



## Houses & Duplexes Specification

### 1. FOUNDATIONS:

- 1.1 All external and internal load-bearing walls to be founded on concrete strip footings minimum 700x230mm or otherwise designed by the structural engineer.
- 1.2 Non load-bearing walls will be founded on thickened surface beds as indicated on the working drawings.
- 1.3 DPM 250Mic SABS approved will be placed under all surface beds.

### 2. SUPER-STRUCTURE

- 2.1 Walls to be 230mm cement maxi brick to external walls. Internal walls to be 190mm & 90mm maxi's. DPC to be used in all openings as per detail. Weepholes to be allowed for in all external cavity walls. Cavity walls to be constructed with two 90mm skins with a 50mm cavity. This cavity is to be kept free of mortar at all times, and care to be taken to avoid damaging the DPC around openings.
- 2.2 14Mpa Maxi bricks will be used on the ground floor level.
- 2.3 The surface beds to be 100mm thick with mesh 193.

### 3. ROOF CONSTRUCTION

- 3.1 Prefabricated Engineer designed timber roof trusses to be used. Approval of these trusses must be obtained by the Engineer.
- 3.2 Roofs to be pitched as per Architect drawings. The roof will be covered with 0.53 Seamlock Colorbond roof sheets, on battens and trusses according to manufacturers specifications.
- 3.3 Fascia boards 200x12mm nutech board prepared for painting, and fixed with countersunk brass screws.
- 3.4 PVC gutters and down pipes, all fixed as per manufacturers specification.

### 4. DOOR & DOORFRAMES

- 4.1 Front door to be meranti framed timber door eg. – Swartland or similar.
- 4.2 Internal doors to be hollow core hardboard, suitable for painting.
- 4.3 All internal door frames to be pressed steel paint finish to suit 90 & 190mm walls.

### 5. WINDOWS & GLAZING

- 5.1 All windows to be white powder coated aluminium. Sliding door to be white powder coated aluminium (where applicable).
- 5.2 6.5mm laminated safety glass to sliding doors and windows between FFL and 300mm in accordance with NHBRC.
- 5.3 Obscure glass to bathrooms 4mm.

### 6. WALL FINISHES

- 6.1 Internal walls to be plastered with one coat cement plaster finish.
- 6.2 External walls, one coat plaster.
- 6.3 All external window cills to be plastered to a fall.
- 6.4 Plaster bands as per Architects drawings.
- 6.5 Kitchen walls – 2 rows of tiles above sink unit or at the developer's discretion.
- 6.6 Bathroom walls – 1.300m from FFL. Showers – Full height.

### 7. FLOOR FINISHES

- 7.1 All surface beds to be finished with 25mm screeds.
- 7.2 Carpets to all bedrooms.
- 7.3 Ceramic tiles to Kitchens, Bathrooms walls and floors and lounge floors, tiles to be chosen from Developers selection.
- 7.4 Pine skirting 19x76mm to all rooms except bathrooms and kitchens. Skirting to be prepared for painting.
- 7.5 All stoeps to be paved, bond paving to be chosen by Developer.

## 8. PAINTING SPECIFICATION

- 8.1 As per Plascon specification or similar.
- 8.2 Internal paint finish will be, white unless a client specifies a different colour which would be an additional cost.

## 9. CEILINGS

- 9.1 6.4mm Rhino board ceilings skimmed below trusses, and skimmed soffits to concrete slabs.
- 9.2 Normal 75mm coved cornices to all areas.

## 10. IRONMONGERY

- 10.1 All internal doors to be fitted with standard 2 lever mortice lockset.
- 10.2 Front doors to be fitted with 3 lever lockset.

## 11. JOINERY

- 11.1 Built in cupboards to bedroom 1 and 2 only.
- 11.2 Kitchen layout as per specialist joiner.
- 11.3 Granite tops to kitchen cupboards, colour to be Rustenburg or similar.

## 12. ELECTRICAL

- 12.1 Plug and light points : One light point in each room. One single plug point in each room, excluding bathrooms, 3 plug points to the Kitchen, extractor point and one stove connection. Three external light points including fittings, to be approved by Developer.
- 12.2 One TV and telephone point to be provided in each kitchen/lounge.
- 12.3 Energy Dispensers to be installed in each unit.

## 13. PLUMBING

- 13.1 Bath – 1700 white acrylic bath with Nicci spout and single lever mixer.
- 13.2 Courier basin with a single lever basin mixer.
- 13.3 White WC close coupled suite top flush with a superior double flap plastic seat.
- 13.4 Kitchen sink S/Steel 860mm single bowl sink with single lever sink mixer.
- 13.5 Geyser 150Lx400kpa complete with valves and drip trays.
- 13.6 Undertile shower mixer with C. P arm and rose to all showers.
- 13.7 Washing machine point with 15mm undertile stopcock to all units.
- 13.8 One external tap per unit.

## 14. GENERAL

- 14.1 Walling around the complex to be as per Architect drawings.
- 14.2 Balustrade to balconies and staircases to be mild steel galvanized.(where applicable)
- 14.3 Vibacrete walls between units. (where applicable)
- 14.4 Oven and hob to be provided by Developer.
- 14.5 External paint to be chosen by Developer.
- 14.6 Shower door to be provided by Developer, where applicable.
- 14.7 Lawns to all units including all verges.
- 14.8 Driveways to be paved.
- 14.9 Sectional garage door, incl. automation with remote, as chosen by the Developer.