
Shop no 3, Capitol Towers North, 225 Vermeulen/Madiba Street, Pretoria Central 0002

Tel: 012 323 5583/6142, Fax: 012 323 6141

Email: wstander@icon.co.za (Werner)

SPECIFICATIONS

1. FOUNDATIONS

- 1.1 All external load-bearing walls will be founded on concrete strip footings as indicated on the working drawings or on raft foundations as per the engineer's design.
- 1.2 All internal walls will be founded on the surface bed as indicated on the working drawings.
- 1.3 Conventional building methods will be used unless otherwise instructed by the engineer.
- 1.4 Foundation walls with semi-face brick when possible.

2. SUPERSTRUCTURE

- 2.1 Houses to be built with cement/clay bricks of 210mm external walls and 100mm internal walls.

3. ROOF

- 3.1 Constructed with prefabricated roof trusses.
- 3.2 House roof to be pitched 26 degrees and covered with cement tiles.
- 3.3 Undertile membrane to be provided, if required by local town council.
- 3.4 Barge boards to be provided.
- 3.5 75 x 100mm rectangular shaped galvanized steel gutters with 75mm diameter downpipes to be fitted.
- 3.6 Concrete rainwater channels to be provided at each downpipe.

4. DOORS AND DOOR FRAMES

- 4.1 Front door to be solid meranti type.
- 4.2 All external doors to be framed, ledges braced and battened open back solid doors.
- 4.3 All internal doors to be hollow core hardboard type suitable for painting.
- 4.4 All external door frames to be 1.2mm pressed steel.
- 4.5 All internal door frames to be 1.2mm pressed steel.
- 4.6 Aluminium weather board to be fitted to all external doors – matador type.
- 4.7 Aluminium weather strip to be fitted at all external doors.

5. WINDOWS

- 5.1 Standard residential steel windows with handles and catches as indicated on the working drawings without burglar bars.
- 5.2 Curtain tracks to be provided.

6. GLAZING

- 6.1 Clear sheet glass generally in thickness as recommended by glazier.
- 6.2 Obscure glass to glazier's choice will be installed in bathroom and WC's.

7. WINDOW SILLS

- 7.1 Internal window sill to be plastered.
- 7.2 All exterior window sills are to be pressed asbestos or precast cement with one coat of primer and two coats of acrylic paint.

8. WALL FINISHES

- 8.1 Internal walls of the house to be plastered.
- 8.2 Exterior walls of the house to be plastered.
- 8.3 Glazed wall tiling will be provided as follows:
 - Kitchen : Splashback (2 courses)
 - Bathrooms : 1.2m height (from floor)

9. FLOOR FINISHES

- 9.1 All floors covered by the roof (excluding garage) will be of tiles as provided for by Werner Stander Development at time of purchase of property.
- 9.2 The purchaser to decide on final tile choice at commencement of construction. The decision must not delay the construction process.
- 9.3 In the event that the supplier does no longer stock the specific tile chosen by the purchaser at time of purchase, Werner Stander Development will provide tile samples of similar quality and price as the original tile to the purchaser to choose from.
- 9.4 All surface beds to be troweled.

10. CEILINGS

- 10.1 Complete ceilings in all rooms to be 6.4mm Herculite fixed to 38mm x 38mm brandering with "H" section cover strips.
- 10.2 Cornices to be 70mm gypsum covered type.
- 10.3 Ceilings and cornices to be painted with two coats good quality PVA.
- 10.4 No ceiling provided in garage.

11. PAINTING

- 11.1 All plastered surfaces to be painted with two coats good quality PVA.
- 11.2 All exposed metal work is to be finished with one universal undercoat and one coat of gloss enamel paint.
- 11.3 All external doors to be finished with two coats of wood sealer.
- 11.4 All exposed structural timber is to receive two coats carbolineum.
- 11.5 All internal doors and door frames to be painted with enamel.

12. IRONMONGERY

- 12.1 Internal doors to be fitted with standard two lever mortise lock sets and chromium plated furniture.
- 12.2 External doors are to be fitted with standard three lever mortise lock sets and the front door with chromium plated furniture.

13. ELECTRICAL

- 13.1 Plugs and light point per room, external lights, stove point with isolator and distribution board.
- 13.2 All internal light fittings will be of the white bowl bulkhead type.
- 13.3 External light fittings to be watertight.

14. PLUMBING

- 14.1 All sanitary fittings are to be standard type vitreous china and plastic cistern.
- 14.2 Baths are to be 1 700 mm long white plastic type.
- 14.3 Wash hand basins will be fixed on concealed brackets.
- 14.4 WC's will have standard cisterns.
- 14.5 A single bowl continental fit on sink will be installed.



- 14.6 Taps are to be Cobra star taps or equal.
- 14.7 Complete hot and cold water reticulation, including taps and a 150 liter solar panel geyser complete with pressure release valve and electrical thermostat and connection.

15. CARPENTER

- 15.1 A sink unit will be provided in kitchen.

16. SITE WORKS

- 16.1 The property will be leveled to the extent as determined by the developer.
- 16.2 No landscaping, other than general removal of building rubble.

17. AVAILABILITY OF MATERIALS

- 17.1 All material herein specified are subject to availability; where any materials are not readily available, the DEVELOPER shall have the right to use the nearest similar material available.

18. OPTIONAL EXTRAS

Items specifically excluded from the house selling price unless otherwise purchased as an optional extra. The purchaser may select to UPGRADE this specification by the addition of the following items:

- 18.1 Wall to wall carpets equivalent to Belgotex Color Rib carpeting in all habitable rooms and/or vinyl/ceramic tiles in bathrooms and kitchen with meranti skirting to carpeted areas and vinyl skirtings to bahtrooms.
- 18.2 Four plate stove to be provided of a good quality, SABS approved.
- 18.3 Semi-face brick/Gembrick as an extra over plaster and paint.
- 18.4 Fencing and gate to be provided.
- 18.5 Wall tiling, 1,2m high to be provided in bathroom.
- 18.6 Coloured sanitaryware to be provided as an extra over standard type white vitreous china.
- 18.7 Built-in cupboards to be provided in kitchen and/or bedrooms per unit length as described in price structure. All materials and workmanship to be of good quality and similar in value to those in the same market segment.
- 18.8 Pergola consisting of:
 - 18.8.1 A 75mm concrete floor slab
 - 18.8.2 Four brick columns plastered and painted with a good quality outside PVA paint.
 - 18.8.3 SA Pine wooden framework wroughts and painted with a good quality enamel paint.
- 18.9 Stoep consisting of 75mm concrete floor slab, with a ceiling and with electricity. Walls to be plastered and painted with a good quality PVA paint inside and outside. Roof to be similar to that of the main building.

Note: In the event of a contradiction this specification supercedes the plan.

AMENDMENTS:

THUS DONE AND SIGNED AT _____ ON _____ 20__

For and on behalf of THE CONTRACTOR: _____

CLIENT 1: _____ CLIENT 2: _____