



FINISHING SPECIFICATIONS – DUPLEX UNITS

HOUSE STRUCTURE: External Walls: load bearing Clay Maxi bricks, plastered & painted.
Internal Walls: load bearing Clay Maxi bricks, plastered & painted.
garage walls bagged (not painted)

ROOF: Corrugated sheeting secured to prefabricated roof trusses trimmed with fiber cement fascia boards

RAINWATER GOODS: Aluminium gutters with white PVC downpipes

BOUNDARY WALLS: Solid block walls, Tyrolean finished & painted, as indicated on architectural plan.

WINDOWS: Epoxy coated Aluminium frames
Clear sheet glass windows throughout house except bathrooms to be obscure glass.

WINDOWSILLS: External: plastered & painted
Internal: plastered & painted except where tiling is applicable

DOOR FRAMES: External: Hardwood (painted)
Internal: Hardwood (painted)

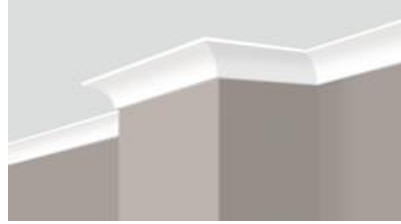
DOORS: External: Hardwood (painted)
Internal: Hollow core (painted)
Sliding: Epoxy coated aluminum
Garage: Aluzinc sectional - Automated
(Motor & 2 x remotes as per developer)

IRONMONGERY: Front door: 3-lever CISA lock with satin chrome handles
Back door: 3-lever CISA lock with satin chrome handles
Interior doors: 2-lever CISA locksets with satin chrome handles



Satin Chrome handles

CEILINGS: Skimmed 6.4mm Foam board fixed to 38x38 brandering with 75mm Cove cornices (white PVA painted), excluding garage



SKIRTINGS: 100mm tile skirtings throughout house (depending on floor finish), excluding bedrooms & garage
Bedrooms: 70mm SA pine skirtings (painted)



FLOOR FINISHES: Kitchen, living room, passages, bathrooms: Porcelain tiles (PC = R165.00 per m²)
Suppliers: Tile house

Bedrooms: Vinyl flooring (PC = R585.00 per m²)
Supplier: NB Floors

WALL TILES: Kitchen (above counter to 1.4m height): ceramic tiles (PC = R225.00 per m²)
Bathrooms (as per developer layouts): ceramic tiles (PC = R150.00 per m²)
Suppliers: Tile house

Tiles: Options as per developer samples!!!

Vinyl: Options as per developer samples!!!

CUPBOARDS & KITCHEN COUNTERTOPS: PC = R67 000.00
Kitchen & 3 x Bedrooms Contractor: JC Woodworks

Cupboards: Options as per developer samples!!!

Extra amount above PC (if applicable) to be quoted by contractor and paid in full prior to installation!!!

PLUMBING: 14 x waterpoints including points listed below:
2 x cold water point in kitchen for washing machine and dishwasher.
2 x outside taps
1 x 150 liter 600 kPa Kwikot geyser with solar panel

TAPS & SANITARY WARE:

Supplier: One Stop Plumbers Shop Brackenfell

Shower doors: Pivot shower doors with white aluminum frames



Franke Nouveau D/sink



Borrás Cat Single Lever Sink Mixer



Astina Top Flush Close Couple Suite



Betta Project Bath



Courier Basin



Nikki Spout



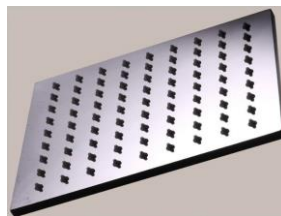
Borrás Cat Single Basin Mixer



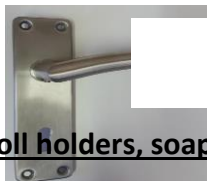
Square Shower Arm 350mm



Borrás Cat Single Lever UT Bath Shower Mixer



Square Rose Ultra 200x200mm



No towel rails, toilet roll holders, soap dishes or mirrors included. Client to provide & install own!!!

ELECTRICAL:

15 x Plug points as per electrical plan (*available upon request*)
White CBI plugs & light switches throughout house



CBI plug



CBI light switch

LIGHTS:

22 x light points as per electrical plan (*available upon request*)
Supplier: Okavango Lighting Brackenfell



Grid black Rectangle
1 x Front door
4 x Sliding door
1 x Front of Garage



*Single 4ft
Fluorescent*
1 x Garage



Oval grid
1 x Inside braai



3 Light spot on bar
1 x Kitchen
1 x Braai room



2 x Light spot on bar
1 x Entrance
1 x Living room
1 x Dining room
1 scullery
2 x Passage



24W LED light
1 x Bathroom
1 x En-suite
3 x Bedrooms

OVEN, HOB & COOKER HOOD:

Supplier: Tafelberg Furnishers Cape Gate
Oven: Bosch Oven 600 (HBF010BR1Z)
Hob: Bosch Gas Hob 600 (Pgp6b5b62z)
Cooker hood: Bosch Extractor Fan 600 (DHU63HZA)



Bosch Oven -no timer (HBF010BR1Z)



Gas Hob 600 (Pgp65b62z)



Bosch Extractor Fan (DHU63HZA)



ADDITIONAL PAVING: R440.00 per m², supply & install.

PAINT: Supplier: Sabre Paints
Paint used: Sabre Flexi seal
Internal walls color options: Sabre Flexi seal tinted to:

Colour: Options as per developer samples!!!

GENERAL: SARS transfer duty not applicable (VAT included in purchase price)
Attorney transfer fees & bond registration fees are not included.
No curtain rails or blinds included.
Plot to be cleaned of building rubble.
No roll-on lawn or landscaping included.
No burglar bars, safety gates or alarm systems included.

1. These finishing specifications serve as a guideline 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. The employer is not permitted to do any work on site while construction is under way without the permission of the developer.
3. All PC amounts in these finishing specifications are inclusive of VAT.
4. Settlement cracks are regarded as maintenance and are not covered under the contractor's guarantee.

SIGNED at _____ **on this** ____ **day of** _____ **20**__.

AS WITNESSES:

EMPLOYER 1

EMPLOYER 2

AGENT

CONTRACTOR