

“YELLOW WOOD on 10th” SECTIONAL TITLE COMPLEX ERF 910 –ANNEXURE C

SCHEDULE OF FINISHES

UNIT NUMBER: _____

NOTE: This specification is attached as Annexure B to the developer’s Standard Contract of Sale

A SITEWORKS:

- 1 Cleaning of the building site of all vegetation over the full area to be covered by the building footprint and an area of at least 2 meters on each side of the footprint area.
- 2 Earthworks to be done in such a way that the finished floor level, is at least 150 mm above ground level and that no filtration around the building occurs.
- 3 The property will be leveled to the extent as determined by the Development Company
- 4 The site will be examined for termite workings and if necessary, treated in terms of SABS Code 0124 relating to soil poisoning.

B STRUCTURE:

1 Foundations:

- 1.1 All external load bearing walls will be founded on concrete strip footings as indicated on the working drawings or as per Engineers’ design.
- 1.2 All internal walls will be founded on concrete thickenings in the floor slab or as per engineer’s design.
- 1.3 Reinforcing in foundations and slabs will be as prescribed by the engineer.
- 1.4 Conventional building methods, as for normal foundations conditions, will be used unless otherwise instructed by the engineer.
- 1.5 Concrete to have a compressive strength of minimum 20 MPA at 28 days.

2 Filling to floor slab:

Approved clean materials, free of organic matter, must be used as filling to underside of surface bed and be properly compacted in layers not exceeding 150mm and to a minimum density of 93% MOD AASHTO.

3 Floor slab:

- 3.1 85mm thick, smooth finish concrete surface bed with a wood floated finish. 15 MPA concrete.
- 3.2 Aluminium or brass weather strip will be provided underneath all external doors to prevent rainwater from entering under the doors.

4 Masonry:

- 4.1 External walls 220mm built conventionally, with approved clay bricks as per working drawing.
- 4.2 Face brick external finish
- 4.3 110 mm internal walls built conventionally with approved clay bricks as per working drawing.
- 4.4 Precast concrete lintels over all windows and doors.
- 4.5 Minimum strength of clay bricks to be 10 MPA.

5 Waterproofing:

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- 5.1 One layer of SABS 375 micron polythene damp coarse under external and (where applicable) internal walls, windowsills and ridge tiles. Overlap at all joints and intersections to be 150 mm.
- 5.2 Damp proof membrane 250 micron shall be laid where a high water table is prevalent or at the engineer's discretion.
- 5.3 Water proofing to shower walls before tiling.
- 6 **Roof structure:**
 - 6.1 To be constructed with prefabricated engineer designed roof trusses.
 - 6.2 House roofs to be pitched as per plan and to be covered with full hard IBR sheeting.
 - 6.3 The overhang on the eaves will be as per standard working drawings.
 - 6.4 All roof trusses to be erected as per engineers design and will be tied down with 3.15 mm x 1.5 mm long galvanized wire binders built into external walls, under a minimum of 3 brick courses.
 - 6.5 An engineer's certificate of the roof loading and roof completion will be supplied.
 - 6.6 Gutters with downpipes – As per roof colour
- 7 **Door and Doorframes:**
 - 7.1 Doors (external) to be 6- 8-panel solid meranti door with weather strip fitted.
 - 7.2 All internal doors to be hollow core Masonite suitable for painting.
 - 7.3 All doorframes to be of good quality pressed steel type of minimum 1 mm gauge.
 - 7.4 Front door frames to be steel type.
- 8 **Windows:**
 - 8.1 Dark Dolphin Grey aluminium window frames with catches as indicated on the working drawings, with burglar bars on ground floor opening windows.
- 9 **Glazing:**
 - 9.1 3mm Clear Float for areas 0 - 0.75 m²
 - 9.2 4mm Clear Float for areas 0.75 - 1.5 m²
 - 9.3 6mm Clear Float for areas 1.5 - 2.0 m²
 - 9.4 Obscured glass for WC's and bathrooms
- 10 **Window Sills:**
 - 10.1 Internal window sills to be plastered.
 - 10.2 Exterior window sills to be brick on edge.
- 11 **Wall Finishes:**
 - 11.1 Internal walls of the house to be plastered with a teroline finish.
 - 11.2 Exterior walls of the house to be semi-face brick. Plaster detail as per Development Companies instruction.
 - 11.3 Ceramic wall tiling as per developers range and specification to be provided as follows:
Bathrooms: Half Tiled.
 - 11.4 Toilet roll holder to be supplied in WC's.
- 12 **Floor Finishes:**
 - 12.1 All surfaces to be trowel or power floated.

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- 12.2 Ceramic floor tiling as per developers range and specification to lounge, kitchen, dining room, living areas, bedrooms, passage and bathroom floors.
- 12.3 Aluminium or brass weather-strips at external doors.

