

SCHEDULE B

*La Mont*

Summary List of Internal Materials, Finishes and Specification

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# List of Finishes & Specifications

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This section describes the intended design finishes.

This document is part of the set of documents which form the specification document. It is to be read in conjunction with the approved Building Plans.

All work shall conform to the National Building Regulations, South African Bureau of Standards, NHBRC Specifications & regulations, as well as the Regulations of Local Authorities.

All material herein specified or displayed on the mood boards are subject to availability, if any of the materials are not readily available or undue delay is experienced in procurement, the Seller shall have the right to supply the nearest similar material available. The seller also reserves the right to change designated supplies.

The Seller cannot guarantee that the material used will be the same colour or texture as the sample inspected by the Purchaser or shown to the Purchaser by the Seller or its representative. Where the material is not clearly specified, or indicated on the drawings, the Seller shall have the right to use the material they consider to be the most suitable for the intended purpose.

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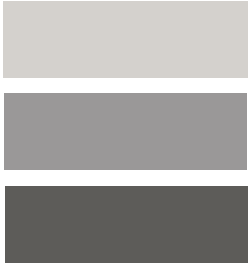

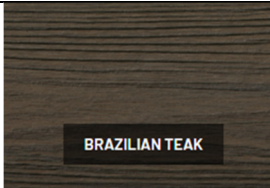
# Roofing

Description	Specification	Code	Colour	Image
Roof tiles	MARLEY MONARCH concrete roof tiles		M22 slate	
Gutters	Seamless Gutter 125 x 150 mm Colorlume		Charcoal	
Rain water pipes	Seamless 75 x 100 mm rain water pipes, Colorlume		To match wall	
Concrete roofs	170-255mm cast in situ concrete slabs with 4mm Torch on waterproofing including Bitumen primer followed by one coat Polypaint aluminium			


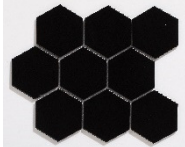

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# Walls


## External

Description	Specification	Code	Colour	Image
Plaster	Cement plaster wood trowelled, on brickwork			
Paint				
Walls	Universal Paints Allcote pure acrylic paint – suede finish (2 coats)		S-1500-N  S-4000-N  S-7000-N	
Service shafts	150mm classic Nutec planks fixed to frame and brick walls		To match wall	
Decorative cladding	EVA LAST decorative composite panels fixed to brick walls		Brazilian teak	



## Internal

Description	Specification	Code	Colour	Image
Plaster	Cement plaster steel trowelled, on brickwork			
Shower walls	Mosaic Matt Large Hexagon Black 95 x 110mm 38-MOS- HEXL-BMT Earthstone (Buco)		Black	
Aluminium edge strips	CASE100.N – straight edge 10mm		Aluminium - natural	

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Paint				
Walls	Universal Paints Allcote pure acrylic paint – suede finish (2 coats)		Simply Plaster	
Doors & frames	Universal Paints Velvathane polyurethane non- drip enamel paint (2 coats)		White	
Ceilings	Universal Paints PVA		White	

## Ceilings & Cornices




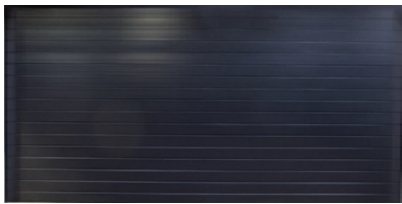
Description	Specification	Code	Colour	Image
Ceiling	6,4 mm Gypsum ceiling boards, flush plastered and painted		White	
Cornices	PELICAN PS2 Aluminium Shadowline Trim, 25x20mm		White	
Access hatch	600 x 600mm PELICAN access panel		White	

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## Windows



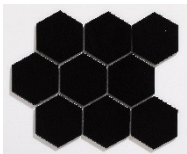
Description	Specification	Code	Colour	Image
Windows	Aluminium windows as per plans and window schedule		Powder coated Charcoal	

## Doors

Description	Specification	Code	Colour	Image
Internal doors	813x2320x40mm thick semi solid flush panel door with veneer finish		White	
Fire door (interleading door from garage into house)	30 min Class E 813x2320x40mm thick solid core flush panel door with veneer finish		White	
Door closer (interleading door from garage into house)	Union Fire Door Suitable Door Closer	CE3F	Silver	
Garage door	4880 x 2130mm high smooth aluminium garage door – automated		Charcoal	
Sliding/Folding doors	Aluminium doors as per plans and door schedule		Powder coated Charcoal	

