


<i>Klein D'aria</i>	
PRIVATE ESTATE	
	
SCHEDULE OF FINISHES	
<u>FOUNDATIONS</u>	
	Foundations to be as per Engineers drawings and specifications
<u>MASONRY</u>	
	Main dwelling to have 230mm external cavity and 90mm single skin internal walls (where indicated) constructed of clay NFP / MAXI bricks.
	Reinforced pre-cast concrete lintels over all openings.
	Erf dividing walls to be constructed as per the Architects specifications
	Top of concrete to ceilings 2.7m
<u>WATERPROOFING</u>	
DPC	375 Micron
DPM	375 Micron
Polyurethane sealant	To external Aluminium frames
Cemflex	To shower walls
Torch-on waterproofing	To Balconies
<u>ROOF COVERINGS</u>	
Roofing - trusses	Constructed with S.A.B.S structural timber - standard type trusses for level ceilings
Roofing - sheeting	0.47 Colorbond Klip-Lok concealed fix sheeting, std colour from Architect
Exposed trusses	None

<u>CARPENTRY & JOINERY</u>	
Skirting	WSK2 - 22mm x 140mm skirtings painted white
Doors and Frames	
	Front door: SWARTLAND SD30P/1.5 Horizontal Pivot Door in Frame 813 x 2032, Mahogany
	Internal doors: SWARTLAND MDFHRZHIO Horizontal Door 813
	Garage door: SWARTLAND BSHRZFS2 813x2032mm Door 30min
BIC's - will be installed by a Contractor appointed by the Developer	
	<u>Kitchen</u>
	Carcasses A Grade Melamine with PG Supagloss Summer White
	Doors Impact: PG Supagloss Summer White with 2mm matching edging
	Exposed sides Plant on Panels - White Oak Veneer and stained
	Kickplates Volpato Mirror 80mm high - waterproof
	Hinges Blum Clip on Hinges with Soft Close Mechanisms - Lifelong Guarantee
	Runners Blum Metabox with Soft Close Mechanisms - Lifelong
	Bin 45 litre Pull out
	<u>BIC (Built in Cupboards Bedrooms only)</u>
	Carcasses A Grade Melamine with PG Supagloss Summer White
	Doors Impact: PG Supagloss Summer White with 2mm matching edging
	Exposed sides PG Supagloss Summer White Plant on Panels.
	Kickplates PG Supagloss Summer White - 113mm high.
	Ceiling Fillers PG Supagloss Summer White.
	Hinges Blum Clip on Hinges - Lifelong Guarantee.
	Runners Blum Metabox with Soft Close Mechanisms - Lifelong
	Handles Eclipse Barcelona Bar Handle - Brushed Nickle 192mm
	<u>Vanities</u>
	GIO 1200 Basin & Cabinet w/h combo double (or similar approved product) for main en-suite bathroom GIO 600 Basin & Cabinet w/h combo single (or similar approved product) for Family Bathroom
Counter tops	20mm Silestone counter tops

<u>CEILINGS, PARTITIONS AND ACCESS FLOORING</u>	
Insulation	
Isotherm etc.	Insulation to be fitted as per SANS regulation
Subcontract	
Ceilings	9.5mm thick gypsum skimmed ceilings
Cornice	150mm cornice
Trap doors	2 max.
Bulkheads	None
<u>FLOOR COVERINGS, WALL LININGS ETC.</u>	
Subcontract	
Vinyl	Upgrade from carpets in bedroom Swap from tiles on ground floor: Wanabiwood Classic Glue Down 2.5mm or similar approved vinyl
Carpets	Nouwens Icon Range or similar approved carpet to bedrooms
Dividing strips	Under tile metal strip, natural anodised
<u>IRONMONGERY</u>	
Locks	QS6055/1AS Euro profile cylinder lock
	QS5757 Internal Door lock
	QS1104 Double Cylinder
	Pivot Hinge and lock supplied with door by Swartland
Handles	Qs range, Coupe Oslo, SS tube handles 150 x 40 x 6mm diam.
	QS Coupe Oslo SS Tubular Handle on Plate Keyhole
	QS Coupe Oslo SS Tubular Handle on Plate Cylinder cut-out
	QS Oslo Lever handle on rose
	QS4477 Square Indicator
Door stop	QS 4462 magnetic door stop
Door closer	QS range 690V door closer EN1154 Fire rated
Curtain rails	None
Signage	House Numerals as per Architect

<u>STRUCTURAL STEELWORK</u>	
Structural steel	N/A
<u>METALWORK</u>	
Steel balustrades (stairs & balconies)	As per architect detail
Gas cages	Optional extra to yard
Yard Gates	2.1mx900mm wide slatted 32x145mm meranti with 76x44mm meranti styles
Aluminium windows	Std Colour Wispeco Catalogue 30.5mm casements std colour as per architect
Aluminium doors	Std Colour Wispeco catalogue Kliplik 44 matt std colour as per architect
Garage door	Std Colour Epoxy coated aluminium sectional overhead automated door 4800mm x 2400mm
Built in braai	1200 Deluxe Contractors Braai
<u>PLASTERING</u>	
Internal	10mm one coat plaster, skimmed
External	1 coat wood floated, sponge finish plaster
Granolithic screed	Garage 30mm minimum thick. No tiles to garage.
<u>TILING</u>	
Floor Tiles	Porcelain tiles – as per the Developer’s selection provided There will be a selection of tiles available from the developer Foyer/Living/Dining/Kitchen/Scullery/GWC/Stairway/Upstairs Passage/Bathrooms incl adhesive and grout Balconies/Covered Patio: non-slip porcelain tiles incl adhesive and grout
Wall Tiles	Bathroom wall tiling – None. Floor to ceiling tiling – optional extra
Edge trim	13mm Anodised aluminium.
Shower wall tiling height	Showers to be tiled to the top of the frameless glass enclosure
Kitchen wall tiling height	Kitchen wall tiling - None 600mm high splashback behind sink in scullery between countertop and top cupboards – optional extra

PLUMBING AND DRAINAGE	
Materials	
Sanware	Baths to be as developer spec, with chrome nicci spout and pop up waste All bath mixers to have a LOGIS or similar approved mixer Showers to consist of LOGIS or similar approved set include mixer, arm and rose WC's to consist of GEBERIT ALPHA RANGE or similar approved concealed cistern Sinks to be "FRANKE NOUVEAU" or similar approved double bowl drop in type, or single bowl where indicated, with single lever mixer, to developer specs.
	All bathroom accessories to be "STUN" type, or similar approved, consisting of: One soap dish per shower One toilet roll holder per WC One towel ring at guest WC One double towel rail 600mm
Water meters	Standard as per developer's spec
Gutters	110 x 75mm aluminium seamless gutters and downpipes - plan req
Fire hose reels	None
ELECTRICAL WORK	
Underfloor heating	None. Optional upgrade in en-suites and other bathrooms
Meters	Prepaid meter boxes
Lighting	Clipsal 3000 range or similar
	Allowance for external lighting to Developer's specification
	Fibre line, DSTV connection in lounge downstairs and upstairs pyjama lounge. Any more additional connections – optional extra
	Light fittings down lighters with LED light throughout, except the garage
Electrical Accessories	
Oven & Hob	600mm freestanding electrical oven & gas hob combination shall be installed 900mm freestanding electrical oven & gas hob combination – optional upgrade
Extractor	None
MECHANICAL WORK	
Subcontract	
Air conditioning - Alliance	
	Mid wall split inverter unit to open plan living area and main bedroom
Gas installation	Included
Freestanding Fireplace	None

<u>GLAZING</u>	
Showers	Frameless glass closure 1.9m high to a portion of the shower (remainder of the shower is open)
Glazing	SANS requirements
Mirrors	One wall mounted mirror above vanity in bathrooms
Fanlights	None
<u>EXTERNAL WORK</u>	
Paving brick	Exposed aggregate cement interlocking pavers
Cobble edging	200mm border of grey cement cobbles
Mentis Grid to Driveway	Only provided for on erven where driveway slope to house
Landscaping	As per design
Ponds	None
Water features	None
Irrigation	Included in landscaping
<u>Optional Extras</u>	
	Sliding cupboard doors in bedrooms
	Hardwood flooring
	Enclosure of covered braai patio
	Heated towel rails
	Upgrade Built in Braai to S/S or S/S cover
	Tiles to garage or epoxy paint to floor

The General Specifications and Finishing Schedule must be read in conjunction with the other documents in this transaction

All units to comply with the National Building Regulations – Including 10400XA and specifications could change without notice, to comply with such.

Should the above-mentioned specification differ from the final plan specification, then this specification will be the final ruling document.