

KITCHEN CUPBOARDS

Kitchen Top Cupboards <u>extra</u> per Unit

TYPE A - R4500

TYPE B & D - R5000

TYPE C R5000

TYPE E / F / G - R4500

TYPE H / I R5500





TYPE A TYPE B & D





TYPE C TYPE E / F / G





1. WALLS

Exterior: Cement brick, plastered and painted with one plaster primer coat and two coats

Flexi Seal

Interior: Cement brick, plastered and painted with one filler coat and two coats IN/EX Acrylic

Roof: Colour bond corrugated sheeting - Dove Grey

Facias: Fibre cement - Painted White

Rain water goods: Aluminium gutters with Aluminium down pipes - White

Windows: Powder coated Aluminium frames - White

Window sills: Exterior – plastered and painted

Interior – plastered and painted

Door frames: Exterior – Hardwood painted

Interior – Wooden door jambs painted Patio – Aluminium Powder coated - White

Doors: Aluminium Front door 900mm - White

Back Semi-solid Stable door

Interior Hollow core painted White

Ironmongery: External doors: 3 x lever lock

Internal doors: 2 x lever lock





Ceilings: Skimmed rhino board, 75mm cove cornice painted with two coats PVA (excluding

garage)

No ceiling to garage



2. PAINT SPECIFICATION

Exterior walls: One coat masonry primer or similar

All horizontal surfaces get one coat of Fibre-shield or similar

Two coats of colour Flexi-seal or similar

Interior walls: One coat \$888 Acrylic

Poly skim all walls for a smooth finish

One coat of masonry primer

Touch up all imperfections with polyfilla and re-apply masonry primer

Two coats of colour IN/EX Acrylic





3. SANITARY WARE

Sanitary Ware Allowance:

R.....

TAPS



BASIN MIXER

H2Flo – Entrada Basin Mixer



BATH & SHOWER MIXER

H2Flo - Entrada Concealed Bath & Shower Mixer



SINK MIXER

H2Flo – Entrada Single Hole Sink Mixer

• BASIN / BATH / TOILET



Hammonds – Madeira 600 Wall Hung

Size: $615mm(w) \times 360mm(d) \times 500mm(h)$

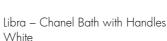
BASIN AND CABINET

White, Walnut or Beech



BATH

Libra – Chanel Bath with Hand White Size: 1700mm(l) x 700mm(w)





TOILET

Delta – colse couples toilet White





• SHOWER



SHOWER ARM

lsca – shower arm



SHOWER DOOR - 3 PANEL

900mm - 3 Panel sliding doors - White



SHOWER ROSE

lsca – shower rose



SHOWER DOOR - CORNER ENTRY

900mm x 900mm Corner Entry - White





GEYSER



Horizontal 150 liter 400 kpa with master flow valve

SINK



BLANCO - 1200 mm Double Stainless Steel Drop In

GENERAL

Washing machine point (cold water)

4. FLOOR AND WALL COVERINGS

Wall tiles:1,5m high in kitchen and bathroom(s) (as per chosen option) – R80p/m²Floor tiles:To kitchen, bathroom(s) and living areas (as per chosen option) – R80p/m²Carpets:Carpets or tiles to bedrooms (as per chosen option) – Carpets R165p/m²Skirting:To all rooms, except bathroom(s) and kitchen, painted eggshell enamel





5. CUPBOARDS

Cupboards Allowance: R.....

Kitchen: All cupboards as indicated on plan.

Melamine inside and outside with "Rustenburg" granite counter tops (colour as per

chosen option)

Doors with impact edging

Bedrooms: Melamine inside and outside, where indicated on plan (colour as per chosen

option)

Doors with impact edging

6. ELECTRICAL

• LIGHT FITTINGS Lights Allowance:R.....

Number of light fittings as per electrical plan

Watertight light fittings to bathroom(s)

Outside lights, watertight bulk heads, as per plan

TELEPHONE POINT

One per house - as per electrical plan

TV POINT

One per house - as per electrical plan

7. GARAGE Aluzink sectional white (or similar) – no automation

Walls bagged and painted





8. EXTERIOR

• GARDEN GATE Slatted Hardwood 900mm High - Painted White



• DRIVEWAY Paving as per plan

• GARDEN 2 x Garden taps

LANDSCAPING
 Site leveled and cleared of rubble
 40sqm Grass in front of the house

Heat pump

9. INCLUDED

Black Defy Slim line 600 Oven and Hob (under counter) - R3000.00 Allowance Electricity connection (pre-paid electricity meter)
NHBRC fees
Plan approval fees
Architectural fees
Transfer fees





10. **OPTIONAL EXTRAS**

Single Garage	R	71 500.00
Double Garage	R	104 500.00
Garage Door motor	R	3 000.00
Single Plug points	R	600.00
Double Plug Points	R	650.00
Light points	R	500.00
Grass	R	50.00m^2
Paving	R	250.00m^2
Additional m ² building cost	R	$7\ 500.00\ m^2$

0.9m Boundary wall block, plaster & paint R 1 250.00 per running meter

Architectural Fee - Any changes to original designs R 950.00 per hour

11. **GENERAL**

- These specifications serve as guidelines only and the Developer / Building Contractor 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.
- The purchaser is not permitted to do any work on site while construction is under way without the permission of the Contractor.
- All PC amounts in this specification are inclusive of VAT.
- 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.

PURCHASER(S):	DATE:
CONTRACTOR	DATE:

