

BRICKWORK

Exterior Walls: All exterior walls will be of a SABS approved cement Maxi stock bricks – 222mm x 115mm x 90mm – plastered and painted.

Interior Walls: Will be of a SABS approved cement Maxi stock bricks - 222mm x 115mm x 90mm – and finished in one coat smooth plaster, with one coat undercoat and two coats interior acrylic.

WINDOW SILLS

Exterior: Plastered and painted.

Interior: Will be finished in plaster and painted.

WINDOWS

All windows will be as per PLAN (Aluminum).

DOORS AND DOOR FRAMES

Front door: Standard panel Meranti door in standard Meranti frame with varnished finish.

Back door: Standard panel Meranti door in standard Meranti frame with varnished finish.

Internal doors: Painted profiled hollow core type in 1,2mm pressed steel frame with painted finish

ROOF TRUSSES AND COVERING

Roof trusses will be manufactured and erected with pre-fabricated roof trusses.

Roof covering will be of cement tiles of recognized manufacturer on and approved PVC underlay.

FLOOR COVERING

Kitchen, Bathrooms, Entrance hall, Lounge: Will be of ceramic tiles/ porcelain selected by the DEVELOPER from the DEVELOPER's preferred range.

Bedrooms: Will be of woven cut pile carpeting/ Laminated flooring, selected by the DEVELOPER from the DEVELOPER's preferred range.

Driveway & walkway to entrance: (Optional extra) Will be of cement brick pavers selected by the DEVELOPER up to m2 allowed for in price structure.

Garage: (Optional extra) Power-float finished cement slab.

BUILT-IN-CUPBOARDS

Kitchen: Fitted cupboards as per plan selected by the DEVELOPER from the DEVELOPER's preferred range.

Bedrooms: (Optional extra) selected by the DEVELOPER from the DEVELOPER's preferred range.

SANITARY WARE

Will be of a type and colour selected by the DEVELOPER.

Bath and basin: Will be manufactured of white acrylic material.

Toilet and cistern: Will be manufactured of white glazed porcelain.

Kitchen sink: Will be standard drop-in bowl stainless steel with work top mixer type tap.

Taps: Will be of ISCA type.

PLUMBING

Hot Water Cylinder: Will be 150 liters semi-pressure type.

Water connection and supply: By Developer.

Rain water goods: Will be PVC and will be the DEVELOPER's choice.

Garden taps: One garden tap to be provided outside kitchen door and one garden tap positioned at the front of house.

Washing machine/dishwasher outlet: (Optional) According to Employers preference.

ELECTRICAL INSTALLATION:

Positions of the switchboard, electrical outlets and switches, TV and phone points indicated on the PLAN, may for practical reasons, need to be altered/ omitted and such alteration will be at the DEVELOPER's discretion. The following installations have been included:

PLUG POINTS:

Lounge – 1 double plug point for 2 & 3 bedroom units
Above working surface in kitchens – 2 double plug points for 2 & 3 bedroom units.
Refrigerator/freezer – 1 single plug point
Washing machine (Optional) – 1 single plug point
Stove/hob/extractor – 1 stove point
2nd/3rd bedroom – 1 single plug point per room
TV Point – 1 (lounge)

DOOR BELL

Main entrance will be fitted with chiming type door mechanism, selected by the DEVELOPER.

TV ANTENAE

No TV antennae will be supplied. Only conduit and draw boxes will be fitted.

LIGHT FITTINGS

Single bowl head type per room or as allowed per PRICE STRUCTURE.

CEILINGS

Generally, will be a height of 2400, above floor level.

Internal: Will be skimmed Rhinoboard with cove corners, painted with two coats acrylic. / Isoboard ceilings tongue and groove. (As per developers choice)

WALL TILING

Will be selected for colour and/or design and/or shape by the DEVELOPER, and from the DEVELOPER's preferred range up to R70 / m2 inclusive of VAT.

All tiling will be fixed by a specialist tiler appointed by the DEVELOPER.

Kitchen and Bathroom: Splashbacks will be tiled.

GLAZING

Clear sheet glass generally. Obscure glass to bathrooms to glazier's choice and all glass to conform with National Building Regulations in respect of thickness and type in relation to size and position.

IRONMONGERY

Internal doors are to be fitted with standard two lever and chromium plated furniture.

External doors are to be fitted with three lever with brass furniture to front door and chrome plated furniture to kitchen door.

GARAGE DOORS

Will be a single white glass fibre tip-up door, as supplied by the manufacturer and selected by the DEVELOPER. (If applicable on house type.)

HOUSE NUMBER

Will be a suitable type and will be of the DEVELOPER's choice.

SITE CLEARING

The property will be cleared of visible rubble. The existing natural contours of the site will generally be retained and only undue hillocks and mounds will be removed.

LANDSCAPING AND GARDENING

Instant lawn to the front of the house +- 60 to 80 m2 allowed.

DETAIL

Where the work includes details such as barbecues and the like, the DEVELOPER will not be liable if such details differs from any drawing depicting same or from any previously constructed detail.

FINISHES

The EMPLOYER hereby acknowledges and agrees that the choice of finishes will be limited to the range offered by the DEVELOPER as per this BASIC SPESIFICATIONS and shall be subject to availability thereof.

BUILDING STANDARDS

All construction procedures and standards will be in accordance with the requirements of the NHBRC.