

## JACARANDAS PHASE 9 – KUILS RIVER – GROUP HOUSING

### SCHEDULE OF FINISHES

1. **WALLS**
  - Footings 230mm x 600mm in concrete to NBR standard and SANS 10400.
  - Walls are built with clay bricks – heights as per approved plan.
  - External walls built with clay bricks with 50mm cavity between internal and external skins with 2.5 butterfly wire ties per square metre.
  - All internal and external walls plastered with suitable cement mix with wood float and painted. External walls to have face-brick plinth.
  - Garage walls bagged internally and not painted.
  - Brickforce: three layers over all openings, with precast concrete lintels to openings greater than one metre.
2. **WINDOW-SILLS**
  - External, Plastered sill and painted.
  - Internal, smooth finished cement plaster.
3. **ROOF CONSTRUCTION**
  - Double Roman pattern Cement Roof Tiles @ 35° pitch, on 38mm x 38mm battens at maximum 320mm centres on prefabricated gangnail trusses at maximum 760mm spacing, fixed to 114mm x 38mm wallplates and anchored to brickwork with 30 mm x 2mm x 1m hoop iron ties, built into walls for minimum of 600mm.
  - Underlay sheet to SANS 10400 (250 micron).
  - All roof timber will be SA Pine TAN treated.
  - To obtain a minimum 3,7 m<sup>2</sup>·K/W (for upward heatflow in Zone 4), 135mm thick Cellulose fibre loose-fill insulation to be installed on ceiling as per SANS 204:2011.
  - Lean-to roof to be Charcoal Colourbond factory supplied and painted steel roofing sheets @3° on 50 X 150mm purlins @ max 600c/c on 50 X 230mm bearer beams on truss hangers.
4. **EAVES**
  - 300mm Closed eaves formed with 3mm fibre cement flexit on 38mm X 38mm brandering, with 225mm x 10mm thick fibre cement fascias.
5. **RAINWATER DISPOSAL**
  - 125mm Seamless aluminium ogee profiled gutters with aluminium downpipes strategically placed for sufficient drainage as determined on site.
6. **CEILINGS**
  - Skimmed Rhino boards on 38mm x 38mm SA Pine at 300mm spacing and 76mm Rhino cornice.
7. **FLOORS**
  - Finished as per plan/building tender, on 20mm screed, on 75mm concrete (as above) on 250 micron SABS waterproof sheeting, on compacted filling.
  - Painted 22mm thick Pine skirting to all rooms.
  - Ceramic floor tiles to Kitchen, Living area and Bathroom(s) - as per contractor's range.
  - Choice of Laminated floors or Carpets (wall to wall) to bedroom(s) - as per contractor's range.
8. **DOORS and WINDOWS**
  - Doors internal to be painted hollowcore fitted to painted hardwood frames.
    - QS Lockset with UMJA Cope handles and faceplate.
  - External doors: Hardwood Doors in Meranti Frame as per plan.
    - Brushed stainless door handles and faceplate to all external doors with 3 lever QS Lockset.
  - Windows to be Epoxy coated aluminium as per plan, codes and elevations, including epoxy coated aluminium burglar bars to all opening casements.
  - Colourbond Aluzinc or e.a. horizontal slatted Sectional overhead Doors to Garages with individual motorisation to each door with remote controlled automation (DC Blue or e.a. with 2 remotes)
  - All glazing Single clear to SANS10137 and SANS10400-N.
9. **BALUSTRADE RAILING**
  - Moulded Polycrrete (Polymer Concrete) balustrades as per Brilliant Balustrades or Betcrete range and elevations.
10. **GEYSER**
  - 1 x 150 litre horizontal 600 kPa with pressure control valve and complete with drip tray connected with solar panel on roof.
  - A minimum of 50 % by volume of the annual average hot water heating requirement shall be provided by means other than electrical resistance heating, including, but not limited to, solar heating.
  - The solar water heating systems shall comply with SANS 1307 and SANS 10106, based on the thermal performance determined in accordance with the provisions of SANS 6211-1 and SANS 6211-2.
  - The installation thereof shall comply with SANS 10254. All exposed pipes to and from the hot water cylinders shall be insulated with pipe insulation material.
11. **SANITARYWARE and PLUMBING**

White Sanitaryware as per plan to following guidelines:

  - Basin Atlas PP550 single Tap Hole with Pedestal where applicable.
  - Trio Ceramic Basin(s) to ensuite where applicable.
  - Bath 1700mm Carmen.
  - Close coupled Water Closet (Venezia Lecico) complete with cistern, Venezia Dual Flush and Atlanta double flap seat on pan.
  - Single Toilet roll holder, soap dish for shower and bath, towel rail – all to contractor's range.

