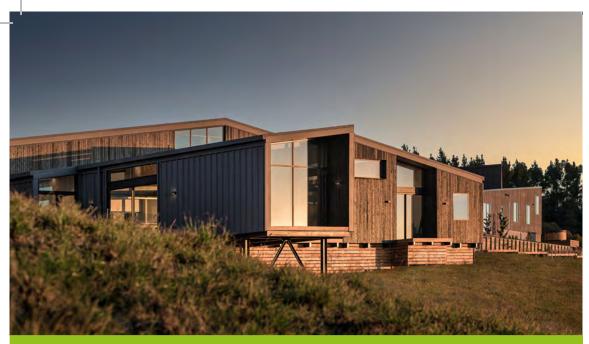


SPECIALISTS AT INDIVIDUALITY





FOREWORD

JD Homes is an award winning, family owned building company nestled into the heart of Canterbury. We are very proud of our hard-earned reputation for producing a high quality, distinctive style of home.

We work very closely with you right from your concept design through to your completed home, building on your ideas and showcasing them in a personalised home crafted especially to suit your individual lifestyle.

We take great care to ensure the work we produce is completed to our very high standards and within the specified time frame, while building our relationship with you along the journey.

We hope you enjoy looking through this portfolio showcasing a sample of our work.

JD































JD Homes Display Home

Designed by Marcus Freeman and Keith Ussher 400m2 Designed with JD Homes in mind, with its open office and display wing for daily use. Different cladding and materials used to showcase our award winning formula.

FIRSBY DRIVE





Designed by Jesse de Wys & Stephen Lloyd 248.8m2 Plaster and Cedar Ultimate kitchen and outdoor living spaces with extensive light and views afforded through the large windows



The exterior a few years before we started.





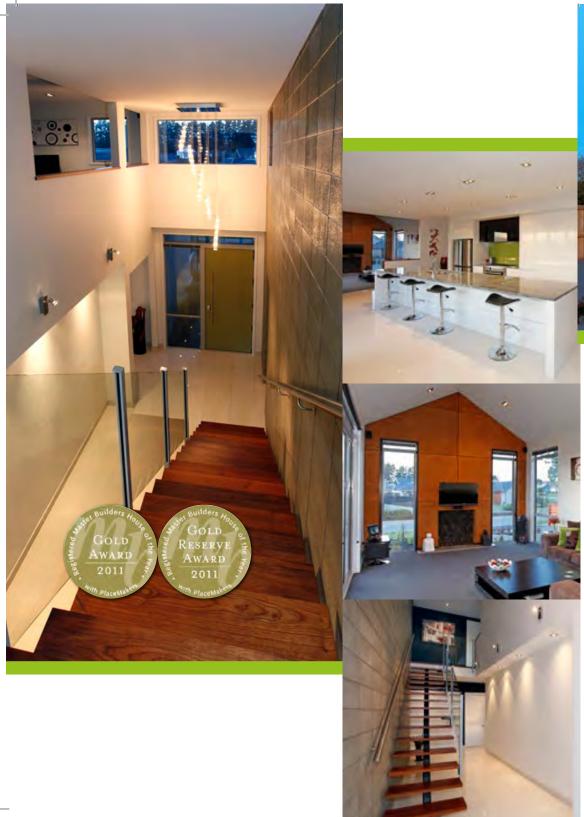




What a stunning outcome for these clients.

A really nice transformation of an 1970's NZ Summerhill Stone classic to a truly transformed masterpiece, with the client's lifestyle in mind.

LOWES ROAD





2010 - 2011 303 m² Celcrete, honed concrete block, rusticated cedar weatherboard Designed by Keith Usher.

2011 Gold Reserve Award [judged 95% above industry standard].

ROCKPORT PLACE



WESTMORLAND HOUSE

Designed by Eric Dally Architecture 240m2

Steel and cedar make this home appear to float above the ground with plenty of louvered outdoor areas to escape the wind









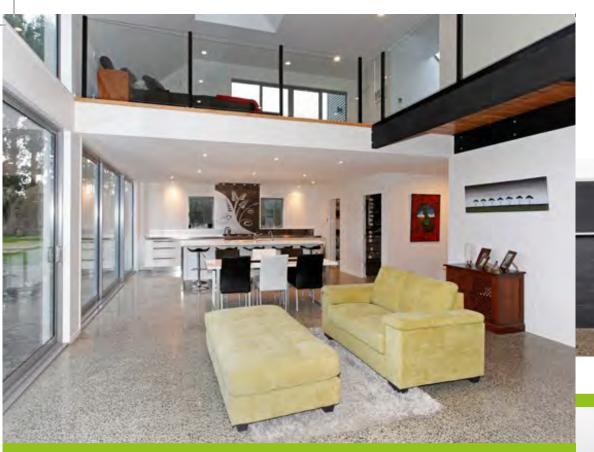
Steel, cedar and schist for a Central Otago look Beautiful sprawling open plan lifestyle home









