

Hamilton Estate Specifications

Date : 2016-03-14

BRICKWORK

Exterior walls:

All exterior walls will be of a SABS approved cement maxi stock bricks – 222mm x 115mm x 90mm – plaster and painted.

Interior walls:

Will be of a SABS approved cement maxi stock brick – 222mm x 115mm x 90mm – and finished one coat smooth plaster.

WINDOW SILLS

Exterior: Plaster and paint.

Interior: Plaster and paint.

WINDOWS

All windows will be as per plan (white powder coated aluminium).

DOOR AND FRAMES

Front door: Standard timber panel door in standard timber frame varnish finish.

Back door: Standard timber stable door in standard timber frame varnish finish.

Internal doors: Painted flush hollow core door in painted 1.2mm double rebate pressed steel frame.

ROOF TRUSSES AND COVERING

Roof trusses will be timber and pre-fabricated off site.

Roof covering will be of cement tiles of recognised manufacturer on an approved PVC underlay.

FLOOR COVERING

Kitchen, bathroom, entrance hall and lounge: Ceramic tiles by the DEVELOPER from the DEVELOPER's preferred range.

Bedrooms: Laminated flooring, selected by the DEVELOPER from the DEVELOPER's preferred range.

Walkway to entrance: Will be cement brick pavers selected by the DEVELOPER.

Driveways (optional extra): Will be cement brick pavers selected by the DEVELOPER.

Garage (optional extra): Granolithic screed finish

BUILT-IN CUPBOARDS

Kitchen:

Fitted cupboards as per plan selected by the DEVELOPER from the DEVELOPER's preferred range.

Main bedroom: Main bedroom as per plan selected by the DEVELOPER from the DEVELOPER's preferred range.

Other bedrooms: Built in cupboards are an Optional Extra.

SANITARY WARE

Will be of type and colour selected by the DEVELOPER.

Bath: Will be manufactured of white acrylic material.

Wash hand basin: Will be manufactured of glazed porcelain.
Toilet and cistern: Will be manufactured of glazed porcelain
Kitchen sink: Will be standard drop-in single bowl stainless steel with mixer pillar tap.
Taps: Will be single lever mixer

PLUMBING:

Hot water be cylinder: Will be 100L solar geyser type
Rain water goods: Will be PVC and will be the DEVELOPER's choice
Garden taps: one garden tap to be provided outside kitchen door
Washing machine/dishwasher: Only outlet to be provided

ELECTRICAL INSTALLATION:

Positions of the distribution board, electrical outlets and switches, tv and phone points indicated on the plan, may for practical reasons, need to be altered/omitted and such alteration will be at the DEVELOPER's discretion. The following installations have been included:

PLUG POINTS:

Lounge: 2 x double plug point s
Kitchen (above working surface): 2 x double plug points
Refrigeration/freezer : 1 x single plug point
Washing machine: 1 x single plug point
Stove: 1 x stove point
Extractor: 1 x single plug point
Main bedroom: 2 x single plug points
Other bedrooms: 1 x single plug points
Tv point: 1 x single point
Hot water cylinder point: 1 x single plug point in roof space.

TV ANTENNAE:

No tv antennae will be supplied. Only conduit and draw boxes will be fitted in the roof and in the lounge

LIGHT FITTINGS:

Generally: Ceiling mounted cheese fittings.
Stoop: Wall mounted fitting.

CEILINGS:

Generally: Will be at a height of 2.4m above floor level.
Internal: Will be flush skimmed rhinoboard with, 70mm cove gypsum cornice, painted.

WALL TILING:

Ceramic tile will be selected for colour and/or design and/or shape by the DEVELOPER, and from the DEVELOPER's preferred range up to R70/m² incl. Vat.
All tiling will be fixed by a specialist tiler appointed by the DEVELOPER.
Bathroom: tiled full height
Kitchen: splashback only to 600mm height maximum

GLAZING:

Clear float glass generally. Obscured glass to bathrooms to glazier's choice and all glass to conform to NATIONAL BUILDING REGULATIONS in

respect of thickness and type in relation to size and position and application.

IRONMONGERY:

Internal doors are to be fitted with standard two lever lockset and chromium plated handles.

External doors are to be fitted with three lever lockset with brass furniture to front door and chrome plated furniture to kitchen door.

Garage doors:

“Consolite” roll up door, as supplied by the manufacturer and selected by the DEVELOPER.

HOUSE NUMBER:

Will be a suitable type and will be of the DEVELOPER’s choice.

SITE CLEARING:

The property will be cleared of visible rubble. The existing natural contours of the site will generally be retained and only undue hillocks and mounds will be removed.

LANDSCAPE AND GARDENING:

Instant lawn to the front of the house ±50m² standard allowance per erf.

DETAIL:

Where the work include details such as barbecues and the like, the DEVELOPER will not be liable if such details differ from any drawing depicting same or from any previously constructed detail.

FINISHES:

The employer hereby acknowledges and agrees the choice of finishes will be limited to the range offered by the DEVELOPER as per this basic specifications and shall be subject to availability thereof.

BUILDING STANDARDS:

All construction procedures and standards will be in accordance with requirements of the National Home Builder’s Registration Council and the National Building Regulations as described in SANS 10400.