

Specification & schedule of finishes

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COMPLETE FORM



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1.GENERAL

1.1.Building works shall comply with:

- 1.1.1 Local Authority regulations.
- 1.1.2 NHBRC regulations.
- 1.1.3 National Building Regulations.
- 1.1.4 Building Standards Act No. 103 of 1977.
- 1.1.5 Model Preambles of Trades (2008 edition).
- 1.1.6 Approved building plans and specifications.
- 1.1.7 All building materials SABS approved.
- 1.1.8 SANS 10400 including Part XA for single and double storey homes.
- 1.1.9 A competent person, Structural Engineer, will design, specify, and certify parts H, J, K, L, and M.

1.2.Contractual arrangements:

- 1.2.1 The specification list serves as guideline. The Contractor will endeavour to install the items specified herein but reserves the right to amend and / or substitute items at his discretion in the event of items being discontinued, or in short supply.
- 1.2.2 Should the specifications differ from architect's drawings, this specification will take preference.
- 1.2.3 Engineer's drawings take preference over architect's drawings, and the specification list.
- 1.2.4 Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.
- 1.2.5 Owners are expected to communicate all building-related issues with the Contract Manager.
- 1.2.6 The Owner will NOT be permitted to do any work on site while construction is underway, and without written permission of the Contractor.
- 1.2.7 The Owner is required to select ALL finishes AND Optional Extras at signing of the Building Agreement. If no selection is confirmed within the required timeframe, finishes will be as per Contractors Standard Offering/Range.

2. FOUNDATIONS AND WALLS

2.1.General:

- 2.1.1 Foundations as per Engineer's specifications.
- 2.1.2 All walls built with standard imperial-bricks, plastered, and painted.
- 2.1.3 All internal/external windowsills to be plastered.

2.2.Exterior of house:

- 2.2.1 Standard imperial perforated clay brick, plastered and painted with Masonry Primer and two coats approved acrylic PVA selected by Contractor. Colour as per Contractors Standard Offering.
- 2.2.2 Stone cladding as per architect drawings.
- 2.2.3 Pine Timber pergolas as per architect drawings.

2.3.Interior of house:

- 2.3.1 All internal walls painted with one coat plaster primer and two coats acrylic PVA selected by Contractor. Colour as per Contractors Standard Offering.
- Garage internal walls to bagged and painted.



Imperial perforated clay brick



Pine Timber pergolas



bagged and painted

3. ROOF

3.1. General:

3.1.1 Sprinlok 700 0.47mm Colorplus AZ200 roof sheeting (Charcoal):

3.1.1.1 Pitched roof with Sprinlok 700 0.47mm Colorplus AZ200 long span single length metal roof sheeting or similar approved, on sisalation roof insulation laid per supplier specification, on 75 x 50 mm purlins at 1200 mm max. c/c spacings on 114/150/228 x 38/50 mm timber rafters at 1200 mm max. c/c spacings built into the wall with 375 brick grips. Counter flashing to be introduced where applicable. Design and details of roof to be done and supplied by roof specialist. Sisalation 350 insulation between purlins and roof sheeting.

3.1.2 Lean to Roofs:

3.1.2.1 Sprinlok 700 0.47mm Colorplus AZ200 roof sheeting (Charcoal) in single lengths, on sisalation roof insulation laid per supplier specification, on 75x50mm SA pine purlins @ 1200mm c/c max. on 150/228 x 38/50mm timber rafters at 1200mm c/c bolt fixed to inside wall with galvanised mild steel truss hangers. Design and details of roof to be done and supplied by roof specialist.

OPTIONAL EXTRA: BRAAI PATIO COVERING

(Applicable to Units: Krefie, Vissie, Seekat, Seeperdjie / Retirement Units only)

Option A – Covered Roof:

Extension of the main roof structure utilizing Sprinlok 700 0.47mm Colorplus AZ200 (Charcoal) roof sheeting on timber rafters and purlins, complete with underslung insulation and counter-flashing to match the standard roof specification.

Option B – Timber Pergola:

Pine Timber Pergola structure installed over the braai patio area, designed and finished in accordance with the architect's details and standard accent palette.

