

SPECIFICATION LIST – J122 & J137

OUTSIDE & STANDARD SPEC

- **Paving:** As per sample: Driveway and Surrounding unit 700mm – 60m²
- **Outside walls:** Plastered and painted (Standard colour).
- **Lawn:** 70m² supplied
- **All Windows:** Wooden window frames
- **Washing line:** Not included
- **Outside Taps:** One on strategic point
- **Border Wall:** 1,5m high, plastered & painted (standard colour). No walls on street side

- **Roof:** Roof Trusses with cement tile to engineer spec
- **Light Fittings:** 3 x Outside lights
- **Light Switches:** All switches Clipsal 2000 range/Crabtree Diamond Range
- **Plugs:** All plugs Clipsal 2000 range
- **Traditional lamp post on sidewalk**

ENTRANCE/ OPEN PATIO:

- **Floor:** Standard tile – as per sample @ R65 sqm.
- **Door:** Front Door (813mm Wooden door frame, solid door & 3 lever brass lock)

- **Ceilings:** painted + 90mm moulded cornice
- **Columns:** Painted (Standard colour)
- **Light fittings:** 2 x Down lights

LOUNGE/DINING ROOM

- **Floor:** Tiles – as per sample @ R65 sqm.
- **Skirtings:** 70mm Meranti
- **Ceiling:** Painted + 90mm moulded cornice
- **Walls:** Plastered and painted
- **Light fittings:** 6 x Down lights
- **Plugs:** 2 x Double plugs
- **Curtain rails:** None
- **TV Point:** 1 (piping and socket only)

KITCHEN

- **Floor:** Tiles – as per sample @ R65 sqm.
- **Door:** Back door – 813mm Wooden frame + hardwood door + 3 lever brass lock

- **Ceiling:** Painted – 90mm moulded cornice
- **Walls:** Tiled (1,4m high) as per sample @ R65 sqm.
- **Walls:** Plastered and painted above tile height
- **Light fittings:** 4 x Down lights
- **Plugs:** 2 x Double plugs
- **Bic's:** Kitchen units as per attached layout plan
- **Stove:** 1 x Stainless steel undercover stove with HOB & Extractor fan
- **Sink:** 1 x 1200 double sink OR as per plan
- **Taps:** Standard mixers as per contractor sample board

- **W/Machine point:** 1 x Washing machine point
- **Curtain Rail:** None
- **Telephone:** 1 x Telephone point (piping and socket only)
- **Kitchen tops:** Rustenburg Granite tops (Black)

PASSAGE/STAIRCASE

- **Floor:** Tiles – as per sample @ R65 sqm.
- **Skirtings:** 70mm Meranti
- **Ceilings:** Painted + 90mm moulded cornice
- **Walls:** Plastered and painted as lounge
- **Light fittings:** 4 x Down lights
- **Plugs:** None

MAIN BEDROOM

- **Floor:** Carpet - @ R110.00 fitted
- **Skirting:** 70mm Meranti
- **Door:** 813mm Wooden Frame + hollow core Recency door + 2 lever brass locks
- **Ceiling:** Painted + 90mm moulded cornice
- **Walls:** Plastered and painted
- **Light fittings:** 6 x Down lights
- **Plugs:** 2 x Double plugs
- **Bic's:** As per attached layout plan
- **Curtain rails:** None

MAIN EN-SUITE

- **Floor:** Tiles – as per sample @ R65 sqm.
- **Skirtings:** None
- **Ceiling:** Painted + 90mm moulded cornice
- **Walls:** Tiled (1,4m high) as per sample @ R65 sqm.
- **Walls:** Plastered and painted above tile height
- **Light fittings:** Down lights to specification
- **Shower:** 900mm shower with clear glass door
- **Toilet:** Cerra close couple cistern + pan white cognac top flush
- **Basin:** Pedestal and basin/ vanity 1200 (as per plan)
- **Taps:** Standard mixer as per contractor sample board
- **Towel Holder:** Standard fitting as per contractor sample board
- **Soap Dish:** Standard fitting as per contractor sample board
- **Curtain rail:** None

BEDROOM 2

- **Floor:** Carpet - @ R110.00 fitted
- **Skirting:** 70mm Meranti
- **Door:** 813mm Wooden Frame + hollow core Recency door + 2 lever brass locks
- **Ceiling:** Painted + 90mm moulded cornice
- **Walls:** Plastered and Painted
- **Light fittings:** 4 x Down lights
- **Plugs:** 1 x Double plug
- **Big's:** As per attached layout plan
- **Curtain rail:** None

BEDROOM 3

- **Floor:** Carpet - @ R110.00 fitted
- **Skirtings:** 70mm Meranti
- **Door:** 813mm Wooden frame + hollow core Recency door + 2 lever brass locks
- **Ceilings:** Painted + 90mm moulded cornice.
- **Walls:** Plastered and Painted
- **Light fittings:** 4 x Down lights
- **Plugs:** 1 x Double plug
- **Bic's:** As per attached layout plan
- **Curtain rails:** None

BATHROOM

- **Floor:** Tiles – as per sample @ R65 sqm.
- **Skirting:** None
- **Door:** 813mm Wooden frame + hollow core Recency door + 2 lever brass locks
- **Ceilings:** Painted + 90mm moulded cornice.
- **Walls:** Tiled (1,4m high) as per sample @ R65 sqm.
- **Walls:** Plastered and painted above tile height
- **Bath:** 1700mm Classic bath
- **Toilet:** Beta close couple cistern + pan white cognac top finish
- **Basin:** Pedestal and basin
- **Taps:** Standard mixers as per contractor sample board
- **Towel holders:** Standard fitting as per contractor sample board
- **Soap Dish:** Standard fitting as per contractor sample board
- **Curtain rail:** None
- **Geysers:** 1 150 litre Kwikhot (or similar)

CARPORT

- **Floor:** Paving
- **Skirting:** None
- **Garage Door:** 40 Panel Meranti hardwood Wooden door + automated motor + emotes
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- **Wall:** Plastered and painted white
- **Light fittings:** 1 x 4 ft Double Fluorescent lights
- **Plugs:** 2 x Double plugs
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Additional: No special foundations or blasting for foundations is allowed for.