

# PEBBLES

## Beach Homes

### SCHEDULE OF FINISHES

#### 1.0 WALLS

##### 1.2 External Walls

- 1.2.1 Stone plinth with cement bricks above DPC level
- 1.2.2 Plastered and painted with good Exterior Quality PVA paint
- 1.2.3 Stone clad chimney
- 1.2.4 Fibre cement building plank features

##### 1.3 Internal Walls

- 1.3.1 Cement bricks
- 1.3.2 Plastered finish and painted with good Interior Quality PVA paint
- 1.3.3 Bathrooms tiled to full height
- 1.3.4 Kitchen walls tiled above counters only, to height of 450 mm above counter level.
- 1.3.5 PC amount for ceramic tiles including VAT. N\$ 150/m<sup>2</sup>

#### 2.0 ROOF

- 2.1 Painted Victorian Profile fibre cement roof sheets
- 2.2 Upvc gutters and downpipes
- 2.3 Painted fibre cement fascias and bargeboards

#### 3.0 DOORS

##### 3.1 External Doors

- 3.1.1 Garage Doors:
  - 3.1.2 Fibreglass sectional garage doors with remote control operation
- 3.1.2 External gates and doors: HW FLB doors
- 3.1.3 Entrance Doors: Solid Wood
- 3.1.4 All doors to be sanded and sealed.
- 3.1.5 All external doors to be fitted with double cylinder lockset and aluminium handles and furniture

### **3.2 Internal Doors**

3.2.1 Solid wood doors, sanded and sealed. Fitted with 2 lever lockset and aluminium handles.

### **4.0 WINDOWS**

Windows frames to be white powder coated aluminium

### **5.0 FLOOR FINISHES**

5.1 Kitchen, Living, Bathroom, WC :

PC amount for ceramic tiles including VAT. N\$ 180/m<sup>2</sup>  
Tile skirting with aluminium strips

5.2 Bedrooms:

PC amounts for floor finish including VAT. N\$ 180/m<sup>2</sup>  
Hw skirting sanded and sealed

5.3 Garage: Grano

5.4 Yard: Rectangular brick pavers

5.5 GF Terrace: Timber deck

5.5 FF and Roof Terrace: Ceramic tiles.

PC amount for ceramic tiles including VAT. N\$ 180/m<sup>2</sup>  
Tile skirting with aluminium strips

### **6.0 CEILINGS**

6.1 Ground Floor: Concrete painted with textured paint.

6.2 First Floor: Painted gypsum

6.3.1 Pergola: Timber

**7.0 SANITARY WARE** PC Amount N\$ 50 000.00

- 7.1 WC: Close coupled suite
- 7.2 WHB: Ceramic basin with mixer
- 7.3 Bath: Acrylic bath with mixer
- 7.4 Sink: Stainless steel double bowl drop in sink with mixer
- 7.5 Shower: Natural anodized aluminium pivot door shower enclosure  
Shower mixer
- 7.6 HWC: 1 No 150 lit (400kpa) per unit
- 7.7 Prep Bowl: Stainless steel prep bowl drop in sink with mixer
- 7.7 Accessories: PC amount of N\$ 6 000.00 incl Vat per unit

**4.0 ELECTRICAL**

- 8.1 Living Area  
6 No Double Plug points  
1 No TV point  
1 No Tel point  
4 No Light points and switches  
1 No Video Intercom point
- 8.2 Kitchen  
3 No Double plug points  
1 No Stove connection  
1 No Extractor fan point above stove connection  
1 No Dishwasher connection  
1 No Light point and switch.
- 8.3 Bathrooms  
2 No Light points and switch
- 8.4 Bedroom  
3 No Double Plug points  
2 No Light point and switch  
1 No TV point  
1 No Tel point
- 8.5 Garage  
3 No Double Plug point  
2 No Light points and switch  
1 No remote door opener per garage door

8.6 External 3 No Light points and switches

8.7 Light fittings: PC amount N\$ 15 000.00

## **9.0 JOINERY**

PC amounts for Built In Cupboards and Kitchens excluding appliances.

N\$ 120 000.00

## **10.0 GENERAL**

10.1 All driveways and the yard area will be paved with Brick Pavers

10.2 Boundary walls will be 1 800mm high

10.3 Walls between units will be 1 500mm high

10.4 Video intercom and remote system between Entrance and Unit