Additional charges will apply.

4. WINDOWS

- 4.1 All windows and doors will be powder-coated aluminium as per approved accent palette.
- 4.2 All glass in accordance with applicable SANS regulation at the time of approval.

5. DOORS & FRAMES

- 5.1 Internal Doors and frames:
 - 5.1.1 Semi-solid wooden doors. Painted white. (Door profile as per Contractors Standard Offering).
 - 5.1.2 Frames to timber doors - Hardwood, painted white.
 - 5.1.3 Fire Door to garage - 1/2h Fire rated door between house and garage to be solid hardcore timber doors, painted white.
- 5.2 External Doors:
 - 5.2.1 Powder-coated aluminium doorframes (as per approved accent palette) with glass pane, cylinder lockset, one pair hinges and doorstop.
- 5.3 Garage Door:
 - 5.3.1 Standard height, Aluminium overhead garage door with automation. As per Contractors Standard Offering and approved accent palette.

6. Ironmongery

- 6.1 Internal doors are to be fitted with standard two lever mortice locksets with stainless steel handles selected from the Contractors Standard Offering.



Inner doors



Ironmongery



Charcoal



Dove Grey

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FRONT DOOR HANDLE:

Standard option - No additional charges apply



FALCON LEVER HANDLE
LH013BE

OPTIONAL FRONT DOOR HANDLES:

Optional extra - Additional charges apply



DHCT32/150/400
DÉCOR PULL HANDLE



DHCD32/400 DÉCOR
PULL HANDLE



DHSC32/350/420
DÉCOR PULL HANDLE



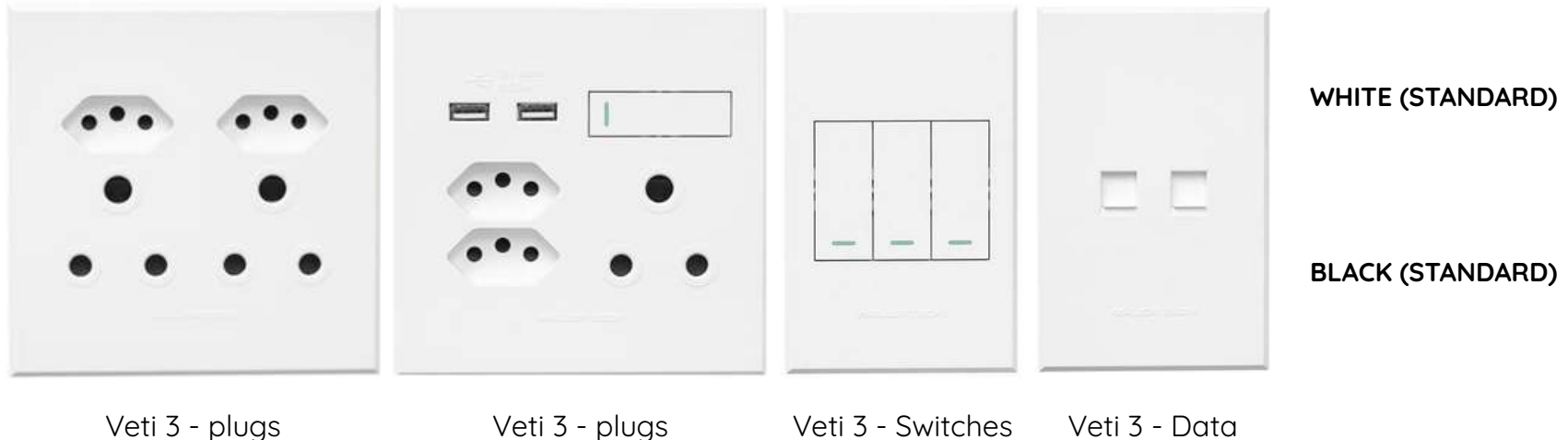
DHT32/400/500 DÉCOR
PULL HANDLE

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7. ELECTRICAL INSTALLATION

7.1 General:

- 7.1.1 Standard specification as per standard electrical layout.
- 7.1.2 Light switches & plugs: Vetri 3-range or similar selected by Contractor.
- 7.1.3 DB supplier / make - to be confirmed.
- 7.1.4 Single phase electrical supply.
- 7.1.5 Telephone, TV & Data - Conduit to point only. Connection to telecommunications and television service provider for Owner Account.
- 7.1.6 Light fittings as per Contractors Standard Offering.
- 7.1.7 DEYE 5kW Hybrid inverter and Volta 51.2V 5.32kWh Wall-Mounted LiFePO4 Battery with solar panels NOT included - Optional extra.



