



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. All images are reproduced (or may be in black and white) and therefore colours may vary. **Any deviation from this schedule requested by the Purchaser will incur an admin fee of R1000.**

1. BRICKWORK

- Exterior Walls:** All exterior of SABS approved cement maxi's and finished in one coat rough cast plaster, with one (1) coat undercoat and two (2) coats exterior acrylic, colour as per Contractor's selection.
- Interior Walls:** SABS approved cement maxi's and 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 aluminium as per **Plan**.
Curtain rails will be supplied by **Contractor (except in bathrooms)**.

4. DOORS AND DOOR FRAMES

- Front door:** Single aluminium door with obscured glass. Also aluminium fixed panel with obscured glass next to front door.
- Back door:** No backdoor
- Internal doors:** Hollow core door (design finished) in 1,2mm pressed steel frame, painted with (1) one coat primer and (2) two coats white gloss enamel paint.
- Sliding and Stacking doors:** Standard aluminium glass sliding doors/stacking doors in standard aluminium frame as per **Contractor's** selection.

5. ROOF TRUSSES AND COVERING

- Roof trusses:** Pre-fabricated roof trusses.
- Roof covering:** Chromadeck type sheeting with PVC underlay and insulation.

6. FLOOR COVERING

- Kitchen, Lounge, entrance hall and passage**
Vinyl throughout or tile P/C R220/m2
- Bedrooms:** Carpets
- Bathrooms:** Tiles selected by the **Contractor**.
- Driveway:** Coble brick pavers selected by the **Contractor** as per **Plan**.
- Patio:** Rustic Sandstone type tiles(non slip type) to be provided by **Contractor** as per **Plan**.



7. BUILT IN CUPBOARDS

Kitchen cupboards: Top and bottom cupboards of colour melamine allowed for as per lay-out plan with impact edging and Granite Type kitchen top. Colour selected by the **Contractor**.

Bedroom cupboards: White melamine cupboard, as per lay-out plan in bedrooms.

8. SANITARY WARE

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

Basin: Manufactured of white acrylic material (on vanity in Main bathroom & en-suites only if applicable).

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

Toilet and cistern: Wall hung toilets with concealed cistern.

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

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

Hot water cylinder: 200 liters with 400 (kPa) with Solar Panels.

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

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

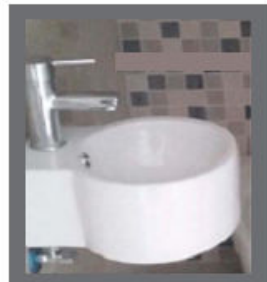
Washing machine: One point to be provided in the Garage.

Dishwasher: No dishwashing point

Bedr. cupboards: White melamine



Main Bathroom



Under stairs



En-Suite

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
Above working surface in kitchens	-2 double plug points
Refrigerator/freezer	-1 double plug point
Washing machine in garage	-1 single plug point
Microwave	-1 single plug point
Stove	-1 stove point
Extractor	-1 single plug point only
Main bedroom	-2 double plug point
2nd/3rd bedroom	-2 double plug point per room
Telephone	-1 telephone point in kitchen
TV Point	-1 TV point in lounge
Prepaid Electrical box	-1 prepaid box to be provided
Automated Sectional Door	-1 plug point in garage
Washing Machine and Tumble dryer	-1 double plug point
Dining room	-1 double point
Garage	-Double plug point

A	B	C	D	E
2	2	2	2	2
2	2	2	2	2
1	1	1	1	1
1	1	1	1	1
1	1	1	1	1
1	1	1	1	1
1	1	1	1	1
2	2	2	2	2
2	2	2	2	2
1	1	1	1	1
1	1	1	1	1
1	1	1	1	1
1	1	1	1	2
N/A	N/A	N/A	N/A	N/A
1	1	1	1	1
1	1	1	1	2

10. **TV ANTENNA**

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

11. **LIGHT FITTINGS**

Will be supplied as per **Contractor's** choice.

12. **CEILINGS**

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

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

13. **WALL TILING**

Selected for colour and/or design and/or shape by the **Contractor**.

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, bath or any other fixture or fitting.

Shower: Tiled to developer's preference

Bathrooms: Tiled to 1.2m high.

14. **BATHROOM ACCESSORIES**

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

- Toilet roll holder
- Towel ring
- Matching towel rail in main bathroom (not in en-suite and guest toilet)



15. KITCHEN FIXTURES

Stainless Steel Stove: A 60cm gas hob electric oven built in under the counter, as selected by Contractor. The 9kg gas bottle to be provided by the owner.

Stainless Steel Extractor Fan: Synthesis extractor, 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 selected by the **Contractor**.

18. GARAGE

Garage door: Double white sectional door (automated), selected by the **Contractor** (as per **Plan**).

Garage floor: Steel-float finished cement slab.

Roof: Flat roof with chromadeck type sheeting.

Electrical points: Two double plug points.

Plaster: Plastered outside and bagged inside. Plaster inside.

Ceiling: There no ceiling to the garage.

Light point: 1x Single light fitting in the garage.

Waste & water Point: To be supplied by **Contractor**.

19. BRAAI/ PATIO

A built in braai will be supplied at the patio 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, paving laid between the kitchen and the boundary wall (if applicable).

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

Skirtings: SA-Pine painted with one (1) coat primer and varnished

26. WALLING

Will be constructed as per **Plan**.

