

Building Checklist



When looking for a company to build your new home, one thing that is considered is the price. When comparing the price that is offered by various builders and housing companies, it's important that you are comparing apples with apples, as the saying goes.

To help you in that process, we have listed the following items which are not necessarily a physical part of your new home, but are still costs that are incurred along the way and have to be accounted for at some stage. At Westmoreland Homes these costs are included in the start price of our new homes.

In some other cases, the number or quality of some items e.g. lights, can vary significantly. It's important that you compare all the differences in order to understand just what you are or are not getting with your new home. This should be read in conjunction with your specification sheet.

	Westmoreland	Other
Draftsman Fees What will changes to the plan cost you and have site specific drawings done.	Incl.	
Building Consent Fees in Total (Not a PC Sum) What will be the total cost to you in consent fees to have your house built?	Incl.	
Construction Insurance The last thing you want is your home burning down or being maliciously damaged during the build process.	Incl.	
Independent Home First 10 year Guarantee Is the construction quality of your home guaranteed?	Incl.	
Installation and Livening of Temporary Power Including Fees Charged by Local Authorities Builders and trades people need power to construct the house. Is this an extra?	Incl.	
The Cost of Electricity During the Construction You have no control of how much power is being consumed so who is footing the bill?	Incl.	
Surveyor Set Out Your house needs to be positioned correctly on your section as per the plans.	Incl.	
Engineering Fees for Building Consent Some sites and plans require engineering consultation which isn't cheap.	Incl.	
Engineering Fees for Slab Inspection Cost of site inspections by a registered engineer along with council inspections.	Incl.	
Scala Penetrometer Tests and Certification by Engineer Checking site soil suitability for building on.	Incl.	
Allowance for S & M Soil Types The floor slab for your house needs to be designed to suit particular ground conditions. Our base cost includes foundations for these types of soils. More expansive soils may require additional foundations and/or piling. It's important to know what is and isn't included in the price for your foundations.	Incl.	
14m3 of Access Metal All weather access for delivery of product during construction is critical. 14m3 isn't always sufficient but we allow at least a bare minimum in our start price.	Incl.	
Underslab Drainage This refers to the plumbing and waste water for your house. This is an essential part of your house and should be included in the start price, not added later.	Incl.	

<p>Scaffolding A legal requirement to prevent people falling off the roof and to speed up construction.</p>	Incl.	
<p>Fall Protection Another legal requirement to prevent people falling off the trusses and hitting the floor.</p>	Incl.	
<p>Size of Internal Framing & Number of Nogs Watch for this. Some companies cut costs by using thinner timbers and less bracing timber which can reduce the sturdiness of your home. Westmoreland always uses 90x45 framing with two rows of nogs.</p>	Incl.	
<p>Number of Windows, R/Sliders & Stackers, and Sizes Getting good light into your home is exceptionally important along with the quality of the joinery. Some builders use a standard range of windows and doors regardless of the size or configuration of your house. Westmoreland Homes has individual joinery for each house to suit the design and the client's requirements.</p>	Incl.	
<p>Allowance for Type of Brick & Other Claddings If you want something different for your cladding what are your choices and how does the cost differ?</p>	Incl.	
<p>Double or Single Glazing Double glazing is not actually compulsory. The law stipulates that your house has to reach a certain "R" value. This means that some builders may use single glazing along with some other means to reach this R value. Westmoreland always uses double glazing.</p>	Incl.	
<p>Allowance for Style of Internal Doors We offer several different doors with our executive specification houses and these are included in the start price.</p>	Incl.	
<p>Brand and Style of Internal Door Hardware What is the quality and choices of door hardware?</p>	Incl.	
<p>Colour-Matched Joinery Hardware Hardware (window and door handles/latches) colour-matched to your aluminium joinery is included in our cost, some builders charge extra for this as an upgrade.</p>	Incl.	
<p>Wardrobe Shelving Do the wardrobes have sufficient shelving?</p>	Incl.	
<p>Kitchen Allowance What are your options and how much can you spend on the design you want?</p>	Incl.	
<p>Appliance Make & Model Is your whiteware of good quality or inferior brands?</p>	Incl.	
<p>Vanity Type Again quality of construction and size.</p>	Incl.	
<p>Tapware Make & Model Check the quality of hardware along with the style options.</p>	Incl.	
<p>Shower - Size, Brand, Acrylic or Tiled, Moulded Liner or Flat What type of shower will you get and will it suit your needs? There are many cheap Chinese showers on the market. Westmoreland use only quality NZ brands.</p>	Incl.	
<p>Electrical Allowance - Type of Lights, Recessed or Batten Holders, Number of TV/PH and Electrical Outlets Will you have enough power points, light switches at appropriate points of your home and of what quality will your light fittings be?</p>	Incl.	
<p>Type of Heated Towel Rails Are they suited to your requirements?</p>	Incl.	
<p>Hazardco Safety Signage & Instruction Meeting legal safety requirements.</p>	Incl.	
<p>Bin Hire Construction waste needs to go somewhere. Are you paying extra to have it</p>	Incl.	

removed?		
Portaloos Hire Are you paying extra for the trades peoples toilet?	Incl.	
Interior and Exterior Clean Prior to handover who is cleaning the house?	Incl.	
CCC Code of Compliance Is this included?	Incl.	
Spreading Topsoil and Seeding Lawn Clearing the site and re-sewing grass.	Incl.	
Actual House Size Are the plan sizes quoted of the floor area or are they calculated including soffits, eaves, porches or overhangs? A soffit or eave is not a living area. Westmoreland House sizes are calculated to the exterior of the foundation only and do not include roof overhangs and soffits.	Incl.	