



BUILD WITH WOOD
THE NATURAL CHOICE

The Longhouse Collection



The Customkit Longhouse Collection

Modern take on a building classic

Starting centuries ago the Longhouse was designed to be both a place to live and a space to 'house' your life. Allowing people, animals and prized possessions to share open spaces and places all under the same roof.

Customkit has picked up on this proud tradition by introducing a range of housing options based on the guiding principle of creating YOUR home the way you want it.

SIMPLE AND SMALL, BIG SPACES

If you've never built a home, it's not easy to spot a plan that would be simple and inexpensive to construct. Many plans feature - foundation bump-outs, elaborate roof lines, and empty hallways to name but a few all of which can add expense without creating much aesthetic value. Simple designs utilising space and making the most of exterior views can be far more cost effective.

HOME WITH A RANGE

The Customkit Longhouse Collection offers a range of great looking, simple but stunning, cost-effective home plans.

Fundamentally all options are based around the central Longhouse design with plenty of leeway to create individual buildings for people who want their own

personality and style incorporated in their home design.

Based on the grandest of traditions this 21st Century concept offers room aplenty for those who like their living areas open and inviting.

OPEN HOME

Open plan living has become a desired design feature for communal areas. There is no problem to seamlessly link the likes of bedrooms, bathrooms, laundry, a garage/carport and special feature rooms to this style to allow for privacy, peace and quiet.

UNLIMITED ADDITIONS

If you still want the flexibility of being able to add to an existing dwelling (over time with an additional 'pod' for example) The Longhouse collection delivers options aplenty.

Similarly you may need space for accommodating additional family members, or for a home office/gym or

simply additional storage space. Moreover you may want to add a garage/carport and or barn structure in the future.

COST EFFECTIVE ELEGANCE

The Longhouse collection boasts open floor plans with minimal walls resulting in simple clean lines which provide cost savings in the kitset package, internal finishing materials and labour. The purposeful lack of corners and straight wall alignment help eliminate wasted space reducing both material costs and labour costs which in turn decreases construction time.

BEAUTIFUL HOMES WITH LARGE CLEAR SPANS

A key feature of the collection is the high cathedral/skillion ceilings in the kitchen, dining and living zones. The exposed portal beam and gusset system create a 'wow' factor while increasing the perceived space in this main part of the home.

The bedrooms and other utility rooms have been designed with trussed or flat

ceilings to reduce costs both in labour and materials.

OPTIONS APLENTY

Customkit offers a range of building options from the supply of shell-only kitset packages where you can use your own builder right through to using a Customkit Network Builder who can manage your project for you.

A SYSTEM BUILT FOR SPEED

A typical shell package consists of all materials required to get your building to a locked up fully enclosed stage excluding the floor. Consent plans and detail drawings, all structural framing, pre-cut and nailed walls internal and external, portal systems, mid floor framing and flooring with internal stairs if required, roof framing, trusses, building wraps, roofing and wall cladding, joinery, spouting and down pipes plus all hardware required to construct to the lock up stage.

We leave nothing to chance. Every building leaves our factory with a comprehensive Builder's Bible where all the elements needed to build the structure are itemised and accounted for.

CREATE YOUR HOME NOT OURS

With a Customkit building you have the flexibility to decorate and finish the house as you want, even to the extent of doing some or all of it yourself.

BEAUTIFUL HOUSES WITH LARGE CLEAR SPANS

With the option of high cathedral/skillion ceilings, LVL portals and feature beams, or a more conventional flat ceiling, Customkit gives you the ability to shape the end product to suit individual needs.

GET CREATIVE WITH CLADDING

We work with a variety of cladding options. Our much admired Board and Batten cladding continues to blend the traditional look with the modern or you can choose timber weatherboards, cedar cladding, fibre cement Axon panel, vertical colorsteel or a mixture of any of the above. If you have some other particular cladding in mind by all means discuss the options with us.

THE CUSTOMKIT DIFFERENCE

In a 'cookie cutter' world of 'me to' styled turnkey housing choices (or

actually lack thereof) Customkit's time proven approach is a literal breath of fresh air.

One where we go out of our way to deliver stunning architectural quality houses that are as different as the individuals we're building for.

We have also developed expertise in the use of LVL panels that allow us to create such distinctive living environments.

Customkit also provides people with options - particularly in allowing owners to do as much, or as little, as they want in being part of the building process.

“From the start I wanted to be part of the build. Most of the more traditional housing companies I talked to wouldn't allow any involvement. The Customkit approach of providing the kitset and then allowing others to build and be involved was perfect for us.”

Our plans are value for money and done in such a way that wastage is kept to a minimum.

We are leaders in delivering innovation across a number of building applications - particularly prefabrication which is being touted as the future for the building industry.

A most satisfied customer put it succinctly:

“From the start I wanted to be part of the build. Most of the more traditional housing companies I talked to wouldn't allow any involvement. The Customkit approach of providing the kitset and then allowing others to build and be involved was perfect for us.”

FINANCING YOUR CUSTOMKIT HOME

To get informed advice and assistance in financing your kitset package give one of our advisors a call. This will assist you in working out how much you will be able to borrow to finance your project. They can also advise you on how best to structure the kitset package costs and the building costs in terms of the individual contracts.

RENEWABLE AND SUSTAINABLE

We use only the best available products giving the assurance to our clients that only premium products have been used. From the initial forest planting, through the production phase and finally to completed construction, our buildings are proudly “New Zealand Made” from a renewable and sustainable resource.

SELECT US AS YOUR BUILDING PARTNER

Talk to us further about the many benefits of choosing Customkit as your building partner and the benefits of a timber kitset package.



▶ SEE VIDEO ONLINE
www.customkit.co.nz

“One of the benefits in working with Customkit was to make the home as sustainable as possible with solar power, eco-friendly septic tanks and wetbacks for hot water.”

“I...like the fact you could have as much personal input in the design as you wanted.”

“One of the great things working with Customkit was the ability to have our say in everything.”

“It is truly a rural setting so we felt the rustic look of board and batten would suit the location and setting.”

“Our main reason for going with Customkit was the unique ability through LVL portals to create open spaces with plenty of height.”

“What also appeals is the wide span that can be used to create spaces in any way one desires.”



“What I like about the Customkit concept was the fact that if the need requires in the future, we can definately add on.”

“Their expertise in giving us the tips to make things happin in a cost effective and efficient way was invaluable.”

“Having the huge LVL portals erected was wonderful. It was visual proof that a barn type structure can make for a beautiful home and living space.”

THE CUSTOMKIT DIFFERENCE

If you don't have ideas; don't want to be different; insist on conformity; and dread having to make a statement about YOU; then Customkit might not be the right building company to choose.

If, on the other hand, you want your personality and tastes to shine through, then Customkit wants to be part of your plans.

We take pride and delight in offering people solutions that suit them, not us.

For over 26 years we have created homes and other lifestyle buildings that look superb in the New Zealand landscape.

While some are now saying that pre-fabrication is going to be the salvation for house building in New Zealand, we've been following this path from the start by supplying high quality kitset packages. We're keenly aware of the savings in time, and costs, this approach allows.

Our team has a wealth of knowledge and experience and are at your service to develop plans that suit your land and, most importantly, your budget.

Our 'building system' and our 'inhouse' staff with invaluable, practical building knowledge ensure that what 'we design' we know can be built which enables not only a stunning result but a functional and affordable one.

With a Customkit you have the flexibility to decorate and finish your home as you want, even to the extent of doing all or some of this yourself.

You can also take advantage of special deals and opportunities to purchase lighting, bathroom/laundry fittings, your kitchen and flooring, wall coverings, paint, and insulation.

We are flexible and can service anyone anywhere in New Zealand. We can work closely with your building team if you have one or can engage a quality builder from our Customkit Nationwide network.

We can take care of all your Building Consents.

Delivering





STAND OUT homes

If a Resource Consent is required we have an associate company that can handle this for you.

More and more discerning people are discovering the benefits of what we call The Customkit Difference.

Prefabrication means our kitset packages are delivered to your site like a large jigsaw puzzle. This cuts down on deliveries, overall disruption and mess.

LVL portals and frames are all fabricated in a factory environment and then transported to site when the builder is ready for them. Again, this cuts down on waste and cost.

Our cladding is cut to size for maximum waste minimisation and also transported to site when the builder is ready to close the building in.

Reduced cost blow outs and inefficiencies can be achieved as 'exact' amount of all materials is produced and transported to site.

Each building comes with a 'Builders Bible' which documents all of the technical information needed to construct the building. For further support 24/7 we're just a phone call away.

We use quality building materials and have a team of suppliers that we know can, and will, deliver the best.

This includes having connections to help you with the selection of colours, appliances, fittings and whatever else you need to make your house a home. At preferential rates we've negotiated on your behalf.

“Customkit is great as essentially they build every home twice. Virtually on the computer including every nail, screw, piece of wood, and then the second time onsite. This helps eliminate an extensive array of quality problems common to normal onsite construction.”

