

Annexure C: Schedule of Finishes and Specifications

1. Introduction

- 1.1. The dwelling will be erected in compliance with the provisions of the NHBRC, The National Building Regulations and the Local Authority.
- 1.2. The energy efficiency of the dwelling will comply with SANS 10400 part XA

2. Foundations and structures

- 2.1. Construction of all foundations, floor slabs and other structural elements will be in accordance with the design and specifications of a professional engineer and/or an engineer appointed by manufactures in the case of design and supply items.
- 2.2. External and internal walls will be constructed from clay bricks.

3. Internal Finishes

3.1. Internal walls:

- 3.1.1. All internal walls to be one coat, steel-trowelled plaster to even surface.
- 3.1.2. Windowsills to be plastered internally.
- 3.1.3. Garage will be bagged and painted.

3.2. Wall Tiling:

- 3.2.1. Kitchens will be tiled to a height of 600mm in general above countertops.
- 3.2.2. Bathrooms floors to be tiled, only skirting tile to be provided, all built-in baths to be tiles and showers to be tiled to height of 2100mm.
- 3.2.3. Wall tiling- Selected from range supplied.

3.3. Floor Covering:

- 3.3.1. Carpeting – Selected from the range supplied.

- 3.3.2. Floor tiling to areas indicated on the plans to be selected from range supplied.
- 3.3.3. Skirting to be moulded SA Pine and painted.
- 3.3.4. Garage floors are grano screeded in general.

4. External Wall Finishes

- 4.1. One coat woodfloated plaster to even surface and to plinth surfaces in general.
- 4.2. Windowsills externally as well as external lintol to be exposed brick to Architect's specification and detail.

5. Ceiling

- 5.1. Internal ceilings to be skimmed plasterboard and finished with decorative cornice.
- 5.2. No ceiling in Garage.
- 5.3. Insulation to comply with SANS 10400 part XA.

6. Doors And Windows

- 6.1. Internal doors are two panel semi solid or similar decorative flush type in painted timber door frames.
- 6.2. External horizontal slatted timber doors and frames to be Meranti, varnished to architect's detail.
- 6.3. Windows and sliding doors to be powder-coated aluminum.
- 6.4. Garage door to be automated, chromadek sectional overhead, in epoxy-coated finish.

7. Ironmongery

- 7.1. Internal doors fitted with two lever mortice locks and handles selected from range supplied.

- 7.2. External timber doors fitted with cylinder locks and handles selected from range supplied.
- 7.3. Aluminum doors to be fitted with standard pull handles and cylinder type locksets.

8. Roof

- 8.1. Roof structure in SA Pine to be designed by structural engineer and manufactured by an approved supplier with insulation to comply with SANS 10400 part XA.
- 8.2. Roof covering to main roof to be Safintra Classicor standard corrugated Victorian profile or similar approved with chromadek/colorbond finish. Colour by Architect.
- 8.3. Roof covering to lean-to roofs to be Safintra Kliplock 410 or similar approved with chromadek/colorbond finish. Colour by Architect.
- 8.4. Rainwater goods to be aluminum gutter and downpipes.

9. Paintwork

- 9.1. Paintwork shall be done in accordance with specification of supplier and shall general comprise:
 - 9.1.1. Internal walls: 1 coat undercoat plus 2 coats to colour choice by architects.
 - 9.1.2. External walls: 1 coat masonry primer plus 2 coats acrylic to colour choice by architects.
 - 9.1.3. Ceilings and cornices: 1 coat masonry primer plus 2 coats pure matt.
 - 9.1.4. Metal work: 1 coat metal primer grey, 1 coat universal undercoat and 2 coats high-gloss enamel.
 - 9.1.5. Internal woodwork: 1 coat wood primer plus 1 coat universal undercoat plus 2 coats satin enamel to skirting and non-drip enamel to doors and frames.
 - 9.1.6. External woodwork: 1 coat multi-purpose exterior wood varnish thinned 10% with turpentine plus 2 coats multi-purpose exterior wood varnish.

10. Plumbing and Sanitary Ware

10.1. Sanitary Ware will, in general, comprise the following:

- 10.1.1. Basins: High quality porcelain from selection options provided.
- 10.1.2. Baths: White acrylic from selection options provided.
- 10.1.3. Toilets: High quality porcelain from selection options provided.
- 10.1.4. Taps: Single lever mixers for baths, basins, showers, and sink etc. from selection options.
- 10.1.5. Hot water supply to be in accordance with SANS 10400 part XA.

10.2. One external tap at utility area and one tap at garden.

11. Electrical Installation

A single-phase electrical supply to the following point will be allowed for:

11.1. Power point:

- 11.1.1. Bedroom 1:
 - 2 x double socket outlet.
- 11.1.2. All other bedrooms:
 - 1 x double socket outlet.
- 11.1.3. Lounge / dining room area:
 - 3 x double socket outlets.
- 11.1.4. Study:
 - 1 x double socket outlet. (if applicable)
- 11.1.5. Entrance Hall:
 - 1 x single socket outlet. (if applicable)
- 11.1.6. Kitchen:
 - 1 x stove point.
 - 1 x fridge point.
 - 1 x extractor point.
 - 1 x dishwasher point.
 - 1 x double socket outlets above work space surface.

