

1 FOUNDATIONS:

- 1.1 All external and internal load-bearing walls to be founded on concrete strip footings minimum 230x700mm or otherwise designed by the structural engineer.
- 1.2 Non load-bearing walls will be founded on thickened surface beds as indicated on the working drawings.
- 1.3 DPC 250Mc SABS will be placed under all surface beds

2 SUPER-STRUCTURE:

- 2.1 Walls to be 230mm cement maxi brick external walls. Internal walls to be 180mm and 90mm cement maxi bricks. DPC to be used in all openings as per detail. Weep holes to be allowed for in all external cavity walls. Cavity walls to be constructed with two 90mm skins with a 50mm cavity.
- 2.2 The surface beds to be 100mm thick unless otherwise stated.

3 ROOF CONSTRUCTION:

- 3.1 Prefabricated Engineer designed timber roof trusses to be used. Approval of these trusses must be obtained by the Engineer.
- 3.2 Roofs to be pitched as per Architect drawings. The roof will be covered with 0,47mm Springlok 700 AZ150 roof sheetings fixed to battens or purlins and trusses according to manufacturers specifications.
Colour of roof sheeting to be chosen by Developer. (Charcoal)
- 3.3 Alu. gutters and downpipes , all fixed as per manufacturers specifications.
- 3.4 Fascia boards 225 x 12mm Nu-tech board prepared for painting, and fixed with countersunk brass screws.

4 DOORS & DOORFRAMES:

- 4.1 Main entrance door would be an aluminium door as per architects plan.
- 4.2 Internal doors to be supawood M/duty doors, suitable for painting.
- 4.3 Internal doors frames to be timber.

5 WINDOWS AND GLAZING:

- 5.1 All windows / sliding doors to be powder coated aluminum or similar.
- 5.2 All glazing to be clear sheet glass as per national building regulations throughout.
- 5.3 Obscure glass to bathrooms where applicable.

6 WALL FINISHES:

- 6.1 Internal walls to be plastered with one coat cement plaster finish.
- 6.2 External walls as detailed on Architects Drawings, one coat plaster
- 6.3 Wall tiles to be installed as follows:
Kitchen & Scullery: 600mm above worktops only
Bathrooms: Tiling full height - complete bathrooms and en-suite where applicable.
Guest W/C: Tiling half height

7 FLOOR FINISHES

- 7.1 All floor slabs to be finished with 30mm screed
- 7.2 All bedrooms, kitchens, loung/dinning rooms floors to receive LVT 2,5mm Vinyl plank flooring from developers selection.
- 7.3 Porcelain tiles (600 X 600) to all bathroom floors.
- 7.4 Pine skirting 22x140mm to all rooms except bathrooms and kitchen/scullery.
Skirting to be prepared for painting.

8 PAINTING:

As per "plascon" specification or similar.

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|----------------------------------|---------------------------------------|
| External walls | - As per developers colour selection. |
| Internal walls | - White or similar |
| Ceilings, Intl. doors & skirting | - White |

9 CEILINGS:

- 9.1 Rhino board ceilings 6,4mm to be skimmed with 75mm fancy cornice to all ground & 1st floor units.
- 9.2 Raked ceiling boards with 90mm fancy cornice to all areas.

10 IRONMONGERY:

- 10.1 All internal doors to be fitted with standard 3 lever locksets.

11 JOINERY:

- 11.1 Kitchen layouts are to be as per joinery specialist. Kitchen and Scullery - PG Bison Melawood Supermatt finish. All hinges and runners are soft closing, island downstands will be 20mm white quartz
- 11.2 BIC's have been allowed in all bedrooms as depicted on the architects plans. PG Bison Melawood Accent

Range. **ELECTRICAL:**

12 12.1 Pre-Payment meters or similar will be provided in each unit.

- 12.2 Plug and Light Points: One light point in each room on ground floor. Two euro double plug point in each bedroom, excluding bathrooms, 4 euro double plugs points to the kitchen/scullery, one stove connection including extractor point. External light points to be provided to front stoep, yard and patio areas.
- 12.3 Two TV points & Wi-Fi point to be provided.

13 PLUMBING:

- 13.1 Shower with Hans Grohe shower mixer and fixed Gio shower arm and rose will be provided.
- 13.2 White Atlas close couple pan & universal cistern with superior double flap seat to guest bathroom.
- 13.3 White Lecico in wall cistern with actuator with Lecico Geo wall hung toilet pan and seat to all 1st & 2nd floor bathrooms.
- 13.4 WHB Lecico highline basin or similar with Hans Grohe Vernis mixer with clicker waste.
Main bathroom WHB - Courier type basin with Hans Grohe Vernis basin mixer.
- 13.5 Hot Water Cylinder (WHC) 250 Ltr, with flat PV solar panels, pump and geyserwise controller complete with all necessary fittings.
- 13.7 Stainless steel double bowl sink CD X621 fitted with a Hans Grohe sink mixer.
- 13.8 Washing machine and dish washer points will be provided.

14 GENERAL:

14.1 All yards on ground floor will be lawned.

14.2 External paint colour to be chosen by Developer.

14.3 Remote access control will be provided by Developer.

14.4 Walling around complex to be as per the Architects approved drawings.

14.5 Bosch or similar oven hob and extractor to be provided by the developer.

14.6 Framed shower doors to be provided by the developer.

Disclaimer:

Please note that should any of the above items be discontinued, the developer at their own discretion may replace these with similar items of equal quality.