

# BERGVLiet MANOR

## BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

### 1 GENERAL

#### **Building works shall comply with:**

- : Local Authority regulations.
- : NHBRC regulations.
- : National Building Regulations.
- : Building Standards Act No. 103 of 1977.
- : Model Preambles of Trades (2008 edition).
- : Approved building plans and specifications.
- : All building materials SABS approved.
- : SANS 10400 including Part XA for single and double storey homes. (Note that standard double-storey homes are exempt from new SANS 10400 regulations. If any structural changes are made to current double storey homes, the said regulations will apply.)

#### **Building prices include:**

- : Once-off Architectural fees for standard house plan, without changes.
- : Once-off Plan approval fees for standard house, without changes.
- : NHBRC fees.
- : All municipal connections, including water, electrical, sanitation, roads and electricity.
- : Builder is responsible for water and electrical usage during construction only.
- : Site clearance and removal of rubble.

#### **Contractual arrangements:**

- : The Schedule of Finishes serves as guideline. The Builder 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.
- : Should the specifications in this Schedule of Finishes differ from architect's drawings, this specification will take preference.
- : Engineers drawings take preference over architects drawings, and the Schedule of Finishes.
- : Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.
- : Owners are expected to communicate all building-related issues with the Building Contract Manager.
- : The Owner will NOT be permitted to do any work on site while construction is underway, and without written permission of the Builder.
- : The Builder will notify the Owner at an appropriate time during construction to finalise items not selected at signing of the building contract.
- : 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 Standard Builders Offering.

### 2 FOUNDATIONS AND WALLS

#### **General:**

- : Foundations as per Engineer's specifications.
- : All walls built with clay bricks, plastered and painted.
- : All internal/external window sills to be plastered.

#### **Exterior of house:**

- : Clay maxi-brick, plastered and painted with Masonry Primer and two coats approved acrylic white PVA selected by Builder.

#### **Interior of house:**

- : All internal walls of house poly-skimmed and painted with one coat plaster primer and two coats acrylic PVA selected by Builder. Colour as per clients choice.
- : Garage wall finish to be bagged, NOT painted.

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## BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES APPENDIX 2 - OCT 2019

### 3 ROOF, FASCIA, BARGE BOARD, GUTTERS, ETC.

#### **Trusses:**

: Pitch-roof - Purpose built gang-nail timber roof trusses supplied and installed as per Engineer's design.

#### **Roof Covering:**

: Flat-roofs: interlocking roofsheets or concrete roof decks, as per engineers design.

: Pitch-roof Roof-tiles: As per Builders Choice.

: Lean-to roof finishing - interlocking colourbond with Sisalation.

#### **Barge-boards and Facias:**

: Fibre Cement Facia and barge boards.

#### **Gutters and downpipes:**

: Aluminium gutters. Colour - Builders choice

: Aluminium rectangular fluted downpipes. Colour - Builders choice

#### **Roof Insulation:**

: Insulation as per SANS 10400-XA.

### 4 WINDOWS

: All windows and double patio doors will be white powder coated aluminium.

: All glass in accordance with applicable SANS regulation at the time of approval.

: Frosted film glass to bathrooms and guest toilets.

### 5 DOORS, FRAMES & IRONMONGERY

#### **Internal Doors and frames:**

: Semi-solid wooden doors. Painted white.

: Frames to timber doors - Hardwood, painted white.

#### **External Doors:**

: Front Entrance door - White powder-coated aluminium door frame with glass pane, cylinder lockset, one pair hinges and doorstop.

: Back door - White powder-coated aluminium door frame with glass pane, cylinder lockset, one pair hinges and doorstop.

: Fire Door to garage - half-hour rating, painted white.

#### **Garage Door:**

: Standard height, Coroma Corosmooth or similar approved aluminium sectional overhead garage door with automation, white powder coated.

