

HATHERSAGE

PRIVATE ESTATE

SOMERSET WEST

ANNEXURE B2

UPGRADED 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 as per option selected

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 as per option selected
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 as per option selected
Fire door – Standard half hour – painted as per option selected

Ironmongery:

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

Ceilings:

Skimmed rhino board. Polystyrene cornice 100x100mm (Code: CC029).
Painted white with two coats Sabre S888 Acrylic.
Ceiling to garage included.

Sanitary ware:

White throughout

Baths:

Libra Energy Bath – 1700 X 800



Toilets: Bermuda wall hung geberit toilet with Grohe Skate Cosmopolitan push plate and Grohe Uniset concealed cistern



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



En-suite: Simplicity 1200 Vanity, wall hung cabinet with clicker waste



Shower: VICI Slimline Shower Head S/Steel and VICI S/Steel arm
Frameless 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 610x45

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

Floor, wall covering and cupboards:

Wall tiles: Kitchen – 500mm tiled splashback above countertop. As per option selected
Bathroom – 200mm tiled splashback to vanity & bath. As per option selected
Shower – Tiled 2.1m high. As per option selected

Colour palette: Please circle and sign next to choice:

OPTION 1:	White	Sign:
OPTION 2:	Stone	Sign:
OPTION 3:	Grey	Sign:

Cupboards: Kitchen - Floor cupboards only
Bedroom - Cupboards where indicated on plan
Colour to be chosen from options provided
Melamine white interior and white backing

Skirting: 22 x 94 mm plain skirting to all rooms, except bathroom (s) and kitchen.
Painted same as per option selected

Light Fittings: Downlights (12V – Grey steel) in Lounge, Dining and Kitchen area, as per plan
Fluorescence light in Scullery
Watertight light fittings to Bathroom(s) – Bathroom Alabaster
Outside lights, watertight, as per plan – black lantern

Telephone/TV and electrical points:

As per plan

Braai: Undercover roof – steel black

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 white (or similar)
Walls painted same as house colour

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 Stainless steel Under counter oven, burner gas hob & extractor



Code: DBO475



Code: DHG129



Code: DCH314

Not included:

Transfer fees
Bond registration fees
Curtain rails
Washing line

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.
- 4 Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

03.

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: _____