BACKUP POWER SYSTEM AND SOLAR PANELS OPTIONAL EXTRA AND ADDITIONAL CHARGES APPLY



VOLTA 51.2V 5.32kWh
Wall-Mounted LiFePO4 Battery



DEYE 5KW INVERTER



NO SOLAR PANELS (STANDARD)

X2 550W SOLAR PANELS (OPTIONAL)

X4 550W SOLAR PANELS (OPTIONAL)

X6 550W SOLAR PANELS (OPTIONAL)

X8 550W SOLAR PANELS (OPTIONAL)

8. PLUMBING, DRAINAGE AND SANITARY WARE

8.1 General:

8.1.1 Cold water supply and outlet for washing machine and dishwasher.

8.1.2 No water supply provided for freezer.

8.2 Geyser:

8.2.1 20L Poloma gas geyser as per Contractors Standard Offering.

8.3 Sanitary Ware:

8.3.1 Sanitary ware, shower doors and bathroom accessories as per Contractors Standard Offering/Range.

8.4 Stormwater:

8.4.1 Roof Drainage:

8.4.1.1 All roof drainage from down-pipes into gully, subsurface drainage network (underground), to discard into street (lowest point on erf) or stormwater mains.

8.4.1.2 Take note that subsurface rainwater pipes from gulleys to street are installed approximately 200 mm below N.G.L.

OPTIONAL GEYSER OPTIONS

(Additional charges apply)

150L ELECTRIC GEYSER (OPTIONAL)

200L ELECTRIC GEYSER (OPTIONAL)

150L SOLAR GEYSER (OPTIONAL)

200L SOLAR GEYSER (OPTIONAL)



INCLUDED

20L Poloma Gas Geyser
1X 19KG GAS BOTTLE

STANDARD SANWARE RANGE

INCLUDED - NO
ADDITIONAL CHARGES



Luximo BMF45 PRAVIA 1700
SKIRTED BATH WHITE



BETTA SUITE EURO TF
BOTTOM ENTRY WHITE

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OPTIONAL SANWARE RANGE

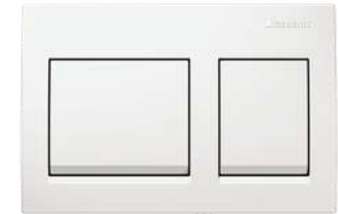
NOT INCLUDED -
ADDITIONAL CHARGES



Lave Brittany Freestanding Gloss
White Bath 1700x800x610mm



Geberit Kombifix
for Wall-hung
Alpha Concealed
Cistern 120mm



Geberit square white flush plate



Gio Bella Ivy Evora Vortex
Wall-hung Pan and Soft Close
Seat 515x355x365mm

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VANITY BASIN OPTIONS:

STANDARD SANWARE RANGE

INCLUDED - NO
ADDITIONAL CHARGES
PLEASE INDICATE AREA



Clear Cube Tenerife Counter Top
Basin 420x420x120mm



Clear Cube Valencia Counter Top
Basin 450x450x135mm



Clear Cube Vigo Round Counter
Top Basin 380x380x110mm

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STANDARD SANWARE RANGE

INCLUDED - NO
ADDITIONAL CHARGES

GUEST WC VANITY OPTIONS:



600mm Wall Hung Cabinet
with Clicker Waste



Guest Toilet Simplicity 550 x
435mm Wall Hung Cabinet with
Clicker Waste

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SHOWER RANGE OPTIONS:



Single 8mm safety glass shower panel (STANDARD - No additional charges apply)

Glass shower shelves not included



Aluminium closed shower with single door (OPTIONAL - Additional charges apply)

