

SPECIFICATIONS AND SCHEDULE OF FINISHES

This specification is for work to be done and materials to be used in respect of a dwelling house to be erected by:

Daniels & Simpson Properties CC Registration Number 1995/052977/23

(Hereinafter referred to as "Contractor")

FOR

(Hereinafter referred to as the "OWNER")

New Residence on Unit no. _____ situated on erf 53, 54 & 55 Kengies the Township of Broadacres

Province; GAUTENG

Unless otherwise stated, rates per m² of the floor area, refer to the total area of the unit

1. FOUNDATIONS AND TRENCHES

foundations built in accordance with Engineers design and instruction.

1.1 Termite Proofing

- Approved Termite Poison to be applied under surface bed

1.2 Foundations Walls (if required)

- To be built with stock bricks with 2.8mm brick force every fourth course to an average height not exceeding 500mm high.

2. SUPERSTRUCTURE

2.1 Damp Proofing

- Place and build in 375 micron polythene under all superstructure walls, window sills and lintels erected for the flooring system as shown on drawings.

2.2 Lintels

- The contractor shall use pre-stressed concrete lintels and 2.8mm brick force on every course above door and window openings. The brick force is to extend 300mm beyond the opening on either side.

2.3 Superstructure Walls

- Walls: Stock bricks to comply with SANS and to be plastered as described below to height of between 2,4m and 2.6m slab to soffit / ceiling.
Brick force to be used every 4 courses on external walls and every 4 courses on internal walls.
- All external walls to be cavity walls with insulation filling between the internal faces.

2.4 Concrete floor and intermediate Slabs

Precast echo slabs and or Rib and Blocks per the engineer's details and specifications

2.5 Staircase

- Brick and lintel or In-situ concrete staircase, tiled finish.

2.6 External and Internal Frames and Doors

- Front door to be a Solid Meranti Timber Door.
- Internal doors to be 813mm wide semi solid doors with a horizontal pattern or similar and pre sealed with a natural/painted finish to Architect's specification
- Yard door to be composite material to match yard fencing set in steel frames with paint finish as per Architect's specification.
- Patio door to be aluminium framed with clear glass panel.
- Door frames internally MDF Structure pre sealed with natural/painted finish as per Architect's specification.
- Door heights 2,1m.

2.7 Windows and Sliding Doors

- Powder coated aluminium Windows and sliding doors in accordance with Architects specifications.
- Glazing done according to SANS.XA10400 Regulations.

2.8 Window Sills

- Plastered sills to architect's specification. Tiled if required in wet areas.

3. ROOF / ROOF COVERING

3.1 Flat Concrete Roofs (Where required only)

- Torch on membrane waterproofing on screed to falls.
- Concealed down- pipes in 110mm PVC with "Fullbore" outlets if required.

3.2 Pitched Roofs

- Coloured IBR Sheeting on engineered trusses, with 100mm insulation as per building regulations
- Gutters suitably placed at each section of roof.

4. PLUMBING AND DRAIN LAYING

4.1 Sewerage

- The contractor shall obtain from the Local Authority a signed Drainage Certificate, which Certificate shall be deemed proof that the Contractor has complied with all requirements of the plumber and drain layer and has discharged in full, all his obligations in terms of this section.

4.2 General Installation

- Hot and cold water to all baths, basins, sink and showers of dwelling.
- Garden Units: Provide one garden tap with gully at the yard area.

4.3 Washing Machine and Dishwasher Connection

- Provide 1 cold water chrome plate threaded bib taps and waste connections made under counter.

