

Montclair, Mandalay Development

Building Specifications Summary of House Finishes for

This summary highlights the key finishes and materials that define the house's overall quality and aesthetic.

1. Exterior Features

- **Walls:** Plastered and painted.
- **Windows:** Standard aluminium top-hung windows with handles and catches (no burglar bars).
- **Doors:**
 - **External doors:** Solid 8-panel wooden doors.
 - **Internal doors:** Deep moulded Interior doors, painted.
 - **Door frames:**
 - **External:** Wooden.
 - **Internal:** Pressed steel.
- **Roof:**
 - **Prefabricated trusses,** pitched at 20 degrees.
 - **Cement tiles** as roof covering.
 - White underlay as per the truss manufacturer's recommendation.
 - **uPVC gutters and downpipes,** with concrete rainwater channels at downpipes.
 - Nutec fascia boards.

2. Interior Finishes

- **Walls:**
 - Internal walls plastered and painted with two coats of quality PVA (polyvinyl acrylic), washable.
 - Bathrooms and WCs: Obscure glass for privacy.
- **Ceilings:**
 - 6.4mm Herculite boards fixed to 38mm x 38mm branderling, Skimmed
 - Polystyrene cornices throughout.
 - Painted with two coats of quality PVA.
- **Floors:**
 - **Kitchen, dining, lounge, and bathrooms:** Ceramic tiles or similar (Client's preferred choice).

- **Bedrooms:** Laminated flooring.
- Pine skirtings throughout.

3. Kitchen and Built-in Cupboards (BICs)

- **Kitchen units:** Choice of color melamine cupboards with granite countertops.
- **Sink:** Double-bowl drop-in sink with kitchen units.
- **Bedrooms:** White melamine built-in cupboards in all bedrooms.

4. Electrical & Plumbing

- **Electrical:**
 - One wall plug and light point per room. Lounge three plug points, Main bedroom, and lounge two plug points.
 - External lights at the front and back.
 - Stove point with isolator.
 - White Surface Ceiling Panel light inside.
 - Watertight external Powerup Large Oval Glass Bulkhead Lights.
- **Plumbing:**
 - **Basin:** Coral White Wall Mounted Basin & Floor Pedestal Set
 - **Toilet:** Coral White Dual Top Flush Toilet
 - **Bath:** 1700mm white acrylic bath.
 - **Taps:** Good quality stainless steel standard mixers.
 - **Geysers:** Kwikot 150-liter cylinder geyser with a solar panel and hot water control unit.
 - **Outside tap** provided.

5. Other Features

- **Boundary walls:** 1.8m high, Vibracrete walls on three sides. Garden gate on the side.
- Fully enclosed yard.
- **Garage Starter:** Single garage door with paving (no roof cover).
- Paving: Paved driveway from the street into the garage.
- **Curtain Rails:** Double-track curtain rails are in all rooms (except bathrooms), and there are blinds in the kitchen.

Summary

The house is designed with modern, durable, and practical finishes, featuring:
 Low-maintenance aluminum windows.
 Plastered and painted walls for a smooth, neat finish.

Stylish laminated bedroom floors combined with ceramic tiles in common areas.

Well-equipped kitchen with melamine cupboards and granite countertops.

Energy-efficient hot water system with solar control.

Standard built-in cupboards in the bedrooms.

Secure boundary walls (Vibracrete) for privacy.

Upgrade Options Available:

Flooring:

- Porcelain
- Laminated Flooring

Plumbing:

- Shower-over-bath option

Electrical:

- LED-downlights, x12 downlights (Lounge + passage)

Exterior:

- Covered carport
- Garage automation with x2 remotes
- Rainwater harvesting system for garden irrigation and general cleaning, 1000L tank