

CLAYVILLE EXT 45

House Specifications

1. FOUNDATION

- Concrete raft foundations to be as per engineers design and specifications.
- Approved damp proof membrane under raft foundation to engineers design and specifications.

2. WALLS

- External walls to be 220mm wide and internal walls to be 110mm wide.
- External and internal walls: Brick-force every fourth course and every course above windows and doors, or as specified by the engineer.
- Lintels over all openings, doors and windows, or as specified by the engineer.
- Approved brick grip DPC under all window sills and at structural floor level under all walls, minimum 150mm above NGL.

3. DOORS AND DOORFRAMES

- External doors to be 44x813x2032mm Meranti 8 panel door in a minimum of 1mm thick pressed steel doorframe complete with hinges, striking plates and lugs.
- Weather bars at all external doors.
- Internal doors to be 44x813x2032mm Masonite hollow core door in a minimum of 1mm thick pressed steel doorframe complete with hinges, striking plates and lugs.

4. WINDOWS AND GLAZING

- Standard residential steel windows as indicated on approved plan - burglar bars not included.
- Clear sheet glass generally in thickness as per SANS Part N minimum standards and NBR.
- Obscure glass of glazier's choice, fitted to all bathroom and toilet windows.

5. ROOFING

- Prefabricated engineers designed hip roof timber trusses with a pitch of 26 degrees, on wall plates and tied down with 4mm galvanised roof wire or as per engineer's design and specifications.
- Roof covering to be concrete roof tiles.
- Roof overhang to be in accordance with architect's design and the required building regulations.
- Approved standard waterproofing underlay to hips and ridges only.
- Ridge to be fitted with ridge cap tiles, including oxide coloured similar to the roof covering.
- Approved standard flashings to valleys.
- 75X100mm Chromadek seamless gutters with 75mm downpipes, including all needed accessories. Colour coded according to house colour.
- Concrete rainwater channels at all downpipes.

6. CEILINGS

- Complete ceilings installed to all areas, ceilings to be 6.4mm thick Rhino gypsum plasterboard fixed to 38x38mm brading at 450mm c/c with H-section cover strips, 70mm profiled gypsum cornice and one standard trap door per house or unit.
- Cellulose fibre insulation installation in accordance with architect's specification and manufacturer's details.

7. WALL FINISHES

- External walls and internal walls to be plastered.
- Semi-face brick foundation wall (plinth) minimum two courses above NGL.
- Kitchen: Splash back one course above sink, 300x300mm tiles (not white).
- Bathroom: Tiled up-stand wall at bath and splash back one course above bath and wash hand basin, 300x300mm tiles (not white).

8. FLOOR FINISHES

- All surface beds (floors) to be power floated.
- Aluminium weather strips to be provided to all external doors.

9. PAINTWORK

- External plaster and internal plaster finished with one undercoat and two coats of approved quality acrylic PVA, unless specified otherwise.
- Exposed metal work to be finished with one universal undercoat and two coats gloss enamel.
- All external doors and weather bars to be finished with two coats linseed oil or an approved quality varnish.
- All internal doors to be finished with one universal undercoat and two coats gloss enamel.
- All exposed timber to receive two coats of carbolineum.
- All ceilings to be finished with one undercoat and two coats approved acrylic PVA, including closing of all nail heads.

10. PLUMBING

- Complete hot and cold water reticulation, including required fittings and a pressure valve.
- A 100Lt solar high pressure thermo siphon geyser with glass tubes. (SABS approved with pressure release "safety" valve, thermostat and electrical back-up connection), and exposed water pipes to be covered with approved lagging material.
- One wash-machine connection point.
- One bath (1700mm) Acrylic with hot and cold water pillar taps.
- One standard glazed porcelain WC with plastic seat and lid
- One standard ceramic wash hand basin with hot and cold water pillar taps, on a pedestal (porcelain).
- Flexible traps to all wash basins, sinks and baths, etc. to be sealed.
- Single 900mm long single bowl drop-in stainless steel sink with hot and cold water pillar taps, in the kitchen.
- Concrete covers for all inspection eyes.
- Gully with grid for the external drain and one external brass bib tap.
- 20mm HDPE Water pipe connection from municipal tie-in point to house including gate valve, and necessary fittings.
- 110mm uPVC Sewer pipe connection from municipal tie-in point to house including rodding eyes, and necessary fittings.
- One standard conventional water metering system, in accordance with council policy.

11. CARPENTRY AND JOINERY

- A two door standard wooden cabinet with a single drop-in stainless steel sink in the kitchen.

12. IRONMONGERY

- External doors to receive standard SABS approved three lever mortise locksets with chromium plated fittings.
- Internal doors to receive standard SABS approved two lever mortise locksets with chromium plated fittings.
- Plastic stand number fixed to wall (externally).
- Towel rail (1.2m long) to be provided in the bathroom.
- Toilet roll holder to be provided.
- Single curtain tracks to be provided above all windows.

13. ELECTRICAL

- One single plug and one light point per bedroom as per approved plan.
- Two double plugs and one light point to both kitchen and lounge area as per approved plan.
- Bathroom to receive one light point as per approved plan.
- Two external light points as per approved plan – one above kitchen door and one at lounge door.
- Stove Point with isolator as per approved plan.
- One distribution board as per approved plan.
- One geyser isolator to be provided.
- Electrical service connection from metering kiosk to house electrical distribution board.
- One pre-paid electrical metering system, in accordance with council policy, and the developer and electricity supply entity specifications.

14. SITE WORKS

- The property will be levelled to dispose of storm water as determined by the developer.
- No landscaping, other than general removal of building rubble. Removed outside township boundaries (dedicated dumping site).
- One washing line, in accordance with developer's specification.
- Corner poles on all stand corners.

15. AVAILABILITY OF MATERIALS

- All materials herein specified are subject to availability, where any materials are not readily available; the developer will have the right to use the equivalent or similar material available.