



**ANNEXURE 4  
STANDARD SPECIFICATION**

<b>EXTERNAL GENERAL</b>	
Bricks	Existing brick plastered and painted, new brick facade on the Northern side plastered and painted.
Roof	Existing roof to remain. New roof on portion of the 3rd floor mono pitch design.
Windows & Glazing	Partly existing aluminium and glazing, new powder coated aluminium and glazing sections to be added.
Sliding and Opening Doors	Existing aluminium sliding doors, existing aluminium opening doors. New sliding doors powder coated aluminium with single glazing. New opening powder coated aluminium doors with single glazing.
Patio and Balconies	Existing patios with existing pavers, New balconies to be added with steel frame, balustrading and composite decking for flooring.
<b>INTERNAL GENERAL</b>	
Walls - Internal	Plastered and painted as per show unit.
Ceiling	Flush plastered ceiling through out with decorative bulk-heads.
Floor - Internal	600 x 600 tile - as per show unit.
Skirting	Wood or composite skirting, painted as per showroom.
Floor - Shower	100mm x 100mm - same tile as floor.
Wall Tiles - Shower walls	600mm x 600mm tile - as per sample.
Wall Tiles - Basin Splash back	Feature splashback as per show unit.
Kitchen Wall Tiles	Feature splashback as per show unit.
Doors	Internal hollow core slatted doors.
Door Frame	Steel double frame.
Entrance Doors	30 minute fire battened door with self door closer.
Wet Point	One wet point allowed per kitchen.
<b>INTERNAL BEDROOM</b>	
BIC	1,5m, 3 door cupboard - as per show room.
<b>INTERNAL KITCHEN</b>	
Kitchen Cupboards	Melamine doors - as per showroom.
Kitchen Top Counters	20mm Quartz tops. Colour as per showroom.
Sink	Single - as per showroom.
Sink Mixer	Copper range - as per showroom.
Built in Oven	60cm built-in Bosch oven - As per showroom.
HOB	60cm built-in ceramic glass hob - as per showroom.
Extractor	Built in bosch extractor - as per showroom.
<b>INTERNAL BATHROOM</b>	
Showers	Glass shower doors with black shower frame - as per showroom.
Shower - Arm	Black arm - as per showroom.
Shower Rose	Black shower head - as per showroom.
Shower Mixer	Brass range - as per showroom.
Shower Trap	Black shower trap - as per showroom.
Mirror	Mirror with brass edging as per showroom.
Basin Mixer	Brass range mixer - as per showroom.
WC	Close couple suite - top-flush, white - as per showroom.
Towel Hooks	Wall mounted hook - as per showroom.
Toilet roll holder	Matt Black holder - as per showroom.
Vanity	Floating vanity - top mounted - with quartz top - as per showroom.
<b>INTERNAL ELECTRICAL</b>	
General Lighting Fitting	White down lighting through-out - as per showroom.
LED fittings	LED bulb fittings throughout - as per showroom.
Single Switch	As per Annexure 2 plan - white.
Double Switch	As per Annexure 2 plan - white.
USB point	Single plug point with double socket - 1 per bedroom and 1 per kitchen.
Data Point	1 Data point - as per Annexure 2 plan.
Heat Pumps	Centralised heat pump with ring main system - with individual hot and cold water meters.
Electrical Meter	Prepaid electricity meter.
<b>IRONMONGERY</b>	
Front Door Handle	Black range - as per showroom.
Door Stops	Half moon door stop.
Internal Bathroom Door Handle	Black range - as per showroom.

**NOTE:**

*While every attempt will be made to adhere to the standard specification, changes may be made by the Architect according to the availability of materials.*

Date

Purchaser/s

Date

Seller