

Specifications

PARTICULAR SPECIFICATION OF PROPERTY

TWO MASTER BEDROOMS AND ONE STANDARD ENSUITE BEDROOM*

ITEM DESCRIPTION STANDARD MATERIAL Foundation Piling, Footings and Slab Reinforced Concrete to Structural Engineers design

Warnes Associates Building Structure Reinforced Concrete and 100mm insulated concrete block in two courses to form separation between properties Reinforced Concrete to Structural Engineers design

Warnes Associates Roof & Covering Reinforced Concrete roof deck with water proof membrane to pitch 15° Pitched roof. Shingle felt finish. Insulation to underside in Aluminium foil and plasterboard finish to follow roof line Ceilings Boarding to follow slope of roof create high ceilings & void for fans

9.5mm plasterboard - Gypsum plaster

External Walls(1)

Render Coating with feature band

Cement and sand mix with stone features

External Walls(2) Internal side - Interior quality plaster

Gyproc plaster cement or similar to give smooth finish

Interior walls

Drywall on steel prepared system. Skim smooth coat finish

Gyproc drywall system - 2 X 9.5 mm thick with metal proprietary fixing strips. Exterior corners - aluminium angle bead coated in Gyproc drywall plaster to give smooth finish

Internal Floor tiles Lounge/Dinning/Kitchen Tiles - Campana, Cotto or similar approved 300 x 300mm Bathrooms Ditto - 200 x 200mm in size - to be finalised Internal flooring Bedrooms Timber polished floor planks External Doors & windows Aluminium Powder coat on anodised aluminium - finished in selected colour Internal Doors Manufactured Timber Hard wood on hard wood frames - Timber to be decided. Ironmongery "Hafele or similar approved" External/Internal Painting Jotun Product Range Kitchen & Equipment European Range Granite Work tops with Siemens/Smeg or similar cooker/cooker hood/fridge/hob/microwave

Sanitary ware Toilet, Wash basin, Bath, Shower Tray American Standard brand Electrical Wiring all enclosed in conduit National Brand to NFPA codes Switches and outlets Clipsal or similar approved Lighting Thorn or Similar Interior fans Drainage System Concrete pipe to precast manholes 100mm increasing to 150mm to Road Septic Tank Water Treatment Tank Swimming Pool Tiled concrete pool with rendered surround - with imitation wood decking 15m swimming pool with features completes a concrete deck area. Reinforced concrete garage below is provided for cars

Remarks *

Option for study/additional bedroom

Customer to be responsible for the cost of any additional requirements

External walls planters and landscaping included to give enclosed garden effect