

GENERAL SPECIFICATION

SITE WORKS:

- Levels according to Contractors practical decision.

FOUNDATION:

- In accordance with the final Engineer’s approved plans, the inspectors of the Financial Institution, the Municipality and the NHBRC

BRICKWORK:

- Internal walls: Clay or cement bricks to Contractors choice
- External walls: Build in klinkers & stock bricks as per developers

DOOR FRAMES:

- Front door – Steel / or wood
- Back door – Steel / or wood
- Internal doors – Steel / or wood

DOORS:

- Front door – Meranti panel door to Contractors choice.
- Kitchen door – Open back framed and ledged door
- Patio door (if applicable) – Aluminium sliding door as per plan
- Internal doors – Hollow core, painted

ELECTRICITY:

	<u>Light Points</u>	<u>Plug points</u>
• Kitchen	- One	- 2 x Single
• Dining room	- One	- 1 x Single
• Lounge	- One	- 1 x Double
• Bedroom 2 & 3	- One	- 1 x Single
• Main Bedroom	- One	- 1 x Single
• Bathrooms	- One	- None
• Passage	- One	- None
		- Stove Isolator
		- Geyser point
		- Tel. point
		- T.V point

ROOF:

- Concrete roof tiles on purpose made roof trusses to Contractors choice

PLUMBING:

- **Bath** – white acrylic or similar bath with under tile taps with spout.
- **Toilet** – white ceramic close coupled with cistern
- **Wash hand Basin** – white ceramic basin on pedestal with taps.
- **Shower** – purpose build unit with shower door to Contractors choice.
- **Wash machine point** – cold water only with outlet.
- **Outside taps** – One over gully at back door to Contractors choice
- **Geyser** – 1 x 100 litres

PLASTERWORK:

- Internal – smooth plaster, 1:6 mix
- Internal window sills – tiled / or tiled
- External – according to Architect and contractors choice

CEILINGS:

- 6mm Herculite with Bischoff strips and 75mm cornice
- No ceiling in garage.

JOINERY:

- Front door handle – Brass
- Internal doors – Chrome
- Skirting’s – Tiles
- Curtain tracks – Bathrooms, kitchen, toilet – Single
- All other rooms - Double
- Door stop – one per room

BUILD IN CUPBOARDS:

- As per Contractors

KITCHEN UNITS:

- As per kitchen layout from kitchen supplier

STOVE:

- As per developers

WALL TILES:

- Bathroom – window cill height from contractors range

PAINTING:

- Internal walls: Acrylic PVA – standard colours
- Ceilings: white PVA

FLOOR FINISHES:

- Main entrance – tiles
- Lounge, dining room, passage, kitchen and bathrooms: Tiles Contractors range
- Bedrooms: Contractors tiles

GARAGE:

- Car port

EXTERNAL WORKS:

- Screen walls: as per plan and per Developers choice
- Paving: as per plan and per Developers choice
- Patio areas: will be paved at stoep only
- No lawn: optional extra
- No garden layout

INCLUDED IN TOTAL PRICE:

- Stove – as per contractor
- Light fittings – as per developer
- Kitchen- & build-in cupboards – as per developers
- Wall tiles (labour included)
- Floor tiles (labour included)
- VAT
- Attorneys: See OFFER TO PURCHASE
- Agents commission – when applicable
- NHBRC fees
- Approved plans at City Council
- Rates and taxes before registration

EXCLUDED IN TOTAL PRICE:

- Building Society Valuation and Inspection fees
- Rates and taxes after registration
- Interest after registration
- Water- and electrical Deposits

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