



maveric Lifestyle lodges

over 45's lifestyle... the maveric promise
 join the maveric family where we care... you will not be forgotten

gauteng - north west - eastern cape - western cape

13 chantilly place 1st avenue edenvale 1609
 tel: +27 11 609 0336 fax: 086 515 5322

email: info@mavericsa.co.za or gypsey80@gmail.com
 web: http://www.mavericsa.co.za

welcome to your world
 a haven of peace and tranquility
 with friends in a changing world

don't die with your song still in you. " ~ Dr. Wayne Dyer
 conformity is the one god I refuse to bow to. " ~ Wolfie.



SPECIFICATION AND FINISHING SCHEDULE

Specification and Finishing Schedule describing materials to be used and work to be done in respect of dwelling house and outbuildings (hereinafter to as the WORKS) to be erected by **Maveric Lodges (Pty) Ltd** (hereinafter referred to as Maveric) for

.....
 (Hereinafter referred to as the Purchaser)

.....
 Purchaser ID Number

Proposed Unit..... of Erfmeasuring approximately _____sq metres

Township.....

(Hereinafter referred to as the PROPERTY) in accordance with the Building Contract marked "A"

SPECIFICATION

Conformity with Governing Regulations

All work shall conform to and be carried out in accordance with the National Building Regulations. Items covered by P.C. or Provisional Sums are to be specified by the Buyer and items not covered by the above are to be specified by Maveric. When the provisions of the Financial Institution's minimum requirements are in conflict with the National Building Regulations, then the latter shall take precedence over the requirements. In the event of any discrepancy arising between the Plan and the "Specification and Finishing Schedule" the provisions of the latter shall prevail. The Contract is based on the rate of Value Added Tax of 14% (Fourteen percent). Any change to the Value Added Tax or any Act of Parliament, regulations and by-laws of any local authority and/or public service company or authority which results in a change in the which results in a change in the Contract Price will be for the Buyer Account.

A provisional Sum is an allowance that includes supply and fit, including VAT. A P.C. is an allowance that includes the supply only, including VAT.

SITWORKS AND EXCAVATIONS

Earth works will be done as per engineer's detail

Maveric shall, on completion of the building operations, clear the site of all contracts created builders rubble.

AVAILABILITY OF MATERIAL

All material specified are subject to availability. Where materials are not readily available, or undue delay is experienced in obtaining them. Maveric reserves the right to use the nearest similar available. Where materials are not clearly specified, Maveric reserves the right to use that which it considers the most suitable. Maveric cannot guarantee that the materials used will be of the same color or texture as any sample inspected by the Buyer.

BRICKWORK

Final levels, heights of plinths, depths of excavations and number of steps shall be as per details issued by the professional team and can be changed, at their discretion, after first having notified the Buyer.

Brickwork	External walls and Cement stock bricks plastered to brush plaster Internal finish to a maximum height of 2.7mm
Boundary walling	Game Fencing with electrical sensors
Boundary walling on individual units	1.8m high measured from top concrete foundation and 110mm thick semi face brick wall with piers at positions determined by the Structural Engineer.
Lintels:	Pre-cast internal and brick on edge external
Damp-proofing	Under surface bed: 250-micron polythene.

GROUND FLOOR

Concrete slab to be 100mm thick as per Engineers detail

WINDOW AND SLIDING DOORS AND ROLLER SHUTTER DOORS

Standard sizes in Meranti heavy section, including glazing. It should be noted that colour variations could occur in timber including glazing and installation.

WINDOW CILLS

External – Plaster cill to Maveric specification

Internal – Plaster to match wall finish

DOOR FRAMES

Front	1200mm Meranti doorframe
External	Standard 813 Meranti doorframes
Internal	Standard 813 Meranti doorframes
Back Door	External 813 Meranti stable door frame

DOORS

Main Entrance Door:	1200 Meranti panelled door with pet flap
Kitchen external door:	External: Meranti 813 Stable door
Balance of doors	Internal: Supa Wood Solid.
Garage Vehicle door	Steel Motorised Rollup door and motor

DOOR FURNITURE & LOCKS

All external door furniture will be brass, which includes door handles, escutcheons where applicable, rebate sets for double doors, hinges, door stops, weather bars, etc and locks of both to hinged and sliding doors.

Internal doors will have two lever locks and standard union lock handles

Keys Maveric shall supply two keys for the front door and back door. Internal doors are provided with one key each. Should the Buyer fail to notify Maveric by written registered notice within 3 days of taking occupation of the property that certain keys are missing, then the Buyer shall have no further claim on Maveric in respect of missing keys.

SKIRTING

Main building	Tiled skirting to match floor tiles
Garage	Excluded
Bathrooms	Excluded
Kitchen	Excluded

GLAZING

As supplied by specialists for wood and aluminum windows and external doors. Obscure glass, as selected by Maveric to bathroom and certain windows.

ROOFING

Roof pitch	26 degree
Roof covering to pitched roof areas	Double Roman shape color green
Roof timbers to pitched roof areas:	To be pre-fabricated roof trusses

PLASTER

Pleater finish external tyrolene
Plaster finish Internal brush
External walls of main outbuildings
Internal walls of garages, stores, kitchen & bathrooms
Internal walls of balance of house.

