

SPECIFIED SITE WORKS COMPLETED FOR ARCHITECTURAL STAGE PAYMENT CERTIFICATE

OVERSITE

- Foundation concreted including electrical conduits.
- Plumbing services
- Sewer and gray water pipes

WALLS & ROOF

STAGE ONE

- All external and internal walls
- First floor slab including electrical conduit H&C water supplies

STAGE TWO

- Roof construction completed.

1ST FIX

STAGE ONE

- Sand cement plastering to all interior and exterior walls.
- All window surrounds ready for window units
- All false ceilings constructed
- All internal door frames fixed

STAGE TWO

- All guttering and wastewater connected
- All electrical wires pulled and ready for fixtures
- All H&C pipes made ready for fixtures
- One coat primer paints to all stonework and woodwork

2nd Fix

STAGE ONE

- All floor tiling completed : allowance of \$5 ECD per sq ft floor, allowance of \$10 ECD per sq ft walls.
- Staircase installed.
- All doors and windows installed Hand made timber.
- Balcony railings:
- Boxing of pipe works and ducts

STAGE TWO

- All sanitary fittings completed USA Delta fittings chinaware from UK
- All electrical completed
- Hot and cold water commissioned
- Washrooms cabinet and laundry room
- First coat paint – work to all stone work and woodwork, colour to choice

COMPLETION

STAGE ONE

- Kitchen and Utility Tiling to client choice \$15 ECD per sq ft
- Kitchen cabinets fitted local handmade from Place Interiors
- Bathroom cabinet completed local handmade from Place Interiors
- Composition or granite tops fitted
- Bedroom cabinets completed local handmade from Place Interiors
- Electrical fittings
- Kitchen appliances

STAGE TWO

- AC units
- Pool tiles and commissioned to client choice, tile and diamondbrite
- Any joinery additions to clients specifications and priced
- Final Decorations colour to choice
- Iron mongery fitted
- Snagging and cleaning