



Why Choose us?

MARLBOROUGH



Jennian
HOMES
Your personality Our expertise

Jennian Homes Marlborough

Jennian Homes Marlborough is a locally owned and operated building company specialising in new homes.

With over 30 years experience in the building industry Angela and Dallas are dedicated to growing Jennian Homes Marlborough further through great staff, great processes and commitment to client satisfaction.

From design and planning to building and receiving the keys to your new home, the team constantly aim to deliver an enjoyable experience building quality homes at an affordable price.

We provide award winning homes to the Marlborough region.

House of the Year 2019

Silver - GIB Showhome

House of the Year 2020

Gold - Volume/Group Housing up to \$450,000
Category - Volume/Group Housing up to \$450,000

House of the Year 2021

Gold - Volume/Group Housing up to \$450,000

House of the Year 2022

Silver - GIB Showhome
Silver - Group Housing New Home \$500,000 - \$750,000

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Jennian Homes Marlborough

P 03 578 2017

E marlborough@jennian.co.nz

jennian.co.nz



Owner
Angela Mead



Director
Dallas Mead



Project Manager
Damien Price



**Administration/
Project Liaison**
Virginia Taylor



New Home Consultant
Melissa Biggs



**New Home Consultant/
Colour Consultant**
Terri Laurenson



Your personality.

At Jennian Homes we pride ourselves on delivering the home you've always wanted. We'll work with you to create a home that reflects your personality and suits your lifestyle. Custom design your home from your ideas, or add your personal touches to one of our market leading plans. The choice is always yours.

Our expertise.

Jennian Homes has been building the homes New Zealanders love for more than 40 years, so you can rest assured you're in safe hands when you choose Jennian Homes.

We're New Zealand's most awarded builder in the Registered Master Builders House of the Year awards, and we complete all of our homes to the same award-winning standards of design, quality and workmanship.

Our superior buying power and industry relationships make a Jennian home exceptional value for money. We deal with trusted New Zealand based suppliers and recognised brands, so you can be sure everything in your home will be of the highest quality.

And we'll stay in touch after you move in. Your new Jennian home will come complete with a 10-year Standard Master Build Guarantee and an industry-leading 36 month remedial maintenance period.



It's never too late
to get the home
you've **always**
wanted...



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The Jennian Difference.



40+ years

We have been building the homes New Zealanders love more than 40 years, so you can rest assured you're in safe hands when you choose Jennian Homes.



Peace of mind

Jennian Franchisees offer a 36 month defects warranty. That's a whopping 24 months longer than the current industry standard. For you, that's real peace of mind.



100% kiwi

Jennian only deals with New Zealand's leading building suppliers and manufacturers. We are proud to be 100% kiwi owned and operated.



Community wellbeing

Community wellness and the health of all New Zealanders is very important to us and we are proud supporters of the Heart Foundation amongst other initiatives.



Feels like family

Jennian is owned by Kiwi families. We build homes for families and we treat people like family. So when you build with Jennian, it feels like family.

For more information visit jennian.co.nz

10 Great reasons to choose Jennian Homes

1. The Jennian 100% completion promise

The Jennian Homes Completion Promise states that “All Jennian Franchisees and the Franchisor pledge to complete the construction of your home to practical completion to meet the terms and conditions of your contract”. Other builders feel they need to make a big deal out of this. We just do it, as we have done consistently for over four decades.

2. No surprises

Watch out for low-ball Provisional and Prime Cost sums. Your Jennian franchisee can provide you with a fixed-price contract with quotes on everything above the floor slab—up front. You'll know exactly what your dream home will cost before you sign the contract.

3. New Zealand suppliers of quality products

Beware of cheap materials from overseas suppliers that could cost you a lot more over the life cycle of your home. We deal with trusted New Zealand market-leading brands and suppliers, ensuring that everything that goes into your home is quality and backed by New Zealand market-leading brands and warranties.

4. Most awarded

Jennian Homes is New Zealand's most awarded group of franchise builders in the RMB House of the Year awards. You can rest assured that all Jennian houses are built to an award-winning quality standard.

5. Industry-leading maintenance follow-up

Jennian Franchisees exceed the industry standard and now offer a truly industry-leading 36 Month Defects Warranty* for your increased protection and peace of mind. That's a whopping 24 months longer than the current industry standard.

6. The best residential building contracts

We have worked with the Registered Master Builders Federation to achieve a building contract resulting in progress payments that equal the physical progress of the construction of your home. We only need your money to build your home. Other builders will often ask for more—you should ask why.

