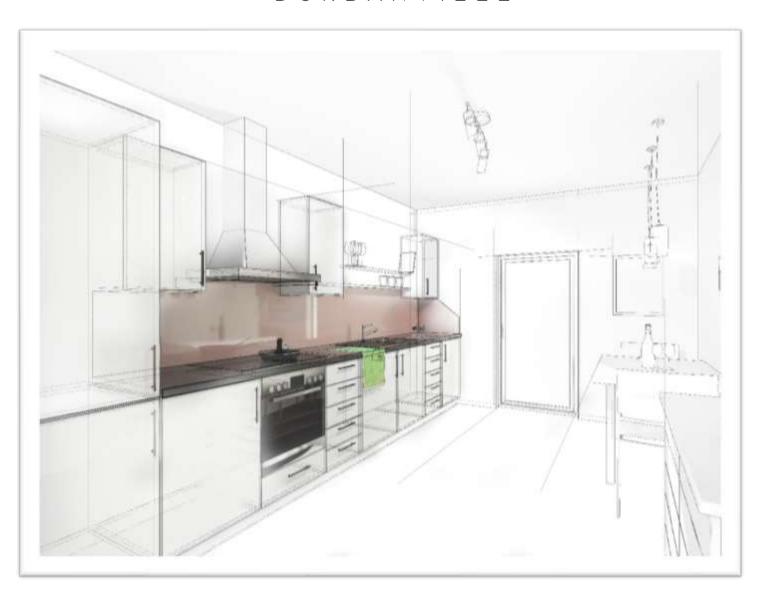
SEMILLON Private Development

DURBANVILLE



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SPECIFICATIONS

Foundations

- To engineers' specification

Walls

- Corobrik Solid Clay Bricks 14MPa

Windows

- Aluminium frames as per drawing

Plaster

- Internal walls
 - one coat smooth plaster
- External walls
 - one coat smooth plaster

Roof

- 30° Pitched corrugated roof
- Colourbond ferno zink sheeting
- Radenshield insulation plus isotherm

Garage Door

- Sink alloy door
- Door opener by vista doors

Ceilings

- 6.4mm Plastered rhino-board
- Princess cornices

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SPECIFICATIONS

Doors & Frames

- Front door
- Frame hardwood, painted white
- Door Colonial 4-panel
- Lock 3-lever mortice with aluminium handle
- Internal
 - Frame Pinewood jam lining- painted white
 - Door Hollowcore Canterbury
 - Lock 2-lever mortice with aluminium handle
 - Skirtings WSK5 90mm
 - Architraves around door jams

Wall Tiles

- Kitchen & Bathroom
 - Porcelain R150/m² {vat incl.}
 - 1.5m in height finished with listello in bathroom
 - Shower 2.1m in height

Floors

- Living areas, bathrooms & braai patio
 - Tiles porcelain @ R150/m² (vat incl.)
- Bedrooms
 - Carpets or Laminated flooring @ R200/m² {vat incl.}
- Excluding labour
- Extra cost if mosaic is required

Cupboards

- Kitchen
- Main bedroom 2.5m
- 2nd bedroom 1.8m
- 3rd bedroom 1.2m
- Cupboards Total R95 000,00 {vat incl.}
- Labour included

Kitchen Appliances

- Undercounter stove, gas hob & extractor fan by Defy @ R4 100,00

Yard walls, gates & fences

- Garden front and dividing walls 1.5m 1.8m height will be plastered and painted
- Masonry constructions where applicable
- Yard gates steel & fibre cement slates

Landscaping

- roll-on lawn 10m² per house
- two stand pipes (garden tap) to be provided in the garden of each unit
- Tiles 12m² at braai area
- Tiles 3m² at Bedroom balcony
- Paving- Driveway- Corridor- Paving slabs
- Landscaping by developer

Electrical

- -Power points
 - 2 double per bedroom
 - 2 single in main bedroom
 - 2 double in main bedroom
 - 3 double in living room
 - 3 double in kitchen
 - 2 double in kitchen
 - 1 double in garage
 - 1 single in garage door opener
 - 1 telephone point

Light fittings

- To be selected by purchaser from Spectra Lighting - Total R10 000 {vat incl.}

Bathroom Fittings & Accessories

- To be selected by purchaser from Durbanville Sanitaryware Total R25 000 (vat incl.)
- Shower doors Total R5 500 {vat incl.}
- Solar hot water cylinder to be provided by Developer

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SPECIFICATIONS

Curtain tracks {excluded}

- To be supplied by purchaser

DSTV – points only {dish and cabling not included}

- Points in living area, main bedroom & 2nd bedroom

Notes & Optional extra's

- Plan changes to be discussed with developer & builder
- All extra's must be discussed with the developer and builder and be in writing
- Additional fees apply to changes on building plans etc.

The material specified in this specifications document will serve only as a guideline and the developer reserves the right to amend the specification at his sole discretion. Any deviation in specification will be of similar quality.