



## FINISHING SCHEDULE

### EXTERNAL

#### 1 ROOFS

##### 1.1 Pitched main roofs

Global Roofing Solutions corrugated iron roof sheeting 0.5mm thick and 762 mm width laid at 45 degrees fall in strict accordance with the manufacturer's specifications, and preferable with a Brownbuilt approved contractor. Standard Globalcoat colour Gemsbok sand one side only. (Standard grey reverse side). Ridge cap to be roll-top type by Global Roofing in matching material, also to be used as hip or valley flash. Other flashings also to be in matching material.

##### Insulation

410 Residential grade Super Sisalation

##### 1.2 Stoep roof

Ditto, but laid at 7.5 degrees fall.

##### Insulation

Not applicable

##### 1.3 Garage roof

Global Roofing Solutions Klip-lock 406, 0.5mm light industrial thick sheeting with standard colour grey facing up. Laid at 1.5 degrees fall with in strict accordance with the manufacturer's specifications and preferable with a Brownbuilt approved contractor.

##### Insulation

410 Residential grade Super Sisalation

#### 2 FASCIAS

##### 2.1 House & stoep

Nutec fascia board medium density plain texture size 10mm thick x 150mm high. Fixed with countersunk brass wood screws in strict accordance with the manufacturer's specifications to 38 x 38mm battens planed and painted on visible surfaces only. Countersunk areas to be suitable filled and the fascia must be painted in accordance with the paint specification. Fascias must not be joined with an H-profiled fascia joiner but with a concealed method into a support bracket or Everite's concealed jointing plate behind.

##### 2.2 Barge boards (Stoeps)

Ditto to fascia

#### 3 EAVES & SOFFITS

##### 3.1 Eaves overhangs

Clipped eaves as per item 2.1.

##### 3.2 Stoep ceilings

Not applicable. Exposed roof structure to be treated as per paint specification.

#### 4 **GUTTERS & DOWN PIPES**

##### 4.1 House roof & stoep

Complete Watertite (or equal approved) pre-painted seamless aluminium rainwatergoods and accessories with residential ogee gutter all epoxy coated in a standard colour white with 75mm ø PVC down pipes. All fixed to walls and fascias as per manufacturers' standard details. Gutters to be sealed as per Watertite's standard detailing.

##### 4.2 Garage flat roof

Notch out roof rafter with ±28mm to form an opening 100mm deep x 415mm wide for a box gutter. Install shutter board base on 38 x 38 battens and shutter board closure against purlin. Install 45 degree timber fillets and line the gutter with double layer torch bonded Derbigum SP 4mm 5 year guaranteed waterproofing. Ensure the shutter board base is laid to fall towards the rainwater outlets. Rainwater outlets: 2 x vertical type Fulbore (or equal approved) outlets with 2 off 76mm I.D. down pipes. Down pipes concealed in garage, taken to outside and drained as per engineer's details. (Detail to follow).

##### 4.3 Storm water system

Rainwater pipes to spill into storm water catch pits with standard gratings connected into the storm water system as per civil engineer's layouts. (Subject to developer's approval and civil engineer's design).

#### 5 **EXTERIOR SURFACES**

##### 5.1 Walls, general

Smooth plastered & painted in accordance with the paint specification.

##### 5.2 Mouldings

150mm wide plastered moulding around stonewall detailing, gable louvres, parapet walls, internal boundary walls

##### 5.3 Stone cladding

Entrance feature walls, low garden walls (where applicable), braai chimney and fireplace chimney to be cladded with Sandstone as per later specification.

##### 5.4 Internal boundary walls

2.1m high bagged and painted masonry wall with 150mm wide x 20mm thick plastered capping.

#### 6 **EXTERIOR FLOORS**

##### 6.1 Stoeps, including front door entrance

Tiles rendered with non-slip coating onto minimum 25mm screed laid to 1:60mm fall to prevent puddles. Skirting around the perimeter of the stoep not applicable.

##### 6.2 Paving

110 x 110x 50mm thick Smartstone Huguenot (or equal approved) cobblestones where indicated. Colour grey to later section (standard colour). Stretcher bond flexible paving to be used with joints filled either with a wet slurry mortar mix or a dry mortar mix which is subsequently sprinkled with water and rolled over with a rubber roller compacter. Care needs to be taken to ensure that no mortar staining of pavers' surfaces occurs. Pavers must be laid on 25-30mm thick compacted clean, coarse river sand bedding sand on suitable compacted and well drained clean sub-base. Only skilled pavers to be used. Weed killer to be mixed into joint fillers. Kerb restrains on perimeters. 3:1 Sand cement mixture.

Detail at garage doors: Paving to continue into door reveals at finished



against a stainless steel strip size 8mm thick x 50mm high x 50mm wide stainless steel angle fixed onto surface bed and screeded against. (Subject to developer's approval).

6.3 Landscaping

Street facing lawn area to be covered with kikuyu lawn.

## INTERNAL: GROUND FLOOR

### 1. **GARAGE**

1.1 Soffit:

Roof structure remains exposed. Unpainted roof rafters, purlins and box gutter structure.

1.2 Cornice

Not applicable

1.3 Walls

Bagged and painted

1.4 Skirting

Not applicable

1.5 General floor

Granolithic on surface bed (no paint, sealant or epoxy coatings)

1.6 Special notes

Supply and install one length thick stainless steel weather-angle size 8mm thick x 50mm high x 50mm on the edge of the surface bed, screed to terminate against the angle and door to close against the angle. Paving to continue into garage door reveal. (Subject to developer's approval).

### 2. **LAUNDRY & SCULLERY**

2.1 Soffit:

Skimmed and painted 6.4mm Rhinoboard ceiling at minimum  $\pm 2.1$ mm height on 38 x 38mm battens spaced maximum 450mm apart.

2.2 Cornice

75mm Rhino coved cornice

2.3 Walls

Plastered & painted  
Specific exclusions: wall tiles

2.4 Skirting

22mm thick x 100mm high Meranti (or alternative proposed hardwood) skirting, varnished as per paint specification and primed at back. Screw fix & plug.

2.5 General floor

Tiles onto minimum 25mm thick screed laid on concrete surface bed.

### 3. **OPEN PLAN LIVING AREA (Kitchen, dining, lounge)**

3.1 Ceiling

6.4mm thick flushed plastered and painted Rhinoboard ceiling fixed below the sloping roof rafters.

3.2 Cornice

32 x 32mm custom made pine scotia, painted.

3.3 Walls

Plastered & painted  
Splash back tiles in kitchen, 600mm high.

3.4 Walls, stone cladded

Fire place walls to be cladded in Sandstone as per later specification (Subject to developer's approval).

3.5 Skirting



22mm thick x 100mm high Meranti (or alternative proposed hardwood) skirting, varnished as per paint specification and primed at back. Screw fix & plug.

3.6 Floor

Tiles onto minimum 25mm thick screed laid on concrete surface bed.

3.7 Kitchen joinery

Kitchen work tops Rustenberg granite or other as per developer's discretion.

Doors & drawer fronts: Duco sprayed and grooved supawood doors or similar as per developer's discretion. Colours as per later selections.

Carcass: White melamine

Hinges: Concealed all metal hinges

3.8 Kitchen appliances to be included

Stainless steel solid electrical hob, stainless steel faced stove and stainless steel extractor as per developer selection.

3.9 Fire place

600S galvanised fireplace as per Homefires (or equal approved), complete with flue liner and cowl.

3.10 Exclusions:

Lounge wall unit, fridge, all furniture.

3.11 Special notes

None

4. **BEDROOMS 1 & 2:**

4.1 Ceiling

6.4mm thick flushed plastered and painted Rhinoboard ceiling fixed below the roof trusses.

4.2 Cornice

75mm Rhino coved cornice

4.3 Walls

Plastered & painted

4.4 Skirting

22mm thick x 100mm high Meranti (or alternative proposed hardwood) skirting, varnished as per paint specification and primed at back. Screw fix & plug.

4.5 Floor

Carpet on under felt.

4.5 Special notes

None

5. **EN-SUITE 1 & 2**

5.1 Ceiling

6.4mm thick flushed plastered and painted Rhinoboard ceiling fixed below the roof rafters. Paint with fungus resistant undercoat and final coats as per paint specification.

5.2 Cornice

75mm Rhino coved cornice

5.3 Walls

Tiled from skirting tile to a height of 1.2m above finished floor level, except for the shower cubicle walls (inside & outside) which requires tiling from floor to 2.1m high.

