



# THE LAKES

**FINISHES SCHEDULE (standard specification)**

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**DRAFT Issue Rev 01 – 27/03/2018**

# FINISHES SCHEDULE

## 1. FOUNDATIONS AND STRUCTURE

- 1.1 Foundation to engineers design and specification.
- 1.2 Concrete surface beds to engineers design and specification.
- 1.3 Suspended concrete slabs to be precast concrete to engineers design and specification.
- 1.4 External and internal walls constructed in cement maxi brick according to the specification of the National Building Regulations.

## 2. ROOF CONSTRUCTION

- 2.1 Victorian profiled metal sheeting with pre-painted finish.
- 2.2 Sisalation and 135mm glass wool insulation provided.
- 2.3 Trusses by approved supplier as per engineers design and specification.
- 2.4 Fibre cement bargeboards and fascias.
- 2.5 Aluminium gutters with round PVC downpipes.

## 3. EXTERNAL WALL FINISHES

- 3.1 Plastered and painted.
- 3.2 All window sills to be plastered to fall, and painted.

## 4. INTERNAL WALL FINISHES

- 4.1 Internal walls, where not tiled, to be plastered and painted.
- 4.2 Wall tiles as per display.
- 4.3 Window sills to be plastered and painted.
- 4.4 Kitchen walls tiled between counter and underside of cupboard.
- 4.5 Shower side walls tiled to top of shower screen/door.
- 4.6 Tiled splash back behind basins.
- 4.7 Garage walls are bagged and painted.

## 5. FLOOR FINISHES

- 5.1 Floor tiling 600 x 600. Gres Porcelain as per display.
- 5.2 Laminate as per display.
- 5.3 Pine skirtings 69 x 21mm (painted white) throughout including bathrooms.
- 5.4 Garage floor will be granolithic screed (unpainted).

## 6. CEILINGS

- 6.1 Ceiling on ground floor to be plastered / skimmed and painted.
- 6.2 Ceilings on first floor 6.4mm gypsum board on 38 x 38mm brandering skimmed and painted.
- 6.3 Shadowline cornice on ground and first floor.
- 6.4 Ceiling in the garage (not included).

## **7. EXTERNAL WINDOWS AND DOORS**

- 7.1 Aluminium windows to be powder coated white.
- 7.2 Aluminium shutters (powder coated white) only where specified on plan.
- 7.3 Timber external doors in aluminium frames to be painted to match windows.
- 7.4 Front door and garage side door to be timber.
- 7.5 Aluzink garage door with chromadeck finish (white) with automatic opener.

## **8. INTERNAL DOORS**

- 8.1 Internal doors are semi-solid painted (white) in timber frames.

## **9. IRONMONGERY**

- 9.1 Stainless steel door handles with two lever mortice locks to all internal doors.
- 9.2 Stainless steel door handles with three lever mortice locks to front doors.

## **10. PLUMBING**

- 10.1 Dishwasher and washing machine point provided.
- 10.2 Hot water generation system comprises a heat pump and in-roof 200L geyser for 3 bedroom units and 2 x 150L geysers for 4 bedroom units.

## **11. SANITARYWARE**

- 11.1 Basins (single) – 600 x 450mm Tara wall hung vanity (where shown).
- 11.2 Basins (double) – 1200 x 450mm Penny wall hung vanity (where shown).
- 11.3 Guest wc basins – Vitra 50cm wall hung basins.
- 11.4 Toilets – Duravit Katja wall hung WC with concealed cistern.
- 11.5 Bath – Flow Freestanding bath by Libra.
- 11.6 WHB Mixers – Hansgrohe Decor 100 (chrome).
- 11.7 Shower Mixer – Hansgrohe Décor (chrome).
- 11.8 Shower Rose – Hansgrohe Crometta Green wall mounted rose.
- 11.9 Bath Mixer - Hansgrohe Décor (chrome).
- 11.10 Kitchen sink – Blanco underslung stainless steel double bowl sink.
- 11.11 Kitchen mixer – Hansgrohe Décor 240 (chrome).
- 11.12 Accessories – Grohe Essential toilet roll holder and 900mm towel rail per bathroom.
- 11.13 Shower screens – 2m frameless glass screens.

## **12. SANITARY ACCESSORIES**

- 12.1 Grohe Essential toilet roll holder to all wc's.
- 12.2 Grohe Essential 600mm towel rail to guest wc.
- 12.3 Grohe Essential 600mm hand towel rail to all bathrooms.
- 12.4 Grohe Essential 900mm double towel rails to all bathrooms.
- 12.5 1 x mirror to basin (width of basin x 1m high).

