

## **ANNEXURE E**

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

#### **Heron View**

These specifications are to be read together with all the relevant building plans and agreements. Should there be any discrepancies between the information in this specification document, and the information on the approved plans, the information on these shall take precedence.

#### **DETAILS**

- A: SPECIFICATIONS OF EXTERNAL FINISHES
1. BOUNDARY WALLS & ELECTRIC FENCING
  2. FOUNDATIONS & WALLS
  3. PLASTERING
  4. CONCRETE BEAMS / COLUMNS / DECKS
  5. YARD GATES
  6. ALUMINIUM WINDOWS & PATIO DOORS
  7. GLAZING
  8. TIMBER DOORS
  9. ROOF & TRUSSES
  10. GARAGE DOORS
  11. EXTERNAL LIGHTING
  12. PAVING
  13. LANDSCAPING

- B: SPECIFICATIONS OF INTERNAL FINISHES
1. PLASTERING
  2. TILING BATHROOMS & KITCHEN WALLS
  3. FLOOR FINISHES
  4. SKIRTINGS
  5. WINDOW CILLS
  6. DOORS
  7. DOOR HANDLES
  8. CEILINGS
  9. CORNICES
  10. LIGHTING & ELECTRICAL
  11. BUILT-IN CUPBOARDS
  12. KITCHEN APPLIANCES (STOVE)
  13. SANITARYWARE
  14. KITCHEN SINK
  15. PLUMBING
  16. PAINTING INTERNAL & EXTERNAL
  17. EXCLUSIONS

<b>A</b>	<b>SPECIFICATIONS OF EXTERNAL FINISHES</b>
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**1. BOUNDARY WALLS & ELECTRIC FENCING**

- 1.1 Cement plastered masonry unit walls as per plan, colour as per developer's sample board.
- 1.2 Electrical security fence on top of boundary walls, around perimeter of development.

**2. FOUNDATIONS & WALLS**

- 2.1 Foundation and Raft slab as per Engineers design and specification.
- 2.2 230mm, 190mm and 90mm thick cement maxi brick walls, all to NHBC and Engineer specifications.

**3. PLASTERING**

- 3.1 All external walls to be a floated plaster finish, plastered using a sand / cement plaster mix.
- 3.2 Plaster around window and doors.

**4. CONCRETE BEAMS / COLUMNS / SUSPENDED SLABS**

- 4.1 All as per Engineers design and details where applicable.

**5. YARD GATES**

- 5.1 Timber yard gates where applicable, see plan, painted white.

**6. ALUMINIUM WINDOWS & DOORS**

- 6.1 All external windows and sliding doors to be aluminium glazed products.
- 6.2 Front door and patio door, where applicable, to be a timber door.

**7. GLAZING**

- 7.1 Glazing to be clear glass to comply with SANS 10400, parts N & O.
- 7.2 Glazing to aluminium windows and doors single glazed according to SANS 10400, parts N & O.

**8. TIMBER DOORS**

- 8.1 Front door (and patio door where applicable): Solid timber door, horizontal grooved door (or equivalent).

**9. ROOF & TRUSSES**

- 9.1 Flat roof: Roof covering to be sheet cover on timber rafters.
- 9.2 Timber rafters, purlins or trusses as per plans.
- 9.2 Timber roof trusses pre-manufactured.
- 9.3 Gutters 140mm seamless aluminum ogee type with PVC downpipes, by specialist.

**10. EXTERNAL LIGHTING**

- 10.1 All external lighting to be provided, in walkways and at open balconies.

**11. PAVING**

- 11.1 Site levels to be adjusted by the contractor to establish levels to those indicated on the site plan and drainage plans.
- 11.2 All paving to be laid on 20mm sand-course and well compacted and laid to falls as indicated on site plan. Paving to be 50mm bond pavers, consisting of cement and aggregate.
- 11.3 COLOUR: As specified by developer.

**12. LANDSCAPING**

- 12.1 All non-paved areas in garden, to be levelled, to be landscaped or grassed with grass as per approved municipal drawing.

<b>B SPECIFICATIONS OF INTERNAL FINISHES</b>
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**1. PLASTERING**

- 1.1 All internal walls to be floated plaster finish, plastered with a sand cement plaster mix.
- 1.2 Floor screed on floors, this consisting of a cement sand mix.