WHITE

SILVER

BLACK



Aluminium closed shower with double sliding doors (OPTIONAL - Additional charges apply)

WHITE

SILVER

BLACK

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BLUETIDE NEO RANGE - CHROME

INCLUDED - NO
ADDITIONAL CHARGES

Bluetide Basin Mixer -
NEO



Blutide Stainless Steel Shower
Rose 250mm



Blutide Long Stainless Steel
Shower Arm 300mm



Blutide Bath Mixer - NEO



Blutide Concealed Mixer - NEO



Blutide Square Brushed
Stainless Steel Shower
Trap

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Specification & schedule of finishes

BLUETIDE NEO RANGE - BLACK

INCLUDED - NO
ADDITIONAL CHARGES

Bluetide Basin Mixer -
NEO BLACK



Blutide Stainless Steel Shower
Rose 250mm BLACK



Blutide Long Stainless Steel
Shower Arm 300mm BLACK



Blutide Bath Mixer -
NEO BLACK



Blutide Concealed Mixer -
NEO BLACK



Blutide Square Brushed
Stainless Steel Shower
Trap

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Specification & schedule of finishes

Blutide Basin Mixer -
SHORE



BLUTIDE SHORE RANGE - CHROME

OPTIONAL EXTRA - ADDITIONAL
CHARGES APPLY



Blutide Stainless Steel Shower
Rose 250mm



Blutide Long Stainless Steel
Shower Arm 300mm

Blutide Bath Mixer - SHORE



Blutide Concealed Mixer -
SHORE



Blutide Square Brushed
Stainless Steel Shower
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Specification & schedule of finishes

BLUETIDE SHORE RANGE - BLACK

OPTIONAL EXTRA - ADDITIONAL
CHARGES APPLY

Bluetide Basin Mixer -
SHORE BLACK



Bluetide Long Stainless Steel
Shower Arm 300mm BLACK



Blutide Stainless Steel Shower
Rose 250mm BLACK



Blutide Bath Mixer - SHORE
BLACK



Blutide Concealed Mixer -
SHORE BLACK



Blutide Square Brushed
Stainless Steel Shower
Trap

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**BLUETIDE ACCESSORIES
SAGE RANGE - CHROME**

INCLUDED - NO ADDITIONAL CHARGES



SAGE RANGE - Towel Rail



SAGE RANGE - Paper Holder



SAGE RANGE - Toilet Brush
Holder



SAGE RANGE - Towel Ring

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**BLUETIDE ACCESSORIES
SAGE RANGE - BLACK**

INCLUDED - NO ADDITIONAL CHARGES



SAGE RANGE - Towel Rail



SAGE RANGE - Paper Holder



SAGE RANGE - Toilet Brush
Holder



SAGE RANGE - Towel Ring

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9. CEILINGS AND CORNICE

- 9.1 Concrete soffits/Flat ceilings: Skimmed and painted 6.4 mm Rhino board ceiling on 38 x 38 mm branderling at max. 400 mm c/c.
- 9.2 Cornice: SIGMA plaster trim 20 painted white
- 9.3 Exposed roof rafters: 30mm Grooved Isoboard laid on top of rafters with 50mm Knauf Glasswool insulation in-between purlines.
- 9.4 Garage: There will be no ceiling in the garage.

10. SKIRTINGS

- 10.1 Standard Wooden Skirting:
 - 10.1.1 22 mm x 105 SK6 softwood (pine) skirting. Skirting up to cupboards, not around.
- 10.2 Tiled Skirtings:
 - Tiled skirting (100 mm) to all patios.

11. ACCESSORIES AND FIXTURES

- 11.1 Curtain rails and blinds are excluded from this contract.
- 11.2 Washing lines are excluded from this contract.
- 11.3 Fibre-network provided, owner to arrange for own telecommunication connectivity and installation.
- 11.4 DSTV access points provide on all houses. Owners to arrange for own satellite connectivity.
- 11.5 Air conditioning systems excluded from this contract.



