Schedule of Finishes Tarragon Gardens

General

All building work to comply with N.H.B.R.C. Homebuilders manual and good building practice.

Materials used will be of standard quality and readily available from local suppliers.

Brickwork

External brickwork to be 230 mm standard solid brick walls and bricks to comply with S.A.B.S standards.

Internal brickwork to be 116mm standard solid brick walls and bricks to comply with S.A.B.S standards.

Damp proofing: 250- micron black embossed poly damp proof membrane under slab.

Windows

All windows will have burglar bars on openers.

Doors & Frames

Entrance and patio doors and doorframes will be Maranti.

All internal doors will be hollow core doors in steel frames.

Roof

All trusses to be engineer approved trusses.

Roof pitch will be a minimum of 23 degrees.

Roof tiles will be used with a double roman shape.

Ceiling

Gypsum boards and cornices under pitched roofs with one trap door.

Ground floor units will have painted mortar ceilings.

Floor covering

Bedrooms will have beige belgotex range carpets the rest of the unit will have tiles on the floor.

External landings will be tiled.

Other walkways will be paved.

Skirtings

The unit will have a pine skirting board.

Plastering

All external walls will have a clay brick finish.

All internal walls to be plastered with a brushed finish.

Wall tiling

Only a splashback row of tiles will be provided in the bathroom and kitchen.

Plumbing

A washing machine point will be provided.

Double bowl sink to be fitted in kitchen.

Ironmongery

External door will have a 3 lever lock, all internal doors will have 2 lever locks.

Builders pride or similar handles to be fitted to all doors.

Kitchen units and BIC,s

Kitchen tops to be formica tops 32mm thick.

All carcasses to be white melamine. All bic doors will have a white renolit finish. Kitchen doors will have an alpine finish or as per kitchen schedule.

To be installed according to layout as per drawing.

Appliances

A gas stove will be provided in the kitchen.

Sanitary

All sanitary ware to be white

A mixer tap to be provided in kitchen.

All taps and spouts to of the isca range or similar quality.

A 1700mm bath will be fitted.

Electrical

All light points as per layout drawing.

All plug points as per layout drawing.

Allowance for telephone/intercom point.

Allowance for tv antennae point.

Glazing

To be done according to S.A.B.S. code.

Clear glass in unit with obscured glass in bathroom.

Painting

Internal paint on walls and ceiling will be p.v.a.

All exposed rafters to be creosoted.

Internal doors and frames to be white enamel.

External

Roads and walkways will be paved and grass will be laid in all other areas.