



SKYWOOD

FINISHING SCHEDULE

February 2020

BRICKWORK AND BOUNDARY WALLS

Foundation brickwork up to plinth height to be semi-face brick
All brick work will be cement stock brick for plaster with damp course and brick force as required
Boundary wall between units - Up to 1.8m - From natural ground level
Perimeter walls of project - Up to 2.8m from natural ground level

PLASTERING

External – Cement plaster to external walls with fine tyrolene finish
House Internal - Smooth plaster with Rhinolite finish
Garage Internal - Smooth wood floated plaster

ROOFING

Pitched roof - Pre-fabricated trusses with Marley Modern concrete roof tiles to Engineers specification
Flat roof section - Concrete and waterproofing to Engineer's specification

ENERGY EFFICIENCY

In compliance with South African National Standards namely SANS 10400-XA:2011 (Energy usage in Buildings)

SOIL POISONING

Soil treated with termite poisoning

BRAAI & STOVE

Smeg stainless steel oven
Smeg stainless steel gas hob
Smeg stainless steel built-in extractor
Jetmaster 850mm built in charcoal braai - Unit Type A & B only

DOOR FRAMES

External front - Wooden frame
External other - Powder coated aluminium frames
Internal - Wooden frames
Fire door - Wooden frame

DOORS

Front door - 1.2m pivot wooden door
All other external doors - Powder coated aluminium doors
Internal doors – Semi-solid wooden doors
Fire door - Solid (40mm) fire rated wooden door
Garage doors (Type A & B) - Automated double Aluflut door with 2 remote controls
Garage door (Type C) - Automated single Aluflut door with 2 remote controls

LOCKS & HANDLES

Front door - Barrel lock system with stainless steel pull handle
Aluminium doors - Factory fitted locks and handles to manufacturer's specification
Internal doors - 3 lever lock with Zotos Exclusive range chrome handle

ZOTOS
EST. 1970 CONSTRUCTION





EXTERNAL ALUMINIUM WINDOWS & DOORS

Powder coated Fenster aluminium windows & doors with factory fitted handles
-Double glazing fitted to comply with SANS 10400
-Obscure glazing applicable to bathrooms
Concrete window cills

SKIRTING & ARCHITRAVES

94mm x 16mm Shadowline wooden skirting - (Excluding Garage)
43mm x 16mm Shadowline wooden architrave to all timber door frames - (Excluding Garage)

CEILINGS & CORNICE

Plastered and Rhinolited ceilings throughout with shadowline cornice
Bulkheads as per unit type plan

BALUSTRADE

Internal & External - Frameless glass balustrade with black trim

WALL TILING

Bathrooms - Choice from Zotos Exclusive range
Guest WC - Feature wall behind vanity. Choice from Zotos Exclusive range

FLOOR COVERING

Vinyl flooring to bedrooms - Choice from Zotos Exclusive Range
Floor tiles to living areas and bathroom 2 & 3 - Choice from Zotos Exclusive Range
Quartz carpet - to main bathroom floor & shower floor and to bathroom 2 & 3 shower floor only
Garage floor - Floor tiles as per Show House

SANITARYWARE - As per Show House

Main Bath (Type A & B) - Double Vanity, free standing bath, frameless shower, Geberit cistern with wall hung pan
Main Bath (Type C) - Single Vanity, free standing bath, frameless shower, Geberit cistern with wall hung pan
Bathroom 2 (Type A, B & C) - Single Vanity, Frameless shower, Close couple toilet
Bathroom 3 (Type A & B) - Single vanity, free standing bath, frameless shower, Geberit cistern with wall hung pan
Guest WC (Type A & B) - Single vanity, Geberit cistern with wall hung pan

BATHROOM ACCESSORIES - As per Show House

Main bathroom – Toilet roll holder/toilet roll dispenser/heated towel rail/single towel rail/robe hook – Matt black
Bathroom 2 – Toilet roll holder/single towel rail/shower shelf/robe hook - Chrome
Bathroom 3 (Type A & B only) - Toilet roll holder/single towel rail/shower shelf/robe hook - Chrome
Guest WC – Toilet roll holder/toilet roll dispenser/single towel rail – Matt black

TAPS & MIXERS

Kohler range - Chrome

PLUMBING

1 x dishwasher connection - cold water supply - Stopcock above counter
1 x washing machine connection - cold water supply - Stopcock above counter
1 x prep bowl connection with hot & cold water supply





HOT WATER SUPPLY

1 x SABS approved 200lt solar geyser

CABINETS & COUNTER TOPS - As per plan

Kitchen - Choice from Zotos Exclusive range
Built in cupboards - Choice from Zotos Exclusive Range

ELECTRICAL POINTS & LIGHT FITTINGS

Supply of light fittings as per Zotos Exclusive range.
All light and plug points as per electrical schedule.

PAINTING

INTERNAL Up to three standard colours to be chosen from Zotos Exclusive range
1 x Coat Plaster Primer
2 x Coat Acrylic washable sheen paint

EXTERNAL Colour as per development specification
1 x Coat Primer High Cover
2 x Coat Primershield texture paint

TIMBER WORK 1 x Coat primer paint
2 x Coat matt enamel paint

METAL WORK 1 x Coat primer paint
2 x Coat matt enamel paint

GARDEN - Ground floor units only

1 x Garden taps - One over gully
1 x Single yard gate - As per plan
1 x Washing line
Instant lawn - Supplied and laid

PAVING - Ground floor units only

Grey interlocking paving as per plan .

OTHER

External concrete Float cladding - as per plan
Aluminium shutters - (Unit type A only, as per showhouse)
Semi face brick features - as per plan
Wallpaper to lounge, guest WC and staircase wall (Type A & B)
Wallpaper to lounge (Type C)
Swimming pool with timber decking - (Unit type A only, as per showhouse)
5kva solar ready inverter battery back-up power
Water back-up facility with outside tap

