



## **FREE STANDING HOMES - SPECIFICATION**

- |                                    |                |   |
|------------------------------------|----------------|---|
| <b>1. WALLS</b>                    | a) External:   | 2 x 90mm Cement bricks, with face brick plinth and natural stone added features as shown.   |
|                                    | b) Internal:   | 1 x 90mm Cement bricks.   |
| <b>2. PLASTER</b>                  | a) External:   | Wood float (where applicable) and plaster bands to windows & doors.   |
|                                    | b) Internal:   | Steel trowel.   |
| <b>3. DOORS</b>                    | a) Front door: | Standard hardwood horizontal slatted timber door, colour: dark brown stained sealant, with standard aluminium furniture.  |
|                                    | b) Internal:   | 40mm Semi solid embossed panel doors (deep moulded), colour: painted white, with standard aluminium furniture.  |
|                                    | c) External:   | Verandah powder coated aluminium sliding doors, colour: matt bronze.  |
|                                    | d) Kitchen:    | Standard hardwood stable door, colour: dark brown stained sealant, with standard aluminium furniture.   |
|                                    | e) Garage:     | Standard hardwood horizontal slatted sectional slide over including automation, colour: dark brown stained sealant.   |
| <b>4. WINDOWS</b>                  |                | Powder coated aluminium windows, colour: matt bronze.   |
| <b>5. ROOF TILES</b>               |                | Charcoal coloured concrete roof tiles on sisalation   |
| <b>6. PAINT</b>                    | a) External:   | acrylic – colour as per Architect's specifications.   |
|                                    | b) Internal:   | PVA – colour as per Architect's specifications.   |
| <b>7. GUTTERS / DOWNPIPES</b>      |                | Standard powder coated aluminium seamless gutters and matching downpipes, colour: brown.  |
| <b>8. CEILINGS</b>                 |                | Painted plasterboard with tapped and skimmed joints, colour: white PVA.<br>External: Nutec boards, colour: white.<br>No ceilings to garages.  |
| <b>9. CORNICES</b>                 |                | Polystyrene cornices NMC profile code ST3, colour: white PVA.   |
| <b>10. SKIRTINGS</b>               |                | 100mm profiled timber skirting internally – painted white.  |
| <b>11. ARCHITRAVE'S</b>            |                | 50mm Timber – painted white.  |
| <b>12. KITCHENS / BIC's</b>        |                | As per project range  |
| <b>13. TILING</b>                  | a) Internal:   | As per project range.   |
|                                    | b) External:   | As per project range.   |
|                                    | c) Wall Tiles: | Bathroom 1.2m std & 2.1m in shower recess.<br>Per project range Van Dyk Cottage Weave (Bedrooms only)   |
| <b>14. CARPETS</b>                 | a)             | Basins – Vaal ceramic vanity basin as per project range.  |
| <b>15. BATHROOM / KITCHEN</b>      | b)             | Baths – Plexicor acrylic as per project range.  |
|                                    | c)             | Toilets – Vaal floor mounted as per project range.  |
|                                    | d)             | Kitchen sink – Franke stainless steel double end bowl.  |
|                                    | e)             | Bath and Kitchen taps – Cobra fittings as per project range   |
|                                    | f)             | Plumline towel rail, toilet roll holder and mirror as per project range.  |
|                                    | g)             | 1 x 150-litre geyser with heatpump  |
|                                    | h)             | Shower – floors tiled and doors as per project range.   |
|                                    |                | Clipsal – standard white:   |
| <b>16. PLUGS</b>                   | a) Double:     | 1 x garage, 1 x main bedroom, 1 x lounge, 3 x kitchen   |
|                                    | b) Single:     | 1 x per room, 3 x kitchen, 1 x external.  |
|                                    | c) Other:      | 2 x TV points / 2 x telephone points / 60amp single phase   |
| <b>17. LIGHTING</b>                |                | 1 point lounge, dining room and family room each / 1 point on veranda / 1 point per bedroom / 1 point in entrance porch, kitchen, scullery, passage, stairwell (2-way point) and entrance hall each / 1 point per bathroom / 1 point in garage / 2 external light points (1 above garage doors and 1 in courtyard). |
| <b>18. LIGHT FITTINGS</b>          |                | As per project range – LED downlighters throughout.   |
| <b>19. STOVE</b>                   |                | Built in oven and glass top   |
| <b>20. VANITIES / KITCHEN TOPS</b> |                | Granite as per project range – Les Bowden   |
| <b>21. DRIVEWAY</b>                |                | Tar with pre-cast concrete mini kerbs (max. 200m <sup>2</sup> )   |
| <b>22. TAPS</b>                    |                | 1 outside tap per unit to be provided.  |
| <b>23. LANDSCAPING</b>             |                | 2 Meters of instant lawn (as specified by Developer) around house, garage and courtyard.<br>Grass runners or succulents to all the banks.   |
| <b>24. GENERAL NOTES</b>           | a)             | Balustrade to stairwell in timber – painted white (where applicable).   |
|                                    | b)             | Electrical connection fee and deposit for owners account.   |
|                                    | c)             | Each home will have its own Municipal read water meter – deposit for owners account.  |
|                                    | d)             | Concrete floors to be power floated (garage).   |
| <b>25. FENCING</b>                 |                | Standard "post and rail / farmyard" estate UNMESHED approved fencing as per Architect's specifications (max. 100m).   |