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## **FINISHES SCHEDULE (standard specification)**

# FINISHES SCHEDULE

## 1. FOUNDATION AND STRUCTURE

- 1.1 Foundation to engineer's design and specification.
- 1.2 Concrete surface beds to engineer's design and specification.
- 1.3 Suspended concrete slabs to be precast concrete to engineer's 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 Mitek Engineer designed roof trusses as per approved plan.
- 2.2 Corrugated roof sheeting, charcoal.
- 2.3 Sisalation and 135mm glass wool insulation or similar provided.
- 2.4 Fibre cement bargeboards and fascias.
- 2.5 Aluminium gutters with round PVC downpipes.

## 3. EXTERNAL WALL AND FINISHES

- 3.1 Plastered and painted
- 3.2 All windowsills 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 to client's specification within PC Amount.
- 4.3 Kitchen walls tiled between counter and underside of cupboard.
- 4.4 Shower side walls tiled to top of shower door.
- 4.5 Tiled splash back behind basins.
- 4.6 Garage walls are bagged and painted.

## 5. FLOOR FINISHES

- 5.1 Floor tiling to client's specification within PC Amount
- 5.2 Pine skirtings 69 x 21 mm (painted white) throughout excluding bathrooms.
- 5.3 Garage floor will be granolithic screed (Unpainted).

## 6. CEILINGS

- 6.1 Plastered and painted, with shadow line detail or cornice at PC of R25/m.
- 6.2 Ceiling in garage (not included).

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

- 7.1 Aluminium windows to be powder coated according to architectural guidelines (White).
- 7.2 Aluzink garage door with chromadeck finish with automatic opener.

## **8. INTERNAL DOORS**

- 8.1 Internal doors are semi-solid painted 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 external doors.

## **10. PLUMBING**

- 10.1 Dishwasher and washing machine point provided.
- 10.2 Hot water generation system comprises of a solar geyser and in roof 200 litre for 3 bedrooms and 2 x 150 litre geysers for 4 bedroom houses.

## **11. PAINTING**

- 11.1 All internal plastered areas will receive a single filler coat and two coats acrylic PVA to manufacturer's specification. (Colour: Plascon Plaster).
- 11.2 All external plastered areas will receive a single filler coat and two coats acrylic PVA to manufacturer's specification. (Colour: Plascon Plaster).
- 11.3 All external timber will be painted with a non-drip enamel to manufacturer's specification.
- 11.4 Ceilings will receive two coats white acrylic to manufactures specification.
- 11.5 All internal doors will be painted with non-drip enamel to manufacturer's specification.

## **12. KITCHEN CUPBOARDS AND KITCHEN TOPS**

- 12.1 Floor and Wall Units with doors in shaker style, client to choose colour.
- 12.2 Engineered stone within allowed PC Amount.

## **13. BEDROOM CUPBOARDS**

- 13.1 White melamine cupboards and doors.

## **14. GLAZING**

- 14.1 All glazing will be in accordance with SANS 10400 - N

## 15. PATIO and ENTRANCE PORCH

- 15.1 Porch (entrance) to be tiled to match interior floor tiles.
- 15.2 Patio floor will be concrete slab with tiles to match interior floor tiles.
- 15.3 Covered patio built from reinforced PVC members with IBR profile roof sheeting. (Colour to match roof) where shown.
- 15.4 Ceiling to patio not included.

## 16. YARD WALLS, GATES & FENCES

- 16.1 Garden front and perimeter walls 1.2m high will be plastered and painted masonry block construction where applicable.
- 16.2 One Garden Gates to be provided, PC Amount of **R2,500.00**.

## 17. BRAAI

- 17.1 Built in mild steel braai with ash pan, turbo cowl and grid with light.

## 18. LANDSCAPING

- 18.1 General levelling of stand and lawn will be provided.
- 18.2 Grass laid to inside of property walls only.
- 18.3 Two stand pipes (garden taps) to be provided.

- 19. SANITARYWARE – Annexure A
- 20. ELECTRICAL POINTS – Annexure B
- 21. LIGHT FITTINGS - Annexure C
- 22. APPLIANCES - Annexure D

## 23. GENERAL ITEMS

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

**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.**

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**SIGNATURE APPLICANT**

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**SIGNATURE CO-APPLICANT**

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**SIGNATURE CONTRACTOR**

## **Annexure A: SANITARYWARE**

- 19.1 Basins (Single) -Hammonds - Madeira 600 - Bathroom Furniture - Vanity Cabinet & Basin Sets - White – or similar



- 19.2 Basin Taps - Shore Std Basin Mixer 110mm Chrome – BluTide – or similar



- 19.3 Angle Valve - Angle Valve 90610900 Schell 15x15mm Chrome – or similar



- 19.4 Basin Waste - Gio Plumbing - Gio - Wastes, Traps & Overflows Basin Wastes Chrome Basin clicker waste slotted 32 x 75mm chrome – or similar



19.5 Basin Pipe - Dutton Plastics - - Wastes, Traps & Overflows - P-Traps – White Basin P-Trap, 1 ¼" x 40mm.145.5mm x 53.38mm x 153.08mm – or similar



