

HATHERSAGE

PRIVATE ESTATE

SOMERSET WEST

ANNEXURE B2

STANDARD SPECIFICATIONS – 2019.03.05

Walls:

Exterior: Clay brick, plastered and painted with one coat Sabre Masonry Primer and two coats Sabre Flexi Seal. Colour - White

Interior: Clay brick, plastered and painted with one coat Sabre S888 Acrylic, one coat Sabre Masonry Primer and two coats Sabre In & Ex Acrylic.
Colour - Denali Park (Code: 3612 – P)

Roof tiles: Cupola design, Colour: Charcoal

Roof: Insulation as per SANS 10400-XA

Trusses: Purpose built timber roof trusses supplied and installed as per Engineer's design.

Facias: Fibre cement painted white

Rain water goods: Aluminium gutters with PVC down pipes – painted white

Windows: White powder coated aluminium

Door frames: Exterior – Front and back door – Wood painted white
Interior – Wood painted white
Patio – White powder coated aluminium

Doors: Front – Wood – semi-exterior door painted white – 2 panel (PD20)
Back – Wood – semi-exterior door painted white (PD1)
Interior – Swartland Elegance – painted white
Fire door – Standard half hour – painted white

Ironmongery: External doors 3 x lever locks – Coupé Umea handles
Internal doors 2 x lever locks – Coupé Umea handles

Ceilings: Skimmed rhino board with 75mm cove cornice, painted white
Painted with two coats Sabre S888 Acrylic
Ceiling to garage included

Sanitary ware: White throughout

Baths: Libra Chanel Bath with handles 1700

Toilets: Orion - Close couple back to wall



Basins

Main bathroom - Simplicity 600 Vanity, wall hung cabinet with clicker waste



En-suite - Simplicity 1200 Vanity, if applicable, as per plan



Showers:

VICI Slimline Shower Head S/Steel and VICI S/Steel arm
White epoxy coated shower doors



Taps:

All internal taps to be mixers – Grohe BauEdge Range



Bath/Shower



Basin



Sink

Geyser:

Horizontal 200 litre with master flow valve with heat pump

Sink:

Franke Nouveau 1200mm double stainless-steel drop in

Prep bowl:

Franke Prep Bowl Round 610 x 45

General:

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

Floor, wall covering and cupboards:

Wall tiles	Porcelain 1.5 high in kitchen and bathroom (s) R180.00/m ² (Incl. VAT). From Developers preferred supplier.
Floor tiles	Porcelain – to kitchen, bathroom(s) and living areas. R180.00/m ² (Incl VAT). From Developer's preferred supplier. <i>Listelos (borders), mosaic, slate, stone, porcelain or any other designer / diagonal tiles will be charged extra for the tiles as well as labour, cleaning and sealing. Refer to charges as per extra list.</i>
Carpets:	Carpets to bedrooms – R250.00/m ² (Incl VAT). From Developer's preferred supplier.
Skirting:	20 x 69 mm standard skirting to all rooms, except bathroom (s) and kitchen. Painted white

Cupboards:

Kitchen:	Floor cupboards only Melamine colour to be chosen from samples provided by contractor Worktops 30mm Rustenburg Granite Honed finish Melamine white interior and white backing
Bedrooms:	Cupboards where indicated on plan Melamine colour to be chosen from samples provided by contractor Melamine white interior and white backing

Light Fittings:

One light to each room – 12V Satin Chrome 3x light spot (Code: PAAX1756-3 Eagle)



Fluorescent 1x light in Scullery
Watertight light fittings to bathroom(s) – 200mm White surface mounted light (Code: PAAX3386/L Eagle)



Outside lights, watertight, as per plan – Black Lantern

Telephone/TV and electrical points:

As per plan

Braai: Undercover roof – steel black insert

Fireplace: Fireplace 850 mild steel with cowl

Gate: (if applicable) Slatted hardwood 1.8m painted white

Perimeter walls: 190 Block wall plastered and painted white

Driveway: Paving as per plan. 150 x 150mm cobbles charcoal

- Entrance:** Paver tiles as per plan 450 x 450mm charcoal paving slabs
- Garage:** Steel sectional overhead - White (or similar)
Walls painted white
- Garden:** Garden taps with wall bracket as per plan
- Landscaping:** Site levelled and cleared of rubble
Roll on lawn to front and back of house
- Included:** Transfer duty not payable (VAT included in price)
Architectural fees
Plan approval fees
NHBRC Fees
Water connection
Electrical connection
DEFY 600mm Stainless steel Under counter oven (Code: DBO462), hob (Code: DHD409) & extractor fan (Code: DCH317)
- Not included:** Transfer fees
Bond registration fees
Curtain rails
Washing line

TGP Construction Cape Town will notify you at an appropriate time during the construction of your new home, to choose the following finishes:

- Tiles
- Cupboards
- Carpets

You will have 10 working days in which to make your selection. If no selection is confirmed with TGP Construction Cape Town's head office in this time then it will be accepted that the finishes as per developer's choice are to be used.

General:

- 1 These specifications serve as guidelines only and the Contractor 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.

EMPLOYER(S): _____ DATE: _____

CONTRACTOR: _____ DATE: _____