



STANDARD SPECIFICATIONS

REV 3 – December 2020

1. WALLS

Exterior

Cement maxi bricks, plastered and painted with one plaster primer coat and two coats Flexi Seal

Interior

Cement maxi bricks, plastered and painted with one filler coat and two coats IN/EX Acrylic

2. ROOF

Roofing material:

Colour bond corrugated sheeting – Charcoal

Facias:

Fibre cement – Painted white

Rain water goods:

Aluminium Ogee profile gutters - Charcoal

uPVC down pipes – Painted same colour as house

3. WINDOWS

Window material

Powder coated Aluminium frames – Charcoal

Window sills

Exterior – plastered and painted

Interior – plastered and painted

4. DOORS

Door Frames

Exterior

-

Powder coated Aluminium – Charcoal

Interior

-

Hardwood door jambs painted

Front Door

-

Powder coated Aluminium – Charcoal

Patio

-

Aluminium Powder coated – Charcoal

Doors

Exterior

-

Aluminium Powder coated – Charcoal

Interior

-

Profiled hollow core - painted White

Front Door

-

Powder coated Aluminium – Charcoal

5. IRONMONGERY

Internal Doors

2-Lever chrome locksets

External Doors

3-Lever chrome locksets

6. GLAZING

Doors

Laminated float glass

Windows

Clear and/or laminated float glass to all windows with sandblast vinyl to all bathroom windows.

7. CEILINGS

Main House

Skimmed and painted plasterboard soffit with 75mm high density polystyrene cornice.

Garage

No ceiling

8. PAINTING

Exterior Walls

One coat masonry primer

Two coats of colour exterior acrylic PVA

Interior walls: One coat of masonry primer
Poly skim all walls for a smooth finish
Two coats of colour exterior acrylic PVA

9. SANITARY WARE

Colour white throughout

Toilet Semi-close coupled with angle valve
Baths 1700mm Acrylic bath with Nikki spout & clicker waste
Basins Vanity drop-in basins
Showers Rose and arm
White epoxy coated shower enclosure or door as indicated on plans.
Sink 1200mm Double stainless-steel drop-in
Taps All internal taps to be mixers
Single lever basin, bath and shower mixers
Geysers 150 Litre, 400kPa with master flow valve
Installation of alternative hot water generation per developer's choice in conjunction with local authority requirements.

10. FLOOR COVERINGS

Ceramic floor tiles To kitchen, bathrooms and living areas
Carpets To bedrooms
Granolithic Screed To garage
Skirting: 100mm SA Pine skirtings painted white. To all rooms, except bathroom, and kitchen & garage.

11. WALL COVERINGS

Ceramic wall tiles 600mm above all kitchen counters
1.5m high with border detail inside bathrooms
2.1m high inside showers
Aluminium edge strips to all corners

12. CUPBOARDS

Kitchen & Scullery Floor and wall cupboards as indicated on plan
Rustenburg granite tops
Doors with impact edging, melamine white interior and white backing
Bedrooms Cupboards as indicated on plan
White melamine
Doors with impact edging, melamine white interior and white backing

13. ELECTRICAL

Light Fittings Number of light fittings as per electrical plan.
One light fitting per room
Black lantern type exterior lights
Single garage – single fluorescent
Double garage – double fluorescent

14. GARAGE

Garage door Aluzink single sectional overhead door – Charcoal
Automation Automated door included
Internal walls Walls bagged and painted
Plastered and painted around DB and switches

15. HARD LANDSCAPING

Driveway	Paving as per plan Cement bond pavers with charcoal cobble border.
Patio and yard	Paving as per plan Cement bond pavers with charcoal cobble border.

16. SOFT LANDSCAPING

Roll-on-lawn	Site levelled and cleared of rubble Roll-on-lawn
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17. PERIMETER WALLS

Drying yard	1.8m high block walls plastered and painted
Boundary walls	0.9m high block walls plastered and painted

18. GARDEN GATES

Drying Yard	1.8m High Galvanised mild steel frame with horisontal fibre cement planks.
Yard gate	0.9m High Galvanised mild steel frame with horisontal fibre cement planks.

19. INCLUDED

Electric hob, oven and extractor
Pre-paid electricity meter
Electricity connection
Water connection
Sewerage connection
NHBRC fees
Plan approval fees
Architectural fees
Engineer's fees

20. EXCLUDED

Transfer costs
Bond costs
Interim interest on bond
Curtain tracks
Bank initiation and valuation fees

21. GENERAL

These specifications serve as guidelines only and the Developer / Building Contractor reserves the right to amend and / or substitute items, at his sole discretion, in the event of any item not being available or being in short supply.

The purchaser is not permitted to do any work on site while construction is under way without the permission of the Contractor.

Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee

NOTE

Should the above mentioned specification differ from the final plan specification, then this specification will be the final ruling document.

PURCHASER(S): DATE:

CONTRACTOR: DATE: