

EASYBUILD FULL BUILD INCLUSIONS AND EXCLUSIONS

Full Build Pricing Information

All Full Build prices shown on each design's individual page on our website are approximate and should be used as a guide to the cost of having a completed EasyBuild home constructed on your site.

Full Build Prices vary between regions, and can change significantly depending on the location and condition of your section, what services you may need to install, and local pricing conditions.

This inclusion list relates to the Full Build Prices shown on our website. Talk to your EasyBuild Preferred Builder or Contact Us for a comprehensive quote that takes your site requirements and chosen specifications into consideration.

All prices displayed are based on our Standard House Pack, built on concrete slab foundations with Duragroove primary cladding and Nuline Plus weatherboard features.

Alternative cladding variations, timber floor packs (for sites requiring timber pile foundations), seaspray zone requirements or other amendments may incur additional costs.

The price excludes materials for decking and verandahs, which are an optional extra.

Please note that to meet Code Compliance standards, houses on timber pile foundations may be required to have decking or suitable steps outside all external doors.

All prices stated include GST and are subject to change.

Full Build Inclusions

Plans	Customised set of plans including site specific setout, site information and preparation of your building consent documentation. The fee charged by your local Building Consent Authority for assessing your application is not included. All plans are based on very high wind zone, and cover earthquake zones 1 to 3 (soil classes A to E).
Master Build Guarantee	10-year Master Build guarantee, as confirmed with your builder.
Delivery	Delivery costs vary depending on your location and which island you are located on, and range from \$3,450 to \$11,500. Deliveries to remote or difficult to reach areas or where the building site is difficult to access may incur additional costs. Our Full Build price includes an allowance of \$3,450.
Foundations	House to be built on a RibRaft or concrete slab foundation in Zones 1-4 (North Island and Upper South Island). Our Full Build price includes a PC Sum allowance applicable for a level site with clear access, to NZ Building Code 3604 standard on good ground conditions. For houses in Zones 5 and 6 (Lower South Island only), there are significant additional insulation requirements for concrete slabs based on the 1 May 2023 Updates to the NZ Building Code. Please talk to us for more information. In these

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	Zones, a house built on a timber pile foundation will likely be the most cost-effective option.
Hardware	All required hardware for construction of components within the EasyBuild House Pack.
Floor Pack - for Concrete Slab Build	Brackets, packers and required hardware.
Framing	Pre-cut structural and internal framing. All timber is treated to the required standards for each purpose.
Insulation	Expol Black R3.1 underfloor insulation, for houses on pile foundations only. Some houses in Climate Zones 5-6 (Lower South Island) may require additional thickness to meet H1 requirements. Wall insulation 90mm R2.8, pre-installed in exterior panels. Knauf Earthwool R5.0 Skillion Roof Insulation.
Exterior Panels	Pre-built exterior panels, fully lined and insulated with pre-installed windows and external doors. Exterior panels include a rigid air barrier and materials for a ventilated cavity are provided, making your home stronger and more resistant to water ingress. Conduits in the panels allow for easy wiring.
Windows and Exterior Doors	Double Glazed Windows, thermally broken and argon filled with low-E glass, pre-installed into exterior panels. Double Glazed Doors, thermally broken and argon filled with low-E glass, pre-installed into exterior panels. Double Glazed Sliding Doors, thermally broken and argon filled with low-E glass. Pre-installed aluminium TG&V front door. Available in Matte Flaxpod or Matte Sandstone Grey. Joinery for windows, doors and sliding doors available in Silver Pearl or Flaxpod.
Ceiling Sheets	Triboard ceiling sheets.
Roof Ventilation	Roof ventilation material to be installed along each purlin, allowing increased airflow within the roof cavity, and further protecting your home from moisture.
Roofing	Colorsteel Maxam pre-painted corrugated roofing, including ridge flashing, barge flashings and fixings. Available in Flaxpod or Sandstone Grey.
Spouting	Marley Typhoon spouting and downpipes in your choice of Flaxblack or White.
Soffit lining	Fibrous cement sheet soffit and jointers.
Fascia	Pre primed finger jointed pine fascia.
Cladding	Duragroove Smooth with Nuline Plus weatherboard features. Other cladding choices are available, however costs will vary.
Cavity Battens	Treated timber cavity battens, allowing an extra layer of protection between your exterior panels and weatherboard, further protecting your home from moisture.
Interior Linings	GIB Standard plasterboard for internal wall linings. GIB Aqualine for wet areas, including kitchen and bathrooms. GIB to be plastered to a paint finish. Bevelled 60mm skirting, bevelled 40mm scotia, bevelled 40mm architraves to windows, bevelled 60mm architraves to interior door frames.
Interior Doors	Split jamb pre-hung doors. Flat jamb sliding wardrobe doors. Split jamb pre-hung wardrobe doors (selected bedrooms only).

