

1. WALLS	
Exterior	Cement maxi bricks, plastered & painted with one plaster primer coat & two coats Dulux
Interior	Cement brick, plastered & painted with one filler coat & two coats Dulux Wash & Wear
2. ROOF	
Roofing material	Colour bond corrugated sheeting - Charcoal
Fascia	Fibre cement - Painted white
Rain water goods	Aluminium Ogee profile gutters - Charcoal
	Aluminium down pipes - White
3. WINDOWS	
Window material	Powder coated Aluminium frames - Charcoal
Window sills	Exterior - plastered & painted
	Interior - plastered & painted
4. DOORS	
Door frames	Sliding door: Powder coated Aluminium - Charcoal
	Interior: Hardwood door jambs painted
	Front door: Hardwood - Varnished
Doors	Interior: Veneered semi-solid - painted white
	Front door: Horizontally slatted hardwood door - White
5. IRONMONGERY	
Front door	3-Lever chrome lockset with stainless steel pull handles
Internal doors	2-Lever chrome locksets
External doors	3-Lever chrome locksets
6. GLAZING	
Doors	Laminated float glass
Windows	Clear &/or laminated float glass to all windows with obscured bathroom windows
7. CEILINGS	
Ground floor	Skimmed & painted suspended Rhinoboard ceilings with 130x130mm high density polystyrene cornice.
First floor	Skimmed & painted Rhinoboard ceilings with 130 x 130mm high density polystyrene cornice. One trap door provided.
Garage	Painted concrete soffit
8. KITCHEN	
Tops	Legacy Quartz Nefarious 20mm
Stove	SMEG free-standing oven (600mm), gas hob & extractor fan
Cupboards	White, impact edging, finger grips
9. SANITARY WARE	
Bathroom	Showers: Walk in with glass pane
	Cabinet: White, wall mounted & ceramic basin
	Toilet: Betta Atlantis white dual top
	Bath: Thandi white built-in
	Shower head & mixer, basin mixer & bath mixer: Hansgrohe Decor range
Kitchen	Sink: Franke Projectline double
	Mixer: Hansgrohe Decor range

10. FLOOR COVERINGS	
Porcelain tiles	To kitchen, bathrooms & living areas
Vinyl	To bedrooms
Granolithic screed	To garage
Skirting	140mm SA Pine skirtings painted white. To all rooms, except bathroom, kitchen & garage.

11. WALL COVERINGS	
Porcelain tiles (600x600mm)	2.1m high inside showers only
	In kitchen between counter top & top cupboards

12. BEDROOMS	
Cupboards	White, impact edging

13. ELECTRICAL	
Light fittings	Down lights - Number of light fittings as per electrical plan
Plugs & switches	Veti (or similar) plugs & light switches (52000 or CBI)

14. GARAGE	
Garage door	Aluzink sectional overhead door - Charcoal
Automation	Remote garage door opener (2 x remotes)
Internal walls	Walls bagged & painted

15. HARD LANDSCAPING	
Driveway	Cement pavers (interlockers)

16. SOFT LANDSCAPING	
Roll-on-lawn/artificial grass	Site levelled & cleared of rubble
	Roll-on-lawn/artificial grass (20mm) with planter areas

INCLUDED	EXCLUDED
Pre-paid electricity meter	Bond costs
Electricity connection & gas installation for stove	Bond registration costs
Pre-paid water	Bank initiation & valuation fees
Sewerage connection	
NHBRC fees	
Plan approval fees	
Architectural fees	
Engineer's fees	
Transfer fees	
Solar geyser	
Intercom system to entrance gates	
	GENERAL
	These specifications serve as guidelines only & the Developer / Building Contractor reserves the right to amend & / or substitute items, at his sole discretion, in the event of any item not being available or being in short supply.

The purchaser is not permitted to do any work on site while construction is under way without the permission of the Contractor.

Note: Should the above mentioned specification differ from the final plan specification, then this specification will be the final ruling document.

