SPECIFICATIONS & SCHEDULE OF FINISHES FOR

SUMMERVILLE

Building activities and standards must comply with the standards and guidelines set by the following:

* N.H.B.R.C. - Standards and Guidelines
* S.A.B.S. 0400 - National Building Regulations
* S.A.B.S. 0164 Part 1 - The Structural use of Masonry
1. FOUNDATIONS

1.1 All external load-bearing walls will be founded on concrete strip footings as indicated on the work drawings or on raft foundations as per engineers design.

1.2 All internal walls will be founded on the surface bed as indicated on the work drawings.

1.3 Building methods as prescribed in the above guidelines will be followed. Any deviations to the above must be endorsed by a registered Engineer.

1.4 Foundation wall masonry must have a minimum crushing strength or 7MPa, imbedded with a mortar class 2.

1.5 Minimum concrete strength for strip footings - 15/19MPa.

1. SUPERSTRUCTURE

2.1 Houses built will consist of a cavity double skin external walls (230mm) and single internal walls (90 or 110mm).

2.2 A minimum cavity of 50mm must be present on all external walls between masonry skins. Air sleeves must be kept open between every third brick.

2.3 Air bricks must be installed in rooms with external walls. Air bricks must be installed in bathrooms and toilets without exception.

1. ROOF

3.1 Constructed with prefabricated roof trusses.

3.2 House roofs to be pitched at 26º to plan and covered with cement tiles.

3.3 Asbestos / Timber barge and facia boards to be provided.

3.4 Rainwater systems to be made up of Aluminium guttering, S.A.B.S. approved uPVC down pipes with concrete rainwater channels to be provided at each down pipe.

1. DOORS AND DOOR FRAMES

4.1 All external back doors to be framed, ledged, braced and battened open back solid doors.

4.2 All internal doors to be hollowcore hardboard type suitable for painting.

4.3 All external door frames to be Timber frame.

4.4 All internal door frames to be pressed steel 1mm minimum.

4.5 Aluminium / Timber weather boards to be fitted to all external doors.

4.6 Solid wood front eight panel door to be fitted.

1. WINDOWS

5.1 Aluminium window frames with handles and catches as indicated on the working drawings, without burglar bars.

5.2 Curtain tracks to all windows.

1. GLAZING

6.1 Clear sheet glass generally in thickness as recommended by the glazier.

6.2 Obscure glass to glazier’s choice will be installed to bathrooms and WCs.

1. WINDOW SILLS

7.1 Internal and external window sills to be plastered.

1. WALL FINISHES

8.1 Internal and exterior walls of the house to be plastered.

1. FLOOR FINISHES

9.1 250 uDPC damp course below surfaces bed.

9.2 All surface beds to be machine trowelled (power floated).

9.3 Wall to wall carpets/ceramic floor tiles in all bedrooms and ceramic floor tiles to living areas, passage, kitchen and bathrooms.

1. CEILINGS

10.1 Completed ceilings in all rooms to be 25mm Iso board fixed to 38 x 38mm battens.

10.2 Cornices to be 125mm polystyrene.

10.3 Ceilings and cornices to be painted with two coats good of quality PVA.

1. PAINTING

11.1 All exposed metalwork is to be finished with one universal undercoat and one coat of gloss enamel paint.

11.2 All external timber work to be finished with two coats of wood sealer of approved quality.

11.3 All exposed structural timber is to receive two coats carbolineum.

11.4 All internal doors and door frames to be painted with enamel.

11.5 All plastered surfaces to be painted with two coats good quality PVA.

11.6 All internal walls to be painted with two coats good quality PVA

12 IRONMONGERY

12.1 Internal doors are to be fitted with standard two lever mortise lock sets and chromium plated furniture.

12.2 External doors are to be fitted with Standard (SABS Approved) three lever mortise locks and the front door with brass plated furniture.

1. ELECTRICAL

13.1 Double plug point and light point per room, except main bedroom which will have 2 double plug points.

13.2 Two double plug points and one TV point (conduit only) in living room and one light point.

13.3 One stove point with isolator.

13.4 External light point – front and back of house.

13.5 Two single and one double plug point in kitchen above worktop and one light point.

13.6 One power point for washing machine.

13.7 One light point in passage.

13.8 Oven, Hob and Cookerhood (Extractor fan) as per developer.

13.9 Extractor fan in main bathroom.

1. PLUMBING

14.1 All sanitary fittings are to be standard type white vitreous china.

* 1. Baths are to be 1 700mm long white acrylic type.
	2. Shower above bath with glass screen.

 14.4 Wash hand basin will be on pedestal.

14.5 WCs will be close coupled.

14.6 A double bowl drop in sink will be installed if the kitchen design allow for it.

14.7 Taps are to be mixer type.

14.8 Outside tap included.

14.9 Toilet roll holder and towel rail to be fitted.

14.10 Complete split solar unit with hot and cold water reticulation, including taps and a 150 liter pressurized geyser complete with pressure release valves, electrical thermostat and connection. (No gravity feed geysers to be fitted)

14.11 A washing machine point to be installed.

1. CARPENTER

15.1 Pine skirting to all floor areas.

16. WALL TILING

 16.1 All bathrooms up to the ceiling.

 16.2 Kitchen to 600mm above worktop level.

17. CUPBOARDS

* 1. All bedrooms to have to be white melamine cupboards.

Main bedroom minimum of 1500mm

Other bedrooms 1500mm

* 1. Kitchen floor and wall units.
		1. Skeleton – white melamine
		2. Cupboard doors to have wood finish
		3. Formica tops

18. BOUNDRY WALLS

* 1. Rear and lateral boundary walls 1.8m vibracrete.

19. GARAGE

19.1 For units where specified and included in price, a single garage is provided with 75mm concrete floor slab, without a ceiling. One light point and a plug must be installed.

20. SITE WORKS

20.1 The property will be leveled to the extent as determined by the Developer.

20.2 Roll on lawn to front of house facing street.

20.3 Paving to driveway for vehicle and paved walkway to front door.

20.4 Paved area at back door approx. 8m².

21. AVAILABILITY OF MATERIALS

21.1 All materials herein specified are subject to availability, where any materials are not readily available, the DEVELOPER shall have the right to use the nearest similar material available.

22. OPTIONAL EXTRAS

Items specifically EXCLUDED from the house selling price unless otherwise purchased as an optional extra. The purchaser may elect to UPGRADE this specification by addition of the following items.

22.1 Downlighters.

22.2 Laminated flooring in bedrooms as per developer.

* 1. Garage door automation.

Note: In the event of a contradiction this specification supercedes the plan.