4.4 Sanitaryware, tapware & bathroom accessories

- Bath : 1700mm x 500mm white acrylic free standing bath
- Basins - Main : Rectangular countertop in white ceramic
- Taps : Soft Collection (Emilia Range)
- Kitchen tap : Soft Collection (Emilia Range)
- Shower head : Water saver shower heads
- Water closet : Soft Collection Tibah Close coupled Suite
- Accessories : QS Stainless Steel Range

4.5 Geysers

- Provide one 150 Litre SABS approved geyser. The Contractor shall install the geyser at the position most suitable to the plumbing installation. **Schedule includes for heat pump/solar type/gas type installation to heat the water**
- The contractor shall supply and install SANS approved pressure valves.

5. **ELECTRICAL**

The Contractor shall install and connect all supplied electrical appliances including the gas geysers, gas stoves and light fittings and provide one SANS approved leakage unit.

- Light and plug switches from the Vetri 2 range.
- All light and plug points to be provided with one switch each.
- Light and plug point positions to be installed where indicated on plan. Height of plug points and switches to be determined by the architect.
 - Total number of light, plug and phone points as indicated on electrical layout
 - Telephone points are sleeves with draw wires only
 - Total number of TV Aerial points (sleeve and draw wire only) 1 in living room
 - Common area lighting to be on a day/night switch

Number of plug points shown above includes those required for extractor fans, washing machines and dishwashers.

Appliances:

Defy Under counter oven, Defy solid slimline hob (gas) or Defy ceran hob (electric), Defy island extractor, Defy fridge/freezer, Defy washing machine and tumble dryer (2 in 1), Defy microwave.

5.1 Main Cable

- This specification allows for a single-phase electric cable and connection. The contractor shall determine the position of the meter box and distribution board.

5.2 Electrical Points

- All lighting and plug points are as per the electrical layout.
- The outside common area lights will operate on a day night switch

5.3 Electrical Light Fittings

- Satin Chrome downlights where indicated on plan with LED globes.
- Patio and external lights to architect's specification

6. **PLASTERING**

6.1 External Walls

- One coat cement plaster, with one coat universal undercoat and two coats of approved PVA finish to external walls.

6.2 Internal Walls

- One coat smooth plaster with one coat of undercoat and two coats of acrylic PVA paint.

6.3 Screed

- All screeds to receive carpets, laminates and /or tiles to be wood floated.

6.4 Soffits

- Concrete slabs, externally – One coat smooth plaster with wood float finish
- Underside of Echo Slab to be painted

7. **FLOOR FINISHES**

7.1 GROUND FLOOR – EXTERNAL

- | | |
|----------------------------|--|
| • Driveway | Brick/concrete pavers to architects spec |
| • Walkway Yard | Brick/concrete pavers |
| • Patio's and common areas | Tiles |

7.2 FIRST/SECOND FLOOR EXTERNAL

- | | |
|-------------|----------------------------|
| • Balconies | Tiles as per sample boards |
|-------------|----------------------------|

7.3 INTERNAL

- | | |
|---------------------------------|-----------------------------|
| • Entrance foyer, living areas, | Tiled as per sample boards. |
| • kitchen, bathrooms. | |
| • Bedrooms | Tiled as per sample boards |

8. **WALL TILING**

- Only shower walls full height.
- Around bath, above bath and ledge behind and window sills tiled (if applicable)

9. **CEILINGS**

- 9mm Gypsum board ceilings skimmed with a shadowline effect, painted white.
- Polystyrene square edge cornice "M2 profile" as per sample board on double story units where soffit is concrete

10. **SKIRTINGS**

- 75mm high tiled skirtings painted to match wall colours. Tiled floors to have matching tiled skirtings
- 75mm high tiled skirtings to bathrooms only.

11. **BUILT IN UNITS**

- Kitchen units, tops and shelving, colours as per sample boards.
- 20mm thick Composite stone tops with a 75mm countertop skirting as per sample boards.
- Wardrobes, Linen and storage cupboards , Melamine / Mirror finish with PVC edgings.
- Vanity Cupboards and tops. composite stone tops as per sample boards.

12. MIRRORS

- One mirror per wash hand Basin

13. SHOWER CUBICLES

- Frameless glass cubicles with design of door openings as determined by architect.

