

# **SPECIFICATION AND FINISHING SCHEDULE & PRICE**

**PTN \_ OF 650 FERNDAL (\_\_\_\_\_)  
STRELITZIA MANOR**

## **ANNEXURE C**

The specification and finishing schedule describes the materials to be used and the work to be done regarding the contract.

The buildings will be erected in compliance with the National Building Regulations, SANS 10400, the guidelines of the NHBRC, the requirements of the local authority and public financial institutions. Still, this specification will override these requirements should any conflicts arise.

When the provisions of the financial institution's minimum requirements conflict with the National Building Regulations, the latter shall take precedence. If any discrepancy arises between the plans and the "Specification and Finishing Schedule, " the provisions of the last shall prevail.

Items covered by PC or Provisional Sums are to be timeously selected by the purchaser.

### **SITE WORKS AND EXCAVATIONS**

The developer reserves the right to adjust the floor levels on the site to prevent undue plinth heights.

### **AVAILABILITY OF MATERIAL**

All materials specified are subject to availability. Where materials are not readily available or undue delay is experienced in obtaining them, the developer reserves the right to use the nearest similar product available. The developer cannot guarantee that the materials used will be of the same colour or texture as any sample inspected by the purchaser.

### **CONCRETE**

All concrete work, namely foundations, ground floor slabs, and roof slabs, will be designed to an engineer's specification.
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### **FLOOR SLABS**

Ground Floor Slab: 85mm concrete surface bed poured over Ref 100 x 100 welded mesh.
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Damp Proof Membrane (USB green) sheets to be laid onto the well-compacted surface bed under the concrete slab. Reinforced Concrete Raft may be used depending on the geotechnical report as per specific stands.
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### **BRICKWORK**

Final levels, heights of plinths, depths of excavations and number of steps shall be determined by the contractor on-site at their sole discretion.
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External masonry walls shall be of clay or cement stock type with a minimum of 230mm thickness.
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Clay or Cement Stocks will receive a plastered finish. (See Plastering.)
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Termite proofing will be applied to all surface beds and will include a one year guarantee.
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Lintels will all be pre-cast concrete and laid with a minimum 150mm overlap on each side.
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Damp Proof Course to be laid under all external walls at surface bed juncture.
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## BOUNDARY WALLS

Boundary division between stands will be 1,5 m high above natural ground level.
Walls will be of pre-cast and secure fencing with plant material.
Any additional screen walls must be to the same specification.

## ROOFING

All roof trusses and rafters are to be of SA Pine timber. All truss designs and rafter sizes to be to engineer's specification.
Roof covering: Double Roman concrete roof tiles in charcoal grey
Exposed PAR timber rafters will be treated with carbolinium or equivalent.

## WINDOWS

All window frames are to be bronze anodised aluminium glazed as per SANS 10400 regulations.
The developer will supply built-in burglar bars. Front door, Back and sliding door
See the window schedule.

## WINDOW SILLS

External sills will have a plastered finish at a 20-degree fall with no overhang—all sills to have a Damp Proof Course under window frame and plastered sill.
Internal sills will have a plastered finish laid flat. In addition, Sills in the kitchen and bathrooms will be tiled.

## DOOR FRAMES

Internal doors: Standard timber frame.
Kitchen doors: Standard timber frame.
Front door: Standard timber frame.

## DOORS

Main entrance door:	horizontally boarded door.
Kitchen External door:	horizontally boarded door.
Internal doors:	Masonite hollow-core.
Garage side door:	Fire Door to SABS specifications.
Sliding doors:	Bronze anodised aluminium sliding doors as per door schedule.
Garage door:	Aluminium sectional door with motor and two remotes

## DOOR FURNITURE, LOCKS & IRONMONGERY

External doors fitted with 4-lever SABS approved locksets and stainless steel hinges. Plated door handles as per samples provided.
Internal doors fitted with 2-lever SABS approved locksets and stainless steel hinges. Plated door handles as per samples provided.

## SKIRTING

Carpeted areas	tiled skirtings
Bathrooms	
Kitchen	Ceramic tiles only between kitchen tops and wall units @120M2
Other tiled floor areas	tiled skirting

## GLAZING

All glazing to conform to the South African Glass and Glazing Association (SAGGA) minimum requirements. A compliance certificate will be issued on completion. Obscure glass to be installed in bathroom windows to afford maximum privacy.
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**PLASTERING**

External walls:	Smooth plaster to all wall surfaces (Wood Float).
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Internal walls:	Smooth plaster to all wall surface (Wood Float).
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No rhino lite plaster finish has been allowed to internal walls.
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**CEILINGS**

Concrete ceilings:	Smooth plaster to the underside of concrete slabs.
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Pitched roof areas:	6.4 mm Gypsum core ceiling boards with 6,3mm plaster skim
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Cornices:	90mm Polystyrene cornice. No Ceiling in Garage .
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**GEYSER (HOT WATER HEATER)**

Approved Gas or Solar Geyser.
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**PLUMBING AND DRAIN LAYING**

The contractor will provide a plumbing certificate—garden taps at gully position and in the front garden. The purchaser shall pay for the deposit for the water supply.
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**FLOOR COVERING**

A provisional sum amount of R125 per square meter (including vat), excluding labour, is allowed to purchase porcelain tiles (to areas specified on the plan).
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Garages will have a granolithic screed finish.
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**WALL TILING**

A Provisional sum amount of R125.00 per square meter (including vat), excluding labour, is allowed to purchase ceramic tiles.
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Bathrooms – 1.500mm above final floor level and 2200mm height in the shower enclosure
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Kitchen/Scullery. – Tiling between floor and wall units and kick-plate.
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**TILING AND CARPETING NOTE**

An additional cost will apply to porcelain tiles and on diagonal or pattern tiling.
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**BUILT-IN CUPBOARDS AND VANITY CUPBOARDS**

BIC's to have white melamine carcasses with white melamine impact edge doors; handles as per samples. Cupboard divisions standardised at 1/3 shelving and 2/3 hanging.
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Bathrooms will be fitted with a 600mm vanity cupboard with a Formica top.
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**KITCHEN UNITS**

Allowed for the supply and installation of the kitchen units as per layout,
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Impact doors as per samples.
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Granite tops come as a standard.
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Sink: – stainless steel, double bowl sink. (Franke Dominox or equivalent)
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**KITCHEN APPLIANCES**

Cooker Hood:	600mm cooker hood or equal approved
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Hob:	600mm hob or GAS.
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Under counter oven:	600mm under counter Oven GAS
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Washing machine:	Supply cold water and outlet for waste only
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Dishwasher:	Supply cold water and outlet for waste only
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**SANITARY WARE AND FITTINGS**

Shower enclosure:	Standard aluminium framed shower enclosure – clear glass.
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Bathroom Mirrors:	Not supplied.
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Baths & Basins:	Baths and basins as per sample.
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Mixers:	All baths, basins and showers to be fitted with mixers as per sample.
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Bathroom accessories:	Toilet holder, shower soap dish, towel ring, towel rail as per sample.
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### **ELECTRICAL**

The purchaser shall pay for the electrical deposit.
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The electrical sub-contractor shall determine the meter box's position and distribution board with the architect/contractor.
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Electrical layout as per architect layout plan
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Pre-paid electricity meter installation deposit to be paid by purchaser/owner.
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TV: two TV connection points allowed per unit
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### **PAINTING**

External: One coat plaster primer and two coats colours as specified by the developer.
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Exposed roof timbers treated.
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Internal walls to be suitably primed and painted two coats white super acrylic paint.
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### **CURTAIN RAILS**

No curtain rails will be supplied or fitted by the developer.
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### **DRIVEWAYS AND PATHS**

.900mm paths around the house, two-track driveways and paved area in front of the garage, 6m x 3m.
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### **GARDEN AND LANDSCAPING**

Included in the package is 150m <sup>2</sup> of grass supplied and laid by the developer
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