

# de la Casa



by

**SIRENKO**

## FINISHING SCHEDULE

### 1. FOUNDATIONS

1.1. Concrete foundations as per structural engineer design and specifications or as otherwise specified by structural engineer due to specific ground conditions.

### 2. WALLS AND STRUCTURE

2.1. 7 Mpa Cement stock bricks.

2.2. External walls: Cement masonry walls to be painted in grey colour scheme. Chimney walls to be plastered & painted.

2.3. Internal walls: Interior walls to be plastered & painted

2.4. Brick force will be used.

2.5. Concrete beams will be done to engineer's specification.

2.6. Lintels will be used over door and window openings to engineer's specification.

### 3. ROOFS

- 3.1. Pitched roofs and flat roofs will be used.
- 3.2. Trusses will consist of lightweight steel or timber trusses acc. to engineer's specifications.
- 3.3. Trusses will be covered by ceiling.
- 3.4. All roofs to be s-rib sheet metal or similar approved to the discretion of the Developer. Colour : Dark dolphin.
- 3.5. Waterproofing will be used where necessary according to the Developers specification.

### 4. FLOOR FINISHES

- 4.1. Tile 600mm x 600mm ceramic tiles in kitchen, lounge, passage, patio, bathrooms and bedrooms.
- 4.2. Colour: natural colours to grey colour scheme.

### 5. WALL TILING

- 5.1. Kitchen: White Ceramic tiles above stove & sink to underside of Cupboard - 450mm high above worktops.
- 5.2. Bathroom: Ceramic tiles in shower from floor to ceiling height, 300mm splash back at basin and bath fully tiled at the front with 300mm splash back.
- 5.3 Colour: natural colours to grey colour scheme.

## 6. CEILING

- 6.1 Rhino ceiling board plaster and painted white – One undercoat and two coats acrylic paint.
- 6.2 Rhino cornice will be provided, painted white – One undercoat and two coats PEM 600 acrylic paint.

## 6. WINDOWS

- 6.1. Aluminium window frames – colour: white.
- 6.2. Obscure glass in bathroom windows.
- 6.3. Clear float glass to other windows.
- 7.4 Safety glass to be installed for all Glazed sliding doors and all glazing below 500mm AFFL.
- 7.5. Built-in window sills with waterproofing.

## 7. DOORS AND FRAMES

- 5.4 Internal doors: Hollow core doors painted, size 813x 2032mm high doors, or similar approved to the discretion of the Developer. Colour: natural colours to grey colour scheme.
- 7.1. Wooden door frames painted to match colour of door as according to developer and Architects discretion.
  - 7.1.1. Lockset: Ironmongery 3 lever latch lock and deadbolt 57mm backset, 57mm centre. Finishing: Stainless steel
  - 7.1.2. Door handle: 16mm Diameter lever handle on plate or similar approved to the discretion of the Developer. Finishing: Stainless steel
- 5.5 External doors: Wooden doors painted, size 813 x 2032mm high doors, or similar approved to the discretion of the Developer. Wooden door frames for all external doors. Colour: natural colours to grey colour scheme.
- 8.3 Stoep doors: Aluminium glazed sliding door with Safety glass. Colour: white. Push bolt to be installed on all glazed aluminium sliding doors. Specification to the discretion of the Developer.

## 8. CURTAIN TRACKS

- 8.1. White single track to bathroom and kitchen windows or similar approved to the discretion of the Developer.
- 8.2. White double track to be fitted to bedroom windows and sliding doors.
  - 8.2.1. All installations according to the discretion of the Developer.
  - 8.2.2. Client can fit own rails at own cost - no credit will be provided.
    - 8.2.2.1. Own installation can only be done after registration.

