

GENERAL SPECIFICATIONS AND FINISHING SCHEDULE:

1. BRICKWORK

- 1.1 Foundations: To Engineer's specification.
- 1.2 Exterior Walls: Approved cement stock bricks – 14mpa – plastered and painted.
- 1.3 Interior Walls: Approved cement stock bricks – 14 mpa – and finished in one coat smooth plaster, with 1 (one) coat undercoat and 2 (two) coats interior acrylic. Unpainted bagged plaster in garage.

2. WINDOW SILLS

- 2.1 Exterior: Plastered with fall to outside and painted.
- 2.2 Interior: Plastered and painted.

3. WINDOWS

- 3.1 All windows as per plan (aluminium - as per architectural design).

4. DOORS AND DOOR FRAMES

- 4.1 Patio door: As per plan (Aluminium – as per architectural design).
- 4.2 Internal doors: Painted profiled hollow core type in standard Meranti timber frame.

5. ROOF TRUSSES AND COVERING

- 5.1 Roof to be manufactured and erected with pre-fabricated roof trusses.
- 5.2 Roof covering: Pre-painted small profile corrugated sheeting of recognized manufacturer on an approved PVC underlay and/or sisalation where required.

6. FLOOR COVERING

- 6.1 Kitchen, bathrooms, entrance hall, lounge, bedrooms, Ceramic tiles selected by the Developer to a maximum of R120 m². Carpets selected by the Developer preferred range to a maximum of R120 m².
- 6.2 Shower cubicles: Square-cut tiles in cement for non-slip finish.

Note:

These specification & finishes must be read in conjunction with the approved plans. It remains the responsibility of the owner/developer to ensure that these specifications and finishes correspond with the sales agreements

6.3 Skirting \pm 56mm high Pine skirting throughout except to areas with wall tiles. Natural finish.

7. BUILD-IN-CUPBOARDS

7.1 Bedrooms: White melamine internal and external with impact edging.

7.2 Kitchen Internal: White melamine.

7.3 Kitchen External: Maple, Oak or Beech melamine with impact edges.

7.4 Counter Tops: Granite.

8. SANITARY WARE

8.1 Type and colour selected by the Developer.

8.2 Bath and basin: White acrylic material

8.3 Toilet and cistern: White glazed porcelain (Close couple).

8.4 Kitchen sink: Standard drop-in double bowl stainless steel with work top mixer type tap.

8.5 Taps: ISCA type, "Stylo" range or similar.

8.6 Shower doors: White aluminium.

8.7 Hot water cylinder: 100 litres semi-pressure type.

8.8 Washing machine/ dishwasher outlet will be provided.

8.9 Rain water goods: White finish Aluminium seamless gutters, concealed. Gutters to be PVC.

9. ELECTRICAL INSTALLATION

Positions of the switchboard and econometer, electrical outlets and switches, TV. and phone points indicated on the plan, may for practical reasons, need to be altered/omitted and such alteration will be at the Developer's discretion. The following installations have been included:

PLUG POINTS:

Note:

These specification & finishes must be read in conjunction with the approved plans. It remains the responsibility of the owner/developer to ensure that these specifications and finishes correspond with the sales agreements

Lounge	2 double plug points
Above working surface in kitchens	2 double plug points
Refrigerator/freezer	1 single plug point
Washing machine	1 single plug point
Dishwasher	1 single plug point
Stove/hob/extractor	1 stove point
Main bedroom	2 double plug points
2 nd and 3 rd bedroom	2 single plug point
Telephone	1 (entrance hall/kitchen)
TV & DSTV Point	1 (lounge)

10. STOVE

Under counter oven, hob and extractor fan. As per developer's choice.

11. LIGHT FITTINGS

PC amount: R2 500-00. Down lights

12. CEILINGS

Skimmed gypsum rhino board to underside of trusses. All other ceilings skimmed concrete soffits.

Finished with gypsum corners.

13. WALL TILING

13.1 As per Developer's preferred range to a maximum of R 85 m².

13.2 Kitchen tiling will be between counter top and the bottom side of the kitchen cupboards at approximately 600mm high.

13.3 Bathroom Tiling will be to 1,5 m high and 2, 1 m high against the shower wall.

14. TOWEL AND SHOWER RAILS

One standard chrome plated mild steel railing to be fitted in bathroom.

Note:

These specification & finishes must be read in conjunction with the approved plans. It remains the responsibility of the owner/developer to ensure that these specifications and finishes correspond with the sales agreements

- 15. GLAZING**
Clear sheet glass generally. Obscure glass to bathrooms (small square grid design). All glass to conform to National Building Regulations in respect of thickness and type in relation to size and position.
- 16. IRONMONGERY**
16.1 Internal doors are to be fitted with standard two lever mortice locksets.
16.2 External doors are to be fitted with three-lever mortice lockset.
- 17. HOUSE NUMBER**
Will be of a suitable type and will be of the Developer's choice.
- 18. SITE CLEARING**
The property will be cleared of visible rubble. The existing natural contours of the site will generally be retained and only undue hillocks and mounds will be removed.
- 19. LANDSCAPING AND GARDENING**
Grass by the developer.
- 20. FINISHES**
The Owner hereby acknowledges and agrees that the choice of finishes will be limited to the range offered by the Developer as per this SPECIFICATION and FINISHING SCHEDULE and shall be subject to availability thereof. If the chosen SPECIFICATION should not be available, the Developer shall substitute it with a SPECIFICATION similar in quality and cost.
- 21. BUILDING STANDARDS**
All construction procedures and standards will be in accordance with the requirements of the NHBRC and national building regulations (SABS O400).
- 22. GENERAL**

Note:

These specification & finishes must be read in conjunction with the approved plans. It remains the responsibility of the owner/developer to ensure that these specifications and finishes correspond with the sales agreements

INVEST IN YOUR DREAMS...



- 22.1 No Perimeter walls is allowed between properties.
- 22.2 Maximum of 0.5m² mirrors to bathroom.
- 22.3 Access control by developer.

Note:

These specification & finishes must be read in conjunction with the approved plans. It remains the responsibility of the owner/developer to ensure that these specifications and finishes correspond with the sales agreements