

WATERFALL ON TENTH

ANNEXURE "A"

FINISHING SCHEDULE

1. INTERPRETATION

The provisions of the Specifications must be read together with the provisions of the approved plans and where differences are found between the Specifications and the Drawings then, in all cases, these Specifications will take precedence. The following words shall have the meanings assigned to them below:

- **Provisional sum:** The allowable amount as recorded against certain items below, which shall be deemed to be inclusive of material and installation costs.
- **Prime cost (P.C. Amount):** The allowable amount, or alternatively the rate per sq.m as the context may indicate, as recorded against certain items below, which amount is in respect of the cost of material only (Labour having been included in the contract price as referred to in clause 1 of the Building Agreement to which these specifications are annexed).
- All amounts quoted herein are Exclusive of value added tax at the applicable rate.

2. FOUNDATIONS

The house will sit on suitable foundations as specified by the Consulting Engineer. These foundations may consist of a raft foundation designed and installed by suitably qualified subcontractors or standard strip foundations depending on local soil conditions..

3. SUPERSTRUCTURE

3.1. Damp Proofing

Place and build in 375 micron polythene under all superstructure walls and window sills as shown on drawings.

External paving and gardens to be a minimum of 80mm below the dampcourse

3.2. Lintels & Brickforce

Prestressed concrete lintels to have 330 bearing on both sides of all openings wherever possible. SABS brickforce will be installed at every 5th course and on every course for 4 courses above door and window openings.

3.3. Superstructure Walls

Main Building and Outbuildings: Well burnt clay stock bricks to comply with SANS 10400 and to be plastered as described.

3.4. Concrete Slabs

In situ concrete slabs as per engineers specification.

3.5. Staircase

Steel frame with timber treads and stainless steel balustrades as per architect's specification.

3.6. Fireplaces & Built-in Braais

Optional (not included).

3.7. External and Internal Frames and Doors

- Front door to be aluminum powder coated frame with glazed insert as per architects specification.
- Internal door frames to be 870 x 2380 solid meranti full width jam frames with an 80mm moulded architrave both sides.
- Internal doors to be semi-solid panel door for painting.
- External doors, where they are not glass/aluminium, to be solid meranti

3.7.1. Door locks & Ironmongery

- Internal doors will have 2 lever mortice locks
- External doors will have cylinder locks
- Door handles & furniture will be Stainless Steel (A PC amount of R380 per door is included)

3.8. Windows and Sliding Doors

- Windows and sliding doors to be powder coated aluminium according to Architect's specification with glazing done according to SANS 10400.
- Glazing will be Solar-E energy saving glass or as specified by the Architect.
- Obscure glass will be created with the use of tinted Vinyl coatings (A Provisional Sum of R5 000 is included for tinting).

4. **ROOF/ROOF COVERING**

4.1. Concrete Roofs

Concrete slabs as per Engineer's specification.

4.2. Stormwater

Concealed downpipes in 110mm PVC with open "Fullbore" inlets as shown on plan. Downpipes to discharge at ground level

4.3. Waterproofing

4mm Torch-on waterproofing membrane with 10 year warranty. The membrane must be applied to all upturns and parapet walls including the tops of all exposed walls. Complete with a coat of silver paint

4.4. Stone Chip

On top of the torch-on place a 250 micron plastic sheet and then a 40mm thick layer of 19mm stone. Care will be taken that these stones do not block the full-bore outlets

5. **PLASTERING**

5.1. External Walls

Rough textured wall finish with sponged plaster feature walls, beams & columns as per Architects specification and detail. The tops of all parapet walls, boundary walls to be waterproofed with a membrane & approved waterproofing paint.

5.2. Internal Walls

Main house – two coat cement plaster, with a steel floated rhinolite finish.

Garage and Staff – one coat plaster with a smooth sponge finish.

5.3. Screed

All screeds to receive carpets to be wood floated. Screed to garage to be steel floated. Expansion joints must be cut to prevent cracking.

