

Coral Road

1. BUILDING STANDARDS AND CONDITIONS

1.1 All construction procedures and standards will be in accordance with the requirements of the NHBRC, SANS 10400 XA, SABS and National Building Regulations.

2. FOUNDATIONS AND SURFACE BEDS

2.1 Foundations to engineer's design and specification.

2.2 Concrete surface beds to engineers' design and specification.

3. BRICKWORK

3.1 Exterior Walls: All exterior walls will be of SABS approved bricks plastered and painted.

3.2 Internal Walls: Will be of SABS approved bricks finished in one coat smooth plaster except inside of garage which will be bagged.

4. ROOF CONSTRUCTION

4.1 Concealed Fix colour plus diamond deck thunderstorm 0.53 roof sheeting.

4.2 Concrete roofs where applicable as per engineer's design and detailing, waterproofed as per manufacturers specification.

4.3 Trusses by approved supplier as per engineers' design and specification.

4.4 Timber bargeboards and facias.

4.5 Aluminium gutters with aluminium downpipes.

5. WINDOWSILLS

5.1 All windowsills to be plastered and painted.

6. FLOOR FINISHES

6.1 Kitchen, bathrooms, entrance hall, lounge and dining room will be as per developers. preferred range 1200 x 600mm tile. Pc amount R350, Malaga Oak

6.2 Bedrooms: Will be limited as per the preferred range 8mm 350pc.

6.3 Driveway: Will be of cement brick pavers selected by the developer.

6.4 Skirting: 40mm x 10mm SA-Pine painted white enamel in living areas, bedrooms and passages.

7. WALL TILING

7.1 As per developer's range.

7.2 Wall tiles to kitchen: One row 600 x 1200mm tile, no tiles to be applied behind cupboards or any other fixture or fitting.

7.3 Showers only: Will be tiled with chosen 600 x 600mm tile.

7.4 Bathroom Walls: One row 600mm tile above bath and 600mm above basin (splash back).

7.5 The sides of the shower walls will be tiled.

8. CEILINGS

8.1 Ceilings to underside of trusses to be gypsum board on 38 x 38mm bracing skimmed. and painted with 50mm x 25mm shadow line cornice chosen by developer.

8.2 Thermal insulation to be placed on ceiling at thickness to conform to SANS 10400 XA requirements.

9. WINDOWS, DOORS, AND FRAMES

9.1 Aluminium windows and doors will be epoxy coated natural colour as per developer's choice.

9.2 External timber doors to be horizontal slatted or grooved solid engineered hardwood. timber doors in meranti frame, painted as per architects' colour and as per paint supplier specification.

9.3 Internal doors: Horizontal slatted hollow core type in pine frames, painted white and as per paint supplier specification.

10. IRONMONGERY

10.1 Internal doors are to be fitted with standard two lever mortice lock sets with door handles. as per the developer's choice.

