

STANDARD SPECIFICATIONS

1. FOUNDATIONS

1.1. All specifications as per engineer design.

2. SUPERSTRUCTURE

2.1. External and internal walls to be built with maxi cement bricks as indicated on the drawing.

3. ROOF

3.1. Prefabricated roof trusses will be used and covered with cement roof tiles.

3.2. No under tile plastic membrane will be used.

3.3. Seamless gutters and downpipes to be fitted.

4. DOORS

4.1. External front and kitchen doors to be Meranti, Salina or another approved.

4.2. Internal doors to be hollow core hardboard type.

4.3. Weather strip to be fitted to external doors.

5. WINDOWS, GLAZING AND WINDOWSILLS

5.1. Aluminium windows without burglar bars to be installed.

5.2. Clear sheet glass to be installed as recommended by the glazier and accepted by local authority.

5.3. Internal windowsills to be plastered and external to be brick-on-edge plastered and painted.

6. EXTERNAL AND INTERNAL FINISHES

6.1. Internal and External walls to be a plaster and paint finish.

6.2. Splash back above sink, bath and basin.

7. FLOOR FINISHES

7.1. Ceramic floor tiles to be installed with ceramic tile skirtings.

8. CEILINGS

8.1. Approved ceiling boards fixed to 38mm x 38mm branderling or other approved materials to be provided.

8.2. H-cover strips, Cornices and trapdoor or other approved materials to be provided.

9. PAINTING

9.1. External and internal plastered walls and ceilings to be painted with two coats PVA.

9.2. External doors to be painted with two coats wood sealer if wood and internal doors to be painted with enamel paint.

9.3. Exposed metalwork to be painted with one universal undercoat and one coat enamel paint.

9.4. Exposed roof timber to be painted with two coats carbolineum or other approved material.

10. IRONMONGERY

10.1. External doors to receive three lever mortice locksets and internal doors two lever mortice locksets.

10.2. One toilet roll holder per toilet and One towel rail per bathroom.

10.3. Double track curtain rails will be installed to length of windows, single curtain track rails in kitchen and bathrooms.

11. ELECTRICAL

11.1. One (1) plug and light point per room, two (2) plugs and one (1) stove point with isolator in kitchen will be provided.

11.2. Internal light fittings to be of the white bowl bulkhead type and two (2) external light fittings to be watertight.

12. PLUMBING

12.1. Complete hot and cold-water reticulation.

12.2. 150L solar geyser to be fitted on rooftop. (*50m2 house to receive 100L solar geyser fitted on rooftop)

12.3. Bath, wash hand basin on pedestal (as on plan) will be installed, all to be standard white in colour.

12.4. Outside tap to be provided. Plugs for sink, basin and bath will be provided but no chains.

12.5. Standard steel contractor's unit to be installed in kitchen.

13. CARPENTER

13.1. No Built in Cupboards in bedrooms or Kitchen units will be installed.

14. EXTERNAL WORKS

14.1. Building rubble to be removed once construction is completed.

14.2. No landscaping or leveling of soil/earth will be done.

15. AVAILABILITY OF MATERIALS AND INSTALLATION OF WORKS

15.1. If any material is not available at the time of construction, the contractor may use similar material available.

15.2. Installation and the position of ceiling trap door, geyser, all electrical and all plumbing to contractors' discretion.

15.3. This schedule of finishes supersedes the specifications on the plan drawn by the developer's draftsman or architect.

I/We hereby declare that I/We have read and understand the specifications herein described.

THUS, DONE AND SIGNED AT _____ ON THIS _____ DAY OF _____ 20____

Client 1 signature

Client 2 signature

Contractor