SIGMA plaster trim



SK6 Skirting

12. TILES AND VINYL

12.1 General Information:

12.1.1 All internal floor finishes comes with tiles as standard, with vinyl as an optional extra. Bathrooms will be tiled floors only - as per Contractors Standard Offering:

12.1.1.1 All tiling and vinyl-flooring laid with standard high-quality adhesive on level surface-bed to supplier's recommendation appointed by the Contractor.

12.1.2 Wall tiles:

12.1.2.1 Bathroom floors with 100mm tile skirting.

12.1.2.2 In showers tiled to 2.4m above FFL.

12.1.2.3 Splashbacks (600mm):

12.1.2.3.1 Standard tiles laid between work-top and bottom of wall-cupboards and tiles behind "wet-areas" (basins and sinks).

12.2 Floor and kitchen splash-back tiles (internal):

12.2.1 As per Contractors Standard Range.

12.3 Vinyl floors:

12.3.1 As per Contractors Standard Range.

13. WALL PAINT

13.1 General Wall Paint Information:

13.1.1 Exterior walls:

13.1.1.1 Painted with one coat plaster primer and two coats acrylic. Colour combination as per Contractors Standard Range.

13.1 Internal walls:

13.1.1 All walls painted with one coat plaster primer and two coats acrylic. Colour as per Contractors Standard Range.

13.2 Ceiling and cornices:

13.2.1 General: Two coats of WeatherPrufe ceiling paint or equivalent alternative.

13.2.2 Bathroom ceilings - As above but with nontoxic fungicide additive.

13.3 Internal doors and frames:

13.3.1 To receive one coat of universal undercoat and two coats of water-based enamel (white).

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STANDARD TILE RANGE

INCLUDED - NO ADDITIONAL CHARGES



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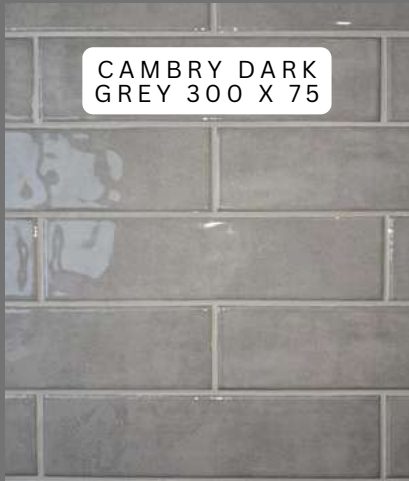
Specification & schedule of finishes

WALL TILING OPTIONS:

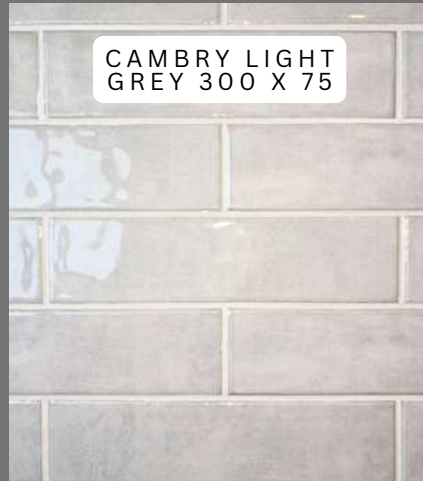
Kitchen & shower walls applicable

OPTIONAL EXTRA for shower walls and shower niches

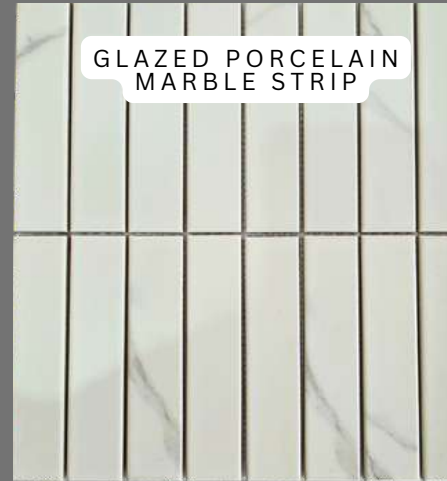
OPTIONAL EXTRA for kitchen splashback - except CAMBRY range (included as standard)



