



NaJenga

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Housing Project Specifications

BASIC FINISH

1.0 SITE CONDITIONS

The site should be levelled before setting out the House.

2.0 BUILDERS WORK

The following are the standard project specifications for a SHELL ONLY: -

Substructure:	Reinforced concrete footings and masonry blockwork
Walls:	200mm or 150mm thick Machine dressed walls for all internal and external walls.
R.C Structure:	All reinforced concrete to be class 25
Suspended floors:	Reinforced Concrete floor slab
Roofs:	IT5 GI Sheets fixed to steel trusses

3.0 FINISHES: *The cost of these items is not included in the BQ costings*

The following are the project specifications for the FINISHES to be done by the Client at a later date and costed separately: -

Windows:	Clear glass and glazing on steel casement windows
Doors:	French Casement steel balcony/terrace doors Mahogany Panel Main Door All internal doors to be Semi solid Cypress Flush doors on 4" x 2" Cypress frames

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Finishes:

External Floors.

Mazeras stonework & earth coloured floor tiles

External Walls.

Mazeras cladding on lower ground walls & plastered and painted for upper walls.

Internal Floors.

Ceramic tiles in all wet areas

Granito tiles/ wood block flooring in all rooms

Internal Walls.

Plastered and painted.

Ceramic tiles in wet areas to 2100mm height

Ceilings.

Painted plastered soffit's of slabs in all areas.

4.0 SPECIALIZED INSTALLATIONS – Client Supplied Items

The Client will supply & fix at his cost all the following installations:

1. KPLC power connection.
2. Solar water heating system
3. Mechanical & Electrical Fittings
4. Water connection, water pump & large water storage tank
5. Sewerage system inclusive Septic tank & all Inspection Chambers as may be required.
6. Fencing to his site
7. Road access, gate & Driveway

5.0 SHELL ONLY – Sample Photo



6.0 FULLY FINISHED – Sample Photo