#### **Ironmongery:**

The following is a list of standard ironmongery items for all houses. No other options are available:

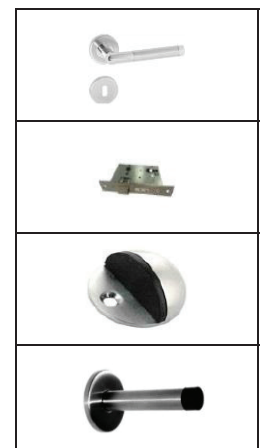
External Door Handles: Union 3-Level Stainless Steel Lock-set  
Code: 2252

Internal Door Handles: Union 2-Level Stainless Steel Lock-set  
Code: 2295-76SS

DCLSA sash lock S/S 76mm p/cyl 22mm cp p-pack  
Code - MAC-DCLSA096/76

DCLSA Satin Doorstop (where required)  
Code - DCLSA140/01P

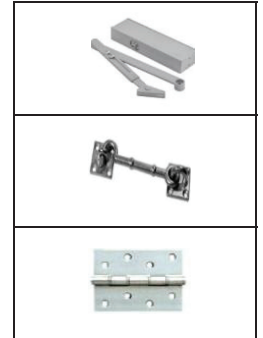
Wall-mounted Door Stop (where required)  
Code QS4420 (or similar)



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## BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

- Door Closer to garage fire-door  
· Code QS680 (or similar).
- Cabin Hook (where required)  
· Code 166150CS (or similar).
- DCLSA Hinges Stainless Steel 100x75x2mm (pair)  
· Code - DCLSA096/76



### 6 ELECTRICAL INSTALLATION

#### General:

- Standard specification for prototype houses as per standard electrical layout plans.
- Lights, switches & plugs: Onesto Matrix-range or similar selected by Builder.
- DB with pre-paid meter: DB supplier / make - to be confirmed
- Single phase electrical supply.
- Telephone, TV & Data - Conduit to point only. Connection to telecommunications and television service provider for Owner Account.
- Alarm - Conduit to keypad point only. Alarm installation for Owner Account.

#### Power points (standard electrical layout takes preference):

- All power outlets as per electrical plan.
- Kitchen and Scullery: 6 x Single 15amp power plugs (Onesto Matrix)
  - 1 x Stove point + isolator switch;
  - 2 x standard appliance, above counter plugs;
  - 1 x for above-counter stove-extractor;
  - 1 x for fridge, 1,5m above ffl;
  - 1 x for dishwasher.
- Lounge / Dining / Passage: (Onesto Matrix)
  - 3 x Double 15amp power plugs: Onesto matrix;- 1 x Fibre-connection + DSTV combination-point.
  - 1 x Alarm keypad point: 1 x keypad at front door connected to alarm-point in garage;
  - 1 x Intercom-point connected to Intercom-point outside at front door. (Owner to install own intercom).
- Main bedroom: (Onesto Matrix)
  - 2 x Double 15amp power plugs: Onesto matrix;
  - 1 x Fibre-connection + DSTV combination-point.
- Additional Bedrooms / study: (Onesto Matrix)
  - 2 x Double 15amp power plugs per room: Onesto matrix
- Garage: (Onesto Matrix)
  - 1 x Single 15 amp power plug for washing machine;
  - 1 x Single 15 amp power plug for tumble dryer;
  - 1 x Single 15 amp power plug for alarm-unit;
  - 1 x Single power plug for geyser installation;
  - 1 x Single 15 amp power plug for garage door automation
- External:(Onesto Matrix)
  - 1 x Waterproof, Single 15 amp power plug at paved patio
- Data / DSTV conduits:
  - all conduits to be 25mm and all data and TV-points through-out the house to be connected

#### Light Fittings & Globes (as per Architects Drawing):

- Kitchen: LED Downlighters: 220V LED Downlighters cut out size 68mm
- Lounge: Fitting: LED Downlighters: 220V LED Downlighters cut out size 68mm
- Dining: Fitting: LED Downlighters: 220V LED Downlighters cut out size 68mm
- Passages : LED Downlighters: 220V LED Downlighters cut out size 68mm
- Bedrooms: Fitting:LED Downlighters: 220V LED Downlighters cut out size 68mm
- Bathrooms: Fitting: LED Downlighters: 220V LED Downlighters cut out size 68mm
- Garage: Fitting: 1 x flourescent light + Tube: 2 x LED tube (cool white).
- External: Fitting Details: x1 Trio Rectangular Bulkhead with 3 Crossbars lamps used by Fitting: G23 11W PL CFL (cool white).

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## BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

### Standard Light Fittings:

: LED Downlighters: 220V LED Downlighters cut out size 68mm

: Garage: Fluorescent ceiling light  
: and 2 x LED tube (cool white)  
Code: Synerji 32356B

: External lights:  
: Trio Rectangular Bulkhead with 3 Crossbars (B121W)  
: and bulbs (G23 11W PL CFL - cool white)  
Code: Euro Lux B121.



### 7 PLUMBING, DRAINAGE AND SANITARY WARE

#### General:

- : Cold water supply and outlet for washing machine (garage) and dishwasher (kitchen).
- : No water supply provided for fridge/freezer

#### Geysers:

- : As per SANS regulation, 150 liter, Solar Geyser Installation. Solar panels on North / North-East / North-West facing roof, Geyser installed under roof cover, above ceiling.

#### Showers and Enclosure:

- : Shower in Main Bedroom En-suite - Walk-in with shower screen, no door
- : Shower in second bathroom - Frameless Shower screen on bath-edge, no door.
- : Frameless Shower screen supplier, as per Builders choice and specification

#### Sanitary Ware:

: Garden Tap:  
: Cobra (CODE: COB-209-15X3/4PL ) hose bib tap, brass with 3/4" hose union, wing nut, lining for 3/4" hose pipe, and 1/2" BSP male inlet. SANS 226 Type 2, DZR brass, JASWIC-listed. 136mm

: Kitchen Sink:  
: Franke: Nouveau NVN621 double sink bowl( CODE: FRA-1990002) 1160 x 460 x 149mm satin stainless steel.

: Kitchen Sink Mixer:  
: - BluTide: Moon Tide Sink Mixer Chrome (CODE: BTD-MT10019)  
Notes: Moon Tide sink mixer chrome.

: Bathroom Basin Mixers:  
: BluTide - Chrome Moon Tide standard basin mixer. (CODE: BTD-MT10010 )

: Bathroom Vanities:  
: Madrid Resin Basin 510x400x485mm Cabinet  
: Hammonds White, wall-hung vanity with 2 Solid Doors & Finger Grip cabinet, with resin basin 510x400x485mm. (CODE: HAM-MADRID510 )

: Shower Waste (free-standing shower):  
: Hydrotec - Sarah Lee - adjustable shower trap with overflow of 52L / per minute. (CODE: SARAH-LEE)

: Shower Rose:  
: Slique Vici, thin stainless steel shower rose 250mm round. (CODE: VCI-VISR250)

: Shower Arm:  
: Vici Round Shower Arm 400mm Stainless 304mm. (CODE: VCI-VIRA400)



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- Shower Mixer:
  - BluTide - Moon Tide 3 Way chrome shower mixer. (CODE: BTD-MT10000 )
  
- Toilets:
  - White Lecico Neon close coupled toilet with dual-flush mechanism & MDF seat white (Boxed) 630mm x 380mm x 759mm. (CODE: LEC-NEOONLYB).
  
- Bath:
  - White Bergamo built-in bath 1700mm x 800mm white. (CODE: LUX-BTH-TUB-SQUA-W H-005)
  
- Bath-inlet:
  - Gio Plumbing stainless steel round Gio Spout. (CODE: GIO-A101)
  
- Bath-mixer / diverter:
  - BluTide - Moon Tide Chrome Concealed Diverter Mixer. (CODE: BTD-MT10040).
  
- Clicker-wastes (all basins andbaths):
  - Vici Bath Clicker Waste 40mm Brass (CODE: VCI-VICB40)



### Bathroom Accesories:

- All bathroom accessories to be fitted at pre-determined positions. Owners need to inform the contractor, in writing if they want to determine, and indicate position themselves.
  
