

ANNEXURE E

SPECIFICATION AND SCHEDULE OF FINISHES FOR

Pebble Falls

Lifestyle Estate

- 1. FOUNDATIONS**
 - 1.1 Concrete foundations as per engineer's detail.
- 2. WALLS AND FINISHES**
 - 2.1 SABS approved cement or clay stocks.
 - 2.2 External walls semi-face brick/plastered and painted
 - 2.3 Internal walls plastered and painted.
 - 2.4 Brick force according to NHBRC specification.
- 3. ROOFS**
 - 3.1 Pitched roof with concrete roof tiles.
- 4. FLOOR FINISHES**
 - 4.1 Tiles – kitchen, bathrooms.
 - 4.2 Carpets and under felt in bedrooms & living area.
 - 4.3 Exterior tiles to developers specification.
- 5. WALL TILING**
 - 5.1 Kitchen \pm 500mm above work top, not behind w/m, t/d, and fridge area.
 - 5.2 Bathrooms 1.2m above floor, shower tiled to shower rose.
- 6. CEILING**
 - 6.1 Rhino ceiling and painted on second floor, ground and first floor concrete slab painted.
- 7. WINDOWS**
 - 7.1 All frames to be steel frames, with B/P on opening windows.
 - 7.2 Glazing will be obscure glass in bathrooms and clear float glass to other windows.
- 8. DOORS AND FRAMES**
 - 8.1 Internal doors to be hollow core, steel frames with white enamel.
 - 8.2 External doors wood.
 - 8.3 2 lever locks to internal doors.
 - 8.4 3 lever locks external doors.
- 9. CURTAIN TRACKS**
 - 9.1 Single track to bathroom and kitchen, and double track to be fitted elsewhere. **(No credits allowed).**
- 10. BUILT IN CUPBOARDS**
 - 10.1 As per plan.
 - 10.2 White melamine doors, edged chipboard interior.
- 11. KITCHEN FITTINGS**
 - 11.1 As per kitchen layout plans.
 - 11.2 Double bowl sink.
 - 11.3 Top kitchen cupboards included.
 - 11.4 Kitchen cupboards coloured.
- 12. STOVE**
 - 12.1 Under counter oven and hob.
- 13. PLUMBING, SANITARY WARE AND TAPS**
 - 13.1 One 150 lt. Geyser.
 - 13.2 One cold water inlet and one waste for washing machine to kitchen.
 - 13.3 WC's with matching cistern
 - 13.4 WHB in bathroom, on pedestal.
 - 13.5 Bath to be 1700 fiberglass.
 - 13.6 Toilet roll holder adjacent to WC's. **(No credits).**
 - 13.7 Only white sanitary ware to be provided.
 - 13.8 Towel rails. **(No credits allowed).**
 - 13.9 Taps to be Cobra Stella range.
- 13.10** 450 x 600mm Mirrors **(No credits)**
- 13.11** Trimatic Shower Door optional extra.
- 14. ELECTRICAL INSTALLATION**
 - 14.1 One geyser and one stove connection.
 - 14.2 Single phase supply.
 - 14.3 Light points as per standard layout 1/room.
 - 14.4 Spotlights to be fitted in bedrooms and lounge.
 - 14.5 2ft covered fluorescent light in kitchen, Ball fittings in bathroom.
 - 14.6 One TV point connection per unit in lounge area.
 - 14.7 Plug points:
 - 1 per appliance,
 - Double plug above worktop,
 - 2x Double in lounge.
 - Double in every room excl bathroom.
 - 14.8 1x Telephone point on kitchen counter.
- 15. EXTERNAL WORK**
 - 15.1 Paving (brick), driveways.
 - 15.2 Gardens to be laid out with lawn
 - 15.3 Paving to all roof downsides.
 - 15.4 All levels, dimensions, depths of excavations, height of plinths, number of steps to be determined on site by developer.
 - 15.5 It is the responsibility of each owner to control pests, ants, etc. after occupation.
 - 15.6 Color of roof subject to availability.
 - 15.7 Communal dry yards.
- 16. SECURITY**

Estate perimeter walls electrified.
Access control at entrance.
- 17. GENERAL WORKS**

No external contractors shall be allowed on site to do any work without the written consent from the developer/seller. Nor shall the purchaser be allowed to discuss or arrange any additions or changes to the property without the **knowledge of the agent**. Any alterations or additions to the property must be in writing and be accepted by the **SELLER** and **PURCHASER** prior to commencement of any works.
- 18.** Site visiting hours **alternate Sundays 8am – 5pm ONLY**.
Units will be locked when near to completion.
No access when developer not on site.
- 19. PLEASE NOTE: NO CREDITS WILL BE GIVEN OR FITTINGS SUPPLIED TO ANY CLIENT WHO WANTS TO SUPPLY HIS/HER OWN FITTINGS OR FINISHES OR WHO WANTS TO MAKE ANY CHANGES TO STANDARD FINISHES.**
- 20. The developer can not be held responsible for any actions or non actions of Telkom.**
- 21. Levies does not include rates and taxes.**
- 22. Retractable Washing Line to be installed over bath.**
- 23. Garden Fence (Ground Floor Only) – 3m X 6m with gate**
- 24. Kitchen wall unit cupboards colour included.**
- 25. Kitchen cupboard colour Cherry Royale or Maple**
- 26. Medicine Cabinet (300 x 450 mm) per bathroom**
- 27. Extractor Fan in kitchen Included**