

# Specifications

## PARTICULAR SPECIFICATION OF PROPERTY

### TWO MASTER BEDROOMS AND ONE ADDITIONAL GUEST BEDROOM\*

ITEM	DESCRIPTION	STANDARD	MATERIAL
	Foundation	Piling, Footings and Slab	Reinforced Concrete to Structural Engineers design
Warnes Associates	Building Structure	100mm Reinforced Concrete walls	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
	12m x 4m lap pool	Sala. Sala as house exterior roof specification	Remarks Customer to be responsible for the cost of any additional requirements
	External walls	planters and landscaping included to give enclosed garden effect	