



FULL BUILD | Budget 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 smooth Weatherboard 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 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.
Black window hardware

FRONT DOOR

TGV Powder-coated aluminium with Schlage S2 Smart Entry Lock

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)
Excludes interior walls and garage

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

Ventilated coated wire shelf and rail to all wardrobes.
Ventilated coated wire shelving to linen and storage cupboards

INTERIOR DOORS

Pre-hung MDF smooth hollow core doors & timber jambs
Schlage Dexter 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
Schneider PDL Iconic 300 Series switchgear
2 x TV points
RCD to distribution board (single phase)
4 bar heated towel rail

PLUMBING

Le Vivi Classic tapware throughout
180 litre Mains Pressure hot water cylinder
2 x exterior water taps



FULL BUILD | Budget Range Specifications (Continued)

KITCHEN

By Mastercraft Kitchens. 38mm square edged laminated benchtop with single stainless steel bowl. Melteca prefinished carcass, Meltrim edge doors with chrome handles. (as per plans)

APPLIANCES

Eurotech Design under bench 5 function oven, ceramic touch control cooktop, dishwasher & rangehood

BATHROOM VANITIES

Clearlite Statesman wall hung white vanity units

SHOWER/S & BATH

Englefield Azure II Square Corner Shower/s 900x900 (sizes as per plan)
Clearlite Pacific 1655 bath

TOILET/S

Le Vivi Brooklyn - Back To Wall

LAUNDRY

Robinhood Supertub ST3103

COLOUR CONSULTANCY

2 hours included

TILING/MIRRORS

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

FLOOR COVERINGS

Latitude Homes selected nylon 3kg carpet with 10mm underlay.
Vinyl planking to wet areas including floor preparation

GARAGE DOOR

Colorsteel sectional 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
- Heavy vehicle all weather access to building site