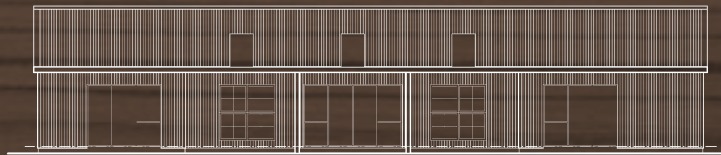
A modern black barn with large glass windows and a patio area with a large umbrella and outdoor furniture. The barn has a corrugated metal roof and a concrete walkway leading to the entrance. The patio features a large black umbrella, a wooden table, and blue chairs. The interior of the barn is visible through the glass windows, showing a living area with a sofa and a lamp. The barn is situated in a grassy field with trees in the background.

“THERE’S NO QUESTION THAT WE LOVE OUR ‘BLACK BARN’! WE LOVE THE IDEA THAT WE COULD ‘CUSTOMISE’ IT, TO MAKE IT OUR OWN! WE LOVE THE WAY IT EMBRACES NOT ONLY THE WAY WE LIVE BUT THE LAND WE LIVE ON.”

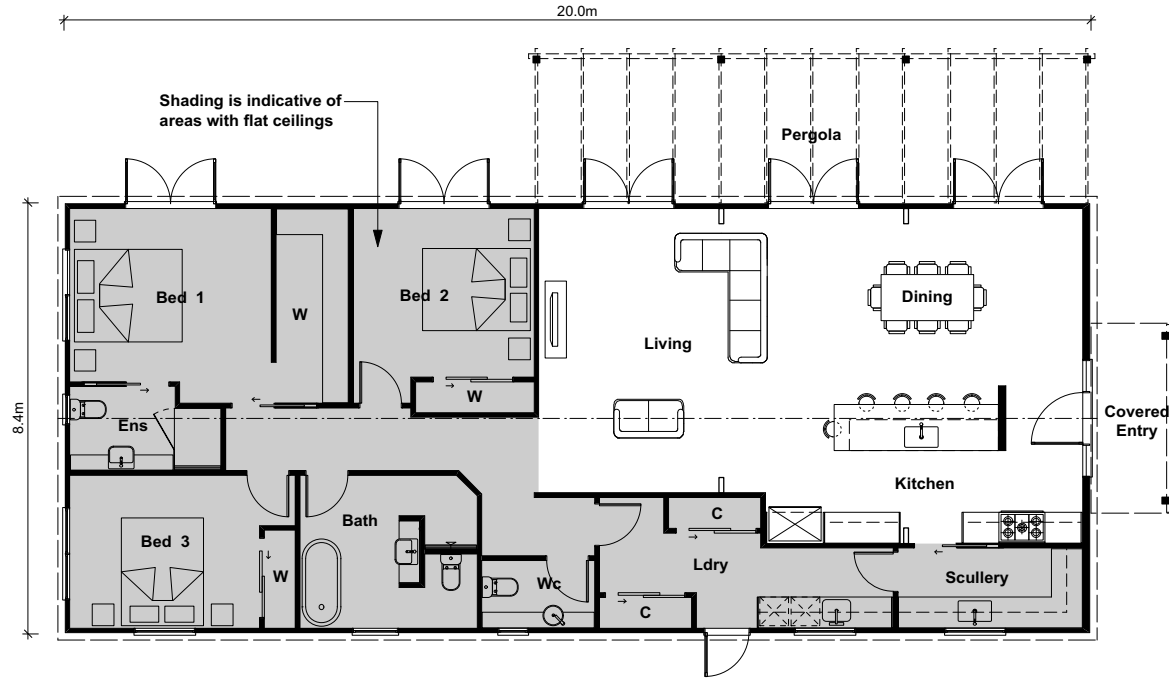
SUE & TREVOR WOODWARD

The Longhouse Collection

PLANS & OPTIONAL EXTRAS



Floralties



FLOOR PLAN

Floor Area: 168.00m²
Covered Entry: 6.29m²
Total Floor Area: 174.29m²



▼ AT A GLANCE

- ▶ 162.0m²
- ▶ 3 bedrooms
- ▶ 2 bathrooms
- ▶ Master bedroom with ensuite
- ▶ Raking ceiling living



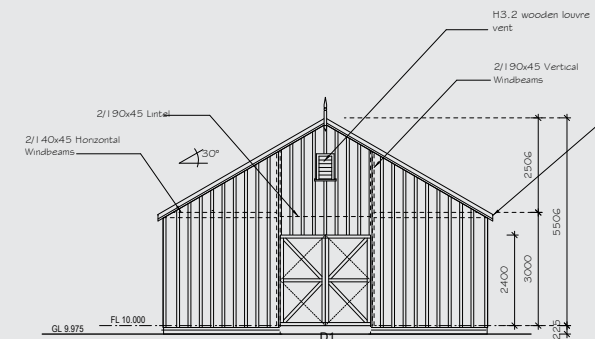
Pricing

Shell only kitset package from
\$162,000

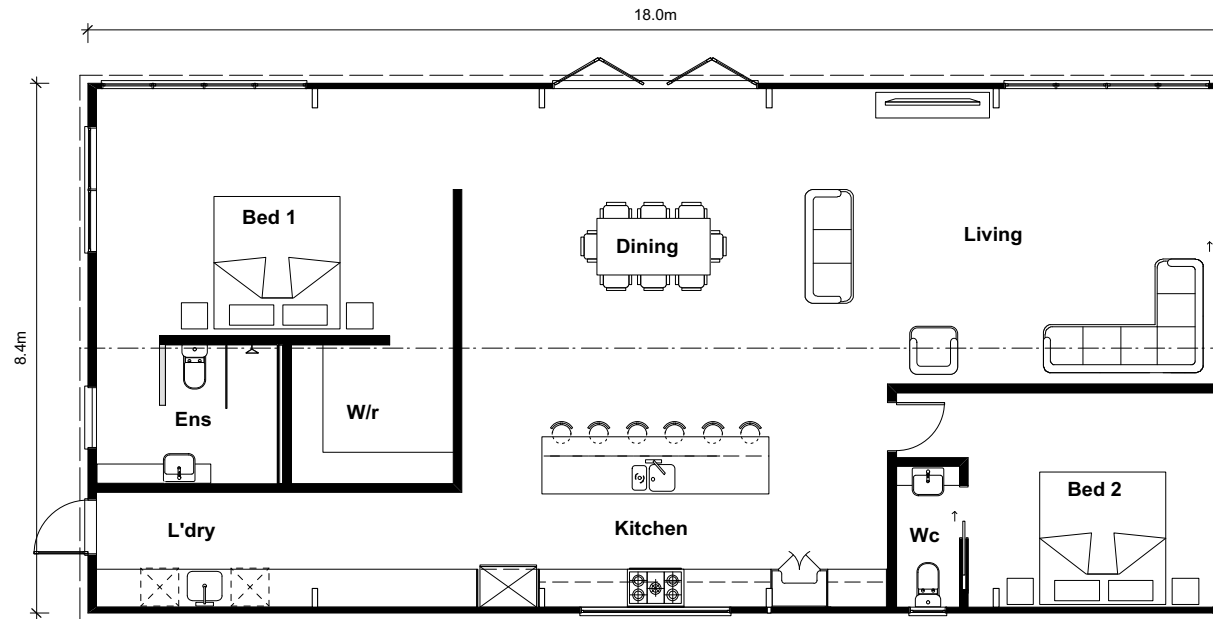
Estimated completion guide
on request

Optional extras

BARN ADDITION



The Barn



FLOOR PLAN

Floor Area: 151.20m²



▼ AT A GLANCE

- ▶ 151.2m²
- ▶ 2 bedrooms
- ▶ Master bedroom with ensuite and walk in wardrobe
- ▶ Raking ceilings throughout



