

BUILDER SPECIFICATIONS

GENERAL

Units will be constructed to comply with the requirements of the National Building Regulations (NBR), the NHBRC and relevant by-laws of the Local Authority.

Specifications must be read in conjunction with the house plans and will take precedence over the house plans should any conflict arise.

AVAILABILITY OF MATERIAL

All specified materials are subject to availability. Should any materials not be readily available, the Builder may substitute any of the products with others of a similar value and quality after obtaining the written approval of the Developer.

SITE WORKS

- Clean and cart away all vegetation over full area to be covered by the house.
- Level and shape the entire site along with existing contours.
- Prepare platform levels for construction in-line with the engineer's levels.
- Prepare and slope drive way surface according to engineer's specification.
- Trench excavation as per engineers design.
- Approved soil poisoning will be applied under all surface beds where applicable.
 - Strictly according to the manufacturer's specification with the issuing of a soil poisoning certificate at completion.
- All building rubble and excess material will continuously be removed.



WOODWIND ESTATES – TAROGATO VIEW

FOUNDATIONS & GROUND FLOOR SLAB

- Waffle raft foundation as per engineer's specifications.
- Floor level heights as per civil engineers storm water design in accordance with NBR.

SUPERSTRUCTURE

External:

- Face brick (Country Classic)
- Top structure brickwork for single storey units to be 7MPa cement stock bricks.
- Top structure brickwork for double storey units to be 14MPa cement stock bricks.
- Beam filling between trusses to be cement stock bricks.

Internal:

- Cement stock bricks, up to two courses above the ceiling.
- Pre-stressed concrete lintels above all window and door openings and all other loadbearing openings.
- Pre-stressed concrete lintels in every shower, allowing for an area to put toiletries.
- **DPC (damp proof course):** 375 (µm) micron dpc to walls and window sills, as required by the engineer.
- **DPM (damp proof membrane):** 250 (µm) micron dpm laid under concrete surface beds.



WOODWIND ESTATES – TAROGATO VIEW

WALL FINISHES

External: According to architect drawings. Plaster thickness to be 10mm. Sections to receive a smooth “wood float” plastered finish and sections to receive a wrought floated finish.

Internal: Smooth “steel float” plaster finish. Plaster thickness to be 10mm.

External window sills: Built with face bricks, colour similar to plinth.

Internal window sills: Smooth “steel float” plastered reveals.

Showers: Acrylic/paintable waterproofing to shower walls and floor prior to tiling.

Wall finishes kitchen:

- Splashback tiling along length of kitchen cupboards, including grouting and silicone between tiles and kitchen top.
- Aluminium tile edging to window reveals.

Wall tiling bathrooms:

- Splashback around bath and at HWB. Tiling to bath masonry encasement.
- Tiling to be 2.1m high in shower.
- Tiling to be 2.1m high above baths of the type C units.
- Aluminium tile edging to tiled shower shelves and window reveals



WOODWIND ESTATES – TAROGATO VIEW

ROOF STRUCTURE AND COVER

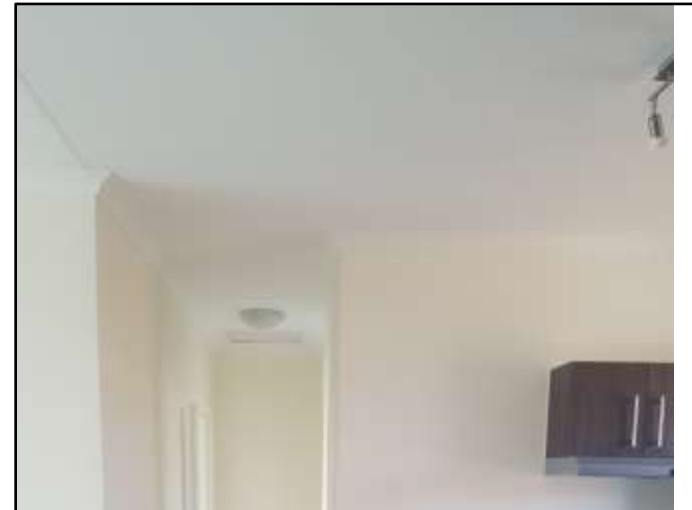
- Trusses to be tied into walls with 2.4mm galvanized wire roof ties built minimum 300mm into walls.
- 38x38 timber brandering where required as per design.
- Hip and valley type roof construction as per engineer design.
- Concrete roof tiles and concrete ridging tiles where applicable.
- Colour of tiles as per colour scheme of complex.
- Chromadek seamless gutter system with 100mm downpipes and pre-cast rainwater channels.
- Downpipe positions to be approved by the Principal Agent.
- The roof structure to be certified by a qualified roof engineer for both manufacturing and erecting.

