

Endeavour Mariners Village

Annexure C - Specifications

FINISHES AND SPECIFICATIONS

IMPORTANT: Please note:

The materials specified in this schedule are subject to availability. Should the specified materials be unavailable at the time required, the Developer may choose the nearest similar available alternative at its sole discretion.

FOUNDATIONS:

- 1.1 All external and internal load-bearing walls to be founded on concrete strip footings minimum 700x230mm or otherwise designed by the structural engineer.
- 1.2 Non load-bearing walls will be founded on thickened surface beds as indicated on the working drawings.
- 1.3 DPM 250Mic SABS approved will be placed under all surface beds.

SUPER-STRUCTURE:

- 2.1 DPC to be used in all openings as per detail. Weep holes to be allowed for in all external cavity walls. Cavity walls to be constructed with 280mm (exterior) and 115mm (interior) skins with a 50mm cavity. This cavity is to be kept free of mortar at all times, and care to be taken to avoid damaging the DPC around openings.
- 2.2 All brickwork will be to engineer's specifications.
- 2.3 The surface beds to be 100mm thick with ref 193 mesh, unless otherwise stated.

ROOF CONSTRUCTION:

- 3.1 Prefabricated Engineer designed timber roof trusses to be used. Approval of these trusses to be obtained by the Engineer.
- 3.2 Roofs to be pitched as per Architect approved drawings. The roof will be covered with Charcoal Victoria-profile corrugated roof sheets on all pitched roofs on battens and trusses, according to manufacturer's specifications. Concrete roofs to all walkways and plantrooms.
- 3.3 Fascia boards: 200x12mm Nutec board prepared for painting, and fixed with countersunk screws.
- 3.4 Seamless aluminium gutters and down pipes, all fixed as per manufacturers specification.

DOORS & DOORFRAMES:

- 4.1 Front door to be solid hardwood in timber frame.
- 4.2 Internal doors to be hollow core hardboard suitable for painting.
- 4.3 All internal door frames to be painted timber.

WINDOWS & GLAZING:

- 5.1 All windows and sliding stacker doors to be powder coated aluminium as per architectural design. Colour: charcoal.
- 5.2 6.5mm laminated safety glass to sliding doors and windows between FFL and 300mm in accordance with NHBRC (where applicable).

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- 5.3 Obscure toughened safety glass to bathrooms 4mm.
- 5.4 All West-facing windows to be double glazed

WALL FINISHES:

- 6.1 Internal walls to be plastered with one coat cement plaster finish.
- 6.2 External walls to be plastered with one coat cement plaster finish.
- 6.3 All external window cills to be plastered to a fall.
- 6.4 Kitchen walls - 600mm tiles above sink unit or at the developer's discretion.
- 6.5 Bathroom walls - 1.200m (600 x 600) from FFL. Showers to be tiled full height.

FLOOR FINISHES:

- 7.1 All surface beds to be finished with 25mm screeds.
- 7.2 Tiles to Bedrooms, Kitchens, Bathrooms and lounge floors, tiles to be chosen from Developer's selection.
- 7.3 Tiled skirting throughout.

PAINTING SPECIFICATION:

- 8.1 All internal walls to be painted one coat masonry primer and two coats low sheen white colour topcoat.
- 8.2 All external walls to be painted to developer's specifications, one coat masonry primer and two coats white colour topcoat.
- 8.3 Paint colour (white) will be an option from Mariners Village HOA guidelines (ADLM)

CEILINGS:

- 9.1 Rhinoboard ceilings 6,4mm to be skimmed to all units.
- 9.2 Standard 75mm coved cornices to all areas.

IRONMONGERY:

- 10.1 All internal doors to be fitted with standard 2 lever mortise lockset.
- 10.2 Front doors to be fitted with 4 lever lockset and Aluminium handle.

JOINERY:

- 11.1 Kitchen layout as per kitchen specialist design.
- 11.2 Kitchen tops - Granite tops to developer's choice/spec.
- 11.3 Built in cupboards to all bedrooms as per plan.

ELECTRICAL:

- 12.1 Plug and light points: One LED light point in each room.
2 x D/Plug points in each room, excluding bathrooms.
4 x D/plug points to the Kitchen and one stove connection.
2 x D/plug point to lounge.
LED external light points including fittings, to be approved by Developer.
- 12.2 DSTV point to be provided.

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12.3 Electric oven and hob to be provided by Developer

PLUMBING:

- 13.1 Bath - white acrylic bath with nicci spout and single lever mixer + pop up plug.
- 13.2 Standard shower – Enclosed shower with single lever mixer, shower arm & rose.
- 13.3 Basins with single lever basin mixers.
- 13.4 White WC close coupled suite top flush with double flap plastic seat.
- 13.5 Kitchen sink drop 1000m x 510m sink 1½ bowl and single lever sink mixer.
- 13.6 Washing machine point with stopcock as per plan.

EXTERNAL:

- 14.1 Walling around the complex to be as per Architect approved drawings.
- 14.2 External paint to be chosen by Developer (from Mariners ADLM approved list)
- 14.3 Balustrading to balconies and staircases to be mild steel galvanized and painted white
- 14.4 One allocated parking bay per unit.

GENERAL:

- 15.1 These specifications serve as guidelines only, the developer reserves the right to amend and/or substitute items, at his sole discretion, in the event of any item being unavailable or being in short supply.
- 15.2 The purchaser is not permitted to do any work on site while construction is underway without permission of Stellenhome (Pty) Ltd or prior to handover.
- 15.3 Settlement & Hairline cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

INCLUDED IN PURCHASE PRICE:

- * Transfer duty and fees
- * Architectural fees (standard units)
- * Plan approval fees (standard units)
- * NHBRC enrolment fees
- * Engineers fees (standard units)
- * Electrical connection fees (excluding deposits)
- * Water & sewer connection fees (excluding deposits)
- * Communal washing lines

NOT INCLUDED IN PURCHASE PRICE:

- * Curtain rails
- * Bathroom fittings

Stellenhome (Pty) Ltd shall contact the purchaser during construction of the unit to finalize finishes from sample boards available. The purchaser will be offered a maximum of 7 calendar days to make his/her selection. If no selection is confirmed, Stellenhome (Pty) Ltd will proceed with finishes as per show unit.

Where there is a discrepancy between the drawings and this schedule of finishes, this schedule of finishes takes precedence.