



FAIRBAIRN
BUILDERS

NEW HOME GUIDE |
CONSTRUCTION PHASE









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AWARD WINNING
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CONTENTS

HOW WE WORK	Building the Structure: From Foundations to Finishes	01
	Construction Process	
	<i>Excavation & Siteworks Laying the Foundation</i>	02
	<i>Framing & Structural Work Roof Installation</i>	03
	<i>Windows & Doors Cladding & Exterior Finishes</i>	04
	<i>Plumbing & Electrical Work Insulation & Gib Fixing</i>	05
	<i>Interior Finishing Landscaping & Exterior Work</i>	06

INFORMATION	New Home Construction	08
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CONTACT	Fairbairn Builders	16
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BUILDING THE STRUCTURE: FROM FOUNDATIONS TO FINISHES



Top: Jamie Fairbairn meeting with a client at our office, discussing their home build.

Once the site is prepared and necessary approvals are in place, the construction of your home begins. This stage is where your vision starts taking shape, from laying the foundation to completing the final interior finishes. Each step is carefully planned and executed to ensure structural integrity, durability, and high-quality workmanship. The process starts with excavation and siteworks, ensuring a stable base for the foundation. Framing follows, creating the structural skeleton of your home, which is then enclosed with roofing, windows, doors, and exterior cladding to protect it from the elements.

Inside, essential services like plumbing and electrical work are installed before the walls are lined with insulation and plasterboard. Finishing touches such as painting, flooring, cabinetry, and tiling bring the interior to life. Throughout this phase, regular communication and updates, along with quality assurance checks, ensure everything is progressing to plan.

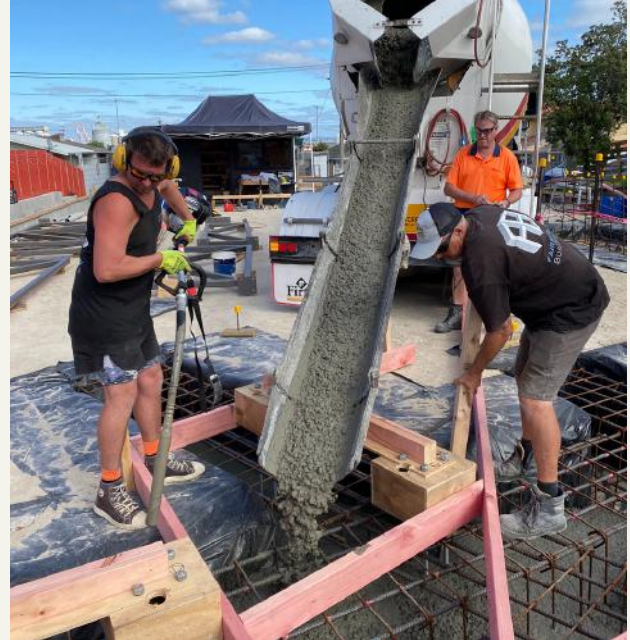
CONSTRUCTION PROCESS



Excavation & Siteworks

Before construction begins, the site must be properly prepared to ensure a stable and level base for the foundation. Excavation and sitework involve clearing the land, leveling the ground, and addressing any soil conditions that may impact the build.

The process starts with removing vegetation, debris, and any obstructions that could interfere with construction. Next, earthworks are carried out to shape the site, which may include cutting or filling soil to create a level platform.



Laying the Foundations

The foundation is one of the most critical elements of any home, providing stability, strength, and durability. At Fairbairn Builders, we ensure that every foundation is laid with precision to create a solid base for your home.

The process involves marking out the site, installing formwork, placing steel reinforcements, and pouring concrete. After the concrete sets and cures, the foundation undergoes inspections to ensure it meets building standards before the next stage of construction begins.

CONSTRUCTION PROCESS



Framing & Structural Work

Once the foundation is set, the next major milestone is framing, the stage where your home's structure takes shape. Framing forms the skeleton of the house, supporting walls, windows, doors, and the roof.

