

ROSEDALE MANOR - SPECIFICATION AND FINISHES

GENERAL

- The building shall be constructed in accordance with the approved building plans and in compliance with National Building Regulations.
- Materials and finishes shall be selected from the developer's standard range.
- All specified finishes, fittings and appliances are provided subject to availability, if not available it can be replaced by similar quality fixture as per Developers choice.

BUILDING STRUCTURE

- Walls to be constructed with clay maxi bricks.
- External walls shall be cavity walls tied together with 'butterfly' wall ties.
- Foundations to be concrete strip foundations. Steel reinforcing if required by Engineer.
- Concrete surface bed.
- Reinforced concrete suspended slabs.
- Unplastered clay brick feature panel if selected.

ROOF

- All roofs as per plan.
- Main roof and low pitched roofs covering to be Safintra corrugated sheeting or any other similar material/make. Colour: Charcoal.
- Fascia's and barge boards be Everite Nutek, painted to Developer's colour choice.
- Seamless aluminum gutters (charcoal colour) with PVC downpipes.

CEILINGS

- Concrete soffits – skimmed and painted
- Skimmed gypsum board ceilings elsewhere (habitable rooms – excludes garage).
- Cornice to developer's standard range.
- 600 x 600mm ceiling trap door.

WINDOWS

- Window frames to be aluminum. Colour: Charcoal
- Window sills to be plastered.
- Single clear window glass generally, safety glazing where required – all to SANS codes.
- Frosted glass to bathroom windows.
- Brown alluminium epoxy coated fixed louvers on street façade of the house

DOORS – *(not all are applicable to each unit)*

- Interior Doors: painted Moulded Doors
- Interior Door Frames: painted timber
- External Front door: varnished hardwood type with/ without sidelight
- External Kitchen door: aluminium (charcoal colour)
- Garage door (Main): sectional overhead type, including automatic overhead door opener.
- Garage door (Rear): timber (varnished)
- Garage door (Internal): ½ hour fire door
- Aluminum sliding doors as per plan, colour charcoal
- Three lever Chrome locks at all external doors as per Developer choice.
- Two lever Chrome locks on all internal doors as per Developer choice.

PAINTING

- External timber doors and timberwork to be varnished.
- All internal walls – washable PVA.
- All internal doors, frames and skirtings to be painted.
- External paint color – to Developer's choice (3 Colours)
- Internal paint colours – to Developer's choice (3 Colours)
- Unplastered feature wall to be varnished.

PLUMBING

- 1x dish washer point
- 1 x washing machine point.
- Double bowl stainless steel kitchen sink
- White designer freestanding bath acrylic type.
- White wall hung cabinet and basin as per Developers selection
- Close couple WC system with concealed cistern.
- 150 liters geyser, 400KPA including solar panel and geyser-wise control system.
- Grohe and/or other as per Developers choice.
- Frameless walk-in showers as per Developer choice.
- Two external taps provided for.

PLASTER

- Interior: Smooth plastered
- External: One coat plaster
- Decorative plaster bands and stipple areas as per plan.
- Garage to be bagged and painted white.

FLOOR COVERING

- Porcelain floor tiles internally as per Developer selection provided throughout
- 96mm WSK5 SA Pine skirting boards, painted. (Not in bathrooms and kitchen).
- Covered patios / balcony tiles to be as per Developer's choice.

WALL TILES AND KITCHEN TOPS

- Bathrooms: Porcelain In shower 1.850m high and feature
- Kitchen: Porcelain tiles splash back and TechniStone or any other similar type top
- All wall tiles and tops as per Developer selection provided.

CUPBOARDS

- Kitchen cupboards to ceiling as per plans: Wrapped melamine or sprayed wood as per Developers selection provided.
- Bedrooms and other cupboards to ceilings as per plans: Melamine with impact edges as per Developers design.

ELECTRICAL AND GAS

- Miele oven and 4 burner gas hob and extractor fan as per Developers choice.
- All lights; fittings and positioning as per Developer choice (down lighters to be LED and other bulbs to be Energy Savers).
- 2 x pendulum type light fittings above server counter in Kitchen where possible.
- Outside wall mounted lights.
- 5 ceiling lights and one pendulum in living areas, passages and kitchen.
- All other rooms to have centrally mounted lights and down lighters in bedrooms
- Plugs to all appliances.
- Plug in garage roof space for automatic door opener.
- Main Bedroom: 3 x Double plugs and 1 x TV point.
- Other Bedrooms: 2 x Double plugs
- Living Area: 3 x Double plugs, 1 x TV point, 1 x telephone point.
- Kitchen: 3 x Double plugs above counter.
- Garage: 1 x Double plug.
- Covered patio: 1 x Waterproof plug.
- Braai: 1 x light point

BOUNDARY & SCREEN WALLS

- As per plan. Existing wall to be renovated/painted and palisades to be filled in. All walls/palisades 1.8m high
- Garden and yard gates as per plan and as per Developers design.

PAVING

- As per plan.
- Clay pavers, colour as per Developers choice.

LAWN / LANDSCAPING

- Open space and road reserve by developer.
- Instant lawn on each erf in yard and in front of house
- Certain trees are to be protected.

GENERAL

Included:

- House number
- Insulation in roof space
- Electricity and water connection fees
- NHBRC registration fees
- All professional fees except where for extras requested by buyer
- All council application fees
- Bathroom mirrors, toilet roll holders, soap dishes, towel rails, etc.

Excluded Optional extras:

- Curtain rails and blinds
- Dishes, aerials, etc.
- Alarm System
- Underfloor heating
- Air conditioning
- Burglar bars
- Stacker aluminum doors in braai areas
- Washing lines
- Municipal bins