CAMBRY DARK
GREY 300 X 75



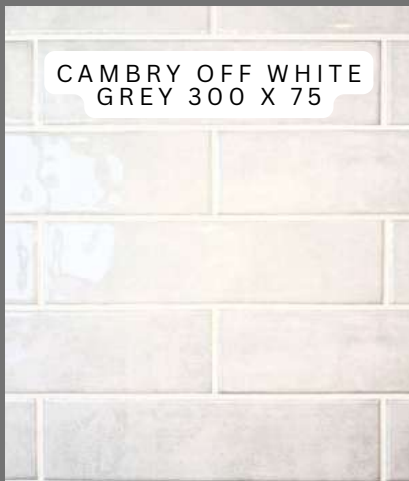
CAMBRY LIGHT
GREY 300 X 75



GLAZED PORCELAIN
MARBLE STRIP



KIT KAT IVORY



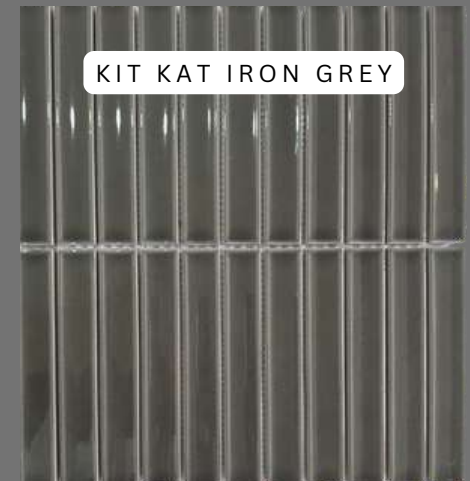
CAMBRY OFF WHITE
GREY 300 X 75



CHEVRON CERAMIC
GLOSS



KIT KAT FROST



KIT KAT IRON GREY

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OPTIONAL VINYL RANGE

NOT INCLUDED - ADDITIONAL CHARGES



Toasted Toffee



Blush Beige



Soft Oak



Borough Oak



Oatmeal Ash



Honey Oak

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OPTIONAL VINYL RANGE

NOT INCLUDED - ADDITIONAL CHARGES



Cafe Latte



Dune Oak



Crystal Pine



Clay Cascade



Chalked Oak



Cashmere Charm

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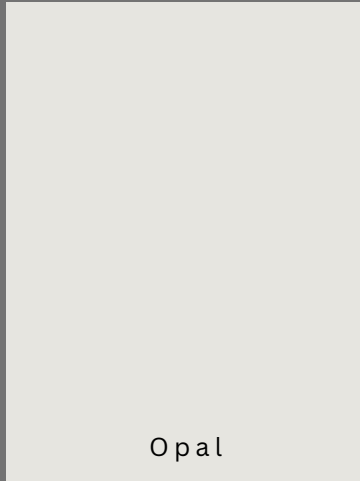
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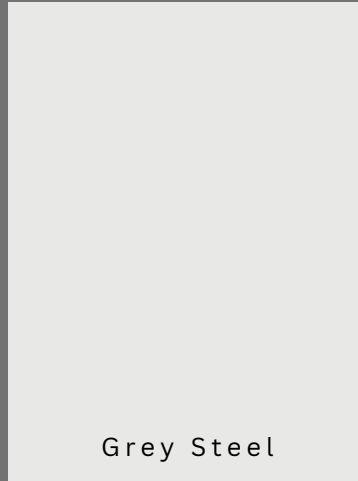
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EXTERIOR WALL PAINT OPTIONS:

Primary color will be white - Feature walls options below



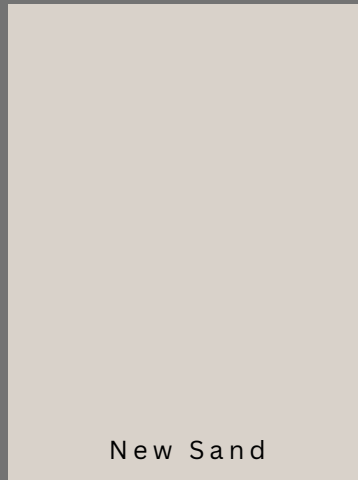
Opal



Grey Steel



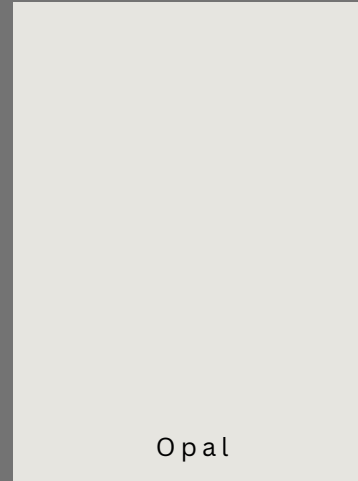
Sea Mist



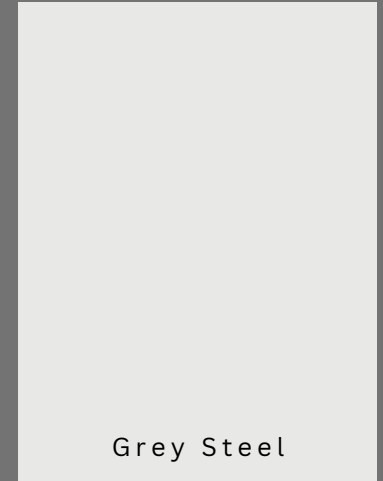
New Sand

INTERIOR WALL PAINT OPTIONS (NOT LIMITED TO):

Interior applicable



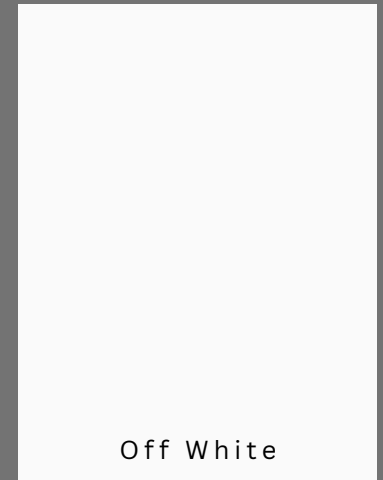
Opal



Grey Steel



Sea Mist



Off White

14. KITCHEN CUPBOARDS (STANDARD DESIGN):

14.1 Kitchen Cupboards:

14.1.1 Top and bottom White melamine carcasses as per lay-out plan with impact edging and engineered stone type kitchen top. Colour and engineered stonework tops as per Contractors Standard Range.

