

STANDARD SPECIFICATIONS – TYPE K & N2

IMPORTANT – KINDLY NOTE

The materials specified in this schedule are subject to availability. Should the specified materials be unavailable at the time required, the Developer may choose the nearest similar available alternative at its sole discretion.

1 FOUNDATIONS:

1.1 All structures (strip foundation or raft) will be constructed as per structural engineer design.

2 SUPER-STRUCTURE:

2.1 Walls to be 230mm clay cavity maxi brick to external walls. Internal walls to be 190mm & 90mm maxi. DPC to be used in all openings as per detail. Weep holes to be allowed for in all external cavity walls. Cavity walls to be constructed with two 90mm skins with a 50mm cavity. This cavity is to be kept free of mortar at all times, and care to be taken to avoid damaging the DPC around openings.

2.2 A 14 mpa Maxi bricks will be used on the ground floor and 1st floor level if required.

2.3 The surface beds to be constructed as per structural engineer design.

3 ROOF CONSTRUCTION:

3.1 Prefabricated engineer-designed timber roof trusses to be used. Approval of these trusses to be obtained by the Engineer.

3.2 Roofs to be pitched as per Architect approved drawings. The roof will be covered with Victorian profile corrugated roof sheet on all pitched roofs and IBR charcoal roof sheets for flat roofs, on battens and trusses according to manufacturer's specifications.

3.3 Fascia boards Nutec board prepared for painting and fixed with countersunk bass screws.

3.4 Charcoal Aluminium gutters with white Aluminium down pipes, all fixed as per manufacturers specification.

3.5 Enclosure of the patio is not part of the standard specification and will be quoted separately. This is an optional extra.

4 DOORS:

4.1 Front door to be aluminium charcoal powder coated with frosted glass.

4.2 Internal doors to be hollow core hardboard suitable for painting, painted white.

4.3 All internal door frames to be timber, painted white.

4.4 Sliding doors to be standard charcoal aluminium as per plan.

4.5 Stacker Doors are not part of the standard specification and will be quoted separately. Stacker doors per Council Drawings are illustrative and not included in the price.

5 WINDOWS & GLAZING:

- 5.1 All windows to be charcoal aluminium.
- 5.2 Obscure glazing to bathrooms.

6 WALL FINISHES:

- 6.1 Internal walls to be plastered with one coat cement plaster finish.
- 6.2 External walls, one coat cement plaster.
- 6.3 All external window cills to be plastered to a fall.
- 6.4 Kitchen walls – Splash back tiles above sink unit or at the developer's discretion.
- 6.5 Bathroom walls tiled only behind shower at full height.

7 FLOOR FINISHES:

- 7.1 600 X 600 Tiles to living rooms, kitchen, passage, bathroom with tiled skirting's
- 7.2 Laminated flooring in all bedrooms.

8 PAINTING SPECIFICATION:

- 8.1 All internal walls to be painted one coat masonry primer and two coats on selected color on mood boards for the specific phase.
- 8.2 All external walls to be painted to developer's specifications, one coat masonry primer and two coats colour.

9 CEILINGS:

- 9.1 Skimmed and painted Rhinoboard ceilings, finished off with 75mm cove cornice.
- 9.2 Isolation as per architects SANS 10400 XA calculations.
- 9.3 No ceiling in garage

10 IRONMONGERY:

- 10.1 All internal doors to be fitted with standard 2 lever mortise lockset.
- 10.2 Front doors to be fitted with 3 lever lockset and aluminium handle.

