes office.



BUDGET RANGE SHELL INTERNAL MATERIAL & SERVICE LIST (specifications are subject to change from time to time)

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. 10mm Gib plasterboard to ceilings. 10mm Gib Aqualine to bathroom areas. 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 x 19mm pine slats to hot water/storage cupboards.

INTERIOR DOORS

Prehung flush Doors with pine jambs with round door knobs (cushion door stops and roller catches where required).

PLUMBING

Dual flush toilet/s. Chrome single lever mixers and Bath spout. Chrome single lever mixer to kitchen sink. Slide shower rose and chrome mixer to shower. 180 litre mains pressure hot water cylinder.

VANITIES & BATH

Acrylic basin vanity units, acrylic bath (sizes as per plans) and chrome waste.

SHOWER/S

Acrylic shower/s with safety glass pivot door (sizes as per plans) and chrome waste.

LAUNDRY TUB

Robinhood or Aquatica laundry tub.

KITCHEN

38mm rolled edge or 50mm square edged bench tops and single bowl stainless steel sink insert, Melteca prefinished carcass, Meltrim edge doors (as per plans) with chrome D pull handles.

APPLIANCES

Robinhood 60cm 4 zone cermaic cooktop. Robinhood 60cm free standing dishwasher, Robinhood 60cm canopy rangehood, Robinhood 5 function inbuilt oven.

BUDGET RANGE SHELL INTERNAL MATERIAL & SERVICE LIST (Cont.) (specifications are subject to change from time to time)

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 internals package:

- 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.
- Floor coverings (carpets and tiles).
- Very high wind zone, sea spray zone or **snow loading incur additional costs.**

PLEASE NOTE

These Specifications are for our budget range of plans. For a more detailed specifications 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

