



FINISHES SCHEDULE

(standard specification)



LIVE THE SECURE ADVENTURE LIFESTYLE

FINISHES SCHEDULE

1. FOUNDATIONS 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 clay 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 facias.
- 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 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.
- 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.

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, client to choose colour.
- 12.2 Within allowed PC Amount.

13. BEDROOM CUPBOARDS

- 12.1 White melamine cupboards and doors.

14. GLAZING

- 12.1 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.

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 clay brick braai, turbo cowl 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

20. ELECTIRICAL POINTS

21. LIGHT FITTINGS

22. APPLIANCES

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.

SIGNATURE APPLICANT

SIGNATURE CO-APPLICANT

SIGNATURE CONTRACTOR

Annexure A : SANITARYWARE

19.1 Asp Bergamo 1800x800- or similar



19.2 Bath waste brass clicker unslotted 40mm- or similar



19.3 Trap PVC Bath 39mm- or similar



19.4 Trap PVC Flexible Giraffe Overflow



Annexure A : SANITARYWARE

19.5 Gio Bath Nikki Spout Round- or similar



19.6 Grohe Bau Edge Bath / Shower Mixer- or similar



19.7 Canada 600 Cabinet & Top- or similar



19.8 Lecico Ovale Basin Counter Top 410 x 330 x 410- or similar



Annexure A : SANITARYWARE

19.9 Basin Waste Clicker Unslotted- or similar



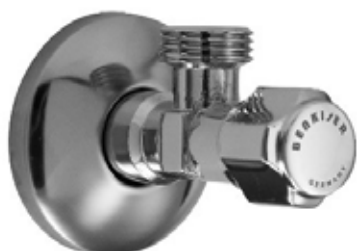
19.10 Trap PVC Basin 32mm- or similar



19.11 Grohe Bau Edge Raised Basin Mixer- or similar



19.12 Gio Benkiser Angle Valve 15 x 15 DZR- or similar



Annexure A : SANITARYWARE

19.13 Betta Diplomat W/H Pan With Soft Close Seats- or similar



19.14 Geberit Kombifix Wall Hung Alpha (110.175.00.1) – or similar



19.15 Geberit Apha 15 Shiny Flush Plate- or similar



19.16 Shower Rose Round 250mm- or similar



Annexure A : SANITARYWARE

19.17 Shower Arm 400mm- or similar



19.18 Trap Shower Sarah Lee Hydrotech Horizontal- or similar



19.19 Franke Nouveau Sink 1160x460x149 + 90mm wastes- or similar



19.20 Trap PVC Sink Double Bowl 38mm- or similar



19.21 Grohe Bau Edge Sink Mixer New- or similar



SANITARY ACCESSORIES

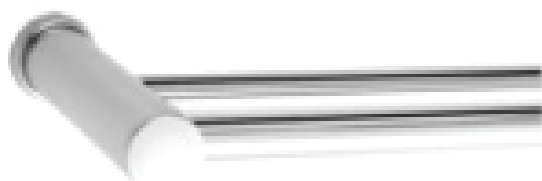
19.27 Toilet roll holder – Stunning Bathrooms - Guest Toilet Roll Holder Chrome – or similar



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

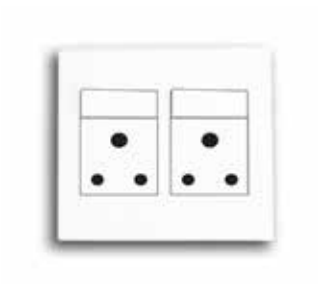


Annexure B: ELECTRICAL POINTS

(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