CEILINGS

Ceilings: 6.4mm Rhino Gypsum board nailed to 38x38mm brandering at 450mm intervals and joined with metal tee strips.

Cornice: 75mm cove cornices to be used between wall and ceiling, gaps closed with acrylic silicon.

Trapdoor: 540x540mm standard trapdoor.



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PAINTING

- External walls: Two coats Dulux Weather Guard, or similar approved to all plastered sections, as per colour schedule.
- Internal walls: Two coats quality PVA paint, as per colour schedule.
- Ceilings: Two coats quality white PVA paint, closing of nail heads prior.
- Metal frames, burglar bars and patio framework: One universal undercoat and two coats enamel, as per colour schedule.
- Internal doors: One universal undercoat and two coats white enamel.
- External doors: Varnished with two coats.
- Exposed roof timber: Two coats carbolineum oil.

DOORFRAMES & DOORS

External Lounge door: Horizontal slated Meranti hardwood door, hanged to a Meranti doorframe complete with hinges, striking plates and lugs. Meranti hardwood weather bar at the bottom of all external doors.

External Kitchen door: Horizontal slated Meranti hardwood door, hanged to a Meranti doorframe complete with hinges, striking plates and lugs.

Internal doors: 813x2032x40mm Printed hollow-core hardboard doors, hanged to a Meranti doorframe complete with hinges, striking plates and lugs.

- En suite bathroom to be fitted with a hillendam sliding door mechanism.

Shower doors: White aluminium with glass sliding door panels.
Fixed Alum shower panel above bath to type C units



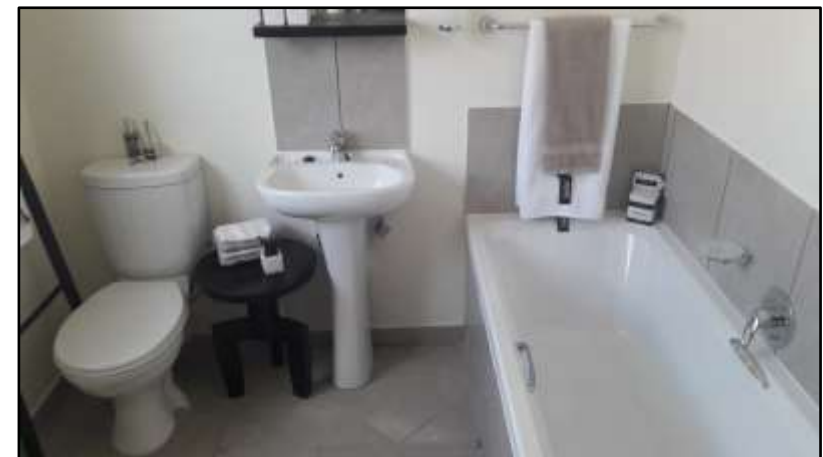
WOODWIND ESTATES – TAROGATO VIEW

WINDOWS

- Standard colour aluminium window frames, as per colour schedule.
- Clear sheet glass to all windows, obscure glass to all bathroom and toilet windows.
- All glazing to comply with NBR.

IRONMONGERY

- Door handles External: Coupe Oulu door handle with a 3 lever cylinder lockset.
- Door handles Internal: Coupe Oulu door handle with a 2 lever mortise lockset.
- Standard white single rail curtain track over all windows.
- Chrome plated towel rail in bathrooms from the La Gio Bella 4300 range.
- One chrome plated toilet roll holder per toilet from the La Gio Bella 4300 range.
- One soap dish in each shower from the La Gio Bella 4300 range.
- Floating shelf with mirror.
- A chrome plated bath cover on side of bath wall.
- Aluminium weather strip to be installed in the floor at all external doors.



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ELECTRICAL

- Installation of pre-paid meter and distribution board.
- Communal earth to be fitted as per regulation.
- Plug points to all bedrooms; 2 plug points to the lounge and main bedroom; and 5 plug points to the kitchen
- One light point to kitchen, lounge, bathrooms, bedrooms, passage and above all external doors.
- One stove point with isolator.
- One geyser point with isolator.
- One digital geyser timer within the distribution board.
- Conduit for TV cable in lounge and main bedroom.
- Onesto Oracle range.
- **Internal light fittings:**
 - Quality aesthetically pleasing light fittings fitted with standard energy saving light bulbs from the Radiant Brite Star range.
- **External light fittings:**
 - Round surface mounted clear LED light. Not to be affected by external weather conditions.

STOVE

Under counter electrical oven and hob with canopy extractor.