## 9. BUILT IN CUPBOARDS

- 9.1. Kitchen layout - According per plan or similar approved to the discretion of the Developer.
  - 9.1.1. Top cupboards to be provided
- 10. 1.2 First Bedroom - One BIC of 1,8 m x 2.3m
- 10. 1.3 Second Bedroom - One BIC's of 1.8m x 2.3m
- 10.1.4 Third Bedroom - One BIC's of 1.8m x 2.3m
- 10.1.5 All cupboards standard colour melamine finished with edging.

## 11. KITCHEN FITTINGS

11.1. Drop-in Double bowl sink.

11.2. Hans Grohe Sink mixer

11.3. QUARTZ or similar approved as per developer's discretion. Top: 16mm with 50mm overhang - or similar approved as per developer' discretion.

11.4.1. Built-in oven 4 plate Hob Side Control or similar approved to the discretion of the Developer.

11.4.2. Extractor fan provided according to specialist.

## 12. PLUMBING

12.1. 1x Coldwater inlet and 1 x waste outlet for washing machine.

12.2. White Ceramic closed coupled WC's with matching cistern.

12.3. White Ceramic WHB in bathroom with pedestal.

12.4. Sanitaryware - Basins - Pedestals - White.

12.5. Glass shower door with frame - White Pivot Shower Door 900mm. Built in shower, no tray- or similar approved as per developer's discretion.

12.6. Toilet roll holder and single towel rail provided per bathroom. Finish: Stainless steel.

12.7. Hans Grohe hand wash basin mixer: Basin Mixers Taps or similar approved as per developer's discretion. Finish: Stainless steel.

12.8. Hans Grohe mixer shower: Concealed Diverter Mixers. Finish: Stainless steel.

12.9. Shower arm, waste trap & head. Shower arm, Shower Traps and Wastes, Traps & Overflows or similar approved according to developer's choice.  
Finish: Stainless steel.

12.10. White Bath: 1.8m external measurement hard plastic bath to be built in acc. to developer's specifications.

12.11 Bath filler and waste stopper: Bath Fillers - Wastes, Traps & Overflows. Pop-up Waste - Wastes, Traps & Overflows. Unslotted bath waste, 40mm or similar approved according to developer's choice.

## 13. ELECTRICAL INSTALLATION

13.1 1 x geyser connection

13.2 1 x stove connection

13.3 Single phase supply

13.4 One flush mounted white aluminium ceiling light and fitting per room

13.5 One TV connection point per unit in lounge area

13.6 Plug points

13.6.1. 2 x Double plug for appliances in kitchen (fridge & washing machine)

13.6.2. 1 x Double plug above worktop

13.6.3. 1 x Double plug in lounge

13.6.4. 1 x Double plug in every room excl. bathroom

13.6.5 1x DSTV Point

13.6.6 Conduit provided for Telkom/Fibre installation. Should we make use of fibre it will be a complete installation and owner will only be liable for the activation fee which will be determined at a later stage.

## 14 STOEP

14.1 Braai will be provided.

## 15. EXTERNAL WORK

15.1. Cement paving bricks used for all driveways.

15.1.1. All levels, dimensions, depths of excavation, height of plinths, number of steps to be determined on site by developer.

15.1.2. Each owner to control pests, ants etc. after occupation.

15.2. Cement paving bricks to be used for parking spaces.

## 16 GENERAL WORKS

16.1. Colour and availability of finishing items may vary, but if need be, will be substituted with similar product of equal standard unless otherwise communicated.

16.2 A structural engineer will sign off on all foundations and beams.

16.3 Certificates from electrical, plumbing, roofing and glass will be issued upon completion of the property.

16.4 Snag list/ fault listing will be issued by client for attention and rectification within the timeframe as per the offer to purchase.

16.5 Parking bays/ carports as per site plan.

16.6 Washing lines as per site plan.

16.7 Guard house as per site plan.

16.8 Entrance gate as per site plan.

16.9 Refuse area as per site plan.

16.10. Perimeter wall and fencing as per site plan – Electrified.

16.11. Landscaped gardens as per developer' discretion and local authorities' approval.