

SUMMERWOOD ESTATE

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.)

Unit 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 Development 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 Development Finishes differ from architect's drawings, this specification will take preference.
- Engineers drawings take preference over architects drawings, and the Schedule of Development 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 Sales 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 cement bricks, plastered and painted.
- : All internal/external window sills to be plastered.

Exterior of house:

- : Cement stock-brick, plastered and painted with Masonry Primer and two coats approved acrylic coloured PVA selected by Builder.

Interior of house:

- : All internal walls of house steel floated plaster 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 steel floated plaster and painted with one coat plaster primer and two coats acrylic PVA selected by Builder. Colour white.

SUMMERWOOD ESTATE

BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

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: galvanised IBR sheeting as per engineers design.

: Pitch-roof Roof-tiles: Coverland charcoal colour

Barge-boards and Facias:

: Fibre Cement Facia and barge boards.

Gutters and downpipes:

: Not applicable

Roof Insulation:

: Insulation as per SANS 10400-XA.

4 WINDOWS

: All windows will be pre-coated aluminium as per the Architect's window schedule.

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

: Obscure glass to bathrooms.

5 DOORS, FRAMES & IRONMONGERY

Internal Doors and frames:

: Masonite Hollowcore doors. Colour to match internal wall paint.

: Frames to timber doors - Steel frame, painted white.

External Doors:

: Front Entrance door - Solid Horizontal Slatted Wooden Door (oiled) in a Meranti frame, 3-lever locks set, Victorian brass handle with one pair hinges and doorstop.

: Back door - Solid Horizontal Slatted Wooden Door (oiled) in a Meranti frame, 3-lever locks set, Victorian brass handle with one pair hinges and doorstop.

Garage Door:

: Standard height, Wispeco or similar approved aluminium roll-up overhead garage door (manual), charcoal powder coated.

6 ELECTRICAL INSTALLATION

General:

: Standard specification for prototype houses as per standard electrical layout plans.

: Lights, switches & plugs: CBI Clipsell S2000-range or similar selected by Builder. CBI Switches, to comply with SANS 60669.

: DB with pre-paid meter: DB supplier / make - to be confirmed.

: Single phase electrical supply.

: TV & Data - Conduit to point only. Connection to telecommunications and television service provider for Owner's Account.

Power points (standard electrical layout takes preference):

: All power outlets as per electrical plan.

: Kitchen: 4 x Double 15amp power plugs

- 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:

- 2 or 3 x Double 15amp power plugs (as per Electrical Layout); - 1 x Fibre-connection + DSTV combination-point.

: Main bedroom:

- 2 x Double 15amp power plugs:

- 1 x DSTV point.

: Additional Bedrooms:

- 1 x Double 15amp power plug per room

: Garage:

- 1 x Double 15 amp power plug;

- 1 x Single 15 amp power plug in ceiling;

: External:

- 1 x Waterproof, Single 15 amp power plug at paved patio

: Data / DSTV conduits:

- all data and TV-points through-out the house to be connected

SUMMERWOOD ESTATE

BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

Light Fittings & Globes (as per Architects Drawing):

: Kitchen:

: Lounge: Fitting:

: Dining: Fitting:

: Passages :

: Bedrooms:

: Bathrooms: Fitting:

: Garage: Fitting:

: External:



7 PLUMBING, DRAINAGE AND SANITARY WARE

General:

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

Geyser:

- : 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 corner entry door

Sanitary Ware:

: Garden Tap:

: Kitchen Sink:

: Kitchen Sink Mixer:

: Bathroom Basin Mixers:

: Bathroom Medicine Cabinet:

: Shower Waste:

: Shower Rose:

: Shower Arm:





SUMMERWOOD ESTATE

BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

: **Shower Mixer:**



: **Toilets:**



: **Bath:**



: **Bath-mixer / diverter:**



: **Clicker-wastes (all basins and baths):**



Bathroom Accessories:

: All bathroom accessories to be fitted at pre-determined positions.

: **Toilet Roll Holder:**

Ntombi Range or similar

: **Towel ring:**

Ntombi Range or similar

: **Towel rail:**

Ntombi Range or similar

Water Points:

- Garden taps: 2 x Garden taps per house:
- Front of house: 1 x Bronze, wall mounted garden tap (cold) at the gully at the courtyard.
- 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 angle-valve for dishwasher in kitchen; 1 x Cold water point with angle-valve for washing machine in kitchen

Stormwater:

- : Paving aprons only on roof drip areas.