5.4. Balconies

Balconies to be screeded to falls, then waterproofed with a torch-on system before tiles are laid.

5.5. Soffits

- Concrete slabs, externally- one coat smooth sponge plaster.
- Main house to have one coat cement plaster and one coat “Rhinolite” plaster.
- Outbuildings & garage to have one coat cement plaster with sponge finish

6. **WALL TILING**

6.1. Main House

- Tiling to shower cubicles to 2400 (PC of R245/m2 is allowed)
- Mosaic to shower floors (PC sum of R25.00/sheet is allowed)
- Tiling to kitchen splashbacks – assume 4m2 (PC of R245/m2 is allowed)

6.2. Staff Quarters

- Walls of shower plus splashback to the whb only will be tiled
- Mosaic to shower floor

7. **PLUMBING AND DRAIN LAYING**

7.1. Water Connection

The Contractor will connect into the water meter (installed by the Council) on the boundary of the erf. Reticulation from this point to the pressure relief valve of the house will be via a 25 mm HDPE pipe. The Employer to make the application with the Council for water supply and the Employer to pay the necessary deposit and connection fees.

7.2. Sewerage

Connect into the 110 sewer point at the property boundary

7.3. General Installations

- All copper reticulation piping to be minimum 20mm. Droppers & short connection will be 15mm. Assume hot and cold water to all baths, basins, sinks and showers. All exposed hot water piping to be lagged.
- Connection to washing machine and prep bowl will be cold water only.
- Provide one garden tap at the front of the house, and one tap at the back of the house.
- All connection points inside the house to have angle valves

7.4. Washing machine and dishwasher connection

Waste pipes & angle valve supply points to be recessed or fitted in an adjacent cupboard to allow machines to be fully pushed back. Cold water only.

7.5. Hot water

Hot water will be provided by a heat pump or heat pumps giving a total of 300 litres of hot water stored in SANS approved insulated storage vessels, together with the supply and installation of SANS approved pressure valves.

8. SANITARYWARE, FITTINGS & TAPS

All taps, baths & fittings can be inspected at: Lineabrigio - *i.Trade House, 42 Andries street North, Wynberg, Sandton (011 885 3606/7)*

- Bathroom taps and mixers will be the Hansgrohe *Décor E* range
- Showers will be fitted with 230mm projection shower arms with Hansgrohe *raindance S150* heads
- Main bath to be freestanding *Valentino* bath
- A second bath where indicated on the drawings to be a *Libra Flow* bath
- Bath/s to have *Bordo* free-standing mixer.
- Toilets throughout the house will be "Durastyle" floor mounted pan and seat from Duravit with a gebberit hidden cistern. The actuator will be a Delta 21.
- Vanity basins to be fitted with Hansgrohe *Décor E* taps and pop-up waste.

9. BATHROOM FURNITURE

- Mirrors – A Provisional Sum of R3 000 is included
- Bathroom Butler 4600 Range will be fitted. Each bathroom will have a towel-rail, a soap-dish in the shower and a toiler roll holder.

10. ELECTRICAL

The contractor shall install and connect all the electrical appliances including the geysers, electric stoves and light fittings and provide one SABS approved earth leakage unit and one surge protection module.

10.1. Main Cable

The developer will provide for a 60 amp single phase main cable to the Ripple Relay box on the side of the house. A Distribution Board with a 40amp main breaker will be provided and equipped by the Contractor, position thereof to be determined by the Contractor

10.2. Metering

The Contractor must allow for the installation of a “pay-as-you-go” metering system. The meter and deposit fees will be for the account of the employer.

10.3. Electrical Points

- All fittings to be Clipsal S2000 or similar
- Light and plug point positions to be installed where indicated on plan. Height of plug points @ 340mm AFFL and switches @ 1200 AFFL to be confirmed on site.
- All light and plug points to be provided with one switch each. Two way switches will be installed on the staircase & kitchen only.
- Dimmers will be fitted to the Kitchen, Lounge, Dining room, Patio and upstairs Night lounge only.

