

Standard Specifications

1. BRICKWORK

- 1.1 Exterior walls: First grade clay brick, plastered and painted with one coat alkaline resistant primer and two coats pure acrylic paint.
- 1.2 Interior walls: Clay or cement brick and finished in one coat smooth plaster, with one coat undercoat and two coats interior acrylic in residence and unpainted bagged plaster in garage.

2. WINDOW CILLS

- 2.1 Exterior: Decorative Plaster band.
- 2.2 Interior: Ceramic tiles

3. WINDOWS

- 3.1 Charcoal powder coated aluminium frames.
- 3.2 Curtain rails will be of double kirsch type except in bathrooms.

4. DOORS

- 4.1 Front door: Solid meranti, painted and with door viewer.
- 4.2 Back door: Stable type meranti, painted
- 4.3 Patio door: Charcoal powder coated aluminium.
- 4.4 Internal doors: Two panel painted hollow core type.

5. DOOR FRAMES

- 5.1 Front and rear: Painted meranti.
- 5.2 Internal: Wooden frames, painted.

6. ROOF

- 6.1 The roof will be manufactured and erected by a specialist in accordance with the architect's instructions.
- 6.2 Permitted roof finishes will be concrete roof tiles in a matt dark slate grey colour as per the developer's specification.
- 6.3. Insulation as per developer's specifications.

7. FLOOR COVERING

- 7.1 Lounge, kitchen, hall, bathrooms: Will be of ceramic tiles selected by the purchaser from the developers' preferred range.
- 7.2 Bedrooms, study: Will be of woven or cut pile carpeting selected by the purchaser from the developers' Nouwens and Belgotex range.
- 7.3 Backyard: Will be of clay brick grey pavers selected by the developers.
- 7.4 Patio, entrance front door: Clay brick grey pavers.
- 7.5 Garage: Cement floor.

8. BUILT-IN CUPBOARDS AND KITCHEN COUNTER TOP

Will be installed as per architect's drawing by a contractor appointed by the developers. Kitchen counter will have a granite finish. Broom cupboard with working top(melamine finish) in garage.

9. SANITARY WARE

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| 9.1 | Bath and basins: | Will be manufactured of acrylic material. |
| 9.2 | Toilet and cistern: | Will be manufactured of porcelain. |
| 9.3 | Kitchen sink: | Will be standard double/single stainless steel. |
| 9.4 | Taps: | Will be from a range selected by the developers. |
| 9.5 | Shower seat | Will be from a range selected by the developers. |
| 9.6 | Shower doors: | White aluminium and glass as selected by the developer. |
| 9.7 | Hot water cylinder: | 150 L – 400 kpa |
| 9.8 | Rain water goods: | Aluminium as selected by the developers. |
| 9.9 | Garden taps: | Two taps per house. |
| 9.10 | Washing/dishwasher machine: | Connections supplied for cold water. |

10. ELECTRICAL INSTALLATION

Positioning of the switchboard and econometer, electrical outlets and switches, TV and phone points indicated on the plan, may (for practical reasons) need to be altered and such alteration will be at the developer's discretion. Ceran hob, under-counter oven, extractor electrical: Defy Slimline as chosen by the developers.

11. ALARM SYSTEM

A basic alarm system will be supplied, which will include:-

1 x 8 Zone IDS keypad and control unit, 1 x battery back up, 1 x transformer, 1 x 10 watt siren, 1 x door contact, 4 x passive infra reds, 2 x receivers (panic, on/off), 1 x on/off indicator light, 3 x fixed panic buttons.

The alarm system will be connected to the security at the gate.

12. PLUG POINTS, DOORBELL

Plug points, switches, telephone, TV and doorbell will be supplied as per architects drawing.

13. TV ANTENNA

A satellite dish to be supplied for DSTV.

14. LIGHT FITTINGS

The purchaser may choose fittings from a range approved by the developers. The developer has allowed for a standard amount per house for the light fittings, which are as follows:

TYPE

A	R1 300
B	R1 400
C	R1 500
D	R2 000
E	R2 200
F	R2 500

15. CEILINGS

- 15.1 Ceilings will be of plastered rhino board covered by two coats of white paint at 2 600mm above floor level.
- 15.2 No ceiling in the garage.

16. WALL TILING

- 16.1 Will be selected from the developers' preferred range.
- 16.2 All tiling will be fixed by a specialist tiler appointed by the contractor
- 16.3 All tiling will be on floor level in the kitchen, between counter top and cupboards, with a tile splash-back behind the stove. Tiles will be on floor level in the bathrooms, half tiled on the walls with a mosaic finish and to ceiling height in the showers. Tile splash-backs will be fixed behind the basins. Tiles will not be applied behind cupboards, bath or any other fixture or fitting.

17. TOWEL, SHOWER & GRABRAILS

Standard as per developer's selection.

18. 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. Mirrors supplied above vanities.

19. LOCKS

Internal locks will be of two (2) lever type; outside doors of three (3) lever type.

20. GARAGE DOORS

Will be of charcoal fiber-glass sectional overhead as chosen by the developers and will be automated.

21. BACKYARD

Wash trough and washing line - standard as per developer's selection.

22. HOUSE NUMBER

Will be of the developers' choice and fixed to the one side of the house.

23. LETTER BOX

Post boxes will be supplied at the main entrance or community center and to the satisfaction of the Post Office.

24. LANDSCAPING

Will be done by a reputable firm of landscapers (to be appointed by the developers), including irrigation.

25. FINISHES

The purchaser hereby acknowledges and agrees that the choice of finishes will be limited to the range offered by the developers as per this Specification and Finishing Schedule and shall be subject to availability thereof.

26. GENERAL

The General Specifications and Finishing Schedule must be read in conjunction with the other documents in this transaction.

PURCHASER

SPOUSE