7. Future-Proof building

Put simply, future-proof building means having a home that is better to live in today and worth more in the future. We are industry leaders in pioneering the focus towards homes that are safer, warmer, healthier, more energy efficient and more comfortable to live in now and into the future.

8. Superior customer experience - forever

Building your home should be one of the greatest experiences you will ever have. We'll ensure that you're kept completely informed throughout the adventure and we'll keep in touch long after you've moved in to your dream home.

9. Uncompromised quality

It can be the hidden things behind the walls that reflect the true quality of your home. The Jennian specification ensures that your home has quality plumbing, frames, insulation and wall linings.

10. Become part of an iconic family

Jennian franchisees have been around for over four decades. Rest assured that your dream is safe with one of New Zealand's most experienced franchise builders. Having built more than 10,000 homes for New Zealanders, we're the name you can trust with your dream home.





360° colour at your fingertips

Transform your home with the Resene Multi-finish collection,
a rainbow of favourite Resene paint colours with
complementary colour ideas.

Resene has everything you need for your decorating projects including
quality paints, colours, wallpaper, wood stains, helpful and friendly advice.
So come in and see us and enjoy the Resene difference.

Resene

the paint the professionals use

0800 RESENE (737 363)
www.resene.co.nz/colorshops

Proven Plan Range

2022 TOP 16 PLANS



Ernest



Altera



Victoria



Chianti



William



Waikeremoana



Brougham



Cook



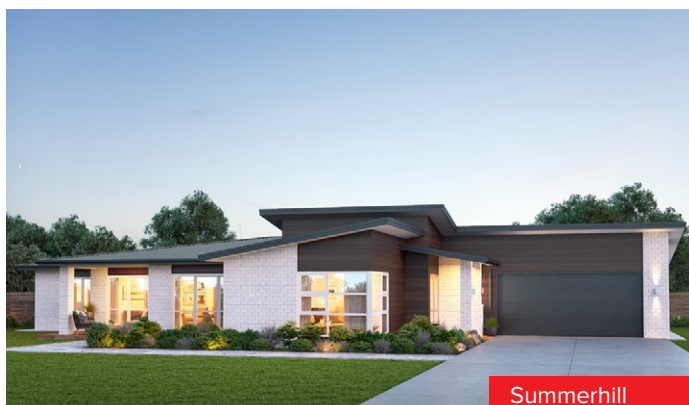
Edward



George



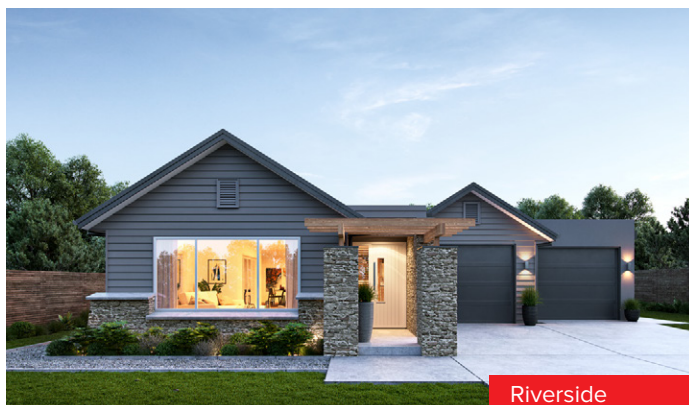
Seabreeze



Summerhill



Rossini



Riverside



Monaco



James

Completion Promise

The Jennian Franchisor and Franchisees promise to ensure that your home is completed in accordance with the terms and conditions of your signed Jennian Master Builders Residential Building Contract, provided you comply with your signed Master Build 10-Year Guarantee.



Signed

Ada

2021

Franchisor

Jennian
HOMES

Feels like family



DO YOU KNOW?

The industry standard for follow-up maintenance is just 12 months.

Jennian Franchisees exceed the industry standard and now offer a truly industry-leading **36 Month Defects Warranty*** for your increased protection and peace of mind. That's a whopping 24 months longer than the current industry standard.

Even better, Jennian's 36 Month Defects Warranty is supported with a Jennian Home Owners Maintenance Schedule created using the Registered Master Builders Maintenance Schedule tool. This guide outlines maintenance practices to assist you to keep your home in top condition.

Registered Master Builders inspire the construction industry to provide better buildings for New Zealanders.

Our commitment to you does not end when we hand over the keys to your beautiful new home.

