



LUXURIOUS HOMES

ANNEXURE A

FINISHING SCHEDULE

- BLOCK UNITS -

1. WALLS (1,2,3 & 4 Module)

www.isowall.co.za

- 1.1 Exterior & internal Walls: 75mm ISO Wall expanded polystyrene wall panels
- 1.2 Internal Walls: 75mm ISO Wall panels

Material Properties	UNIT	Type	
		SD	HD
Density	kg/m ³	15	20
K value Thermal conductivity	W/m.K	0.040	0.038
Water- Vapour Diffusion Resistance Value	-	20	30
Compression strength at 10% deformation	kPa	60	100
Short term compression strength	kPa	80	120
Long term compression strength	kPa	20	30
Shear strength	kPa	190	270
Tensile strength	kPa	200	280
Water absorption fully submerged after 7 days	%volume	1.7	0.6
Water absorption fully submerged after 1 year	%volume	5.0	4.0
Linear expansion co-efficient		7.10 ⁻⁵	7.10 ⁻⁵
Co-efficient of friction	M/m	0.5	0.5
Heat capacity	J/kg K	1500	1500
Temperature range	°C	-110/+70	-110/+70
Limited exposure maximum temperature	°C	+110	+110
Youngs modulus	kPa	4000	6000

1.3 External Paint Options:

Fired Earth Severe Weather - Blizzard White, Monsoon or Grey

www.fired-earth.co.za

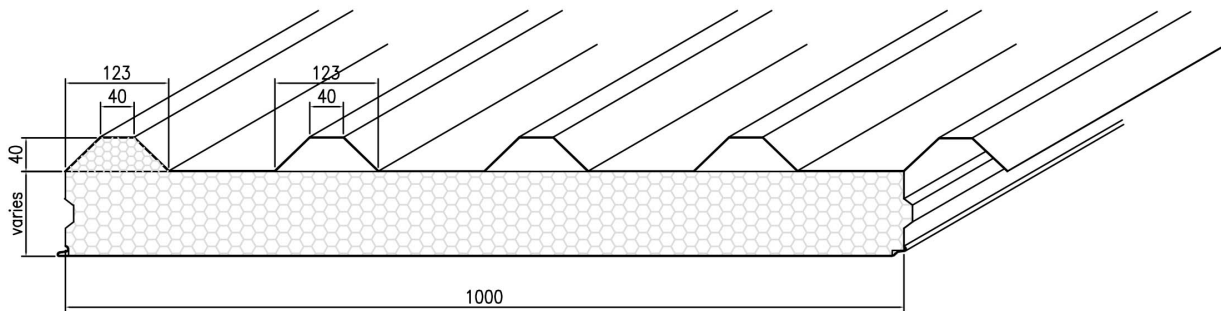
1.4 Internal Paint Options:

Duram - White

www.duram.co.za

2. ROOF CONSTRUCTION

- 2.1 Iso Roof DPR Roof Panel: EPS insulated roof panel comprising of galvanised pre-painted steel sheet laminated on top, with plain sheet of steel on the bottom

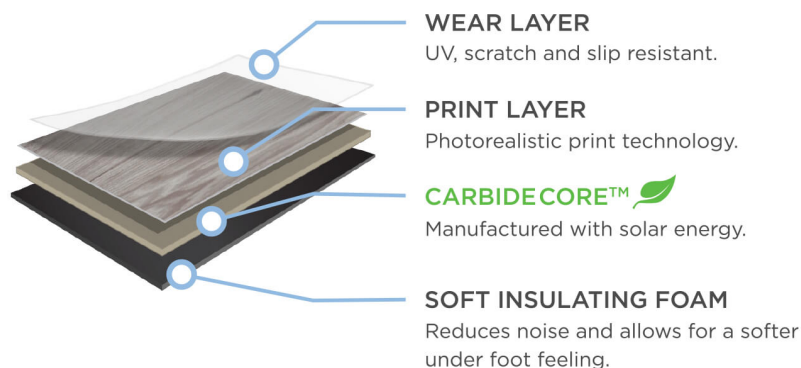


2.2 IBR gutters with IBR downpipes: www.safalsteel.com – *Optional Extra*

3. FLOOR FINISHES

www.tierflooring.co.za

3.1 Tier PVC floor laminate with wear layer that is UV, scratch and slip resistant. Internal print layer with Carbide low energy green core and soft noise reducing foam base.



3.2 Skirting: 40mm x 10mm SA-Pine painted white enamel in living areas, bedrooms and passages.

4. WALL TILING

4.1 Internal Shower Wall Black or White PVC board or white Subway Tiles

4.2 Wall tiles to kitchen White Subway Tiles - *Optional Extra*

4.3 Composite Shower Tray on shower floor

4.4 Bathroom Wall Tiles – *Optional Extra*

4.5 1 x Free standing bath on 3 or 4 Module Main Bathroom

5. CEILINGS

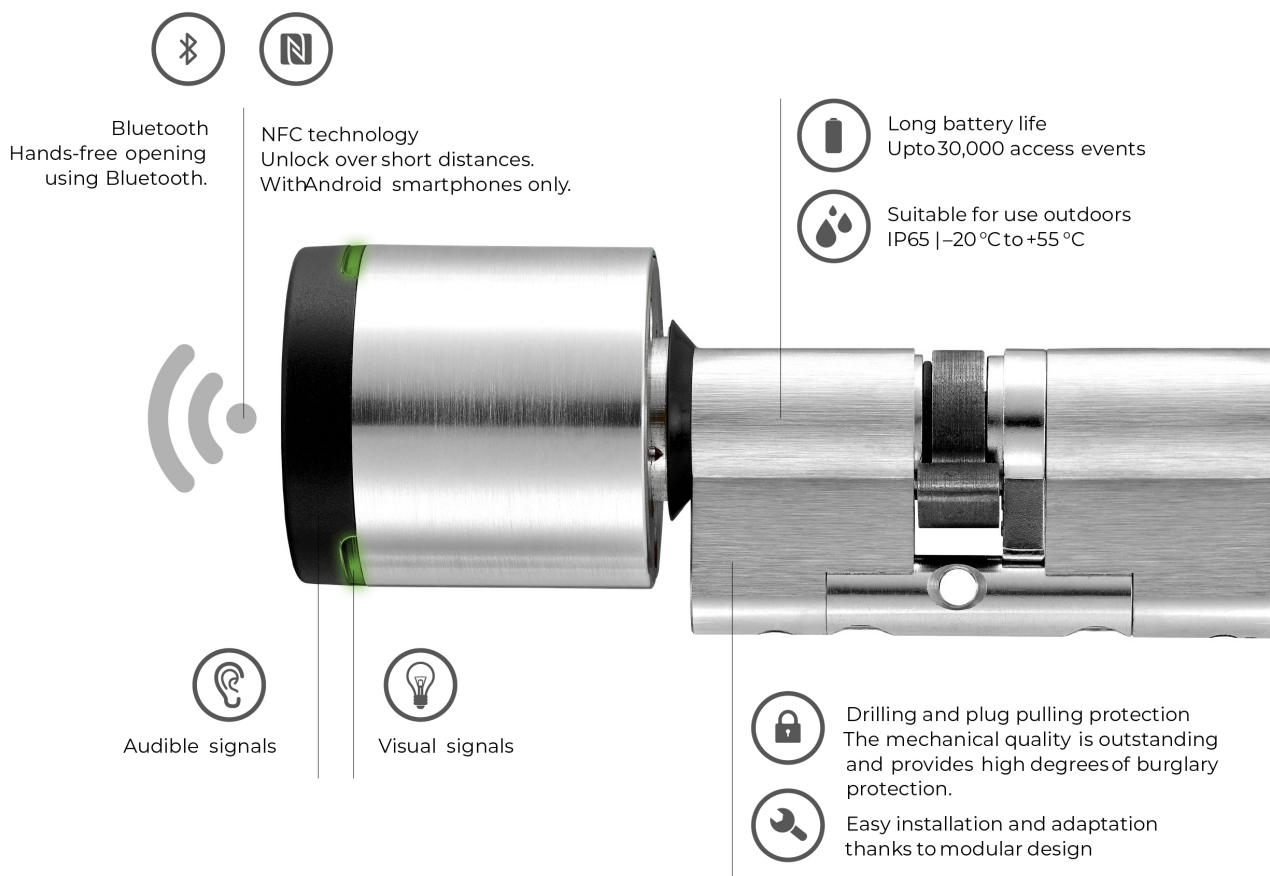
5.1 ISO Roof painted with white Fired Earth Sever Weather