- Kitchen to have 1160mm Stainless Steel Double end Drop in Sink Projectline as per Franke Catalogue or e.a.
- Taps Iscamix (8200 series) mixers, or equally approved to kitchen and bathroom/s.
- Shower to have pivot type aluminium frame door.
- Hot and cold water to baths, showers, basins and Sink.
- Cold water to Washing Machine and dishwasher Point - 15mm stopcock mounted minimum 1050mm above finished floor level with 22mm MIC brass coupling below worktop level.
- Worktop to be 900mm height above finished floor level.
- 2 x Brown Hose bibtaps on standpipes.
- An inline stopcock and cove box is to be provided aft of the water meter (house side of water meter).

**12. WALL TILES**

- Bathrooms – tiled to ceiling.
- Kitchen to 500mm above worktop level, behind stove (if free standing) and behind fridge.
- Porcelain tiles, mosaic tiles and diagonal tiling are not included by default. Refer to contractor’s extras pricelist.

**13. PAINT**

- External walls (where applicable): 2 Coats Sabre Flexiseal or e.a. on 1 coat Sabre Enviro Plaster Primer
- Internal walls, soffits and ceilings: 2 Coats Sabre Luxury Matt or e.a. on 1 coat Sabre Enviro Plaster Primer where applicable.  
Walls to receive 1 coat of Sabre Skim (Interior) or e.a. prior to applying primer.
- Exterior Woodwork: 2 Coats Cellseal / Woodcoat / Clear Varnish
- Interior Woodwork frames & doors: Universal undercoat with 2 coats eggshell enamel over
- Fascias: 2 Coats exterior PVA on 1 coat primer
- Soffits and ceilings (S888 acrylic white) 2 coats to ceiling and soffits on 1 coat primer.

**14. BUILT-IN-CUPBOARDS**

- Melamine built in cupboards as allowed for on plans (denoted B.I.C with dotted lines or line drawn in kitchen)
- Various Melamine colours/finishes as allowed for in tender, to provide choice to purchaser(s)
- Full height cupboards in all the bedrooms as per plans with flat melamine doors with 2mm impact edging and rod type handles.
- Cupboards and drawers to kitchen as per plan with 28mm Melamine tops. Telescopic runners and rod type handles.
- Additional 300mm deep top cupboards at standard height above the counter top containing the stove. Cupboard length to match length of top from nearest wall to end of counter top.

**15. ELECTRICALS (to building tender and all pending availability)**

- Ceiling lights: Bright Star/Smartglo/Eurolux Ref 8205L or e.a. with 2 Energy Saving lamps  
Bright Star/Smartglo/Eurolux Ref 8205L or e.a. Ref 8205S with 1 Energy Saving lamp
- External: Radiant Bulkhead Ref WT18A & WT 19A
- Switches: CBI Range
- 1 Stove Point • 1 Telephone Point
- 1 TV Point • 1 Wireless Door Bell
- Position of Oosterzee Electrical connection box and telephone connection on exterior wall to be determined on site.

**16. LANDSCAPING**

- Paving for driveway and stoep as per plan not exceeding 60 square metres
- Kikuyu grass sods or ‘roll-on’ lawn in front of house to road kerb not exceeding 100 square metres (unless Kweek grass is stipulated by the City of Cape Town)

Printed dimensions takes preference over scaled dimensions on plans. All work to be carried out in strict accordance to NBR and local bylaws. In the case of discrepancies the author of the plan should be contacted before proceeding with any construction.

SIGNED AT .....		ON .....	
<u>AS WITNESSES:</u>		ERF .....KUILS RIVER	
1.	_____	_____	FIRST PURCHASER
2.	_____	_____	SECOND PURCHASER

SIGNED AT .....		ON .....	
<u>AS WITNESSES:</u>			
1.	_____	_____	THE CONTRACTOR
2.	_____	_____	On behalf of COMMUNICARE THE SELLER