



PINOTAGE VILLAS: KLAPMUTS
FULL SPECIFICATIONS
01 April 2016

Foundation and Structure:

- To be built in accordance to the Municipal building Regulations and in adherence to the NHBRC requirements.

Walls:

- Bagged externally, Plastered internally and painted with Acrylic PVA

Windows, Doors and frames:

- Aluminium frame windows
- Curtain rails will be supplied in the kitchen, lounge and bedrooms
- Solid Wood Front Door & wooden stable back Door (back door where applicable) Internal doors, hollow core – to be painted in meranti door frame

Roof Trusses and Covering:

- Pre – Fabricated timber roof rafters
- Double roman roof tiles from a recognized manufacturer
- Colour as per Developer's choice

Floor Covering:

- Ceramic Tiles as per developer's choice
- **Note: Buyers can choose carpets for the bedrooms**

Built-in Cupboards:

- Bottom cupboards in kitchen as per plan, with fitted single sink and splash back tiling above sink
- White cupboards for the kitchen
- Bedroom cupboards as per plan

Sanitary Ware:

- Acrylic Bath, porcelain basin, toilet and taps as per Developer's choice
- Tap and shower combination at bath as per Developer's choice
- Shower curtain railing
- Splash back tiling above basin and bath
- 100L high-pressure solar hot water cylinder with electrical heating as back up
- 1 garden tap

Electrical Fittings:

- Electricity pre-paid meter
- **Built in oven and hob**

Wall sockets:

- Bedroom 1: 1 Double point
- Bedrooms 2 and 3 (where applicable) – 1 Double point per Room
- 2 Double points in Lounge
- Kitchen – 1 Double point at working surface, 1 single point for refrigerator
- Stove point + isolator and 4-plate electric stove with oven supplied
- 1 DSTV/TV conduit and point only, no cabling (No TV antenna/dish, only conduit and draw box)
- 1 Single light fitting per bedroom
- 1 Single light fitting in bathroom
- 1 Single light fitting in kitchen
- 1 Single light fitting in lounge
- 1 Exterior light fitting at front and back door

Lawn & External:

- Instant lawn to front garden
- Paved driveway
- Garden walls on sides and back of plot: precast concrete walling 1,2m high
- Side garden gates
- Installed washing line to backyard
- Shade net parking as per Developer's choice
- Front door feature: low level shaped walls and "**stepping stones**" as per Developer's choice

Security:

- Security gates to front and back door as per Developer's choice
- Burglar bars as per Developer's choice
- Enclosed back yard, front of house open to the road

Exclusions:

- Furniture and Appliances

Variations:

- The Seller/Developer shall at his sole discretion be entitled to substitute items of a similar standard and quality for any specified item.
- Optional extra's will be quoted on and accepted by both parties by signature. All extras are to be paid upfront to the Attorneys

NAME OF SALES CONSULTANT:

SIGNATURE OF SALES CONSULTANT: _____

DATE: _____

NAME OF PURCHASER:

SIGNATURE OF PURCHASER: _____

DATE: _____