### **13. ELECTRICAL POINTS (AS PER ELECTRICAL PLAN)**

- 13.1 Downlights to living room/dining room and kitchen.
- 13.2 Downlights lights to each bedroom and bathroom.
- 13.3 Electrical pre-paid meters will be provided.

### **14. LIGHT FITTINGS**

- 14.1 Down lights – tilt square white aluminium holder (LED lamp).
- 14.2 Dining room pendant point only (where shown). – no fitting included.
- 14.3 Exterior lights - Surface mounted rectangular 'bulkhead' wall luminaire.

### **15. PAINTING**

- 15.1 All internal plastered areas will receive a single filler coat and 2 coats acrylic PVA to manufacturer's specification. (colour : Plascon Plaster).
- 15.2 All external plastered areas will receive a single filler coat and 2 coats acrylic PVA to manufacturer's specification. (colour to architect specification).
- 15.3 All external timber will be painted with non-drip enamel to manufacturer's specification (painted white).
- 15.4 Ceilings will receive two coats white acrylic to manufacturer's specification.
- 15.5 All internal doors will be painted with non drip enamel to manufacturer's specification (painted white).

### **16. KITCHEN & BEDROOM CUPBOARDS**

- 16.1 Kitchen - 16mm PG Gloss board with matching 1mm impact edging.
- 16.2 Bedroom - 16mm PG Gloss board with matching 1mm impact edging.
- 16.3 Interiors – Melawood (white) with Peen finish.
- 16.4 Counters – Engineered Stone (20mm) or Rustenburg with leather finish (20mm) as per display.
- 16.5 Kitchen and bedroom cupboards floor standing.
- 16.6 Cupboard handles – 14mm stainless steel Roman Bar.

### **17. APPLIANCES**

- 17.1 Hob – 60cm Bosch ceramic electric hob or optional ceramic gas hob.
- 17.2 Oven – 60cm Bosch under counter electric oven.
- 17.3 Extractor – 90cm Bosch chimney extractor.

### **18. GLAZING**

- 18.1 All glazing will be in accordance with SANS 10400-N.

## **19. PATIO and ENTRANCE PORCH**

- 19.1 Porch (Entrance) to be tiled to match interior floor tile.
- 19.2 Patio floor will be concrete slab with tiles to match interior floor tile.
- 19.3 Covered patio built from reinforced PVC members with IBR profile roof sheets (colour to match roof) where shown.
- 19.4 Ceiling to patio not included.

## **20. YARD WALLS, GATES & FENCES**

- 20.1 Garden front and perimeter walls 1.2m high will be plastered and painted masonry block construction where applicable.
- 20.2 Perimeter fence of 1.2m high in PVC will be provided where erf neighbours on landscape corridors and forest.
- 20.3 Garden walls and fences will be 1.2 m high on side, street and green belt boundaries (where shown).
- 20.4 Rear boundary walls for back to back units will be 1.8m (where shown).
- 20.5 Gates to be PVC with stainless steel hinges and latch to the height of the adjacent wall.

## **21. BRAAI**

- 20.1 Built-in mild steel braai with ash pan, turbo cowl and grid with light (1m wide).

## **22. LANDSCAPING**

- 22.1 Only lawn with a thin layer of compost will be provided.
- 22.2 Grass layed to inside of property walls only.
- 22.3 Two stand pipes (garden tap) to be provided in the garden of each unit.
- 22.4 Cement cobble paving – as per architect specification.
- 22.5 110mm diameter UPVC sleeves will be provided under paving.

## **23. PERGOLAS & CARPORTS**

- 23.1 Pergolas manufactured in PVC (uncovered).
- 23.2 Carports built from reinforced PVC members with IBR profile roof sheets (colour to match roof) (where shown).
- 23.3 Ceiling to carport not included.

## **24. METALWORK**

- 24.1 External balustrades will be mild steel galvanized and painted.
- 24.2 Internal balustrades will be mild steel primed and painted.
- 24.3 No handrails to stairs provided.

## 25. GENERAL ITEMS

- 25.1 All curtain rails and window blinds are not included – these items are for the purchaser's account.
- 25.2 Irrigation not included.

### **Note**

The material specified in this specification will serve only as a guideline and the developer reserves the right to amend the specification at his sole discretion. Any deviation in specification will be of similar quality.

End.

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