

FOUNDATIONS AND STRUCTURE	
GEOTECHNICAL	A geotechnical report has been compiled and is available on request.
FOUNDATIONS	Reinforced strip footings. The foundation design shall be at the discretion of the professional engineer, to suit unit-specific ground conditions.
STRUCTURE	Load bearing brickwork, reinforced concrete slabs, beams & columns.
WALL CONSTRUCTION	
EXTERNAL WALLS	Cement maxi bricks.
INTERNAL WALLS	Cement maxi bricks.
FIRE WALLS	In accordance with planning authority requirements.
WALL FINISHES	
EXTERNAL	Painted smooth plaster.
INTERNAL	Painted smooth plaster or ceramic tiled from sample selection.
GARAGE (INTERNAL)	Painted smooth plaster.
DOORS	
EXTERNAL DOORS & FRAMES	Aluminium.
INTERNAL DOORS & FRAMES	Timber, hollow-core, painted, in a timber frame.
GARAGE DOOR	Aluminium sectional overhead door, automated. White.
IRONMONGERY	Brushed stainless steel. White to aluminium doors and windows.
BALUSTRADES	
INTERNAL	Mild steel, powder coated. White.
EXTERNAL	Mild steel, galvanised, powder coated. Black.
WINDOWS	
WINDOWS	Powder coated aluminium. White.
WINDOW SILLS	Plastered and painted.
SHUTTERS	Powder coated aluminium (where applicable). White.
ROOF	
TRUSSES	Treated timber.
ROOF COVERING	Pre-painted corrugated- or concealed-fix steel (dependent on pitch).
INSULATION	Shall be provided in ceilings.
FACIAS & BARGEBOARDS	Painted fibre cement.
GUTTERS & DOWNPIPES	PVC (unpainted).
CEILINGS	
INTERNAL	Either painted skimmed plasterboard or painted skimmed plaster.
CORNICES	Shadowline.
EXTERNAL	Painted fibre cement board (where applicable).
GARAGE	Unpainted and unskimmed.

FLOOR COVERING	
FLOOR COVERING	Selected from the range of laminate timber, carpet, vinyl or porcelain tiles in the sample selection provided.
SKIRTINGS GENERAL	Painted hardwood.
SKIRTINGS BATHROOMS	Tiled.
SKIRTING COVERED STOEP	Tiled (where applicable).
SANITARY WARE	
BATH	Acrylic 1800mm x 800mm.
BASINS	Porcelain.
TOILETS	Wall hung porcelain, concealed cistern.
SHOWER SCREENS	Frameless, glazed.
ACCESSORIES	Brushed stainless steel.
BRASSWARE	
TAPS & MIXERS	Hansgrohe high quality chrome-plated.
GARDEN STANDPIPE	Brass.
ELECTRICAL	
SOCKETS, SWITCHES	From a high-quality range.
LIGHT FITTINGS	Shall be provided as per electrical layout (INTERNAL: generally LED downlights throughout, with fluorescent light in garage. EXTERNAL: outdoor fittings).
EXTRACTOR FANS	Provided in bathrooms which do not have windows.
HOT WATER CYLINDER	Solar water heating system with 150L geyser.
TELECOM, TV & INTERNET	
TV CONNECTION POINT	Provided in living room.
TELEPHONE POINT	Provided in living room.
SECURITY SYSTEMS	
COMPLEX	Gated and security controlled.
UNITS	No alarms.
JOINERY	
WARDROBES	Melamine in colour per sample boards.
KITCHEN CUPBOARDS	Melamine in colour per sample boards. Engineered stone countertops
APPLIANCES	
OVEN, HOB & EXTRACTOR	From high quality Bosch range.
WASHING & DISHWASHER	Allowance for water supply & drainage point only. Appliances excluded.
EXTERNAL	
PAVING	Cement brick.
LANDSCAPING	None (Optional Extra).
BOUNDARY WALLS	Side - Plastered and painted cement block work.
Back - Vibracrete	Back - Vibracrete