11 JOINERY:

- 11.1 Kitchen: Carcasses: Standard Peen white melamine. Layout as per kitchen specialist design **(Addendum A)**. Doors as per two mood board options (Standard Finish).
- 11.2 Kitchen tops: 20mm Engineered Stone (colour as per mood boards)
- 11.3 Built in cupboards to all bedrooms, height as per plan.
- 11.4 Vanity in bathroom: Slimline Cupboard with basin

12 ELECTRICAL:

- 12.1 Plug and light points: One LED light point in each room.
- 12.2 2 x D/plug points in each room, excluding bathrooms.
- 12.3 4 x D/plug points to the Kitchen and one stove connection.
- 12.4 2 x D/plug point to lounge.
- 12.5 LED external light points including fittings, as per developer spec.
- 12.6 Fiber access point in house provided. DSTV connection - owners responsibility.
- 12.7 Electric Oven, extractor and gas hob (no gas cylinder).

13 PLUMBING:

- 13.1 Bath – 1.7m built in bath with single lever mixer. Standard shower – Enclosed shower with single lever mixer, shower arm & rose.
- 13.2 Ground Floor - Close Coupled white toilet; First Floor – Geberit with pan
- 13.3 Kitchen sink drop 1160m x 460mm double bowl sink and single lever sink mixer.
- 13.4 150 liter geyser, using alternative energy, complete with valves and drip trays.
- 13.5 Washing machine point with stopcock as per plan.
- 13.6 One x hose bib tap to front and one x hose bib tap to rear of dwelling. Franke (or similar) Cobra (or similar) Kwikot (or similar).

14 EXTERNAL

- 14.1 Existing estate perimeter wall to be painted and maintained by owner.
- 14.2 Precast walling to sides and rear of properties @ max. 1.8m
- 14.3 External paint as per by developer guidelines.
- 14.4 Paving area : Driveway & pedestrian to front door only, max 30m2.
- 14.5 Paving apron around the house: max 500mm (W).
- 14.6 Type of garage door - Charcoal sectional overhead aluminium automated.
- 14.7 1 x Aluminium Charcoal side gate.
- 14.8 Grass to front of property only - max 30m2.

15 GENERAL:

- 15.1 These specifications serve as guidelines only, and the developer reserves the right to amend and/or substitute items at his sole discretion.
- 15.2 The purchaser is not permitted to do any work on site while construction is underway without permission of Proxisource (Pty) Ltd or prior to handover.
- 15.3 Settlement and hairline cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.
- 15.4 The show house is just an indication of finish that can be expected. Final finishes may vary from unit viewed.
- 15.5 No structural changes will be considered to any dwelling.

- 15.6 No moving of windows & doors or any amendments to kitchen and built-in cupboards will be considered.
- 15.7 Units remain as standard and only items included in the Upgrade to Specification list will be considered as amendments to dwellings.
- 15.8 No additions, omissions or alterations to extras will be considered after the Agreement of Sale has been accepted by the developer.

16 INCLUDED IN PURCHASE PRICE:

- * Transfer duty and fees not applicable (VAT included in price)
- * Erf registration fees
- * Architectural fees (standard units)
- * Plan approval fees (standard units)
- * NHBRC enrolment fees
- * Engineers fees (standard units)
- * Electrical connection fees (excluding deposits)
- * Water & sewer connection fees (excluding deposits)

17 NOT INCLUDED IN PURCHASE PRICE:

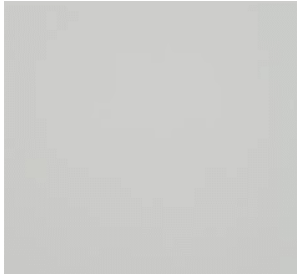
- * Bond registration fees
- * Curtain rails
- * Washing lines
- * Gas cylinder to hob
- * Any other additional extra will be separately quoted by Proxisource (Pty) Ltd and will be added to the standard purchase price, after acceptance of the client. Where there is a discrepancy between the drawings and this schedule of finishes, this schedule of finishes takes precedence.
- * For your convenience and future benefit, certain extra items are included in the municipal plans that are submitted for approval. The following items are excluded from the standard specification unless it is clearly and explicitly stipulated that these items are included:
 - Carport
 - Undercover Braai Patio's
 - Stacker Doors
 - Swimming Pool
 - Pergola