With the structural steel in place, the wall frames are carefully fitted around it. This is an exciting stage for homeowners, as it's the first time they can walk through the space and truly get a sense of their home's layout and room sizes. To ensure efficiency and precision, all wall linings and stud spacing specifics are considered before the wall frames are built off-site by specialists. There will be a bit of modifications to the frames as always around the steel to let it fit perfectly here.



Roof Installation

The roof is one of the most critical components of your home, providing protection from the elements and ensuring long-term durability. Once the framing and roof structure are complete, the installation of roofing materials marks a major milestone in the build. This is the point where the home becomes mostly weatherproof, allowing work to progress inside without delays from rain or harsh weather conditions.

Achieving the roof milestone is a significant step in the building process. With the roof in place, the structure is now largely protected from the weather, allowing interior work to commence efficiently. From this point forward, the focus shifts to enclosing the home with windows, doors, and cladding.

CONSTRUCTION PROCESS



Windows & Doors

The installation of windows and doors is the next step in the construction process, it encloses the home, enhancing weatherproofing, security, and insulation. This stage not only protects the interior from the elements but also defines the look and feel of the home by introducing natural light and ventilation.

Once windows and external doors are installed, the home becomes fully enclosed, significantly reducing exposure to weather and allowing interior work to progress efficiently.



Cladding & Exterior Finishes

Cladding is a vital part of the home's exterior, providing protection against the elements, enhancing insulation, and defining the overall look of the house. The right cladding choice ensures a durable, weatherproof home while also contributing to its architectural style.

With the cladding completed, the home gains its weatherproof shell, ensuring it is protected from wind, rain, and temperature changes. This stage also gives the house its defining character, complementing the architectural vision.

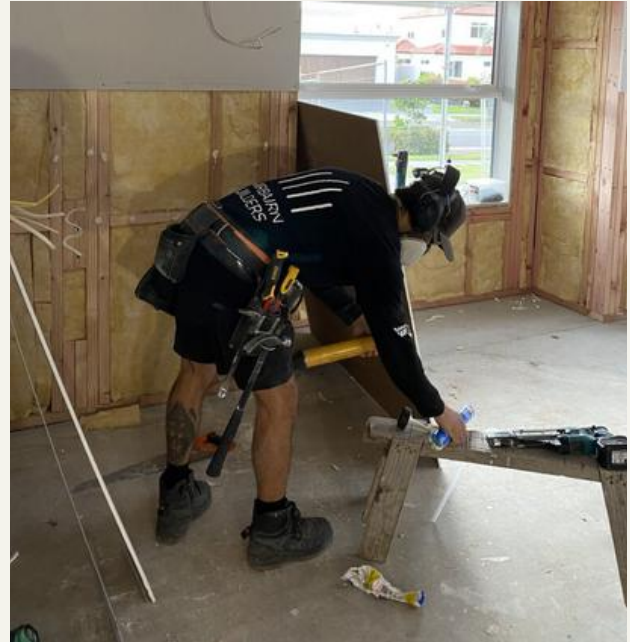
CONSTRUCTION PROCESS



Plumbing & Electrical Work

Before the interior walls are closed in, plumbing and electrical work are installed to ensure that your home has all the essential services it needs. This stage requires careful planning and precise execution, as these systems will be concealed behind walls, floors, and ceilings.

Both plumbing and electrical work must meet strict building regulations to ensure safety, efficiency, and compliance. Before progressing to interior finishing, thorough inspections and testing are conducted to ensure all systems are properly installed and functioning correctly.



Insulation & Gib Fixing

The installation of insulation, Gib, and ply lining is a crucial stage in the build, ensuring both the thermal performance and visual quality of the home's interior. This phase is our final opportunity to carefully check all subcontractor work that will soon be hidden behind the walls.

