KOSMOSDAL EXT 86
House Specifications

"Note" – All specifications should be in compliance with architectural and engineering designs and specifications.

1. **FOUNDATION**
   - Concrete foundations to be as per engineers design and specification.
   - Approved damp proof membrane under foundation to engineers design and specifications.

2. **SLABS**
   - As per engineers design and specification.

3. **WALLS**
   - External walls to be 220mm wide and internal walls to be 110mm wide.
   - External and internal walls: Brick force every fourth course and every course above windows and doors, or as specified by the engineer.
   - Lintels over all openings or as specified by the engineer.
   - Approved brick grip DPC under all window sills and at structural floor level under all walls, minimum 150mm above NGL.

4. **DOORS AND DOORFRAMES**
   - External doors to be meranti 8 panel in a 1mm steel doorframe complete with hinges, striking plates and lugs.
   - Internal doors to be Masonite hollow core in a 1mm steel doorframe complete with hinges, striking plates and lugs.

5. **WINDOWS AND GLAZING**
   - Standard residential steel windows as indicated on the approved plan - burglar bars included.
   - Clear sheet glass generally in thickness as per SANS Part N minimum standards and NBR.
   - Obscure glass of glazier's choice, fitted to all bathroom and toilet windows.
   - Brick window sills to all windows.

6. **ROOFING**
   - Prefabricated engineers designed roof with timber trusses with a pitch of 26 degrees, on wall plates and tied down with 4mm galvanised roof wire all as per engineer's design and specifications.
   - Roof covering to be concrete roof tiles.
   - Roof overhang to be in accordance with required building regulations and engineers/architect's design and specifications.
   - Approved standard DPC underlay to hips and ridges only, or as specified by required building regulations and architect's design and specifications.
   - Ridges to be finished with ridge cap tiles, oxide colour similar to the roof covering.
   - Approved standard flashings to valleys.
   - No Gutters.

7. CEILINGS

- Complete ceilings installed to all areas, ceilings to be 6.4mm thick Rhino gypsum plasterboard fixed to 38 x 38mm brandering at 450mm c/c with H-section cover strips, 70mm profiled gypsum cornice and one standard trap door per house or unit.

8. WALL FINISHES

- External walls and internal walls to be plastered.
- Semi-face brick foundation wall (plinth), minimum two courses above NGL.
- Kitchen: Splash back one course above sink, 300x300mm tiles (not white).
- Bathroom: Tiled up-stand wall at bath and splash back one course above bath and wash hand basin, 300x300mm tiles (not white).

9. FLOOR FINISHES

- All surface beds (floors) to be power floated and tiled.
- 70mm tile skirting to all areas.

10. PAINTWORK

- External plaster and internal plaster finished with one undercoat and two coats of approved quality acrylic PVA, unless specified otherwise. Different colour paint to allocated panels, unless specified otherwise.
- Exposed metal work to be finished with one universal undercoat and two coats gloss enamel.
- All external doors and weather bars to be finished with two coats linseed oil or an approved quality varnish.
- All internal doors to be finished with one universal undercoat and two coats gloss enamel.
- All exposed timber to receive two coats of carbolineum.
- All ceilings and soffits to be finished with one undercoat and two coats approved acrylic PVA, unless specified otherwise – and closing of all nail heads.
- Tile Skirtings.

11. PLUMBING

- Complete hot and cold water reticulation with a centralised 150 Lt solar geyser.
- One wash machine + dishwasher connection point.
- One bath (1700mm) Acrylic with hot and cold water pillar taps including shower head with dividing glass door.
- One standard glazed porcelain WC with plastic seat and lid.
- One standard ceramic wash hand basin with hot and cold water pillar taps, on a pedestal (porcelain).
- Flexible traps at all washbasins, sinks and baths, etc. to be sealed.
- Double drop-in bowl 900mm stainless steel sink with hot and cold water pillar taps, in the kitchen.
- Concrete covers for all inspection eyes.
- Concrete gully with grid for the external drain and one external brass bib tap.
- 20mm HDPE piping from municipal connection to house including gate valve and all fittings.
- 110mm uPVC sewer pipe from municipal connection to house, including all rodding eyes, inspection eyes and fittings.

12. CARPENTRY AND JOINERY

- Melamine kitchen unit with Rustenburg granite top section, with a double drop-in stainless steel sink in the kitchen. (must see sample of how fixture looks).
- Royal Mahogany Melamine kitchen cupboards against wall as per plan and show houses.
- Built-in cupboards to bedrooms as per plan and show houses.

13. IRONMONGERY

- External doors to receive standard SABS approved three lever mortise locksets with chromium plated fittings.
- Internal doors to receive standard SABS approved two lever mortise locksets with chromium plated fittings.
- Towel rail (1.2m long) to be provided in the bathroom.
- Toilet roll holder to be provided.
- Double curtain tracks to be provided above all windows.
- Bath access panel to be allowed.

14. ELECTRICAL

- One double plug and one light point per bedroom as per approved plan.
- Two double plugs and one light point to both kitchen and lounge as per approved plan.
- Bathroom to receive one light point as per approved plan.
- One external light point as per approved plan above lounge and kitchen door.
- Stove Point with isolator as per approved plan.
- One electrical distribution board and internal electrical reticulation as per approved plan.
- 4 plate oven hub to be installed.
- Electrical service connection from metering kiosk to house distribution board.
- TV connection point.

15. SITE WORKS

- The property will be levelled to dispose of storm water as determined by the developer.
- No landscaping, other than grass and general removal of building rubble.
- One fold-up washing line (Can be utilised inside or outside of house).
- 1 meter paving around the house.
- Cement Brick bagged walls 1.6m boundary walls included.

16. AVAILABILITY OF MATERIALS

- All materials herein specified are subject to availability, where any materials are not readily available; the developer will have the right to use the equivalent or similar material available.