



SCHEDULE OF FINISHES

GENERAL

- All work shall conform to and be carried out in accordance with the National Building Regulations or Local Authority By-Laws.
- All building materials / new building systems, where applicable, to comply with the National Building Regulations.

FOUNDATION

- Concrete footing as per engineer's, municipality, and NHBRC specifications.
- All foundations & floor slabs is ready-mix concrete – No hand mix
- STD Y12 steel design included (3x Y12's with cross member Y12 every 1m)
- ANY UNFORESEEN EXPENSES IN TERMS OF SOIL CONDITIONS WILL BE FOR CLIENTS ACCOUNT. (e.g. blasting of any rock formations, Clay conditions where specialized designs are required etc.)

BRICKWORK

- Clay bricks to all walls. No cement allowed.

PLASTER

- Interior – Smooth finish
- Exterior – Plaster (wood floated)
- Interior sills – Smooth plaster.
- Exterior sills – Plaster
- Garage interior - Walls plastered.

PAINT

- All paint, stains, varnishes, linseed oil and wall finishes shall be of an approved manufacturer and shall be used exactly as supplied in strict compliance with the manufacturer's instructions and in Terms of the SABS codes of practice.
- Interior – Walls to receive one coat Dulux Easy Skim base coat sanded down and 2 final coats of Dulux Luxurious Silk or similar approved.
- Exterior – One base coat masonry primer and 2 final coats of Dulux Weatherguard or similar approved.
- Colour – As per Architect's Guidelines.

ROOF

- Trusses – Timber Truss system Supplier in accordance with the SABS specifications.
- Pitch as per plan and architectural guidelines
- Roof Sheeting profile – Colourbond Kliplok 406 or Similar approved.
- Colour - Charcoal.

GARAGE

- Walls to be plastered and painted.
- Ceiling – skimmed and painted.
- Floor – to be tiled refer to PC Amounts Allowed.
- Doors – as per plan – Alu-Elite Aluminium Sectional overhead as per architects specification in "Pure White Matt" ANP 39010.
- Doors – height 2,4m.

STOEP

- Outside undercover stoep tiled as per architect's specification.
- Paving 80m² Including driveways, walkways and open patios provided that it consists of a sub-base and pavers. All other open types of patios, driveways and walkways will be cost accordingly.

CEILINGS AND SOFFITS

- 9mm gypsum plasterboard with taped joints skimmed on steel grid spaced at 400mm fixed to u/s trusses.
- 25mm Shadow Line profile cornice as per architects specification.
- Bulkheads in kitchen over Eiland & in Living space. Max 10m²
- All ceilings 2.8m high
- All other special bulkheads and exposed trusses for clients account.

FLOOR/WALL FINISHES

- Carpets, vinyl to bedrooms. Refer to PC Amount Allowed.
- Floor tiles / vinyl to kitchen, bathroom, living and entrance. Refer to PC Amount Allowed.
- Bathroom Tiles 1,5m high, balance of walls painted to ceiling.
- Showers tiled to ceiling.
- Aluminium Edge Trims allowed for to finish off between wall tiles and painted walls

in bathrooms.

DOORFRAMES

- Internal wood jamb liners frames with 12x12mm u-channel recess on both sides 813x2425mm high for internal doors (colour: as per Clients Spec.)
- Internal wood frames 813x2425mm high for Garage Fire Door (colour: as per Clients Spec.)
- External aluminum frames 813x2425mm high for Kitchen external door (colour: "Pure White Matt" ANP 39010)

DOORS AND LOCKSETS

- Front door – Frameless Glass door with Stainless steel handel 600mm long or similar approved as per architect's specifications, Refer to PC amount Allowed.
- Internal doors – solid flush doors, painted,
- External doors aluminium, as per Separate Schedule.
- Garage internal door, ½ hour fire door STD smooth finish – painted
- Internal Door handles – Refer to PC Amount Allowed.
- Cylinder Lock to all Doors

GATES

- Nutec/steel frame, painted colour of walls

WINDOWS & SLIDING DOORS

- All Aluminium Windows & Door – Refer to PC Amount Allowed.
- All Aluminium Louvers – Refer to PC Amount Allowed.
- AAAMSA Registered Supplier
- All sliding windows frames to be manufactured in the "Elite" sections.
- All top / side hung windows to be manufactured in the 30,5,, series sections.
- All glazing as per SABS 0400 Part of N (XA fenestration to comply)
- All Aluminium window & door frames colour to be "Pure White Matt" ANP 39010.
- All Aluminium sliding doors as per detail, manufactured of "PALACE" sections.
- No cavity sliders

CUPBOARDS

Kitchen

- Build in Cupboards to Client specification – refer to PC Amount Allowed.

Bedrooms

- Build in Cupboards to Client specification – refer to PC Amount Allowed.

Bathrooms

- Build in Cupboards to Client specification – refer to PC Amount Allowed.