10.2 External doors are to be fitted with three lever mortice lock sets with door handles as per the developer's choice.

11. PLUMBING

11.1 Dishwasher and washing machine points provided with stopcock.

11.2 Hot water energy saving system as per developer's choice.

11.3 All waste pipes to be PVC to SABS and local authority requirements.

12. GARAGE- If purchase

12.1 Garage door: Will be double Aluzinc slatted charcoal doors automated, as per the developer's choice.

12.2 Garage floor: Garage floor will be granolithic screed (unpainted).

12.3 Walls: Bagged and painted on the inside.

12.4 Ceiling: There will be no ceiling to the garage.

13. SANITARYWARE – GUEST / 2ND BATHROOM

13.1 Bath – GRANADA 1700X750 built in bath with Gio Bella Nikki spout.

13.2 Bath Mixer – HANS GROHE Décor concealed bath mixer finish set.

13.3 Basins – Deca L42 underslung basin with clicker waste.

13.4 Vanity will be wall hung.

13.5 Toilet – BETTA SLJ050 close coupled compact pan and cistern.

13.6 Shower – Will be glass panel walk-in shower as per plan and developer's choice.

13.7 Wash Hand Basin Mixers – HANS GROHE 31607 DECOR E2 S/L basin mixer 100

13.8 Shower Mixer – HANS GROHE décor concealed shower mixer finish set.

13.9 Shower Rose – HANS GROHE shower rose with round shower arm.

13.10 Wastes, traps, plugs and overflows will be as per developer's choice.

14. SANITARYWARE – MAIN BATHROOM

14.1 Basins – 2 x Deca L42 underslung basin with Clicker waste.

14.2 Wash Hand Basin Mixers – HANS GROHE DECOR basin mixer

14.3 Vanity will be wall hung.

- 14.4 Toilet – BETTA SLJ050 close coupled compact pan and cistern.
 14.5 Shower – Will be glass panel walk-in shower as per plan and developer's choice.
 14.6 Shower Mixer – HANSGROHE décor concealed shower mixer finish set.
 14.7 Shower Rose – HANSGROHE shower rose with round shower arm.
 14.8 Wastes, traps, plugs and overflows will be as per developer's choice.

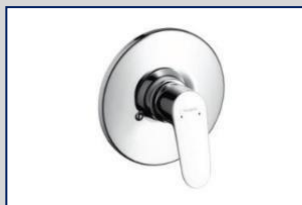
15. SANITARYWARE – KITCHEN

- 15.1 Kitchen mixer – HANSGROHE Décor single hole kitchen mixer
 15.2 Kitchen sink – Franke Nouveau sink
 15.3 Wastes, traps, plugs and overflows will be as per developer's choice.

16. SANITARY ACCESSORIES

- 16.1 Toilet roll holder S/ST polished to all Toilets.
 16.2 Double towel rail 800 S/ST polished RO to all Bathrooms.

SANITARY WARE



Hansgrohe bath / shower mixer



Hansgrohe basin mixer



Decar underslung basin



Granada bath



Shower hose 210mm round



Wall mounted.



Frankie Nouveau Sink



Shower arm



Hansgrohe Decor sink mixer

17. ELECTRICAL FITTINGS (As per Architect Plan)

- 17.1 Downlights to all rooms as per ARCHITECT design.
 17.2 5 x pendant ceiling point only in main bedroom and kitchen counter.
 17.3 Exterior light points as per plan.
 17.4 1 x Light to balcony
 17.5 1 x TV-point to lounge.
 17.6 1 x TV point to main bedroom.

- 17.7 1 x Internet/Telephone point.
- 17.8 Plugs as per Architect plan.
- 17.9 1 x Plug for garage door opener- if purchased
- 17.10 1 x Double plug-in garage.
- 17.11 1 x Distribution board.
- 17.12 1 x Stove connection point.

18. LIGHT FITTINGS

- 18.1 Downlights – Round holder as per developer’s choice.
- 18.2 Ceiling-mounted lights – surface mounted ceiling luminaire as per the developer’s choice.
- 18.3 Exterior lights – Surface mounted wall luminaire as per the developer’s choice.
- 18.4 kitchen display light
- 18.5 multi pole light developers choice

19. LIGHT SCHEDULE

- 19.1 Exhaust Fan & Light LED 11w White 400K
- 19.2 OML LED Strip 5w/m AC220v IP65 3.4000K 50m OML Power Cord 4.U1226 PR739 3-Wire 2M Track 5.White Incl.
- 19.3 Ending Plug Track Spot Light White GU10 50w
- 19.4 Wire 2M Track White Incl. Ending
- 19.5 Plug Track Spot Light White GU10 50w
- 19.6 Kitchen- LED Davida 1 3LT Spot Bar- Chrome/Black LAMP
- 19.7 9.3 X 5W GU10 LED INCL COLOUR
- 19.8 Power LED C/Light 325mm Silver Rim
- 19.9 ***DISC***W/Light Led 180mm White Stock in Cpt
- 19.10 Exhaust Fan & Light LED 11w White 400K
- 19.11 OML LED Strip 5w/m AC220v 14.IP65 4000K 50m OML Power 15.Cord U1226-use with PR739
- 19.12 Wire 2M Track White Incl. Ending Plug Track Spot Light White GU10 50w
- 19.13 Wire 2M Track White Incl. Ending Plug

