

1. FINISHES

The purchaser hereby acknowledges that and agrees that the choice of finishes will be limited to the range offered by the developer as per these standard specifications and shall be subject to availability thereof.

2. BUILDING STANDARDS

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

3. BRICKWORK & PLASTER

- 3.1 Exterior walls: Cavity wall construction with SABS approved cement Maxi bricks, plastered and painted with one (1) coat plaster primer and two (2) finishing coats as per developer's choice.
- 3.2 Interior walls: Single skin wall with SABS approved cement Maxi bricks, plastered and painted with one (1) coat plaster primer and two (2) finishing coats as per developer's choice.

4. WINDOWS

- 4.1 All windows will be aluminum with burglar bars affixed to all ground floor windows.

5. WINDOW SILLS

- 5.1 Exterior and interior sills will be plastered and painted.

6. DOORS & DOOR FRAMES

- 6.1 Front door: Standard solid wood door in standard solid wood frame, both painted as per developer's choice. Fitted with weatherboard.
- 6.2 Back door: Standard solid wood door with glass top section in standard solid wood frame, both painted as per developer's choice. Fitted with weatherboard.
- 6.3 Internal doors: Standard hollow core door in solid wooden frame, both painted as per developer's choice.
- 6.4 Security gates: Security gate fitted to front and back door as per developer's choice.

7. FLOOR COVERING

- 7.1 Floor covering will be ceramic tiles for all rooms as per developer's choice.
- 7.2 Painted pine skirting will be provided throughout the house, except for the bathroom which will be a tile skirting.

8. KITCHEN & BEDROOM CUPBOARDS

- 8.1 Kitchen cupboards: Melawood with postform tops.
- 8.2 Main bedroom: Melawood cupboard provided. 2nd Bedroom: Melawood cupboard is an optional extra.
- 8.3 NO kitchen top cupboards or extractor fan (optional extra).

9. SANITARY & BATHROOM

Will be of a type selected by the developer depending on availability.

- 9.1 Showerbath with screen: Resin fiberglass.
- 9.2 Close coupled toilet: White, glazed porcelain.
- 9.3 Basin: White, wall hung with half pedestal.
- 9.4 Kitchen sink: Standard drop in single bowl stainless steel.
- 9.5 Taps: Mixer as per developer's choice.
- 9.6 Shower: Multihand shower set with rail.
- 9.7 Garden tap: Brass bibtap.
- 9.8 Washing machine outlet point.
- 9.9 Double towel rail.
- 9.10 Toilet roll holder.
- 9.11 Mirror.

10. WALL TILING

Colour, design, shape and pattern as per developer's choice.

- 10.1 All tiling will be fixed by a specialist tiler.
- 10.2 Bathroom: Glazed ceramic wall tiles to be taken up to a height of 1200mm above the floor, on the WC and WHB wall. This wall tiling will then step up to a height of 2100mm at the 'shower' end of the bath. Half-way along the length of the bath the wall tiling steps down from 2100mm to the 1200mm above the floor.
- 10.3 Kitchen: Glazed ceramic wall tiles to be taken up for 600mm above the countertop, for its full length.

11. ELECTRICAL

Positions of the distribution board and prepaid meter, electrical outlets and switches may be altered or omitted for practical reasons and will be at the developer's discretion.

11.1 PLUG POINTS

- Lounge: Three (3) plug points.
- Kitchen work counter: Two (2) plug points.
- Refrigerator/Freezer: One (1) plug point.

- Washing machine: One (1) plug point.
- Stove & Oven: Power point and isolator to be provided.
- Extractor fan plug point (extractor fan optional): One (1) plug point.
- Main bedroom: Two (2) plug points.
- 2nd Bedroom: Two (2) plug points.
- TV point: No TV point or TV-antenna provided.
- Fibre connection: One (1) drawbox and conduit.
- Boundary gate: One (1) drawbox and conduit (excludes courtyard houses).

11.2 OVEN, HOB & EXTRACTOR FAN

- Oven and hob: As per developer's choice.
- Extractor fan: Optional extra, as per developer's choice.

12. LIGHT FITTINGS

- 12.1** Bedrooms and lounge: As per developer's choice.
- 12.2** Bathroom and Kitchen: As per developer's choice.
- 12.3** External: As per developer's choice.

13. GLAZING

All glass to conform to National Building Regulations in respect of thickness and type in relation to size and position.

- 13.1** Clear sheet glass to all windows, except for bathroom.
- 13.2** Bathroom: Obscure glass to developer's choice.

14. CURTAIN RAILS

- 14.1** Curtain rails: Single track rails to be provided to all bedroom and living room windows as per developer's choice.

15. IRONMONGERY

- 15.1** Internal doors are to be fitted with standard two (2) lever locksets as per developer's choice.
- 15.2** External doors are to be fitted with three (3) lever locksets as per developer's choice.

16. CEILINGS

- 16.1** Single storey houses to have plasterboard ceilings throughout the house, painted as per developer's choice.
- 16.2** Double storey houses to have skimmed soffits to ground floor and plasterboard ceilings on the first floor, all painted as per developer's choice.

17. PRECAST SLAB & STAIRCASE (DOUBLE STOREY ONLY)

- 17.1** First floor slab: Hollowcore precast as approved by structural engineer.
- 17.2** Staircase: Precast as approved by structural engineer.

18. HOT WATER CYLINDER

- 18.1** 150 Litre solar power hot water cylinder.

19. GUTTERS & DOWNPIPES

- 19.1** Will be PVC as per developer's choice.

20. ROOF TRUSSES & COVERING

- 20.1** Roof trusses are wood and pre-manufactured with SABS certification.
- 20.2** Roof covering will be cement tiles with approved Radenshield underlay.

21. BOUNDARY WALLS & GATES

- 21.1** Street boundary wall: Single skin 140mm cement blockwork, bagged and painted including palisade to developer's choice, will be provided as per the house type floorplan.
- 21.2** Street boundary gate: Palisade sliding/swing type will be provided as per the house type floorplan, excluding electrical motor (excluding internal courtyard units).
- 21.3** Side and rear boundary walls: Precast concrete.

22. HOUSE NUMBER & POSTBOX

- 22.1** House number fitted to front boundary wall.
- 22.2** Postbox fitted to boundary wall.

23. LANDSCAPING & PAVING

- 23.1** No landscaping will be provided.
- 23.2** Paving will be provided as per the house type floorplan. Colour and type as per developer's choice.