6. WINDOWS, DOORS AND FRAMES

- 6.1 Aluminium windows and doors will be epoxy coated: Black or Charcoal
- 6.2 External timber doors to be horizontal slatted or grooved solid engineered hardwood timber doors in meranti frame, painted white or sealed for natural timber look.
- 6.3 Internal doors: Horizontal slatted hollow core type in pine frames, painted white and as per paint supplier specification.

7. DOOR HANDLES & LOCKS

- 7.1 Internal doors are to be fitted with standard two lever mortice lock sets with door handles as per the sellers' choice
- 7.2 1 x External main entrances doors are to be fitted with Air key set with door handle: www.evva.com
(OPTIONAL EXTRA)



7.3 Aluminium doors to be fitted with lever aluminium door handles and locks

8. PLUMBING

8.1 Dishwasher and washing machine points provided with stopcock and outlet

8.2 1 Module

1 x Hot & Cold Basin Point, 1 x Hot & Cold Shower Point, 1 x Toilet Water Inlet. Basin, Toilet, Bath & Shower Outlet

2 Module

1 x Hot & Cold Basin Point, 1 x Hot & Cold Shower Point, 1 x Toilet Water Inlet. Basin, Toilet, Bath & Shower Outlet

3 Module

1 x Hot & Cold Basin Point per bathroom, 1 x Hot & Cold Shower Point 1st Bathroom and 1 x Hot & Cold Bath Point 2nd Bathroom (Bath can also be replaced with Shower in 2nd Bathroom) 1 x Toilet Water Inlet. Basin, Toilet, Bath & Shower Outlet

4 Module

1 x Hot & Cold Basin Point per bathroom, 1 x Hot & Cold Shower Point 1st Bathroom and 1 x Hot & Cold Bath Point 2nd Bathroom (Bath can also be replaced with Shower in 2nd Bathroom) 1 x Toilet Water Inlet. Basin, Toilet, Bath & Shower Outlet

8.3 All waste pipes to be PVC to SABS and local authority requirements.

8.4 Kitchen

1 x Hot & Cold Basin Point, 1 x Dishwasher Cold point and Outlets

9. SANITARYWARE – GUEST / 2ND BATHROOM (3 & 4 Module)

9.1 Bath – 1700 x 750

9.2 Bath Mixer – Floor Standing Mixer & Shower

9.3 Basins – Stella Undermount Single Bowl

9.4 Vanity will be floor standing

9.5 Toilet – Giberit Selnova Floor Standing Pan

9.6 Shower – Will be glass panel walk-in shower (2,3 & 4 Module)

9.7 Wash Hand Basin Mixers – Spring Tide Basin Mixer 80mm

9.8 Shower Mixer – Spring Tide Concealed Mixer

9.9 Shower Rose – S/S Round Slimline shower rose 200 with round shower arm

9.10 Wastes, traps, plugs and overflows to suit

10. SANITARYWARE – MAIN BATHROOM (1,2,3 & 4 Module)

- 10.1 Basins – ella Undermount Single Bowl
- 10.2 Wash Hand Basin Mixers – Spring Tide Basin Mixer 80mm
- 10.3 Vanity will be floor standing
- 10.4 Toilet – Giberit Selnova Floor Standing Pan
- 10.5 Shower – Will be glass panel walk-in shower (2,3 & 4 Module)
- 10.6 Shower Mixer – Spring Tide Concealed Mixer
- 10.7 Shower Rose – S/S Round Slimline shower rose 200 with round shower arm
- 10.8 Wastes, traps, plugs and overflows to suit

