



## LAKESIDE - File No. 2670

Specification for Internal Finishes

### INTERNAL FINISHES

<b>CEILING</b>	1	Rhinoboard ceiling with taped skimmed joints to be finished with one undercoat and two finishing coats PVA
	2	Ceiling to be fixed to battens and recommended manufacturers spacing.
	3	Ceiling on rake of trusses (ie loft apartments and where trusses are exposed) to be cut in between rafters
	4	Generally to be a selected prefabricated Gypsum cornice to have one undercoat and two finishing coats PVA
	5	Ceilings on rake to underside of roof coverings to have 40x10mm coverstrip as cornice fixed against the exposed rafters. Finish with one undercoat and two finishing coats PVA
<b>WALLS</b>	1	Internal and external walls to be constructed in clay brick
	2	Internal and external finish to be one coat plaster. All imperfections to be rubbed down and prepared for one undercoat and two coats Acrylic or similar quality paint.
	3	All corners to reveals to doors, windows, etc. to be neatly plastered.
	4	Walls to bathrooms to receive one coat plaster and to be finished with one undercoat and two coats of quality Acrylic interior paint.
<b>SKIRTINGS</b>	1	Skirtings to be selected hardwood or supawood skirtings 76x19mm to be prepared for one undercoat and two coats quality Enamel paint with matt finish to match the wall colour.
	2	Skirtings in bathrooms to be one tile high, max. 150mm high, to match the tiles laid on the bathroom floor.
	3	Top of tile skirting to be edged with an approved Genesis or equal edging trim.
	4	Walls to shower cubicles and to edge of baths where applicable, to be tiled with the same tile as the floor tile - in the showers full height and on the bath up to the height of the bath.

FLOORS	1	Floors generally to be tiled with a selected porcelain tile of approx. 450x450mm with minimum width joints.
	2	Soft joints to be incorporated for expansion where appropriate.
	3	Tiling to be taken to the edge of the wall to allow for junction to be covered by skirting.
	4	Tiles generally to be taken through the living areas, kitchen, dining and bathroom areas.
	5	Tiling to the shower floors to be in matching mosaics, with fall to outlet or with a selected shower tray.
	6	Floor covering to bedrooms to be in a selected carpet of neutral colour, to be laid even and flush with the floor tiles.
	7	Junction between carpet and floor tiles to be covered with an appropriate coverstrip.
WINDOWS	1	Windows to be aluminium, hinged for outward opening sections, complete with handles, stays,.....
	2	Windows to be glazed in appropriate glazing for clear glass generally and obscure glass for bathrooms.
	3	Windows to be neatly fitted into the openings and necessary sealant around windows to be allowed for.
	4	Window cills to be in supawood and to be prepared for one undercoat and two coats Enamel with matt finish to match the wall.
DOORS	1	Entrance doors to be hinged hardwood solid doors to be painted and to be prepared for one undercoat and two coats Enamel with matt finish to match the wall.
	2	External hinged aluminium doors to be glazed with safety glass
	3	All internal doors to be semi-solid core doors and to be prepared for one undercoat and two coats Enamel with matt finish to match the wall.
GENERAL FINISHES	2	All painted colours to be neutral and natural in tone and hue in off whites, beiges, greys and creams
	3	All tiles and carpet finishes to be neutral and natural in tone and hue in off whites, beiges, greys and creams
	4	All external timbers to be stained, treated and sealed.
	5	All external steelwork to be galvanised and painted.

KITCHEN	1	Kitchen units to be manufactured as per the layouts.
	2	Cupboard doors to be manufactured in supawood and to be prepared for sprayed finish in a satin Enamel such as Velvaglio or equal approved.
	3	Kitchen units to allow for one single bowl sink with draining tray.
	4	The space for undercounter oven and stove top and space for washing machine.
	5	Overhead cupboards to match the floor level cupboards to be positioned as per certain layouts.
	6	Cupboard doors to be fitted with selected stainless steel handles or knobs.
	7	Kitchen tops to be either in selected solid granite tops or selected hardwood which will be finished in a clear satin sealer.
ELECTRICAL	1	<b>GARAGES</b>
		1 x ceiling light power point for light fitting provided centrally with light switch as per plan layout
		1 x single plug point at rear of garage
		1 x power outlet in ceiling/soffit for garage door motor.
	2	<b>KITCHEN AREA</b>
		1 x double plug point 300mm high for fridge and washing machine
		1 x single plug point 300mm high for possible dish washer.
		1 x isolator power connection for counter top hob and below counter oven unit
		1 x high level power point for extractor unit
		1 x high level power point for microwave
		1 x counter top 1200mm high double plug point for counter appliances
		1 x central ceiling/soffit light power point for light fitting with switch positioned as per plan layout
	3	<b>DINING AREA</b>
		1 x central ceiling/soffit light power point for light fitting with switch positioned as per plan layout
	4	<b>LOUNGE AREA</b>
		1 x single plug point 300mm high.
		1 x double plug point 300mm high for TV, video, DVD, etc
		1 x arial point for TV arial connection
		1 x central ceiling/soffit light power point for light fitting with switch positioned as per plan layout

	5	<b>BEDROOM</b>
		1 x double plug point 300mm high for TV, video, DVD, etc
		1 x double plug point 300mm high.
		1 x central ceiling/soffit light power point for light fitting with switch positioned as per plan layout
	6	<b>BATHROOM</b>
		1 x central ceiling/soffit light power point for light fitting with switch positioned as per plan layout
	7	<b>EN-SUITE</b>
		1 x central ceiling/soffit light power point for light fitting with switch positioned as per plan layout
	8	<b>BALCONY or PATIO</b>
		1 x wall mounted light power point provided beside double doors for light fitting with switch positioned as per plan layout
	9	<b>ENTRANCE</b>
		1 x wall mounted light power point provided beside door for light fitting with switch positioned as per plan layout
	10	<b>SUNDRY</b>
		1 x telephone point which is combined with local intercom systems
		1 x standard electric distribution board with pre-paid electric meter
		1 x power connection to be provided for geyser
		Where applicable, were a study type unit is shown all units such as these to be fitted with 1 x double plug point 300mm high.
<b>SUNDRY ITEMS</b>	1	All sanitaryware fittings to be White.
	2	Basins to have small vanity cupboard fitted underneath the basin.
	3	The cupboard to be manufactured in supawood and prepared for spray paint finish in satin finish.
	4	Selected mixer units to be fitted to basins, showers and baths.
	5	Kitchen sinks to have a mixer unit with swivel outlet.
	6	1 x 150 liter, hot water, high pressure geyser to be supplied per unit.