

# M O O I B E R G E

## **KOGELBERG**

### **SCHEDULE C**

#### **BUILDING SPECIFICATIONS – 2021.03.01**

##### **House structure:**

Exterior: Maxi Cement Brick, plastered and painted with one plaster primer coat and two coats Sabre Flexi Seal. Colour – Andover Gray (Code: 3611-P)  
Accent wall colour – Birch Bark (Code: 3613-P)

Interior: Maxi Cement Brick, plastered and painted with one filler coat and two coats Sabre Inex – Colour - Denali Park (Code: 3612 – P)

**Roof:** Grey Colorbond IBR roof sheeting

**Exterior tile:** Communal areas – Aida Sandstone Grey 420x420 non-slip (Code: VAS20422)

**Rain water goods:** White aluminium with PVC down pipes  
Down pipes painted – Andover Gray (Code: 3611-P)

**Windows:** White powder coated aluminium

**Balustrade:** Colour – Andover Gray (Code: 3611-P)

**Door frames:** Front: Fire doorframe, 90 x 70 x 813 with 25mm rebate,  
painted Andover Gray (Code: 3611-P)  
Interior: Standard doorframe, painted. Colour - Denali Park (Code: 3612-P)  
Patio: White powder coated aluminium

**Doors:** Front – Wood – Semi-exterior ½ Hour Rated Horizontal Slat,  
painted – Andover Gray (Code: 3611-P)  
Interior – Hollowcore, painted – Denali Park (Code: 3612-P)

##### **Ironmongery:**

External doors: 3 x lever locks – Coupé Umea  
Internal doors: 3 x lever locks – Coupé Umea

**Ceilings:** Skimmed rhino board, painted – White  
75mm cove cornice, painted - White

##### **Paint Specification**

###### **Outside walls**

- One coat SABRE masonry primer
- All horizontal surfaces get one coat of SABRE Fibre-shield
- Two coats of colour SABRE Flexi-seal

###### **Inside walls**

- One coat Acrylic
- Poly skim walls
- One coat of SABRE masonry primer
- Touch up imperfections with polyfilla and re-apply SABRE masonry primer
- Two coats of colour SABRE IN/EX Acrylic

**Sanitary Ware:** White throughout  
Toilets Semi-close couple with angle valve  
Baths 1700 bath acrylic with Nikki spout & Clicker waste, if applicable  
Basins 500mm Basin & full pedestal with clicker waste

**Shower - if applicable:** Rose and arm  
White epoxy coated shower doors

**Taps:** All internal taps to be mixers

**Sink:** Double S/Steel, as per plan

**General:** Washing machine point (cold water) where indicated on plan

**Floor and wall covering:**

Wall tiles: Kitchen – 300mm tiled splashback above countertop – Evolve Grey 300x600  
(Code: OEV2087LA)  
Bathroom – 300mm tiled splashback to vanity & bath – Evolve Grey 300x600  
(Code: OEV2087LA)  
Shower – Tiled 1.8m high

Floor tiles: To kitchen, living area, passage, bedrooms and bathroom(s)

Skirting: 75mm skirting to all rooms, except bathroom(s) and kitchen  
Pine – painted same as interior walls – Colour – Denali Park (Code: 3612 – P)

**Cupboards:**

Kitchen: Cupboards where indicated on plan – Windsor Folkstone Melamine (Linear/Alpine finish), Random Swirl Post-form worktops (Grey)  
Doors with impact edging, melamine white interior and white backing

Bedrooms: Cupboards were indicated on plan – Windsor Folkstone melamine (Linear/Alpine finish)  
Doors with impact edging, melamine white interior and white backing

**Light fittings:** One light to each room - Alabaster  
Watertight light fittings to bathroom(s)  
Outside lights, watertight – Half moon black

**Telephone/TV and electrical points:**

As per plan

**Included:** Transfer duty not applicable (VAT included in price)  
Transfer fees (Developers cost)  
NHBRC fees (Developers cost)  
Municipal Plan approval fees (Developers cost)  
Defy Slimline 600 Under counter oven & solid hob - black  
Water connection  
Electricity connection  
Fibre ready (Includes DSTV connectivity point)  
Central Heat Pump system with ring feed

**Not included:**            Bond registration fees  
                                  Curtain rails  
                                  Bathroom Fittings

**General:**

- 1        These specifications serve as guidelines only and the Seller reserves the right to amend and / or substitute items, at his sole discretion.
- 2        The employer is not permitted to do any work on site while construction is under way without the permission of the Seller and/or the Contractor, TGP Construction Cape Town (Pty) Ltd.
- 3        Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

**NOTE:**

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

EMPLOYER: \_\_\_\_\_ DATE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_