*For terms and conditions, please refer to the Jennian 36 Month Defects Warranty Policy

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Bays Joinery are proud partners of Jennian Homes Marlborough

As a part of the Jennian process, you will work directly with one of our highly skilled designers. You will be welcomed into our Blenheim Design Studio to discuss and plan the joinery in your new Jennian home.

Bays Joinery is the largest and most awarded family owned joinery manufacturer in the Top of the South Island and has been operating for over 30 years. We have a highly skilled team from design through to manufacture and execution on site.

All joinery is manufactured in-house at our local site using the latest technology.

Our award-winning teams can work within your budget and bring your vision to life!



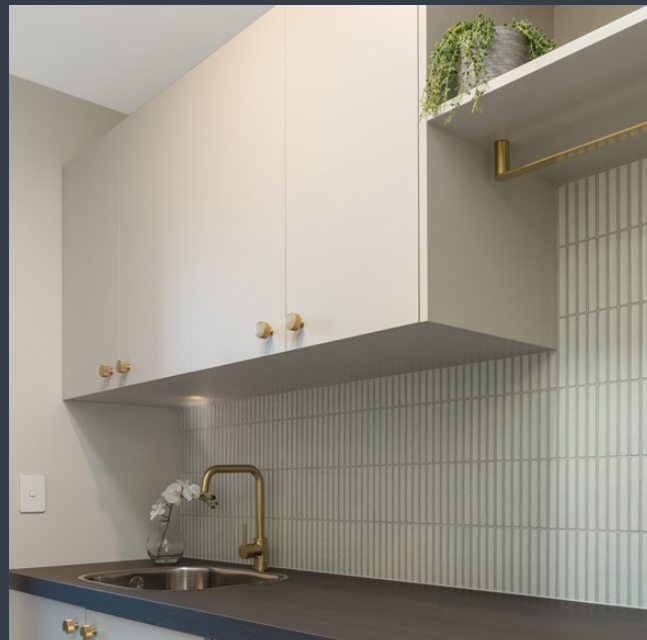
Award-winning, custom-made joinery
for residential & commercial projects.

Blenheim Design Studio

Ph 03 579 2520
25 Redwood St, Blenheim
info@baysjoinery.co.nz

Nelson Design Studio

Ph 03 544 0087
6 Tokomaru Place, Stoke
info@baysjoinery.co.nz



www.baysjoinery.co.nz



Join us for a New Home Builders' Info Session.

Building a new home is an exciting adventure and Jennian Homes has been building the homes New Zealanders want for more than 40 years.

Come and learn from the experts about the hidden costs of building and how to avoid surprises by designing a home, customised for you, to work within your true budget.

Our regular building information sessions arm you with lots of great information to help you on your journey to building your own home.

Please contact our local team for details on our next session and reserve your complimentary seat. For more information on our Information Sessions please visit jennian.co.nz

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Jennian Homes Standard Specifications

