

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 | | Energy efficient glaze, powder coated aluminium, colour: matt brown. |
| 5. ROOF TILES | | Charcoal coloured 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 taped and skimmed joints, colour: white PVA. External: Nutec boards, colour: white. No ceilings or cornice to garages. |
| 9. CORNICES | | Polystyrene cornices per selection, colour: white PVA. |
| 10. SKIRTINGS | | 75mm profiled timber skirting – painted white or stained. |
| 11. ARCHITRAVE'S | | 50mm timber to match skirting. |
| 12. KITCHENS / BIC's VANITIES | | Melawood cabinetry and Granite counters. |
| 13. TILING | a) Internal: | As per project range. |
| | b) External: | As per project range. |
| 14. CARPETS | c) Wall Tiles: | Bathroom 1.2m std & full in shower recess. |
| 15. BATHROOM / KITCHEN | | Per project range Van Dyk Cottage Weave (Bedrooms only) |
| | a) | Basins – Vaal ceramic vanity basin as per project range. |
| | 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. |
| 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. LAYOUT | | 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 – LED downlighters throughout. |
| 19. STOVE | | Built in oven and glass top |
| 21. DRIVEWAY | | Tar with pre-cast concrete mini kerbs (max. 200m ²) |
| 22. TAPS | | 1 outside tap per unit to be provided. |
| 23. LANDSCAPING | | INDIGENOUS : instant lawn around house, garage and courtyard and succulents to the banks. |
| 24. GENERAL NOTES | a) Balustrade to stairwell in steel with timber rail | |
| | b) Electrical connection fee and deposit for owners account. | |
| | c) Water connection fee and deposit for owners | |
| | d) Concrete floors to be screed (garage). | |
| 25. FENCING | | Standard "post and rail / farmyard" estate UNMESHED approved fencing as per Architect's specifications (max. 100m). |

PRICES INCLUDE : PLAN FEES, PROF SIGN BOARD / SHADE CLOTH, LAND SURVEYOR, PLANS, CONNECTIONS, PLATFORM, TAR DRIVEWAY AS PER PLAN, FENCING – POST & RAIL, LANDSCAPING, GRASSING (INSTANT LAWN PLATFORM AROUND HOUSE), SOAKPIT / SEPTIC TANK, EVAPO-TRANSPIRATION, CONTINGENCY, WATER CONNECTION, ELECTRICAL CONNECTION, PROF FEES, NHBC, COMMISSIONS, STOVE, ALL FINISHES AS PER SCHEDULES, DOUBLE GARAGE AUTO, HEAT PUMP & INSULATION, ALL REQUIREMENTS SET OUT BY THE SANS REGULATION, VAT

PRICES EXCLUDE : TRANSFER ATTORNEY FEES, BOND REGISTRATION FEES, POOLS, ALTERATIONS TO BUILDINGS, EXTRA EARTHWORKS & UPGRADES TO STD SPECS