11. SANITARY ACCESSORIES

- 11.1 Toilet roll holder S/ST polished to all Toilets – *Optional Extra*
- 11.2 Double towel rail 800 S/ST polished RO to all Bathrooms – *Optional Extra*

SANITARY WARE



12. ELECTRICAL POINTS (As per plan)

- 12.1 Black Track lights in all rooms

- 12.2 Exterior light points as per plan.
- 12.3 1 x TV-point to lounge.
- 12.4 1 x TV point to main bedroom.
- 12.5 1 x Internet/Telephone point.
- 12.6 Plugs as per Architect plan.
- 12.9 1 x Distribution board.
- 12.10 1 x Stove connection point.

13. LIGHT FITTINGS

- 13.1 Snypa LED Spot 3 Wire Track Lights: Black
- 13.2 Exterior lights – Design House surface mounted up/down light: Black



14. PAINTING

www.fired-earth.co.za

- 14.1 All external
- 15.2 All external timber will be painted as per developer's colour to manufacturer's specification.
- 15.3 Ceilings will receive two coats white paint to manufacturer's specification.
- 15.4 All internal doors will be painted white to paint supplier specification.

15. GLAZING

- 15.1 All glazing will be in accordance with SANS 10400-N

16. TERRACE AND ENTRANCE PORCH

www.eva-last.co.za

- 16.1 Entrance Deck: Evalast Eva-Tech I-Series Decking

17. INTERNAL FIREPLACE

17.1 Free Standing Fireplace – *Optional Extra*

18. SITE CLEARING

18.1 The property will be cleared of visible rubble. The existing natural contours of the site will generally remain and only undue hillocks and mounds will be removed, this is the customers responsibility.

19. BASE INSTALLATION

19.1 The base installation will is an additional charge which forms part of the quote, this provides us with a level surface to work from, galavanised bases for coastal environments are charged at a premium to inland red oxide treated bases.

20. FINISHES

20.1 The PURCHASER hereby acknowledges and agrees that the choice of finishes and materials will be limited to the range offered by Blockhouse Homes as per these STANDARD SPECIFICATIONS and shall be subject to the availability thereof. Any deviation in specification will be of equal and/or similar quality.

20.2 These specifications and finishes serve as guidelines only and Blockhouse reserves the right to amend and or substitute items with the same quality, at his sole discretion, in the event of an item not being available or in short stock.

20.3 Unless specifically requested in writing and approved by Blockhouse Homes no alterations and our changes to the standard house plan will be allowed Should plans however be allowed to change, these changes will have a cost implication and be payable by the purchaser. This will be agreed in writing and subject to approval by both parties.

20.4 The final placement of the house on the erf will be determined and agreed in writing by the purchaser.

Not included – Optional Extras

Curtain rails	Architectural fees	Plan approval fees	NHBRC Fees	Water connection
Electrical connection	Air-conditioner	Appliances	Kitchen Cabinets	Bedroom Cupboards
Septic Tank or French Drain	Double Glazing	Fly Screens	Fireplace	Alarm System
Solar	Gas Installation	TV Connection	Wi-Fi	Wallpaper
Water Storage Tanks	Timber Wall Cladding	Galvanising Base	Site Clearing	Site Establishment
Outdoor Shower	Swimming Pool	Hot Tub	Extra Decking	Shutters and Blinds
Wheel Chair Access	Ladder	Safe	Awnings	Light Dimmers
Heaters	Towel Rail	Toilet Roll and Robe Hooks	Furniture	Window Tint

PURCHASER(S):

DATE:

SELLER:

DATE:

* Please ensure that each page is initialled.