INCLUSIONS	<ul style="list-style-type: none">• Jennian Homes Masterbuild Building Contract• Architectural design plans based on flat site ready for construction
FLOORS	<ul style="list-style-type: none">• Firth Rib Raft TC1 concrete floor as per engineer design• Allowance is for site scrape and 100mm of top soil removal on building platform
FRAMES AND FRAME TREATMENT	<ul style="list-style-type: none">• All wall and roof framing to be 90mm x 45mm KD Radiata Pine machine stress graded• 2400mm stud height• All framing to building code – generally at 600mm crs for horizontal GIB fixing
INSULATION	<ul style="list-style-type: none">• Pink Batts installed to all external walls and ceilings• Ceiling R3.6• Walls R2.6• No insulation to garage ceiling or walls
ROOF	<ul style="list-style-type: none">• Longrun Colorsteel, Corrugated or Roofdeck
PLUMBING	<ul style="list-style-type: none">• Fusiotherm reticulation of hot and cold water• HWC – Rheem 250 litre• 3 x hose taps
ELECTRICAL	<ul style="list-style-type: none">• Installed as per electrical plans• LED Downlights• Switches and plugs PDL Iconic• Extractor fans to bathrooms with bathroom heater• Newtech heated towel rail
FASCIA/GUTTER	<ul style="list-style-type: none">• Colorsteel fascia and guttering system
EXTERIOR CLADDINGS	<ul style="list-style-type: none">• Resene Rockcote Graphex Plaster system• James Hardie Linea Oblique
WINDOWS	<ul style="list-style-type: none">• All units double glazed• Altherm Residential Suite powder coated
FRONT DOORS	<ul style="list-style-type: none">• Aluminium entrance door with Schlage Ease Smart Entry Digital Lock
GARAGE DOORS	<ul style="list-style-type: none">• Garador Newport insulated door with two openers
INTERIOR LININGS	<ul style="list-style-type: none">• Ceiling – 13mm Standard GIB• Steel ceiling battens direct fixed to trusses at 600mm crs• Walls – 10mm Standard GIB• 10mm GIB Aqualine to wet areas• Square stop ceiling to wall junctions or 55mm Gib cove• Square interior corners
INTERIOR TRIM	<ul style="list-style-type: none">• 60mm x 12mm MDF single bevelled skirting
INTERIOR DOORS	<ul style="list-style-type: none">• Flush panel• Hardware: Windsor Futura Range
PAINT	<ul style="list-style-type: none">• Resene SpaceCote• One undercoat and two top coats (wet areas to be enamel low sheen)
FLOOR COVERINGS	<ul style="list-style-type: none">• Belgotex Primero Vinyl Plank• Belgotex Liberty Range 100% Solution Dyed Nylon cut pile with 10mm underlay
TILES	<ul style="list-style-type: none">• 300mm x 100mm White Subway Tile• Tile allowance: 300mm high bath splashback
TOILETS	<ul style="list-style-type: none">• Elementi Uno toilet suite
TAPWARE	<ul style="list-style-type: none">• Elementi Uno or Ion
SHOWERS	<ul style="list-style-type: none">• Athena Soul Square 900mm x 900mm or 1000mm x 1000mm
VANITIES	<ul style="list-style-type: none">• Pinnacle single drawer wall hung• Polished edge 900mm high mirror to match width of vanity
LAUNDRY	<ul style="list-style-type: none">• Aquatica Laundra tub
WARDROBES	<ul style="list-style-type: none">• Melamine wardrobe organiser
HEATING	<ul style="list-style-type: none">• Panasonic High Wall Heatpump
KITCHEN	<ul style="list-style-type: none">• Plan specific design from Bays Joinery standard kitchen range
APPLIANCES	<ul style="list-style-type: none">• Fisher & Paykel 4 Element Ceramic Cooktop CE604CBX2• Fisher & Paykel 5 Function Stainless Steel Oven OB60SC5CEX2• Fisher & Paykel 900mm Stainless Steel Canopy Rangehood HC90DCXB3• Fisher & Paykel Stainless Steel Dishwasher DW60FC2X1
NOT INCLUDED	<ul style="list-style-type: none">• Building Consent, Services, Landscaping

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





Celebrating **75** homes built together

With heartfelt thanks to
our major sponsor



Jennian
HOMES



**We're
committed
to building
communities**

Heart — Foundation Lottery



We are proud to be the major sponsor of the Heart Foundation Lottery. We support this initiative to raise vital funds to help save lives and keep families together for longer. We are committed to building communities and are pleased to be able to give back to the community through supporting such a worthy cause, one that benefits the lives of so many New Zealanders.



**Every ticket
sold helps us
in our fight
against heart
disease**

JENNIAN & CARTERS. BUILDING PARTNERS.

CARTERS have been
**PARTNERING THE BUILDING
INDUSTRY** for over

150
YEARS

and we've got **THE**
COUNTRY COVERED with a
NATIONWIDE NETWORK of

50
BRANCHES

all acting together **TO MAKE**
THE BUSINESS OF BUILDING
EASIER with

1
ACCOUNT

IT ALL ADDS UP TO
BUILDING WITH

Your success is our success.

0
HASSLES

CARTERS  **Your
Building Partner**

Notes:

Standard Build Timeline Expectations

Initial discussions & concepts

Depends on your individual needs

Pre-consent

Allow 1-3 weeks

Design amendments

Allow 2-3 weeks

Quotes and pricing

Allow 3 weeks - At this stage the guide price will go to the actual price

Contract signing

This will be at your earliest convenience - Allow 1 week

Working drawings

Allow 4-10 weeks

Council consents

Allow 6 weeks - A government agency and so out of our hands

Pre-build preparations

Allow 2-4 weeks

Build and hand-over

Allow between 20-24 weeks

Note:

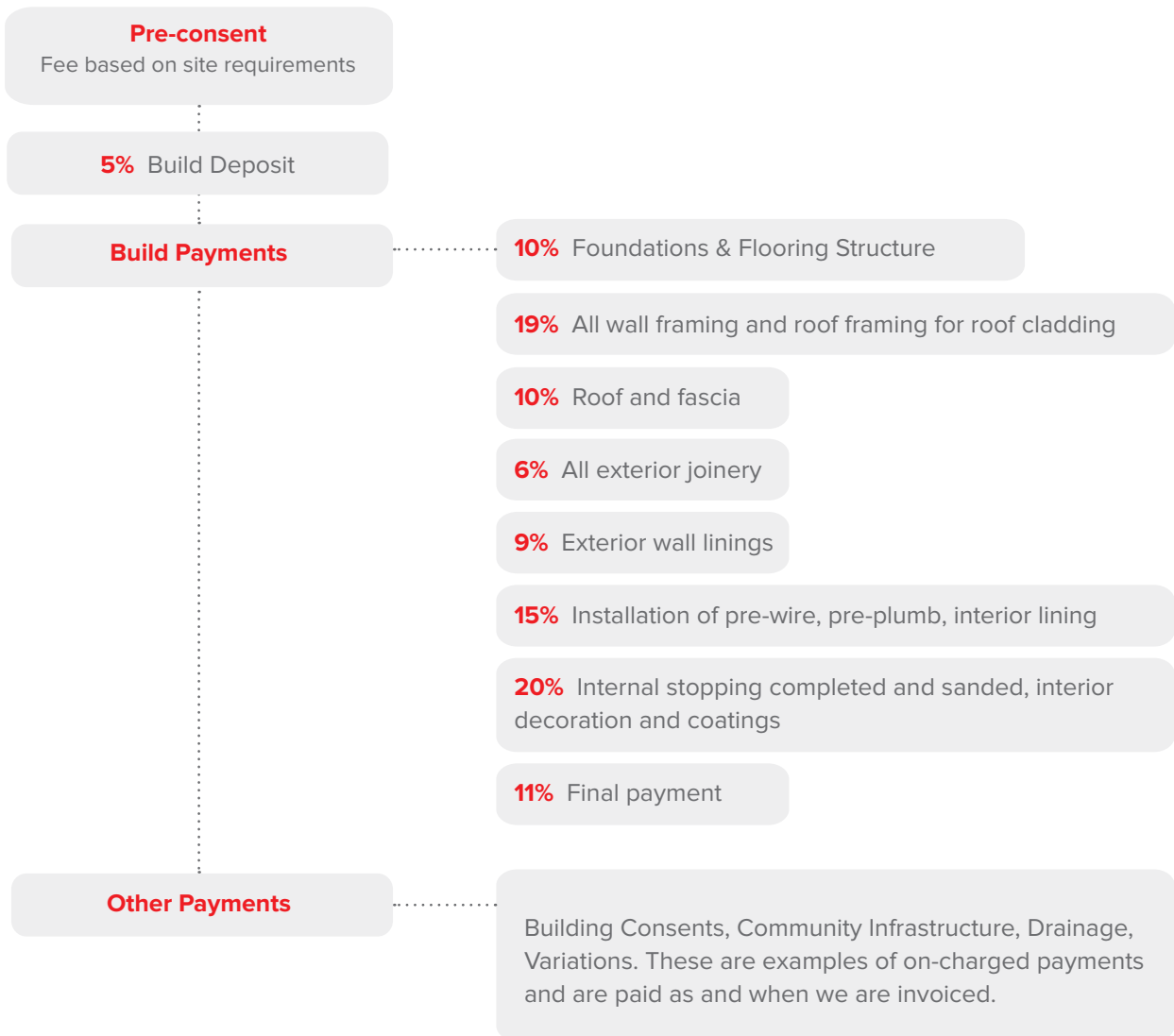
Issuing of titles and complex engineering designs may affect this time line.

We love our Community.

Community wellness and the health of all New Zealanders is very important to us and we are proud supporters of the Heart Foundation amongst other initiatives.



Jennian Homes Payment Structure



The move

Moving house can be a fun and exciting adventure, but the prospect of packing all of your belongings can be a daunting task. We've compiled a three stage to-do list to help you get organised and make the move a little easier.

