

We have allowed for our standard specifications :

. Total of 134m ² foot print. 21.6m long		R	1,697,000.00
. Total of 104m ² hard wood decking in front, including sub structure		Included	
. Covered Stoep in front, including battens over for light and Solar vue sheets over		Included	
. External façade / cladding: band saw cut Siberian Larch in a horizontal or vertical profile, kiln-dried, untreated		Included	
. Windows & sliding doors: Aluminium, single glazed. See below for double glazed extra cost		Included	
. Internal wall finish: skimming and painting:		R	42,000.00
. Electric & plumbing 1st fix (conduits and piping)		Included	
. All other specifications as per spec sheet, excluding any finish floors/tiling etc.			
1. Foundation on site, including concrete /steel upstand (or similar) for main house, incl. I-beams over:		R	92,400.00
1.a Foundation on site for decking & timber upstand on concrete / rock foundation:		R	42,800.00
1.b. Additional deck on one side_of the house only, due to cleaning of windows etc., including under-construction 12sqm x R1500/sqm =		R	18,000.00
2. 2nd Fix for electric/ LED lights, switches etc.:		R	48,000.00
3. Cost for solar installation to be confirmed (approx. R150 000-R200 000)		tbc	
4. 2nd Fix for plumbing, including supply and installation of Surge tank and a separate, diam. 50mm piping will be installed for shower / basin etc. If tank is over ground, then we have to build a stone wall around (not priced yet). Please supply with all sanware / fittings:		R	56,300.00
4a. We can arrange the 14l gas geyser, zero start, incl. all pipework etc. and installation thereof :		R	14,200.00
5. External Siberian Larch sliding shutters on side of bedrooms and back of lounge & front shower, final layout to be confirmed as it depends on your requirements, total 10 of as per drawing :		R	158,800.00
5a. We can install sliding shutters in front of house, bathroom windows as well as bathroom 2, as discussed at meeting, i.e.. additional x 15 shutters:		R	230,200.00
6. Western red shower duckboards :		R	18,800.00
7. Fixed glass panel on both showers incl. installation:		R	26,000.00
8. Reset shower tray & waterproof (for both showers) so that the deck can be flush:		R	14,400.00
9. Floor finish budget to be confirmed (estimate for vinyl flooring)	Material: R350.00/sqm	x 130sqm=	R 45,500.00
	Installation: R100/sqm	x 130sqm=	R 13,000.00
9a. Skirting's in wall colour and alu cover strips against sliding door etc., powder coated and installed:		R	8,800.00
10. Kitchen cupboards for main wall (3750mm) and back wall (2200mm) with no island, and all tops in solid 22mm composite with soft closing hinges and runners, including installation on site:		R	128,000.00
11. En-suite cupboards in bedroom 1 :		R	28,000.00
2 x 600mm units towards outside wall next to wc			
2 x 600mm units including open shelves on bathroom side			
Tiling bathrooms only		R	14,800.00

