



GROOT PARYS
LIFESTYLE ESTATE



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FINISHING SCHEDULE



HOUSE SPECIFICATIONS

NOTE:

Should the below mentioned specification differ from the final plan specification, then this specification will be the final ruling document.

WALLS

Exterior	Clay brick, plastered and painted with one coat plaster primer and two coats exterior quality paint by Plascon or similar.
Interior	Clay brick, plastered and painted with one coat plaster primer and two coats interior quality paint by Plascon or similar. Standard clay brick per developer's choice.

YARD WALLS

An allowance of 25% of the erf perimeter layout is made for yard walls of a 140mm hollow block, wall 1,8m high plastered and painted and as indicated on the final plans.

ROOF

Dark Grey Kliplok or similar roof sheeting.

INSULATION

Ceilings - 75mm Think Pink Aerolite ceiling insulation or similar. Residential quality Sisalation per developer/Architect's discretion.
30mm/40mm Isoboard insulation to nailed up ceiling and Isopine ceiling.

FASCIAS

Fibre cement, painted white.

RAINWATER GOODS

White seamless aluminium with aluminium downpipes as indicated on final plans.

WINDOWS AND GLAZED DOORS

uPVC frames with double glazing.

All windows as per Architect's window schedule.

All glazing to comply with SANS 10400-XA and SANS 204 & SANS 10400 - Part N.

Bathroom windows to receive obscure glazing.

DOORS AND FRAMES

Front door - Single, painted timber door and frame as per plan.

Back door - uPVC stable door, solid uPVC panel below and glass above.

Fire door to garage - standard half hour fire rated door.

Internal doors - single, painted timer doors and frame as per plan.

Hinges: Two aluminium hinges by supplier of developer's choice.

IRONMONGERY

External doors	Front door mag lock with biometric controls. Handles - Coupé Umea by QS Products or similar.
Internal Doors	Knob cylinder locks. Handles - Coupé Umea by QS Products or similar.

CEILINGS

6,4mm Skimmed Rhinoboard painted with two coats PVA.

Shadowline cornice throughout and exposed truss ceiling with Isopine painted in living/dining room.

PAINT SPECIFICATION

External walls One coat PLASCON masonry primer and two coats of colour as per developer's sample board or similar.

Internal walls One coat PLASCON masonry primer and two coats of colour as per developer's sample board or similar.

SANITARYWARE

As displayed in Sales Office or similar.

Toilets Close coupled with angle valve.

Baths 1800/1700 Bergamo bath or similar.

Basins Vanity - Caesarstone Countertop, Giovi Ovale basins or similar.

SHOWER

Vici Shower 200mm Square Rose and 400mm round shower arm or similar.

TAPS

Hansgrohe taps and mixers as displayed in Sales Office or similar.

HOT WATER CYLINDERS

150 Litre, 400kPa with master flow valve linked to PV solar installation as per design parameters by mechanical engineer.

SINK

Franke Double stainless steel drop in sink.

Franke CUB150 Kitchen prep bowl (if applicable when indicated on plan).

GENERAL

Washing machine point (cold water) as indicated on plan.

Dishwasher point (cold water) as indicated on plan.

WALL TILES

Kitchen Full length glass splash back behind stove, to architect's specification and colour to client's choice.

Bathrooms Tiling full height.

Tiles as displayed in Sales Office or similar.

Colour to client's choice.

FLOOR TILES

Bathrooms Tiles as displayed in Sales Office or similar.

Colour to client's choice.

VINYL FLOOR FINISH

All internal areas Vinyl floor as displayed in Sales Office or similar.

(apart from bathrooms)

Colour to client's choice.

CARPET FLOOR FINISH

(if applicable) Carpet floor finish as per developer's sample board or similar.
Colour to client's choice.

SKIRTINGS

All rooms, except kitchen and bathrooms 75mm MDF Supawood, painted same as ceiling with Plascon Eggshell Enamel or similar.
No skirting to garage.

JOINERY

Kitchen Floor/wall cupboards as indicated on plan - Iceberg High Gloss or similar per developer's choice with handleless top cupboards and roman bar handles on drawers and cupboards below counter top.
20mm Caesarstone counter tops or similar, colour to client's choice.

Doors with impact edging, melamine grey interior and grey backing.

Bedrooms Cupboards as indicated on plan - white melamine doors with impact edging and roman bar handles or similar.
Melamine grey interior and grey backing.

FIREPLACE

Fireplace and braai as per drawing built out of bricks and mortar, plastered all round.
Finished with Overberg slate or similar cladding on the outside.
Homefire built in fireplace allowed for hearth only.

LIGHT FITTINGS

LED Downlights to each bedroom/bathroom.
LED Downlighters to kitchen/dining/lounge.
Outside lights - watertight.
Foot lights - watertight.
Double garage - 2 x Double fluorescent.
Two large pendants in dining area.
Two small pendants above kitchen counter.
One light inside braai.
LED strip under kitchen top cupboards.

ELECTRICAL

1 x TV point in living area.
1 x data point.
12btu Air conditioner in Main Bedroom
24btu Air conditioner in living area.
1 x Telephone/intercom point.
Oven Isolator and geyser isolator.
1 x internal security camera.
2 x Single 16A RSA with Single RSA V-Slim in each Bedroom.
3 x Single 16A RSA with Single RSA V-Slim in Living room.
4 x Single 16A RSA with Single RSA V-Slim in Kitchen.
2 x Single 16A RSA with Single RSA V-Slim in Garage.
2 x Single 16A RSA with Single RSA V-Slim in Study (if applicable).

APPLIANCES

Smeg or similar 5 burner gas hob, oven. Colour to client's choice.

Built in extractor cooker hood.

Allowance made for 2 x 9,5kg gas bottles.

GARDEN GATE

(Only when applicable) Horizontal slatted hardwood gate 1,8m high, painted.

DRIVEWAY

Grey Cobble paver or similar as displayed in Sales Office.

PATIO AND YARD

Grey Cobble paver or similar as displayed in Sales Office.

Powder coated aluminium pergola. Colour to Architect's specs.

GARAGE

Double ZinkAlum sectional door or similar.

Colour to Architect's specs.

Including automation - one motor per garage.

Walls bagged and painted same colour as house.

GARDEN

2 x Garden taps with standard wall plate.

GREEN BUILDING INCLUSIONS

Landscaping Basic water wise garden designed and installed in front of house.

Geyser With Heatpump Hot water cylinder wall mounted in garage, with heat pump wall mounted in yard.

Solar Pv Panels To Enhance Energy Consumption 2.5kW PV Panels with inverter.

OTHER FIXTURES AND FITTINGS

Fibre Optic Fibre optic internet with a download speed of 4MB/s included.

Biometric Access Biometric access to estate and units.

GENERAL

These specifications serve as a guideline only and the developer reserves the right to amend and/or substitute items, at his sole discretion in the event of any item not being available/being in short supply or price increases beyond his control.

If any of the finishes are changed by the purchaser, the developer reserves the right to refuse acceptance of any of these changes.

If any of the finishes are changed by the purchaser, the developer reserves the right to charge extra fees i.e. extra handling fee, extra markup and extra administration fee.

Purchaser

Date

Witness