- Bathroom mirror:
  - AVEC Carol Mirror 800 x 500mm - AVEC mirror (CODE: LUX-MIR-AVC-KDNL-X X-004).
  
- Toilet Roll Holder:
  - Saturn Toilet Roll Holder Brushed Stainless Steel (CODE: STU-283).
  
- Towel ring:
  - Stunning bathrooms - Saturn Towel Ring Brushed Stainless Steel. (CODE: STU-203).
  
- Towel rail:
  - Stunning Bathrooms, Saturn Double Towel Rail 600mm Brushed stainless steel. (CODE: STU-463).
  
- Toilet Brush:
  - Stunning Bathrooms - Saturn Toilet Brush Brushed Stainless Steel toilet brush.



### Water Points:

- Garden taps: 2 x Garden taps per house:
  - - Front of house: 1 x Bronze, wall mounted garden tap to side-elevation near garage
  - - Back-yard: 1 x Bronze, wall-mounted garden tap (cold) to rear-elevation on side of house
- Waterpoints with angle-valves:
  - - Kitchen: 1 x Cold water point with aple-valve for dishwasher in kitchen;
  - - Garage: 1 x Cold water point with aple-valve for washing machine in garage.

### Stormwater:

- Roof Drainage: All roof drainage from gutters and down-pipes into gully, subsurface drainage network (underground), to discard into street (lowest point on erf) or stormwater mains.
- Take note that subsurface rainwater pipes from gulleys to street are installed aproximately 200mm below N.G.L.

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### 8 CEILINGS AND CORNICE

- Underside of all internal soft-wood roof-trusses to receive 6.4 mm, skimmed gypsum-board ceiling, fixed with screws (NOT NAILED) - painted white.
- 100 mm Extruded polystyrene cornice code: CS03 painted white from cornice specialists. As installed in show-house.
- 50mm Isotherm Insulation on all ceilings / rhino board ceilings.
- : NO ceilings to garage. Clients may select as OPTIONAL EXTRA. See Optional Extras (Appendix 3).



Optional Extra

### 9 WINDOW SILLS AND SKIRTINGS

- Standard Wooden Skirting: 22mm x 105 WSK5 softwood (pine) skirting.
  - Painted white. Skirting up to cupboards, not around.
- Skirtings:
- Standard wooden skirting to: Passage, lounge, dining, bedrooms;
  - Tiled skirting (100mm) to: Bathrooms

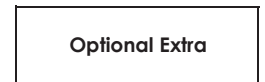


### 10 ACCESSORIES AND FIXTURES

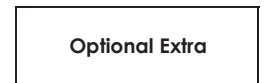
- : Curtain rails and blinds are excluded from this contract.
- : Washing lines not included. Clients may select as OPTIONAL EXTRA. See Optional Extras (Appendix 3).
- : Alarm system and / or Intercom not included - Owner to contract directly with suppliers
- Fibre-network Switchworks (note that a fibre cable is provided at the first point of access to all houses, preferably the TV-point. This installation includes wiring only, and excludes switch-gear for internal Data-network) See Optional Extras for Data-network switchgear.
- : Louvres (nonfunctional) fixed to limited street-face windows only.
- DSTV network Switchworks (note that a fibre cable is provided at the first point of access to the house, preferably the TV-point in the lounge. This installation includes wiring only, and excludes switch-gear for your DSTV Connection) See Optional Extras for DSTV switchgear.



