

ATLANTIC SANDS SPECIFICATIONS

1. BRICKWORK

Exterior Walls: Cement maxi's to be used and finished in one coat rough cast plaster, with one coat undercoat and two coats exterior acrylic paint to walls. Garage walls, windowsills and other trim will be Aluminium Snow colour.

Interior Walls: Cement maxi's and finished in one coat smooth plaster, with one skim coat and two coats interior acrylic paint.

2. WINDOW SILLS

Exterior: Plastered and painted

Interior: Plastered and painted

3. WINDOWS

All windows will be Charcoal aluminium as per Plan

4. DOORS AND DOOR FRAMES

Front door: Single aluminium door

Internal doors: Hollow core door in timber frame

Sliding doors: Standard aluminium glass sliding doors in standard aluminium frame. Sliding door to be as per plan.

5. ROOF TRUSSES AND COVERING

Roof trusses: Pre-fabricated wooden roof trusses.

Roof covering: Charcoal coloured "Chromadeck" type sheeting

6. FLOOR COVERING

Kitchen, Lounge, entrance hall and passage: Floor tile will be as per Contractor's sample board

Bedrooms: Tiles from Contractor's sample board

Bathrooms: As per Contractor's sample board

Driveway: Paved driveway. Paving will be bond cement paving, Maximum of 45m²

Patio: Paved patio: Paving will be bond cement paving

7. BUILT IN CUPBOARDS

Kitchen cupboards: As per the kitchen layout plan. The types available will be coloured melamine. Colour options are as per the Contractor's sample board

Kitchen top: Rustenburg Granite or equal approved by the Contractor's range

Bedroom cupboards: White cupboard, as per lay-out plan in bedrooms

8. SANITARY WARE

Basin: Ceramic basin with Vanity cupboard

Shower doors: White epoxy coated aluminium (where applicable)

Toilet and cistern: Dual flush close coupled toilets

Kitchen sink: Standard drop-in double bowl stainless steel with work top mixer type tap.

Taps: Aspen taps and mixers

Hot water cylinder: 150l with 400(kpa) with Solar Panel

Rain water goods: Aluminium

Garden taps: One garden tap to be provided

9. ELECTRICAL INSTALLATION

Electrical installation will be as per the approved unit electrical plan

10. TV ANTENNA

No TV antenna supplied. Only conduit and draw boxes fitted

11. LIGHT FITTINGS

LED down lights for living areas, LED tube lighting for kitchen and garage, and LED fitting to bedrooms and bathrooms

12. CEILINGS

Intrnal Skimmed "Rhino board" painted with two coats acrylic

Garage No ceilings

13. WALL TILING

- Wall tiles: To kitchen 600mm between top and bottom kitchen cupboards,
but will not applied behind cupboards
- Shower: Tiled to 2.1m high
- Bathroom: Bath Splash back, walls plastered and paint

14. BATHROOM ACCESSORIES

The following accessories have been allowed for in each bathroom as per Contractor's choice:

- Toilet roll holder
- Towel ring
- Matching towel rail in main bathroom (not in en-suite and guest toilet)
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15. KITCHEN FIXTURES

Defy 600mm electric oven hob and extractor fan

16. IRONMONGERY

Internal doors are to be fitted with standard two lever mortice locksets with brushed aluminium door handles selected by the Contractor.

Front door is to be fitted with cylinder lockset selected by Contractor.

17. GARAGE

- Garage door: Zincalume sectional overhead door from the Contractor's range (Motorized)
- Garage floor: Steel-float finished cement slab
- Roof: Flat roof with chromadeck
- Electrical points: Two double plug points
- Plaster: Plastered outside, bagged inside and painted inside
- Ceiling: There no ceiling to the garage
- Light point: 1 x Single light fitting in the garage

18. BRAAI/ PATIO AREA

A (1.2m wide) braai will be built at the patio. Patio floor will be paved as per the Developer's specification.

19. BOUNDARY WALL

Boundary wall will be as per Contractor's specification and plan.

20. LANDSCAPING AND GARDENING

No landscaping included in the total price

21. FINISHES

The Purchaser hereby acknowledges and agrees that the choice of finishes limited to the range offered by the Contractor as per this Basic Specification and shall be subject to availability thereof, or a similar product may be substituted.

22. BUILDING STANDARDS

All construction procedures, and standards, will be in accordance with the requirements of the NHBRC and in line with the SANS 10400XA regulations.

23. GENERAL

Barge/Facia boards: Fibre cement painted with one coat primer and two coats acrylic paint

24. WALLING

Will be constructed as per plan

Note: The specification may be changed based on availability of materials without prior notice.

