

AVALANCHE

Building Specifications & finishing schedule

Please note that all finishes and fittings are as per developer's choice. No choice or variation available to purchasers. No credit provided.

1. FOUNDATIONS

- 1.1 Concrete foundations as per engineer's details

2. WALLS AND STRUCTURE

- 2.1 Clay stock bricks to main structure, plastered & painted: as per engineers' specification
- 2.2 External walls: flush jointed semi-face brick and plastered & painted combined as per elevations design
- 2.3 Internal walls: selected wall to be flush jointed semi-face brick, remaining walls plastered and painted
- 2.4 Brick force as per engineers' detail and building regulations
- 2.5 Concrete and steel beams will be done to engineers' specification
- 2.6 Lintels will be used over door and window openings 22

3. ROOFS

- 3.1 Pitched / flat roofs will be used as per engineers' specification
- 3.2 Trusses will consist of wooden SA Pine trusses by engineers' specification and in accordance with SANS 10400
- 3.3 Chromadek Klip-Lok 700 profile roll-formed roof sheeting with necessary insulation
- 3.4 Waterproofing will be used where necessary
- 3.5 Gutters and down-pipes to all roofs where required

4. FLOOR FINISHES

- 4.1 All internal walls tiled - Size 600 x 600mm; Pre-selected range From Xultan Construction (colour difference may occur)
- 4.2 Exterior – entrance, staircase and patio tiled
- 4.3 Skirtings – 100mm tiles to internal floors

5. WALL TILING

- 5.1 Kitchen: ceramic tiles above stove & sink to underside of cupboard; Pre-Selected from Xultan Construction
- 5.2 Bathroom: ceramic tiles above 450mm above bath
- 5.3 Showers – tiled to approximately 2.1m high
- 5.4 No bathroom walls tiled with exception to shower and 450mm frame above the bath

6. CEILING

- 6.1 Rhino board ceiling to top floor units with bishop strips
- 6.2 Pre-selected cornice to be used on top floors
- 6.3 Concrete floor slab ceilings plastered
- 6.4 All ceilings to be painted white

7. WINDOWS

- 7.1 Aluminium frames powder coated – charcoal coloured
- 7.2 Obscure glass in bathrooms and clear float glass to other windows
- 7.3 Glazing in accordance with NBR

8. DOORS AND FRAMES

- 8.1 Internal doors: horizontal slatted hollow core doors painted steel frame, 2 lever lock
- 8.2 External door: steel frames, fire front door and 3 levers lock set
- 8.3 Aluminium sliding doors and glass sidelights - charcoal coloured

9. ACCESSORIES

- 9.1 Kitchen and Bathroom – single curtain track supplied by developer
- 9.2 Double track to be fitted to lounge and bedrooms
- 9.2 No wallpaper supplied or fitted by the developer

10. BUILD IN CUPBOARDS

- 10.1 As per plan: standard colour wood will be used – current colour available – Windsor grey melamine

11. KITCHEN

- 11.1 Steel sink: as per plan – plan determines double or single sink installation
- 11.2 Melamine kitchen cupboards with architect & developers choice of veneer
- 11.3 Rustenburg black counter tops

12. APPLIANCES

12.1 Whirlpool under-counter oven and counter top hob with extractor fan provided

13. PLUMBING, SANITARY WARE AND TAPS

- 13.1 150ℓ Geysers fitted to all units
- 13.2 One cold water point connection
- 13.3 Only white sanitary provided
- 13.4 Toilet - close couple with toilet and cistern
- 13.5 Basins – as per developers range
- 13.6 Bath – standard 1800mm acrylic
- 13.7 Taps – as per developers standard range
- 13.8 Shower doors – clear glass with aluminium supports where required

14. ELECTRICAL INSTALLATION

- 14.1 One stove and geyser connection provided
- 14.2 220V single phase supply, 1 DB Board
- 14.3 Light points as per electrical layout plan
- 14.4 Light fittings as per developer's standard range
- 14.5 Plug points as per electrical layout plan
- 14.6 One DB board (distribution board) in bedroom passage

15. EXTERNAL WORK

- 15.1 Paving to walkways only (cement pavers)
- 15.2 Private gardens to be roll on lawn and selected plants as per developer
- 15.3 One garden tap to ground floor units – position to be defined by developer
- 15.4 Communal gardens to be roll on lawn and landscaping as per developer
- 15.5 All levels, dimensions, depths of excavations, height of plinths, number of steps and positioning of garden walls to be determined by developer
- 15.6 Garden sizes and configuration may vary from plan to accommodate site conditions
- 15.7 Developer does not take responsibility for the control of pests, weeds, etc. after occupation
- 15.8 One garden gate – position to be determined by developer
- 15.9 House numbers – to be supplied and fitted as per developer

16. PAINT WORK

- 16.1 Two coats acrylic PVA to external walls as per architects' specification
- 16.2 Two coats emulsion PVA for internal use as per architect's specification
- 16.3 External timber doors primed and painted as per architect's specification

17. SECURITY

- 17.1 Electric fence fitted to complex perimeter walls (where required)
- 17.2 Access control system at main gate.

18. PARKING

- 19.1 Parking bays provided as follows:
 - 19.1.1 1 covered bay to 1-bedroom 1-bathroom apartments
 - 19.1.2 1 covered bay to 2-bedroom 1-bathroom apartments
 - 19.1.3 1 uncovered guest parking bay per 3 unit ratio for guests

19. GENERAL

- 19.1 Gatehouse as per architect's plan
- 19.2 Refuse yards as per site development plan
- 19.3 All settlement cracks are regarded as a maintenance item and are not covered under the contractors' guarantee
- 19.4 These specifications serve as guidelines only and the developer reserves the right to amend / or substitute items, at his sole discretion, in the event of any item not being available at the time
- 19.5 The developer is responsible for the supply of a metered water (household consumption) and pre-paid electrical connection to each unit
- 19.6 The unit purchaser is responsible for the consumer deposits as required by the relevant authorities

Signed by Purhaser(s) on _____ (day/month/year)

At _____ (place)

NAME PURCHASER

SIGNATURE PURCHASER

Signed by Seller on _____ (day/month/year)

At _____ (place)

NAME SELLER

SIGNATURE SELLER