

GRACELAND(APARTMENTS)

LANGEBERG RIDGE

Schedule of finishes

Important notice:

The materials in this schedule are subject to availability. Should the materials not be available at the time required, the Contractor or Developer may select similar alternative at its sole discretion. All images are reproduced (or in black or white) and there for colors may vary.

COSTUCTION DETAIL, FINISHES & FIXTURES

1. **Site works:**
The Contractor will clear the site and demarcate the dwelling according to the approved plans and in conjunction with specifications as agreed per contract.
2. **Foundation and floor slab :**
As per Engineers design.
3. **Brickwork:**
External and internal walls will be Cement Maxi's as per SAN 10 400. Plastering will be smooth internal, external smooth and sponged.
4. **Paint:**
One coat primer and two coats of paint as per Contractor's choice.
5. **Roof trusses and covering:**
Pre-fabricated roof trusses. Chroma deck type sheeting with PVC underlay and insulation. Layout as per plan. Barge/Facia boards – fibre cement painted one coat primer and two coats final exterior paint.
6. **Gutters and downpipes:**
Aluminum gutters and downpipes as per Contractor's choice.
7. **Ceilings:**
General height of not less than 2.4m, above floor level. Top floor 9mm Gypsum, smooth finished ceiling with shadow line corners. Ground and first floor - skimmed pre-cast Hollow core ceilings. All ceilings painted with two coats acrylic paint.

8. **Windows:**

All window frames will be aluminum as per plan-color as per developers' choice. Window sills plastered and painted.

9. **Doors and frames:**

Front door – single door in solid timber frame. Painted as per Developers choice. Internal doors – hollow core doors in solid timber frames, painted as per Developers choice.

Aluminum sliding door (stoep) as per Developers choice. 2 Lever locksets for internal doors and 3 lever locksets for external doors.

10. **Floor Covering:**

Tiles throughout the apartment, as per Developers choice.

11. **Built-in cupboards:**

Kitchen cupboards as indicated on plan. Top and bottom melamine cupboards of color as per Developers choice allowed for as per lay-out and white engineer stone counter tops.

Bedroom cupboards fitted to the ceiling as indicated on plan. Color will be white.

12. **Sanitary ware and Plumbing:**

12.1 Vanity:

12.2 Basin:

12.3 Basin mixer

12.4 Shower:

12.5 Shower mixer:

12.6 Shower rose:

12.7 Bath:

12.8 Bath Mixer:

12.9 Toilet:

12.10 Bathroom Accessories:

12.11 Zink:

12.12 Kitchen mixer:

12.13 Washing machine point:

12.14 Retrofit solar pump system or Geysersize PV water heating system – 150 lt

13. **Electrical points:**

Positions of the switchboard and electrical outlets and switches, T.V. and phone points indicated on the plan, may be for practical reasons, need to be altered/omitted and such alteration at the Contractor's discretion. The following installations have been included.

DB-board, 1 x Light fitting in kitchen/dining area, living room, stoep, braai, rooms, hall and bathroom.

Plug points:

2 x Double plug points in Bedrooms, Living room and above counter in Kitchen.

1 x Single plug point behind fridge and washing machine.

1 x Telephone point.

1 x TV point.

4 x Euro plugs included in this.

14. *Wall tiling:*

1.2m High in front and behind bath and 2.1 m high in shower area +-150mm High splash back in kitchen between floor and wall units – as per Developers choice.

15. *Bathroom accessories:*

Towel ring, toilet roll holder, towel rail and wall mirror above vanity per bathroom as - Developers choice

16. *Kitchen fixtures:*

Stainless steel Defy, 600 Slimline electric oven, hood and extractor as per Developers choice.

17. *Skirting:*

Tile +- 100mm high to all rooms and balcony area.

18. *Glazing:*

Clear sheet glass generally. Obscure glass to bathroom to glazier's choice and all glass to confirm to National Building Regulations in respect of thickness and type in relation to size and position.

19. *Balcony:*

Floor tiles with tiled skirting. Built-in braai.

20. *Apartment number:*

Will be supplied by the Developer.

21. *Finishes:*

The Purchaser hereby acknowledges and agrees that the choice of finishes to the range offered by the contractor as per Basic Specification and shall be subjected to availability thereof, or similar products may be substituted.

22. Parking:

1 X Allocated shaded parking bay per unit (Block B & C)/1 x underground parking bay (Block D)

23. Entrance Gate:

Manned security gate and can be controlled by Cell switch code from your cell phone and two manual remote controls.

24. Boundary wall:

Combination of brick, beta fencing and vibracrete wall covering on all borders of the complex.
Electric, security fence.

25. Drying yard:

Enclosed drying yard with washing lines.

26. Refuse yard:

Enclosed refuse yard with water point for cleaning and hygiene services.

27. Accessories:

1 x DSTV Point,

Building Standards: All construction procedures and standards in accordance with the requirements of the NHBRC.

OPTIONAL EXTRA'S PAYABLE IN CASH IN TERMS OF CLAUSE 5.2 OF SCHEDULE B IN THE DEED OF SALE :

NO.	ITEM	PRICE/ITEM	QUANTITY	TOTAL
1	Gate remote	R 275.00		
2	Sliding Security Front Gate	R 4 950.00		
3	Sliding Security Balcony Gate	R 8 700.00		
4	Burglar Clear Bars(all opening windows)	R 1 200.00		
5				
TOTAL:				

Graceland, Langeberg Ridge, Unit number _____, Parking bay number: _____

Purchaser Full Name: _____

Representative: _____

Signature: _____

Date: _____

On behalf of Snowdove 19(Pty)Ltd (Seller)

Representative: _____

Signature: _____

Date: _____