



TRINITY

31 September 2017

ANNEXURE C

PHASE 5

SITARI TRINITY COUNTY HOMES - CLIENT SPECIFICATION AND FINISHES

1. STRUCTURE

- To be constructed in accordance with the building plans and building regulations.
- All external walls and cavity walls tied together with 'butterfly' wall ties.
- House to be built with maxi cement bricks.
- Steel reinforcing to all concrete foundations and main floors.
- Fireplaces and chimneys, where applicable, to be constructed and finished as per Developer choice.

2. ROOF

- All roofs as per plan.
- Main roof covering is "Elite" cement tiles on pre-manufactures roof trusses as per engineer design. Colour to be charcoal.
- "Safintra Saflok 410" or "similar" sheeting on flat roofs where indicated. Colour to be charcoal.
- Fascia board and overhangs to be New Tech cement and painted. Color as per Developer.
- Aluminium gutters (charcoal colour) with PVC downpipes.

3. CEILINGS

- Skimmed rhino board ceilings in all habitable rooms.
- Fancy cornice throughout.
- One trap door in the ceiling.
- No ceiling in garage and on covered patio.
- Dropped ceiling bulkhead in kitchen as per plan.

4. WINDOWS

- All window frames of charcoal aluminium.
- Exterior and interior window sills to be plastered.
- Transparent window glass in general.
- Frosted glass in all bathrooms.

5. DOORS

- Interior Doors: Horizontal grooved semi-solid doors (painted)
- Interior Door Frames: Timber (painted). 2.4m high, except garage fire door, 2.1m
- External Front door: Aluminium (charcoal colour), pivot type
- Garage door (Main): Sectional Overhead Aluzink type. Including automatic overhead door opener.
- Garage and Kitchen rear doors: Aluminium (charcoal colour), pivot type
- Garage door (Internal): Fire door
- Alum sliding door/doors as per plan to be "Palace Type"
- Cylinder locks to all external doors.

- Two-lever Chrome locks and handles on all internal doors as per Developer choice.

6. PAINT WORK

- External doors and timberwork to be varnished.
- All internal walls – 2 coats Saber Inex PEM 900.
- All internal doors, frames and skirtings to be painted with high-gloss white paint.
- External paint color – As per Developer choice.
- Internal paint color – Birch White and Artist's Canvas.

7. PLUMBING

- Appliance points as per plan for dishwasher and washing machine.
- Scullery sink to be double bowl stainless steel sink with drip tray.
- Baths to be 1.8 white acrylic type, freestanding, or built-in as per Developer's choice.
- Prep bowls in kitchen area (if indicated) to be stainless steel.
- Basin: White ceramic on granite top as per Developers selection provided.
- Close couple WC system with wall-mounted Giberit wc's with wall flushing system.
- 200 Litre geyser, 400KPA including solar panel and geyser-wise control system.
- Chrome colour mixer taps to be "Hansgrohe Décor Range" throughout.
- Shower doors – Frameless, pivot type as per Developer choice.
- Two external taps provided for.

8. PLASTER

- Interior: Smooth plastered 'polly skimmed'.
- External: One coat plaster as per plan.
- Decorative plaster bands and textured feature plaster as per plan.

9. FLOOR COVERING

- Laminated flooring internally as per plan as per Developer selection provided.
- Porcelain floor tiles internally as per plan as per Developer selection provided.
- 96mm WSK5 SA Pine skirting boards, painted. (Not in bathrooms and kitchen).
- Covered patios/patio tiles to be as per Developer's choice.

10. WALL TILES (Porcelain)

- Bathrooms: Up to window sill height (level with window sills) +/- 1.2m high.
- Kitchen: None, to have granite splash back.
- Mosaic tiles behind cooking hob
- Shower: +/- 2.1 High.
- All external edges to have slim edging.
- All wall tiles as per Developer selection provided.

11. CUPBOARDS

- Kitchen counter tops: Granite as per Developer selection provided.
- Kitchen cupboards: Wrapped melamine, as per Developer selection provided.
- Bedrooms and other cupboards: Alpine white melamine with impact edges as per Developer design.

12. ELECTRICAL

- Built-in oven, hob and extractor fan as per Developer choice.
- All lights; fittings and positioning as per Developer choice.
- 3 x Hanging type light fittings above server counter in Kitchen.
- 6 x Outside wall mounted lights.
- Downlighters in all living areas, passages and kitchen. All other rooms to have centrally-mounted light.
- 1 x Downlighter above showers.
- Plugs to all appliances.

- Plug in garage roof space for automatic door opener.
- Main Bedroom: 3 x Double plugs and 1 x TV point.
- Other Bedrooms: 1 x Double plugs.
- Study / Study nook: 1 x Double plug and 1 x telephone point.
- Living Area: 3 x Double plugs and 1 x TV point.
- Kitchen: 2 x Double plugs above counter.
- Scullery: 1 x Double plug above counter.
- Garage: 1 x Double plug.
- Covered patio: 1 x Waterproof plug.

13. BOUNDARY & SCREEN WALLS

- As per plan.
- Garden and yard gates as per plan and as per Developer design.

14. PAVING

- As per plan.
- Cement pavers, colour as per Developer choice.

15. LAWN / LANDSCAPING

- Erf to be landscaped by Developer landscape contractor in line with the Sitari Guidelines.
- Automatic irrigation included.

16. GENERAL

- "Minet" or similar gas fireplace as per plan.
- External braais on covered patio to be stainless steel.
- House number included.
- Isolation in roof space.
- Post boxes included.
- Electricity and water connection fees included.
- NHBRC registration fees included.
- All professional fees included.
- All council and Sitari Estate application fees included.

17. ITEMS EXCLUDED

- Curtain rails and blinds.
 - Toilet roll holders, soap dishes, towel rails etc. to be provided by Purchaser for installation by Developer.
 - Dishes, aerials etc.
 - Bathroom mirrors.
 - Alarm System.
 - Burglar bars
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