MOVING NECESSITIES

- ☐ Boxes
- ☐ Masking tape
- ☐ Bubble wrap
- ☐ Trailer or moving company
- ☐ Helpers

ONE MONTH —SIX WEEKS PRIOR TO YOUR POSSESSION DATE

- ☐ Are you renting? Ensure you give your landlord ample notice in writing
- ☐ Sort your belongings into two piles of keepsakes and give-aways. Do you need to have a garage sale?
- ☐ Hire a moving company and schedule your move
- ☐ Pack and label boxes, this will make unpacking so much easier
- ☐ Request time off work, if necessary

TWO WEEKS PRIOR TO YOUR POSSESSION DATE

- ☐ Have you confirmed your moving date and time?
- ☐ Have you arranged to keep your phone number?
- ☐ What are you going to do with your pets on moving day?
- ☐ Are your pets micro-chipped or do they have your contact details on their collar? In case they decide to run
- ☐ Do you have any magazine or newspaper subscriptions? Arrange to have them sent to your new address
- ☐ Have you arranged disconnection and new connection dates with your gas and electricity company?
- ☐ Do you have Sky TV? Arrange to have it transferred to your new home
- ☐ Does your old home require any specialist cleaning?
- ☐ Complete a mail forwarding card at the post shop
- ☐ Collect change of address cards from the post shop

UP TO THREE DAYS PRIOR TO MOVE DAY

- ☐ Confirm your movers arrival time
- ☐ Do any last minute laundry and disconnect the washing machine
- ☐ Clean out fridge and freezer—defrost freezer if necessary before moving
- ☐ Pack all valuables and documentation together—put in a safe place
- ☐ Dismantle/disconnect electronics such as TV and stereos. Label any leads, this will make setting them up again an easy task
- ☐ Ensure your family and friends know where they are going to avoid any confusion
- ☐ Arrange a refreshments box, to keep you hydrated and feed throughout the day
- ☐ Create a priority box containing bed legs, remote controls and any tools you may need to use



PROTECTING AND MAINTAINING YOUR BIGGEST ASSET

How often do you wash your car? One a month, once a week or just when it needs it?

It's an interesting and common phenomenon; your car is a depreciating asset, generally used to get from A to B until it gets replaced after a few short years by a newer model – yet it gets more TLC than the family home which provides comfort and shelter for your loved ones for many years, increasing in value (most of the time) and growing your wealth.

A lot of car owners look after their pride and joy with more enthusiasm than they do their own health while most, at least, look after the essentials like regular oil and tyre pressure checks, topping up the water and of course a wash and vacuum. Then there's the obligatory Warrant of Fitness requirement as well. So why is it that we don't pay the same attention to the house? Of course we take pride in our family environment with superficial maintenance such as cleaning and vacuuming, but what about the true maintenance that will protect the health, well-being and value of our biggest appreciating asset? Having a maintenance plan for your home ensures it retains its current glory, is better to live in, safer, healthier and reduces the need for major repairs in the future.

So often, if an item is out of sight, it's out of mind until it either breaks or fails when a more costly repair is demanded. Take a look around your home and take note of all the things that can enjoy an increased lifecycle if given a bit of annual attention. The easy ones to spot are the windows and doors with latches and hinges that will sigh with relief at the odd squirt of lubricant. Or look into the channels and sills of your exterior doors where drain holes are often clogged with debris, not allowing condensation or rainwater to escape.

Seasonal maintenance is also an easy one to overlook. Right now we're enjoying the dry sunny days of summer when spouting and downpipes are taking a holiday too. The problem is that when the autumnal rains come, it is only then that we become aware of all the leaves, twigs and other parasites that have been setting up a dam that could channel the rainwater into your soffits or down your internal walls.

There are plenty of online resources for finding tips about home maintenance, or if you'd like some specific advice or help with a maintenance plan, call in and see us at Jennian. Your home will be better for it in the long run.

SPRING IS ON THE HORIZON

After a long, dark winter, spring's bright sun and warm breezes are just a breath of fresh air away. The days are getting longer and you'll soon feel the ebb of positivity drifting back in on the spring tides.

There's really only one downside; all that sunshine will spotlight your leaf-filled gutters, cracked pathways and the dead plants in last year's flower beds. Here are a few simple ideas to help you target the areas that need maintenance so you can plan to get your chores done quickly, leaving plenty time to go outside and enjoy the sunshine.

Check for loose or leaky gutters that have suffered the rigours of winter. Make sure downpipes are properly drained away from the house and are clear and free of debris.

Next, check for low areas in your section especially near to the house. These should be filled with compacted soil and sprinkled with new grass seed. Spring rains can cause flooding and if water pools in these low areas in summer, it creates a breeding ground for insects and there are enough mozzies about without creating a home for them!

Inspect concrete slabs and paths for signs of cracks or movement. All exterior slabs should drain away from the

home's foundation. Fill cracks with a concrete crack filler or silicone caulk. Springtime is also perfect for a spray on moss and mould application. The changeable weather ensures the product works to kill moss and mould so that the spring showers can wash it away in time to leave the concrete sparkling for summer.