Pricing

Shell only kitset package from
\$162,000

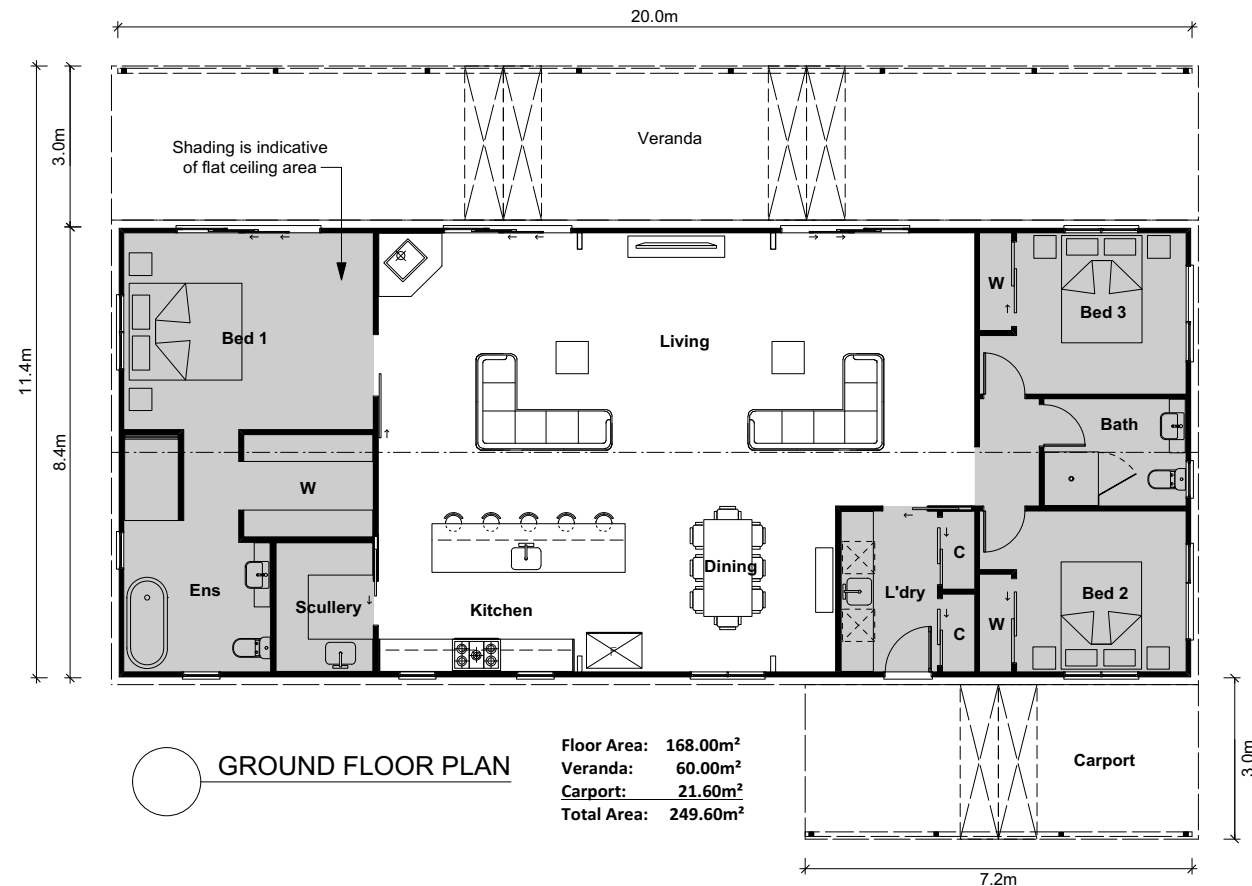
Estimated completion guide
on request

Optional extras

ADDED PERGOLA



Waikato



▼ AT A GLANCE

- ▶ 168m² single level
- ▶ 43.34m² two storey option
- ▶ 3 bedrooms
- ▶ 2 bathrooms
- ▶ Scullery
- ▶ Master bedroom with walk in wardrobe and ensuite
- ▶ Optional carport



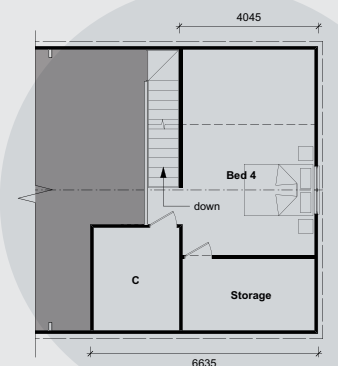
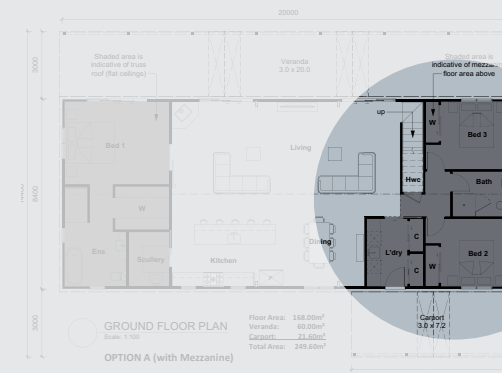
Pricing

Shell only kitset package from
\$167,000 | \$182,000 with mezzanine

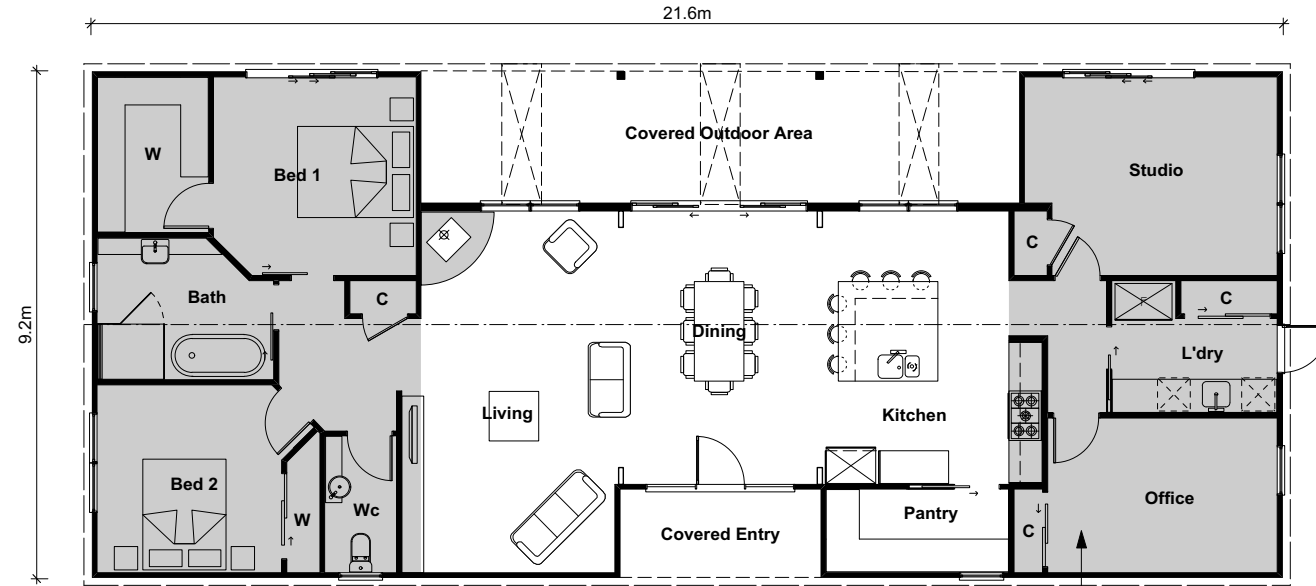
Estimated completion guide
on request

Optional extras

TWO STOREY OPTION



Kumeu



 FLOOR PLAN

House Floor Area: 165.65m²
Covered Outdoor Area: 26.01m²
Covered Entry Area: 5.82m²
Total Area: 197.48m²

Shading is indicative
of flat ceiling area



▼ AT A GLANCE

- ▶ 165.65m²
- ▶ 2 bedrooms
- ▶ Covered outdoor area
- ▶ Raking living areas
- ▶ Trussed bedrooms