**2. TILING TO BATHROOMS & KITCHEN WALLS**

- 2.1 Walls:                      Splash back tiling above the bath and basin.  
                                    Other walls to be painted to developers colour.
- 2.2 Showers :                All showers tiled to above shower arm.
- 2.3 Kitchen:                Splash back tiling above countertop.  
                                    No tiling behind the fridge and below the cupboards.

**3. FLOOR FINISHES**

- 3.1 All areas to be tiled.

**4. SKIRTINGS**

- 4.1 94mm timber skirting painted white to all tiled areas, except bathrooms and washing machine area.
- 4.2 Bathroom skirting to be tile.

**5. WINDOW CILLS**

- 5.1 One coat, floated cement plaster and painted.

**6. DOORS**

- 6.1 All internal doors are to be hardboard hollow core doors, painted, (or equivalent).
- 6.2 Internal timber door frames.

**7. DOOR HANDLES**

- 7.1 Internal and external door handles to be of a brushed stainless-steel finish from Developers range.

**8. CEILINGS**

- 8.1 Where applicable, ceilings with Cornice will be concrete poly skimmed and painted. All Top apartments Gypsum boards, with cornice.
- 8.2 Soffits of suspended slabs to be painted.
- 8.3 Ceiling insulation in ceiling space on trusses, as per architect specifications.

**9. CORNICES**

- 9.1 Cornices to developers choice.

**10. LIGHTING & ELECTRICAL**

- 10.1 Centre light fitting to all rooms.
- 10.2 Electrical layouts as per plan with distribution board in unit.
- 10.3 Conduits for fibre and TV system will be installed on the AV wall.

**11. BUILT-IN CUPBOARDS**

- 11.1 Bedroom and kitchen built-in cupboards layouts as indicated on plans with finish selections as supplied by developer, choice by client. All sales plans are superseded by actual designs i.e. kitchen, windows etc. which are available on request.
- 11.2 Countertop to be provided to kitchen, from developers range.

**12. KITCHEN APPLIANCES**

- 12.1 600mm Electric Hob, oven and extractor fan fitted, with isolator switch.

Client Initial: \_\_\_\_\_

### **13. SANITARYWARE**

#### 13.1 Bathrooms:

- Basin in bathroom(s).
- Ceramic close-couple toilet(s).
- 1700mm bath.
- Shower door(s) to all showers.
- Single lever mixers at cold and hot water outlets at basin(s), sink, shower(s), bath(s).
- One toilet roll holder per toilet.
- One towel rail per shower.

### **14. KITCHEN SINK / SCULLERY**

#### 14.1 Dual bowl stainless steel sink. Single lever mixer to sink.

#### 14.2 Kitchen provided with washing machine and dishwasher points or as per plan.

### **15. PLUMBING**

#### 15.1 1 x 150 litre geyser standard hot water with energy efficient solar **or** heat pump water heating system.

#### 15.2 1 x External Garden tap will be provided for ground floor units.

### **16. PAINTING INTERNAL & EXTERNAL**

#### 16.1 CEMENTITIOUS SURFACES

##### 16.1.1 Surfaces are to be properly cleaned before any paint is applied. Alkali resistant masonry primer to be applied onto fresh plaster, followed by two coats of PVA paint.

#### 16.2 MATERIALS:

##### 16.2.1 Interior wall surfaces: Developer choice

- 1 coat plaster primer
- 2 coats of PVA paint

##### 16.2.2 Exterior wall surfaces: Developer to paint two colours, one being an accent colour.

- 1 coat plaster primer
- 2 coats of PVA paint

##### 16.2.3 Internal Timber (Painted):

- 1 coat of timber primer
- 2 coats of enamel paint
- This includes the front door

##### 16.2.4 Exterior Timber (Painted):

- 1 coat of timber primer
- 2 coats of enamel paint

##### 16.2.5 Gypsum board ceilings:

- One coat of alkali resistant primer
- One coat of PVA paint

**17. EXCLUSIONS**

17.1 The following items have not been provided for:

- Curtain rails, blinds & curtains
- Burglar bars
- Alarm system
- Washing line
- TV Antennae (Communal satellite dish is provided for)
- Underfloor heating

<b>DETAILS END</b>
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Client Signature:

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Date:

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Client Initial: \_\_\_\_\_