Spring is also a perfect time to take action when it comes to controlling the climate of your home. It's easy to ignore through the warmer months when the windows and doors are thrown wide open, but nowadays we have the technology to make the inside of our homes more comfortable all year round without breaking the bank. It is now rare for a new home to be built without ventilation, heating and cooling all taken care of.

These days we are much more aware of how we heat and ventilate our homes. We no longer accept "crying" panes of glass and wasted heat, as we know today's heating and ventilation solutions allow us to control room temperature, moisture levels and quality of air effectively and efficiently.

Heat Pumps, generally seen as the kindest to our environment, provide heating, cooling, filtered air and energy efficiency. Ventilation systems manage moisture levels, purify air, recover generated heat, utilize natural heat, and have a positive impact on your heating bill in the winter.

Combining the two is the most efficient and effective system, allowing you to select specific zones, generate and

recover generated heat, filter your environment and have fresh air circulating.

Once you have experienced a combined heating, cooling and ventilation system you won't ever look back. Take action in spring so you can enjoy the benefits in summer and then pat yourself on the back when next autumn's winds carry the long hot days off into the sunset and you're enjoying a cosy, dry and healthy home.

WINTER TIPS—FOR A WARMER HOME AND SMALLER POWER BILL

It's that time of year when temperatures drop and energy bills can skyrocket.

For some residents, heating their home is simple; they turn up the temperature on their thermostat and write a bigger cheque to their power company whilst keeping warm in the winter can be challenging for others, especially if their heating method is expensive. However, with a greater focus these days on energy efficient products, colder weather no longer means spending an exorbitant amount of money on heating your home.

Heat Pumps, which are now almost a staple inclusion in new homes, are a great way to keep energy costs down, if used efficiently. A well-insulated home is paramount in making home heating as efficient as possible. Ensure your home is fitted with good quality insulation such as Pink Batts which will allow you to use a smaller Heat Pump, saving you money on both sides of the spectrum. As with any product, it is recommended that it is sourced from a quality supplier that offers a substantial warranty on the item.

If your home uses a wood burner, you can rest easy, knowing they are efficient to use but your home still needs to be insulated well to heat efficiently and retain the warmth. Your wood burner will also need to be maintained regularly to ensure it performs well and increase longevity, it is not uncommon to find that they have been damaged due to poor maintenance or improper use. There is no question that a wood burner is one of the more efficient ways you can heat your home, as modern fuel products are highly energy efficient and produce very limited air pollution.

If you have appliances running on gas in your home, it may be wise to think about switching your heating source to gas as well, due to you already paying for the fixed supply charges. Choose a gas heater that has the "Energy Star" label for the best savings while keeping you warm this winter.

If you have taken advantage of building new, passive heating is perhaps the most cost efficient way to become energy efficient and plan for the winter months. Making use of the sun will give you a home that keeps you warm and comfortable in the most cost-effective and environmentally friendly way. With the right balance of elements your home can soak up free heat from the sun to keep you warm day and night. Plenty of glass along the north side of your home, ideally with high level windows to assist airflow and make use of the sun is crucial when planning an energy-efficient home. Having the opportunity to plan for all year round energy efficiencies before building means that you can have a home that is warmer, drier, healthier and simply better to live in.



Our Community Initiatives

NZ Olympic Committee

The New Zealand Olympic Committee is proud to partner with Jennian Homes to help New Zealand athletes achieve their goals on the world stage.

The organisation's aim is to inspire excellence and pride in New Zealanders and enable New Zealand's elite athletes to achieve on the world's stage.

The organisation also leads and advocates for sport and athletes and uses its strong international connections to deliver value to New Zealand.

The organisation also delivers school and education programmes and connects young New Zealanders with Olympic Ambassadors and the significant Olympic digital museum collection.

Together with our sports and athletes the New Zealand Olympic Committee inspires New Zealanders and makes them proud.

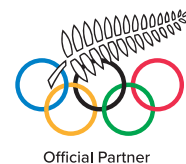
Heart Foundation Lottery

We are proud to be the major sponsor of the Heart Foundation Lottery. We support this initiative to raise vital funds to help save lives and keep families together for longer. We are committed to building communities and are pleased to be able to give back to the community through supporting such a worthy cause, one that benefits the lives of so many New Zealanders.

NZ Golf

As New Zealand's most awarded franchise builder we are proud to be the naming rights partner of the Jennian Homes Charles Tour.

By supporting the Jennian Homes Charles Tour in this capacity we are assisting New Zealand Golf to secure the continued development of the Tour's future, ensuring longevity and a stable playing for New Zealand's aspiring amateur and professional golfers.