Pricing

Shell only kitset package from
\$167,000

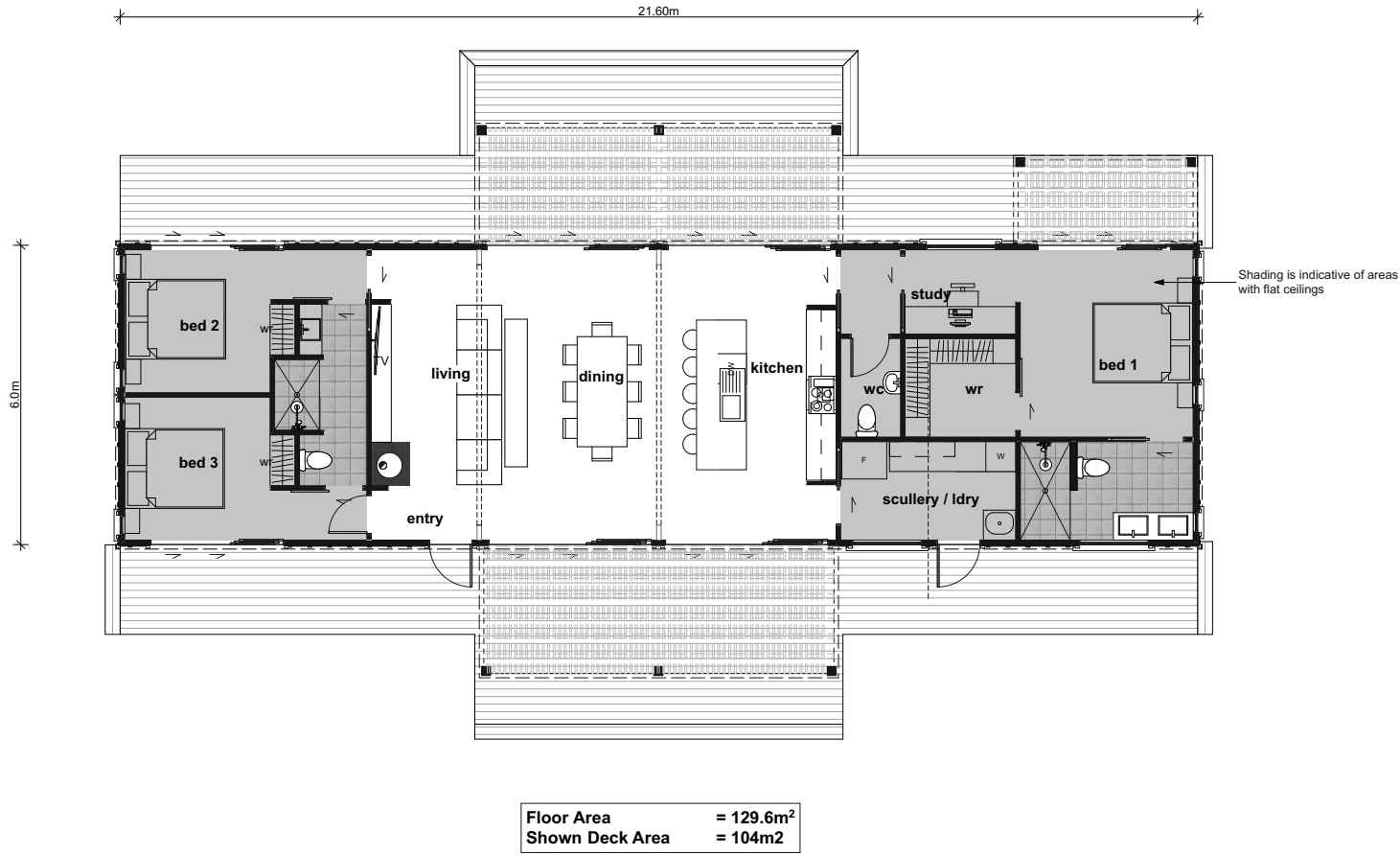
Estimated completion guide
on request

Inspirations

INTERIOR KITCHEN



Flax



▼ AT A GLANCE

- ▶ 129.6m²
- ▶ 3 bedrooms
- ▶ Master bedroom with walk in wardrobe, ensuite and office nook
- ▶ 2 bathrooms
- ▶ Open living



Pricing

Shell only kitset package
price on request

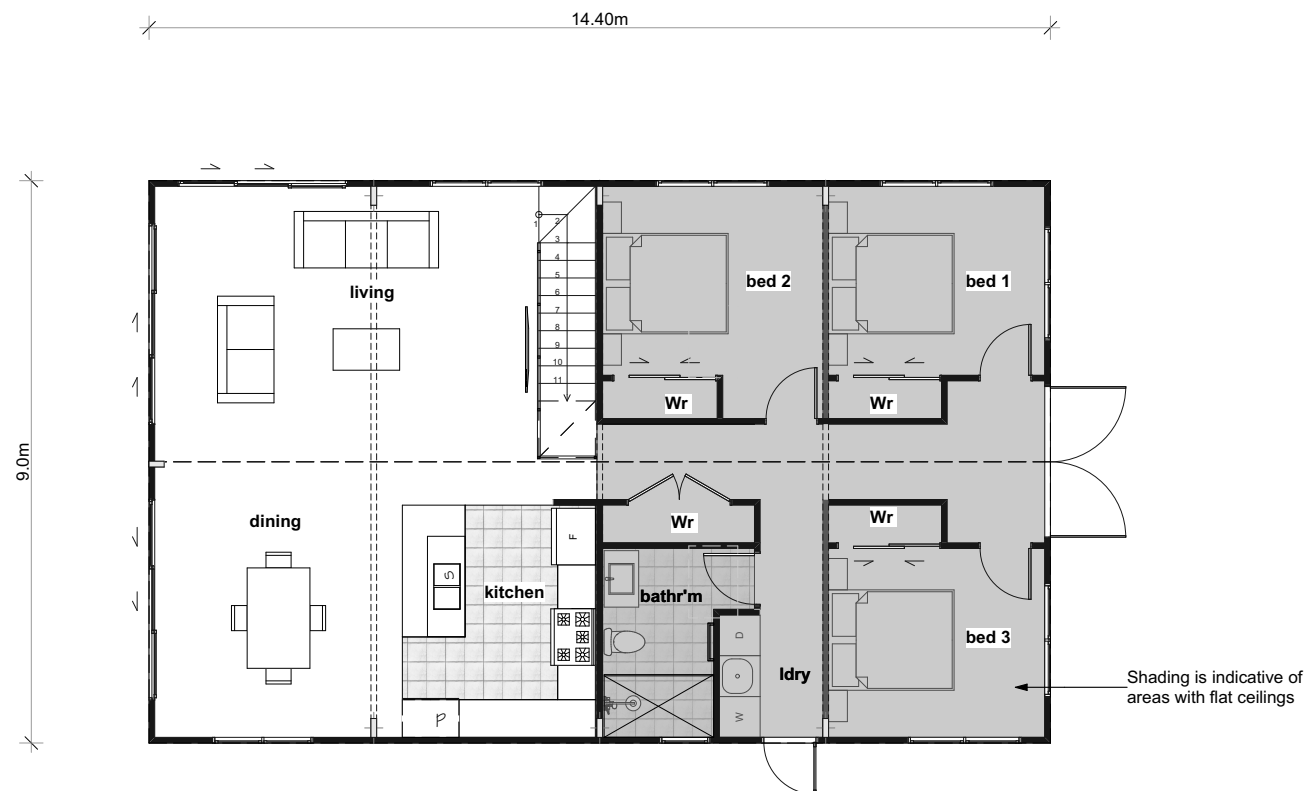
Estimated completion guide
on request

Inspirations

INTERIOR COLOUR SCHEMES



Waiau



Floor area = 129.60m²



▼ AT A GLANCE

- ▶ 129.60m²
- ▶ 3 bedrooms
- ▶ 1 bathroom
- ▶ Cathedral ceilings
kitchen, dining
and living areas



Pricing

Shell only kitset package from
\$142,000

Estimated completion guide
on request

Inspirations

INTERIORS



LVL - Creating wide open spaces like never before!

LVL stands for Laminated Veneer Lumber, an engineered wood product that uses multiple layers of thin wood assembled with adhesives.

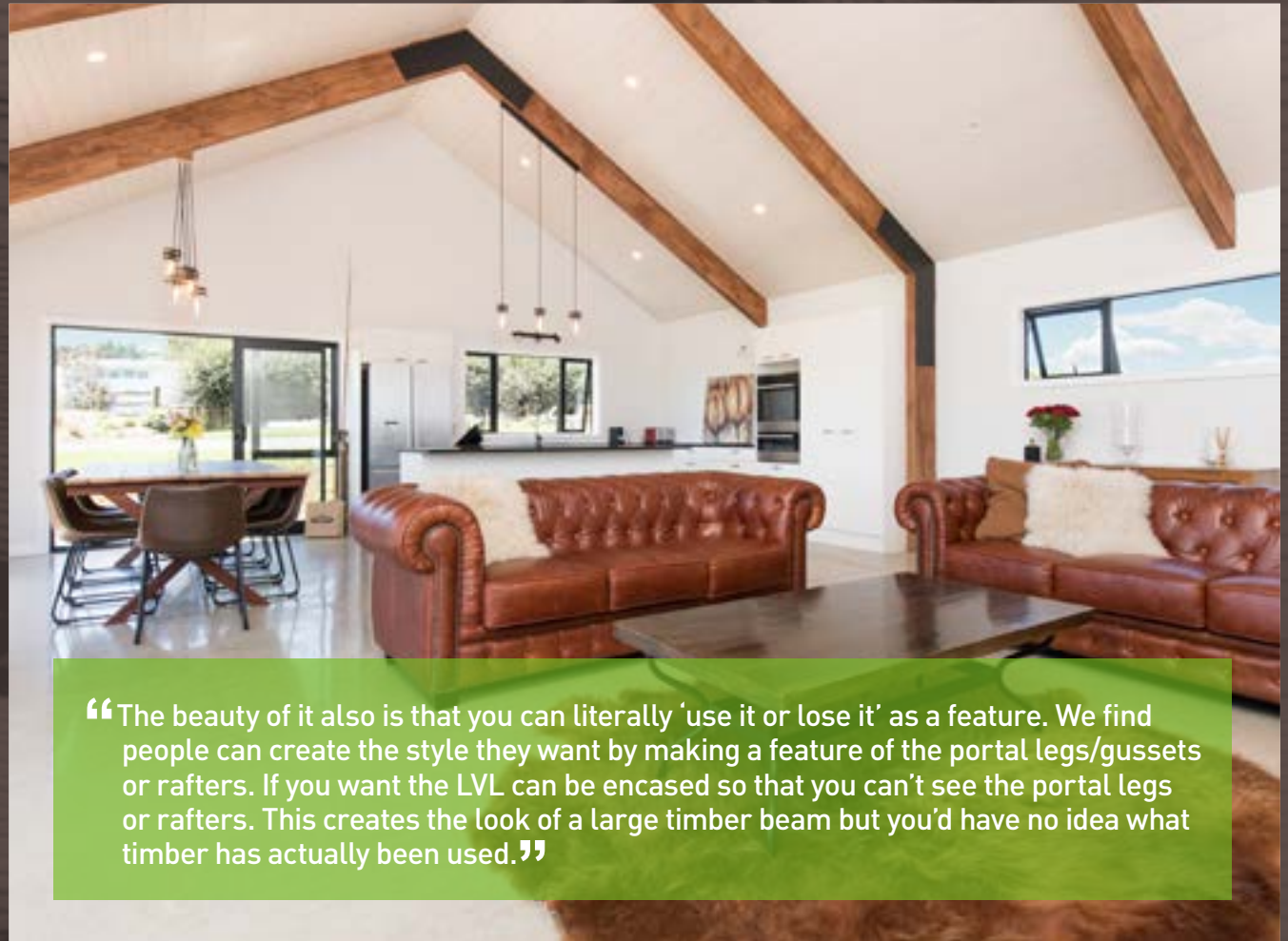
It may not sound sexy but this building innovation is now allowing space and visual effects that previously would have been costly, or even impossible, to achieve.

