

ANNEXURE "B"

SPECIFICATION LIST

1. BRICKWORK

- **Exterior Walls:** All exterior brickwork to be Maxi bricks and finished in one coat smooth plaster with one coat undercoat and two coats exterior acrylic, colour as per **DEVELOPER's** selection.
- **Interior Walls:** All internal brickwork to be Maxi bricks and finished in one coat smooth plaster, with one coat undercoat and two coats interior acrylic, colour as per **DEVELOPER's** selection
- **Feature Walls:** Face brick and bagged finish walls where indicated on plan.

2. WINDOW SILLS

- **Exterior:** Plastered and painted.
- **Interior:** Plastered and painted.

3. WINDOWS

All windows as per PLAN - Charcoal aluminium

4. DOORS AND DOOR FRAMES

- **Front/ back door:** Single solid timber door in standard solid timber frame, colour charcoal.
- **Patio doors:** Standard Aluminium as per plan, Aluminium frame colour charcoal.
- **Internal doors:** Hollowcore hardboard Horizontal door in timber frame, painted with one coat primer and two coats white gloss enamel paint.

5. ROOF TRUSSES AND COVERING

- **Roof trusses:** Pre-fabricated roof trusses.
- **Roof covering:** Cement Elite profile roof tiles with insulation.
- **Flat Roofs:** IBR profile Powder coated charcoal.
- **Flat Roofs:** Concrete cast where indicated on plan.
- **Undercover patio**

6. FLOOR COVERING

- **Tiles:** Selection as available from **DEVELOPER..**
- **Laminated floors:** Selection as available from **DEVELOPER..**
- **Carpeting:** Selection as available from **DEVELOPER..**
- **Driveway:** Cement Cobble pavers selected by the **DEVELOPER** as per Plan.
- **Patio:** Cement Cobble pavers selected by the **DEVELOPER** as per Plan.

7. BUILT IN CUPBOARDS

- **Kitchen Cupboards:** Top and bottom cupboards of wood grain finish allowed for as per lay-out plan with impact edging and Granite Type kitchen top. Colour selected by the **DEVELOPER's** preferred range.
- **Bedroom cupboards:** Wood grain finish, as per lay-out plan in bedrooms with 2mm impact edging.

8. PLUMBING

Sanitary Ware

Type and colour selected by the **DEVELOPER**.

- **Bath:** Plexicor Elegancia or similar.
- **Basin (main bathroom):** H2Flow Kansas or similar.
- **Basin (En-suite bathroom):** H2Flow Panama or similar.
- **Toilet and cistern:** Geberit or similar.
- **Kitchen sink:** Standard drop-in double bowl stainless steel with top mixer type tap.
- **Taps:** Contemporary square body or similar, from the **DEVELOPER's** choice.

Plumbing Points

- **Shower doors:** Aluminium frame as per **DEVELOPER's** choice.
- **Solar Water Heater:** 150 Liters as per **DEVELOPER's** choice
- **Rain water goods:** Aluminium as per **DEVELOPER's** choice.
- **Garden taps:** 1 Front & 1 rear garden taps to be installed.
- **Washing machine:** One point to be provided in garage
- **Dishwasher:** One point to be provided in kitchen.

9. ELECTRICAL INSTALLATION

Positions of the switchboard and electrical outlets and switches, T.V. and phone points indicated on the **PLAN**, may for practical reasons, need to be altered/omitted and such alteration at the **DEVELOPER's** discretion. The distribution board and pre paid meter fitted inside the garage. The following installations have been included:

PLUG POINTS:

- | | |
|--------------------------------|----------------------|
| • Lounge: | 2 double plug points |
| • Dining Room: | 1 double plug points |
| • Working surface in kitchens: | 2 double plug points |
| • Refrigerator/freezer: | 1 single plug point |
| • Washing machine: | 1 single plug point |
| • Stove: | 1 stove point |

- Extractor: 1 single plug point only
- Main bedroom: 2 double plug points
- 2nd/3rd bedroom: 1 double plug point per room
- Telephone: 1 telephone point in kitchen
- TV Point: 1 TV point in lounge
- Prepaid Electrical box: 1 prepaid box to be provided
- Automated Sectional Door: 1 single plug point for garage motor
- Garage 2 double plug point.

