



# FINISHING SCHEDULE

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## 1 WALL FINISHES

### 1.1 INTERNAL

All internal wall areas not tiled to receive a rough, single layer 'scratch' plaster finish.

Kitchen wall to be tiled with ceramic, half wall.

Bathroom walls to be tiled with ceramic tiles to ceiling height.

Showers to receive one coat cement plaster with an approved waterproofing additive applied to walls finished with tiles to ceiling height, laid with approved adhesive and waterproof grouting to manufacturer's specifications.

### 1.2 EXTERNAL

External wall finishes as per Architect's detail elevation, and to be jointed face brick in stricter bond combination. Remainder of facade to be painted bands.

## 2 FLOOR FINISHES

### 2.1 INTERNAL

All floors to be tiled throughout to receive a cement screed as preparation for approved porcelain tiles as per samples provided. Tiles to be laid with approved tile adhesive and grout to manufacturer's specification.

### 2.2 EXTERNAL

All hard floor surfaces to be as per Architect's drawings and specifications.

Tiles on external passages to be approved porcelain non-slip surface finish.

External roads to be 60mm interlocking concrete paving blocks.

## 3 CEILING AND CORNICE FINISH

### 3.1 INTERNAL

Upper floor units to have Rhino board ceilings with bishop strips on joints. The ceilings are to be finished off with moulded cornices. Each upper floor unit will have an inspection opening to ceiling.

Ground floor, first floor and second floor units' ceilings to be painted with one coat plaster primer and two coats white PVA paint.

### 3.2 EXTERNAL

External ceilings under roof to receive fibre cement ceiling boards with two coats of white PVA paint by Plascon or equally approved and finished off with moulded cornices, if applicable.

External concrete ceilings to passages to be finished as per internal ground, first and second floor units.



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## 4 PAINTING

### 4.1 INTERNAL

Internal plastered walls to receive one coat of plaster primer and two coats Internal PVA paint by Plascon or equally approved. Internal woodwork to be sanded down to smooth finish, cleaned before applying two coats linseed oil or similar.

### 4.2 EXTERNAL

All external plastered areas to be painted with one coat plaster primer and two coats approved external PVA paint. Colour to be confirmed on site.

All fibre cement ceiling boards and fascia boards to be primed and painted with two coats approved external PVA paint.

All units to be fitted with Built Braai.

All Garden Units to be fitted with Steel Gate and One Garden Tap.

## 5 WINDOWS & SLIDING DOORS

To be powder coated, aluminium.

## 6 KITCHEN & BUILT-IN CUPBOARDS

Kitchen layout and finishes as per on site samples. Kitchen tops are to be white speckled quartz stone.

Built in cupboards to be as per on site samples.

Kitchen to be fitted with Gas Stove, Electric Oven and Extractor Fan.

## 7 PLUMBING AND SANITARY WARE

**BATHS:** White freestanding oval bath.

**SHOWERS:** All showers to have framed clear glass panels.

**BATH MIXER:** Chrome finish mixer.

**WASH HAND BASIN:** Wrap vanity with porcelain basin.

**BASIN MIXER:** Chrome finish mixer

**TOILET:** Close coupled, dual flush system or equally approved with white plastic seat.

All taps, stopcocks for washing machine and dishwashers and sink mixers to be chrome plated.

Sinks to kitchen to be stainless steel double bowl and sink mixer.

**Hot Water:** Instant hot gas water heater complete to SABS standards.

Bathrooms to be fitted with Toilet Roll Holders, Towel Rails and Soap Holders.



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### 8 DOORS AND SKIRTINGS

Entrance door to be aluminium panel door.

Internal doors to be hollow core Masonite doors, painted and fitted in steel doorframes to be painted with one coat primer and two coats approved enamel paint.

All door handles to be satin chrome finish per ironmongery schedule.

All skirting's, (internal and external) to be tiles 80mm high with joints to match floor tiles.

### 9 ELECTRICAL

Electrical installation as per specialist installation. Each room to have an electrical point and adequate energy saving lightning. The main Bedroom, second Bedroom and lounge is to have a prepared TV point and a DSTV point. Fittings as per on-site unit.

Under counter electric oven with gas hob with extractor to be supplied by an approved manufacturer.

### 10 BALUSTRADING

All steel balustrades to be manufactured from stainless steel in accordance with the NBR and fixed by approved installer.

### 11 PARKING

Numbered, covered parking bay/s for each unit as well as visitor's parking will be provided as per site plan.

### 12 SECURITY

Complex security as per future Body Corporate arrangements.

### 13 OPTIONAL EXTRAS

All optional extras to be for the Purchasers account. The Developer reserves the right to change any of the specifications listed in this schedule, for equal or similar quality as per the Architect's choice.

### 14 EXCLUSIONS

Kitchen and electrical appliances, Furniture and furnishings, Curtain Rails and Mirrors in Bathroom.

### 15 GENERAL

Fibre to be available in the Area.