Once the interior walls are in place, we add additional backing where needed to create the flattest, most even surface possible. When fitting the Gib, our team meticulously checks external corners and mid-joints using straight edges to ensure everything is perfectly aligned.

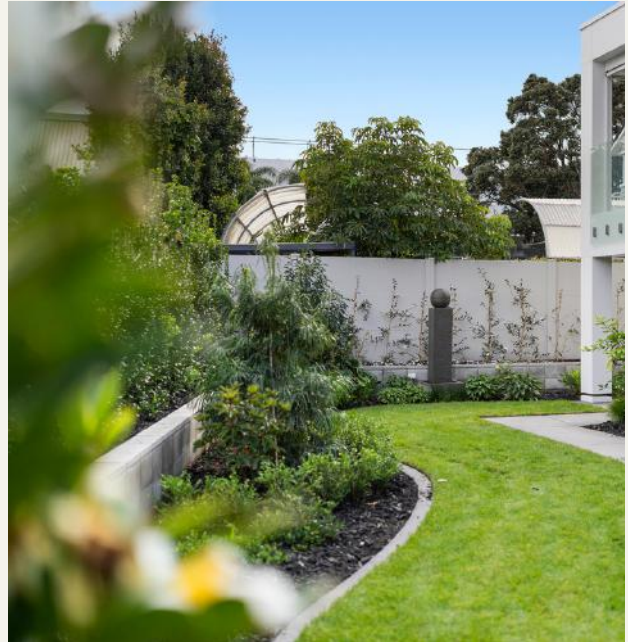
CONSTRUCTION PROCESS



Interior Finishing

Interior finishing is where your home truly begins to take shape. This stage includes plastering and painting to create smooth, seamless walls and ceilings, installation of flooring, whether it's timber, tiles, or carpet, adding both beauty and practicality to your living spaces.

Custom cabinetry is then fitted in kitchens, bathrooms, and storage areas, ensuring a functional yet stylish design. Wet areas are tiled, providing both elegance and durability. Finally, a thorough quality check is carried out to ensure every detail meets the highest standards, leaving you with a polished, functional, and beautifully finished home.



Landscaping & Exterior Work

Landscaping and exterior work are the final steps in completing your home, transforming the outdoor area into a functional, attractive space that complements the architecture of the house. This stage focuses on both the aesthetics and practicality of your property, ensuring that it is not only visually appealing but also designed for long-term use and enjoyment.

Pathways, driveways, and patios are constructed, providing easy access and creating areas for outdoor living. Retaining walls, fences, and gates are installed to ensure privacy and security, while also enhancing the property's overall appearance.



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Regular Communication & Updates with the Builder

Effective communication is key to a smooth and successful building project. At Fairbairn Builders, we prioritize keeping you informed every step of the way. We provide weekly on-site updates, which are emailed to you and stored in your Buildaprice client portal for easy access and reference. These updates ensure you're always in the loop on progress, key milestones, and any issues that may arise.

In addition to weekly updates, we hold monthly meetings to review the project's progress, discuss any upcoming decisions, and address any questions you might have. We also maintain regular phone calls to ensure you have a direct line to us for any urgent matters or decisions that need to be made. Our goal is to provide as much notice as possible for any upcoming choices or decisions, allowing you ample time to consider your options and make informed decisions.

At Fairbairn Builders, we believe that clear, consistent communication is essential to creating a positive building experience, and we are committed to keeping you informed, involved, and confident throughout the entire process.



Making Selections & Choosing Finishes: Now is the Time to Finalize Your Choices

If you haven't yet made all your decisions regarding finishes and selections, now is a great time to focus on this important part of the process. Choosing the right finishes helps personalize your home and ensures that every detail reflects your style and preferences.

At Fairbairn Builders, we're here to help you, and we can also help you engage an interior designer if this is what you decide. Now is the perfect time to complete these decisions so we can move forward with confidence and continue bringing your vision to life.

