



## **SHELL | 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

### **BUILDING WRAP & PROTECTION**

Breathable building wrap, DPC & flashing tapes

### **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

### **GUARANTEE**

10 year Master Builder guarantee  
25 year structural timber warranty

### **GENERAL NOTES**

- Full set of plans, full construction insurance (ends once shell is complete) included
- Latitude Homes (supplied) signage must be erected on site for deliveries
- 48 hours written notice is required for any delivery changes
- Heavy vehicle all weather access is required

### **EXCLUSIONS**

- Council Building Consent
- Resource Consent
- Surveying, Geotech site testing & any engineering
- Earthworks
- Drainage – stormwater, wastewater
- Nails, screws and adhesives
- Any internal fittings, fixtures and finishings
- Electrical wiring and fittings, i.e. power points & light switches
- Plumbers piping and all connections
- Stopping, interior and exterior painting and decorating materials
- Mirrors, tiling and hanging rails & holders
- All Floor coverings
- Garage door and openers
- Pergolas or any structures shown on plans or renders not itemised on estimate/quote
- Very High wind zone, sea spray zone or snow loading
- All fencing, decks & retaining walls



## **SHELL INTERNAL** | Budget Range Specifications

### **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

### **PLUMBING**

Le Vivi Classic tapware throughout  
180 litre Mains Pressure hot water cylinder

### **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 bath

### **TOILET/S**

LeVivi Brooklyn Back To Wall

### **LAUNDRY**

Robinhood Supertub 3103

### **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

### **EXCLUSIONS**

- Engineered steel beams if required
- Nails, screws and adhesives
- Electrical wiring and fittings, i.e. power points &  
light switches
- Plumbers piping and all connections
- Hot water cylinder strapping, valve kit and tray
- Stopping, painting and decorating materials
- Mirrors, tiling and hanging rails & holders
- All Floor coverings
- Very High wind zone, sea spray or snow loading

### **GENERAL NOTES**

- Heavy vehicle all weather access is required
- Latitude Homes signage (supplied) must be  
erected for deliveries
- 48 hours written notice is required for any  
delivery changes