19.6 Toilets – Grohe - Bau - Toilets - Wall-Hung – White – or similar



19.7 Toilet Flusher - Grohe - Skate Cosmopolitan - Actuator Plates - Dual Flush – Chrome – or similar



19.8 Toilet Cistern - Grohe - Uniset - Toilets - Concealed Cisterns – or similar



19.9 Bath – Rio Built-In Bath 1700x700x390mm White – or similar



19.10 WHB Mixers – Moon Tide Wall-Hung Bath Mixer with Hand Shower Chrome – BluTide – or similar



19.11 Bath Waste Trap - Gio Plumbing - Gio Waste Traps & Overflows Waste & Overflow Kits Chrome – or similar



19.12 Shower Rose – Ewg Round Shower Rose 200mm Stainless Steel – or similar



19.13 Shower mixer – Moon Tide 3 Way Shower Mixer Chrome – BluTide – or similar



19.14 Shower Arm - Ewg Round Shower Arm 400mm Stainless Steel – or similar



19.15 Shower Trap - Hydrotec - Sarah Lee - Waste, Traps and Overflows - Shower Trap 50mm adjustable height shower trap 52L / per minute– or similar



19.16 Kitchen sink - Kwikot Standard Drop-In DEB Sink 1160 x 500mm s/steel – or similar





19.17 Kitchen sink mixer – Moon Tide Sink Mixer Chrome – BluTide – or similar



19.18 Kitchen Sink Angle Valve - Angle Valve 90610900 Schell 15x15mm Chrome – or similar



19.19 Kitchen Sink Waste - Dutton Plastics - - Wastes, Traps & Overflows - Sink Wastes - White Sink Combination Trap – or similar



19.20 Washing Machine Tap - ISM - Smart - Tap - Brass - Washing Machine Tap – or similar



19.21 Prep Bowl - Basico 450 sink prep bowl 140x450x160mm stainless steel – Teka – or similar



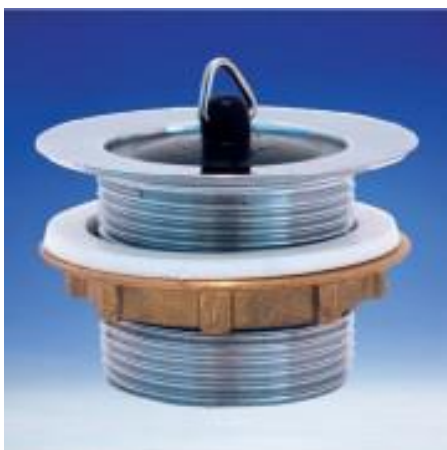
19.22 Prep Bowl Tap - Moon Tide Sink Mixer Chrome – BluTide – or similar



19.23 Prep Bowl Angle Valve - Angle Valve 90610900 Schell 15x15mm Chrome - or similar



19.24 Prep Bowl Waste - Cobra - - Wastes, Traps & Overflows - Bath/Sink Wastes – Chrome – or similar



19.25 Prep Bowl Waste - Dutton Plastics - - Wastes, Traps & Overflows – Sink Wastes – White – or similar



19.26 Cobra Standard Brass Bib Tap (outdoors) – or similar



19.26 Shower doors – Frameless glass – or similar

### **SANITARY ACCESSORIES**

19.27 Toilet roll holder – Stunning Bathrooms - Guest Toilet Roll Holder Chrome – or similar



19.28 Guest towel rail – Stunning Bathrooms - Guest Towel Rail 600mm Chrome – or similar



19.29 Double towel rail – Stunning Bathrooms - Guest Double Towel Rail 600mm Chrome – or similar

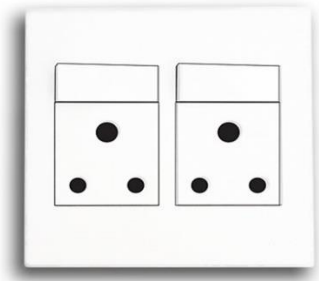


## **Annexure B: Electrical Points**

(as per electrical plan)

20. Electrical pre-paid meter will be provided.

20.1 Switches & Plugs – Onesto Matrix Range – White– or similar



20.2 Switches & Plugs – Onesto Matrix Range - White– or similar



## **Annexure C: Light Fittings**

- 21.1 Pulse 3 Wire - 3 Wire track spot with aluminium body, includes 3 wire track adaptors. Suitable for Gu10 LED lamps. – or similar



- 21.2 3 Wire Slim Track - 3 Wire slim track with aluminium body, 16 Amp maximum load. – or similar



- 21.3 Downlights - Dimmable downlight with aluminium body. 36° reflector and 25° tilt, includes LED driver. – or similar



21.4 Flatproof LED tubes – Vapour-proof fitting for LED tubes with ABS body and polystyrene diffuser. – or similar



21.5 Exterior lights – Capri Down up or down wall fitting with polycarbonate body and diffuser. Includes LED driver – or similar



AREA	PLUGS	LIGHTS
Foyer	N/A	2 x Downlights
Living/dining room	3 x Dbl plugs	8 x Downlights
	1 x Tv point + 1 x data point	
Main bed	3 x Dbl plugs	7 x Downlights
Bed 2	2 x Dbl plugs	4 x Downlights
Bed 3	2 x Dbl plugs	4 x Downlights
Passage between bed 2/3	N/A	1 x Downlight
Kitchen	1 x Sngl plug	1 x 2m track light
	2 x Dbl plugs	
	1 x Oven/Extractor point	
Scullery	2 x Sngl plugs	1 x 1m track light
	1 x Dbl plug	
Guest bathroom	N/A	3 x Downlights
En-suite bathroom	N/A	2 x Downlights
Patio	1 x Dbl plug	2 x Exterior light
		1 x Braai light
Garage	2 x Dbl plugs	1 x 1.5m LED tube light
	1 x Garage motor point	
General Areas	2 x Outdoor plug points	6 x Exterior lights
	1 x Geyser/Solar	

## **Annexure D: Appliances**

22.1 Built-in gas stove 600mm – Electric cooker. Within allowed PC Amount. – or similar



22.2 Extractor – AEG wall mounted chimney extractor. Within allowed PC Amount. – or similar

