

CAMISSA HOMES - SPECIFICATION LIST

SPRINGFIELD MANSIONS - BERNADINO HEIGHTS

Foundations and Structure

Foundation and walls are to be built in strict accordance with the municipal and NHBRC building regulations; Filling under floors, steps and backfilling to foundations shall be approved clean dry material and shall be free of clay, vegetable or deleterious material;
Compact and fill under surface beds and provide for damp proof membranes and reference mesh under concrete; Screed with cement to receive finished floor covering;
All external walls shall be constructed of Maxi cement bricks with cavity construction in accordance with the requirements of the NHBRC and Municipality. The brick skins to be tied together with galvanized butterfly wire ties;
Wherever the cavity is breached or as specified by the NHBRC, a damp proof membrane is to be built in.

Internal Finishes

Internal Walls

All the internal walls to be one coat steel trowelled plaster throughout.

Wall tiling, mirrors and bathroom fittings

Tiles to be selected from the sample of the Contractor;
Shower to be tiled 1.8m, bathroom walls to 1.2m;
Kitchen walls to be tiled 600mm above countertops and between countertop and top cupboards;
Bathroom to be fitted with towel rail, toilet roll holder and soap dish in shower, from the Contractor's range;
All wall and floor tiles to be fitted "square" – that is, at 90°;
The Contractor may in its sole discretion decide to tile at an angle or pattern;
Should the tile selected have variances in size, the Contractor may in its sole discretion vary the width of the spacing of such tiles when affixing them.

Floors

Tiles to be selected from the standard range of the Contractor and to be fitted to the kitchen and bathroom;
Laminated flooring to be selected from the standard range of the Contractor and to be fitted to bedrooms, lounge, passing and dining area.

Ceilings

Ceilings to consist of Rhino board on SABS approved treated brandering on second floor;
Other floors ceilings to be skimmed to the underside of slab.

Doors

Internal doors to be hollow core or similar to Contractor's choice;
All external doors and door frames to be timber from standard Contractor's range or similar;
External windows to be aluminium from standard Contractor's range or similar.

Ironmongery

Locks internally to be two lever Mortice locks;
External doors to be fitted with three lever Mortice locks;
Unit numbers to be provided.

Roof

Trusses shall be of prefabricated type assembled in strict accordance with Building Regulations;
Roof shall be covered with clip lock roof sheeting or similar, colour to Contractor's choice.

Painting

All plastered surfaces to be finished with Acrylic PVA, Midas 230 or similar;
All external timberwork to doors and door frames to be varnished. Bargeboards and fascias to be painted white;
Internal doors to be painted white;
Ceilings to be finished with two coats white PVA;

Exterior Colour scheme to be as approved by the local authority.

Plumbing and drainage

Sink: Double bowl stainless steel drop in sink;
Bath to be Acrylic;
150 Litre solar water cylinder with overflows and drip tray to be installed;
One external standpipe to be provided;
All sanitary ware and baths to be white;
Pre-paid water meter to be installed.

Electrical Installation

One light and two double plug points per main bedroom;
One light and one double plug point to 2nd bedroom;
Lights and two double plug points for lounge/dining room, all lights to be L.E.D non dimmable;
One fibre point provided per unit;
Lights for kitchen;
Two double plug points for kitchen;
Eskom pre-paid meter & installation thereof to be provided;
Under counter oven, hob and extractor to be installed from Contractor's standard range.

Built-in Cupboards

Kitchen cupboards: Doors to be colour from Contractor's standard range;
Top cupboards to kitchen as indicated on the rendering, only on either side of extractor;
Kitchen tops to be 15mm Rustenberg granite from the range of the Contractor;
Bedroom cupboards: Colour from Contractor's standard range.

Glazing

Clear glass to be installed generally, obscure glass to bathrooms;
Safety glass wherever required by law.

Walling and paving

Walls and gates as per approved plan and/or marketing drawing or Contractor's specification;
Patios and stoep areas to be paved with cement pavers as per plan to Contractor's specification;
Vibracrete walling (sides + rear of erf) will not be plastered nor painted.

Landscaping

All areas of the erf not paved, will be grassed.

Railings and balustrades

Where railings and balustrades are required, such will be made to contractor's specification.

Marketing material

Please note the following:

1. Furniture contents in renderings are not included in the purchase price;
2. All household accessories (rugs, blinds, curtains, etc) are not included in the purchase price;
3. All image enhancing accessories (vases, clocks, crockery, books, etc) are not included in the purchase price.

Items that may differ from renderings:

Door handles & ironmongery items, joinery handles, all sanware items & necessary mirrors, wall/ceiling mounted light fittings, balustrades & railings, gates.

General

All local authority connection charges are for the account of the Contractor. In the event of any discrepancy arising between the provision of the drawings and those of the Specification, the Specification shall prevail. All materials herein specified are subject to availability. Where any materials are not readily available, the Contractor shall have the right to use the nearest similar available material. Where any materials are not clearly specified or indicated the Contractor shall have the right to use the material it considers to be most suitable for the purpose. This specification forms part of the contract and supersedes the drawings. In other words, this Specification has preference over all drawings pertaining to this contract.