It is inspiring architects, designers, builders and end users to reach for new heights.

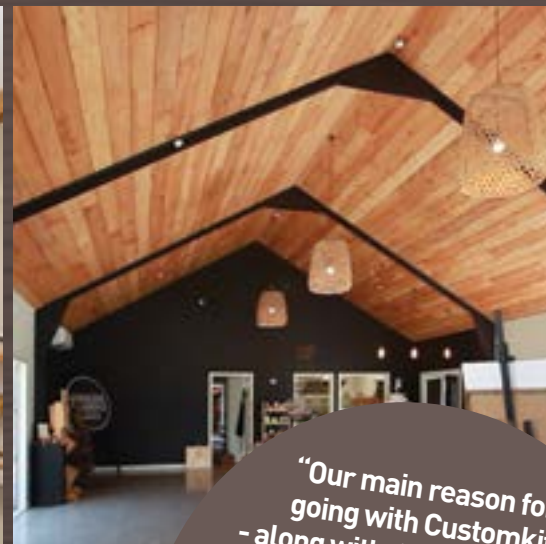
It is consistent, reliable and saves time and labour. LVL is available in longer lengths than regular timber. It can also bear greater loads over wider spans, making it a very cost-effective, and attractive, building solution.

As a pioneer in its use and application, Customkit is able to deliver a whole host of different 'looks' and environmental features. From a distinctive 'rural/rustic' house, to more of an 'urban' or 'industrial' effect that more and more people are transporting out into the country, LVL has become a growing feature of Customkit Homes.

Customkit's production manager Kevin Taylor says the company specialises in board and batten buildings with a unique timber portal system. The portals are made from LVL connected with nailed plywood gussets onto the LVL component. Another benefit of using LVL, he says, is that it is engineered to precise tolerances resulting in a material that is uniformly consistent and structurally reliable.



“The beauty of it also is that you can literally ‘use it or lose it’ as a feature. We find people can create the style they want by making a feature of the portal legs/gussets or rafters. If you want the LVL can be encased so that you can’t see the portal legs or rafters. This creates the look of a large timber beam but you’d have no idea what timber has actually been used.”

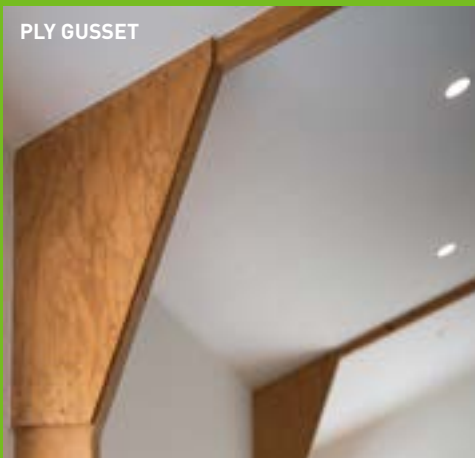


LVL PORTAL / GUSSET OPTIONS

Customkit offers a unique design feature utilising the steel and/or ply gussets, which can be painted, boxed in or exposed with industrial fittings. This flexibility allows you to tailor your portal in a way that suits your interior design space.



PLY GUSSET



STEEL GUSSET

"Our main reason for going with Customkit - along with the overall great product and service - was the unique ability, through LVL portals, to create open spaces with plenty of height. The portals are an integral design feature of the house and we just love them."

CAROLYN AND RICK THOMPSON

CK Inspirations

Examples of the freedom a Customkit home allows



IN THIS HOUSE...
WE DO REAL
WE DO MISTAKES
WE DO I'M SORRY
WE DO SECOND CHANCES
WE DO FUN
WE DO HUGS
WE DO FORGIVENESS
WE DO REALLY LOUD
WE DO FAMILY

The Longhouse Collection



In architecture, a cupola is a relatively small, most often dome-like, tall structure on top of a building. Often used to provide a lookout or to admit light and air, it usually crowns a larger roof or dome. ... Barns often have cupolas for ventilation.

What is a Cupola?

A cupola is a small tower or dome-like feature projecting from the top of a barn roof. Ranging from large and ornate to small and simple, cupolas typically have three parts: the base, the vents and the cap. The size of the base is determined by the slope or pitch of the barn roof. In the middle, the vents can be windows or slats designed to let light, air or gas pass through. Screens can be added to keep out insects and animals. The caps of cupolas are usually designed to have a square, octagonal, bell-like or other distinctive geometric shape. They are also often topped with a finial or weathervane.





LVL TIMBER - A SUPER MATERIAL

No build too large - contenders beware

- ✓ Portal legs and beams can be exposed as a feature
- ✓ Stronger than timber
- ✓ Earthquake /fire-resistant
- ✓ Eco-friendly

Laminated veneer lumber (LVL) is manufactured using radiata pine veneers, which are rotary peeled and laminated together under heat and pressure.

The veneers are graded for strength and defects, with the grain direction specifically orientated to maximise rigidity and strength.

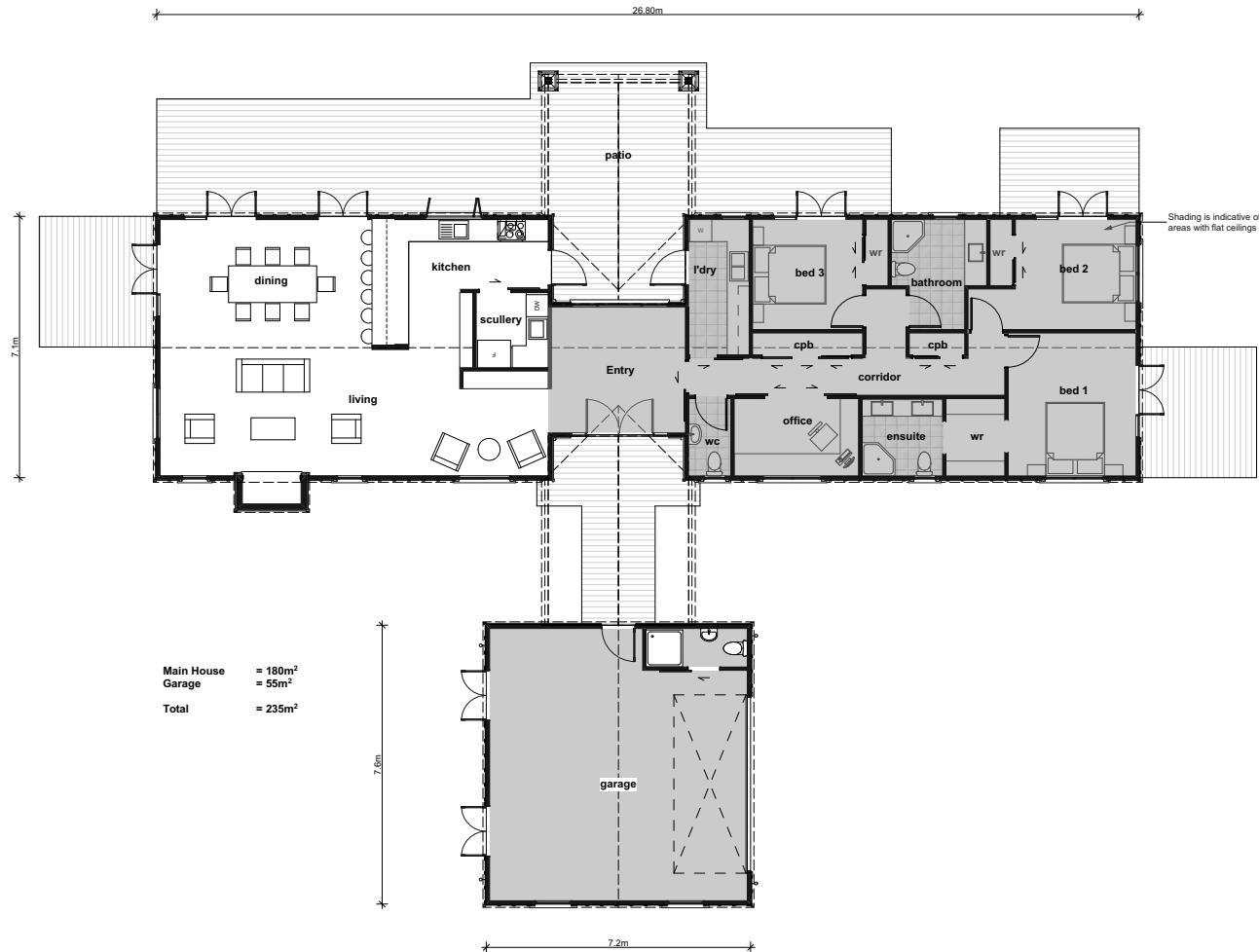
The product is engineered to precise tolerances, resulting in a material that is uniformly consistent and structurally reliable.

