



MIDDLE INCOME **SPECIFICATIONS**

Excavation

Excavation for foundations shall be taken down to rock or a suitable material to build on.

Foundations

Strip Footings followed by blockwork and a concrete ring beam. Top of slab to be a minimum of 24" above ground.

External walls

Produced from 4 inch thick Precast concrete walls, finished with Trowel applied finish with Decorative Quoins at each corner made of a Coral render.

Internal Partitions

Produced from 3 ½ inch thick Precast concrete walls, finished with Trowel applied finish.

Floors

8 inch thick prestressed hollowcore concrete finished with ceramic tiles and wood skirting.

Roofs

Manufactured Timber Trusses as designed by an Engineer, built & installed to engineer specs and fixed in place using approved top plate. Roof coverings to be painted trapezoidal corrugated aluzinc sheets on treated pine per lines.

Ceilings

Gypsum board painted white with ceiling moldings and exposed treated groove and tongue.

Windows

White PVC double hung sash by Meridian Caribbean Inc.

Doors

Interior – Pine Panel/Flush Doors with cylindrical locks

Exterior – Metal French/Metal Panel or Pine French/Pine Panel with cylindrical locks and a dead bolt.

Kitchens

Custom fit imported Italian kitchens. Water repellent structure with laminate finish doors, post-formed scratch-proof bull nosed laminate top. Stainless Steel double bowl sink with hot and cold mixer.

Plumbing

The sanitary ware will include WC complete with seat and cover, hand basin with hot & cold water faucet and shower mixer with shower arm and shower head. All water pipes to

be PVC pressure pipe manufactured and installed to American standards. All drainage pipes to be PVC manufactured and installed to American standards.

Laundry

PVC Laundry sink, 2 Electrical outlets, Plumbing for Washing Machine, 220v outlet for Dryer.

Patio

Bajan Wooden balustrades. Ceramic tiled floor and skirting.

Electrical Installation

The electrical installation shall be carried out in accordance with the requirements of the Governments Electrical Engineers Dept requirements & regulations.

Termite Treatment

The anti-termite treatment to the foundation shall be carried out by an approved Pest Control firm who will be required to provide a warranty for at least 5 years against infestation by subterranean termites.

Extra features

Ceiling Fans in living Room & Bedrooms (4) with light fixtures.

Driveway

Concrete driveway with exposed aggregate or brick paver finish from road to garage.

Hot Water System

Double panel Solar Water heater with an 80 gallon tank and pressure valve

Fence & Gates

PVC coated Chain link Fencing, 5ft high, enclosing the back of the property.

Steps

Precast concrete/cast insitu on concrete columns or cantilever, tiled with ceramic tiles.

Suck well

Suck Wells will be excavated to 4ft sq internal, 20 ft deep. Cased from rock level to approximately ground level with pre-cast concrete casing or blocks and covered with reinforced concrete pre-cast slab with 23” square inspection cover with a lifting ring cast in place.

Grease Traps

To be constructed to the specifications of the Environmental Engineering Division Unit in the Ministry of Health

Materials & workmanship

Covered works

1. Cement

The cement used for concrete shall be of approved manufacture and shall unless otherwise ordered be normal setting ordinary Portland cement complying with British Standards or ASTM.

2. Aggregates Generally

Materials used for aggregates shall be chemically inert, strong, hard, durable of limited porosity and free from adhering coatings, organic or other impurities or any kind that may cause chemical action with the reinforcement or impair the strength or durability of the concrete. The aggregates shall consist of a naturally occurring sand, gravel or stone, crushed or uncrushed or combination thereof.

- a) Fine aggregates: Fine aggregates shall be natural or crushed stone, free from lumps and shall contain less than 6% of clay and silt by volume, measured according to the setting test.
- b) Coarse Aggregates: The coarse shall be crushed stone. Concrete to be ratio of 1:24 mix.

3. Carpentry work

The whole of the carpentry work shall be constructed, fixed and executed in the best workmanship manner. Joints shall be so placed that knots do not occur in tension zones.