BASIC SPECIFICATION: RIDGEVIEW (CLOVERDENE EXT 36)

STRUCTURE	An appointed Engineer shall be responsible for the design of all foundations and surface beds.
BRICKWORK	External walls shall be constructed with SABS approved 140 Maxi Bricks. Internal walls shall be constructed with SABS approved 90 Maxi Bricks.
PLASTER	All walls will receive one coat textured plaster, internally and externally.
WATER PROOFING	SABS approved 375 micron damp proof coursing (DPC) shall be provide under all external walls and windowsills.
FLOOR FINISHES	All floors of house to be grano.
EXTERNAL DOORS	The entrance door to be an external quality, hardwood door in steel frame with a 3-lever lockset and weather bar.Kitchen door to be an external quality door in steel frame with a 3-lever lockset and weather bar.
INTERNAL DOORS	Standard hollow core door in Steel Frame with two lever lock set. Painted with oil paint. (White Only). Where applicable external sliding doors will be aluminium fitted with safety glass. All doors as per plan.
WINDOW FRAMES	SABS approved aluminium windows fitted with glass as per SANS 10400 Part N. No burglar bars will be fitted. Window sills to be plastered and painted or prefab.
CEILINGS	To be standard herculite ceilings with cornice, painted white PVA. One trap door per house is allowed.
ROOF	SABS "gang nail" or similar roof trusses as per Engineers detail. SABS concrete roof tiles to be placed by Specialist. All roofs will have gutters and downpipes. Roofs will be fitted with SABS approved insulation as indicated on approved drawings.
PAINTING	SABS approved white interior paint will be used internally, exterior shall be SABS colour as per Architects instructions. All steel door frames will receive undercoat and enamel paint in a white colour. External timber doors will be oiled only.
SANITARY FITTINGS	All baths to be 1700mm white acrylic. All wash basins to be standard white pedestal. All toilets to be standard white semi-close couple toilets with plastic seat. Shower panel door and fix return panel at the side for all units with showers (as per architect plan) (900mm). Shower designs and type installation are subject to change at the discretion of the developer.
GEYSERS	All houses with two bedrooms shall be fitted with an electrical assisted 100 litre solar geyser. All houses with three or four bedrooms shall be fitted with an electrical assisted 150 litre solar geyser.
WALL TILING	Splash backs will be tilled at sink, washbasin and bath where applicable. All wall and floor tiling is excluded.
TAPS & STOP COCKS	All to be SABS approved. Have hot and cold water taps as per Contractors choice.
KITCHEN	All untis to be fitted with a single sink with hot and cold water taps and cupboard underneath. No other kitchen cupboards allowed for. Allow for washing machine outlet and cold water point.
ELECTRICAL	Allow and fit ceiling lights, fitted with compact fluorescents. Plugs as per plan and D/B Board in position as indicated on plan. Allow for stove connection with isolator only. No stove allowed for. Allow external lights as per plan. Single phase electricity. Pre-paid meter will be invoiced seperately. No telephone point allowed for. One television point included in Lounge.
GARAGE DOOR	Should the client choose a garage as an option the garage will be subject to the following. Tiled roof, 1 fire door in steel frame, one 900x900 aliminium window, one light point, one single plug and gutters. No ceilings to be provided.
GENERAL	No build-in cupboards are allowed for. Allow one garden tap over gully per stand. Water connection included. Pre-paid meter will be invoiced seperately. Excludes all usage deposits. Erf to be cleaned of all rubble and vegetation on completion of work. No flowers, trees, shrubs or grass is provided for. No internal yard walls are provided. No paving allowed for. These specifications serve as guidelines only and the Developer reserves the right to amend and/or substitute items at the Developers sole discretion. The specifications herewith take precedence over any drawings as may be issued whether working or marketing drawings.In the event that the purchaser should exceed package prices then all such extra costs to be paid by Client on request.
BUILDING PLANS	Changes to plans will incur in an Architects Fee to be paid by the Owner prior to drawings done. Consultation Fee will be charged at standard rate on each consultation required.

This draft basic specification are based on the current building regulations and is subject to change in the building regulations or any other requirements or regulations imposed by the Municipality at the time of construction.