

Building Specifications

Walls	Bricks Exterior Interior	Clay Maxi's Plastered and painted with one coat universal Dulux undercoat and two coats Dulux Wheaterguard. Plastered and painted with one coat Dulux all surface undercoat and two coats Dulux Acrylic PVA, including Garage. Colour as per Developers Choice
Roof	Diamondek roof sheeting Trusses Facias	Charcoal. Insulation as per SANS 10400-XA Purpose built timber roof trusses supplied and installed as per Engineer's design Fibre cement painted white
Rainwater goods	Aluminium gutters with PVC down pipes - Painted	
Windows	Powder coated aluminium	Charcoal
Door frame	Interior From garage to house From garage to yard	Wood - 70 x 45 N/Cill - painted as per option selected Fire Frame – 90 x 70 x 813 N/Cill + 25mm Rebate Fire Frame Fire Frame – 90 x 70 x 813 with Cill + 25mm Rebate Fire Frame
Doors	Patio Front Back Interior Fire door	Powder coated aluminium with locks - Charcoal Powder coated aluminium with locks - Charcoal Powder coated aluminium with locks - Charcoal Wood – Painted as per option selected – Horizontal Slatted (Hardboard) Painted as per option selected - Standard half hour – Horizontal Slatted
Ironmongery	Internal doors Outside doors	2 lever locks 3 lever locks
Ceilings	Skimmed rhino board Shadow line ceiling Painted white, with two coats Dulux 65 Matt PVA	

Vanity



Main Bathroom
Simplicity 1200mm
Wall Hung Cabinet
with Clicker Waste



Bed 1 & Loft En-Suite Bathroom
Simplicity 600mm Wall
Hung Cabinet with
Clicker Waste



Guest Toilet
Simplicity 550 x 435mm
Wall Hung Cabinet
with Clicker Waste

Bath



Alvito Ivy-P24 Designer Bath
1700 x 800 x 580mm



Grohe BauEdge
Bath Spout



Grohe BauEdge
Concealed Mixer



Extended Bath Clicker Waste
for Freestanding Bath



Grohe BaEdge Basin Mixer
Smooth Body

Showers

Shower Door- Chrome Finish



Shower Channel Tile In



Shower Arm 400mm Round



Shower Rose 200mm Round
Water Saving

Grohe BauEdge
Concealed Mixer



Toilets



Tece Wall Hung Toilet
with Concealed Cistern
and Actuator Plate



Kitchen Sink



Grohe BauEdge Sink Mixer
Deck Mount



Sink UDC/AS8750/DB Undermount or Drop In Mount

Geyser

Horizontal 200 litre with Solar system

General

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

Floor & Wall Coverings & Cupboards

Cupboards

Indicated on plan

Seen ends / side panels – 16mm - Windsor/
Folkstone Grey Linear Melamine with PVC Edging

Doors – 16mm - Windsor/Folkstone Grey Linear
Melamine with 2mm Impact Edging

Melamine white interior and white backing



Tiles

Bulevar White Brillo Ceramic Subway
100 x 305mm

Kitchen - 500mm tiled splashback above countertop
Bathroom – 200mm tiled splashback to vanity & bath
Shower Floor
Shower Wall – Tiled Ceiling Height

Tops

20mm Surois Atlas Quartz tops

Skirting

22 x 94 mm plain skirting to all
rooms, except bathroom (s) and
kitchen.

Painted as per option selected

Exterior Tiles

Portland Smoke Rough – 600 x 600

Vinyl Floor

Aspen Oak Vinyl Flooring

Lighting



Belsiana Ceiling 8 Light 40w
 Colour: Black
 Base: E27
 Material: Steel
 Length: 510mm
 Height: 1.18
 Voltage: 220-240V



Silentina 4 Light Ceiling Light
 Lamp Type: Excluding 4 X E27 Max 40w
 Shape: Globe
 Colour: Black
 Base: E27
 Material: Steel
 Width: 360mm
 Height: 205mm
 Depth: 360mm
 Voltage: 220 - 240V



TB Track System (Live End & End Cap)
 Colour: Black
 Material: Aluminium
 Length: 1-2m
 Height: 20mm

3 X Spotlights (With Track Adapter)
 Colour: Black
 Material: Die Cast Aluminium
 Head: 85 X 55mm
 Lamp: LED GU 10 Lamp
 Voltage: 220-240V



Alamonte 1 Galvanized Steel Black & Glass
 Lamp Type: Excluding 2 X E27 Max 60w
 Colour: Black
 Base: E27
 Material: Galvanised Steel
 Width: 290mm
 Height: 290mm
 Depth: 130mm
 Shade: Clear Glass Panels



Kube Single 35W /240V Graphite
 Lamp Type: Excluding 1 X GU10 Max 35w PAR16 2
 Colour: Graphite
 Base: GU10
 Material: Die Cast Aluminium
 Lens: Clear Glass
 Width: 82mm
 Height: 90mm
 Depth: 116mm
 Voltage: 220V - 240V (50/60hz)

Watertight light fitting to Guest Toilet –
 Bathroom Alabaster, or similar

Telephone/TV and electrical points	As per plan
Braai	Undercover slab – 1200 steel black insert
Gate	(if applicable) PVC Absolut Fencing Gates
Perimeter walls	PVC Absolut Fencing Walls
Driveway	Paving as per plan. Interlock Paving
Entrance	Paver tiles as per plan
Garage	Aluzinc sectional charcoal (or similar) Garage door automation included Walls painted same as house colour
Garden	Garden taps x 2 with wall bracket as per plan
Landscaping	Site levelled and cleared of rubble Roll on lawn to back of house
Included	Transfer duty not payable (VAT included in price) Architectural fees Plan approval fees NHBRC Fees Water connection Electrical connection DSTV & Fibre connectivity Defy Slimline 600mm stainless steel under counter Oven, 4 burner gas Hob & Extractor fan



DBO484 - Defy 600 SE Oven



DHG133 - Defy Slimline 4 Burner Gas Hob
With side control (Stainless Steel)



DCH291 - Defy Std C/Hood SS

Not included

Bond Registration fees | Curtain rails | Washing line | Toilet roll holders & Towel rails