



NEW COURT at STEENBERG

GENERIC FINISHES

INTERNAL FINISHES

GROUND FLOOR

Hallway / Dining / Living / TV area

Floor Finish	Ceramic or porcelain floor tiling – PC amount of R300 sqm. Alternative flooring options (i.e. carpets or timber laminate flooring) could be considered but may incur an additional cost.
Skirting	150mm high profiled SAPine, painted timber skirting.
Wall Finish	Skimmed plaster finish, primed and painted with 2 finishing coats of a durable acrylic paint.
Cornice	Moulded polystyrene cornice 100mm deep, to be painted.
Ceiling	Gypsum plasterboard ceiling skimmed throughout, and painted white. Bulkhead to be allowed above kitchen countertop, between kitchen and diningroom.
Electrical Points (refer to later electrical layout)	Combination of LED downlighters and feature ceiling points, allow for x 2 (above diningroom table and central to livingroom) Standard TV signal point allow for x 2 (in livingroom and TV area) DSTV connection to central dish (decoder not included), Double power points as per electrical layout, Intercom link to main entrance (2 stations supplied, 1 downstairs and 1 upstairs)
Readiness for Future Electrical Installation	Conduiting for alarm installation (alarm not included).
Built-In Furniture	No built-in furniture provided. Please note furniture shown on the plan is indicative only and not provided.
Window treatments	None provided. Owner to provide blinds, in either natural materials such as timber or reeded blinds, or else in the case of fabric blinds and curtains, all linings to be in neutral colour shades, e.g. beiges, whites and sandstones. Refer to House Rules.

Kitchen

Floor Finish	Ceramic or porcelain floor tiling – PC amount of R300sqm. Alternative flooring options (i.e. timber laminate flooring) could be considered but may incur an additional cost.
Skirting	150mm high profiled SAPine, painted timber skirting.
Wall Finish	600mm high splashback ceramic / porcelain wall tiling above all countertops or between upper and lower cupboards, and behind fridge – PC amount of R200sqm. Beyond kitchen cupboards and above wall tiling, walls to have a skimmed plaster finish, primed and painted with 2 finishing coats of a durable acrylic paint.
Cornice	Moulded polystyrene cornice 100mm deep, to be painted.
Ceiling	Gypsum plasterboard ceiling skimmed throughout, painted white. Bulkhead to be allowed above kitchen countertop, between kitchen and diningroom.
Electrical Points (refer to the electrical layout)	Hob, undercounter oven & extractor to be built-in and the necessary electrical points provided. Fridge point Dishwasher points Double electrical points along kitchen counter x 3 Combination of LED downlighters & under cupboard light points (complete with light shield) x 3 Telephone point.
Readiness for Future Electrical Installation	Conduiting for alarm installation (alarm not included)

Plumbing Points to appliances	Fridge to have water point provided for integrated ice machine, but no waste point. Dishwasher to have both water & waste points provided.
Built-In Furniture / fittings	Kitchen cupboards: To be as per selection, with Caesarstone 'composite granite' countertops as per selection. Cupboard carcasses to be white melawood, cupboard doors and all exposed faces of cupboards to have MDF sprayed duco finish, to later colour selection. <ul style="list-style-type: none"> • Sink to be as per Franke's QUINLINE QLX 621-110 or similar approved. • Prep bowl to be as per Franke's Rondo RDX 610-34 or similar approved. • Tap mixers as per Grohe to later selection. • Built-in appliances, all as per Bosch to include hob, oven and extractor hood.
Window treatments	None provided. Owner to provide blinds, in either natural materials such as timber or reed blinds, or else in the case of fabric blinds, all linings to be in neutral colour shades, e.g. beiges, whites and sandstones. Refer to House Rules.
Guest Toilet	
Floor Finish	Ceramic or porcelain floor tiling – PC amount of R300sqm.
Skirting	150mm high profiled SAPine, painted timber skirting.
Wall Finish	Wall tiling only as splashback behind wall mounted basin. To be ceramic / porcelain wall tiling – PC amount of R200sqm.
	Beyond wall tiling - skimmed plaster finish, primed and painted with 2 finishing coats of a durable acrylic paint.
Cornice	Moulded polystyrene cornice 100mm deep, to be painted.
Ceiling	Gypsum plaster board ceiling skimmed throughout, to be painted white. Sealed LED downlighters throughout
Electrical Points (refer to the electrical layout)	Conduiting for alarm installation (alarm not included).
Readiness for Future Electrical Installation	Wall mounted porcelain washhand basin.
Built-In Fittings	Wall mounted toilet pan with concealed Geberit cistern and dual flush button. Tap mixers as per Grohe to later selection. Bathroom fittings (incl.'s toilet roll holder, spare toilet roll holder, guest towel ring).
Built-in furniture	None provided
Fan extract system for bathroom	Extract fan as required.
Miscellaneous	-
Window treatments	-
Garage storeroom	
Floor Finish	Ceramic tiled floor finish – PC amount of R250sqm
Skirting	Cut floor tiled skirting 100mm high all round.
Wall Finish	1 coat plaster finish, primed and painted with 2 finishing coats of a durable acrylic paint.
Cornice	No cornice
Ceiling	Where beneath concrete slab, no ceiling, underside of concrete to be rubbed down and painted with 2 finishing coats of a durable acrylic paint. Where beneath sheeted roof, fire rated ceiling to be installed to later specification.
Electrical Points (refer to the electrical layout)	1 x bulkhead compact fluorescent light fitting provided.
Readiness for Future Electrical Installation	1 x Double power point Conduiting for alarm installation (alarm not included).
Garage and open laundry area	
Floor Finish	Ceramic tiled floor finish – PC amount of R250sqm
Skirting	Cut floor tiled skirting 100mm high all round.
Wall Finish	1 coat plaster finish, primed and painted with 2 finishing coats of a durable acrylic paint.
Cornice	No cornice
Ceiling	Where beneath concrete slab, no ceiling, underside of concrete to be rubbed down and painted with 2 finishing coats of a durable acrylic paint.

