

SPECIFICATIONS

NIGHTINGALE CRESCENT - KRAAIFONTEIN

STANDARD OPTION

Walls:

Exterior: Cement maxi brick, plastered and painted with one plaster primer coat and two coats Dulux
 Interior: Cement maxi brick, plastered and painted with one filler coat and two coats Dulux (White)
 Plaster bands around outside windows and garages

Roof:

Double pitched roofs - Charcoal grey roof tiles
 Flat pitch roofs – refer to plan or as per Engineers specifications

Facias:

Fibre cement painted white

Rain water goods:

PVC with PVC down pipes

Windows:

Aluminium frames

Window sills:

Exterior – plastered and painted
 Interior – plastered and painted

Door frames:

Exterior – hardwood painted white
 Interior – Steel door jambs painted white
 Patio – Charcoal Aluminium Powder coated

Doors:

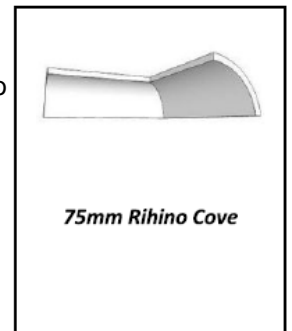
Front Semi-solid painted white
 Back Semi-solid painted white
 Interior Hollow core painted white

Ironmongery:

External doors: 3 x lever locks
 Internal doors: 2 x lever locks

Ceilings:

Groundfloor – V Joint Precast polyskim and painterd – no cornice
 Upstairs - skimmed rhino board, 75mm cove cornice painted with two PVA (excluding garage)
 No ceiling to garage



Paint Specification

Outside walls

- One coat DULUX masonry primer
- Two coats of colour DULUX - Karooland

Inside walls

- One coat Acrylic - white
- Poly skim all walls for smooth finish
- One coat of DULUX masonry primer
- Touch up all imperfections with Polyfilla and re-apply DULUX masonry primer
- Two coats of colour DULUX Acrylic

Sanitary Ware:

Baths
Toilets
Basins

White throughout
1700 bath acrylic
Semi-close couple
Vanity basin



ENTRADA BASIN MIXER
HFEN1240/CH



ENTRADA CONCEALED
BATH/SHOWER
MIXER HFEN1200/CH



Shower:

Rose and arm
White epoxy coated shower doors (door only)



SHOWER ARM & FLANGE 150 MM
HFSH1300/CH



SHOWER HEAD
5 SETTING
HFSH9975/CH



ENTRADA CONCEALED
BATH/SHOWER
MIXER HFEN1200/CH

Taps:

All internal taps to be mixers as per above – standard unit

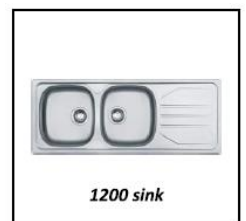


Geyser:

20L Fanforced Paloma Gas Geyser.

Sink:

1200 mm Double stainless steel drop in



1200 sink

General: Washing machine point (cold water)
Dishwasher point (cold water)

Floor and wall covering:

Wall tiles: 1,5m high in kitchen and bathroom(s) (as per chosen option) – R140p/m²
Floor tiles: To kitchen, bathroom(s) and living areas (as per chosen option) – R140p/m²
Carpets: Carpets/ tiles to bedrooms (as per chosen option) – Tiles R100p/m², Carpets R180p/m²
Skirting: To all rooms, except bathroom(s) and kitchen, painted white
Grout: Light grey

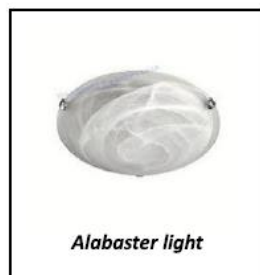
Cupboards:

Kitchen: Cupboards from chosen plan
Melamine inside (white) and outside (colour as per chosen option)
"Rustenburg" granite counter tops – 20mm
Doors with impact edging
Bedrooms: Main bedroom & second bedroom only
Melamine inside and outside (white)
Doors with impact edging



Light fittings:

One light to each room
Outside lights, watertight bulk heads, as per plan

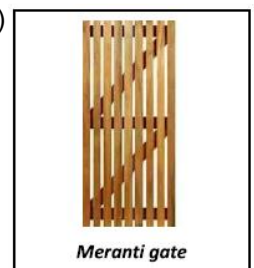


Telephone/TV and electrical points:

- One double plug point per bedroom (
- One single light point per bathroom (ceiling type, glass bowl type)
- Two double plug point in lounge.
- One TV point in lounge.
- Three double plug points in kitchen and single light point in kitchen (ceiling type, glass bowl)
- External light fittings to be water tight above front, lounge & kitchen doors (where applicable)

Gate:

(If applicable) Slatted Hardwood 1.8m painted white



Perimeter walls:

Only to backyard. Front boundary walls treated as an extra cost
All road facing walls to be 190 Block wall plastered and painted
Not road facing walls to be 1.8m vibracrete not painted

Driveway:

Paving as per plan.

Garage:

All single roll ups – no automation
Walls bagged, not painted.

Garden:

1 x Garden taps

Landscaping:

Site levelled and cleared of rubble

Included: Electricity connection (pre-paid electricity meter)
Standard bathroom fittings (Toilet paper holder; Towel ring; Towel rail)
Gas Oven & Gas hob
NHBRC
Plan approval fees
Architectural fees
Grass in front of house
Transfer fees included subject to Walkers or Straus Daly doing bond registration

Not included: Washing line
Bond registration fees
Curtain rails
Extraction fan (bathroom)
Post boxes

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 the Seller.
- 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: _____