

SCHEDULE OF FINISHES

1. BRICKWORK

- 1.1 Foundations : To Engineer's specification.
- 1.2 Exterior Walls : All exterior walls will be of SABS approved cement Maxi stock bricks – 222mm x 115mm x 90mm - plastered and painted.
- 1.3 Interior Walls : Will be of SABS approved cement Maxi stock bricks – 222mm x 115mm x 90mm – and finished in one coat smooth plaster, with 1 (one) coat undercoat and 2 (two) coats interior acrylic in residence.

1. WINDOW SILLS

- 2.1 Exterior : Plastered and painted.
- 2.2 Interior : Will be finished in plaster and painted.

2. WINDOWS

- 3.1 All windows will be as per plan (White Aluminium).
- 3.2 No Curtain rails fitted.

3. DOORS AND DOOR FRAMES

- 4.1 Front door : Standard panel Meranti door in standard Meranti frame with painted finish.
- 4.2 Patio door : As per plan (White Aluminium).
- 4.3 Internal doors : Painted profiled hollow core type in 1,2mm pressed steel frame with painted finish.

5. ROOF TRUSSES AND COVERING

- 5.1 Roof trusses will be manufactured and erected with pre – fabricated roof trusses.
- 5.2 Roof covering will be of cement tiles of recognized manufacturer and approved PVC underlay and isolation.

6. FLOOR COVERING

- 6.1 Kitchen, bathrooms, entrance hall and lounge : Will be of ceramic tiles selected by the Client from the Developer's preferred range.
- 6.2 Bedrooms : Will be of woven or cut pile carpeting selected by the Owner from the Developer's preferred range.
- 6.3 Shower cubicles : Cut tiles in cement for non – slip finish.
- 6.4 Cement brick pavers on patio as per sample. Tiling to balconies.

7. BUILD-IN-CUPBOARDS

Cupboards of clients choice, allowed for in our price structure to be installed.

- 7.1 Bedrooms : White melamine internal and external with impact edging and handles selected from the samples.
- 7.2 Kitchen : Internal : White melamine.
External : Maple, Oak or Beech veneer with impact edges.
Kitchen Tops : Granite as selected by Developer
- 7.3 Timber skirting throughout except to areas with wall tiles.

8. SANITARY WARE

Will be of a type and colour selected by the Developer

- 8.1 Bath and basin : Will be manufactured of white acrylic material
- 8.2 Toilet and cistern : Will be manufactured of white glazed porcelain (Close couple).
- 8.3 Kitchen sink : Will be standard drop – in single bowl stainless steel with work top mixer type tap.
- 8.4 Taps : Will be of ISCA type, selected by Developer
- 8.5 Shower doors : Will be of white aluminium.
- 8.6 Hot water cylinder : Will be 150 liters semi – pressure type.
- 8.7 Water connection and supply :
Will be 15mm diameter copper pipe internally and 22mm polycop piping from the water meter to the building.
- 8.8 Washing machine/dishwasher outlet: Will be provided.
- 8.9 Rain water goods : Will be of aluminium seamless gutters and will be of Developer's choice.

9. ELECTRICAL INSTALLATION

Positions of the switchboard and econometer, electrical outlets and switches, T.V. and phone points indicated on the plan, may for practical reasons, need to be altered/omitted and such alteration will be at the Developer's discretion. The following installations have been included :

PLUG POINTS :

- Lounge - 1 double plug point for 2 & 3 bedroom units
- Above working surface in kitchens - 2 double plug points for 2 & 3 bedroom units
- Refrigerator/freezer - 1 single plug point
- Washing machine - 1 single plug point
- Stove/hob/extractor - 1 stove point
- Main bedroom - 2 single plug point
- 2nd/3rd bedroom - 1 single plug point per room
- Telephone - 1 (entrance hall/kitchen)
- TV Point - 1 (lounge)

10. STOVE

Undercounter Stove, hob and extraction fan of Univa range or similar.

11. TV SATELLITE DISH

Satellite dish per block and satellite connectivity per unit. Conduit and draw boxes will be fitted.

12. LIGHT FITTINGS

To be provided as per sample.

13. CEILINGS

Skimmed gypsum rhino board to underside of trusses finished with standard gypsum corners on top floor.
All other ceilings skimmed concrete soffits.

14. WALL TILING

Will be selected for colour and/or design and/or shape by the Client from the Developer's preferred range.

14.1 All tiling will be fixed by a specialist tiler appointed by the Developer.

14.2 All tiling will be from floor level to 1,5m high in kitchen and bathrooms but will not be applied behind cupboards, bath or any other fixture or fitting.

15. TOWEL AND SHOWER RAILS

Shower chrome plated mild steel tube of maximum length of 1250mm will be fitted in each bathroom (As per sample).

16. GLAZING

Clear sheet glass generally. Obscure glass to bathrooms to glazier's choice and all glass to conform to National Building Regulations in respect of thickness and type in relation to size and position.

Owner to Supply and Fit own mirrors to bathrooms.

17. IRONMONGERY

17.1 Internal doors are to be fitted with standard two lever mortice locksets and chromium plated furniture.

17.2 External doors are to be fitted with three – lever mortice lockset with brass furniture to front door.

18. HOUSE NUMBER

Will be of a suitable type and will be of the Developer's choice.

19. SITE CLEARING

The property will be cleared of visible rubble. The existing natural contours

of the site will generally be retained and only undue hillocks and mounds will be removed.

20. LANDSCAPING AND GARDENING

Landscaping to be done according to approved site development plan.

21. FINISHES

The Owner hereby acknowledges and agrees that the choice of finishes will be limited to the range offered by the Developer as per this SPECIFICATION and FINISHING SCHEDULE and shall be subject to availability thereof.

22. DETAIL

Where the work includes detail such as barbecues and the like, the Developer will not be liable if such detail differs from any drawing depicting same or from any previously constructed detail.

23. BUILDING STANDARDS

All construction procedures and standards will be in accordance with the requirements of the NHBRC.

24. GENERAL

- 24.1 Security : Remote controlled access with one remote per unit.
Separate gate control system between gate and each unit.
- 24.2 Perimeter walls as per approved SDP.
- 24.3 Landscaping – roll on lawn with trees and shrubs as per developer to perimeter ground floor unit.
- 24.4 Braai – build in type to be build in on patio as per drawings.
- 24.5 Roads & Parking area – Asphalt tar surface
- 24.6 Shade cloth or similar carport to 75 Parking bays allocated to units.