ELECTRICAL INSTALLATION

- All electrical work done according to Electrical Installation Regulation of the OHS act.
- All plugs and switches is “LEGRANT ARTEOR” range, white or similar in price, client’s choice.
- Geyser 1*300liter with 2 x solar panels. – refer to PC Amount Allowed.
- Oven, hob and extractor fan – Refer to PC Amount Allowed.
- Kitchen - 4 x double plugs, 1 x Tel point, Stove isolator and down lighters as per plan. Client will advise if Tel point to be provided in other areas 3 max. USB port to one of the plugs.
- Scullery - 3 x double plugs and down lighters as per plan.
- Garage - 2 x double plug lights as per architect’s spec
- Main bedroom – 3 x double plugs, with down lighters as per plan. Two Plug to have USB ports.
- Bedrooms 2, 3 & 4 – 2x double plug each, with down lighters as per plan. One Plug to have USB port.
- En-suite’s – down lighters
- Guest Bathroom – down lighters
- Hallway – 2 double plug and down lighters
- TV Room – 3 x double plugs, 1 x TV point, down lighter quantity to be confirmed according to plan.
- Braai room – 1 x Double plug, down lighter quantity to be confirmed according to plan.
- Dining room – 2 x double plug, down lighter quantity to be confirmed according to plan.
- Porch – down lighters.
- Exterior light point – at all outside doors.
- Exterior plug point for Swimming pool.
- Aircon points – Client’s account
- Downlighters LED

SANITARY and PLUMBING (Refer to PC Amounts Allowed)

- All taps to be Hans Grohe or similar.
- Toilet systems and flush plate Geberit or Grohe
- All toilets Duravit or similar
- All plumbing done in accordance with the manufacturers specifications.

• 1st bathroom :

- a) Freestanding or built in bath - 1st bathroom.
- b) Basin
- c) Geberit or similar toilet system
- d) Frameless shower as per plan.

• **En-Suite (2) Guest :**

- a) No Bath
- b) Basin
- c) Geberit or similar toilet system
- d) Frameless shower as per plan.

• **Main En suite (3) :**

- a) Freestanding or built in bath.
- b) Basin
- c) Geberit or similar toilet system
- d) Frameless shower as per plan.

• **Guest toilet**

- a) Basin
- b) Geberit or similar toilet system

• **Scullery & kitchen island**

- a) Double bowl stainless steel sink – 1200mm sink.
- b) Prep bowl where applicable.
- c) 1 washing machine water connection point – angle valve behind appliances.
- d) 1 Dishwasher water connection point – angle valve behind appliances.
- e) 2 brass garden taps per unit – client to stipulate position.
- f) Point for pool

SKIRTING

- 140mm Profile SA pine skirting painted or varnished.

BOUNDARY WALLS

- Walls 1.8m high on sides of erf with clay bricks, plastered and painted on inside and outside
- Front houses no boundary walls unless approved for privacy, max 1000mm high from inside of erf. Refer to Architects guide lines.

GARDEN GATES

- STD 900mm wide nutec / timber slatted steel frame, varnished or painted.

ALUMINIUM GUTTERS

- Seamless aluminium gutters and down pipes. Colours as per plan
 - Gutters, colour charcoal.
 - PVC downpipes, colour to match wall

GARAGE DOOR

- As per plan, sectional overhead. Colour aluminium, colour “Pure White Matt”.

- Only double garage door allowed
- Basement garages 2.4m, other garages 2.2m

PAVING

- Outside stoep tiled as per architects specification.
- Bonded pavers/ cobbles on back side of house.
- Cobbles allowed for driveways
- 70m² allowed in total

BRAAI

- 1 x Open Braai / Fireplace finished as per Clients Specifications. Refer to PC Amount Allowed.

INCLUDED

- Architect's fee. Developer to supply his choice of architect.
- Time Allowed with Architect 6 Hour. (Any Additional Time Will be for Client's Account)
- Structural Engineers fee. (Any Specialized designs will be for Client's Account)
- Submission of plan to council.
- Electricity & water application at Council.
- All inspections as required by Council (Council, engineers)
- Garage door automation.
- Washing line.
- House numbers.
- Water consumption during building process.
- Roll on lawn provided.
- Fiber Connect to Plot.
- NHBRC fee.

FITTINGS EXCLUDED

- Curtain rails
- Blinds / Curtains
- Mirrors
- Garden landscaping
- Safety gates
- Burglar bars (Refer to Architect Guidelines)
- Irrigation
- Hard landscaping
- Chimney turbo cowl
- Solar Power

EXTRA'S

- All modifications, changes and extra's needs to be paid and signed off by client(s) before construction will continue.

SUPPLIERS NOTE

- The Contractor will supply the Client of a list of accredited suppliers appointed by the Contractor to supply the relevant materials for the development included in the Specifications after contract signature. This will enable the Client to consult with the Contractor’s accredited suppliers to ensure that the relevant materials are sourced to enable the Contractor to proceed with installation of the same during the construction process as and when needed.

Signed at on the day of..... 2022.

Client

Client

Signed at on the day of..... 2022.

On behalf Contractor