



ANNEXURE B2

FINISHING SCHEDULE (Standard)

1. FOUNDATIONS

- 1.1 Foundations to be 800 mm x 350 mm, 15 mpa concrete as per Engineer's instruction

2. SUPERSTRUCTURE

- 2.1 Brickwork to be 230mm cavity external and 90mm internal. Load bearing internal walls to be 230mm or as per the Engineer's design.
2.2 All bricks to be 90mm cement maxis.
2.3 All concrete floors, stairs, beams, etc. to be constructed as per Engineer's design

3. ROOF

- 3.1 Pre-manufactured roof trusses as per the Engineer's design.
3.2 Elite tiles to be fitted, with storm clips where required as per Architect's design.
3.3 Fascias to be fibre cement.
3.4 Rainwater goods to be Aluminium.
3.5 Pergola's to be stained laminated pine.

4. DOORS AND DOOR FRAMES

- 4.1 Front door to be to be suitable quality meranti timber, 900mm wide with side-light as per Architect's design.
4.2 All other external door and frames to be aluminum/wood – matt charcoal as per Architectural Guidelines spec.
4.3 Garage door to be Sectional Overhead type with remote auto motor.
4.4 All internal doors to be of the hollow core type, suitable for painting (Deep Moulded).
4.5 Internal doorframes to be meranti with double rebate, suitable for painting.

5. WINDOWS AND GLAZING

- 5.1 All windows to be aluminium – matt charcoal as per Architectural Guidelines permitted specification.
5.2 All windows and doors as per plan, to be glazed according to the SABS requirements.
5.3 Glazing to the bathroom windows to be obscure type.

6. WINDOW CILLS

- 6.1 All internal window cills to be plastered except where wall tiling is applicable.
- 6.2 All external window cills to be plastered with suitable fall.

7. WALL FINISHES

- 7.1 Internal wall to be one coat plaster.
- 7.2 External walls to be one coat plaster.
- 7.3 Wall tiling to:
 - Kitchen: tiling to splash-backs
 - Bathroom: tiled skirting
 - Bathroom Basins: tiling to splash-back
 - Bath: tiling to surround
 - Shower: tiling to height of 2,300mm

8. FLOOR FINISHES

- 8.1 All habitable bedrooms rooms as indicated on the Drawings to be carpeted.
PC Amount R150/m²
- 8.2 Kitchen, bathrooms and living areas to have ceramic tiles from the selection provided by the Developer.
PC Amount R100/m²
- 8.3 All external paving to be done to the entrance pathway.
- 8.4 All driveways to be paved.
- 8.5 WSK 5 skirting to be fitted to all rooms, except bathrooms and kitchens.

9. PAINTING

- 9.1 **External walls:** One coat of undercoat and two coats of Plascon PEM 900 or equivalent alternative.
- 9.2 **Internal walls:** Three coats of Plascon PEM 800 or equivalent alternative.
- 9.3 **Ceiling and cornices:** Two coats of Plascon PEM 800 or equivalent alternative.
- 9.4 **Bathroom ceilings:** As above but with non toxic fungicide additive.
- 9.5 All exposed metalwork is to be finished with one coat of metal primer and two coats enamel of WAA.
- 9.6 All internal and external woodwork (except internal doors) to receive one coat of wood primer and two coats of varnish.
- 9.7 Internal doors and frames to receive one coat of universal undercoat and two coats of enamel.

10. CEILINGS

- 10.1 **Internal and External:** Skimmed plasterboard and skimmed concrete where applicable.
- 10.2 Internal cornices to be covered gypsum type 75mm.

11. IRONMONGERY

- 11.1 Internal doors to be fitted with standard two levers mortise locksets.
- 11.2 External doors to be fitted with standard three levers mortise locksets with aluminium door handles.

12. JOINERY

- 12.1 Kitchen to be finished externally with White Melamine wrap doors. The Employer can alternatively choose from a range of colors, listed by the builder.
- 12.2 Kitchen build-in-cupboards are to be finished internally with A Grade White Melamine.
- 12.3 Worktops to be Black Rustenburg Granite.
- 12.4 Cupboards will be provided as per drawings in kitchen and bedrooms.
- 12.5 No lounge cupboards to be provided.
- 12.6 Bedrooms built-in-cupboards are to be finished internally with A Grade White Melamine and externally A Grade White Melamine panels for doors.
- 12.7 Cupboard Door handles P.C. Amount: R30/Handle

13. ELECTRICAL

- 13.1 **Lights:**
As per approved plan.
- 13.2 **Plugs:**
As per approved plan.
- 13.3 **TV & Telephone Points:**
As per approved plan.
- 13.4 External lights to be chosen by the Developer.
- 13.5 Built in **Bosch oven, and Bosch Ceramic hob**, extractor fan will be provided.
PC Amount R6000.

14. PLUMBING

14.1 Baths to be 1700mm white acrylic type.



14.2 WC to be white vitreous china close coupled with white double flap seat.



14.3 Basins in bathrooms to be ceramic-drop in type on a vanity cabinet with granite tops or vitreous china basin on pedestal as per plan.



14.4 200 Litre pressure type geyser.

14.5 Kitchen to have double bowl stainless steel sink with single drainer and mixer.



14.6 All taps to be of the **Hans Grohe Décor** Range.



14.7 Showers to have aluminium shower door.

14.8 Garden taps to be provided.

15. GARAGES

15.1 Constructed as per the working drawings.

15.2 One light point per garage.

15.3 Walls internally to be bagged and painted.

16. EXTERNAL

- 16.1 Landscaping: - Roll on lawn to all open areas
- 4 x 20 litre trees
- 16.2 Boundary wall and paving included.
- 16.3 Outside braai included, to be custom built with fire brick.
- 16.4 Swimming pool excluded. It is acknowledged that if a swimming pool is added to the contract sum as an optional extra, the pool will be built by a contractor-appointed supplier. The guarantees for the pool will be given by the supplier and the purchaser will liaise directly with the supplier in terms of these.

17. INCLUDED IN THE PURCHASE PRICE

- 17.1 Transfer duty not applicable (VAT included in price)
- 17.2 Architectural fees
- 17.3 Plan approval fees
- 17.4 Bosch oven and Bosch Ceramic hob
- 17.5 NHBRC enrolment fees
- 17.6 Electrical connection (pre-paid electricity meter)
- 17.7 Bathroom Mirrors

18. NOT INCLUDED

- 18.1 Bond registration fees (payable to bond attorneys)
- 18.2 Curtain rails
- 18.3 Washing line
- 18.4 Bathroom fittings

19. GENERAL

- 19.1 These specifications serve as guidelines only and the Developer and/or Contractor reserves the right to amend and / or substitute items (to the same value and / or quality), at his sole discretion.
- 19.2 The Employer is not permitted to do any work on site while construction is under way without the permission of Schone Cedar property (Pty) Ltd.
- 19.3 Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

NOTE:

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

EMPLOYER (S): _____ DATE: _____

CONTRACTOR: _____ DATE: _____