



## The Oaks

### Schedule of Finishes & Specifications

Client: .....

Address: Erf ..... The Oaks, Val de Vie Estate.

Contact details: Cell ..... Email .....

---

Design: (tick box)

- Single Storey (Unit A) 320 m2
- Double Storey (Unit B) 335 m2
- Double Storey (Unit C) 378 m2
- Double Storey (Unit D) 500 m2

Included in the Price:

- Architectural fees
- NHBRC enrolment fee
- Val de Vie building control fee plus monthly builders levy
- Electrical connection fee
- Water & sewage connection fee
- Engineer's fee for entire structure
- Landscaping as per landscaping plan

---

#### **FOUNDATIONS**

- Concrete strip footings – As per approved plans and Engineer's detail.
- Any unforeseen expenses for abnormal soil conditions will be for client's account.

#### **STRUCTURE**

- Main dwelling to have 280mm external cavity and 110mm single skin internal walls (where indicated) constructed of clay maxi bricks.
- Reinforced pre-cast concrete lintels over all openings.
- Concrete deck to Engineer's specification
- Boundary walls as per plan.

#### **WINDOWS, DOORS & DOOR FRAMES**

- External windows, doors & shutters to be Aluminium as per Window & Door schedule.
- All internal doorframes are timber.
- All internal doors as per door schedule.
- Garage doors to be automated aluzinc section overhead.

**ROOF (AS PER PLAN)**

- Constructed with S.A.B.S structural timber
- Roof covering to be Bluescope Steel AZ 150 Thermasheet. All structural timber built into walls are to be encased with DPC.
- Gable end wall to be secured and anchored galvanised hoop iron straps Fixing the roof cover shall be with corrosion resistant nails.
- Aluminium gutters and aluminium downpipes installed as per plan.
- Insulation to be fitted as per SANS regulation.

**WALL FINISHES**

- External wall – one coat wood float plaster.
- Internal wall – one coat steel troweled smooth plaster.
- Plaster bands/moulds – as per plan

**WINDOW SILLS**

- All internal window sills to be plastered.
- All external window sills to be plastered as per plan.

**GLASS**

- All glass specifications to be according to SANS regulations.
- All bathroom windows to be obscure glass

**CEILINGS**

- Cornices or shadow line finish included.
- Level ceiling to entire house.
- Ceiling to be rhino board on branderling fixed under rafters.
- Insulation to upstairs ceilings where applicable.
- Garage ceiling to be rhino board on branderling fixed under rafters with radiant shield insulation.

**IRONMONGERY**

- External windows and doors as per aluminium supplier.
- Internal doors to be fitted with mortice locksets with 2 keys and chromium plate furniture.
- Front door to be fitted with mortice lock set and tubular handle.

**FLOORS**

- Floor screed to be one coat mortar
- Floor finishes as selected form the options below.

**TILING**

- To be installed in main living areas, kitchen & scullery if selected below
- To be installed on patios and in bathrooms
- All tiled edges to be finished off with aluminium strips.
- Bathroom shower wall to ceiling.
- Shower floors tiles to match rest of bathroom.
- Bath front, top and 100mm splash back tiled where applicable.

Please make selection below:

- Bedrooms
- Main Living Areas
- Kitchen & Scullery

Select tile below:

The Developer shall be entitled to change any of the finishes to another finish of a similar standard at it's sole discretion.

- Ivory white
- Sahara beige
- Steel grey

## **VINYL**

- To be installed in bedrooms, main living areas, kitchen & scullery if selected below
- Vinyl – Aspen Floor Range glued down

Please make selection below:

- Bedrooms
- Main Living Areas
- Kitchen & Scullery

Select vinyl below: (only 1 selection allowed)

Vinyl

- Almond Oak
- Ash Oak
- Limed Oak
- Alpine Oak
- Charcoal
- Rustic Grey
- Rustic Pine
- Smoked Almond
- Smoked Ebony
- White Washed

## **CARPETS**

- To be installed in bedrooms only.
- Carpet – Belgotex Essence Range or similar with orange underlay.

Please make selection below:

- Bedrooms

Select carpet below: (only 1 selection allowed)

Carpet

- Coco
- Dior
- Dunhill
- Tabac

**ELECTRICAL – as per electrical layout**

- All electrical, i.e. plugs, lights etc. as indicated on plan
- 220v LED downlights – as indicated on plan
- Clipsal S2000 range cover plates.

**APPLIANCES**

- 900mm freestanding electrical oven & gas hob combination.
- 900mm built in built in extractor fan.

**AIRCONDITIONING**

- Mid wall Daikin split inverter units to all bedrooms and lounge.

**PLUMBING & SANITARYWARE**

- Hans Grohe Taps.
- Gio basin/cabinet combo.
- Duravit wall mounted toilets with Geberit concealed cisterns.
- Single or double stainless steel under slung sinks.
- Heat Pump with 200 litre hot water geyser.
- Towel rail and toilet roll holder to all bathrooms.
- Mirror above all vanities.
- All the above as per plumbing layout.

**BUILT IN CUPBOARDS AND KITCHEN UNITS**

- Kitchen cupboard –duco sprayed in standard colours.
- Bedroom & linen cupboard – 2mm impact edge in standard colours.
- Timber top raised at breakfast bar.
- Glass splash back behind hob.

**SKIRTING**

- Timber skirting to all areas, painted or varnished to client's choice.

**PAINT**

- All external plastered areas will be applied with 1x coat masonry primer and 2x coats super acrylic.
- All internal plastered walls and ceilings to receive 1x undercoat, poly skim and 2x coats supper acrylic.
- All internal wood work to be painted to client's colour choice.
- All external wood work to be treated with timber preservative/varnish.

**PATIOS AND STOEPS/OTHERS**

- Pergola constructed of meranti as per plan.
- Charcoal cobble paver to driveway and courtyard.
- Wrought iron balustrading as per plan.
- Built in 1000mm braai with metal inserts.
- Stainless steel built in 950 gas fireplace – vent free or one wood burn slow combustion fireplace with stainless steel vent.
- Washing line fitted in drying yard.
- Wrought iron / nutec slatted courtyard gate

**LANDSCAPING**

- Fully automated irrigation system.
- Landscaping as per landscaping plan

**OPTIONAL EXTRA'S – tick items that you would like to be quoted on.**

- Pool where applicable.
- Water feature where applicable.

The Developer shall be entitled to change any of the finishes to another finish of a similar standard at it's sole discretion.

- Solar energy plant (incl batteries)
- Any double glazing glass
- Under floor heating

I, \_\_\_\_\_ owner  
of Erf \_\_\_\_\_ in the Oaks on Val de Vie Estate hereby confirm the above finishes  
have been selected and approved by myself.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date