



# woodlands

AT SIMOLA

## Annexure B

FINISHING SCHEDULE

## Finishing schedule

### 1. BUILDING STANDARDS AND CONDITIONS

- 1.1 All construction procedures and standards will be in accordance with the requirements of the NHBRC, SANS 10400 XA, SABS and National Building Regulations.
- 1.2 Cognizance must be taken of the Architectural Design Guidelines for Simola Golf Estate which will take preference in this finishing schedule.

### 2. FOUNDATIONS AND SURFACE BEDS

- 2.1 Foundations to engineer's design and specification.
- 2.2 Concrete surface beds to engineers design and specification.

### 3. BRICKWORK

- 3.1 Exterior Walls: All exterior walls will be of SABS approved bricks plastered and painted.
- 3.2 Internal Walls: Will be of SABS approved bricks finished in one coat smooth plaster except inside of garage which will be bagged.

### 4. ROOF CONSTRUCTION

- 4.1 Concealed Fix colour plus diamond deck thunderstorm 0.53 roof sheeting.
- 4.2 Concrete roofs where applicable as per engineer's design and detailing, waterproofed as per manufacturers specification.
- 4.3 Trusses by approved supplier as per engineers design and specification.
- 4.4 Timber bargeboards and fascias.
- 4.5 Aluminum gutters with aluminum downpipes.

### 5. WINDOW SILLS

- 5.1 All window sills to be plastered to fall, and painted.

### 6. FLOOR FINISHES

- 6.1 Kitchen, bathrooms, entrance hall, lounge and dining room will be as per developer's preferred range 600 x 600mm tile.
- 6.2 Bedrooms: Will be carpeted as per the developer's preferred range.
- 6.3 Driveway: Will be of cement brick pavers selected by the developer.
- 6.4 Skirting: 40mm x 10mm SA-Pine painted white enamel in living areas, bedrooms and passages.

## Finishing schedule

### 7. WALL TILING

- 7.1 As per developer's range.
- 7.2 Wall tiles to kitchen: One row 600 x 600mm tile, no tiles to be applied behind cupboards or any other fixture or fitting.
- 7.3 Showers only: Will be tiled with chosen 600 x 600mm tile.
- 7.4 Bathroom Walls: One row 300mm tile above bath and 200mm above basin (splash back).
- 7.5 The sides of the bath walls will be tiled.

### 8. CEILINGS

- 8.1 Ceilings to underside of trusses to be gypsum board on 38 x 38mm brandering skimmed and painted with 50mm x 25mm shadow line cornice chosen by developer.
- 8.2 No Ceiling in the garage.
- 8.3 Thermal insulation to be placed on ceiling at thickness to conform to SANS 10400 XA requirements.

### 9. WINDOWS, DOORS AND FRAMES

- 9.1 Aluminum windows and doors will be epoxy coated natural colour as per developer's choice.
- 9.2 External timber doors to be horizontal slatted or grooved solid engineered hardwood timber doors in meranti frame, painted as per architects colour and as per paint supplier specification.
- 9.3 Internal doors: Horizontal slatted hollow core type in pine frames, painted white and as per paint supplier specification.

### 10. IRONMONGERY

- 10.1 Internal doors are to be fitted with standard two lever mortice lock sets with door handles as per the developer's choice.
- 10.2 External doors are to be fitted with three lever mortice lock sets with door handles as per the developer's choice.

## Finishing schedule

### 11. PLUMBING

- 11.1 Dishwasher and washing machine points provided with stopcock.
- 11.2 Hot water energy saving system as per developer's choice.
- 11.3 All waste pipes to be PVC to SABS and local authority requirements.

### 12. GARAGE

- 12.1 Garage door: Will be double aluzink slatted charcoal doors automated, as per the developer's choice.
- 12.2 Garage floor: Garage floor will be granolithic screed (unpainted).
- 12.3 Walls: Bagged and painted zenith on the inside.
- 12.4 Ceiling: There will be no ceiling to the garage.

### 13. SANITARYWARE – GUEST / 2ND BATHROOM

- 13.1 Bath – GRANADA 1700X750 built in bath with Gio Bella Nikki spout
- 13.2 Bath Mixer – HANSGROHE Décor concealed bath mixer finish set
- 13.3 Basins – Deca L42 underslung basin with clicker waste.
- 13.4 Vanity will be wall hung.
- 13.5 Toilet – BETTA SLJ050 close coupled compact pan and cistern.
- 13.6 Shower – Will be glass panel walk-in shower as per plan and developer's choice
- 13.7 Wash Hand Basin Mixers – HANSGROHE 31607 DECOR E2 S/L basin mixer 100
- 13.8 Shower Mixer – HANSGROHE décor concealed shower mixer finish set
- 13.9 Shower Rose – HANSGROHE shower rose with round shower arm.
- 13.10 Wastes, traps, plugs and overflows will be as per developer's choice.

### 14. SANITARYWARE – MAIN BATHROOM

- 14.1 Basins – 2 x Deca L42 underslung basin with Clicker waste.
- 14.2 Wash Hand Basin Mixers – HANSGROHE DECOR basin mixer
- 14.3 Vanity will be wall hung.
- 14.4 Toilet – BETTA SLJ050 close coupled compact pan and cistern.
- 14.5 Shower – Will be glass panel walk-in shower as per plan and developer's choice.
- 14.6 Shower Mixer – HANSGROHE décor concealed shower mixer finish set.
- 14.7 Shower Rose – HANSGROHE shower rose with round shower arm.
- 14.8 Wastes, traps, plugs and overflows will be as per developer's choice.

Finishing schedule

**15. SANITARYWARE – KITCHEN**

- 15.1 Kitchen mixer – HANSGROHE Décor single hole kitchen mixer
- 15.2 Kitchen sink – Franke Nouveau sink
- 15.3 Wastes, traps, plugs and overflows will be as per developer’s choice.

**16. SANITARY ACCESSORIES**

- 16.1 Toilet roll holder S/ST polished to all Toilets.
- 16.2 Double towel rail 800 S/ST polished RO to all Bathrooms.

**SANITARY WARE**



Hansgrohe  
bath / shower mixer



Hansgrohe  
basin mixer



Decar  
underslung basin



Granada bath



Shower hose  
210mm round



Betta SLJ050



Frankie Nouveau Sink



Shower arm



Hansgrohe Decor  
sink mixer

## Finishing schedule

### **17. ELECTRICAL POINTS (As per Architect Plan)**

- 17.1 Downlights to all rooms as per ARCHITECT design.
- 17.2 1 x pendant ceiling point only in dining room.
- 17.3 Exterior light points as per plan.
- 17.4 1 x Light to braai.
- 17.5 1 x TV-point to lounge.
- 17.6 1 x TV point to main bedroom.
- 17.7 1 x Internet/Telephone point.
- 17.8 Plugs as per Architect plan.
- 17.9 1 x Plug for garage door opener.
- 17.10 1 x Double plug in garage.
- 17.11 1 x Distribution board.
- 17.12 1 x Stove connection point.

### **18. LIGHT FITTINGS**

- 18.1 Downlights – Round holder as per developer's choice.
- 18.2 Ceiling-mounted lights – surface mounted ceiling luminaire as per the developer's choice.
- 18.3 Exterior lights – Surface mounted wall luminaire as per the developer's choice.

### **19. PAINTING**

- 19.1 All plastered areas will receive a single filler coat and 2 coats zenith paint to manufacturer's specification and developers colour.
- 19.2 All external timber will be painted as per developers colour to manufacturer's specification.
- 19.3 Ceilings will receive two coats white paint to manufacturer's specification.
- 19.4 All internal doors will be painted white to paint supplier specification.

### **20. KITCHEN & BEDROOM CUPBOARDS**

- 20.1 Kitchen cupboards: Top and bottom cupboards as per plan layout with 20mm café quartz counter tops.
- 20.2 Bedroom built in cupboards as per plan lay-out in bedrooms
- 20.3 Bathroom vanities wall hung with 20mm café quartz tops.

## Finishing schedule

### 21. APPLIANCES

21.1 Stove: Standard Whirlpool oven, hob & wall mounted Euro extractor as per developer's choice.



60cm Single  
Multi-function oven



60cm Gas on  
Glass Hob oven



Extractor fan



Fire place

### 22. GLAZING

22.1 All glazing will be in accordance with SANS 10400-N.

### 23. TERRACE AND ENTRANCE PORCH

23.1 Combination of concrete pavers and stone to be used for Portico floor.

23.2 Timber slatted gate installed as per developers choice and specification.

### 24. BRAAI

24.1 Open brick braai as per developer's choice.

### 25. INTERNAL FIREPLACE

25.1 Built in fireplace as per developer's choice.

### 26. HOUSE NUMBER

26.1 House number as per DESIGN GUIDELINE

## Finishing schedule

### 27. SITE CLEARING

27.1 The property will be cleared of visible rubble. The existing natural contours of the site will generally remain and only undue hillocks and mounds will be removed.

### 28. LANDSCAPING

28.1 Roll on lawn will only be laid to the front area of property.

28.2 Cement Blocks laid as per developers choice.

### 29. YARD AREAS

29.1 Yard Areas will be paved with cement bricks as per developer's choice.

### 30. DRIVEWAY AREA

30.1 Driveway will be paved with cement bricks as per developer's choice and ARCHITECT's colour scheme.

### 31. DSTV & TV Antennae

31.1 No DSTV & TV antennae will be installed.

### 32. GENERAL ITEMS

32.1 Curtain rails and window blinds are not included.

32.2 Irrigation not included.

32.3 Surface water drains and retaining walls are not included.

32.4 5000ltr rainwater harvesting tank provided.

### 33. FINISHES

33.1 The PURCHASER hereby acknowledges and agrees that the choice of finishes and materials will be limited to the range offered by the developer as per these STANDARD SPECIFICATIONS and shall be subject to the availability thereof. Any deviation in specification will be of equal and/or similar quality.

33.2 These specifications and finishes serve as guidelines only and the developer reserves the right to amend and or substitute items with the same quality, at his sole discretion, in the event of an item not being available or in short stock.

33.3 The employer/purchaser is not permitted to do any work on the site while the construction is underway without the permission of Global Construction.



Finishing schedule

- 33.4 Should the above mentioned specifications and finishes differ from the approved plans, then these specifications and finishes will take preference unless the structural integrity of the house is compromised.
- 33.5 Unless specifically requested in writing and approved by Global Construction no alterations and our changes to the developer's standard house plan will be allowed. Should plans however be allowed to change, these changes will have a cost implication and be payable by the employer/purchaser. This will be agreed in writing and subject to approval by both parties.
- 33.6 The final placement of the house on the erf will be determined by the ARCHITECT using best practice principals. i.e suns direction etc.
- 33.7 Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

**Included:**

- Transfer duty not payable (VAT included in price)
- Architectural fees
- Plan approval fees
- NHBRC Fees
- Water connection Fees
- Electrical connection Fees

**Not included:**

- Transfer fees
- Bond registration fees
- Curtain rails
- Washing line

PURCHASER(S): \_\_\_\_\_ DATE: \_\_\_\_\_

SELLER: \_\_\_\_\_ DATE: \_\_\_\_\_

**\* Please ensure that each page is initialled.**