It is widely used in commercial building applications for beams, portal frames and other structures, and often has significant cost advantages.





Kawa



▼ AT A GLANCE

- ▶ 180m²
- ▶ Grand entry/foyer
- ▶ Open plan kitchen, dining and living
- ▶ 3 bedrooms
- ▶ Office
- ▶ 2 bathrooms and separate WC
- ▶ Master bedroom with ensuite and robe
- ▶ Double garage with WC



Pricing

Shell only kitset package
price on request

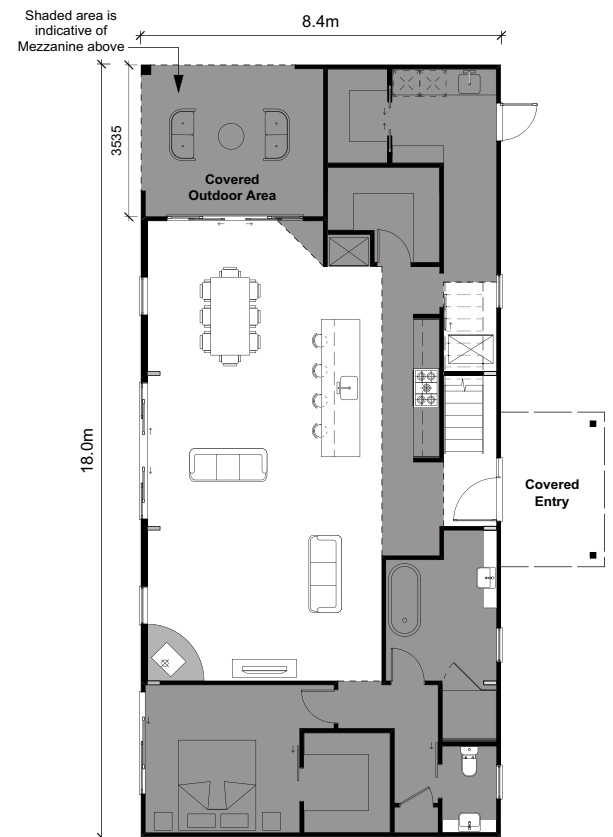
Estimated completion guide
on request

Inspirations

FEATURES

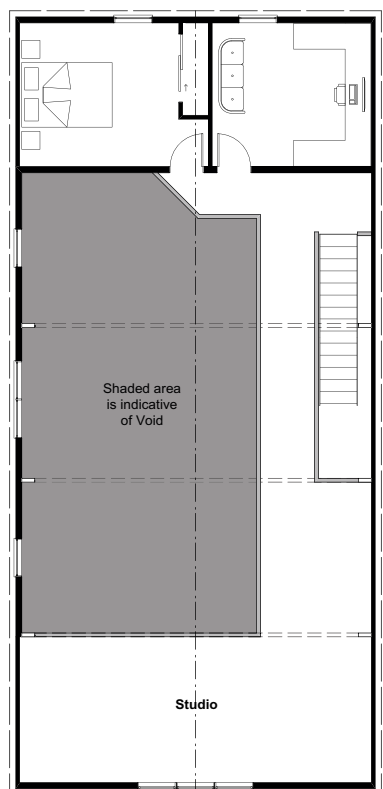


Treetops



GROUND FLOOR PLAN

House Floor Area: 136.06m²
Covered Outdoor Area: 15.15m²
Covered Entry Area: 8.64m²
Total Area: 159.85m²



UPPER FLOOR PLAN

Floor Area: 84.75m²



▼ AT A GLANCE

- ▶ 136.06m²
- ▶ Optional upper floor
- ▶ 2 bedrooms
- ▶ Covered outdoor area and porch



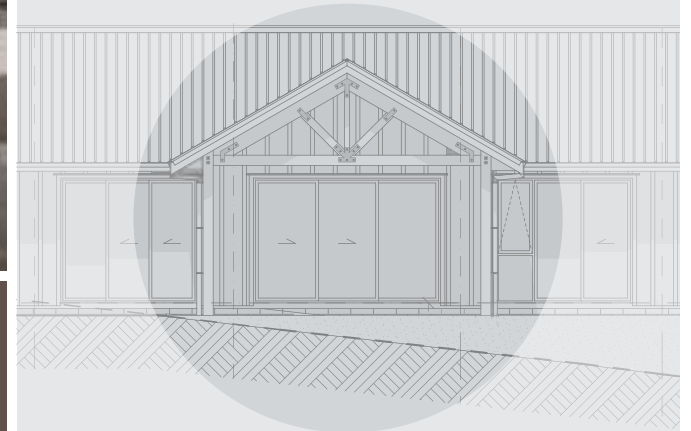
Pricing

Shell only kitset package from
\$255,000

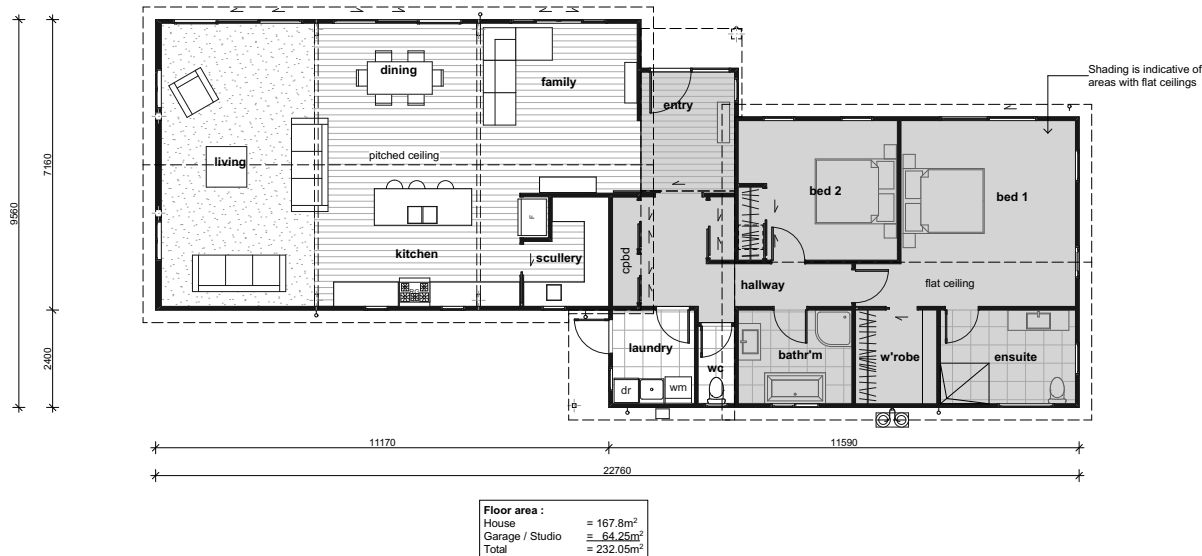
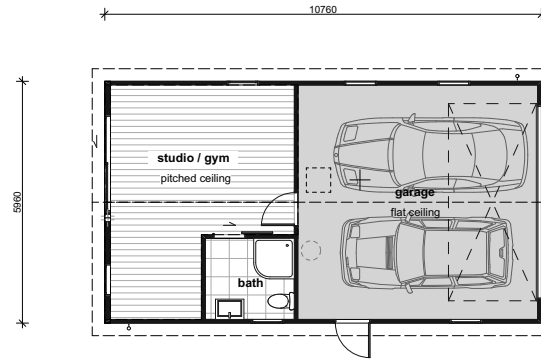
Estimated completion guide
on request

Optional extras

EXPOSED TRUSS FEATURED GABLED PORTICO



Shearwater



▼ AT A GLANCE

- ▶ 167.8m²
- ▶ 2 Bedrooms
- ▶ Master with ensuite
- ▶ Separate bathroom and WC
- ▶ Kitchen with large scullery
- ▶ Garage with studio /bathroom 64.3m²



Pricing

Shell only kitset package from
\$241,000

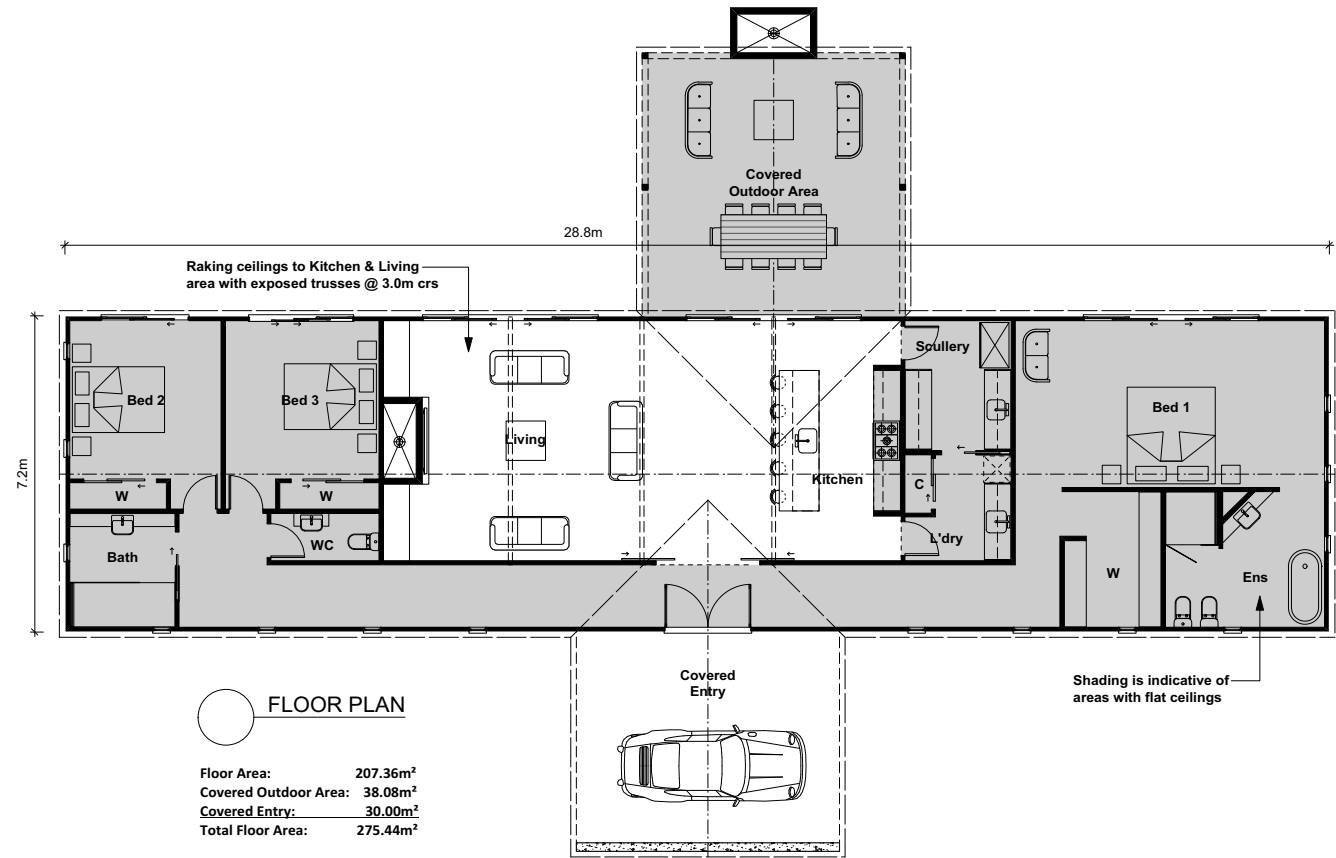
Estimated completion guide
on request

Optional extras

BARN OR EXTERNAL STUDIO



Homestead



▼ AT A GLANCE

- ▶ 207.36m² covered courtyard 66m²
- ▶ 3 bedrooms
- ▶ Master bedroom with bathroom and walk in wardrobe
- ▶ Separate bathroom and WC
- ▶ Covered entry/portico
- ▶ Large outdoor covered courtyard deck



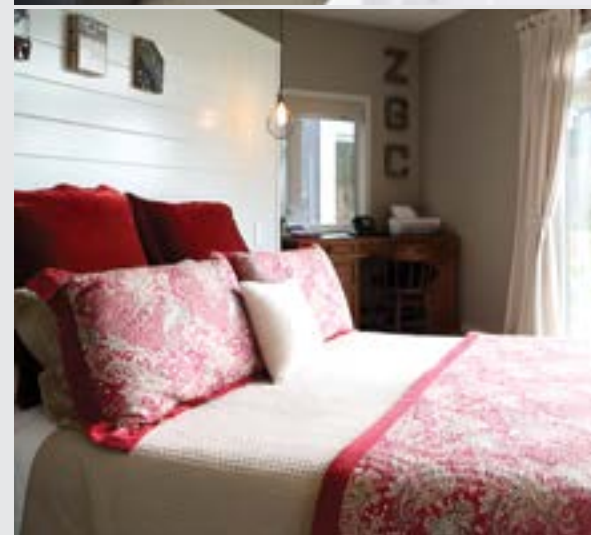
Pricing

Shell only kitset package from
\$258,000

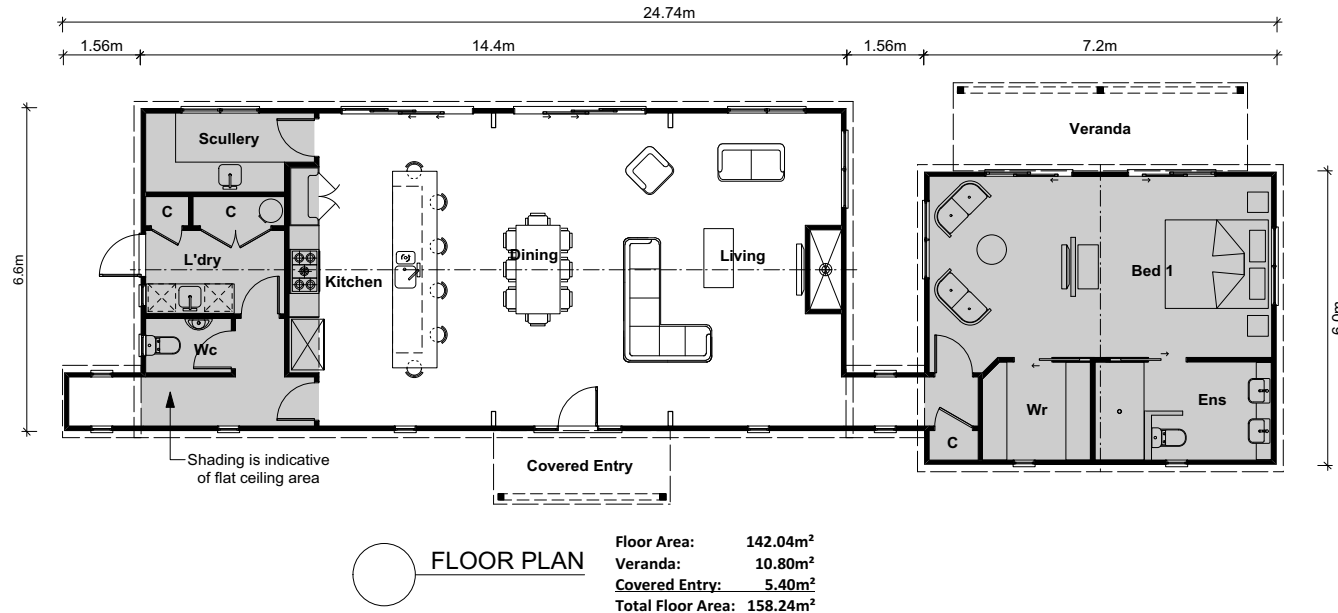
Estimated completion guide
on request

Inspirations

INTERIORS



Glade



▼ AT A GLANCE

- ▶ 142m²
- ▶ Separate bedroom pod with ensuite, lounge and walk in wardrobe
- ▶ Large mudroom laundry
- ▶ Scullery
- ▶ Covered entrance
- ▶ Verandah off bedroom pod



Pricing

Shell only kitset package
price on request

Estimated completion guide
on request

Inspirations

INTERIORS



Kitchens

Farmhouse, rustic, classical,
modern or something
in between

Despite their functional purpose kitchens can also be among the most creative, and expressive, places and spaces in a home. They can be engaging, embracing, comforting, inspiring with a creative personal touch and feel.

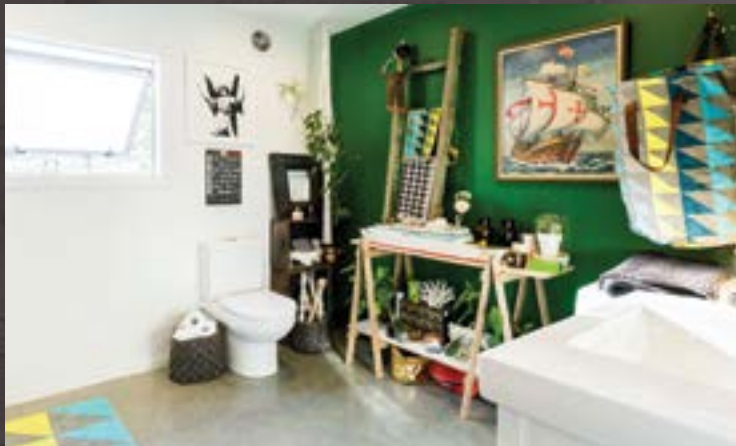


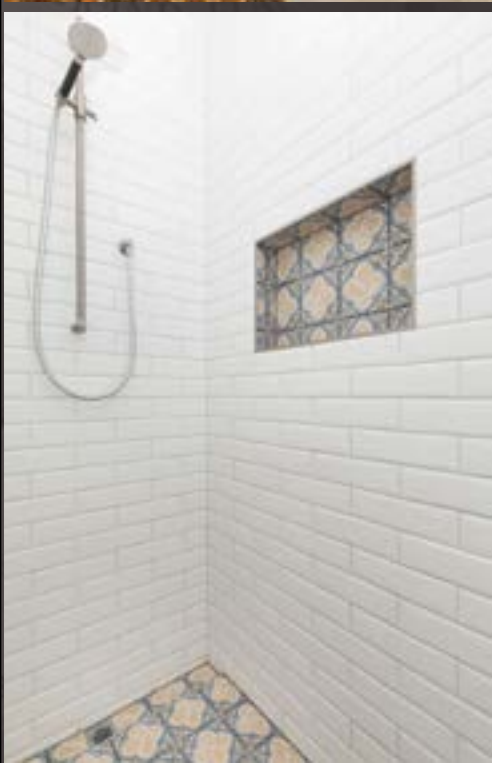


Bathrooms

Beautiful bathrooms that pack a stylish punch

A place of immense privacy and one of few places in the house where you can literally let it 'all' hang out, bathrooms are cleansing, relieving, uplifting and renewing. A place to relax, rejuvenate... even read... bathrooms are safe havens at home.