10.3.1. Plug points.

- 30 x double pugs. (33 for 4 bedroom units)
- 1 x single plugs

10.3.2. Light points

- 70 x 220v LED downlights. (81 for 4 bedroom units)
- 7 x External light points - See PC sums.
- 2 x 1200mm High Breeze (Solent or similar), white ceiling fans with remote control
- 5 x Dimmer switches.
- 2 x Telephone points.
- 3 x CCTV points.
- 2 x Fluorescent strip lights in the garage.
- 3 x Television points.
- 5 x LED footlights at positions to be decided by the contractor
- A chandelier will be installed in the double volume entrance lobby – (a PC sum of R8 000,00 is included for the Chandelier)

10.4. Under floor Heating

There are 4 rooms with Under Tile Heating – Dining room, Lounge, Night Lounge & Main bathroom.

10.5. Audio & Visual.

A satellite dish will be installed and wired to a main TV point in the Lounge. Two secondary points, one in the Night Lounge and one in the Main bedroom will be connected to this central point.

11. FLOOR FINISHES

- Bedrooms & night lounge to receive carpet with underlay (Provisional Sum of R280/m² included)
- Bathrooms to receive floor tiles (PC of R245/m² allowed)
- Balconies to be tiled (PC of R70/m² allowed)
- Ground floor to be tiled throughout (PC of R245/m² allowed)
- Patio to be tiled (PC of R245/m² allowed)
- Staff quarters to be tiled
- Garage to be cement screed

12. SKIRTING & ARCHITRAVE

Door frames shall, wherever practical, be fitted with an 80mm moulded architrave and solid meranti plinth blocks.

- All areas except bathrooms to have 145mm moulded Meranti skirting
- Bathrooms to have tiled skirting
- Patio & Front Entrance landing to have tiled skirting & downstand
- Balconies to have tiled skirtings up & over the upstand parapet wall

Curtain tracks are excluded from this contract

13. CORNICE

There is no moulded cornice, as per the architects design.

14. KITCHEN CUPBOARDS & WORKTOPS (A Provisional Sum of R120 000 is included)

Kitchens will be designed and installed by Contractor appointed specialists to suit the individual purchaser's requirements.

15. KITCHEN APPLIANCES

- A 900mm free standing gas hob with electrical oven will be supplied & installed. This will be a 5 burner "Smeg SSA91M" range which are available in Stainless Steel, Cream, Anthracite & Burgundy.
- Kitchen sinks & prep bowl will be from Franke.
- Sink mixer & Prep bowl mixer will be Hansgrohe Décor range
- All other kitchen appliances to be supplied by owner.

16. GAS

Only the Hob in the kitchen will be gas. Contractor to allow a 25mm sleeve for the installation of the gas line. A single 19kg gas bottle will be installed.

17. BUILT IN CUPBOARDS (a PC sum of R120 000 is included)

The bedroom cupboards will be built from white melamine covered board with impact edges. Space will be divided into approx 2/3rd hanging and 1/3rd shelving. There will be a minimum of 4 exposed draws in each bedroom - 8 in the main bedroom.

Cupboard doors will be 'Shaker' profiled doors painted with white duco.

Cupboard and drawer handles will be stainless knob or bar.

18. VANITY UNITS

Vanity cupboards will be imported Italian units supplied by Lineabridgio and can be inspected at *i.Trade House, 42 Andries street North, Wynberg, Sandton* (011 885 360/67)

- Main bedroom vanity will be a 1440mm long gloss enamel "double wave" unit with a purpose made moulded double ceramic sink. There will be a matching tall storage unit
- Bathrooms 2 & 3 (& 4) will be wall hanging "avant-garde" units 900 long with a moulded ceramic basin

19. SHOWER CUBICLES

- Main bathroom will be a 2100 high frameless clear glass cubicle
- All other bathrooms to be framed in white aluminium with a pivot door

