



**MULTI SPECTRUM
PROPERTY**



ANNEXURE D - BASIC SPECIFICATIONS

IMPORTANT: Please note: The materials specified in this schedule are subject to availability. Should the materials not be available at the time required, the **Contractor** may select a similar alternative at its sole discretion. **Any deviation from this schedule requested by the Purchaser will incur an admin fee of R1000.**

1. BRICKWORK

Exterior Walls: All exterior walls will be built using cement maxi bricks and finished in one coat smooth plaster (stipple plaster as per **Plan**), with one (1) coat undercoat and two (2) coats exterior acrylic, colour as per **Contractor's** selection.

Interior Walls: Cement maxi bricks, finished in one coat smooth plaster with one (1) coat undercoat and two (2) coats interior acrylic, colour as per **Contractor's** selection.

2. WINDOW SILLS

Exterior: Plastered and painted.

Interior: Plastered and painted.

3. WINDOWS

All windows will be charcoal aluminium as per **Plan**.
Curtain rails will be supplied by **Contractor (except in bathrooms)**.

4. DOORS AND DOOR FRAMES

Front/ back door: Single solid timber door in solid timber frame, varnish finish

Internal doors: Hollow core door in 1,2mm pressed steel frame, painted with (1) one coat primer and (2) two coats white gloss enamel paint.

Sliding doors: Standard aluminium glass sliding doors in standard charcoal aluminium frame as per **Contractor's** selection.

Ensuite Door: **There is no allowance for an ensuite door.**

5. ROOF TRUSSES AND COVERING

Roof trusses: Pre-fabricated roof trusses.

Roof covering: Roof sheeting with PVC underlay and insulation.

6. FLOOR COVERING

Kitchen, Bathrooms, Entrance hall, Passage &

Lounge: Tiles selected by Contractor.

Bedrooms: Carpeting selected by Contractor.

Driveway: Bond brick pavers selected by the **Contractor** as per **Plan**.

Braai area: Tiles selected by **Contractor**.



7. BUILT IN CUPBOARDS

Kitchen cupboards: Top and bottom cupboards of colour melamine allowed for as per layout plan with impact edging, selected by Contractor.

Kitchen counters: Granite type to be installed, colour selected by Contractor.

Bedroom cupboards: White melamine with impact edging in bedrooms.

8. SANITARY WARE

Type and colour selected by the **Contractor**.

Basin: Manufactured of white acrylic material with cupboard below.

Basin under stairs: Manufactured of white ceramic material (No cupboard).

Bath: ±1700mm fibreglass white to be installed.

Shower doors: White epoxy coated aluminium as per **Contractor's** choice to all ensembles (where applicable).

Toilet and cistern: Close Couple toilet selected by **Contractor**.

Kitchen sink: Standard drop-in double bowl stainless steel with work top mixer type tap selected by **Contractor**.

Taps: Will be selected by **Contractor**.

Hot water cylinder: 200lt geyser with Solar Panels.

Rain water goods: Charcoal aluminum as per **Contractor's** choice.

Garden taps: Two garden taps to be provided as per **Contractor's** placement.

Washing machine: One point to be provided in the garage.

Dishwasher: One point to be provided in the kitchen.

9. ELECTRICAL INSTALLATION:

Positions of the switchboard and electrical outlets and switches, T.V. and phone points indicated on the Plan, may for practical reasons, need to be altered/omitted and such alteration at the **Contractor's** discretion. The distribution board and pre-paid meter fitted inside the garage. The following installations have been included:

PLUG POINTS:

Lounge	-	2 double plug points
Dining	-	1 double plug points
Kitchens above counter	-	2 double plug points
Refrigerator/freezer	-	1 double plug point
Washing machine/Dishwasher	-	1 double plug point
Dish Washer	-	1 single plug point
Stove	-	1 Isolator point
Extractor	-	1 single plug point only
Main bedroom	-	1 double plug point
2nd/3rd bedroom	-	1 double plug point per room
Study	-	1 double plug point
Telephone	-	1 telephone point in kitchen
TV Point	-	1 TV point in lounge
Prepaid Electrical box	-	1 prepaid box to be provided

10. TV ANTENNA

No TV antenna supplied. Only conduit and draw boxes fitted.