13 Ceilings:

- 13.1 Ceilings to be 6.4mm gypsum fixed to 38x38 battens with ‘H’ section cover strips.
- 13.2 Cornices to be 70mm gypsum cove type.
- 13.3 Ceilings and cornices to be painted with two coats of good quality contractors PVA.

14 Painting:

- 14.1 All exposed metalwork is to be painted with one coat of universal undercoat and one coat of gloss enamel white.
- 14.2 All external doors to be finished with two coats of linseed oil.
- 14.3 All internal doors to be finished with gloss enamel white.
- 14.4 All exposed structural timber to receive two coats of roof paint.
- 14.5 All plastered surfaces, internal and external to be painted with two coats of paint, undercoat to be contractors PVA filler coat and final coat to be premium matt white.

15 Ironmongery:

- 15.1 Internal doors are to be fitted with standard two-lever lock and mortise sets with chrome-plated furniture.
- 15.2 External doors are to be fitted with standard three lever mortise locks.
- 15.3 Chrome plate towel rail 1.2m to be supplied in bathroom.
- 15.4 Security gates installed on front and back door of each unit.
- 15.5 Burglar bars installed on ground floor units on opening windows.
- 15.6 Hand Rails to Stair Cases

16 Electrical:

- 16.1 One double plug in main bedroom, one double plug per bedroom, two double plugs in lounge, two double plugs in kitchen, three single plugs in kitchen. (As per schedule of specifications/ finishes-based on developer/ Architects, annexure plans).
- 16.2 Light fittings fitted as per working drawing within Development Company’s range.
- 16.3 One stove point with isolator and one geyser point with isolator and distribution board as shown on the working drawing.
- 16.4 600mm under counter electrical oven, with matching hob , with 4 plates (DEFY).
- 16.5 One TV point blank positioned in (2 x 4x4 box with white blank cover)
- 16.6 All material used to be as per SABS specifications.
- 16.7 Inclusive of electrical thermostat and element connection included with geyser
- 16.8 Single WIFI facility available to complex via optical fibre connection.
- 16.9 One common DSTV /block installed to TV aerial outlet in each unit.
- 16.10 5G Rain Coverage Available

17 Plumbing:

- 17.1 All work carried out in accordance with the National Building regulations.
- 17.2 All sanitary fittings are to be standard type white vitreous china with a close couple toilet with white Denver type seat, hand washbasin to be pedestal type.
- 17.3 Bath to be good quality 1700mm long, white acrylic type.
- 17.4 Shower to be fitted with white powder coated glass and aluminium pivot shower door and return panel.

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- 17.5 Taps to be ICSA or Cobra type or of similar quality.
- 17.6 Complete hot and cold-water reticulation, including colour coded taps and a 150-litre solar geyser complete with pressure release valve, electrical thermostat and element connection.
- 17.7 Type sewer pipes: 100mm PVC Type
Waste pipes: 40mm PVC
Type water pipes: 15mm copper and or equivalent quality PVC

18 Carpentry:

- 18.1 All BIC's and Kitchen cupboards to be Melamine finish installed as per plan.
- 18.2 The cupboard finishes as per developer's range.
- 18.3 White melamine shelving to all cupboards.
- 18.4 All kitchen tops to be “granite”, colors as per developer's range.
- 18.5 Cupboard handles as per developer's range.
- 18.6 A “drop-in” sink to be installed in kitchen floor unit.

19. Carports

- 19.1 Shaded Net Carports

20 Landscaping:

- 20.1 Garden to be provided with Kikuyu grass to cover the rest of the stand excluding the building footprint and paving.

21 Availability of Materials:

All materials herein specified are subject to availability and the developer retains the right to substitute with material of similar quality.

22 Guarantees

From the date of issuing of occupation certificate

- 22.1 5 Year warrantee on the following: As per manufacturers guarantee
 - 22.1.1 Super structures. Refer to the NHBRC Manual Part 1 Section 1 paragraph 1.2
 - 22.1.2 The geyser drum only as per manufacturer.
- 22.2 1 Year warrantee on the following: As per manufactures guarantee or warranty
 - 22.2.1 Roof leaks
 - 22.2.2 Plumbers' work
 - 22.2.3 Electrical works
 - 22.2.4 Window and door frames
 - 22.2.5 Kitchen and B.I.C's
 - 22.2.6 Light fittings and stove

Note:

- 1. Should any of the above fittings be unavailable the building contractor reserves the right to substitute with similar.
- 2. These specifications supersede architect's drawings.

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3. The buildings will be erected in compliance with the National Building Regulations, SABS 0400, and requirements of the local authority and any major financial institutions. Such specifications will override all requirements should any conflict arise.

CLIENT

DATE

CONTRACTOR

DATE