



# The Moorings on Ashmead

## Addendum "B"

### Schedule of Building Specifications and Finishes Units Type 2, Units Type 3

#### **EXTERIOR SPECIFICATIONS:**

**1. Structure**

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

**2. Roof**

Material – Colour Bond roof sheeting, Wideck Profile  
Trusses – treated timber  
Insulation – Sisolation  
Gutters – Watertite aluminium

**3. Flooring**

Ceramic tiles "Dune Bone" (or similar) to patios and verandah  
Cement pavers to yard, carport and parking

**4. Doors**

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

**5. Windows**

Frame – powder coated Aluminium  
Glass as per National Building Regulations

**6. Metal work**

Pergola – galvanised mild steel portals (painted)  
Balustrading – galvanised mild steel (painted)

**7. External Finishes**

Walls – plaster and painted  
Feature walls – Nutek 'Handiplank' (painted)

**8. Braai**

Stainless steel, gas to patio

**9. Carport**

Structure – galvanised steel tubing  
Covering – DriZ waterproof

## **INTERIOR SPECIFICATIONS:**

### **1. Ceilings**

Skim to concrete soffits  
Pine T&G to bedrooms (painted)  
Insulation – Isotherm  
Cornices – Nomastyl Profiled polystyrene (painted)

### **2. Flooring**

Ceramic tiles “Phoenix Beige” (or similar) throughout  
Carpeting – Baltimore “Gheko” to bedrooms and stairs  
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 carcasses and cupboards throughout (colour and design as per show unit)  
Carcasses – Melamine  
Doors – Melawood flat panel with edging  
Counter tops – Hanstone  
Appliances – Whirlpool (or similar) integrated fridge/freezer, dishwasher, gas hob, electric oven and microwave  
Sink – Franke stainless steel  
Tap – Franke single mixer

### **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

### **9. Fireplace**

'Flueless' gas to living area

### **10. Hot Water Cylinder**

150 litres electric