

Standard Schedule of Finishes for Methley Manor

Structure

Foundation	Raft foundation as per engineer's design
Floors	As per engineer's design
First floor slab	As per engineer's design & detail or similar
Second floor slab	As per engineer's design & detail or similar

Roofing

Trusses	As per engineer's design
Roof Tiles	Cement Tiles

Ceilings

Underside of concrete slab	White paint
Underside of Trusses	6.4mm rhino board ceilings with H-type jointing strips. Finished off against walls with standard 75mm coved rhino cornices

Windows and doors and tiles

Entrance door	Solid wood door
Internal door	HC hardboard doors
Balcony door	Aluminum sliding door
Windows	Aluminum frame with glass as per plan
Floors (All areas)	600mm x 600mm floor tiles
Walls	All wall tiles in bathrooms from floor to 1.2m high, shower tiles from floor to ceiling, and kitchen measured 600mm above counter

Plastering

Internal	Plaster on all walls as per architect's plans
External	Bag wash on all walls as per architect's plans

Painting

Internal walls	Contractors PVA - White
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External walls	External paint - Grey
Ceilings and cornices	Contractors PVA - White

Kitchen and BIC

Kitchen cupboards	Chipboard cupboards and doors with PVC coloured edging, including granite top
Oven & hob	Extractor hood, electric hob with electric under counter oven
BIC	Chipboard doors with PVC edging , sizes as per plans

Vanity and Bathroom Fittings

Sanitary ware	All sanitary wares allowed for are white, all basins are with build-in cupboard at the bottom
Bathroom Fittings	All taps specified will be chrome of the single lever mixer type. Mirror, towel rail and toilet paper holder

Electrical and others

Lights	LED
Internet	Fiber ready

Site works

Ground floor garden	1.8m single brick wall with pedestrian gate, and lawn
Paving/Tar	As per engineer's plan
Landscaping	Lawn

Access control and security

Perimeter wall	2.1m boundary wall
Electrical fence	6 strand electrical fence to top of the perimeter wall, with alarm
Entrance Gate	As per architect's elevation and details