



SHELL ONLY | 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

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 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

GARAGE DOOR

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

GUARANTEE

10 year Master Builders 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
- 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
- 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 | Standard Range Specifications (Continued)

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

Paini Ovo tapware throughout
180 litre Mains Pressure hot water cylinder

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

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, Dishwasher 14 place setting, 900mm 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
- Any internal fittings, fixtures and finishings
- 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