

DESCRIPTION OF DIFFERENT CLASS OF FINISHES

<u>ITEM</u>	<u>BASIC FINISHES</u>	<u>STANDARD FINISHES</u>	<u>PREMIUM FINISHES</u>
1 SHELL STRUCTURE ONLY - Includes Substructure, Reinforced concrete superstrure & walling			
2 ROOF STRUCTURE	Softwood Timber (cypress)	Softwood timber(cypress) or APP waterproofed R.C flat roof.	Light gauge steel(LGS) or APP waterproofed flat roof.
3 ROOF COVER	Pre-painted GCI or Box profile roofing sheets	Pre-painted tile-profiled roofing sheets	Stone coated steel roofing tiles.
4 FLOOR FINISHES	Cement-Sand floor screed finish "Nilo".	Ceramic floor tiles, Vinyl flooring"Mkeka wa mbao"	Granito floor tiles, Marble, Porcellain tiles, Wooden floor blocks and parquee flooring.
5 CEILING FINISHES	Light duty PVC ceiling, Chipboard and celotex ceiling, Decorative plaster to soffits of slabs.	Heavy duty PVC ceiling, Plain Gypsum boardsceiling with downlighters	Gypsum boards with bulkheads and downlighters, Wrot T&G timber.
6 EXTERNAL WALL FINISHES	Horizontal Key pointing and Paint to rendered Surfaces of columns and beams.	Textured paints eg. Wall master, Ruff n tuff to Rendered walls.	"Butch cladde walls, Zero jointing walling.
7 SANITARY FITTINGS & FIXTURES	Basic sanitary fittings	Standard sanitary fittings, twyford equivalent like close-couple water closet e.t.c	Deluxe sanitary fitting like cancelled cisterns.
8 ELECTRICAL FITTINGS & FIXTURES	Basic electrical fittings	Standard electrical fittings	Deluxes electrical fittings
9 DOORS	Light duty Steel casement doors , Softwood timber doors frames , Timber embossed flush doors.	Heavy duty Steel casement doors, Mahogany door frames, Hardwood Veneered flush doors with lipping	Aluminium doors, Hardwood panel doors , Hardwood door frames
10 WINDOWS	Light duty Steel casement windows with 4mm clear sheet glass and obscured glass.	Heavy duty steel casement windows with one-way tinted and frost glass	Heavy duty steel casement windows, Aluminium windows, UPVC windows., One-way tinted and frost glass but tempered and toughned.
11 JOINERY FITTINGS (kitchen & Wardrobes)	Plain blockboards	Laminated MDF boards , Particle boards	Laminated Mdf boards, Hardwood timber.
12 BALUSTRADING (Staircase & Balconies)	Mild Steel balustrading	Stainless steel balustrading with 6mm clear glass	Stainless steel balustrading with 10mm clear glass, Hardwood timber Balustrading.
13 EXTERNAL WORKS - Includes Foul drainage, Storm water drainage, Parking & driveway, Underground water rank, Carport , Landscapping, Boundary walls & Access gate.			