The top of all the wall tiles must be finished off with a 12mm stainless steel square edge trim from Kirk Marketing (or equal approved, pending developer's discretion). Wall tiles into reveals and cills must be mitred on the external corners.

5.4 Walls: En-suite 1 bath



- Bath to be bricked in and tiled and top and sides. Tile to match wall tiles.
- 5.5 Walls: En-suite 2 shower  
Waterproof the shower floor and walls (Sika Cemflex). Walls to be waterproofed 1.8m high and floor to be waterproofed 300mm beyond (room side) of shower door.
- 5.6 Skirting  
Tiled skirting (part of wall tiles)
- 5.7 Floor  
Tiles onto minimum 25mm thick screed laid on concrete surface bed.
- 5.8 Shower floor  
900 x 900 x 25mm high Balaneion shower tray. Drop 15mm into floor to allow a 10mm upstand for the shower matt. / Alternatively (pending developer's discretion) build up shower base and tile with matching floor tile.
- 5.9 Special note  
Use anti-fungal tile grout on the shower floors and walls (pending developer's approval).  
Cemflex waterproof the shower walls and cemflex the floor laid with fall towards outlet prior to applying plaster and screed. The floor waterproofing must be 300mm wider than the tiled shower base.
- 5.10 Vanities  
Vanities is part of cast basin (Refer sanitary schedule)
6. Sanitary ware / Plumbing
- 6.1 Hot water 450 KPa Kwikot (or equal approved) Econoflo Cylinder 150litre capacity including pressure reducing valves, drip trays and overflows.
- 6.2 All tap- ware, mixers and the like to be Minimax or equal approved. Finish chromium plated. Refer displays exhibit / attached sanitary manual.
- 6.3 Kitchen sink. Franke of equal approved stainless steel double bowl and drainer. Refer attached sanitary manual.
- 6.4 WC: White close-coupled pan, dual flush mechanism and high quality white seat. Refer attached sanitary manual.
- 6.5 Shower doors to be a triple sliding door white powder coated frames and clear glazed panels 1800mm high. Refer attached sanitary manual.
- 6.6 Shower rose on swivel ball joint to have adjustable flow settings. Refer attached sanitary manual.
- 6.7 Bath. 1700mm long x 750mm white acrylic bath without handles. Wall mounted bath & shower mixer with combined bath filler / overflow & clicker waste. Shower arm with shower rose as per sanitary manual.
- 6.8 Plumbing provision for 1 x dishwasher & washing machine outlet.
- 6.9 Accessories to be in developer approved designer range: 1 x toilet roll holder, 1 x brush holder, 1 x 700mm bath towel rail per bathroom, 1 x shower caddy
- 6.10 One x mirror as per later selection per bathroom.
7. Electrical  
Electrical allowance per housing unit:
- 7.1 Oosterzee meter board
- 7.2 Single phase distribution board. Installation of pre-paid meter is for the owner's account.
- 7.3 Electrical supply capacity of 60 amps single phase 220V
- 7.4 One hot water cylinder point
- 7.5 External lighting points have been positioned on the walls with central switching.
- 7.6 Internal lighting points have been positioned on the ceilings with local switches.  
Electrical outlets cover: CBI colour white. Light fittings as per architect's later



selection.

- 7.7 Lighting provision of 1 x central light point per bedroom, per bathroom, per dining, per kitchen, per scullery/laundry and garage. 2 x light fittings provision for lounge. External lights at front door entry, garage entry, covered stoep, pergola stoep and braai light. External public lighting to have discreetly positioned light fittings to prevent light pollution.
- 7.8 Sockets outlets (16 A): 1 x single socket outlets in kitchen, 2 x double socket outlets in kitchen, 1 x stove isolator in kitchen, 1 x extractor in kitchen, 1 x single socket outlet in living space, 1 x double socket at lounge wall unit, 2 x single socket outlets in scullery, 1 x double socket outlets in each bedroom, 1 x single outlet in passage, 1 x single outlet in garage. Allowance for 1 x external waterproof socket.
- 7.9 Telephone outlets. All units to have direct telephone lines. 1 x telephone point in living area. Occupants to apply for own voice / data lines.
- 7.10 Television outlets: Terrestrial and DSTV signals will be available via a central reception point and cabled to each house TV point. Decoders to be provided by occupants. 1 x TV point in living space.

