

FINISHING SCHEDULE		
HEADING		FINISH NOTES
1	Foundations (Erf 628 & 629 only)	Concrete strips footing
2	Foundation	Concrete raft foundation
3	Brickwork External & Loadbearing Walls	Double skin clay maxis
4	Brickwork Internal Walls	Single skin clay maxis
5	Plastering	One coat smooth plaster
6	Paint External	One coat Sabre masonry primer and two coats Sabre flexi seal – Colour to be finalised by the developer
7	Paint Internal	One coat undercoat Sabre masonry primer and two coats Sabre luxury matt – Colour to be finalised by the developer
8	Window Cills: Internal & External	Plastered and painted
9	Concrete Rood Slabs	In-situ Rib and Block System, finished with screed and Bitumen Torch-on waterproofing
10	Aluminium Doors & Windows	All external doors & windows will be as per plan Epoxy aluminium - charcoal
11	Aluminium Doors & Windows Ironmongery	External doors are to be fitted with three lever mortise locksets with door handles selected by the developer's preferred range
12	Glazing	Clear sheet glass. Obscure glass in bathrooms where applicable.
13	Front Door	Aluminium front door
14	Internal Doors	2.4m high hollow core type with horizontal routed details in Meranti frame
15	Internal Doors Finish	One coat primer and two coats matt enamel – colour white
16	Ironmongery	Internal doors fitted with standard three lever mortise locksets with door handles selected by the developer's preferred range
17	Roof Trusses	Prefabricated roof trusses
18	Barge / Fascia Boards	Barge/Fascia boards: Fibre cement painted with one (1) coat primer- and two (2) coats super acrylic paint
19	Roof Covering	Kliplock roof sheeting – colour charcoal
20	External Soffits	External soffits to overhang

21	Ceiling & Cornice	Donn Grid system with 6.4mm Gypsum board, finished with 3mm rhinolite plaster, one coat plaster primer and two coats super acrylic pva. Colour white. All ceilings and soffits finished with cornice (75mm Cove Cornice allowed to concrete soffits and shadow lines to plasterboard ceilings.) Concrete soffits will be skimmed and painted. Ceilings will be installed as high as possible.
22	Insulation above ceilings	Isotherm 135 to be installed above plasterboard ceilings
23	Garage Door	Will be two single or one double Aluzink sectional door in colour charcoal with automation (remote opening).
24	Garage Finish	Plastered and painted walls. Ceilings to garages. Floor will be screeded and painted with epoxy paint.
25	Floor & Wall Tiling	All tiling will be fixed by a specialist tiler appointed by the developer.
		Tiletoria Product: MVV600X600 (508392) Natural – Mod White 600mm x 600mm Gres porcelain. As per sample ± R160/m ² .
		Tiletoria Product: MLG600x600 (519550) Pale – Mod Light Grey 600mm x 600mm Gres porcelain. As per sample ± R160/m ² .
		Tiletoria Product: MMG600x600 (519551) Grey – Mod Medium Grey 600mm x 600mm Gres porcelain. As per sample ± R160/m ² .
26	Floor tiling area	All “living areas”, entrance hall, passages and bathrooms.
27	Wall Tiling	Bathroom walls to a height of 1.2m (with showers to a height of 2m).
28	Splashbacks to Kitchen	Splashback tiles as per preferred choice
29	Bedroom finishes	Tiled (as above)
30	Skirtings	Pine skirting to all tiled areas (apart from bathrooms) – tiled 105mm SA Pine mod finish
31	Skirting finish	Painted with one coat primer and two coats white matt enamel paint
32	Solar Geyser	200 L Solar Geyser as per regulation
33	Sanitary Ware	As per developer’s choice- see Showhouses

34	Bathroom Accessories	As per developer's choice- see Showhouses
35	Shower Screen	As per developer's choice- see Showhouses
36	Mirrors	600mm x 900mm mirror above single vanity fitted with double sided tape
		1200mm x 900mm mirror above double vanity fitted with double sided tape
37	Water Connection and Supply	Will be 15mm diameter multilayer pipe internally as well as from the water meter to the building.
38	Garden Taps	Two garden taps to be provided (1 front, 1 rear).
39	Kitchen Cupboards	Top and bottom cupboards of high gloss melamine allowed for as per lay-out with 2mm impact edging. Developer has a range to choose from - see showhouses
40	Kitchen Worktop	20mm Thick 'match kitchen' engineered stone. Developer has a range of colours to choose from
41	Stove	Oven, hob & extractor – SMEG range
42	Gas Installation	Gas installation as necessary including a 9kg Gas bottle which will be housed on the outside (backyard)
43	Bedroom Cupboards	Melamine cupboards, as per plan lay-out in bedrooms with 2mm impact edging. Developer has a range of three colours to choose from.
44		Plugs & switches to be matrix type.
45		Single phase distribution. Distribution boards and pre-paid meter will be fitted inside the garage.
46	Internal light fittings	Downlights throughout with two standard pendant type light fittings in the living room area as per the developer's choice- see showhouses
47	External light fittings	As per developer's choice and range in line with the lighting and electrical plan. – see showhouses
48	House number, Post Box & Light	House number and letter box as per design in architectural guidelines
		Regent Giza Eyelid Light with 7.2W warm white LED and day/night sensor
49	Gutters & downpipes	Aluzink seamless gutters 125mm x 85mm x 0.6mm anodized – colour charcoal, with PVC downpipes to match house wall colour
50	DSTV & TV Antenna	No DSTV & TV antenna will be installed. A centralised network system will be installed in the

		development. Installation of conduits and draw boxes to each garage will be included by the developer as per the architectural guidelines.
51	Braai Unit Type/Size	1m Stainless braai with 600 x 600mm cowl from Firescience.
52	Internal Fireplace Type	Flueless Gas fireplace – see showhouses
53	Boundary Walls	Cement block walling as indicated on plan, plastered and painted both sides.
54	Garden Gates	Steel framed gate with horizontal slats.
55	External Paving Type	Cement brick pavers selected by the developer as per plan and preferred choice and range (within architectural guideline). – see showhouse
56	Pathway Stepping Blocks	1200mm x 600mm 70mm Precast cement blocks
57	Building Standard	All construction procedures and standards will be in accordance with the requirements of the NHBRC
58	Finishes Schedule	The buyer hereby acknowledges and agrees that the choice of finishes will be limited to the range offered by the developer as per these standard specifications and shall be subject to the availability thereof, or a similar product may be substituted.
		Buyers have the option to change any of the above finishes, subject to agreement with the developer and agreeing the associated cost for payment upfront
		Any changes buyers want to make must fall within the Sitari Estate regulations