

## **PINE MEWS – SOMERSET WEST**

### **GENERAL SPECIFICATIONS AND FINISHING SCHEDULE:**

#### **1. FOUNDATIONS**

According to Engineer's specifications.

#### **2. BRICKWORK**

Cement Maxis 7MPa and 14MPa as per Engineer's specification.

#### **3. BRICKWORK COVER**

Exterior Walls:	Plastered
Interior Walls:	Smooth plastered
Garage internal:	Bagged

#### **4. ROOF TRUSSES AND COVERING**

Roof structure:	Pre-fabricated roof trusses and erected to comply with A19 specifications.
Roof covering:	Slate profile cement roof tiles in charcoal colour on a PVC underlay

#### **5. WINDOWS**

Windows:	Aluminium as per architectural specifications and powder coated in charcoal
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#### **6. WINDOW SILLS**

Exterior:	Plastered with fall to outside
Interior:	Plastered and painted.

#### **7. WALL COVER**

Exterior Walls:	1 application of undercoat and 2 (two) applications exterior acrylic paint
Internal walls:	1 application of undercoat and 2 (two) applications interior acrylic paint
Garage Internal:	Unpainted bagged plaster in garage.
Cladding	Fiber cement wall cover as per Architects specification.

#### **8. DOORS AND DOOR FRAMES**

External door:	Timber frame and door with panels to architects specification.
Internal doors:	Timber frame and Supawood doors with panels
Sliding doors:	Aluminium as per architects specification powder coated in charcoal
Garage:	Roll up Alu-sink powder coated in charcoal. Motorised door opener

## 9. CEILINGS

Ceilings:	Underside of trusses skimmed gypsum Rhino board finished off with gypsum cornice.
Soffits:	Concrete soffits skimmed and finished off as per architects specification.

## 10. FLOOR COVERING

Internal:	All floor coverings to be ceramic or porcelain tiles as per developer's selection with skirting to match. Shower cubicles: Square-cut tiles in cement for non-slip finish.
Garage:	Concrete smoothed
External:	Concrete pavers and/or ceramic tiles

## 11. BUILD-IN-WARDROBES AND KITCHEN CUPBOARDS

Bedrooms:	Internal - white melamine External - white melamine with impact edging.
Kitchen	Internal: white melamine. External: Maple, Oak or Beech melamine with impact edges.
Counter Tops:	Granite as per developer's selection

## 12. SANITARY WARE

Type and colour selected by the Developer.

Main Bathroom:	Bath: White acrylic Basin: White acrylic or porcelain Toilet & Cistern: Close Couple White glazed porcelain Shower doors: White aluminum Mixers: As per architects specification
En Suite:	Basin: White acrylic or porcelain Toilet & Cistern: Close Couple White glazed porcelain Shower doors: White aluminum. Mixers: As per architects specification
Guest toilet:	Basin to fit: White acrylic or porcelain Toilet & Cistern: Close Couple White glazed porcelain Mixer: As per architects specification
Kitchen:	Sink: Stainless steel drop in Mixer: As per architect's specification

### 13. PLUMBING

Hot and cold supply  
Drainage to sewer lines  
Washing machine point in garage  
Dishwasher point and outlet to be provided in kitchen  
Rain water goods: gutters and down pipes in white

### 14. ELECTRICAL INSTALLATION

Positions of the switchboard, econo-meter, electrical outlets, 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.

Plug Points:	Lounge:	3 double plug points TV & DSTV Point 1 lounge
	Main bedroom:	2 double plug points 1 TV point
	2 <sup>nd</sup> bedroom:	2 double plug point
	3 <sup>rd</sup> bedroom:	1 double plug point
	Kitchen:	Above working surface in kitchens 2 double plug points Refrigerator/freezer & Extractor 1 double plug point Dishwasher 1 single plug point 1 stove point
	Garage:	Telephone 1 entrance hall/kitchen
		Washing machine 1 single plug
		Garage automation 1 single point
		General
Light Points:	Lounge:	2 down lighters
	Main bedroom:	2 down lighters
	2 <sup>nd</sup> bedroom:	2 down lighters
	3 <sup>rd</sup> bedroom:	2 down lighters
	Kitchen:	1 down lighter
	Bathrooms;	1 down lighter per room
	Garage:	1 florescent type
	Outside:	1 front and back

### 15. LIGHT FITTINGS

As per developer's choice

### 16. ELECTRICAL FITTINGS

Stove:	Under counter oven, hob and extractor fan as per developer's choice.
Garage automation:	Single garage electrical opener

### 17. WATER HEATING

Hot water cylinder:	150L solar compatible in roof with solar panel on roof
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## 18. BATHROOM FINISHES

Wall tiling;	Floor to ceiling ceramic/or porcelain wall tiles as per developer's selection.
Towel rails:	1 X 900mm chrome or stainless steel rail as per developer's selection.
Toilet roll holder:	Chrome or stainless steel as per developer's selection.
Soap dishes:	Chrome or stainless steel as per developer's selection.
Mirror :	0.5 m <sup>2</sup>

## 19. KITCHEN TILING AND FINISHES

Kitchen tiling;	Between counter top and kitchen top cupboards at approximately 600mm high. No tiling behind fridge and dish washer.
Soap dish:	Chrome or stainless steel as per developer's selection.

## 20. GLAZING

Clear sheet glass in general. Obscure glass to bathrooms (small square grid design). All glass to conform to National Building Regulations in respect of thickness and type with relation to size and position.

## 21. IRONMONGERY

Locks	Internal doors: to be fitted with standard two lever mortice locksets.
	External doors: to be fitted with three-lever mortice locksets.
Door furniture:	Internal handles: chrome handles External handles: stainless steel as per developer's selection.
Unit number:	to match general finishing and will be of the developer's choice.

## 22. EXTERAL FINISHES

Pergola outside braai room:	H3 treated pine
Pergola over parking area:	H3 treated pine
Dividing & Garden walls:	Mixture of masonry and trellis
Washing lines:	Screened areas created between units

### 23. COMMUNAL FACILITIES

Perimeter fencing:	Masonry combined with palisade type security walling with electrical fencing around the development.
Access:	Motorised main vehicular gate. Pedestrian gate with guardhouse for future manned access control

### 24. LANDSCAPING AND GARDENING

Grass and general landscaping by the developer.

### 20. FINISHES

The Owner hereby acknowledges and agrees that the choice of finishes will be limited to the range offered by the Developer as per this SPECIFICATION and FINISHING SCHEDULE and shall be subject to availability thereof. If the chosen SPECIFICATION should not be available, the Developer shall substitute it with a SPECIFICATION similar in quality and cost.

### 21. BUILDING STANDARDS

All construction procedures and standards will be in accordance with the requirements of the NHBRC and national building regulations (SABS O400).

Signed at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Witnesses

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\_\_\_\_\_  
(Purchaser)

Witnesses

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(Developer)