Optional Extra



Optional Extra

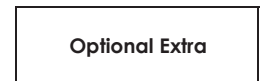


Optional Extra

### 11 Tiles and Carpets

#### General Information :

- All floor surfaces in houses tiled, except in bedrooms and garage - as standard finishing;
- : Tile colour to be selected by Owner;
- All tiles laid with standard high quality tile adhesive and grout with tile-spacing to suppliers
- Carpets to all bedrooms (and study);
- : - Owner to select colour as per standard options provided;
- All carpets laid on approved underfelt and to supplier specification.
- Wall-tiles:
- : - In bathrooms laid to 1,2m from final floor level (FFL);
- In showers laid to 2,0m or first full tile thereafter from FFL in "wet-area"
- Kitchen Splash-backs:
- : - Standard tiles laid between work-top and bottom of wall-cupboards;
- Standard tiles behind "wet-areas" (basins and sinks).
- Garage:
- : - Standard Grano Screed Finish to garage floors;
- Tiles in garage NOT INCLUDED. Clients may request tiles to garage as OPTIONAL EXTRA (See Optional



Optional Extra



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## BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

### Floor and kitchen spals-back tiles: (Internal)

: Owner my select one of the following tile options:


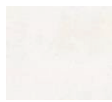
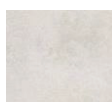
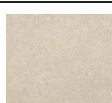
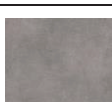
: Silkstone Grey Inkjet Gres Porcelain grade 1, 600 x 600mm (CODE: 10017IJ by Tiletoria)

: Atlantic Sand Cream Gres Porcelain grade 1, 600 x 600mm (CODE: 10019IJ by Tiletoria)

: Atlantic Sand Grey Gres Porcelain grade 1, 600 x 600mm (CODE: 10020IJ by Tiletoria)

: Beige Marfil Inkjet Gres Porcelain grade 1, 600 x 600mm (CODE: 10028IJ by Tiletoria)

: Iceberg Bianco Grey Gres Porcelain grade 1, 600 x 600mm (CODE: RG-6172 by Tiletoria)

Product	Select
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>

### Tiles (floor and walls) to Bathrooms:

: Owner my select one of the following tile options:


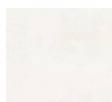
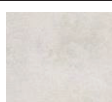

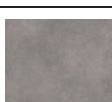
: Silkstone Grey Inkjet Gres Porcelain grade 1, 600 x 600mm (CODE: 10017IJ by Tiletoria)

: Atlantic Sand Cream Gres Porcelain grade 1, 600 x 600mm (CODE: 10019IJ by Tiletoria)

: Atlantic Sand Grey Gres Porcelain grade 1, 600 x 600mm (CODE: 10020IJ by Tiletoria)

: Beige Marfil Inkjet Gres Porcelain grade 1, 600 x 600mm (CODE: 10028IJ by Tiletoria)

: Iceberg Bianco Grey Gres Porcelain grade 1, 600 x 600mm (CODE: RG-6172 by Tiletoria)

Product	Select
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>




### Carpet selection (bedrooms / study):

: Owner my select one of the following carpet options:

: Super Tweed Range (colour to be confirmed)

: Super Tweed Range (colour to be confirmed)

: Super Tweed Range (colour to be confirmed)

Product	Select
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>



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## BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

### Vinyl Selection (in lieu of carpets or tiles)

- : Owner may select one of the following three vinyl options, in lieu of tiles or carpets:
  - . Burwell 0.3
  - . Supplied by Evaluation
  - . Rhee 0.3
  - . Supplied by Evaluation
  - . Wicken 0.3
  - . Supplied by Evaluation

Product	Select
Optional Extra	
Optional Extra	
Optional Extra	

## 12 Wall Paint

### General Wall Paint Information :

- Exterior walls:
  - Painted with one coat plaster primer and two coats acrylic;
  - Colour combination as per Builders choice.
- Internal walls:
  - All walls skimmed and painted with one coat plaster primer and two coats acrylic;
  - Manufacturer as per Builder's choice;
  - Garage wall finish to be baaed and painted - same colour as inside of house.
- Ceiling and cornices:
  - General: Two coats of Plascon PEM 800 or equivalent alternative;
  - Bathroom ceilings: As above but with non toxic fungicide additive.

### Metal Works:

- All exposed metalwork is to be finished with one coat of metal primer and two coats enamel (white).

