



House - Specifications

1. Foundations:

Barge foundation, steel enforced.

2. Main Structure:

Cavity walls build with clay bricks and build with “brick on edge” method. All walls are plastered which gives the houses a fantastic finish.

3. Roof:

The roof is covered with “alu – zinc” and falls to the one side with “fascia” and “barge” boards to compliment it where necessary. The roof color is a beautiful charcoal color that ads character to the whole village. Roof overhang 300mm.

4. Ceilings:

“Nutech” ceiling boards with “cornice” to round it off.

5. Gutters:

Gutters attached to the back of the building.

6. Paint:

Standard white contractors paint for the inside and “Dulux Weather Guard” for the outside finishes. The outside colors are earth colors as specified by the architect and will give the development that extra edge.

7. Doors and windows:

The front door is solid “meranti” door and the back door is a stable door that allow for airflow throughout the house. The “charcoal” color aluminium sliding door allows flow to the outside braai area. The window frames are also aluminium in a “charcoal” color.

8. Sanitary fittings:

Bathroom – 1 x toilet; 1 x basin; 1 x shower or bath as on house plan, with curtain rails for curtains at the shower. 1 x towel rail; 1 x toilet paper holder; 1 x 150L geyser as per plan.

Kitchen – 1 x kitchen sink as per plan.

9. Cupboards:

Bedroom - Melamine cupboards and stainless steel handles as per plan.

Kitchen – Melamine cupboards bottom only with post-form counter tops and stainless steel handles as per plan.

10. Tiles:

All ground floor covering tiled with three earth color options as per the developer (R50/m²).

Bathrooms shower and floors tiled as well as one row above the basin and bath.

The kitchen basin gets splash back tiles.

11. Electrical:

An electrical pre-paid box installed for your comfort; a total of 9x light points (inside and outside); 1x stove power point; 1 x geyser plug point; 5 x plug points; 1 x main power board; 1 x TV point; 1 x telephone point.

12. Paving:

± 30 m² of “Roman Cobble” paving is supplied by “Mobicast” and this contributes to the “village” feeling of the development.

13. Extras(included):

Grass for the front garden.

1,2m wire fencing between the houses in the back garden with creepers planted to cover the fence and enhance the beauty of the estate.

14. Additional options (not included)

Paving around the house, Watertanks, Stove, Grass in the back garden, Brick boundary walls between houses are all possible and need to be communicated if required and included in the building contract.

IMPORTANT NOTICE: It is important to notice that although specification will be implemented as accurately as possible as set out above. Sometimes it may differ slightly, as for example a supplier runs out of stock and we need to change due to unforeseen circumstances. If need be we will communicate all changes that arise from such circumstances. If a buyer wants to make any changes to their house, please feel free to communicate this to your agent.