

ANNEXURE B

SPECIFICATIONS

STANDARD OPTION

<u>Walls:</u>	Exterior:	NFP Maxi clay brick, plastered and painted.
	Interior:	NFX Maxi clay brick, plastered and painted.
<u>Roof:</u>		Mono-pitched roof - Charcoal grey zincalume sheeting.
<u>Facias:</u>		Fibre cement painted.
<u>Rain water goods:</u>		Aluminium with aluminium downpipes where exposed.
<u>Aluminium windows & doors:</u>		Aluminium frames powder coated charcoal.
<u>Window sills:</u>	Exterior:	Plastered and painted.
	Interior:	Plastered and painted.
<u>Doors:</u>	Internal:	Swartland Cape Culture MDF Doors with horizontal slats hung to timber frames.
	External:	Swartland Bergsun Kayo Class E Fire Door.
<u>Ironmongery:</u>		External doors: 3 x lever locks. Internal doors: 2 x lever locks. Satin Chrome Door Handles.
<u>Ceilings:</u>		Rhino board with tape fixed over joints finished with smooth skim coat. Concrete soffets finished with plaster and smooth skim coat.





Paint Specification:

Outside walls

- One coat DURUM masonry primer
- Two coats of colour DURUM
- As per presentation

Inside walls

- One coat Acrylic
- Poly skim all walls for smooth finish
- One coat of DURUM masonry primer
- Touch up all imperfections with polyfilla and re-apply DURUM masonry primer
- Two coats of colour DURUM Acrylic

	INTERIOR FADING FROST 132-2 PASTEL BASE
	EXTERIOR FOGGY COAST 131-3 DEEP BASE
	CHROMODEK ROOFING DOVE GRAY
	EXTERIOR STEELWORK AND TRIMS COUNTRY HEATHER 131-5 DEEP BASE

BATHROOM

Sanitary Ware:

Toilets
Basins

White throughout.
Semi-close couple.
Wash basin and vanity, Madeira 600WH.



MADEIRA VANITY AND BASIN
600WH



BLUETIDE STANDARD MIXER
MOON BRUSH STAINLESS STEEL

Shower:

Rose, arm and mixer, Blutide Range.
Metal finish sliding doors and fixed panel.



BLUETIDE CONCEALED MIXER
MOON BRUSH STAINLESS STEEL



BLUETIDE SHOWER ARM
BRUSHED STAINLESS STEEL

BLUETIDE SHOWER ROSE
250mm



Tiles:

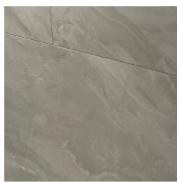
Shower walls tiled to 1.8m, Spazio Gris Matt Glazed EcoTec Porcelain
Shower floors tiled, Project Light Grey Full Bodied Mosaic.

Floor coverings:

Bathroom floors tiled including tiled skirting, Orobica Grey.

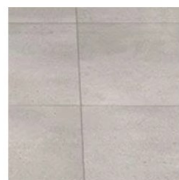
Grout:

Light grey.



BATHROOM FLOOR
OROBICA GREY - TILLETORIA

BATHROOM WALLS
SPAZIO GRIS - ITALTILE



SHOWER FLOOR
PROJECT LIGHT GREY - ITALTILE

KITCHEN

General: Washing machine point (cold water)
Dishwasher point (cold water)

Sink: GP&B single stainless steel drop in sink with strainer

CP&B SINGLE DROP IN SINK
STAINLESS STEEL WITH STRAINER



BLUETIDE SINK MIXER
SPOUT / STAINLESS STEEL

CABINET HANDLES
SATIN CHROME



Cupboards: Melawood with impact edging, upper cabinets Folkstone Grey, lower cabinets Gongo.

Counter tops: Quartz/Caesarstone/Wolfstone Crystal White with small fleck.

Wall tiles: Splashback to kitchen units 300mm above top, Gun Metal Glass Subway Mosaic, grout light grey.

Floor coverings: KBAC Vinyl Flooring, Autumn Oak.