10. TV-ANTENNA

No TV antenna supplied. Only conduit and draw boxes fitted.

11. LIGHT FITTINGS

As per **DEVELOPER's** choice.

- Lounge: 4 Down Lighters with LED Globes
- Dining Room: 3 Down Lighters with LED Globes
- Kitchen 4 Down Lighters with LED Globes
- Main bedroom: 4 Down Lighters with LED Globes
- 2nd/3rd bedroom: 4 Down Lighters with LED Globes
- Passage 2 Down Lighters with LED Globes
- Bathroom 2 Down Lighters with LED Globes
- En-suite 2 Down Lighters with LED Globes
- Garage 1.2m Fluorescent light
- External Lighting 3 Light Points

12. CEILINGS

Generally, a height of 2,4m above floor level.

Internal: skimmed Rhinoboard with shadow line edges, painted with two (2) coats acrylic.

13 WALL TILING

Selected for colour and/or design and/or shape by the **EMPLOYER** from the **DEVELOPER's** preferred range.

- **All tiling:** Fixed by a specialist tiller appointed by the **DEVELOPER**.
- **Wall tiles:** To kitchen 600mm between top and bottom kitchen cupboards, but will not applied behind cupboards, bath or any other fixture or fitting.
- **Showers:** Tiled to full height.
- **Bathrooms:** Tiled to 1.2m.

14. BATHROOM ACCESSORIES

The following accessories have been allowed for in each bathroom as per **DEVELOPER's** choice:

- Toilet Roll Holder
- Towel Rail
- Soap dish in shower

15. KITCHEN FIXTURES

- **Stove:** A Defy 600 wide electric oven built in under the counter, as selected by **DEVELOPER** (Stainless Steel).
- **Hob:** A Defy 600 wide electric glass hob, as selected by **DEVELOPER** (Stainless Steel).
- **Extractor Fan:** Defy Chimney type, as selected by **DEVELOPER** (Stainless Steel).

16. GLAZING

Clear sheet glass generally. Obscure glass to bathrooms to glazier's choice and all glass to conform to National Building Regulations in respect of thickness and type in relation to size and position.

17. IRONMONGERY

Internal doors are to be fitted with standard two lever mortice locksets with stainless steel handles selected by the **EMPLOYER** from the **DEVELOPER's** preferred range.

External doors are to be fitted with three lever mortice lockset with stainless steel handles selected by the **EMPLOYER** from the **DEVELOPER's** preferred range.

18. GARAGE

- **Garage door:** Aluzinc door (automated), colour charcoal.
- **Garage floor:** Steel trowel finished cement screed.
- **Electrical points:** One double plug point.
- **Plaster:** External as per plan and bagged internally.
- **Ceiling:** There is no ceiling to the garage.
- **Light point:** 1 single light fitting in the garage.

19. BRAAI/ PATIO

A built braai as per plan and **DEVELOPER's** choice.

20. LANDSCAPING AND GARDENING

- Front only, landscaped and planted by **DEVELOPER**
- Paving laid as per plan.

21. FINISHES

The **EMPLOYER** hereby acknowledges and agrees that the choice of finishes limited to the range offered by the **DEVELOPER** as per this **SPECIFICATIONS LIST** and shall be subject to availability thereof, or a similar product may be substituted.

22. GENERAL

- **Skirting's:** SA-Pine painted with one coat primer- and two coats gloss enamel paint.
- **Alarm System:** Standard system (Not linked to armed response) as per Developers choice, the system become the property of the owner on transfer of the property into the owner's name.
- **Prepaid Water Meter:** As per Developers choice, the water meter become the property of the owner on transfer of the property into the owner's name.

23. PERGOLAS

Will be constructed as specified on the approved plan.
Pergolas of treated pine - finished as per Developer's choice.

24. OPTIONAL EXTRAS

- Additional Light point R 700.00 (incl vat)
- Additional Plug point R 820.00 (incl vat)
- Additional cobble Paving per m² R 380.00 (incl vat)
- Additional Tiling Price per **DEVELOPER** quote