

SPECIFICATIONS & FINISHING SCHEDULE ERF 2049

1. FOUNDATIONS & SURFACE BED	As per engineers' design
2. SUPERSTRUCTURE	External clay stock. Internal clay stock
3. SLAB	Concrete floor as per engineers' design
4. ROOF	Timber trusses as per engineers' design with double roman roof tiles PVC barge boards
5. WATERPROOFING	Waterproofing applied by Specialist
6. GUTTERS IF APPLICABLE	Not applicable
7. WINDOW FRAMES	White aluminium windows
8. GLAZING	As per SABS 0400, clear glass to all windows except to bathroom which will be obscure glass
9. WINDOW CILLS	External: Plastered and painted Internal: Plastered and painted
10. CEILINGS	25mm ISO Board under roof trusses Painted 1 undercoat and 2 coats PVA
11. WALL FINISHES PLASTER	External - plastered and painted Internal – Plastered and painted
12. PAINTING	Internal – 1 coat masonry primer, 2 coats PVA White External – 1 coat masonry primer 2 coats Micatex Internal doors- 1 undercoat, 2 coats Velvagio
13. CORNICES	75mm curved polystyrene
14. DOORS & INTERIOR FRAMES A) Internal Frames B) External doors C) Internal Doors D) Patio/balcony Doors E) Garage	Meranti door frames to all interior door openings White aluminium doors with glass as per plan. White deep moulded White Aluminium White sectional overhead, chromodeck finish, including automation
15. TILES A) Floor tiles to bathroom B) Wall tiles	White mosaic tiles to shower floors 200x200 matt white tiles 1.2m high, full height to showers
16. OTHER FLOOR FINISHES A) Vinyl B) Skirting  C) Decking	Core range flooring 69x20mm Pine skirting to main house, finished with 2 coats white Velvagio Pine timber decking as per plan sealed with 2 coats wood sealer
17. SANITARYWARE A) TOILETS B) BASINS C) BATH  D) GEYSERS	All sanitary ware specified is white Clients choice as per supplied list – Macneil Bermuda Clients choice as per supplied list- Macneil Paros Clients choice as per supplied list- Macneil Tamarum with handles 1x paloma 26L/min gas geyser
18. TAPS A) Basin, bath, shower, sink B) Washing machine & dishwasher C) garden	Macneil Emerald range Standard stop taps for cold water only 1 garden tap allowed located on perimeter of house
19. SHOWER DOORS	White powder coated shower panels (where applicable) as shown on plan
20. MIRRORS	Not applicable
21. BATHROOM FITTINGS	Towel rails & hooks, toilet paper holders
22. VANITY CUPBOARDS	Open timber vanity unit with timber top painted white
23. CURTAIN TRACKS	No allowances for curtain tracks

<p>24. CUPBOARDS</p> <p>A) Kitchen</p> <p>B) Build in cupboards</p>	<p>Melamine with post formed tops</p> <p>White melamine</p>
<p>25. ELECTRICAL WORKS</p> <p>A) General</p> <p>B) Light points</p> <p>C) Plug points</p> <p>D) Light fittings</p>	<p>Single phase distribution board</p> <p>1x geyser point</p> <p>1x TV points &amp; 1x satellite point, 25mm conduit (excluding TV and satellite installation)</p> <p>1x waterproof plug points on exterior at Braai</p> <p>Oven and hob connection</p> <p>White down lights</p> <p>2 double plugs per room including garage, excluding bathroom</p> <p>External bowl fitting</p>
<p>26. BALUTRADES</p>	<p>N/A</p>
<p>27. STANDARD BRAAI UNITS</p>	<p>Build braai as per plans</p>
<p>28. EXTERNAL</p> <p>A) Landscaping</p> <p>B) Paving</p> <p>C) Boundary walls</p>	<p>General landscaping and tidying up of site included</p> <p>Concrete pavers as per plan</p> <p>76x20mm Rough pine slatted fence painted with creosote on Northern boundary.</p> <p>East boundary to get plastered and painted- brick pillar with rough pine infill panel 1.8m high</p>

General- this specification supersedes the building plans. Should specific materials not be readily available, the contractor reserves the right to substitute with equivalent or similar materials.