

Specifications

Structure:

Construction:	Under supervision of an engineer.
Foundations:	As per civil engineer's design and specification.
Bricks:	Outside – Semi face brick with plaster finish.
Plaster:	Smooth finish.
Roof trusses:	Build to engineer's design and specifications. Installation under supervision of an engineer.
Roofing:	Cement tiles Chromadek gutters with downpipes.
Windows:	Aluminium frames with glazing in accordance with SANS 104.00 Part "N".
Windowsills:	Outside – Semi face brick or plastered. Inside – Smooth plaster.
Burglar Proofing:	Ground floor windows: all opening sections. 1 st & 2 nd Floor windows: opening on communal passage only.
Security Gate:	Ground floor: Front door and Aluminum sliding door (only opening). 1 st & 2 nd Floor: Front door on communal passage.
Front door:	Meranti wooden door with handle and a 4-lever lock.
Doors inside:	Hollow core Masonite with 2-lever lock.
Patio doors:	Aluminum sliding door.

Finishes:

Ceiling:	Rhino board finish on second floors. Concrete finish ground and 1 st floors.
Curtain rails:	White – single and double rails. Single rail in all bathrooms and kitchens.
Paint:	Internal - Acrylic PVA. Color as per design. External - Acrylic PVA. Color as per design.
Wood:	Woodoc 20 (or similar).
Steel:	Matt finish. Color as per design.
Skirting:	Tiled – 150mm.
Tiles:	Kitchen. Wall - Tiles above the work top, maximum 600mm. No tiles behind fridge or appliances. Floor - sample. Wall - sample. Bathroom. Wall – Splash back only. Walls of shower will be fully tiled. Floor - sample. Wall - sample. Units. Floors – sample. Stairs and Passages. As per design. Balcony. As per design Tiled – sample board

Stove:

Defy Slimline 600cc Electric Hob
Defy Slimline 600cc Electric Oven
Defy Extractor Fan 600 Hood Black

Cupboards:

Kitchen Cupboards:	Layout according to specific kitchen plan. Double stainless-steel sink. Cupboards – sample boards.
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Tops –As per design.
Door handles – as per design.

Built in cupboards: Melamine Cupboards (As per design).
Chipboard finish with melamine edging inside.

Electrical:

Distribution board	
Ceiling light point	as per design
Wall light points	as per design
Double plug points	as per design
Single plugs	as per design
LED Lights	as per design
TV Point	
Data point	
Geyser point	
Stove point	
Pre-Paid Meter	

Plumbing:

Bathroom set:	Standard White range. Bath 1700mm Acrylic. WC semi closed coupled.
Taps:	Blue tied range or similar
Shower door:	3 Panel Trimatic door with return panel or similar
Points:	As per design. Washing machine or Dishwasher point (if applicable).
Geyser	150 L Kwikot
Water meter.	Yes

General:

Parking:	Carport with steel sheeting. Communal visitors' parking.
Perimeter walls:	1.8m high - As per architect.
Paving:	Service roads and driveways.
Unpaved areas:	Grassed.
Security:	Boundary wall with electrified fence. Remote controlled boom. Intercom system.
Guard house	
Fiber ready	
DSTV ready	

The finishes are as per this specification and not necessarily the same as the artists impression.
Where a discrepancy occurs between the specification and the working drawing, the specification will prevail.

The working drawing may be varied to comply with the site conditions, engineer's or local authority requirements and the immediate availability of materials.