THE WILLOWDALE

SCHEDULE OF FINISHES – ANNEXURE B

FOUNDATIONS
As per Engineer

BRICKWORK
1. Exterior Walls: Will be of SABS approved clay bricks -finished one coat smooth plaster and painted with exterior quality undercoat and 2 (two) top coats. Dulux paint or similar.
2. Interior Walls: Will be of SABS approved clay bricks - finished in one coat smooth plaster and painted with 1 (one) coat undercoat, skimmed where necessary with rhino glide filler and then 2 (two) coats interior Dulux paint or similar.

WINDOW SILLS
1. Exterior: Plastered to detail as per plan.
2. Interior: Plastered.

WINDOW FRAMES
1. Light Grey Aluminium throughout as per window schedule.

DOORS, DOOR FRAMES and SKIRTING BOARDS
1. Front door: Meranti wood door in Meranti wood frame with enamel finish.
2. Patio doors: Light grey Aluminium sliders as per door schedule.
3. Internal doors: Flat panel doors painted with enamel finish.
4. Door frames Meranti wood and matching enamel finish.
5. Skirting boards throughout to be 70mm high - painted white.

ROOF TRUSSES AND COVERING
1. Roof trusses: manufactured with treated timber and supplied by registered truss manufacturer as per Engineer's detail - SABS approved.
2. Roof covering: Cromodeck Corrugated - Colour Bond - with approved underlay. Color of roof – Dark grey.
3. Roof Insulation: Eco-Insulation at 135mm thickness throughout.

FLOOR COVERING
1. Kitchen, guest loo, entrance hall, hallways, lounge area, dining room area and bathrooms; Porcelain tiles 600mmx 600mm either l- light or grey.
2. Bedrooms : Will be of superior carpeting - light or grey.
3. Patios: Porcelain Tiles – anti slip - light or grey.

BUILT-IN-CUPBOARDS
1. Bedrooms: Will be white melamine internal frames with Duco sprayed with handless doors.
2. Kitchen: Internal: White Melamine carcasses , External: Duco sprayed Supawood doors Tops: Caesar stone quartz – white or grey

WATER AND SANITARY WARE

1. Baths and basins: white fiberglass freestanding bath and porcelain basins
2. Toilet and cistern: Giberit pan, cistern and S/S activator – seat to match pan
3. Kitchen sink: single bowl - stainless steel
4. Mixers: Grohe or similar throughout
5. Shower doors: Frameless Glass
6. Hot water cylinder: 175l pressurized geyser with Heat pump - PHNIX
7. Rain water goods: Aluminium
8. Stormwater to road or river

ELECTRICAL INSTALLATION:

Positions of the switchboard and pre-paid meter, electrical outlets and switches, T.V. and phone points indicated on the PLAN, may for practical reasons, need to be altered/omitted and such alteration will be at the DEVELOPER's discretion. Light points as per developer

- Plugs and light switches electrical layout
- 1 TV point provisions and 2 telephone point provisions

STOVE

- AEG or Bosch hob and electric oven – S/S - developer's discretion
- AEG or Bosch extractor - S/S - developer's discretion

TV ANTENAE

Communal Dish to be provided for - not subscription

LIGHT FITTINGS

LED down lighters throughout - satin chrome round fittings

CEILINGS

1. Internal: Skimmed Rhino board with decorative cornice, painted with one undercoat and two finishing coats of acrylic paint.
2. Garage: painted in 1 coat undercoat and 1 coat finisher

SPLASHBACKS

1. Kitchen
   Glass splash backs to kitchen - light or grey
2. Bathrooms:
   a. Tiling to shower
   b. Tiling to Giberet
   c. Tiling to skirting

TOWEL RAILS and SUNDRY ITEMS

All chromium furniture

GLAZING and MIRRORS

- All glass to conform to National Building Regulations in respect of thickness and type in relation to size and position.
- Floating flat mirrors bathrooms

IRONMONGERY

Internal doors are to be fitted with standard two lever mortice lock sets and stainless steel plated furniture.

External doors are to be fitted with three lever mortice lockset with stainless steel furniture to doors

FRONT GATE and BALUSTRADES

- Galvanized gate with 2 (two) remotes
- Balustrades as per Plan

SECURITY

- Intercom black and white video
- Electric fence to perimeter

SITE CLEARING

The property will be cleared of all rubble.

BUILDING STANDARDS

- All new buildings to be constructed according to standards and requirements of the NHBRC.
- All building works will be checked and signed off by the relevant professionals.
- 3D drawings are an artistic impression and not be used as a guide

Please note that if materials are not available the Developer will notify the Agent who will notify the Purchaser. Substitutions will be of equal or superior quality.

SIGNED BY THE PURCHASER ON _____DAY OF _____ 201___

_____ _____

PURCHASER WITNESS