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PLUMBING & SANITARYWARE

- Installation of water meter per unit.
- Hot and cold water piping and waste pipes to comply with SANS 10400.
- 20mm Plascon HDPE water pipe from water meter to house.
- 15mm copper piping chased into walls to all sanitary points.
- 110mm uPVC sewer pipe from house to internal connection, incl rodding eyes.
- Flat PVC traps to sinks and showers.
- Reseal flexible traps to all washbasins and baths.
- 50mm uPVC waste piping from sanitary points.
- 50mm uPVC waste pipes to be chased into walls upwards, protruding with a bend behind the waste union.
- 150 Litre SABS solar thermosiphon geyser complete with fittings, hot water pipe lagging where applicable, and geyser fixed in roof cavity.
- Pressure valves to each unit before water enters house, overflow to gulley.
- Standard brass external hose-bib tap over gulley.
- Waste connection for washing machine and/or dishwashing machine.
- Flexihoses only from stop valves to taps/cisterns (valves finish flush to walls).



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Sanitary Fittings & taps:

Trendline range or similar approved

- 1200 x 535mm Trendline 721 “drop on” sink DEB
- 900 x 460mm Trendline 711” drop on” sink SEB

Ellies range or similar approved

- Lotus shower head FSFSH1

Isca range or similar approved

- 20mm Lerato U/T stop tap CXC 15mm A4173CLE
- 15mm Sanpride style sink mixer wall type
- 15mm Legend zorro shower mixer
- 15mm Chrome shower arm 9300/CHP
- 15mm Lerato pillar tap A4482LE

Vaal range or similar approved

- “Daisy” basin (7008) on floor mounted pedestal (715222)
- “Hibiscus Elite” (772401) close-coupled WC and white epoxy wooden seat

Oxford range or similar approved

- 1.7m white acrylic “Coral” drop in bath with handles

Macneil range or similar approved

- Nikkie bath spout and overflow

ISM range or similar approved

- 15mm angle valve Benkiser 5188
- ISM shower grate Code A 1015-12

Wirquin range or similar approved

- Dual flush mechanism universal Bi valve 19998034



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FLOOR FINISHES

- Ceramic floor tiles to kitchen, lounge, bedrooms and bathroom/s.
- 70x16mm Pine skirting to all areas except kitchen and bathroom/s. Skirting to be painted with an enamel coat and acrylic sealant applied between tiles and skirting.

BUILT IN CUPBOARDS

- Built in cupboards as indicated on the unit plan.
- Melamine carcass with impact doors, 2mm edging and quality handles.
- As per colour choice selected by the Developer.

KITCHEN CUPBOARDS

- Kitchen cupboards as per the layouts provided for each specific house type.
- Melamine carcass and doors including standard handles and Rustenburg granite tops.
- As per colour choice selected by the Developer.



WOODWIND ESTATES – TAROGATO VIEW

EXTERNAL WORKS

The property will be levelled and shaped to the extent as determined by the Developer/Civil Engineer.

Boundary Wall:

- 2.1 meter face brick wall with brick force every 4th course, brick on side roller course with an overhang drip built on a 600 x 250mm mass concrete strip foot foundation as per engineer's specification.
- Expansion joints between columns every 3.5 meters.
- Face bricks to be similar as plinth face bricks (Country Classic Red).

Walls or Fencing between units:

- 500 x 250mm mass concrete strip footings.
- 1.8 meter high walls at court yards with columns as per regulation, remaining walls 1.2 meter face brick wall above landscaped ground level.
- Brick on side roller course with an overhang.
- Expansion joints between columns every 3.5 meters.
- Face bricks to be similar as plinth face bricks (Country Classic Red).

Carport/s:

- Double cantilever shadeport/s with standard steel tubing or steel square tubing structure with corrugated galvanized roof sheeting carport/s as per SDP and within the demarcated exclusive use area as indicate on the plan.
- Steelwork to be painted with 2 coats of enamel.



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- SABS approved shade nets as per SDP to Developers colour scheme.

Or

- Hollow steel frame carports fixed to the unit underneath the roof overhang, steel pillars at opposite bearing end.
- Galvanized corrugated sheet roof covering with 4mm Nutec board ceilings.

Paving:

- Carports and driveways will be paved with grey interlocking pavers (200x100x60mm).
- Patios to be paved with grey rectangular pavers (200x100x50mm).

Gardens and Lawns:

- Ground will be prepared for trees, shrubs and lawn to be planted in the garden and communal areas as indicated on the landscape architecture plan.

Wash line:

- Steel foldable washing line that is fitted to the outer wall of the unit.
- 1500mm wide, with a minimum of 8 lines.

Patio Roof:

- Area as indicated on SDP.
- Hollow steel frame patio fixed to the unit underneath the roof overhang, steel pillars at opposite bearing end.
- Galvanized corrugated sheet roof covering with 4mm Nutec board ceilings.

