

True North Apartments, erf 2358 Sinoville

PROPERTY SPECIFICATIONS 2

1. FOUNDATIONS

- 1.1 External load-bearing walls will be founded on foundations as per engineer's design.
- 1.2 Internal walls will be founded on concrete bed as indicated on the working drawings or as stated by the relevant appointed engineer.
- 1.3 Conventional building methods, as for normal founding conditions, will be used unless otherwise instructed by the engineer.

2. SUPERSTRUCTURE

- 2.1 Complex to be built with semi face and stock bricks of 220mm external walls and 110mm internal walls.

3. ROOF

- 3.1 Constructed with prefabricated roof trusses.
- 3.2 Pitched roof covered with concrete roof tiles.
- 3.3 Barge boards to be provided, asbestos or PVC.

4. DOORS AND DOORFRAMES

- 4.1 External doors to be framed, ledged, braced and battened open back solid doors.
- 4.2 Internal doors to be hollow core hardboard type suitable for painting.
- 4.3 External and Internal doorframes to be pressed steel or wood.
- 4.4 All Front doors to be fitted with security doors.
- 4.5 Only Ground floor units to be fitted with security doors on sliding door.
- 4.6 All Aluminium sliding doors with push lock bolt.

5. WINDOWS

- 5.1 Aluminium windows with handles, catches as indicated on the working drawings.
- 5.2 Burglar bars on windows that open, on the walk way only.
- 5.3 Curtain rails to be provided – single in kitchen, bathroom/toilet and separate toilet.
 - double in lounge, bedrooms and dining room.
- 5.4 Precast lintels to be used above all window frames.

6. GLAZING

- 6.1 Clear sheet glass generally in thickness as recommended by glazier.
- 6.2 Obscure glass to glazier's choice will be installed in bathrooms and WCs.

7. WINDOW SILLS

- 7.1 Internal window sills to be plastered.
- 7.2 External window sills are to be either brick on edge or cement with one coat of primer and two coats acrylic paint.

8. WALL FINISHES

- 8.1 Internal walls of the house to be plastered.
- 8.2 Glazed wall tiling will be provided as follows:
 - Kitchen - splash back.
 - Bathrooms - Splash back.

9. FLOOR FINISHES

- 9.1 Floors to be tiled with ceramic tiles.

10. CEILINGS

- 10.1 Top floor ceilings in all rooms to be 6.4mm Herculite fixed to 38mm x 38mm branderling with "H" section covered strips.
- 10.2 Cornices to be 70mm quarter rounds to be painted with two coats of good quality PVA.
- 10.3 Top floor ceilings of concrete either exposed or painted with two coats of good quality PVA.
- 10.4 Lower floor Cornices to be 70mm quarter rounds to be painted with two coats of good quality PVA.

11. PAINTING

- 11.1 Plastered surfaces to be painted with two coats of good quality PVA.

- 11.2 Exposed metal work is to be finished with one universal undercoat and one coat of gloss enamel paint.
- 11.3 Doors and door frames to be finished with two coats of wood sealer or enamel paint.
- 11.4 Exposed structural timber is to receive two coats of carbolineum.

12. IRONMONGERY

- 12.1 Internal doors to be fitted with standard two level mortise lock sets and chromium plated furniture.
- 12.2 External doors to be fitted with standard three lever mortise lock sets and the front door with chromium plated furniture.

13. ELECTRICAL

- 13.1 Plug and light points per room, stove point with isolator and distribution board as shown on the floor layout.
- 13.2 All external light fittings to be watertight.
- 13.3 Under counter oven plus hob.

14. PLUMBING

- 14.1 Sanitary fittings are to be standard type vitreous china and an acrylic.
- 14.2 Baths are to be 1700mm long white acrylic type.
- 14.3 Wash hand basin will be fixed on pedestal.
- 14.4 WCs will be ceramic with cistern.
- 14.5 A single bowl stainless steel sink will be installed for a 1-bed unit and a double bowl stainless steel sink will be installed for a 2-bed unit.
- 14.6 Taps are to be Cobra Stella or similar.
- 14.7 Complete hot and cold-water reticulation, including taps and 100-litre cylinder geyser, with pressure release valve, electrical thermostat and connection.
- 14.8 Toilet roll holder and towel rail to be fitted.

15. CARPENTRY

- 15.1 Kitchen with granite top on floor standing cub boards to be installed
- 15.2 Built in cupboards in bedrooms.

16. SITE WORKS

- 16.1 One carport per unit.

17. AVAILABILITY OF MATERIALS

- 17.1 All materials herein specified are subject to availability: where any materials are not readily available; the developer shall have the right to use the nearest similar material available.

- *No plan changes allowed*
- *Units will be fibre ready (excluding activation fees)*
- *Bond and transfer fees included*

Note: In the event of a contradiction, this specification supersedes the plan.

Signed at Pretoria on this _____ day of _____ 202___. For and on behalf of the Seller:

1. _____
 WITNESS SELLER

Signed at _____ on day of _____ 20___. For and on behalf of the PURCHASER:

1. _____

WITNESS

PURCHASER