PURCHASER – SIGNATURE

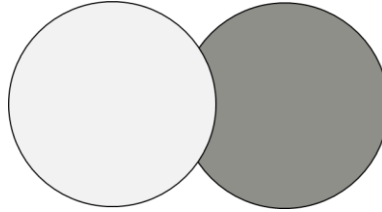
PURCHASER - NAME

DATE

FINISHES FOR
EVOKE COLOUR SCHEME
For Verdeau By Niche Interiors



Bedroom Joinery:
 PG Bison Melawood Folkstone grey
 Standard – Peen Finish
 Upgrade – Matt finish



General Wall Colour Paint: Dulux Grey Steel 4 Accent Wall Colour Paint: Dulux Grey Couture



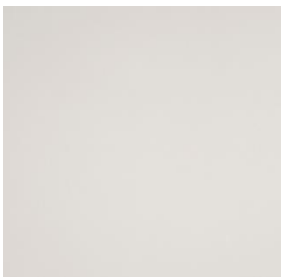
General Laminate Floor:
 Trend Oak Grey, D3126



General Floor Tile:
 Screed White Eco, 600x600



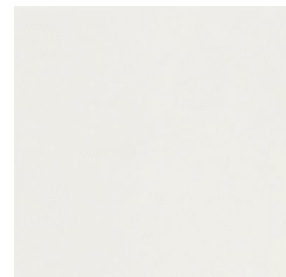
Kitchen Joinery Accent colour:
PG Bison Melawood Treviso



Kitchen Countertops:
 Granite Projects Atlas Quartz Zeru

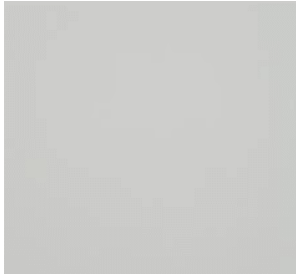


Kitchen Tiled Backsplash:
 White Gloss flat, 300 x 100

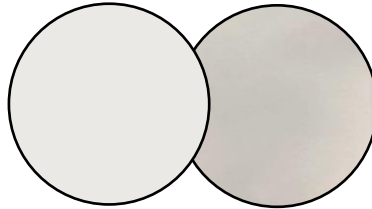


Kitchen Joinery:
 PG Bison Melawood Picco White
 Standard – Peen Finish
 Upgrade – Matt finish

FINISHES FOR
GRISS COLOUR SCHEME
For Verdeau By Niche Interiors



Bedroom Joinery:
 PG Bison Melawood Folkstone grey
 Standard – Peen Finish
 Upgrade – Matt finish



General Wall Colour Paint: Dulux porcelain Song
 Accent Wall Colour Paint: Stone Wash



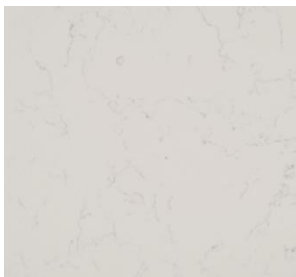
General Laminate Floor:
 Trend Oak Grey, D3126



General Floor Tile:
 Screed Grey, 600x600



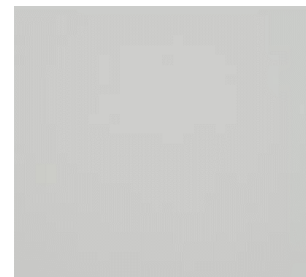
Kitchen Joinery Accent colour:
 PG Bison Melawood Treviso



Kitchen Countertops:
 Granite Projects Atlas White



Kitchen Tiled Backsplash:
 Light Grey Gloss flat, 300 x 100



Kitchen Joinery:
 PG Bison Dunblane Grey
 Standard – Peen Finish
 Upgrade – Matt finish

