

## **1. FOUNDATIONS**

- All external load-bearing walls will be founded on 25MPa Reinforced concrete 600x230mm deep strip footings. An allowance of 70kg reinforcing / m3 of concrete is included until further engineer drawings received.
- An allowance of 400mm blockwork in foundations is included in costs.
- All internal walls will be founded on thickened ground floor slab 25MPa concrete size 600x200mm thick.
- Conventional building methods will be used unless otherwise instructed by the Engineer.

## **2. SUPERSTRUCTURE**

- All buildings to be built with:
  - 140x190x390mm 7MPa concrete blocks external walls.
  - 90x190x390mm 7MPa concrete blocks internal non-loadbearing walls.
  - 190x190x390mm 7MPa sand filled concrete blocks in party walls.

## **3. ROOF**

- Constructed with Engineer designed prefabricated roof trusses.
- Roofs to be pitched as per Engineer designed drawings and covered with Roman slate grey cement roof tiles.
- Nutec Barge boards 200x80mm including 38x50mm batten soffit.
- Nutec Facias 225x12mm.
- Gutters and downpipes to be fitted as per developer.

## **4. DOORS & DOOR FRAMES**

- External timber doors to be hardwood w/ pressed imprint to or a BB door.
- External sliding doors to be white aluminium.
- All internal doors to be 762x2032mm Hollowcore hardboard type.
- All internal door frames to be 1mm non-galvanized pressed steel.
- All external door frames to be timber.
- Aluminium Weatherboards to be fitted to all external doors opening to the inside.
- Timber Weatherboards to be fitted to all external doors opening to the outside with 1 catch-pole with latch on the outside of the doors.
- All doors to be fitted with rubber door stop.
- White security gate to front door.
- External doors to be fitted with standard 3-lever mortise locksets with aluminium plated handles.
- Internal doors to be fitted with standard 2-lever mortise locksets with aluminium plated handles.

## 5. WINDOWS

- White aluminium windows with burglar bars to be fitted as per drawings.
- Clear sheet glass generally in thickness as recommended by National Building Regulations.
- Obscure glass will be installed to bathrooms where applicable.
- Internal sills to be plaster formed with external plaster strip as per architects' detail, painted and plastered to match walls and plaster bands.
- External sills to be nutec sills

## 6. WALL FINISHES

- External walls of the house to be plastered.
- Internal walls to be plastered.

## 7. FLOOR FINISHES

- Ceramic floor tiles.
- Standard 70 x 13mm SAP bullnose or similar approved skirting's in all rooms except in bathroom.

## 8. CEILINGS

- 6.4mm Gypsum ceiling boards
- 75mm gypsum cornices
- Ceilings to be skimmed
- 135mm Fibre pellet insulation in roofs.

## 9. KITCHEN

- White melamine cupboards as per kitchen plans.
- 600mm x 30mm post formed countertops, as per kitchen details.
- Steel 1.2m double bowl sink unit.
- Sink mixer tap.
- 400mm high (2 rows of 200mm tiles) above zink area.
- Washing machine point to be provided.

## **10. BATHROOM**

- One Chromium plated toilet roll holder with wooden barrel.
- One single Chromium plated towel rail, 600mm long.
- 600x400mm mirror to be fitted above basin.
- Bathroom: 2 rows (400mm high in total) above wash hand basin.
- WHB will be full pedestal type as per developer.
- Tap to basin to be swivel-type mixer.
- Shower:
  - 2 main walls tiled to ceiling.
  - Third wall to be built 1800mm high and tiled to inside and front of wall.
  - Tap to be swivel-type mixer.
- Shower floor tiled with 1x shower rail excluding sheet.
- Toilet to be as per developer.

## **11. PAINTING**

- All plastered surfaces to be painted with 1 x coat concrete primer and 2 x coats quality washable interior/exterior PVA where applicable.
- All external doors to be finished with two coats external quality white enamel paint.
- All exposed structural timber to receive two coats of varnish.
- All internal doors and doorframes to be finished with one coat universal undercoat and two coats enamel paint.
- All ceilings and cornices to receive 2 coats quality interior PVA
- All eaves and verges to receive 2 coats quality external PVA as required.

## **12. ELECTRICAL**

- One Euro plug and one light point per room, one single plug and two double plug points in the kitchen with an isolator and distribution board. Lounge area will have a double plug point.
- All internal light fittings will be as per developer.
- A prepaid meter, as per local council requirements, to be installed.
- 2 external wall lights to be fitted as per plan.

## **13. PLUMBING**

- All sanitary fittings are to be standard type.
- Complete cold and hot water reticulation, including a 150L solar ready geyser for all unit types, all SABS approved and make as per developer, complete with pressure release valve, thermostat and electrical connection.

**14. EXTERNAL**

- Boundary walls: Vibracrete, walling and slabs.
  - Maximum 1500mm plain vibracrete to side walls.
  - Maximum 1800mm plain vibracrete to back walls.
- 75mm Thick & 600mm wide concrete apron.
- Downpipes connected to 2 500lt water storage tank situated on 1700 x 1700 x 230mm concrete pad footing.

**15. AVAILABILITY OF MATERIALS**

- All materials herein specified are subject to availability, where any materials are not readily available, the developer shall have the right to use the nearest similar material of matching quality.

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**DATE:**

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**BUYER**

Name and Surname

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**SIGNED**

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**CO-BUYER**

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**SIGNED**

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