

GLENDORE BUILDING SPECIFICATIONS

AREA : _____

STAND No. : _____

NAMES / PURCHASER/S : _____

SIGNATURE/S PURCHASER/S : _____

DATE : _____

FOUNDATIONS

All external load-bearing walls will be founded on raft foundations as per engineers' design.
All internal walls will be founded on raft foundations as per engineers' design.

SUPERSTRUCTURE

Houses built with 220mm external walls and 110mm internal walls constructed of cement and/or face bricks. Bricks will be SABS approved.

ROOF

Constructed with engineer designed prefabricated roof trusses.
House roofs to be pitched 35° and covered with cement tiles.
Barge boards and fascia boards to be provided.

DOORS AND DOORFRAMES

All external doors to be 1 hour fire rated solid doors and oiled or varnished.
All internal doors to be hollow core hardboard type and painted with enamel.
All internal doorframes to be 1.2mm pressed steel and painted in enamel.
All external doorframes to be solid meranti timber doorframes.
Weatherboards to be fitted to all external doors.

WINDOWS

Standard residential steel windows, with handles and catches as indicated on the working drawings, with burglar bars.
Window frames will be painted with primer and 2 coats enamel.

GLAZING

Clear sheet glass generally in thickness as recommended by the glazier.
Obscure glass to glaziers' choice will be installed to bathroom/s and WC's.

WINDOW SILLS

Internal window sills to be plastered and painted.
All external window sills are to be brick-on-edge constructed with facebricks.

WALL FINISHES

Internal walls of the house to be plastered.
External walls of the house to be plastered above facebrick dado.
Glazed wall tiling will be provided as follows: kitchen & bathroom – 1.2m high all round kitchen and bathroom areas. If house is fitted with shower the height of tiles in shower will be 2.1m.

FLOOR FINISHES

All floors in kitchen, living area, passage, bathroom and patio will be tiled with 30cm x 30cm ceramic tiles as per sample provided by developer. A choice of 3 colours will be available to choose from.
Bedrooms will be carpeted.

CEILINGS

Ceilings to be 6.4mm Herculite fixed to 38 x 38mm brading with "H" section cover strips.
Cornices to be 70mm gypsum covered type.

Ceilings and cornices to be painted with one coat undercoat and two coats good quality PVA. All clout nails will be covered with 1 coat enamel before regular painting.

PAINTING

All plastered surfaces to be painted with one coat plaster primer and two coats quality PVA. All exposed metalwork is to be finished with one coat universal paint and two coats quality enamel.

All external doors to be finished with two coats of wood sealer.

All exposed structural timber is to receive two coats carbolineum.

All internal doors and doorframes to be painted with one coat universal and two coats quality enamel.

IRONMONGERY

Internal doors are to be fitted with standard two lever mortice locksets and chromium plated furniture.

External doors are to be fitted with standard three lever mortice locksets and brass plated furniture.

Single rail curtain tracks to be provided to all windows in kitchen and bathrooms and double curtain rails to bedrooms and living areas.

Each bathroom will be fitted with 1 x 1.2m towel rail, 1 x ceramic toilet roll holder and 1 x shower soap dish.

ELECTRICAL

One single plug and light point per bedroom. Three globe white spotlights in bedrooms, kitchen and living room. One white bowl bulkhead type light in each bathroom. Two plugs per lounge, two plugs per kitchen, two external lights, stove point with isolator and distribution board as shown on the floor plan layout.

External light fittings to be watertight.

1 four plate Defy stove/oven combination to be fitted to kitchen.

PLUMBING

All sanitary fittings are to be standard type white vitreous china and acrylic cisterns.

Plastic toilet seat fitted.

Baths are to be 1700mm long white acrylic type.

Wash hand basins will be fixed on pedestal.

A single bowl continental fit-on sink will be installed and sunk into kitchen counter top, sealed with watertight silicone sealant.

Taps are to be Cobra Star taps or equal. Complete cold and hot water reticulation, including taps and a 100 litre cylinder (SABS approved) complete with pressure release valve and thermostat and electrical connection.

Shower (if fitted) will have a glass and aluminium shower enclosure.

One outside tap included on ground floor units.

BUILT-IN CUPBOARDS

A three door built-in cupboard will be fitted in the main bedroom. In each of the other bedrooms a two door built-in cupboard.

The kitchen will be fitted with a three door floor unit with kitchen sink fitted to counter top.

A three door wall unit will be provided.

Counter tops to be Formica.

FENCING

The entire stand will be fenced with 2.1m high pre-cast concrete walling with electrical fence fitted on top of wall.

A single sliding steel gate will be fitted to entrance and exit lanes.

SITE WORKS

The property will be levelled to dispose the storm water to the extent as determined by the Civil Engineer and approved by the local Council.

Instant lawn will be provided to all open areas.