

FERN VALLEY**06-08-2020**

Rev 0

Specification & Schedule of Finishes**Preliminaries**

All work will be constructed in compliance with the National Building Regulations, S.A.B.S. 0400 and the requirements of the Local Council and the Financial institutions minimum specification

Element		Specification
<u>Foundations:</u>		
Foundation Footings:	-	Reinforced Concrete raft as per the Engineers details
Surface Bed:	-	Reinforced concrete as per Engineers details
<u>Superstructure:</u>		
Superstructure:	-	Clay or cement stock bricks S.A.B.S. or other approved by engineer.
Concrete Slab:	-	Concrete slab or as approved by Engineer
Loft Areas:	-	N/A
Window Frames:	-	Aluminium windows All glazing in accordance with the NHBRC.
Window Sills:	-	External cills to be brick on edge plastered, waterproofed and painted.
External Finish:	-	Clay bricks flush jointed and painted with one undercoat and 2 layers acrylic exterior paint. Dulux or similar approved by architect.
<u>Roof:</u>		
Roof Trusses:	-	Gang nail trusses as per Engineers design.
Roof Coverings:	-	Roof sheeting
Guttering, down pipes:	-	Chromadeck gutters and down pipes
<u>Internal Finishes:</u>		
Internal Wall Finishes:	-	One coat plaster. One undercoat and two coats Acrylic paint. Dulux or similar approved by architect.
Ceramic Wall Tiles:	-	Ceramic tiles as per sample boards. 2100mm high to baths/showers 600 mm High above worktops in kitchens. All tiles laid to a square pattern.
Ceilings:	-	6,4mm gypsum ceilings with standard cornice on 38x38mm bracing to roof truss areas finished with one undercoat and two coats PVA paint. Soffit of slab painted with two coats PVA paint
Floor Finish:	-	Ceramic Tiles as per sample boards
Skirting:	-	Tile skirting
Front Door:	-	2032 x 813 x 44mm Meranti/Saligna door fitted to timber door frame. Door finished with undercoat and two coats top coat as per architect specification Standard Security gate as per developers specs

Internal Doors:	-	2032 x 813 x 44mm hollow core doors fitted to steel door frames.
	-	Door finished with enamel paint.
Sliding doors:	-	Aluminium sliding door where applicable
Ironmongery:	-	Three lever chrome locksets to front door.
	-	Two lever chrome locksets fitted to all internal doors.
Balustrades:	-	Standard as per Architect detail
Sanitary Ware:		
W.H.B.	-	White vitreous china WHB fitted on vanity cupboard
W.C.	-	White vitreous close coupled toilet, complete with seat.
Bath:	-	1700mm white acrylic bath, colour white fitted with shower panel.
Kitchen:		
Cupboards		Sink cupboard 900mm Double bottom cupboard 900mm Double top cupboard 450mm Single top cupboard 600mm FLAP cupboard 1 drawer unit
Tops		Post Formica tops as per sample boards
Bedroom Cupboards		White melamine, textured finish
Sink:	-	Single bowl stainless steel sink with draining board as supplied by Kitchen Cupboard contractor.
Taps:	-	Wall mounted tap according to developers specs.
Geysers:		
Geysers:	1no.	Hot water supply according to SANS 10400-XA as approved by Developer
Fittings:		
Kitchen Cupboards and Work tops:	-	Melamine finished cupboards as per layout.
Curtain tracks:	-	Single tracks in kitchen and bathroom and double track in bedrooms and lounge
Medicine cabinet	-	Cabinet with mirror
Washing line:	-	Communal Areas as per site plan
Kitchen stove and oven:	-	4 Plate hob and oven or similar approved
Electrical Work:		
Electrical Work:	-	As per layout
	-	Light fittings - Cheesecake o.s.a light fittings to living areas, bedrooms and bathrooms. Fluorescent o.s.a light fitting to kitchen.
	-	Double plug to bedrooms, lounge and kitchen

External Works:		
Access Security:	- -	- Security gate access. - 1 remote control per unit
Boundary Walling:	-	- As per Architect drawings
External site lighting:	-	- As indicated on drawings
Landscaping:	-	- Landscaping to common areas and roadways as per all landscape site development plan.
Parking:	-	- One carport parking per unit.
Refuse Area:	-	- Refuse yard as per site plan