

The Moorings on Ashmead

Addendum “B”

Schedule of Building Specifications and Finishes

Grand Banks Suites

EXTERIOR SPECIFICATIONS:

1. Structure

Walls – load bearing clay brick
Slabs – 25 MPA reinforced concrete

2. Roof

Material – Chromodek roof sheeting
Trusses – treated timber
Insulation – Sisolation
Gutters – Watertite aluminium

3. Flooring

Ceramic tiles “Dune Bone” (or similar) to patios, balconies and passageways
Cement pavers to ground floor passageways and walkways

4. Doors

Powder coated aluminium
Ironmongery – satin chrome as per show unit (or similar)

5. Windows

Powder coated Aluminium
Glazing as per National Building Regulations

6. Metal work

Pergola – galvanised mild steel portals (painted)
Balustrading – galvanised mild steel (painted)
Staircases – Galvanised mild steel (painted) with timber treads

7. External Finishes

Walls – plaster and painted
Feature walls – Nutek ‘Handiplank’ (painted)

8. Braai (Suites 5 & 14 only)

Stainless steel gas to patio feature

9. Carport (Suites 19 – 26 only)

Covered

10. Elevator

Single to ground, first and second floors

INTERIOR SPECIFICATIONS:

1. Ceilings

Skim to concrete soffits (ground and first floor)
Pine T&G (second floor)
Insulation – Isotherm (second floor)
Cornices – Nomastyl Profiled polystyrene (painted)

2. Flooring

Ceramic tiles “Phoenix Beige” (or similar) throughout
Carpeting – Baltimore “Gheko” to bedrooms
Skirtings – timber (painted)

3. Doors

Supawood in timber frames (painted)
Ironmongery – satin chrome as per show unit (or similar)

4. Internal Finishes

Walls – plaster and painted (colour as per show unit)

5. Kitchen and BIC's

Easy Life Kitchens throughout (colour and design as per show unit)
Carcases – Melamine
Doors – Melawood flat panel with edging
Counter tops – Hanstone
Appliances – Whirlpool (or similar) integrated fridge/freezer, dishwasher, gas hob, electric oven and microwave oven (A Sections - mini-fridge and microwave oven only)
Sink – Franke stainless steel
Tap – Franke single mixer
Splashplate – tempered glass

6. Bathroom Sanitary and Chrome ware

Basin – porcelain
Tap – Cobra single mixer
Toilet – Geberit dual flush with stainless steel actuator
Shower – Rainshower rose
Shower door – 6 mm tempered glass screen, where required
Toilet roll holder – chrome, plus spare
Toilet brush holder – chrome
Soap dish – chrome
Double towel rails – chrome
Double coat hooks – chrome
Shaving plug

7. Light fittings

Down lights and fittings as per show unit (excluding lounge fitting)

8. Air-conditioning

Samsung split units to living area and bedrooms (A sections – bedroom only)

9. Hot Water Supply

Central heating system