20. BALUSTRADING AND GATES

20.1. Internal and External balustrade will be Stainless steel cap-rail and railings to Architect's specification.

20.2. External yard gates will be mild steel primed & painted

21. SECURITY, INTERCOM & CCTV

21.1. Alarm

Alarm points to be installed as per electrical layout. A basic alarm system including internal passives, door contacts on external doors and two keypads is included. External beams and sundry alarm requirements can be added at Employer's cost

21.2. Electric Fence

An electric fence will be installed around the perimeter of the entire complex. As each house is completed the specific section of the complex boundary pertaining to that individual Erf. will be energized by a dedicated Energiser installed in that house

21.3. Intercom

There will be a front door bell only

An Intercom system will not be installed. Connection to, and operation of, the front gate will be via a cellphone linked GSM type gate station

21.4. CCTV

There will be two cameras mounted at the entrance to the complex connecting to a single CCTV monitor supplied and installed near to the front door. Enabling works for two additional points in the Main bedroom & the night lounge are included.

21.5. GENERAL

A 300 x 500 communications DB box will be installed in the garage into which all Telkom, TV and CCTV sleeves will be connected.

22. PAINTING

22.1. External

- One coat plaster primer and two coats of Low Sheen Acrylic (TLS system) to both house & boundary walls. Colour will be specified by Architect. No deviation will be permitted
- Timber doors to receive one coat wood primer and two coats *Wall-and-all*.

22.2. Internal

- Walls, one coat of plaster primer and two coats of Plascon "Polvin", or equivalent.
- Ceilings and cornices in white acrylic PVA paint.
- Skirtings & architraves to receive a wood primer and two coats Plascon Velvagio.
- Internal doors and door frames to receive wood primer and two coats Plascon Velvagio.

23. GARAGE DOOR

- Alu/Zink powder coated sectional roll-up door with Dig III motorized system with battery backup. Provide 2 x remotes.
- Fire door into house to be a 40mm solid wood door meeting class E in accordance with SABS 1253 including solid wood door-frame.

24. SITE WORKS

24.1. Screen walling

The boundary walls between neighbouring properties in the complex will be a minimum of 1800 high. The tops of the walls will receive waterproofing.

24.2. Brick Paving

- Paving will be in cement coloured cobbles or random pattern to Architect's specification. No variations to the scheme colour shall be permitted
- Paving in front of the garage will connect to the driveway.
- Allowance for Side of house – 20m²
- Allowance for Back of house – 40m²

24.3. Landscaping and irrigation. A Provisional Sum of R40 000 is included

24.4. Swimming pool - Optional (**NOT INCLUDED**)

25. AVAILABILITY OF MATERIALS

All materials specified in this document are subject to availability, and where such materials are not readily available, or not be **available in sufficient quantities**, the contractor, after notifying the Employer, shall have the right to use the nearest equivalent available. Should there be a difficulty and sourcing taps, bars and fittings from a particular supplier nominated, herein,, then an alternative supplier may be utilised by the contractor, who shall notify the employer of the name and address of such alternative supplier as soon as reasonably practicable.

26. CLEANING OF SITE

The contractor shall, on completion of building operations, clear the site of all surplus materials and builders' rubble and leave the site in a clean and tidy condition.

27. PLANS

In the event of any discrepancy arising between the provisions of the plan and those of the specification, the provisions of the specification shall prevail. If the internal and external dimensions of the plan do not agree, the external dimensions will prevail.

28. WATER AND ELECTRICITY

Water for construction will be provided by the Employer.

Electricity for construction must be supplied by the Contractor until such time as the DB board is completed and the main feed is connected to the house

29. PICKITUP

The owner shall be obliged to apply to the Council in order to obtain a refuse bin from Pickitup or a similar refuse removal service, prior to taking occupation.

Accepted and agreed to by both parties at

On this the day of 2015.

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EMPLOYER	CONTRACTOR
WITNESSES	WITNESSES
1.....	1.....
2.....	2.....