






























SPECIFICATIONS & FINISHING SCHEDULE FOR ZANDSPRUIT EXT

87 [STAMFORD CLOSE PHASE 2]

SUPERSTRUCTURE	Cement stock bricks with floated plaster to external & internal walls. 42.5 cement to be used. 85mm concrete for surface bed. 600mm x 250mm foundations. DPC & USB Green to be used. Insulation to perimeter of ground floor living area up to surface bed. *Termite poison to new surface bed*	
SLAB	Block & Lintel system.	
ROOF	As per plan. Insulation as per SANS 10400-XA (Clause4.4.5)	
GUTTERS	Seamless Chromodek to roof area.	
WATERPROOFING	Waterproofing applied by Specialist with 3 year guarantee, subject to clients annual maintenance. Shower floors to be waterproofed.	
ALUMINIUM WIN & DOORS	As per plan.	
TIMBER DOORS & FRAMES	Door frames to be 76x38 meranti.	
		
	Front door to be 8 Panel meranti door.	Internal doors to be hollow core Dallas profile White.
GARAGE DOOR	Steel sectional door including motor.	
		
LOCKS, HINGES & HANDLES	Sapphire Black Nickel Plated Steel Handle + 3L SABS Chrome Plated Lock to front door & 2L SABS Chrome Plated Lock to internal doors.	
		
GLAZING	As per plan.	
WINDOW SILLS	External & Internal: Plastered.	
CEILINGS	Slab to be plastered. 6,4 mm ceilings to the underside of trusses fixed to brandering. All ceilings to be painted white.	
CORNICES	90mm polystyrene cornices - Options as per sample boards.	
		
	Please Choose One { Eagle	Swift
TILES	Diagonal & patterned not included. No allowance for listellos and bullnose. Installation of marble, granite, sandstone, travertine & mosaic not included [Only Shower Floor Mosaic has been allowed for].	
FLOOR TILES	500 x 500 Ceramic tiles - Options as per sample boards. Areas: Ground Floor [Excluding garage] & First Floor.	
		
		
	Please Choose One { Desert Fawn DS-210	Echo Grey EH-550 Emporium Smoke EP-661

<p>MOSAIC</p> <p>WALL TILES</p> <p>Please Choose One</p>	<p>Colour to match chosen floor tile.</p> <p>250 x 500 Ceramic tiles - Options as per sample boards.</p> <p>Shower walls to door height, face of bath & splashback.</p>  <p>Desert Fawn DS-208 Echo Grey EH-553 Emporium Smoke EP-660</p>
<p>ALUMINIUM STRIPS</p>	<p>Included.</p>
<p>OTHER FLOOR FINISHES</p> <p>GRANO</p>	<p>In garage.</p>
<p>SKIRTINGS</p> <p>Please Choose One</p>	<p>83mm x 16mm MDF Shadow-Line profile. [White enamel]</p>  <p>Shadow-Line Bullnose</p>
<p>SANITARYWARE:-</p> <p>TOILETS</p>	<p>Taps, baths, toilets, vanities, shower arms, shower roses, shower doors & accessories.</p>  <p>Guest Loo: M Martinique Top Flush Toilet 205172 Other Toilets: Tamarin Top Flush Toilet 20605</p>
<p>BATH</p> <p>OPTIONAL [Where Applicable]</p>	<p>Tamarin Bath [1700x700] 205330} Where Applicable.</p> 
<p>SHOWER DOORS</p>	<p>Alpine Pivot, Semi Frameless Door with Return Panel Chrome [880x880x1850mm] 205532 Where Applicable.</p> 
<p>BASIN</p>	<p>Soloman Basin & Pedestal [550 x 420 x 830mm] 205211} To Guest Loo &/or if applicable Guest En-Suite & Second Bathroom.</p> 
<p>VANITY WITH BASIN</p> <p>Please Choose One</p>	 <p>Denver Tiffany Vanity 500 Mahogany 811-13051 Denver Tiffany Vanity 500 Cherry 811-13052 Denver Tiffany Vanity 500 Walnut 811-13053</p>

