

RASLOUW LANE & RASLOUW RIDGE

SPECIFICATIONS AND SCHEDULE OF FINISHES

Unit Type 2A&B and 3A&B

Annexure 3

1. FOUNDATIONS	1.1. Foundations will be concrete as per Engineer's detail.	10. STOVE	10.1		Hob and Oven from Unify or equivalent, black (Extractor fan included)
2. WALLS AND FINISHES	2.1 External walls: Semi-Face brick plaster features 2.2 Internal walls: stock bricks, plastered, sponge finished, painted 2.3 Boundary walls : Semi-face with cement stock brick panels, max. 1,8m high with 5 strand electrical fence at top 2.4 Screen walls: 1.8m high maximum, patterned double sided precast concrete 2.5 Brick force will be used in all brick walls 2.6 Window sills: Internal & External – plastered 2.7 Paint: internal – broken white sheen External – Super acrylic earthy color on plastered features	11. BUILT-IN CUPBOARDS	11.1		As per BIC plan layout, max. 2,1m in main bedroom & 1,2m in other bedrooms 11.2 Linen cupboards as per plan & BIC drawing(where applicable) 11.3 All white melamine post form doors, one white knob, no locks. Shelves natural chipboard with white edging.
3. ROOFS	3.1 Pitch roof: concrete roof tiles on gang nail trusses 3.2 Pitch: Type 2a, 2b, 3a & 3b - 26°	12. KITCHEN FITTINGS	12.1		See kitchen layout drawing.(may differ from architect's drawing) 12.2 Double bowl sink 12.3 White or colored woodgrain cupboards with 30mm Grigio Mahogany Granite tops with 30mm Max as per display board 12.4 Wood look alike (tile) boarder above granite and tiled with 330 x 330 tiles to bottom of top cupboards
4. PATIO	4.1 0.5mm Full hard Chromadeck plate 4.2 Floor: edged with bevel pavers	13. GARAGES AND CARPORTS	13.1		Type 2a & 2b: Carport covered with 0.5mm full hard IBR sheeting and paving brick floor. 13.2 Type 3a & 3b: Single garage internal & external walls is semi face brick, motorized chromodech roll-up door, grano floor
5. FLOOR FINISHES	5.1 Tiles or similar to all floors 5.2 Tile skirting or similar to all floors	14. WALL TILING	14.1		Kitchen: Wood look alike (tile) boarder above granite and tiled with 330 x 330 tiles to bottom of top cupboards 14.2 Bathrooms: +/- 1,2m from floor with mosaic finish. Shower: 1,8m high
6. DOORS AND FRAMES	6.1 Entrance doors will be steel frame & wooden doors 6.2 Internal doors hollow core, steel frames painted with white enamel, fire door to garage 6.3 3 Lever locks with chrome handles to internal doors, 3 lever locks with chrome coated handles to external doors	15. WINDOWS	15.1		All Frames: Steel, burglar bars on openers only 15.2 Glazing will be obscure glass in bathroom & clear float glass to other windows
7. PLUMBING, SANITARY AND TAPS	7.1 One 150lt geyser (Compatible for solar panel) 7.2 One external hose bib tap, at gully 7.3 One cold water inlet & outlet – w/m in kitchen 7.4 WC's with matching cistern 7.5 All taps; Cobra Stella range or similar - as per display board 7.6 Bath to be 1 700 fiberglass, u/tile mixer tap & spout 7.7 Kitchen double sink, swivel mixer 7.8 Shower: u/tile mixer and spout 7.9 HWB in bathroom on pedestal, with mixer tap 7.10 Bathroom fittings installed (Mirror, Toilet roll holder, soap dishes & towel rails/rings 7.11 Single chrome towel rail to each bathroom, +/- 900mm long 7.12 Cromadek roof gutters and downpipes	16. CEILING	16.1		Rhino board painted with 70mm plain cornices (or PVC tongue and groove)
8. EXTERNAL WORK	8.1 Roads: Rectangular cement paving bricks and clay bricks. Internal walkways to match roads 8.2 Main Entrance: automated controlled sliding gate 8.3 Internal gardens to be laid out with lawn only 8.4 One garden gate included 8.5 1 x fold away washing line 1,5m long	17. CURTAIN TRACKS	17.1		Curtain tracks installed - Single rails in kitchen bathrooms, Double in bedrooms and dining/lounge
9. GENERAL WORKS	9.1 No external contractor shall be allowed on site to do any work without the written consent from the developer/seller, nor shall the purchaser be allowed to arrange any additions or changes to the property without the knowledge of the project manager. Any alterations, additions or changes to the property must be in writing and be accepted by the SELLER and PURCHASER prior to commencement of any works.	18. ELECTRICAL INSTALLATION	18.1		One Geyser Point
			18.2		Single phase supply
			18.3		Light points as standard layout 1/room as per new building regulations
			18.4		Kitchen – 1 x fluorescent type 600mm double tube & diffuser as per new building regulations
			18.5		Kitchen - 1 x extractor fan Univa or equivalent, black
			18.6		Outside lights: wall mounted bulkhead or similar to front of unit.
			18.7		One TV point connection in lounge area(no aerial & cabling - conduit only)
			Plug points:		18.7.1 2 x double on kitchen counter
			18.7.2		1 x single per appliance
			18.7.3		2 x double in lounge/dining room
			18.7.4		2 x double in main bedroom
			18.7.5		2 x double in other bedrooms
			18.7.6		1 x double in garage - Where applicable
			18.8		Street lights: Parking, carport areas and walkways - min spec
					SITE VISITING HOURS FOR PROGRESS INSPECTION BY ARRANGEMENT 8am – 5pm ONLY!!!
					NO PERSONS will be allowed on the construction site during WORK hours without prior arrangement with the agent or project manager.
					DISCLAIMER
					All marketing material consists of artist impressions and these specification and all materials are based on the approved building plans.