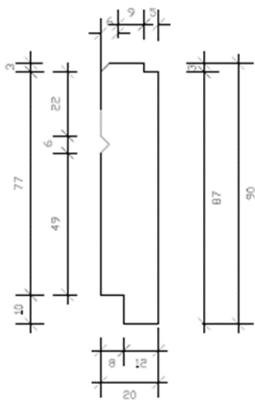
DOORS & HANDLES
For Verdeau By Niche Interiors



Horizontal slatted profile
internal doors



Internal door handles @ 1000mm H FFL



TYPICAL SKIRTING DETAIL
(Scale 1:1)



JOINERY HANDLES: Natural
anodized lip handle, 128mm
SKU: A775NA128

KITCHEN APPLIANCES
For Verdeau By Niche Interiors



Bosch 600W gas hob



Bosch Series 2 Built-in Extractor hood 600W



Bosch 600w Built-in oven

OPTIONAL UPGRADE

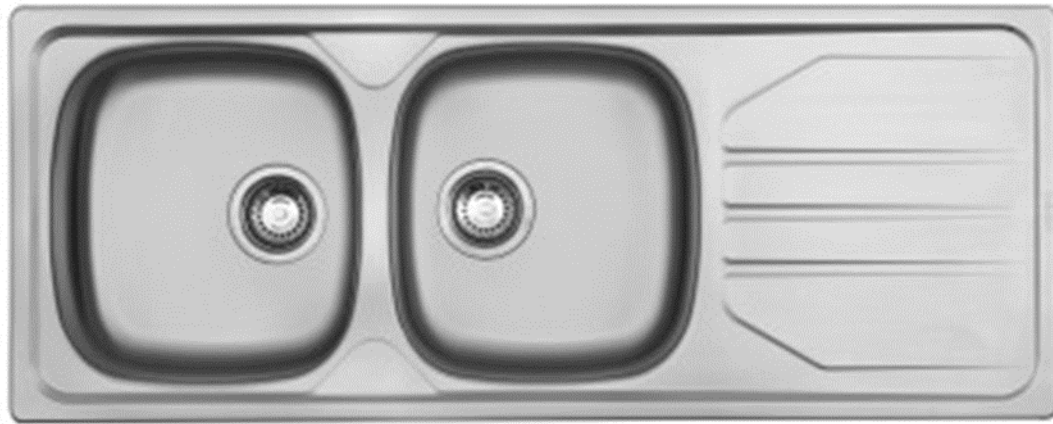


Freestanding oven: Smeg cooker glass / stainless steel xxl oven SSA 91 Max 9



SMEG 90cm Stainless steel Chimney extractor

KITCHEN SANITARYWARE
For Verdeau By Niche Interiors



Nouveau NVN621 Sink DEB 1160 x 460 x 149mm
w/BSW SSS - Franke



Blutide Moon Single Lever Sink Mixer
Chrome

BATHROOM ACCESSORIES
For Verdeau By Niche Interiors



La Gio Bella Demola 3300 Series Demola
Paper Holder



La Gio Bella Demola 3300 Series
Demola Double Robe Hooks



La Gio Bella Demola 3300 Series Demola
Towel Ring



La Gio Bella Demola 3300 Series Demola
single Towel Rail 760mm



Gio Mirror 900x400x20mm Aluminium Framed



Round Mirror

BATHROOM SANITARYWARE

For Verdeau By Niche Interiors



Basin Mixers: Blutide Moon
st/steel standard basin mixer



VANITY OPTION: Gio
Simplicity 600 Slimline
Cupboard & Basin White - Gio
Plumbing 600mm x 480mm x
450mm



Betta Toilet



Basin: Luanda white basin
450W X 280D X 110H & *custom
designed vanity*



Shower rose: Blutide Neo shower
arm & rose, 240mm



Shower Mixer: Blutide Moon
st/steel concealed shower mixer



Shower Waste Channel



Bath: LIBRA CUBO BATH
ONLY 1700X700 WHITE



Bath Mixer: Blutide Moon st/steel
concealed shower mixer



Bath Spout: Nicci Spout