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Quality Assurance: Ensuring Excellence at Every Stage

At Fairbairn Builders, quality is at the heart of everything we do. We understand that building a home is a significant investment, which is why we are committed to delivering the highest standard of workmanship and materials at every stage of the project. Our Quality Assurance process ensures that each detail is carefully reviewed, verified, and completed to meet both industry standards and your specific expectations.

Throughout the construction process, we carry out regular inspections to ensure compliance with all building codes, safety regulations, and design specifications. We also collaborate with trusted subcontractors to ensure that their work meets our stringent quality standards. Before handing over your home, we perform a thorough final inspection, checking all aspects of the build. We take the time to address any issues, make necessary adjustments, and ensure that the final product meets your vision and exceeds your expectations.

At Fairbairn Builders, quality assurance isn't just a process; it's a commitment to delivering a home that is built to last, function seamlessly, and stand as a testament to craftsmanship and attention to detail.

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Guide to Tolerances in Building

We take great pride in delivering high-quality homes, with our award-winning craftsmanship standing as a testament to our commitment. However, it's important to understand that all construction work has acceptable tolerances—small variations that occur due to the nature of materials, environmental factors, and standard building practices.

What Are Tolerances?

Tolerances refer to the slight variations in measurements, finishes, and alignments that are considered acceptable within industry standards. These variations do not affect the structural integrity or overall quality of your home.

What to Expect

While we strive for perfection in every build, it's important to set realistic expectations. Building materials and techniques have allowable tolerances defined by industry standards, and minor variations should not be mistaken for defects.

Our Commitment to Quality

We follow quality control processes and work with skilled tradespeople to ensure your home is built to the highest standards. If any issues arise that fall outside of acceptable tolerances, we will address them promptly. Our goal is to not only meet your expectations but to exceed them whenever possible. By understanding building tolerances, you can have confidence in the quality of your home while having realistic expectations about the natural characteristics of materials and construction.

Please [click here](#) to read through the Building Performance Guide to tolerances, materials and workmanship in new residential construction 2015.

[Click Here](#)



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Building Inspections: What You Need to Know?

Throughout the building process, multiple inspections are required to ensure your home meets all necessary regulations and quality standards. The number and type of inspections depend on factors such as the design of your home, the section, and specific council requirements.

Council Inspections

Council inspections are mandatory at various stages of construction and are typically included as part of the building consent fee. However, additional charges may apply if extra inspections are needed. To avoid unexpected costs, we recommend including a contingency in your budget for potential additional inspections.

As your builder, we will take care of booking and managing all required council inspections on your behalf. You will, however, be responsible for paying the council directly for these inspections.

Engineer Inspections

In addition to council inspections, engineers may also be required to inspect certain aspects of your build. These inspections are often coordinated through your architect, with our team liaising with the engineers to arrange the necessary site visits. In some cases, surveying inspections may also be required, depending on the nature of the build and site conditions.

Our Role

We will handle the scheduling and coordination of all inspections to keep your project running smoothly. By planning for potential additional inspections in your budget and trusting us to manage the process, you can have confidence that your home is being built to the highest standards.