11.1.7. Scullery:

- 1 x washing machine.
- 1 x tumble dryer point. (if applicable)
- 1 x double socket.
- 1 x double socket above work surface.

11.2. Light points:

11.2.1. Provide 1 x light point in all rooms as per Architect's specification.

11.2.2. External lighting as per sample board.

11.3. Telephone and TV Points:

11.3.1. Provide for one telephone point to Kitchen, Study (if applicable) and Bedroom 1.

11.3.2. Provide for one television point to Living Room and Main Bedroom (wiring/aerial excluded).

11.4. Garage:

11.4.1. 1 x light point, 1 x double socket outlet, 1 x single socket for irrigation plus 1 x single socket outlet in ceiling for door automation, distribution board with energy dispenser.

11.5. Appliances:

11.5.1. Four-plate hob, undercounter oven and build-in extractor.

12. Kitchen cupboards

12.1. Granite countertops from selection range provided.

12.2. All visible cupboard doors and sides to be Melawood with 2 mm impact edging from selection range provided. All interior to be white melamine.

12.3. Handles selected from range supplied.

13. Bedroom Cupboards

- 13.1. All visible cupboard doors and sides to be Melawood with 2 mm impact edging from selection range provided. All interior to be white melamine.

14. Shower doors

- 14.1 White Aluminium shower door frames.

15. Vanities

- 15.1. Marble stone tops from selected range.
- 15.2. All visible cupboard doors and sides to be Melawood with 2 mm impact edging from selection range provided. All interior to be white melamine.

16. Linen cupboards

- 16.1. All visible cupboard doors and sides to be Melawood with 2 mm impact edging from selection range provided. All interior to be white melamine.

17. Glazing

- 17.1. Glazing to comply with SANS 10400 part XA. Obscure glass (Pilkington pacific) to bathrooms.

18. Covered Verandas, Porches, Walkways and Open utility courtyards.

- 18.1. To be Clay paving to Architect's specification and detail.

19. Driveways and Parking bays

- 19.1. The driveway and parking areas to comprise of brickpaving with exposed aggregate cement pavers. The extent, limited to 4.5 meters from erf boundary, to be decided by the Architect on submission drawings to the local authority

20. Yard walls

- 20.1. All yard walls (kitchen, drying yard) to be 1,8m high block wall with plain plaster band to top of wall as per Architect's specification.

21. Boundary walls

- 21.1. In order to retain the open feel with regard to the sites facing the internal road, all boundary walls and gates within building setback from the street boundary must not exceed 1,2m in height.
- 21.2. Boundary walls facing the panhandle driveways, also not to exceed 1,2m in height along the entire length of the panhandle.
- 21.3. In order to retain the open feel with regard to the sites facing the pedestrian pathway, all boundary walls and gates within 3m of the back boundary must not exceed 1,2m in height.
- 21.4. Boundary walls between properties to be 1,8m in height.
- 21.5. All boundary walls to be constructed of 190mm block walls, smooth plastered and painted with simple plaster band to Architect's detail and specifications.
- 21.6. Internal boundary walls enclosing the back and front gardens of a property, will be for the Purchaser's account. These walls will be scrutinized by the Architect for approval.
- 21.7. Where stepping of a boundary wall is necessitated by the topography of the property, individual steps may be no higher than 0,4m. No part of a stepping wall may exceed the maximum height allowed for that wall.

22. Building lines

- 22.1. 6 metres from internal main road; 3 metres for all boundaries facing the panhandles; 1,5 metres to all side boundaries; 3 metres to all rear boundaries.
The properties with the rear boundary facing the pedestrian pathway to have a building line of 6 metres.

Where servitudes are applicable to side boundaries the building lines to be measured from the servitude line.

- 22.2. With reference to Architectural final guidelines and council regulations.

23. Landscaping

- 23.1. An allowance of R 20,000.00 including VAT for landscaping with irrigation of the sidewalk and Erf is included in the Purchase Price of which the sidewalk must be completed prior to Completion Date. The Purchaser will deduct the balance of the R 20,000.00 including VAT from the final amount due to the Seller, upon completion of the landscaping with irrigation of the Erf.

24. Optional Extras

- 24.1. Air-conditioning*
- 24.2. Ceiling fans
- 24.3. Underfloor heating*
- 24.4. 3 Phase power
- 24.5. Heated towel rails
- 24.6. Gas installation
- 24.7. External braai and chimney
- 24.8. Internal fireplace
- 24.9. All internal boundary walls with garden gate to enclosed garden

*** 3 Phase electrical required**

25. General

- 25.1. These specifications serve as guidelines only and the Seller reserves the right to amend and/or substitute items, at sole discretion, in the event of any item not being available or being in short supply. They are to be of similar or better quality.
- 25.2. Curtain tracks, pelmets and blinds will be regarded as interior decorating and will be for the Purchaser's account.
- 25.3. NHBC fees are for the Purchasers account.

- 25.4. Electricity and water deposits for the Purchaser's consumption account are to be paid by the Purchaser.
- 25.5. No guarantee is given against cracking of ceramic tiles where under floor heating is installed.
- 25.6. Operation of vehicular entrance main gate to be a Mircon (or similar) intercom system connected to the Telkom/Cellular network.
- 25.7. Private vehicle entrance gate and motor for Purchaser's own account and arrangement.