



FREE STANDING HOMES - SPECIFICATION

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| 1. WALLS | 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. |
| 2. PLASTER | a) External: | Wood float (where applicable) and plaster bands to windows & doors. |
| | b) Internal: | Steel trowel. |
| 3. DOORS | 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. |
| 4. WINDOWS | | Powder coated aluminium windows, colour: matt bronze. |
| 5. ROOF TILES | | Coverland Elite concrete roof tiles on sisalation |
| 6. PAINT | a) External: | acrylic – colour as per Architect's specifications. |
| | b) Internal: | PVA – colour as per Architect's specifications. |
| 7. GUTTERS / DOWNPIPES | | Standard powder coated aluminium seamless gutters and matching downpipes, colour: brown. |
| 8. CEILINGS | | Painted plasterboard with tapped and skimmed joints, colour: white PVA.
External: Nutec boards, colour: white.
No ceilings to garages. |
| 9. CORNICES | | Polystyrene cornices NMC profile code ST3, colour: white PVA. |
| 10. SKIRTINGS | | 100mm profiled timber skirting internally – painted white. |
| 11. ARCHITRAVE'S | | 50mm Timber – painted white. |
| 12. KITCHENS / BIC'S | | As per project range |
| 13. TILING | a) Internal: | As per project range. |
| | b) External: | As per project range. |
| | c) Wall Tiles: | Bathroom splashbacks & 2.1m in shower recess. |
| 14. CARPETS | | Samples as per project range (Bedrooms only) |
| 15. BATHROOM / KITCHEN | a) Basins – 'Vaal' ceramic vanity basin as per project range. | |
| | b) Baths – 'Plexicor' acrylic as shown on drawing as per project range. | |
| | c) Toilets – 'Vaal' close couple floor mounted as per project range. | |
| | d) Kitchen sink – Standard 'Franke' stainless steel double end bowl. | |
| | e) Bath and Kitchen taps – Isca fittings as per project range | |
| | f) Towel rail, toilet roll holder and mirror as per project range. | |
| | g) 1 x 150-litre geyser (2 bedrooms), 1 x 200-litre geyser (3 bedrooms). | |
| | h) Shower – floors tiled and doors as per project range. | |
| 16. PLUGS | Clipsal – standard white: | |
| | 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 |
| 17. LIGHTING | | 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). |
| 18. LIGHT FITTINGS | | As per project range. |
| 19. STOVE | | Matching 'Whirlpool' stainless steel built in oven, hob and extractor. |
| 20. VANITIES / KITCHEN TOPS | | Granite as per project range with 100mm high x 20mm thick splashbacks to tops. Glass splashbacks to stove (hob to underside extractor). |
| 21. DRIVEWAY | | Tar with pre-cast concrete mini kerbs (max. 275m ²). |
| 22. TAPS | | 1 outside tap per unit to be provided. |
| 23. LANDSCAPING | | 2 Meters of instant lawn (as specified by Developer) around house, garage and courtyard.
Grass runners to all the banks. |
| 24. GENERAL NOTES | 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). | |
| 25. FENCING | | Standard "post and rail / farmyard" estate approved fencing as per Architect's specifications to rear and 2 sides (max. 100m). |