Electrical Points (refer to the electrical layout)	Where beneath sheeted roof, fire rated ceiling to be installed to later specification. 2 x strip fluorescent light fittings provided. 1 x Double power point in garage area 1 x Double power point for washing machine & tumble dryer Powerpoints as required for heat pump and related extraction Conduiting for alarm installation (alarm not included). Water and waste provision for washing machine. Mechanical extraction as required for heat pump.
Readiness for Future Electrical Installation Miscellaneous	
FIRST FLOOR	
Bedroom 1	
(Finishes extended into dressingroom)	
Floor Finish Skirting Wall Finish	Carpet as per selection– PS amount of R300sqm. 150mm high profiled SAPine, painted timber skirting. Skimmed plaster finish, primed and painted with 2 finishing coats of a durable acrylic paint.
Cornice Ceiling	Moulded polystyrene cornice 100mm deep, to be painted. Gypsum plasterboard ceiling skimmed throughout, to be painted white.
Electrical Points (refer to the electrical layout)	Combination of LED downlighters and feature ceiling point x1 (in main bedroom over bed) Double power points as per electrical layout Standard TV signal point in main bedroom Telephone point in main bedroom
Readiness for Future Electrical Installation Built-In Furniture	Conduiting for alarm installation (alarm not included). Dressingroom - built-in cupboards with no doors. Cupboard carcasses to be white melawood, but exposed sides of cupboards to have MDF side panel with sprayed duco finish, colour white. Full-length mirror provided.
Window treatments	Please note further furniture shown on the plan is indicative only and not provided. None provided. Owner to provide blinds, in either natural materials such as timber or reeded blinds, or else in the case of fabric blinds and curtains, all linings to be in neutral colour shades, e.g. beiges, whites and sandstones. Refer to House Rules.
Main-en-suite Bathroom	
Floor Finish Skirting Wall Finish	Ceramic or porcelain floor tiling – PC amount of R300sqm. 150mm high profiled SAPine, painted timber skirting. Wall tiling only as splashback around bath (±600mm above bath or to closest full tile) & to face of bath (complete with access panel), as splashback behind vanity, and then in shower taken up to head of windows (±2200mm high or to closest full tile). To be ceramic / porcelain wall tiling – PC amount of R200sqm.
Cornice Ceiling	Top of wall tiling to be finished with a 30mm painted, moulded timber dado rail, except in shower. Above line of wall tiling - skimmed plaster finish, primed and painted with 2 finishing costs of a durable acrylic paint. Moulded polystyrene cornice 100mm deep, to be painted. Gypsum plasterboard ceiling skimmed throughout, to be painted white.
Electrical Points (refer to the electrical layout)	Sealed LED downlighters throughout Heated towel rails x 1
Readiness for Future Electrical Installation Built-In Fittings	1 x shaver / electric toothbrush plug point Conduiting for alarm installation (alarm not included). Caesarstone 'composite granite' vanity top 2 x porcelain washhand basins, complete with undercounter vanity cupboard and mirror over. Built-in acrylic bath 1800 x 900mm set in tile surround. Shower to get a frameless glass screen or frameless glass, hinged shower door, depending on unit, refer layout. Wall mounted toilet pan with concealed Geberit cistern and dual flush button. Tap mixers, shower arm and rose all as per Grohe to later

