

# ADDENDUM B1

## Schedule of finishes

Erf No: \_\_\_\_\_

Client: \_\_\_\_\_

.....

(1) **STRUCTURE:**

- In accordance with the building plans
- All external walls, cavity walls
- House to be built with cement Maxi
- Hollow core deck

(2) **ROOF:**

- The roof covering is tiles
- Roof to be constructed with pre manufactured roof trusses as per the Engineer design
- Fascia board to be New Tech cement and painted. Colour as per Contractor
- Aluminium gutters with PVC downpipes, colour as per Contractors choice
- Main roof overhang to be 300mm.
- No soffits

(3) **CEILINGS:**

- Rhino board ceilings with 75mm cornice in bedrooms, passage and bathrooms on first floor
- One trap door in the ceiling
- No ceiling in garage
- Insulation in roof
- Ground floor ceiling to be plastered and skimmed

(4) **WINDOWS:**

- All window frames aluminium
- Exterior and interior window sills to be plastered
- Transparent window glass in general
- Frosted glass in all bathrooms

(5) **DOORS:**

- Interior – Canterbury Deep Moulded Doors (painted)
- Interior – Wood door frames (painted)

- Exterior – All door frames of hardwood (varnished)
- Front door – As per approved plan
- Kitchen door – As per approved plan
- Garage doors – Aluzink Sectional Overhead
- Living area – Doors as per plan
- Three lever – Chrome locks at all external doors as per Contractors choice
- Two lever – Chrome locks on all internal doors as per Contractors choice

**(6) PAINT WORK:**

- External doors and timberwork to be varnished
- All internal walls – 2 coats
- All internal doors, frames to be painted with high-gloss white paint
- External paint colour – As per Contractors choice
- Internal paint colour – White

**(7) PLUMBING:**

- Washing Machine and dishwasher point
- 2 outside taps to be provided
- Sink 1.2m – double bowl stainless steel sink with drip tray
- Bath 1.7m white bath
- Basin: White wall hung
- WC: Semi Close couples system – White
- 150 litres solar geyser, 400KPA in garage
- Taps as per developer range
- Shower doors – Pivot type, white

**(8) PLASTER:**

- Interior: Smooth plastered

**(9) FLOOR COVERING:**

- Floor tiles as per floor plan as per Contractor's selection provided. (600 x 600)
- Tile skirtings (Not in bathrooms and kitchen)

**(10) WALL TILES:**

- Bathrooms : From floor – +-1,5m High (level with window sills)
- Kitchen : 1.5m, to have tile splash back.
- Shower : Tiled to Ceiling
- All wall tiles as per Contractors selection provided. (600 x 600)

**(11) CUPBOARDS:**

- Kitchen : Bottom and top cupboards as indicated on plans - Colour melamine with 2mm Impact Edging and Rustenburg Granite counter tops. As per Contractors selection
- Bedrooms : Melamine Cupboards as per developers range. (sizes as per plan)

**(12) ELECTRICAL:**

- As per plan
- Appliances: Undercover oven and hob and extractor – Defy 600S black or similar

**(13) GARAGE:**

- Internal walls bagged
- Automatic garage door opener with two remotes

**(14) BOUNDARY & SCREEN WALLS:**

- The side boundaries and rear boundaries of erf shall be enclosed with vibra-crete or as specified on SDP

**(15) PAVING:**

- As per plan
- Cement bond pavers

**(16) LAWN:**

- Roll on Lawn 100m<sup>2</sup> included

**(17) ITEMS EXCLUDED:**

- Landscaping, (apart from lawn) and irrigation
- Curtain rails or blinds
- Dishes, aerials etc.
- Bathroom mirrors
- House street number
- Alarm System
- Post Box
- Bathroom Fittings

**18. INCLUDED**

NHBRC fees  
Water Meter & Connection  
Pre-paid Electrical Meter & Connection  
Solar Heating Panels

NOTE: Should the abovementioned specifications differ from the final plan then these specifications will be the final ruling document

Signature Purchaser \_\_\_\_\_

Signature Developer \_\_\_\_\_

Date \_\_\_\_\_