



**SPECIFICATIONS  
OWN TITLE TOWN HOUSES**

**1. Foundation**

Foundations as per NHBRC standards

**2. Walls**

Outer walls: 230 mm cavity walls built with face bricks

Inner walls: 90 mm Clay "Maxi" bricks; plastered and painted acrylic (Cloud white - Vel 30)

**3. Window Frames**

Epoxy powder coated aluminium. (As per Architects Specification)

**4. Roof covering**

Cement tiled

**5. Gutters & Down pipes**

80 mm *Watertite Aluminium* with PVC down pipes

**6. Ceilings (including garage)**

6.4 mm Rhinoboard, with 75 mm cornices – all skimmed and painted as per ceiling

**7. Skirtings**

75 mm skirting, pine - varnish or painted white

**8. Doors & Frames**

Front door: Door & Frame:	Swartland PD 20 Solid door Painted Cloud White Vel 30 - Enamel
Locks:	3 Lever locks
Handle:	<i>Dorma</i> solid - Stainless Steel – as per brochure
Inner doors: Door:	Panel Moulded door Painted, Cloud White Vel 30 - Enamel

Frame:	Steel frames
Locks:	2 Lever mortise locks
Handle:	<i>Dorma</i> tubular - Stainless Steel – as per brochure

## **9. Sanitary Ware**

Toilet:	"Europa" White closed couple suite – as per brochure
Hand basin:	Ceramic handbasin, "Brava" drop-in with vanity and "Europa" basin on half pedestal in en-suite.
Taps:	"Estillo" or "Smart" as per brochure
Shower:	Built shower base with aluminium and glass shower door
Bath:	White "Carmen" Acrylic bath with handles – as per brochure
Washing machine/dishwasher:	Tap and outlet supplied
Bathroom Accessories:	As per samples
Mirror:	Above basins

## **10. Hot water cylinder**

Two bed roomed units:	1 x 100 litre KPA
Three bed roomed units:	1 x 150 litre KPA

## **11. Tiles (as per samples)**

Kitchen tiles:	Above counter top to 450 mm
Bathrooms:	Tiled to 1.5 m height
Showers:	Tiled to 2.1 m height

## **12. Built-in cupboards**

Kitchen:	Undercounter cupboards and top cupboards above cooking area in white <i>Melamine</i> carcasses Choice of Counter tops and fronts as per samples Handles as per samples
Bedrooms:	White <i>Melamine</i> , with standard handles
Garage:	Broom cupboard – white <i>Melamine</i> , with standard handles

**13. Electrical Installation**

<b>Plugs</b>	Series 2000 White <i>Clipsal</i>
Kitchen:	1 single plug – fridge 1 single plug - dishwasher 3 double plugs above counter – 2 double plugs in "A" type house 1 Telkom point 1 single plug for Cookerhood
Lounge / Dining Room:	1 TV point provided 3 double plugs
Main bedroom:	1 single plug 1 double plug 1 Telkom point
Bedroom 2:	1 double plug
Bedroom 3:	1 double plug
Garage:	1 single plug for washing machine 1 double plug 1 Ceiling plug for Garage Door
<b>Lights:</b>	As per samples and layout on plans

**14. Floors**

Carpets:	Choice of samples on display
Tiles:	Choice of floor & wall tiles on display

**15. Built-in-oven & 4 Plate Hob**

Stove:	Defy Slimline 600S - Solid Plate Hob
Undercounter oven:	Defy Slimline 600S
Cookerhood:	Defy Model 600



## ANNEXURE B1

### 16. **Curtain rails**

Double *Kirsch* rail

### 17. **Glazing**

Obscure glass in bathrooms

Clear glass to the remainder

Safety glass, as per building regulations where required

### 18. **External**

Paving:

Brick paving to areas as per plan

Garden layout:

General landscaping

Outside tap:

2 Outside taps

Security:

As advertised

### 19. **Garage doors**

White fibreglass tip-up doors

### 20. **Paint work**

Interior: Cloud white PVA/Acrylic, on interior walls and ceilings  
Cloud white Matt enamel on interior doors and frames

**END**

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