14. DOOR LOCKS AND FURNITURE

- As per sample board, or similar approved.
- 2 lever locks to internal doors.
- 3 lever lock with thumb turn on inside of front door and bathroom doors

15. KEYS

- The contractor shall supply two keys for the front and back doors and two keys for each other which is fitted with a lock. Should the Owner fail to notify the contractor by written registered notice within three days of taking occupation of the property that certain keys are missing, the Owner shall have no further claim on the contractor in respect of missing keys.

16. GLAZING

- Glazing to architects specifications
- Sliding doors to have shatterproof glass.
- Toilet, bathrooms, cloakrooms and shower rooms to have 3mm common obscure glass. In accordance with SANS 0137.
- Low e glazing where required to ensure compliance with thermal requirements.

17. BALUSTRADING GRILLES AND GATES

- Balustrade to balconies & Internal and staircase as per architects spec if on the outside of the residence.

18. SECURITY (UNIT SPECIFIC)

- Communication between gatehouse and unit to be via Man Intercom/GSM type phone system.

19. PAINTING

19.1 Internal

- Walls, one coat of "Plaster Primer" and two coats of Prominent "Polvin", or equivalent. Colour as per options on sample boards.
- Concrete soffits in white Acrylic PVA paint.
- Internal doors, skirtings and doorframes to receive an enamel paint finish to Architects specification.

19.2 External

- Two coats of approved PVA to Architects specification. No variations to external colours permitted.

20. SITE WORKS

20.1 Screen Walling

- 1,8m High, 220mm thick stock brick wall plastered and painted or wooden fencing is selected areas to architects specification.

20.2 Paving

- Common area and driveway paving as per Architect's specification

20.3 Landscaping

- Instant lawn to be laid to open areas of Garden Units.

21. **SIGNAGE**

- All unit names and signage will be of a standard design as prepared by the architect. Fitted where required to Architect's discretion.

22. **AVAILABILITY OF MATERIALS**

All materials specified in this document are subject to availability, and where such materials are not readily available, the contractor after notifying the Owner, shall have the right to use the nearest equivalent available.

23. **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.

24. **INTERPRETATION**

The provisions of the specification must be read together with the provisions of the approved plans and where references are made to items, which do not appear on the plans; these items are to be disregarded by both parties.

- Provisional Sum : Cost is inclusive of material and installation.
- P C Amount : Cost is inclusive of material only (Labour is included in the contract price).
- Any amounts where indicated are inclusive of Vat.

25. **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.

26. **GENERAL**

Inspection / Keys

Inspect premises with Owner and/or bond holder's inspector.

The house to be handed over to the Owner AFTER signature of Occupation Certificate and settlement of all outstanding amounts. The Client will only be allowed to occupy the house after all outstanding amounts have been paid to the Contractors and same have cleared in the Contractor's bank account.

27. **GENERAL CONDITIONS**

27.1 Satellite Dishes

- To be determined by home owners association.

27.2 Air-Conditioning

- To be determined by home owners association.

27.3 External Lighting

- Any additional External Lighting should be discreet and shown on the plans for the approval of the seller or the Home Owners Association. No external pole mounted street lamps will be allowed. Landscape lights must be discreet and not higher than 900mm.

27.4 Security Alarms

- Alarm monitoring boards may only be affixed with the permission of the seller or the HOA.

27.5 Security Bars and Gates

- To be determined by home owners association.

28. EXCLUSIONS

The following items are excluded from this contract and shall be dealt with as optional extras, or shall be for the clients own account with other parties.

- TV dishes
- Alarm Systems
- Clothes lines
- Flower boxes

Accepted and agreed to by to by both parties at _____

On this the _____ day of _____ 2019

OWNER

CONTRACTOR

WITNESSES

1. _____
Name

1. _____
Signature

2. _____
Name

2. _____
Signature