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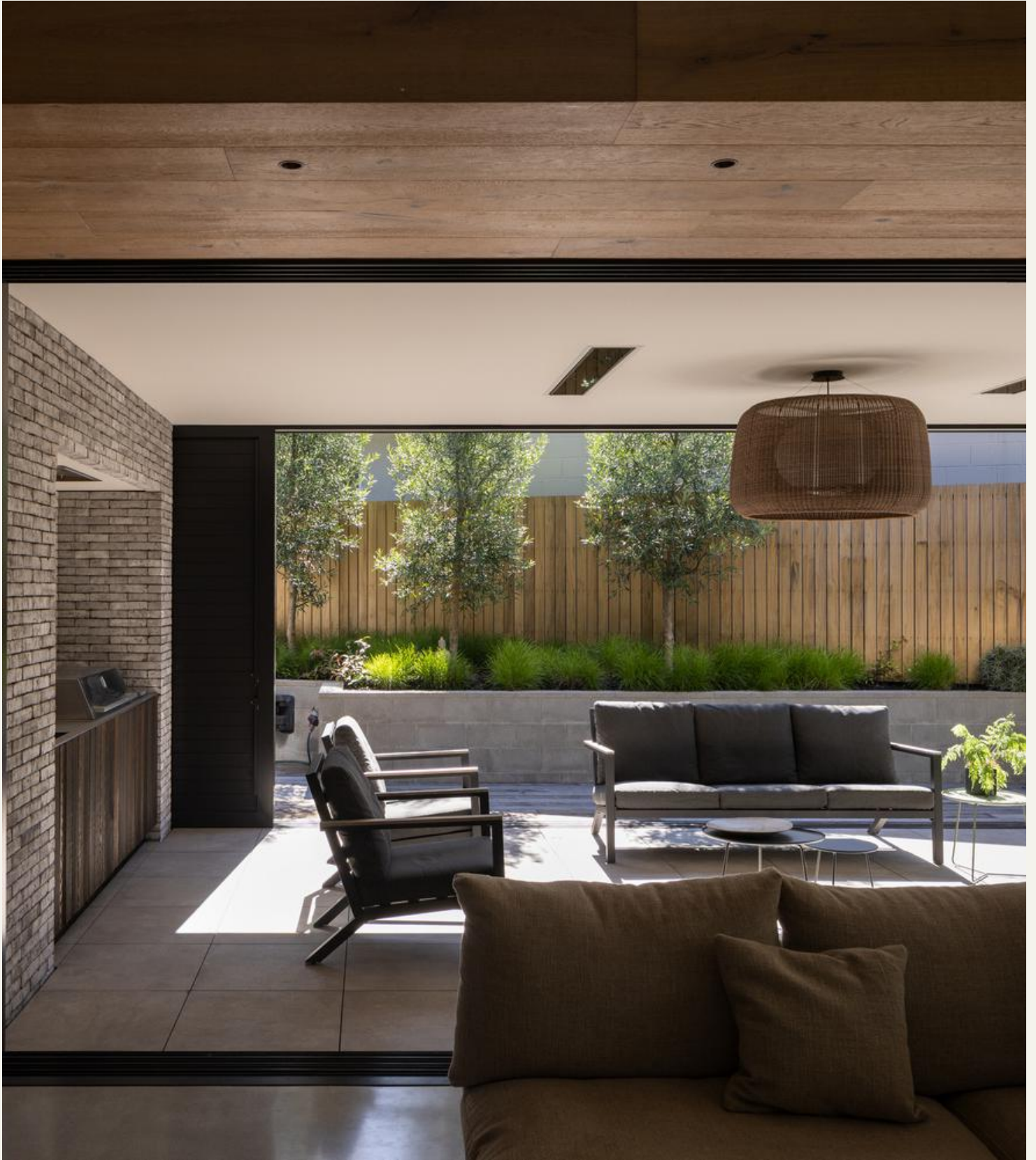
Managing Paperwork and Inspections in Objective Build

Objective Build, a system used by the Councils. We gain access to it through the architect, to upload all necessary documentation required by the council. This platform ensures that paperwork is properly recorded and available for council inspections.

At times, an inspection may receive a temporary failure due to paperwork not yet being uploaded to Objective Build. This usually happens because the relevant task is still in progress. For example, if block laying is only partially completed, but the council inspects an area that has some finished blockwork, they may request an LBP (Licensed Building Practitioner) form. Since the work is not fully completed, the required paperwork may not yet be ready, leading to a flagged inspection status.

This is simply how the council tracks outstanding requirements—it's not necessarily a problem, but rather a way for them to ensure they return to complete their checks once all necessary documentation is available. We actively manage this process, ensuring that once work is completed, the correct paperwork is uploaded.

If you have any questions about the inspection process or the paperwork required, we are always happy to guide you through it.



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