

SPECIFICATION & SCHEDULE OF FINISHES

ANNEXURE D

1. FOUNDATIONS

1.1 Concrete foundations as per engineer's detail.

2. WALLS AND FINISHES

- 2.1 SABS approved cement or clay stocks.
2.2 External walls plastered and painted.
2.3 Internal walls rhino lite and painted excluding garage.
2.4 Garage walls plastered and painted
2.5 Garden walls approx. 1.5m
2.6 Front garden walls wood horizontal panels.
2.7 Brick force will be used.

3. ROOFS

3.1 Pitched roof with cromadex.

4. FLOOR FINISHES

- 4.1 Tiles to all floor surfaces including garage.
4.2 All tiles to be selected from pre- selected range provided by developer.
4.3 Laminated flooring optional extra.

5. WALL TILING

- 5.1 Kitchen walls tiled between worktop and bottom shelves. (Subway tiles).
5.2 Bathrooms tiled to ceiling.
5.3 All tiles to be selected from pre- selected range provided by developer.

6. CEILING

- 6.1 Rhino ceiling and painted first floor.
6.2 Concrete ceiling rinolite and painted, no cornice to ground floor.
6.3 Ceiling in garage.

7. WINDOWS

- 7.1 All frames to be aluminium frames (Charcoal)
7.2 Glazing will be obscure glass in Guest bathroom and guest toilet and clear float glass to other windows.

8. DOORS AND FRAMES

8.1 Internal doors to be hollow core, wooden frames with white enamel paint.

- 8.2 External doors wood.
8.3 2 lever locks to internal doors.
8.4 3 lever locks external doors.
8.5 Sliding doors as per plan.
8.6 30 min auto-closing fire doors to doors leading from garage.
8.7 Double garage door automated.

9. CURTAIN TRACKS

9.1 No curtain rails will be supplied.

10. BUILT IN CUPBOARDS

- 10.1 As per plan.
10.2 Colours to be selected from pre- selected range provided by the developer.
10.3 Main bedroom with make-up vanity with one drawer.

11. KITCHEN FITTINGS

- 11.1 Under-counter cupboards with floating shelves as per kitchen layout plans.
11.2 Double bowl sink.
11.3 Countertop white Quartz as standard. Grey Quartz as optional extra.
11.4 Breakfast counter finish to be Brookhill as standard.

12. STOVE

- 12.1 4 Burner gas hob.
12.2 600mm under counter electric oven.
12.3 Wall mounted chimney extractor fan.

13. PLUMBING, SANITARY WARE AND TAPS

- 13.1 Standard 150L electric Grade B geyser/solar geyser.
13.2 Cold water inlet and waste for washing machine and dishwasher to kitchen.
13.3 Cold water inlet for fridge.
13.4 Toilet with matching cistern in bathrooms.
13.5 Main ensuite 2 x 600mm vanity with accessory shelves in-between.
13.6 Guest bathroom 600mm vanity basin.
13.7 Bath to be 1800mm fiberglass built-in.
13.8 Toilet roll holder adjacent to WC's.
13.9 Only white sanitary ware to be provided.
13.10 Towel rails in Main-ensuite and Guest Bathroom.
13,11 Towel ring at each Basin.

- 13.12 Soap dish in showers.
- 13.13 Taps to be ICON range or similar.

14. ELECTRICAL INSTALLATION

- 14.1 One geyser and one stove connection.
- 14.2 Single phase supply.
- 14.3 All rooms to be fitted with led down lighters.
- 14.4 2FT fluorescent light garage.
- 14.7 One TV point connection per unit in lounge area and one TV point to Main bedroom. (Not wired)
- 14.8 Plug points: As per electrical layout plan
- 14.9 Light switches - Glass finished. Wi-Fi and touch controlled.
- 14.10 Adjustable / Dimmable Lights in Main Bedroom and Lounge
- 14.11 Geyser – With adjustable timer and schedules.
- 14.12 Meter - Automated Meter Reading through Class 1 meter. Hourly Readings displayed on web/app.

15. EXTERNAL WORK

- 15.1 Paving (stock brick), driveways.
- 15.2 Gardens to be laid out with lawn.
- 15.3 Gutters to all roof downsides.
- 15.4 Built in braai.
- 15.5 Braai counter tiled with same tile as patio floor.
- 15.6 All levels, dimensions, depths of excavations, height of plinths, number of steps to be determined on site by developer. It is the responsibility of each owner to control pests, ants, etc. after occupation.

17 SECURITY

- 17.1 Estate perimeter walls electrified.
- 17.2 Access control.
- 17.3 No security guards.
- 17.4 Fitted alarm. See separate alarm spec sheet.

18 SMART HOME

- 18.1 Wi-Fi enabled light switches controlled by touch or mobile application in all areas.

- 18.2 Includes Google Home Mini Device configured to control all light switches with voice commands.

- 18.3 Fibre connection available at each unit.
- 18.4 Wi-Fi access points.
- 18.5 Dedicated Consultant to help setup Smart Home with Google Home App

19. GENERAL WORKS

No external contractors shall be allowed on site to do any work without the written consent from the developer/seller. Nor shall the purchaser be allowed to discuss or arrange any additions or changes to the property without the knowledge of the agent. Any alterations or additions to the property must be in writing and be accepted by the SELLER and PURCHASER prior to commencement of any works.

COLOURS:
 INTERIOR Dulux Misty Mornings
 EXTERIOR MAIN Dulux Night Jewels 05
 EXTERIOR SECONDARY Dulux Night Jewels 02
 Cornices and ceiling painted white
 Doors and Wood skirtings painted enamel white.

20. Site visiting hours by prior arrangement only. Units will be locked when near to completion. No access when developer not on site.

21 PLEASE NOTE: NO CREDITS WILL BE GIVEN OR FITTINGS SUPPLIED TO ANY CLIENT WHO WANTS TO SUPPLY HIS/HER OWN FITTINGS OR FINISHES OR WHO WANTS TO MAKE ANY CHANGES TO STANDARD FINISHES.

22. The developer cannot be held responsible for any actions or non-actions of Telkom.

Unit no	_____
Purchaser (initial)	_____
Co -purchaser (initial)	_____