

Annexure C

SPECIFICATION LIST

1. **FOUNDATION** : Foundations as per engineer design and specification.

2. **CONCRETE:**
 - Surface beds** : Surface beds to engineer design and specifications.

 - Slabs** : Slabs to engineer design and specifications.

3. **WALLS:**
 - Bricks** : Internal and external walls constructed in SABS approved cement Maxi bricks to the specification of NHBRC

 - External** : 230 mm Cavity walls plastered and painted both sides.

 - Internal** : 90 mm Single walls plastered and painted both sides.

4. **WINDOWSILLS:**
 - External** : Brick on edge plastered and painted.

 - Internal** : Plastered and painted.

5. DOOR FRAMES and WINDOWS:

External : Aluminium epoxy coated door frames and windows as per architects drawings and schedules.

Internal : 70 x 55 Meranti no sill, painted as per developer's choice.

6. DOORS:

External : All external doors and frames to be aluminium-matt white epoxy coated as per architectural specifications.

Internal : All internal doors to be hollow core flush panel doors with concealed edges painted to match interior.

Ironmongery : Internal doors fitted with stainless steel two lever mortice locksets.
: External doors fitted with three lever mortice locks to external front door.
: Other, QS Lya Range handles when specified.

Fire Door : 30 Min fire rated flush door with 3 level locksets, treated and painted.

7. ROOF CONSTRUCTION:

Pitched Roofs : Charcoal colour small S-profile colour bond roof sheets to specifications fixed on engineer designed trusses.

Trusses : Trusses by approved supplier, SA Pine as per engineer design and specification. Exposed trusses painted white to interior design.

Fascia Boards : 225 x 15 mm Fibre cement fascia board treated and painted.

Rainwater Goods : Aluminium seamless gutter, treated and painted as per architect's specifications and to fit with exterior design.

8. CEILING:

Internal : Iso-board high density for exposed trusses (living room) and gypsum board skimmed ceilings, with cornice as displayed area. Painted to match interior, mostly white.

9. SANITARY WARE: (As per developer's preferred choice and range.)

Colour : White ceramic sanitary ware.

Bath : Libra flow built-in bath
1700 mm x 800 mm white, acrylic type with handles.

Basin : Manufactured of acrylic material (white colour) as per developer's preferred choice range.

Shower : Frameless glass walk-in shower as per plan and architect spec and size, developer's choice and range.

Toilet : Wall-hung (white colour) Geberit range.

Mixers and taps : Grohe range for wash hand basin, bath and or shower as per developer's choice and range.

Kitchen sink : Stainless steel underhung SMEG as per developer's choice and range.

Tiles (wall) : Shower, tiled to ceiling height including shower floor, splashback to basin.
Bath, tiling to surround.
All tiles with brushed aluminium straight edge trims 12 mm.

Accessories : Toilet roll holder and towel rail per bathroom, brushed stainless steel as per developer's preferred choice and range.

10. FLOORS:

Tiles : 600 x 600 mm hard body floor tiles as per developer's range and choice with a PC amount of R120.00/m².

Skirting : 120 mm Super wood skirting, with shadow line, treated and painted to fit interior design.

Vinyl floors : The wooden and vinyl floors is an optional extra – not standard – and will be at an additional cost standard to tiles.

11. KITCHEN, BEDROOM CUPBOARDS & TOP:

Bedroom : Bedroom built-in cupboards to be 16 mm White Melamine with doors and drawers with 2 mm impact edging.

White backing. Hafele Hinges and runners. PC Handle.

Engineered stone. SILESTONE range or similar.

Kitchen : **COASTAL RANGE OPTION;**
Is a 16 mm White NDF flat panel sprayed finish Melamine cupboard with high impact edging. White backing with Hafele hinges and runners and handles as per developer's choice and range to fit design.

Counter top for kitchen area is Engineered stone, SILESTONE range or similar as per developer's choice and range to fit design and standard.

Scullery will be fitted with Post form tops as per design and developer's choice and range.

: CONTEMPORARY RANGE OPTION;

16 mm Gray NDF flat panel sprayed finish Melamine cupboard with high impact edging. White backing with Hafele hinges and runners and handles as per developer's choice and range to fit design. Colour mixed option available in this option.

Countertop for kitchen area is Engineered stone, SILESTONE range or similar as per developer's choice and range to fit design and standard.

Scullery will be fitted with Post form tops as per design and developer's choice and range.

Stove:

Oven : Smeg 90 cm freestanding concert cooker with 5 burner gas hob and thermos-ventilated oven, as per contractor's range and choice to fit design.

Extractor : 90 cm Smeg wall-mounted extractor hood as per contractor's range and choice to fit design.

Tiles : Area behind stove as wide as stove with subway-style tiles as per developer's range and choice to fit design.

12 ELECTRICAL:

Electrical points : As per architect electrical drawings.

- Light Fittings** : Living, dining and kitchen area – LED lights as per architect plans and developer’s preferred choice to compliment the interior design and lighting requirements.
- : Bedrooms and bathrooms – recessed downlights or single mounted surface mounted light as per electrical layout and developer’s choice to fit design.
- Plug points** : According to electrical plan by architect
- Light points** : According to electrical plan by architect.
- External** : Surface mounted external lights as per architect layout
- 13. PLUMBING** : Dishwasher and washing machine points where applicable.
Electrical geyser with heat pump as per developer’s choice and range.
- 14. PAVING** : Precast concrete pavers laid to architect plan and detail.
- 15. LANDSCAPING & IRRIGATION** : Roll on lawn to all open areas.
Automated irrigation as per stand size.
2 x 20 – Litre trees planted.
- 16. EXTERNAL TAPS** : 2 X 15 mm hose taps
- 17. WASHING LINE** : White epoxy coated fold-up type to be installed in court yard with Alumn. gate.
- 18. PAINT WORK** : All External paint work colour specified.

19. PAINT

SPECIFICATIONS:

Internal Paintwork on floated plaster : 1 Coat primer
2 Coats Paintsmith's Midafelt 225 or similar.

External Paintwork on floated plaster : 1 Coat primer
2 Coats Paintsmith's Midalux 240 or similar

Paintwork on Wood : All timber to be painted white.

Paintwork on Metal : 1 Calcium plumbate primer
1 Undercoat
2 Coats Enamel on galvanized steel.

20. **BOUNDARY WALLS** : Only courtyard walls inclusive

21. GENERAL:

- All curtain rails and window blinds are excluded.
- All furniture & decorations shown in show house, any documentation or presentation, is only for effect and visualization and is not included in the selling price.
- The material specifications will serve only as a guideline and the developer reserves the right to amend the specification at his sole discretion, in the event of any item not being available or being in short supply.
- The purchaser is not permitted to enter the site or do any work on site while construction is under way without the permission of Ivubu Property Development.
- Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.
- Please take note that it is an area with high humidity and condensation will take place if you don't adequately ventilate your home. Condensation and the consequent build-up of moisture and mould is the home owner's responsibility and is not a snag item.