8 CEILINGS AND CORNICE

- : Underside of all internal soft-wood roof-trusses to receive 6.4 mm, gypsum-board ceiling, fixed with screws (NOT NAILED) - painted white.
- : 100 mm Extruded polystyrene cornice: Painted white from cornice specialists.
- : 100mm Isotherm Insulation on all ceilings / gypsum board ceilings.



9 WINDOW SILLS AND SKIRTINGS

- : Tile Skirting: 75mm tile to match floor tiles.

Refer to Tiles

SUMMERWOOD ESTATE

BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

10 ACCESSORIES AND FIXTURES

- : Curtain rails are included in this contract.
- : Washing lines included.
- : 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 swith-gear for internal Data-network.
- : 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 swith-gear for your DSTV Connection).

11 TILES

General Infomation :

- All floor surfaces in houses tiled - 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 recommendation.
- Wall-tiles:
 - In bathrooms floor to ceiling;
 - In showers floor to ceiling.
 Tiles on shower-walls laid from floor to cornice.
- : Kitchen Splash-backs:
 - All exposed walls between cupbaords to be tiled.
- Garage:
 - Steel floated screeds.
 - Tiles in garage NOT INCLUDED.

Refer to Floor tiles
Refer to Wall tiles
Refer to Wall tiles

Floor tiles: (Internal)

- : Owner may select one of the following tile options:
- : Porch Grey Ceramic 330*330 GR1-PH-538
- : Porch Beige Ceramic 330*330 GR1-PH-539
- : Porch Bone Ceramic 330*330 GR1-PH-540

Product	Select
	
	
	

Wall Tiles to kitchen splash-backs

- : Owner may select one of the following tile options:
- : Townhouse Ivory Wall 200*300 GR1-ATW11A2LA
- : Townhouse Grey wall 200*300 GR1-ATW20A2LA
- : Townhouse Beige Wall 200*300 GR1-ATW30A2LA

Product	Select
	
	
	

SUMMERWOOD ESTATE

BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

12 WALL PAINT

General Wall Paint Information :

Exterior walls:

- : - Painted with one coat plaster primer and two coats acrylic;
- Colour combination as per Developers choice.

Internal walls:

- : - All walls steel floated plaster painted with one coat plaster primer and two coats acrylic;
- Manufacturer as per Developer's choice;
- Garage wall to be steel floated plaster and painted - colour white.

Ceiling and cornices:

- General: Two coats of PVA (white) 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.

Woodwork:

- All internal & external woodwork (except internal doors) to receive one coat of wood primer and two coats water-based enamel; Pergola to be treated wood and painted white.

Internal doors and frames:

- To receive one coat of universal undercoat and two coats of water-based enamel (colour to match internal wall paint).
- : Owner may select one of the following internal wall-paint options:

Promac Dimension Silk-Lambskin

Promac Dimension Silk-Roman Plaster

Promac Dimension Silk- Coconut Ice

Product	Select
	
	
	

13 KITCHEN CUPBOARDS (Standard Designs):

Cupboard Handles, hinges and mechanisms:

- : Standard Barrel type Satin Chrome, as per sample board.



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

: Nordic Ice

: Sahara

: Burnt Oak

Product	Select
	
	
	

Kitchen Tops:

- : Verster Granite Postform 30mm work top (Melamine)
- : Brown Mohogany Postform 30mm work top (Melamine)

Product	Select
	
	

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.
- : Internal & External colour is white.

SUMMERWOOD ESTATE

BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

14 APPLIANCES

Kitchen Appliances:

: Defy 600mm Slimline oven and Hob

: Defy 600mm Extractor fan



15 EXTERNAL WORK

Boundary Walls:

: All yard-walls: Brick walls, plastered & painted with plaster primer and two coats acrylic.

Garden Gate:

: 1,8m Steel gate with wooden slats (oiled), painted with one undercoat and two coats enamel.

Pergolas:

: 1 x Pergola - Steel columns planted with wooden structure as per architects plan, painted white.

Paving:

: Paving - 50mm Cement pavers (tan with border as indicated on architectural drawings. Paving apron only below roof drip areas and court yard area.

Landscaping:

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

: Back-yard:

- No Landscaping to back-yard; Only grass to be planted as per architects drawing;

Front-yard, includes:

- Rough-levelling + roll-on grass to front-gardens - as per architects drawing;

- NO irrigation to gardens;

Road reserve and parks:

- To be planted with roll-on lawn & landscaping as per Landscape Architects planting plan;

- NO irrigation.

: Landscaping on Road Reserves as per Municipal Approved Landscape Architects Plan.

Owner Signature: _____

Date: _____

Developer Signature: _____

Date: _____