CEILINGS

Main building internal.	Standard Grid with Gypsum ceiling board
Garage, stores	Standard Grid with Gypsum ceiling boards
Moulded cornice:	Gypsum (at 100x95mm) to living room, dining room, entrance hall, and kitchens. Bedrooms, study, bathrooms, passage and garage

GEYSER

Maveric shall install High Pressure geyser at the positions most suitable to the plumbing installation, and shall supply and install approved pressure valve. 1-off 150 litre horizontal

PLUMBING AND DRAINLAYING

Soil Drain: - Maveric shall obtain from the Local Authority as signed Drainage certificate, which shall be deemed proof that Maveric has complied with all requirements of the plumber and drain layer and has discharged in full all its obligations in terms of this section.
Garden storm water, a 200mm drainpipe has been allowed to the closest point to the common road.
Water: - 2 off garden taps. (1-off over the gully and 1-off on the water main) at positions most suitable to the plumbing installation and determined by Maveric. The Purchaser shall pay for the water connection fee and deposit.
The purchaser shall pay for the water consumption from date of connection, which includes that required for building.

FLOOR COVERING

Floor tile as per sample supplied Terra cotta color All internal floors will be covered with tiles

WALL TILING

Wall tile area .	Bathroom 1: Kitchen & Scullery	1.2m height. 2.1m height inside showers To underside upper wall units
------------------	-----------------------------------	--

BUILT-IN-CUPBOARDS, VANITY CUPBOARDS AND OTHER CUPBOARDS

Standard layout of one third shelving and two thirds hanging. As per attached layout

KITCHEN FITTING AND APPLIANCES

All kitchen will be fitted as per layout and finish viewed on site

For the supply and installation of the kitchen units and appliances, one double kitchen sink and granite worktops. Electrical hob, oven and extractor, as specified by Maveric.

SANITARY AND FITTINGS

1-off Vaal close toilet suite complete with double flap matching seat
1-off shower mixer with 028 shower arm
1-off Vaal Flair basin and basin mixer
1-off Vaal close couple toilet suite complete with double flap matching seat
1-off Cold under tile stop cock H&H specifications
1-off Cold under tile stop cock H&H specifications
1-off sink mixer single hole sink mixer
Bathroom accessories (including towel rail, towel rings, soap dishes
The following numbers of plumbing points are allowed:- 1 Baths, 1 Basin, 1 Shower, 1 W.C and 1 Walk in bath

ELECTRICAL CONNECTION

The Purchaser shall pay for the electric connection fee and deposit.
The position of the electrical meter box and distribution board shall be determined by the Electrical consultant. Only 1 off distribution board is included
Under floor heating mats on all floor areas.
All units are to have two external lights facing the internal road on a day / night switch. The day / night switch is to be supplied by the developer.
The Final Electrical layout plan is to be provided to the Contractor prior to the commencement for construction.
Any delay in this regard will result in a commensurate delay in the construction of the project.

PAINTING

External: Walls to architects choice, Dulux Dura 100 or equivalent 100 equivalent.
Steel work in enamel and wood doors and door frames in Dulux Timber care products.
Internal: Walls in Dulux Dura 70 or equivalent colour as specified by Maveric . Ceilings and cornices in white P.V.A

SHOWER DOORS

Shower doors 1-off PD 920 Pivot Shower Door and PD 860 Pivot Shower Door from Midway Glass W50 Single Pivot Door from Midway Glass
Shower Rail to maids (if applicable)

CURTAIN TRACKS Double Kirsch Rails in all rooms

GUARD HOUSE

DRIVEWAYS AND PATHS

Paths, splash apron, driveways, and roads, paved or concrete yards. Areas visible from the road to be paved to Maveric specification. Paving from the Erf boundary to internal road.

GARDEN AND LANDSCAPING

Landscaping is to be done by Maveric landscaper in order to confirm to the landscaping theme for the development.

SWIMMING POOL, COMMUNITY CENTRE AND BRAAI AREA

There has been an area allocated, in the architect's design, for a swimming pool, community centre and braai area.

GATES

Pedestrian gate, complex, entertainment area and refuse area per Maveric specification.

GENERAL

Insurance only covers those items purchased by Maveric. The buyer must insure any items that the buyer supplies. Should the buyer nominate sub-contractor that requires payment in advance prior to delivery of the work then the Buyer is to pay this advance payment and to take the financial risk associated with this transaction. Any such payment by the Buyer shall be credited against the Buyers account with the contractor.

The Contract excludes Electrical and Water Connection fees, interim rates and water consumption costs. Financial Institution fee, Interim interest, Bond registration costs and Transfer Duty and costs.

Street number to Maveric specification. Included.

Burglar alarm system to unit. Excluded.

Should the Buyer use his own sub-contractor to paint technique any walls in the house then Maveric will not be responsible for any re-painting technique that may be required during the maintenance period.

The Architect is responsible for the design of the unit, which includes the privacy aspect.

Any additional work required by the Architect or the Buyer in this regard will be for the Buyers account.

.....
.....
.....

ACCEPTED AND AGREED TO BY BOTH PARTIES AT _____ ON THIS THE

DAY ____/____/200.....

BUYER _____

WITNESS _____

MAVERIC _____

WITNESS _____