

ITEM

FLOORS

All floor finishes except where specified.

WALLS

All wall finishes except where specified.

CEILING

Tray type ceilings and flat ceilings.

SKIRTING/ MOULDING

Timber skirting and crown moulding

DOORS

Timber door cases with architraves.

WINDOWS

Timber Casements and sash windows.

BATHROOMS

Floor & Wall finishes, Fixtures & accessories.

SCHEDULE OF FINISHES

Grade one porcelain / ceramic tiles.

Plastered walls, slicked and painted.

Trowel-on fine textured finish.

Bathrooms and crown moulding in all other rooms. 5" timber skirting in all rooms.

Solid timber raised panel doors at entrance, bedrooms, bathrooms, laundry. Timber louvre doors to closets & storage areas. Glazed timber French doors to terraces / patios. All doors to be painted, pickled or natural stain. All door hardware/ironmongery to be brush finished stainless steel or polished brass (Lifetime finished).

All timber to be solid timber casement and double hung sash windows, glazed with laminated glass and muntins. All windows to be solid painted and sealed. All hardware/ironmongery to be brush finished stainless steel or polished brass (Lifetime finished).
All with insect screens.

Tiling

Floors to be finished with a non-slip glazed ceramic or porcelain tile. Walls to be finished in a glazed ceramic or porcelain tile with border and / insert tile.

Bathroom fixtures & fittings

All fixtures (sink, wc, tub, & whirlpool tub, faucet & mixer,) to be Ideal Standard or equal approved English manufactured fittings. All Bathroom accessories (toilet paper holder, soap dish, coat hook, towel rails etc.) to match finish of fittings.

Vanity & Mirror

Large copper backed mirrors in timber frames over cultured marble or stone vanity with integral sink.

INTERIOR

KITCHEN

Wall finishes, cupboards, counter top

APPLIANCES

AMENITIES

A/C, Solar hot water & Ceiling fans.

EXTERNAL FINISHES

WALLS

Coral render & painted plaster.

ROOFS

Roof finish and gutters.

EXTERNAL WORKS

Driveway, pavements.

SCHEDULE OF FINISHES

Walls

Glazed ceramic wall tile above counter top, between cupboards, and up to height of high level cupboards.

Cupboards

Timber cupboard units with glaze and solid doors and finished in natural or solid painted.

Counter top & bar top.

Granite counter top with Bullnose edge.

All appliances from Whirlpool, General Electric or approved equal to include:- counter top cooker, refrigerator, dishwasher, combine extract hood and microwave, wall oven and stacked washer & dryer units.

Air Conditioning

All bedrooms will be fitted with remote controlled air conditioning units. Provision will be made for optional A/C unit in living and dining area.

Solar Hot Water

Min. 80 gallon solar hot water system is provided with an integral electrical back-up heater.

Ceiling fans

All bedrooms, living areas, dining areas and terraces will have remote controlled ceiling fans.

Architectural detail

All architectural details in coral render and walls to be smooth plastered, slicked and painted.

Roof Structure

Cedar wood shingles above water proofing layer on timber sheeting and truss.

Gutters and rain water down pipes

Gutters and rain water down pipes to be copper.

Driveway and Garage

Driveway and garage to be exposed aggregate concrete with smooth bands to form pattern.

Pavements

Pavements in brush finished concrete with smooth bands.

Uncovered paved areas of 24" square paving slabs.