

**SPECIFICATIONS & SCHEDULE OF FINISHES FOR
MONTCLAIR**

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 of 7MPa, imbedded with a mortar class 2.
- 1.5 Minimum concrete strength for strip footings - 15/19MPa.

2. 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.

3. ROOF

- 3.1 Constructed with prefabricated roof trusses.
- 3.2 House roofs to be pitched at 17.5° to plan and covered with cement tiles.
- 3.3 Fibre cement fascia 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.

4. 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.

5. WINDOWS

- 5.1 Aluminium window frames with burglar proofing on all opening windows, handles and catches as indicated on the working drawings.
- 5.2 Curtain tracks to all windows.

6. GLAZING

- 6.1 Clear sheet glass generally in thickness as recommended by the glazier.
- 6.2 Obscure glass to glaziers choice will be installed to bathrooms and WCs.

7. WINDOW SILLS

- 7.1 Internal and external window sills to be plastered.

8. WALL FINISHES

- 8.1 Internal walls of the house to be plastered.
- 8.2 Exterior walls of the house to be plastered.

9. 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.

10. 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.

11. 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.

13. ELECTRICAL

- 13.1 Single plug and light point per room, except main bedroom which will have 2 single plug points.
- 13.2 Two single 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 and hob as per developer.

14. PLUMBING

- 14.1 All sanitary fittings are to be standard type white vitreous china.
- 14.2 Baths are to be 1 700mm long white acrylic type.
- 14.3 Wash hand basin will be on pedestal.
- 14.4 WCs will be close coupled.
- 14.5 A double bowl drop in sink will be installed if the kitchen design allow for it.
- 14.6 Taps are to be cobra star taps or equal.
- 14.7 Outside tap included.
- 14.8 Toilet roll holder and towel rail to be fitted.
- 14.9 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)
- 14.10 A washing machine point to be installed.

15. CARPENTER
 - 15.1 Pine skirting to all floor areas.
16. WALL TILING
 - 16.1 All bathrooms to be 1200mm above finished floor level.
 - 16.2 Kitchen to 300mm above worktop level.
17. CUPBOARDS
 - 17.1 All bedroom cupboards to be white melamine.
Main bedroom 1500mm
Other bedrooms 1000mm
 - 17.2 Kitchen floor units and wall unit above stove only.
 - 17.2.1 Skeleton – white melamine
 - 17.2.2 Cupboard doors to have wood finish
 - 17.2.3 Formica tops
18. BOUNDARY WALLS
 - 18.1 Rear and lateral boundary walls 1.8m vibracrete up to the front of the house.
 - 18.2 Lateral boundary walls from the front of the house to the front erf boundary 1.2m vibracrete.
19. SITE WORKS
 - 19.1 The property will be leveled to the extent as determined by the Developer.
 - 19.2 Roll on lawn to front of house facing street.
 - 19.3 Paved parking for vehicle and paved walkway from street to front door.
20. AVAILABILITY OF MATERIALS
 - 20.1 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.
21. 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.

 - 21.1 Single garage to be provided with 75mm concrete floor slab, without a ceiling. One light point and a plug must be installed. Walls to be bagged and painted with a good PVA paint in-and outside. Roof to be similar to that of the main building.
 - 21.2 Double garage to be provided with 75mm concrete floor slab, without a ceiling. One light point and a plug must be installed. Walls to be bagged and painted with a good PVA paint in-and outside. Roof to be similar to that of the main building.
 - 21.3 Garage door automation.
 - 21.4 Wall tiling from 1.2m to ceiling height in bathrooms.
 - 21.5 GARAGE FAÇADE (without walls and roof) to be provided with 20m² paving behind. Garage door to be installed.

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