

SPECIFICATIONS & FINISHING SCHEDULE ERF 3681

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 charcoal Coverland Elite roof tiles PVC barge boards Flat concrete roof to be waterproofed in accordance with SANS regulations Front patio to be covered with alternating corrugated aluminium and translucent roof sheets
5. WATERPROOFING	Waterproofing applied by Specialist
6. GUTTERS IF APPLICABLE	Aluminium gutter/ downpipes
7. WINDOW FRAMES	Charcoal 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 and skimmed Rhino boards under trusses to bed/ bathroom 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 Velvaglo
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 Charcoal aluminium doors with glass as per plan. White deep moulded Charcoal Aluminium Charcoal sectional overhead, chromodeck finish, including automation
15. TILES A) Floor tiles to bathroom B) Wall tiles	Allowance R150/m ² Allowance R150/m ²
16. OTHER FLOOR FINISHES A) Vinyl B) Skirting C) Decking	Vinyl Twigg Celestial oak 211003 69x20mm Pine skirting to main house, finished with 2 coats white Velvaglo Hardwood unsealed
17. SANITARYWARE A) TOILETS B) BASINS C) BATH D) GEYSERS	All sanitary ware specified is white Macneil Bermuda Macneil Paros Macneil Clifton free standing 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	frameless shower panels (where applicable) as shown on plan

20. MIRRORS	Behind basin
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
24. CUPBOARDS A) Kitchen B) Build in cupboards	Brick and plastered with concrete surfaces with paint finish and timber shelves White melamine
25. ELECTRICAL WORKS A) General B) Light points C) Plug points D) Light fittings	Single phase distribution board 1x geyser point 1x TV points & 1x dish point, 25mm conduit (excluding TV and dish installation) 1x waterproof plug points on exterior at Braai Oven and hob connection White down lights/ spots/ outside wall mounted fittings 2 double plugs per room including garage, excluding bathroom External bowl fitting
26. BALUTRADES	Timber uprights with 5mm Stainless steel rope and 50mm stainless steel top rail
27. STANDARD BRAAI UNITS	1m built in stainless steel braai including flues
28. EXTERNAL A) Landscaping B) Paving C) Boundary walls	General landscaping and tidying up of site included Concrete pavers as per plan Plastered and painted as per plan

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.

- Alarm system is excluded
- Burglar bars excluded