



SCHEDULE C

SPECIFICATIONS – 2019.03.05

House structure:

Exterior: Maxi Cement brick, plastered and painted with one plaster primer coat and two coats Sabre Flexi Seal. Colour – Andover Gray (Code: 3611-P)

Interior: Maxi Cement brick, plastered and painted with one filler coat and two coats Sabre Inex. Colour – Denali Park (Code: 3612-P)

Roof: Slate Grey Corrugated roof sheeting
Insulation as per SANS 10400-XA

Exterior tile: Communal areas – Aida Sandstone Grey 420x420 non-slip (Code: VAS20422)

Facias: Fibre cement. Colour – Andover Gray (Code: 3611-P)

Balustrade: Colour – Birch Bark (Code: 3613-P)

Rain water goods: White aluminium gutters with PVC down pipes
Down pipes colour - Andover Gray (Code: 3611-P)

Windows: White powder coated aluminium

Door frames: Front: Fire doorframe, 90 x 70 x 813 with 25mm rebate, painted white
Interior: Standard doorframe, painted. Colour - Denali Park (Code: 3612-P)
Patio: White powder coated aluminium

Doors: Front: Wood - Semi-exterior Half Hour Rated Horizontal Slat, painted - white
Interior: Wood - Hollowcore, painted - Denali Park (Code: 3612-P)

Ironmongery:

External doors: 3 x lever locks – Coupé Umea

Internal doors: 2 x lever locks – Coupé Umea

Ceilings: Skimmed rhino board, painted - white
75mm cove cornice, painted - white

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:

White throughout

Toilets

Semi-close couple with angle valve

Baths

1700 bath acrylic with Nikki Spout & clicker waste

Basins

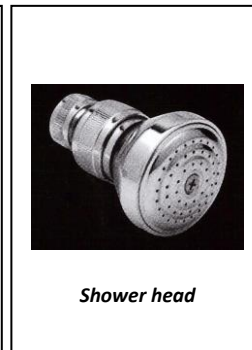
Simplicity wall hung single vanity (550 x 310)



Shower:

Rose and arm

White epoxy coated shower doors



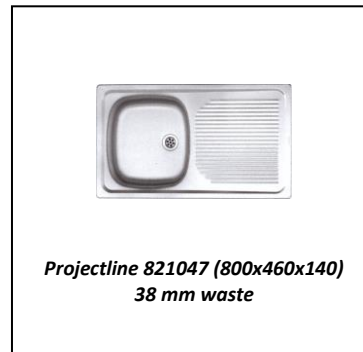
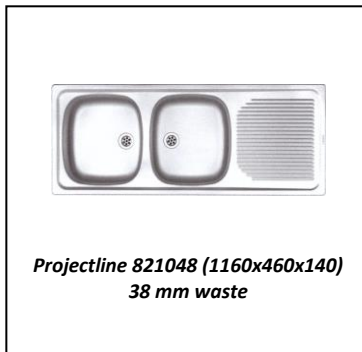
Taps:

All internal taps to be mixers – Vortex - Blue Tide, Mixed Tide (solid handle) range



Water heating: Central hot water system

Sink: Double or single – where indicated on plan



Floor and wall covering:

Wall tiles: Kitchen – 300mm tiled splashback above countertop – Evolve Grey 300x600 (Code: OEV20A7LA)
Bathroom – 300mm tiled splashback to vanity & bath – Evolve Grey 300x600 (Code: OEV20A7LA)
Shower – Tiled 1.8m high

Floor tiles: To kitchen, dining room, passage, bedrooms and bathroom(s) – Aida Sandstone Grey 420x420 (Code: VAS20421A)

Skirting: 75mm skirting to all rooms, except bathroom(s) and kitchen
Pine – painted same as interior walls

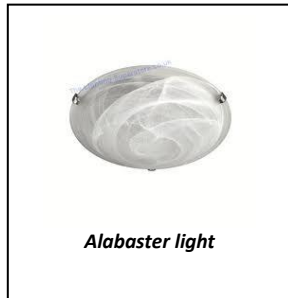
Cupboards:

Kitchen: Cupboards where indicated on plan – Folkstone Grey melamine (Linear finish)
Post form worktops – Random Swirl tops (Grey)
Doors with impact edging, melamine white interior and white backing

Bedrooms: Cupboards where indicated on plan – Folkstone Grey melamine (Linear finish)
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



Telephone/TV and electrical points:

As per plan

Landscaping:

As per developer's plan.

Included:

Transfer duty not applicable (VAT included in price)
Architectural fees (Developers cost)
Plan approval fees (Developers cost)
Defy Slimline 600 Under counter oven & solid hob - black
NHBRC fees (Developers cost)
Water connection
Electricity connection
DSTV and Fibre ready

Not included:

Transfer fees
Bond registration fees
Curtain rails
Bathroom fittings

General:

- 1 These specifications serve as guidelines only and the Seller reserves the right to amend and / or substitute items, at its sole discretion.
- 2 The employer is not permitted to do any work on site while construction is under way without the permission of TGP Construction Cape Town (Pty) Ltd.
- 3 Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

NOTE: Should the specifications contained herein differ from the specifications in the final plans or construction drawings, then this specification will be the final ruling document, subject to substitution envisioned in clause 1 above.

PURCHASER(S): _____ DATE: _____

SELLER: _____ DATE: _____