<p>TAPS & SPOUTS</p>	<p>Ruby Range to Basin, Vanity, Shower, Sink & Bath Where Applicable.</p>  <table border="1" data-bbox="462 352 1474 386"> <tr> <td>Ruby Basin Mixer Short Body 208636</td> <td>Ruby Undertile Shower/Bath Mixer 208638</td> <td>Ruby Sink Mixer 208640</td> </tr> </table>	Ruby Basin Mixer Short Body 208636	Ruby Undertile Shower/Bath Mixer 208638	Ruby Sink Mixer 208640				
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<p>SHOWER ARM, ROSE & BATH SPOUT</p>	 <table border="1" data-bbox="462 535 1474 575"> <tr> <td>Shower Arm Short Body CP 20347</td> <td>Shower Rose Water Saving 208885</td> <td>Nikkie Spout 203076</td> </tr> </table>	Shower Arm Short Body CP 20347	Shower Rose Water Saving 208885	Nikkie Spout 203076				
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<p>BATHROOM ACCESSORIES</p>	<p>Fusion Range:- 5 Piece in Bathrooms + Towel Ring, Toilet Paper Holder & Soap Holder in Guest Loo.</p> 							
<p>PLUMBING</p> <p>WASHING MACHINE</p> <p>GARDEN</p> <p>GEYSERS</p>	<p>All plumbing work up to first fix & installations, including drainage & storm water down pipes. Hot water supply in accordance with SANS 10400-XA (Clause 4.1). Client to open account & Pay Deposits.</p> <p>Cold water only with stopcock.</p> <p>1 x bronze garden taps over the gully.</p> <p>1 x 200L Sun Tank Solar Geyser OnRoof, HP Indirect.</p>							
<p>CUPBOARDS</p> <p>KITCHEN & SCULLERY</p> <p>BUILT-IN CUPBOARDS</p>	<p>Layout as per plan including Rustenburg Granite Tops.</p> <p>½ shelving & ¾ double hanging.</p>  <table border="1" data-bbox="470 1207 1474 1247"> <tr> <td>African Wenge in Fusion</td> <td>Etimo in Peen</td> <td>Cadbury Oak in Fusion</td> <td>Harvard Cherry in Fusion</td> <td>Shale Oak in Natural Touch</td> <td>Windsor Cherry in Peen</td> </tr> </table> <p>Please Choose One</p>	African Wenge in Fusion	Etimo in Peen	Cadbury Oak in Fusion	Harvard Cherry in Fusion	Shale Oak in Natural Touch	Windsor Cherry in Peen	
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<p>PAINT</p>	<p>External Paint to be Textured as per Phase 2 Colour Scheme.</p>  <table border="1" data-bbox="462 1438 1474 1470"> <tr> <td>External main wall colour ProM ac MICAGUARD</td> <td>External Trim colour ProM ac MICAGUARD</td> </tr> </table> <p>Super acrylic to internal walls.</p>  <table border="1" data-bbox="462 1648 1474 1680"> <tr> <td>ProM ac HOMEGUARD</td> <td>ProM ac HOMEGUARD</td> <td>ProM ac HOMEGUARD</td> <td>ProM ac HOMEGUARD</td> <td>ProM ac HOMEGUARD</td> </tr> </table> <p>Please Choose One</p>	External main wall colour ProM ac MICAGUARD	External Trim colour ProM ac MICAGUARD	ProM ac HOMEGUARD	ProM ac HOMEGUARD	ProM ac HOMEGUARD	ProM ac HOMEGUARD	ProM ac HOMEGUARD
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<p>ELECTRICAL WORK</p> <p>GENERAL</p>	<p>Crabtree Topaz Range</p> <p>All electrical work up to first fix & installations as per plan. Single Phase. Client to open account & Pay Deposits.</p>  <table border="1" data-bbox="479 1879 1380 1902"> <tr> <td>15112/601</td> <td>15122/601</td> <td>15132/601</td> <td>15221/601</td> <td>15222/601</td> <td>15225/601</td> </tr> </table>	15112/601	15122/601	15132/601	15221/601	15222/601	15225/601	
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LIGHT FITTINGS & GLOBES			
	Garage Light FTL103 White	External Wall Mounted Light L361	12V Downlight DL08
OVEN, HOB & EXTRACTOR			
	Defy 600 Slimline Cooker hood [Stainless Steel] DCH 29	Defy Slimline Oven [Stainless Steel] DBO461	Slimline Gas Hob [Stainless Steel] DHG 13
BALUSTRADING	Brick at a height of 1,000 above finished floor level.		
GAS	Gas bottles & cage for Hob included.		
EXTERNAL	<p>LANDSCAPING Instant lawn to garden & pavement. 600mm off boundary walls to create flower beds.</p> <p>PAVING 50mm Grey Beveled paver. [Allowance of 50m²]</p> <p>PEDESTRIAN GATE 900 x 1800.</p> <p>YARD WALLS Single brick plastered walls 1,68m high [Measured from the ground on the lowest side with the neighbours on all four sides].</p> <p>RETAINER WALLS N/A</p> <p>SITE CLEANING Site to be cleaned & tidy when handed over.</p> <p>EARTH WORKS Included.</p>		

GENERAL: *This specification supersedes the building plans. Should specified materials not be readily available, the Contractor reserves the right to substitute with the equivalent or similar materials on consultation with the client. No allowance for blasting or reinforcing of foundations, ground is assumed to be pickable & if jackhammers are required then client will be liable for the cost. Changes to will be liable for the cost. Changes to the Plans will be charged to the Employer as per Architects rates, Engineers fees & Municipal charges where applicable. COLOURS MAY VARY PLEASE REFER TO ACTUAL SAMPLE.*

HOUSE AREA: *Refers to ground & first floor area, covered patio & garage.*

VARIATION ORDERS: *Variation orders will be processed if received timeously. All future v.o.'s must be paid for once the client has signed acceptance of the variation. No variations will be carried out unless payment has been received in full.*

SUPPLIERS: *The Employer to choose all Items from KoR's nominated suppliers. Should the Employer wish to select items from another supplier, the Employer is then responsible for the delivery of these items to site, as well as payment of these items directly to the Supplier. The Contractor will pass the relevant credit to the Employer on completion of the House.*

DATE:

CLIENT NAME:

ERF NO:

STAND NO:

DRAWING NO:

CLIENT: _____ **CONTRACTOR:** _____

WITNESS: _____ **WITNESS:** _____