Home Builders Checklist

When considering who you should choose to build your dream home, it can be difficult and often confusing when trying to compare one builder's offering with that of another.



Finding it difficult to compare?

Like for like

On the surface it may seem like you're comparing like for like, but once you start to peel away the layers, reality can look very different indeed. Sometimes, quotes and estimates can look significantly cheaper, until you get into the construction period of your home and find that a builder might have low-balled some of the specifications and costs just to get your business. Suddenly you're having to dip further into your pockets to pay extra for what you thought you were getting in the first place.



The devil is in the details.

Up front, no surprises

At Jennian Homes, we'd like you to be clear on every aspect of your home, up front, before you sign the building contract. That way you'll avoid any unwanted surprises like budget blow-outs and other unforeseen costs down the track. This Home Builder's Checklist, provides a great tool to give you the confidence that your budget is safe with Jennian Homes. Your personal Jennian New Home Consultant will be happy to work through this with you so that you understand what goes into planning your new dream home. You can also use the checklist to arm yourself with the right questions to ask when selecting your builder.



Building the future

When you choose to build with a Jennian franchisee you're ensuring that your home will be built on time, within an agreed budget and one that is just right for you and your family. A home that will be better to live in today, worth more in the future and one that you can enjoy and be proud of for many years to come.

Ask the right questions when choosing your new home builder. Often the things left out cause the most disappointment.

	Jennian	Other	Other
Is the builder part of a wholly New Zealand-owned group of franchise businesses?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Is your builder a local builder with local knowledge?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Is the builder supported by a quality national brand that has been around for over 35 years?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Who will finish your home if the local builder fails to complete the building?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Is your builder amongst New Zealand's most awarded group of franchise builders?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the builder offer a complimentary building site visit during the planning of your home?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder understand your lifestyle, needs and wish list so that you get the home you want?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder provide you with an industry-leading 36 month remedial maintenance period?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has the builder provided you with at least 10 recent testimonials from past clients?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Is the builder a Registered Master Builder? If not, why not?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder provide a Registered Master Builders approved Residential Building Contract or do they provide their own contract that may contain unexpected fish hooks?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder provide an independent Master Build Guarantee included in the contract price?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
What percentage deposit does the builder require upon signing of the building contract?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder use market-leading New Zealand-based manufacturers and suppliers?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder use quality, local subcontractors?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder have a solid process around variations to avoid surprises?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Will the builder provide you with a fixed price contract? Watch out for low PC Sums.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder have a process to keep you fully informed throughout the building experience?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Is the builder a Future-Proof builder?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Can the builder help you to arrange finance?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does your builder have a proven track record on completing homes on time?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Jennian	Other	Other
Does the builder include reinforcing mesh as standard throughout the entire concrete floor slab?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder use Fusiotherm piping for hot and cold water?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder install Pink Batts Ultra to all external walls?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder install energy-efficient lighting and fittings as standard?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder include extractor fans in all bathrooms?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has your builder allowed a generous number of electrical outlets, TV sockets, etc, per room?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder use 90 x 45 radiata pine for all frames?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder use laminated lintels above doors and windows?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder use a complete Rondo Steel ceiling batten system to allow for thermal movement?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder use 13mm Gib as standard for ceilings?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder include Aqualine Gib to bathroom and en suite walls and ceilings?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Is the garage lined and painted?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Are the kitchen appliances a quality, well-known brand with applicable warranties and service?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the planned and priced kitchen meet your lifestyle needs?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the kitchen include a range hood and dishwasher?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder include floor coverings in the price?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the quality of floor coverings specified meet your lifestyle needs?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the cost of floor coverings specify vinyl or tiles?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder include quality bathroom ware?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder include high-quality fittings, fixtures and taps?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the builder offer a complimentary colour consultation service?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Prime Cost (PC) or Provisional Sums are the amounts allowed for in building contracts for items where the actual cost is not known ahead of time. Your builder should be able to give you realistic estimates (if not quotes) to avoid any unwanted surprises.

	Jennian	Other	Other
What cost has the builder allowed for excavation and is it a quote or PC Sum?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
What cost has the builder allowed for standard foundations?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
What cost has the builder allowed for drainage and is it a quote or PC Sum?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
What cost has the builder allowed for floor coverings and is it a quote or PC Sum?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
What cost has the builder allowed for your desired kitchen design and is it a quote or PC Sum?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
What cost has the builder allowed for paths and driveways and is it a quote or a PC Sum?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
What cost has the builder allowed for building consents?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Notes:



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