

Mooiberge

Towerkop

SPECIFICATIONS – 2017.03.08

House structure:

Exterior: Maxi Cement Brick, plastered and painted with one plaster primer coat and two coats Sabre Flexi Seal. Colour – Andover Gray (Code: 3611-P)
Accent wall colour – Birch Bark (Code: 3613-P)

Roof: Grey Colorbond Corrugated roof sheeting

Exterior tile: Communal areas – Aida Sandstone Grey 420x420 non-slip (Code: VAS20422)

Rain water goods: White aluminium with PVC down pipes
Down pipes painted – Andover Gray (Code: 3611-P)

Windows: White powder coated aluminium

Balustrade: Colour – Andover Gray (Code: 3611-P)

Door frames: Exterior – Front door - Wood painted – Andover Gray (Code: 3611-P)
Interior – Wood painted – Denali Park (Code: 3612-P)
Patio – White powder coated aluminium

Doors: Front – Wood – Semi-exterior ½ Hour Rated Horizontal Slat,
painted – Andover Gray (Code: 3611-P)
Interior – Hollowcore, painted – Denali Park (Code: 3612-P)

Ironmongery:

External doors: 3 x lever locks – Coupé Umea
Internal doors: 2 x lever locks – Coupé Umea

Ceilings: Skimmed rhino board, painted – White
75mm cove cornice, painted - White

Paint Specification

Outside walls

- One coat SABRE masonry primer
- All horizontal surfaces get one coat of SABRE Fibre-shield
- Two coats of colour SABRE Flexi-seal



Inside walls

- One coat Acrylic
- Poly skim walls
- One coat of SABRE masonry primer
- Touch up imperfections with polyfilla and re-apply SABRE masonry primer
- Two coats of colour SABRE IN/EX Acrylic

Sanitary Ware:

Toilets White throughout
Astina Semi-close couple with angle valve
Baths 1700 bath acrylic with Nikki spout & Clicker waste, if applicable
Basins Lecico Atlas 500mm basin & full pedestal with clicker waste

Shower - if applicable: Rose and arm
White epoxy coated shower doors

Taps: All internal taps to be mixers
Lave Std Round Basin Mixer
Lave Std Round Bath Mixer
Lave Std Round Shower Mixer, if applicable
Lave Std Round Zink Mixer

Sink: Double Francke Nouveau S/Steel, as per plan

General: Washing machine point (cold water) where indicated on plan

Floor and wall covering:

Wall tiles: Kitchen – 300mm tiled splashback above countertop – Evolve Grey 300x600
(Code: OEV2087LA)
Bathroom – 300mm tiled splashback to vanity & bath – Evolve Grey 300x600
(Code: OEV2087LA)
Shower – Tiled 1.8m high

Floor tiles: To kitchen, dining room, passage, bedrooms and bathroom(s) – Aida Sandstone
Grey 420x420 (Code: VAS20421A)

Skirting: 75mm skirting to all rooms, except bathroom(s) and kitchen
Pine – painted same as interior walls

Cupboards:

Kitchen: Cupboards where indicated on plan – Windsor Folkstone Melamine (Linear/Alpine
finish), Random Swirl Post-form worktops (Grey)
Doors with impact edging, melamine white interior and white backing

Bedrooms: Cupboards where indicated on plan – Windsor Folkstone melamine (Linear/Alpine
finish)
Doors with impact edging, melamine white interior and white backing

Light fittings: One light to each room - Alabaster
Watertight light fittings to bathroom(s)
Outside lights, watertight – Half moon black

Telephone/TV and electrical points:

As per plan

Included: Transfer duty not applicable (VAT included in price)
Transfer fees (Developers cost)
NHBRC fees (Developers cost)
Municipal Plan approval fees (Developers cost)
Defy Slimline 600 Under counter oven & solid hob - black
Water connection
Electricity connection
DSTV Ready
Central Heat Pump system with ring feed

Not included: Bond registration fees
 Curtain rails
 Bathroom Fittings

General:

- 1 These specifications serve as guidelines only and the Seller reserves the right to amend and / or substitute items, at his sole discretion.
- 2 The employer is not permitted to do any work on site while construction is under way without the permission of the Seller and/or the Contractor, TGP Building (Pty) Ltd.
- 3 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: _____

SELLER: _____ DATE: _____