	<p>selection. Bathroom fittings (incl.'s toilet roll holder, spare toilet roll holder, towel ring). Heated towel rail as per Jeeves model "Spartan six".</p>
Built-in furniture	Vanity cupboard beneath vanity - carcass to be white melawood, cupboard doors and all exposed faces of cupboards to be MDF with sprayed duco finish, to later colour selection.
Fan extract system for bathroom	Extract fan over toilet, where no natural ventilation provided. Extract fan over shower where required.
Miscellaneous	-
Window treatments	None provided Owner to provide blinds, in either natural materials such as timber or reeded blinds, or else in the case of fabric blinds, all linings to be in neutral colour shades, e.g. beiges, whites and sandstones. Refer to House Rules.
Bedroom 2	
Floor Finish	Carpet as per selection– PS amount of R300sqm.
Skirting	150mm high profiled SAPine, painted timber skirting.
Wall Finish	Skimmed plaster finish, primed and painted with 2 finishing coats of a durable acrylic paint.
Cornice	Moulded polystyrene cornice 100mm deep, to be painted.
Ceiling	Gypsum plasterboard ceiling skimmed throughout, to be painted white.
Electrical Points (refer to the electrical layout)	LED downlighters Double power points as per electrical layout
Readiness for Future Electrical Installation	Conduiting for alarm installation (alarm not included).
Built-In Furniture	Built-in cupboards - cupboard carcasses to be white melawood, cupboard doors and all exposed faces of cupboards to have MDF sprayed duco finish, colour white. Full-length mirror provided.
	Please note further furniture shown on the plan is indicative only and not provided.
Window treatments	None provided. Owner to provide blinds, in either natural materials such as timber or reeded blinds, or else in the case of fabric blinds and curtains, all linings to be in neutral colour shades, e.g. beiges, whites and sandstones. Refer to House Rules.
2nd Bathroom	
Floor Finish	Ceramic or porcelain floor tiling – PC amount of R300sqm.
Skirting	150mm high profiled SAPine, painted timber skirting.
Wall Finish	Wall tiling only as splashback behind vanity, and then in shower taken up to head of windows (±2200mm high or closest full tile). To be ceramic / porcelain wall tiling – PC amount of R200sqm.
	Top of wall tiling (excluding shower) to be finished with a 30mm painted, moulded timber dado rail.
Cornice	Above line of wall tiling - skimmed plaster finish, primed and painted with 2 finishing costs of a durable acrylic paint.
Ceiling	Moulded polystyrene cornice 100mm deep, to be painted. Gypsum plasterboard ceiling skimmed throughout, to be painted white.
Electrical Points (refer to the electrical layout)	Sealed LED downlighters throughout Heated towel rail.
Readiness for Future Electrical Installation	Conduiting for alarm installation (alarm not included).
Built-In Fittings	Composite vanity top incorporating porcelain washhand basin, complete with undercounter vanity cupboard and mirror over. Frameless, glass, hinged shower door, refer layout. Wall mounted toilet pan with concealed Geberit cistern and dual flush button. Tap mixers, shower arm and rose all as per Grohe to later selection. Bathroom fittings (incl.'s toilet roll holder, spare toilet roll holder, towel rail). Heated towel rail as per Jeeves model "Spartan I"

Built-in furniture	Cupboard beneath composite vanity basin - carcass to be white melawood, cupboard doors and all exposed faces of cupboards to be MDF with sprayed duco finish, to later colour selection.
Fan extract system for bathroom	Extract fan where no natural ventilation provided.
Miscellaneous	-
Window treatments	None provided Owner to provide blinds, in either natural materials such as timber or reeded blinds, or else in the case of fabric blinds, all linings to be in neutral colour shades, e.g. beiges, whites and sandstones. Refer to House Rules.
Study space	
Floor Finish	Carpet as per selection– PS amount of R300sqm.
Skirting	150mm high profiled SAPine, painted timber skirting.
Wall Finish	Skimmed plaster finish, primed and painted with 2 finishing coats of a durable acrylic paint.
Cornice	Moulded polystyrene cornice 100mm deep, to be painted.
Ceiling	Gypsum plasterboard ceiling skimmed throughout, to be painted white.
Electrical Points (refer to the electrical layout)	LED downlighters Double power points as per electrical layout Standard TV signal point DSTV connection to central dish (decoder not included) Telephone point
Readiness for Future Electrical Installation	Conduiting for alarm installation (alarm not included).
Built-In Furniture	None provided
Window treatments	None provided. Owner to provide blinds, in either natural materials such as timber or reeded blinds, or else in the case of fabric blinds and curtains, all linings to be in neutral colour shades, e.g. beiges, whites and sandstones. Refer to House Rules.

GENERAL INTERNAL SPECIFICATIONS

Internal sills	To be 22mm thick arrised edged SAPine sills, to be primed and painted in Plascon's "Velvagro" paint.
Walls	Internal house walls to be skimmed plaster finish, primed and painted with 2 finishing coats of a durable acrylic paint, such as Plascon's 'Cashmere' paint or equal. Garage & storeroom walls to be 1 coat plaster finish, primed and painted with 2 finishing coats of a durable acrylic paint, such as Plascon's 'PEM 1000' paint or equal.
Cornices	To be 100mm high moulded polystyrene cornice to be primed and painted with 2 finishing coats of a durable acrylic paint, such as Plascon's 'Polvin' paint or equal.
Skirtings	To be 19mm thick, 150mm moulded high SAPine to detail, to be primed and painted in Plascon's "Velvagro" paint.
Internal Doors	Semi-solid flush panel veneer doors. To be primed and painted in Plascon's "Velvagro" paint.
Internal Door Frames, jamb linings & Architraves	SAPine solid timber frames, complete with SAPine timber jamb linings and 22mm thick profiled SAPine timber architrave as per detail. Plinth blocks to be provided at all doorways, where architraves meet skirtings. All to be primed and painted in Plascon's "Velvagro" paint.
Ceilings	To be gypsum plasterboard, thickness as recommended by ceiling sub-contractor. All to be skimmed and painted.
Insulation	Completely compliant with SANS 10400.

GENERAL EXTERNAL FINISHES

External walls	All external walls to be 280mm clay brick cavity walls, finished with 1 coat smooth cement plaster, to have standard plaster filling preparatory coats and then to be finished with an appropriate washable acrylic paint, such as Plascon's "Micatex" paint. Colours to later selection.
Windows	To be hardwood painted timber windows. All glass to be Intruderproof solar E and to comply with N.B.R.
Bay windows	Bay windows, to be hardwood timber framed structures with infill hardwood timber windows, all to be painted as per Plascon's "Velvagio" paint. Roof to have Rheinzinc roof sheeting at flat pitch.
External Doors to Livingroom, TV area & main bedroom	To be heavy duty powdercoated aluminium sections, section sizes co-ordinated to match those of timber framed doors.
Front door	All glass to be Intruderproof solar E and to comply with N.B.R. Front entrance doors to houses to be solid hardwood timber panelled doors all to be painted as per Plascon's "Velvagio" paint.
Stoops	All stoeps to be tiled with natural stone 400 x 400mm x 20mm thick tiles, allow PC amount of R300sqm.
Rainwater goods	All gutters to be powdercoated aluminium, all downpipes to be 100mm diameter PVC (as per Marley).
Lighting	Entrance wall mounted light to RHS of front door. Garden façade / stoep to have wall mounted light fittings.
Electrical points	Weatherproof electrical point to be provided above countertop to garden side stoep.
Miscellaneous	Garden terraces to have built-in storage cupboard with granite countertop. Galvanised (& painted steel framed) timber slatted doors. Timber slats to be balau, with 10mm gaps between.
Roof	To be pre-painted Zinalume roof sheeting.
Skylights (roof windows)	To be supplied and installed by TSRW, Velux or equally approved, to be approximately 600 x 600mm manually openable roof windows above staircases, in units where indicated only. Glass to be tinted as required to comply with XA regulations.
Balconies	To be cantilevered concrete slab with painted steel channel to exposed edge and painted steel balustrade to comply with N.B.R.
Pergola	To have painted steel columns and front beam with timber rafters, all to later detail.
Patio walls	To have plastered moulded walls to the perimeter of all terraces as indicated on drawings.

Definitions:

"Prime Cost Amount" (PC): In the case of this document refers to an amount allowed for in the quoted Purchase Price, for materials (in our case tiles & their delivery) obtained from a supplier by the Developer. This amount is only for the actual product and its delivery to site, and excludes the labour, adhesive and grout, which are included in the Purchase Price.

"Provisional Sum" (PS): In the case of this document refers to an amount allowed for in the quoted purchase price for the supply and installation of goods (carpets) by the Developer.

N.B.R.: National Building Regulations

XA Regulations: SANS 10400 –XA Energy Usage in Buildings (portion of N.B.R.)

SAPine: South African pine wood

LED lighting: LED's (light-emitting diodes) - LED light bulbs are a more environmentally-friendly alternative to incandescent bulbs or low-voltage downlighters.