

ANNEXURE B

BASIC SPECIFICATIONS FOR THE WEDGE

Walls:

Exterior: Cement maxi brick, plastered and painted with one plaster primer coat and two coats Dulux
 Interior: Cement maxi brick, plastered and painted with one filler coat and two coats Dulux (White)
 Plaster bands around outside windows and garages

Roof:

Pitched roofs - Charcoal grey roof sheeting
 Flat pitch roofs – refer to plan or as per Engineers specifications

Facias:

Fibre cement painted white

Rain water goods:

PVC with PVC down pipes

Windows:

Aluminium frames

Window sills:

Exterior – plastered and painted
 Interior – plastered and painted

Door frames:

Exterior – hardwood painted white
 Interior – hardwood painted white
 Patio – Charcoal Aluminium Powder coated

Doors:

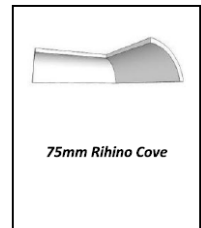
Front Semi-solid painted white
 Back Semi-solid painted white
 Interior Hollow core painted white

Ironmongery:

External doors: 3 x lever locks
 Internal doors: 2 x lever locks

Ceilings:

Skimmed rhino board, 75mm cove cornice painted with two coats PVA (excluding garage)
 No ceiling to garage



Paint Specification

Outside walls

- One coat DULUX masonry primer
- Two coats of colour DULUX - Karooland

Inside walls

- One coat Acrylic - white
- Poly skim all walls for smooth finish
- One coat of DULUX masonry primer
- Touch up all imperfections with polyfilla and re-apply DULUX masonry primer
- Two coats of colour DULUX Acrylic

Sanitary Ware:

Baths
Toilets
Basins

White throughout
1700 bath acrylic
Semi-close couple
Vanity basin



Shower:

Rose and arm
White epoxy coated shower doors (door only)



Taps:

All internal taps to be mixers as per above – standard unit



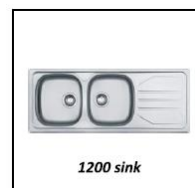
Geyser:

Complete hot and cold-water reticulation, including colour coded taps. 110lt Kwik-sol Solar water heater, Self-filler tank, thermostatic mixing valve, 12 vacuum tubes and stand.



Sink:

1200 mm Double stainless steel drop in



General: Washing machine point (cold water)
Dishwasher point (cold water)

Floor and wall covering:

Wall tiles: 1,5m high in kitchen and bathroom(s) (as per chosen option) –
R100p/m²
Floor tiles: To kitchen, bathroom(s) and living areas (as per chosen option) –
R100p/m²
Carpets: Carpets/ tiles to bedrooms (as per chosen option) – Tiles R100p/m², Carpets
R180p/m²
Skirting: To all rooms, except bathroom(s) and kitchen, painted white
Grout: Light grey

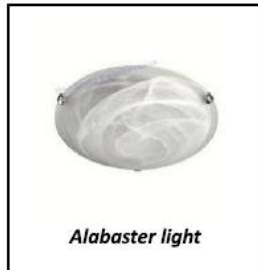
Cupboards:

Kitchen: Cupboards from chosen plan
Melamine inside (white) and outside (colour as per chosen option)
“Rustenburg” granite counter tops – 20mm
Doors with impact edging
Bedrooms: Main bedroom & second bedroom only
Melamine inside and outside (white)
Doors with impact edging



Light fittings:

One light to each room
Outside lights, watertight bulk heads, as per plan

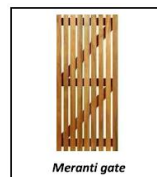


Telephone/TV and electrical points:

- One double plug and single light point per bedroom (ceiling type, glass bowl type)
- One single light point per bathroom (ceiling type, glass bowl type)
- Two double plug point in lounge.
- One TV point in lounge.
- Three double plug points in kitchen and single light point in kitchen (ceiling type, glass bowl)
- Electrical point with isolator for stove connection
- External light fittings to be water tight above front, lounge & kitchen doors (where applicable)

Gate:

(If applicable) Slatted Hardwood 1.8m painted white



Perimeter walls:

All walls to be 190 Block wall plastered and painted white, where applicable and as marked on plan.



- Driveway:** Paving as per plan.
- Garage:** All single roll ups – no automation
Walls bagged, not painted.
- Garden:** 2 x Garden taps
- Landscaping:** Site levelled and cleared of rubble
- Included:** Electricity connection (pre-paid electricity meter)
Standard bathroom fittings (Toilet paper holder; Towel ring; Towel rail)
NHBC
Plan approval fees
Architectural fees
Grass in front of house
1 x 20L Tree in front of house
- Not included:** Washing line
Bond registration fees
Curtain rails
Oven, hob and extractor fan
Extraction fan (bathroom)
Post boxes

General:

- 1 These specifications serve as guidelines 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 Seller.
- 3 All PC amounts in this specification are inclusive of VAT.
- 4 Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

NOTE: Should the above mentioned specification differ from the final plan specification, then this specification will be the final ruling document.



Initial: _____