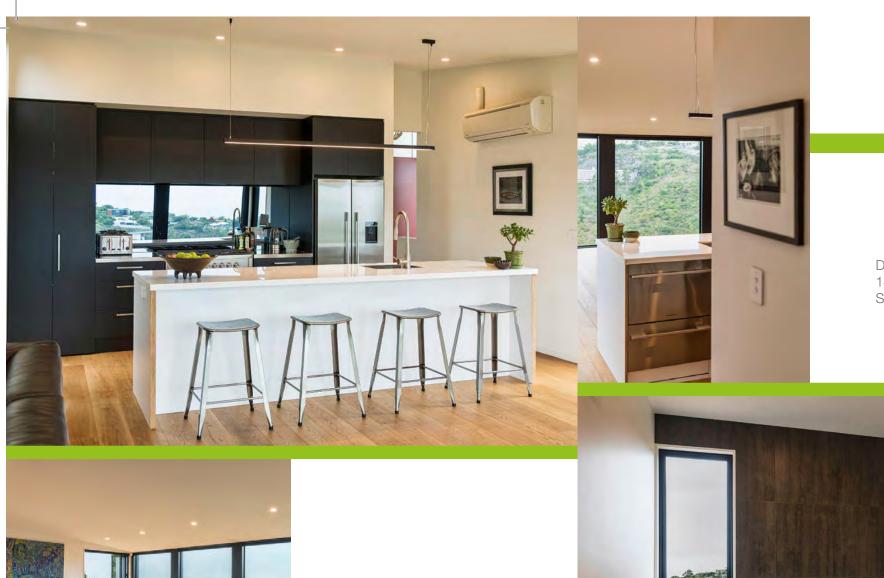


TWO CHAIN ROAD



300m²
Barn/loft styled home.
Iron cladding with Bawnsawn ply
and Porters rust paint for detailed features.
Designed by Keith Ussher and Holly.





SANTA MARIA AVENUE

Designed by Urban Function 144m2 Stunning Hill build with exceptional views





CONCEPT RENDERS





INCLUSIONS

Full guarantee 10 year Master Build Guarantee

Insurance Builders construction and liability insurance for the duration of

construction

Engineering To cover soil test and slab design (PC Sum \$1000)

Permit (PC Sum \$6,000) to cover local building consent fees

Raft Floor system Allied Concrete TC2 light weight raft foundation & floor slab system.

Final cost subject to engineer's soil test and Geotec information. Hill

sites are specifically designed foundations

Timber All timber is MSG 8 machine stress graded premium quality

Roof Steel and Tube choice of products

Fascia/Spouting Quad gutter on fascia with snow straps to prevent loss or damage

Windows All seasons thermally broken in a wide range of colours, 25mm finished

clear pre-primed reveals. Viridian double glazing to all windows and

doors is our offering

All doors keyed alike (1 key will open all your doors)

Cladding To be confirmed on design of house. Full design service for this

Video & Renders Walk through video of the plan onsite on request and high-definition

renders included

Garage Door Winsor woodgrain sectional door with auto opener and 2 remotes

Entry Door Thermally broken TGV, panelled or flush doors for performance and

security

Pull Handles Windsor pull handles with entrance lock kit for added security

Insulation R2.8 Ultra to walls - Still higher than New Zealand standard

R4.2 Ultra to ceilings - Still higher than New Zealand standard 2-Bales of Noise Control Block - 10 lineal metre coverage.

Fully insulated garage & door

GIB Plasterboard All fitted to Winstone Wallboards specifications with a level 4 finish

GIB Aqualine to bathroom, ensuite and laundry areas

10mm Gib to walls, 13mm Gib to ceilings on steel Rondo battens

Painting Interior/exterior colour consultancy service for 6 hours of work

Dulux Wash &Wear Enviro 2 Premium low VOC paint systems provided

by Master Painters

Joinery Kitchen & Laundry - Individually designed kitchen & laundry joinery

Appliances Full one on one consulted advice

Plumbing Full design service of choice of plumbing items

If preferred, a full range of gas, solar and heat pump water heating

options are available

Electrical Full design and planned service provided

Double power points throughout

3 Data points & USB points to main areas 3 TV points which have satellite distribution

Wired for alarm

2 safety plugs for bathrooms, heaters, extractor fans, heated towel

rails

Mirror demister to ensuite bathroom LED to entire house excluding garage

Downlights throughout, exterior lights, smoke detectors

A full range of home automation is available to customise your home

Car Charging Ports

Heating 1 Daikin heat pump to provide efficient air conditioning

A huge range of energy efficient gas fires & wood fires are also

available

Floor Coverings Full consultation for choice of carpet, timber, tiles and laminates

Skirting Timber skirtings 90 x 10 square dressed profile.

Tiled 100mm skirting's to all wet rooms with tiled floors

Interior Doors Designer range of doors – JD Homes Grooved

Garage door is with a draft seal

Door Hardware Bailey door hardware which have many key features. There are many

styles for your doors and sliders to choose from

Wardrobe Sliders Simply Wardrobes 2.3m high sliders with prefinished flush infill panels.

PC Sum Simply Wardrobe systems to bedrooms and 4 rows of pine slats to

HWC & storage cupboards

Services Power, water, phone, sewer & stormwater connections at street