



## **KITSET | Standard Range Specifications**

### **PERMIT PLANS**

Ready to submit to local Council based on Information provided by client.

### **SIGNAGE**

Latitude Homes construction & delivery signage

### **CONSTRUCTION**

Based on maximum high wind zone & durability Zone D

### **STAGE ONE**

#### **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

#### **CEILING BATTENS**

70x35 timber battens H1.2 treated or metal battens

#### **BUILDING WRAP & PROTECTION**

Breathable building wrap, DPC & flashing tapes

### **STAGE TWO**

#### **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

### **STAGE THREE - A**

#### **ALUMINUM JOINERY**

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

#### **FRONT DOOR**

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

### **STAGE THREE - B**

#### **EXTERIOR CLADDING**

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

#### **WINDOW HEADS/GABLE ENDS**

James Hardie 180mm smooth HardiePlank or Linea Weatherboard

#### **SOFFITS**

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

### **STAGE FOUR**

#### **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**

Melamine shelving with closet rails to all wardrobes. Melamine shelving to storage cupboards

#### **INTERIOR DOORS**

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

#### **PLUMBING**

Le Vivi Paini Ovo tapware throughout  
180 litre Mains Pressure hot water cylinder



## **KITSET |** Standard Range Specifications (Continued)

### **STAGE FOUR (cont.)**

#### **BATHROOM VANITIES**

St Michel Haven wall hung white vanity units

#### **SHOWER/S & BATH**

Clearlite Sierra acrylic shower/s 1m x 1m with safety glass (sizes as per plan)

Clearlite Kahlo 1675 bath

#### **TOILET/S**

Le Vivi Marbella - Back To Wall

#### **LAUNDRY**

Le Vivi 560 Tub – 2 Drawer

### **STAGE FIVE**

#### **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 11 function Pyrolytic oven, Induction cooktop, Dishwasher 14 place setting & rangehood

#### **EXCLUSIONS**

- Council Building Consent Fees
- Resource Consent Fees
- Surveying, Geotech site testing & Engineering
- Earthworks
- Drainage – stormwater, wastewater
- Concrete or timber floor (timber floor kits available, POA)
- Nails, screws and adhesives
- Electrical wiring and fittings, i.e. power points & light switches
- Plumbers piping and all connections
- Stopping, 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 or snow loading
- All fencing, decks & retaining walls

#### **GENERAL NOTES**

- Heavy vehicle all weather access is required
- 25 year structural timber warranty