11. LIGHT FITTINGS



LED light fittings as per plan. To be supplied as per **Contractor's** choice.

Kitchen	-	1 LED light fitting by Contractors choice
Lounge	-	1 LED light fitting by Contractors choice
Dining	-	1 LED light fitting by Contractors choice
Stairs	-	1 LED light (wall mounted) by Contractors choice
Patio	-	1 Bulkhead LED light fitting by Contractors choice
Entrance	-	1 Bulkhead LED light fitting by Contractors choice
Garage	-	1 LED florescent light fitting
Main bedroom	-	1 LED light fitting by Contractors choice
2nd/3rd bedroom	-	1 LED light fitting by Contractors choice
Study	-	1 LED light fitting by Contractors choice
Ensuite/Bathroom/Guest WC	-	1 LED light fitting by Contractors choice
Passage	-	1 LED light fitting by Contractors choice
Braai Area	-	1 LED light fitting by Contractors choice

12. CEILINGS

Generally, a height of $\pm 2,4$ m, above floor level.

Ground Floor Internal: Painted precast decking

1st Floor Internal: Skimmed Rhinoboard with cove corners, painted with two (2) coats acrylic.

13. WALL TILING

All tiling:	Fixed by a specialist tiler appointed by the Contractor .
Wall tiles:	To kitchen 600mm between top and bottom kitchen cupboards, but will not applied behind cupboards. With Mosaic tiles behind the hob.
Shower:	Tiled to full height.
Bathrooms:	Tiled to 1.2m.

14. BATHROOM ACCESSORIES

The following accessories have been allowed for in each bathroom as per **Contractor's** choice:

- Toilet roll holder
- Towel rail

15. KITCHEN FIXTURES

Stainless Steel Stove:	An electric oven built in under the counter, as selected by Contractor.
Stainless Steel Hob:	An electric hob with power connection, as selected by Contractor.
Stainless Steel Extractor Fan:	Supplied and fitted, as selected by Contractor.

16. GLAZING

Clear sheet glass generally. Obscure glass to bathrooms to glazier's choice and all glass to conform to National Building Regulations in respect of thickness and type in relation to size and position.

17. IRONMONGERY

Internal doors are to be fitted with standard **two lever mortice locksets** with **chrome plated door handles** selected by the **Contractor**.



External doors are to be fitted with **cylinder lockset** with **chrome plated handles** selected by the **Contractor**.

18. GARAGE

Garage door:	Automated charcoal sectional door, selected by the Contractor (as per Plan).
Garage floor:	Steel-float finished cement slab.
Roof:	Concrete deck.
Electrical points:	Three double plug points (Washing Machine, garage automation, Internet Access).

19. BRAAI

A built-in braai will be supplied at the braai area (No light inside braai).

20. HOUSE NUMBER

Will be a suitable type selected by the **Contractor**.

21. SITE CLEARING

The property cleared of visible rubble. The existing natural contours of the site will generally be retained and only undue hillocks and mounds removed.

22. LANDSCAPING AND GARDENING

Instant lawn to front and back of house.

23. FINISHES

The **Purchaser** hereby acknowledges and agrees that the choice of finishes limited to the range offered by the **Contractor** as per this **Basic Specification** and shall be subject to availability thereof, or a similar product may be substituted.

24. BUILDING STANDARDS

All construction procedures and standards in accordance with the requirements of the NHBRC.

25. GENERAL

Barge/Fascia boards: Fibre cement painted with one (1) coat primer - and two (2) coats gloss enamel paint.

Skirtings: SA-Pine with varnish finish.

26. WALLING

Will be constructed as per **Plan**.