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	All door handles and catches, including passage and privacy sets (Schlage Rubens Satin Chrome) and door stops.
Kitchen	Kitchen, including benchtop, single bowl stainless steel sink insert with draining board and pre-finished white cabinets in 16mm melamine on moisture resistant particleboard substrate. Benchtop 37mm laminate HPL in your choice of two selected colours. 600mm x 750mm glass splashback in your choice of black or white.
Kitchen Appliances	<p>Aquatica Deluna stainless steel gooseneck kitchen mixer tap.</p> <p>Fisher & Paykel stainless steel under bench oven - OB60SC5CEX3.</p> <p>Fisher & Paykel ceramic cooktop - CE604CBX2.</p> <p>Fisher & Paykel stainless steel dishwasher - DW60FC2X2.</p> <p>Fisher & Paykel stainless steel canopy rangehood, ducted through soffit - HC60BLX1.</p> <p>Titan 660 waste disposal with airswitch.</p>
Bathroom Fittings	<p>Aquatica Techline chrome basin mixer tap.</p> <p>Aquatica chrome sink waste.</p> <p>Aquatica Techline chrome shower mixer.</p> <p>Aquatica Techline single spray slide handshower set.</p> <p>Aquatica Prestigio 1000mm x 1000mm shower system with tray, centre waste and 2 or 3 sided liner. Please note some models are restricted to a Prestigio 900mm x 900mm shower system.</p> <p>Aquatica Apron Freestanding bath for corner with Aquatica chrome bath spout, chrome mixer, and chrome bath waste (if applicable).</p> <p>Clearlite Pacific Rise 900mm Double Drawer Floor Mounted Vanity, in colour White Melamine. Note the Waihi design has a Clearlite Pacific Rise 750mm Double Drawer Floor Mounted Vanity, in colour White Melamine.</p> <p>Aquatica Azure back to wall toilet, rimless with soft close seat.</p> <p>Aquatica Lania toilet roll holder.</p> <p>Aquatica Lania towel rail.</p> <p>900mm x 900mm mirror.</p>
Ensuite fittings (if applicable)	<p>Aquatica Techline chrome basin mixer tap.</p> <p>Aquatica chrome sink waste.</p> <p>Aquatica Techline chrome shower mixer.</p> <p>Aquatica Techline single spray slide handshower set.</p> <p>Aquatica Prestigio 1000mm x 1000mm Alcove shower system with tray, centre waste and 3 sided liner.</p> <p>Clearlite Pacific Rise 600mm Double Drawer Floor Mounted Vanity, in colour White Melamine.</p> <p>Aquatica Azure back to wall toilet, rimless with soft close seat.</p> <p>Aquatica Lania toilet roll holder.</p> <p>Aquatica Lania towel rail.</p>

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	750mm x 600mm mirror.
External tapware	Hose tap.
Laundry (if applicable)	Aquatica LaundraCentro Laundry Tub (if applicable); Hubtub Slim Laundry Tub (Tekapo and Cambridge designs only); or pair of laundry taps.
Hot water cylinder	Rheem 180l hot water cylinder (except Oxford).
Plumbing	Install all listed plumbing fittings and fixtures.
Wardrobe and linen cupboard fittings	Melamine shelf and Italo Wardrobe Rail for wardrobes. Pine slatted shelving for linen cupboard.
Scaffolding	Supply edge protection for roofing fall protection or similar.
Painting - Interior	All walls and ceilings to be paint finished to level 4, maximum of 3 colours. All architraves, skirtings, doors and door jams to be painted with satin enamel water based.
Painting – Exterior Cladding	Paint all exterior cladding and soffits to colour of owners’ choice, with solar guard low sheen, 3 coat system, maximum of 2 colours.
Electrical	Supply and install EasyBuild’s standard electrical schedule for your chosen design. Please speak to your local Preferred Builder for more details.
Floor coverings	Supply and install EasyBuild’s selection of carpet and vinyl to wet areas.
General	Full construction insurance, handover clean, waste bin and portaloos.

Please note: Our inclusions are based on current product availability and are subject to change. In the event where a product specified above is not available at the time of purchase, an equivalent alternative product may be provided.

Full Build Exclusions

The following items are excluded from the Full Build price and will be quoted individually for you by your local Preferred Builder specifically for the requirements of your site.

Building Consent Fee	The building consent application fee as charged by your local Building Consent Authority.
Resource Consent	Resource consent, if required.
Surveying, Geotech Report and Specific Engineering	Any surveying, Geotech Report and Specific Engineering requirements for your site.
In-Ground Services such as Drainage, Power, Gas and Telecommunications	Installation and connection of any in-ground services such as power, gas, telecommunications, water and drainage (including stormwater and wastewater disposal and any specifically designed septic systems or tanks). These costs are specific to your site.
Excavation and earthworks	Excavation or any earthworks required to prepare your site for building and create the building platform.
Verandahs	Verandahs are not included in our Standard House Packs.
Seaspray zone	Additional costs are incurred for homes located in seaspray zones.
Light Fittings	Light fittings are not included to allow for customer preference.
Heating	Heating is not included to allow for customer preference.
Driveways, decks, patios, fencing, landscaping	Priced on request based on your preferences and requirements.

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Fire safety	For the Amberley hall or other EasyBuild home that will be used for non-residential purposes, there may be additional requirements depending upon the intended use related to fire safety. A fire safety report may likely be required to be prepared by a Fire Engineer, and their recommendations may need to be incorporated into the build.
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