20. LIGHTWARE



Track Spot Light White GU10 50w



3-Wire 2M Track White Incl. Ending Plug



Power LED C/Light 325mm Silver Rim



Davida LED3LT S/Light 580mm Black/Chrome



OML LED Strip 5w/m AC220v IP65 4000K 50m

21. Plugs



Mono block 1x old RSA socket 1x New RSA socket and double USB type A&C 5VDC 3A



Ysalis switch 1 way 1.5m



New RSA + Old Double Socket Switched White



Single old RSA Socket Switched White

22. PAINTING

22.1 All plastered areas will receive a single filler coat and 2 coats quality paint (to be specified) to manufacturer's specification and developers' colour.

22.2 All external timber will be painted as per developers' colour to manufacturers' specification.

22.3 Ceilings will receive two coats white paint to manufacturer's specification.

22.4 All internal doors will be painted white to paint supplier specification.

23. KITCHEN & BEDROOM CUPBOARDS

23.1 Kitchen cupboards: Top and bottom cupboards as per plan layout with 20mm café quartz counter tops.

23.2 Bedroom built in cupboards as per plan lay-out in bedrooms.

23.3 Bathroom vanities wall hung with 20mm café quartz tops.

24. APPLIANCES

21.1 Stove: Smeg oven, hob & wall mounted Euro extractor as per developer's Choice



25. GLAZING

25.1 All glazing will be in accordance with SANS 10400-N.

25.2 TERRACE AND ENTRANCE PORCH

25.3 Lasercut Décor installed as per developers' choice and specification.

26 BRAAI

26.1 Gas Braai supplied.

26. HOUSE NUMBER

26.1 House number as per DESIGN GUIDELINE

27. SITE CLEARING

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

28. LANDSCAPING Only on common area

28.1 Roll on lawn will only be lawn buffalo grass to be supplied.

28.2 Cement Blocks laid as per developers' choice.

28.3 Trees as per developers' choice

29. YARD AREAS

29.1 Yard Areas will be paved with cement bricks as per developer's choice.

30. DRIVEWAY AREA

30.1 Driveway will be paved with cement bricks as per developer's choice and ARCHITECT's colour scheme.

31. DSTV & TV Antennae

31.1 No DSTV & TV antennae will be installed.

32. GENERAL ITEMS

32.1 Curtain rails and window blinds are not included.

32.2 Irrigation not included.

32.3 Surface water drains and retaining walls are not included.

32.4 5000ltr rainwater harvesting tank not provided.

33. FINISHES

33.1 The PURCHASER hereby acknowledges and agrees that the choice of finishes and materials will be limited to the range offered by the developer as per these STANDARD. SPECIFICATIONS and shall be subject to the availability thereof. Any deviation in specification will be of equal and/or similar quality.

33.2 These specifications and finishes serve as guidelines only and the developer reserves the right to amend and or substitute items with the same quality, at his sole discretion, in the event of an item not being available or in short stock.

33.3 The employer/purchaser is not permitted to do any work on the site while the construction is underway without the permission of Global Construction.

33.4 Should the above-mentioned specifications and finishes differ from the approved plans, then these specifications and finishes will take preference unless the structural integrity of the house is compromised.

33.5 Unless specifically requested in writing and approved by Global Construction no alterations and our changes to the developer's standard house plan will be allowed. Should plans however be allowed to change, these changes will have a cost implication. and be payable by the employer/purchaser. This will be agreed in writing and subject to approval by both parties.

33.6 The final placement of the house on the erf will be determined by the ARCHITECT using best practice principals. i.e., suns direction etc.

33.7 Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

Included: Transfer duty not payable (VAT included in price)

Architectural fees

Plan approval fees

NHBRC Fees

Water connection Fees

Electrical connection Fees

Not included: Transfer fees

Bond registration fees

Inverters

PURCHASER(S): _____ DATE:

SELLER: _____ DATE:

* Please ensure that each page is initialled