14.2 Cupboard Handles, hinges, and mechanisms:

14.2.1 Handles as per as per Contractors Standard Range and soft close hinges and mechanisms.

15. BEDROOM CUPBOARDS (STANDARD DESIGN):

15.2 Bedroom cupboards:

15.2.1 White melamine carcasses with impact edging. Colour as per Contractors Standard Range.

15.3 Cupboard Handles, hinges, and mechanisms:

15.2.2 Handles as per as per Contractors Standard Range and soft close hinges and mechanisms.



Please see cabinetry colour options on next page



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STANDARD COUNTER TOP RANGE

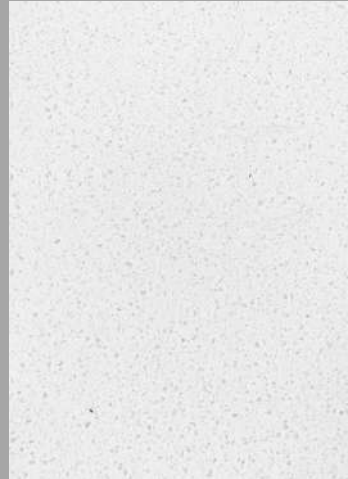
INCLUDED - NO ADDITIONAL CHARGES



Stone



White



Vanilla



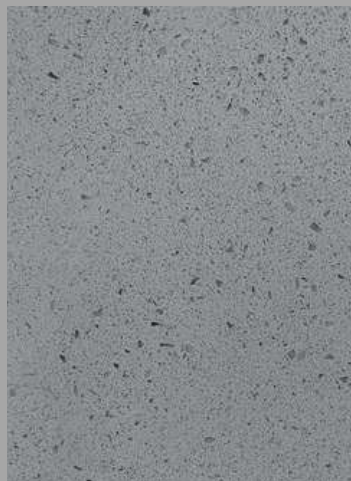
Glitter



Mist



Crystal



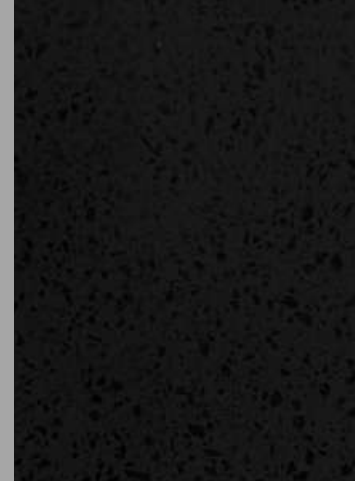
Ash



Pewter



Luna Grey



Carbon

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Arden



Shale Oak



Esperanza Oak



Brookhill



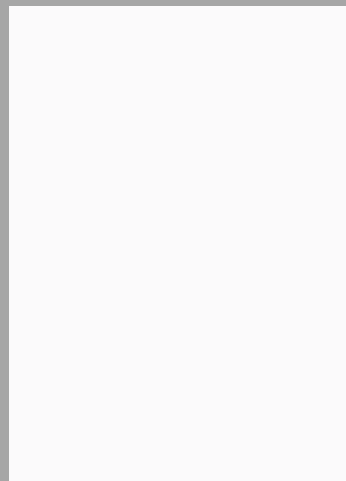
Kirkwall



Greythorne



Lockeport



Iceberg White



Folkstone Grey



Kalapana

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Specification & schedule of finishes

CUPBOARD HANDLE OPTIONS: Bedrooms and bathrooms applicable



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Specification & schedule of finishes

APPLIANCES OPTION A:

Standard option - No additional charges apply



60CM FAL-60-210 WALL EXTRACTOR



Bosch 60cm Stainless Steel Gas Hob
PCP6A5B90Z



Bosch 60cm Built-in Oven
HBF010BRIZ

APPLIANCES OPTION B:

Optional extra - Additional charges apply



DCH90CSS: Defy 90cm Chimney Hood



Defy DGS90GEIX Gas Electric Range Cooker

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Specification & schedule of finishes

KITCHEN SINKS OPTION A:

Standard option - No additional charges apply



Teka BE 2b 675 Stainless steel
undermount sink



Teka BE34.40 PLUS 1B Stainless
steel undermount sink

KITCHEN SINKS OPTION B:

Optional extra - Additional charges apply



Blanco IKON33 Undercounter
Sink



Blanco Subline 460x350mm
Undercounter Sink

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Specification & schedule of finishes

KITCHEN TAPS OPTION A:

Standard option - No additional charges apply



Bluetide - NEO CHROME



Bluetide - NEO BLACK

KITCHEN TAPS OPTION B:

Optional extra - Additional charges apply



Bluetide - SHORE CHROME



Bluetide - SHORE BLACK

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16. EXTERNAL WORK

16.1 Boundary Walls:

16.1.1 All yard-walls: Built with M140 cement blocks, plastered, and painted to average height of 1.2m/1,8m from natural ground level. Paint colour – Contractors Standard Range.

16.2 Paving:

16.2.1 As per standard layout and as per developer specifications.

16.3 Landscaping:

16.3.1 As per Architectural guidelines and by homeowner. No landscaping included within plot boundary. Additional costs will apply if required or requested.

16.4 Drainage:

16.4.1 110mm uPVC drainpipe connected to internal drainage system: min 1:60 and max 1:5 fall. Invert level to be min 450 mm. Rodding Eye at every bend and min. every 25.0m. Every drain line to ventilate with 50 mm dia. vent pipe. Drainage fixtures to be ant syphoned or deep seal traps provided (where applicable). Drainpipe to be encased in 300 mm concrete surround when underneath constructed floor and/or driveway. No visible pipes on outside of building, all pipework to be concealed. Dual flush toilets to be used. Shower head to be at min 2m height from finish floor level. WC pan heights to standard-height.

17 BALUSTRADES

17.1 Internal & External:

17.1.1 Balustrade to be galvanized mild steel and as per approved accent palette.



Grey Interlocker
to driveways



Typical balustrade design

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