What is in a Customkit Kitset Pack?

Your kitset package arrives on site like a flat pack modular package ready to assemble!

Having the freedom of choice and flexibility of expression is one of the reasons more and more Customkit Buildings are being seen on the New Zealand landscape.

Building with Customkit offers you the ability to be hands on and involved in the project to whatever level you wish from design, during construction and right through to the finished product.

The kit package we supply will enable your builder to progress your home to a lock-up shell stage ready for final painting or staining.

From there the world is your oyster, internal decor and fit out are the making of any home and we find many of our clients relish the opportunity to be fully involved in this part of their project. Over the years we have seen some amazing creative flair and ideas come through with some spectacular results.

Once your building is to a lock up stage from the inside you will see bare frames which will be unlined waiting for the next stage.



YOUR KITSET PACKAGE ARRIVES ON SITE LIKE A FLAT PACK MODULAR PACKAGE READY TO ASSEMBLE!



NEXT STAGE

Electrical wiring; plumbing and pipe work; insulation; internal doors; wall and ceiling linings moving through to finishing. The installation of kitchen, laundry and bathroom cabinetry and decoration.



SUMMARY OF THE MATERIALS INCLUDED IN YOUR KITSET PACKAGE

Building Consent Drawings

- A complete set of drawings and engineering with all associated specifications based on the relevant wind, earthquake and thermal zones ready for consent application.

Builder's Bible

- A comprehensive set of detail drawings and assembly instructions (which we call our Builder's Bible) are supplied with your building to assist your builder with the project.

CONSTRUCTION MATERIALS

Foundations & Subfloor

Concrete

- In most instances our buildings are designed for construction on a concrete floor however on some sites

concrete is not practical and a timber flooring system will be designed. Customkit does not supply concrete floors as part of the package.

Timber Framed Floor Systems

- If your building is designed with a timber flooring system it is supplied with foundation piles based on a level site, timber subfloor framing, strand board flooring with all associated brackets and fixings. (This does not include concrete for piles).

Decks

- Where timber floor system is used or in our two storey buildings there may be decks. Any decks are supplied using timber piling and framing treated to the correct standard for the application. Deck cladding is priced using 100x40 premium grade grip tread pine decking however other options are available. In supplying any imported hardwood decking materials we only use decking from a (Verified Legal Origin) VLO meaning sourced from areas where sound environmental forestry policies are practiced and where sustainable yield management of the region's forests is the aim.

Feature Structural System

LVL or Gluelam portal and beam systems and exposed trusses where designed.

Wall Framing

- Pre-cut and nailed wall framing, topping plates and ceiling strapping plus any other random timber required to frame to lock up stage.
- All timber is treated to a minimum grade of H1.2. Higher grades of treatment will be used wherever necessary and these will depend on your building location and application.

Roof Framing

Our buildings are very often designed with a feature skillion/cathedral roof in the main living area with trusses to bedrooms and service areas. Using trusses in these areas does keep the cost down. The option of all trusses or all skillion/cathedral is entirely up to you the client.

- All skillion/cathedral roof structure is supplied using pre-cut purlins and rafters for easy on-site assembly
- All roof trusses are manufactured by certified truss manufacturers ready for erection on site.





Cladding Options

- Historically most of our buildings have been clad with 12mm treated band sawn plywood battened at either 300mm, 400mm or 600mm centres with weather grooved cover batten over an approved cavity system. Today we are designing with a variety of other claddings both as complete cladding systems and as feature panels. Another very popular feature is picture frame window facings accentuating the joinery.

These claddings include:

- Triclad - which is another plywood

board and batten system which allows us to clad with longer sheets thereby doing away with the horizontal flashing system required using conventional plywood sheathing.

- Bevel Back Timber weatherboard
- Cedar cladding
- Vertical colorsteel sheeting
- Axon Fibre cement sheeting
- And/or combinations of the above

(Our standard brochure pricing is based on the band sawn plywood option battened at 400mm centres as a starting point).

Hardware

- The complete kitset package is supplied with all hardware and fixings that are required to construct your building to a lock up stage, including bolts, brackets, cleats, screws and nails etc.

Roofing Options

- Our buildings are designed and priced using Colorsteel Endura long run roofing as our main roof cladding with a choice of corrugated or trapezoid profile options. (Colorsteel comes in a large range of colour choices)





- Roofing is supplied with all flashings and fixings including breather type roof underlay to the areas with ceiling linings. Unlined areas such as verandas and carports are not supplied with underlay unless specifically requested.
- An upgrade to Colorsteel MAXX is required in sea spray zones and geothermal areas.

Rainwater Systems/Spouting

- All our buildings are priced with Marley PVC Typhoon spouting system supplied with all brackets, fixings, rain heads and down pipes.

(The Typhoon system comes in a range of colours, black, white, ironsand, grey friars, copper and titanium). Pricing is based on black, ironsand and grey friars options.

NB: Colorsteel spouting may be required if there is a snow loading an issue.

Garage Doors

- We supply a range of garage doors, roller doors, sectional doors as well as timber barn doors. (When using timber barn doors bear in mind that they are hinged and do not support automatic door opening systems.

Windows & Doors/Joinery

- In all our initial pricing our joinery is double glazed using either VANTAGE aluminium or FIRST aluminium residential suites in their standard powder coat colour range. We have an upgrade option to the Metro Suite available should you choose.
- In very high and extra high wind zones upgrading to the Metro Suite becomes a code requirement. The joinery is supplied with all head flashings, sill flashings and associated hardware for installation.

- Buildings are priced using Latitude entrance doors with 4 point lever lock system.
- All other hinged doors in your building use the 4 point Lever Lock system with a snib interior and Keyed Exterior.
- All doors are keyed alike for simplicity.

EXCLUSIONS

The following is not included in your kitset package:

- Resource Consent costs
- Geotechnical Report
- TP58 sewerage and storm water designs
- Building Consent Fees
- Preparation of documentation for any Resource Consents required
- Site Works; - site access and vehicle crossings, site excavations, storm water drains, sewer and septic systems, power, phone and water to site
- Insurance
- Concrete floor
- Labour to lock up stage
- Electrical - internal and external - labour, wiring, fixtures and fittings
- Plumbing - internal and external - labour, pipework, fixtures and fittings
- Sewerage system and drainage
- Water tanks, pump and storm water system
- Insulation
- Internal doors
- Interior wall and ceiling linings
- Skirting, scotia and finish lines
- Wardrobes and cupboard fit-out
- Kitchen cabinetry, fit out and appliances
- Bathroom cabinetry, fittings and fit out
- Laundry cabinetry and fit out
- Painting and decorating - exterior and interior
- Floor Coverings
- Labour to complete



WHY BUILD WITH WOOD?

There are many advantages of a timber building. Wood is:

1. Durable

- Wood treated with the appropriate level of preservative, and properly maintained, can last in service for a hundred years.
- There are no corrosion issues with wood.
- Wood also acts as a humidity regulator, absorbing moisture when humid and desorbing moisture when the air is dry.

2. Fire resistant

- When exposed to fire, wood retains its strength longer than some materials.
- The insulating properties of timber provide built-in fire resistance. Large timber members burn slowly, and form char on the surface. The un-burnt timber retains some strength and stability during a fire.
- Wood handles extreme weather conditions better than other materials.

3. Fast and flexible to use

- Timber provides for flexibility of design, and allows modifications and tweaks to layout during the construction process.
- Wood is easier and more accommodating to build with than other building alternatives - it can be cut, nailed, drilled and bolted with ease lessening the need for specialist equipment.

4. Safer in earthquakes

- Wood absorbs energy making it especially ideal in earthquake prone areas.

5. Warmer and quieter

- Wood is proven to be better than other materials at retaining heat and keeping cold out.
- Timber framed homes exceed building code requirements anywhere in New Zealand without needing any additional thermal break.
- Wood will not transfer noise unlike some other materials.

6. Environmentally superior

- Wood is natural, renewable, sustainable and carbon neutral.
- Wood is the ultimate renewable building material when it is produced from sustainable forests. As trees are cut down, more are planted.

7. An energy saving material

- A timber framed home is likely to require less energy for heating - a warmer environment at a lower cost.





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P +64 (0) 9 238 6518 | F +64 (0) 9 238 5620 | **0800 422 548** | 1/25 Kitchener Rd, PO Box 255, Pukekohe 2340 | enquiries@customkit.co.nz
