

Woodhurst

SPECIFICATIONS – 02.07.2014

House structure:

Exterior: Clay brick, plastered and painted with one plaster primer coat and two coats Sabre Flexi Seal (Dundas E15-3 or similar)
Interior: Clay brick, plastered and painted with one filler coat and two coats Sabre Inex (Landing E15-2 or similar)



Boundary Walls: Solid wall / Vibracrete. As indicated on site development plan

Louvre: Mould concrete or similar – painted white

Roof: Cement roof tiles – Grey, Double Roman
Insulation as per SANS 10400-XA

Facias: Fibre cement painted white

Rain water goods: White aluminium with PVC down pipes

Windows: White powder coated aluminium

Door frames: Exterior – Wood – painted white
Interior – Wood – painted white
Patio – White powder coated aluminium

Doors: Front – Aluminium white sandblasted glass
Interior – Hollowcore painted white

Ironmongery:

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

Ceilings: Skimmed rhino board, 75mm cove cornice painted with two coats PVA (excluding garage)
No ceiling to garage

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

Baths

Basins

White throughout

Semi-close couple with angle valve

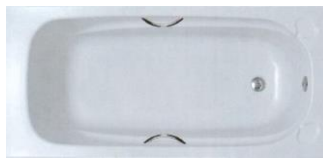
1700 bath acrylic with Nikki spout & clicker waste

Vanity basin with clicker waste

Basin & full pedestal with clicker waste



Beta top flush toilet



Chanel 1700 bath with handles



*Preggy Mini 550 (560 x 425)
combo wall hung*



*Hibiscus en-suite basin
& full pedestal*

Shower:

Rose and arm

White epoxy coated shower doors



Shower arm



Shower head

Taps:

All internal taps to be mixers



ISCA Basin mixer



*ISCA Bath / shower
mixer*

Geyser:

Horizontal 150 liter 400 kpa with master flow valve and heat pump



Sink:

1200 mm Single stainless steel drop in
Prep bowl stainless steel where applicable



General:

Washing machine point (cold water)
Dishwasher point (cold water). Where indicated on plan

Floor and wall covering:

KITCHEN

Wall tiles: 1.2m high. From developer's preferred supplier (R100/m² including VAT)

BATHROOM

Splash backs to bath and basins – Bath 450mm height
Basin 300mm height
Shower to shower door height

Floor tiles: To kitchen, dining room, passage and bathroom(s). From developer's preferred supplier (R100/m²)

Carpets: Carpets to bedrooms from developer's preferred supplier (R150/m² including VAT.)

Skirting: 75mm skirting to all rooms, except bathroom(s) and kitchen, painted Sabre eggshell enamel. Same as interior walls

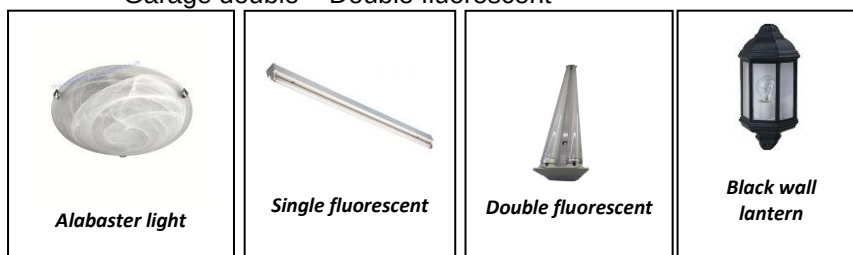
Cupboards:

Kitchen: Cupboards where indicated on plan – Grey Alpine as per developer's choice
Rustenburg Granite worktops
Doors with impact edging, melamine white interior and white backing

Bedrooms: Cupboards where indicated on plan – white melamine
Doors with impact edging, melamine white interior and white backing

Light fittings:

One light to each room
Watertight light fittings to bathroom(s)
Outside lights, watertight, as per plan – black lantern
Garage single – Single fluorescent
Garage double – Double fluorescent

**Telephone/TV and electrical points:**

As per plan

Driveway:

Paving as per plan – grey cement paver

Patio:

Paving as per plan – grey cement pavers

Garage:

Steel sectional white (or similar) – no automation
Walls bagged and painted same as house interior

Garden:

Garden taps with wall plate as per plan

Landscaping:

Site levelled and cleared of rubble
Roll on lawn to front and back of plot

Pegola's:

Laminated pine painted white (VLO1 or similar)

Included:

Transfer duty not applicable (VAT included in price)
Architectural fees
Plan approval fees
Defy 600 Slimline under counter oven & solid hob - black
NHBRC fees

Not included:

Water connection
Electricity connection (pre-paid electricity meter)
Transfer fees
Bond registration fees
Curtain rails
Washing line
Bathroom fittings

TGP Construction will notify you at an appropriate time during the construction of your new home, to choose the following finishes:

- Tiles
- Cupboards
- Carpets

You will have 10 working days in which to make your selection. If no selection is confirmed with TGP's head office in this time then it will be accepted that the finishes as per developers choice are to be used.

General:

- 1 These specifications serve as guidelines only and the Developer 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.
- 2 The employer is not permitted to do any work on site while construction is under way without the permission of T G P Construction (Pty) Ltd.
- 3 All PC amounts in this specification are inclusive of VAT.
- 4 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.

EMPLOYER(S): _____ DATE: _____

SELLER: _____ DATE: _____