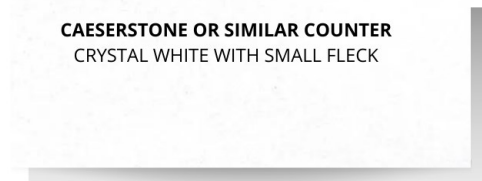
Appliances: Bosch Serie 2 Extractor, Bosch Serie 2 Built in Oven, Bosch Serie 4 Electric Hob.



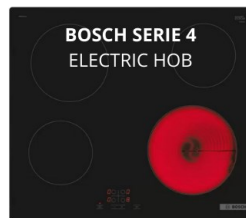
**KITCHEN
SLASH
BACK**



**BOSCH SERIE 2
EXTRACTOR**



CAESERSTONE OR SIMILAR COUNTER
CRYSTAL WHITE WITH SMALL FLECK

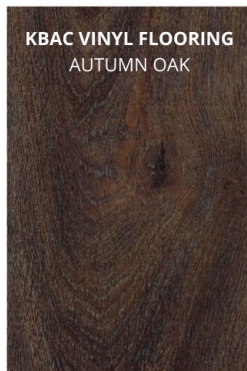


**BOSCH SERIE 4
ELECTRIC HOB**



UPPER CABINET

Folkstone Grey™



KBAC VINYL FLOORING
AUTUMN OAK

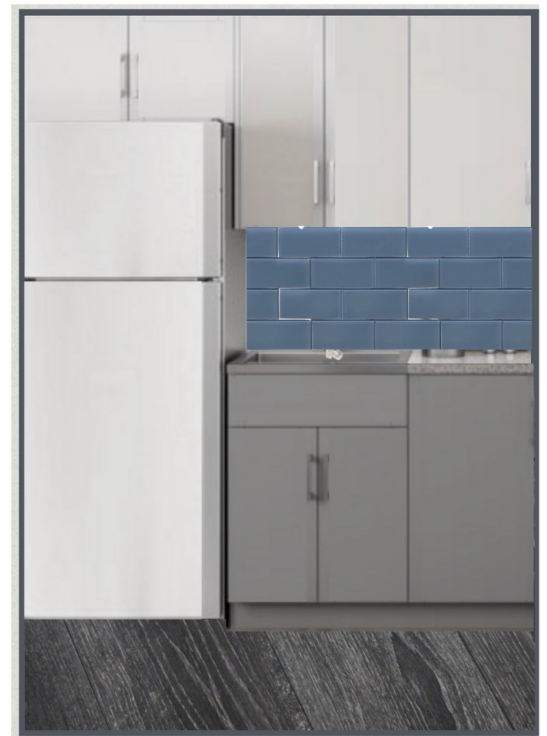


LOWER CABINET

Congo™



**BOSCH SERIE 2
BUILT IN OVEN**



BEDROOMS

- Floor coverings:** KBAC Vinyl Flooring, Autumn Oak.
- Cupboards:** White Melawood sliding doors with impact edging.
- Lighting:** LED Downlighters.



GENERAL

- Hot Water:** Centralised heat pump with storage tank system.
- Floor coverings:** Internal: KBAC Vinyl Flooring, Autumn Oak (all rooms except Bathrooms)
External: Non slip tile matching interior tiles
- Internal lighting:** LED Downlighters
- External lighting:** Outdoor lights, outdoor tread lights



KBAC VINYL FLOORING
AUTUMN OAK



SPAZIO GRIS PORCELAIN
SLIP RESISTANT ECO TEC

SAN MARCO OUTDOOR
WALL LANTERN



KAROO NARROW FOOT LIGHT
SURFACE MOUNT LED



MINION SQUARE SPOT LIGHT
EXTERIOR SURFACE MOUNT



Data, intercom, light and plug points:

- One double plug and single light point per bedroom.
- One single light point per bathroom.
- Two double plug points in lounge.
- TV, data and intercom point in lounge.
- Two double plug points in kitchen and single light point in kitchen.
- Electrical points for microwave, fridge and extractor.

Included:

Electricity connection (pre-paid electricity meter)
Water connection (pre-paid water meter)
Bathroom fittings (Toilet paper holder, towel ring, towel rail)

General:

- 1 These specifications serve as guidelines only and the Developer reserves the right to amend and / or substitute items, at his sole discretion, in the event of any item not being available or being in short supply.
- 2 Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

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

BUYER(S): _____ DATE: _____

SELLER: _____ DATE: _____