Campus Terrrace

SCHEDULE OF FINISHES

Foundation Excavations and foundation walling to comply with the minimum requirements of the NHBRC AGREED

1 **FOUNDATION**

Stairs/Columns		• Reinforced concrete foundation to Professional Engineer's design and details.
		• Termite poisoning to floor of staircase and columns
Walls/Columns		• Clay stock brickwork to be plastered and painted Concrete columns to be painted
		• Basement paving to Architect's detail
Sundries		• Parking bays to be demarcated and numbered with road marking paint.
		• Steel frame with Wood automated pedestrian and sliding motor gate to Architect's detail.

2 **SUPER STRUCTURE**

Walls		• Clay stock brickwork to be plastered and painted.
Concrete slab		• Reinforced concrete slab to Professional Engineers design and details.
Window frames		• Aluminium - Colour charcoal
Door frames	Block entrance	• Aluminium - Colour charcoal
	Unit entrance	• Timber frame (Meranti)
Window sills	Internal	• Plaster and paint
	External	• Brick on edge to be plastered and painted
External finishes		• Plastered and finished with one coat plaster primer and two coats Dulux Wheatherguard
		• Colours to Architect's schedule
External soffits		• Plastered and finished with one coat plaster primer and two coats Dulux Wheatherguard
		• Colours to Architect's schedule

3 **ROOF**

Roof slabs		• Reinforced concrete slabs to Professional Engineers design and details.
		• Torch-on waterproofing applied by Specialist to manufacturers full specs.

4   INTERNAL FINISHES

General wall finishes

- Smooth Plaster finished with one coat plaster primer and two coats Dulux Dura 65 Acrylic PVA paint
- Window sills to be plastered and painted as for wall.

Bathroom wall finishes

- Smooth Plaster finished with one coat plaster primer and two coats Dulux Pearlglo
- Ceramic tiles in shower to the height of shower frame
- Mosaic tiles to shower floor
- Mosaic splash back the width of the basin
- 90cm high tiled skirting to match floor tile.

Kitchen wall finishes

- Smooth Plaster finished with one coat plaster primer and two coats Dulux Dura 65 Acrylic PVA paint

Ceilings

- Concrete slabs ceiling to be plastered and finished with one coat plaster primer and two coats white Dulux Nucote PVA
- Provide ruled joint at junction of wall to slab

Bathroom

- Finished with one coat plaster primer and two coats Dulux Pearlglo

Floor tiles

- Ceramic Tiles 500mm x 500mm
- All tiles laid to a square pattern

Shower Floor

- Mosaic tiles to shower floor

Skirting

- 90mm high plain Meranti skirting finished with three coats Wooddoc Wood sealer.

Front door

- Solid Meranti door
- Door and frame finished with three coats Wooddoc wood sealer
- Four lever door lock
- Stainless steel door handle

Internal door   Bathroom

- Hollow core surface sliding door finished with one undercoat and two coats white gloss Enamel paint
- Bucket handle

Balcony doors

- Aluminium - Colour charcoal & glass

5   SANITARY WARE

Kitchen

- Square 450 x 385 x 165 stainless steel basin
- Hans Grohe Cosmo E2 Basin Mixer

Bathroom

- "Macneil" Nova Slimline Basin 750mm - Colour white
- Hans Grohe Cosmo E2 Basin Mixer
- "Isca" shower arm 400mm & Veritas shower rose 200mm x 200mm
- Hans Grohe Cosmo E2 Shower Mixer

WC

- "Macneil" Bermuda close coupled toilet - Colour white

Bathroom Accessories

- Paper holder for WC
- Single towel rail
- Shower soap holder

6   GEYSER

- 1000L horizontal tank (geyser) on the roof in conjunction with a 19kW air source heat pump
  Per block

7   FITTINGS

Kitchen cupboards & worktops

- Worktops: Pro Quartz Speckle
- White melamine cupboard carcasses
- WASHED-SHALE-ALPINE-MELAMINE Edging, Side panels and Doors
- Kick plates -150mm Aluminium
- Stainless Steel Bar handles
- Layout as per detailed drawings

Vanity unit

- White melamine cupboard carcasses
- WASHED-SHALE-ALPINE-MELAMINE edging, side panels and doors
- Stainless Steel Bar handles
- Layout as per detailed drawings

Build in cupboards

- White melamine cupboard carcasses
- WASHED-SHALE-ALPINE-MELAMINE Edging, Side panels and Doors
- Layout as per detailed drawings
- Stainless Steel Bar handles

Kitchen hob

- Defy 2 plate solid hob stainless steel

- Curtain tracks and mirrors by purchaser.

Curtain tracks and Mirrors

8   ELECTRICAL WORKS

Electrical work
- All units to be fitted with pre-paid electrical meters
- One Light point in Kitchen, Bathroom, Living Area and Bedroom(one-bedroom apartment only)
- Light fittings (see attached pictures)
- Power Points Kitchen - 1 Double 1 Single
- Power Points Living area - 1 Double 1 Single
- Power Points Sleeping area (bachelor only) – 1 Double
- Power Points Bedroom (one-bedroom only) - 2 Single

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EXTERNAL WORK

Access security
- Motorized gate
- Intercom connected to each individual unit
- Electric fence 6 lines

Refuse area
- Refuse area is located as per Architects layout

Landscaping
- Landscaping as per Landscape Architects drawings

Balustrades
- 1 meter high Balustrades as per Architects detail

Parking
- Undercover parking bays allocated as per Architects schedule

Central satellite TV
- Reticulation for satellite TV to be provided (decoders not included)
- TV point - 1

Data Point
- Conduits and draw wires will be provided in units
- Data point - 1

Boundary wall
- Clay brick Walls/Columns to be plastered and painted with ClearVu fencing as per Architect detail