### Woodwork:

- All internal and external woodwork (except internal doors) to receive one coat of wood primer and two coats water-based enamel (white)


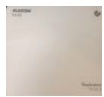
### Internal doors and frames:

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

- : Owner may select one of the following internal wall-paint options:

Y5-B2-3 (Happy ending)

Y4-D2-3 (Resplendent)

Product	Select
	
	

## 13 Kitchen Cupboards (Standard Designs):

### Cupboard Handles, hinges and mechanisms:

- : Standard Neptune Satin Chrome, as per sample board.








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## BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

### Kitchen Cupboards:

- : As per Architectural design, installed from FFL to ceiling.
- : All cupboards as indicated on plan. Melamine with impact edging on exposed doors and sides of cupboard carcass.
- : Colour of cupboards as per client's choice. Internal colour and backing is white.
- : Owner may select one of the following colours for kitchen cupboards

- : Iceberg White  
(PG Bison Melawood Linear finish or similar)
- : "Folkstone Grey"  
(PG Bison Melawood Linear finish or similar)
- : "Lunar ash"  
(PG Bison Melawood Linear finish or similar)

Product	Select
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	<input type="checkbox"/>
	<input type="checkbox"/>

### Kitchen Tops:


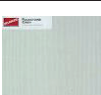

- : Rustenberg Grey Granite
- : See Optional Extras for alternative Work-top Option

<b>Optional Extra</b>
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### Bedroom Cupboards:

- : As per Architectural design, to ceiling-height.
- : All cupboards as indicated on plan. Melamine with impact edging on exposed doors and sides of cupboard carcass.
- : Colour of cupboards as per client's choice. Internal colour and backing is white.
- : Owner may select one of the following colours for bedroom (and study) cupboards

- : Iceberg White  
(PG Bison Melawood Linear finish or similar)
- : "Folkstone Grey"  
(PG Bison Melawood Linear finish or similar)
- : "Lunar ash"  
(PG Bison Melawood Linear finish or similar)

Product	Select
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>

## 14 APPLIANCES, FIREPLACES AND BRAAI

### Kitchen Appliances:

- : Bosch electric hob (600mm)
- : Bosch electric oven (600mm)
- : Bosch extractor (600mm)





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## BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

### External Braai / Barbeque:

: All houses to receive a moveable barbeque + 1 x 9kg gas bottle.

: Megamaster Zizzler 500 Gas Barbeque



### 15 EXTERNAL WORK

#### Boundary Walls:

: All yard-walls: pre-fabricated cement-slab fibacrete, average heigh of 1,8m from natural ground level.  
(Not painted).

: Street-facing garden-walls: Built, plastered and painted with plaster primer and two coats acrylic.

#### Garden Gate:

: 1,8m Galvanised and powdercoated white + slatted nutec Board panels primed and painted white  
with lock and key

#### Pergolas:

: 1 x Pergola to street-facing façade. (No pergola above garage-door). Hardwood, primed, painted  
white with 2 coats waterbased paint).  
: Pergolas in back-yard / at open-stoep-area an Optional Extra for owners account. See list of Optional  
Extras.

Optional Extra

#### Paving:

Paving - 50mm Cement pavers (light grey with light grey border as indicated on architectural drawings.  
: NO paving on side of house, unless specifically requested by owner, and paid for as Optional Extra. See  
Optional Extras.

Optional Extra

#### Landscaping:

: All gardens levelled to natural slope. No filling to retain.

Back-yard:

- No Landscaping to back-yard;
- No Imported topsoil or grass to back-yard;
- Soil-treatment - Builders rubble to be removed, and soil levelled to natural fall;
- No compaction or treatment.

Front-yard (street-facing), includes:

- Rough-levelling + roll-on grass to front-gardens - as per architects drawing;
- Block-pavers + pleated "hedge" (plant-type - Bulder's choice) as indicated on architecs plans;
- NO irregation to gardens;

Road reserve and parks:

- To be planted with roll-on lawn & landscaping as per Landscape Architects planting plan;
- Irrigation limited to road-reserves and parks, and not gardens of individual houses.

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Builder Signature: \_\_\_\_\_

Date: \_\_\_\_\_