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## Floors

Description	Specification	Code	Colour	Image
Floor tiles throughout – non slip on outside areas	600x600mm Ice White Matt ceramic hard body rectified floor tiles (Tile Africa)	T0029880		
Skirtings	Floor tiles cut into 120mm high strips	T0029880		
Shower floors	Mosaic Matt Large Hexagon Black 95 x 110mm 38-MOS-HEXL-BMT Earthstone (Buco)		Black	

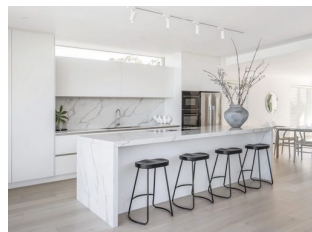
## Ironmongery

Description	Specification	Code	Colour	Image
Front door handle	Door Handle Pull 32 x 600mm SS B2B (BUCO)	Sku1309966	Satin Nickel	
Handle	Door Lever Handle On Rose	SKU 1222531	Grade 304 Stainless Steel	
Escutcheon	Cylinder Escutcheon	SKU 1222497	Grade 304 Stainless Steel	
Lock	Cylinder Single	SKU 1222489	Grade 304 Stainless Steel	
Door stop	Floor mounted doorstop	CE3F	Silver	

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# Kitchens



Typical Colour schemes

Description	Specification	Code	Colour	Image
Cupboards	PG Bison Accent Range black Peen finish frontals with white Melamine internals with push open pistons (handles) 2400mm standard height.		Black or White	
Handles to drawers	GOLA handles, aluminium		Black	
Kitchen counter tops	20 mm Sigma Quartz stone counter top		White	
Kitchen splashback	Douglas Jones Bevelled Gloss Subway Tiles (75 x 150mm)		White	
Stove	SMEG 60cm Concert Cooker with 4 Burner Gas Hob and Multifunction Thermoventilated oven	SSA60MA9	Anthracite / Stainless Steel	
Hob extractor	SMEG KTE60EX 60cm extractor	SKU KTE60EX	Stainless steel	

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Kitchen sink	KWIKOT Sparta Series Reversible Drop In Double End Bowl Sink, 1160x500mm, waste included	SDI-1160-DE	Stainless Steel	
Prep bowl	KWIKOT Kiba Series Drop In Prep Bowl, dia 450mm, waste included	SPB-STDP	Stainless Steel	
Waste	PLUMLINE basket strainer waste fitting complete, 90mm	038055	Stainless Steel	
Sink & prep mixer	Tivoli Molveno Chrome Pillar Type Sink Mixer	SKU TVKIML33/CH (Italtile)	Chrome	
Washing machine and dishwasher	Grohe 22016 BAU angle valve 15X15mm (EX 22011)	029061	Chrome	

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# Bathrooms










Typical Colour scheme

Description	Specification	Code	Colour	Image
Vanities	PG Bison Accent Range Peen finish frontals with white Melamine internals and GOLA handles		White	
Toilet	DIDI Close couple PALI III top flush	L0000253 (Bathroom Bizarre)	White ceramic	
Basins	Victoria White Counter Top Basin Without Tap Hole 500 x 350 x 120mm	SKU BSBVIC500BW (Italtile)	White ceramic	
Basin taps	PLUMLINE CYGNUS raised basin mixer 1wt CP 15mm	SKU 035577 (Plumblink)	Chrome	
Basin waste	Chrome Pop Up Basin Waste For Basins Without Overflows	SKU TVAC1036/CH (Italtile)	Chrome	
Bath	Aurora Rectangular White Freestanding Bath - 1700 x 700 x 580mm	FTBAWH180013 (Tile Africa)	White	
Bath waste	Chrome Pop Up Bath Waste	SKU TVAC1038/CH (Italtile)	Chrome	
Bath & shower tap	PLUMLINE CYGNUS u/wall bath/shower mixer CP 15mm	SKU 035579 (Plumblink)	Chrome	
Bath spout	COBRA bath spout wall mounted long	SKU 038781 (Plumblink)	Chrome	

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Shower rose	PLUMLINE ultrathin stainless steel round shower rose 250	SKU 035812 (Plumblink)	Chrome	
Shower arm	PLUMLINE stainless steel round shower arm long 15x400mm	SKU 035821 (Plumblink)	Chrome	
Shower trap	GIO A1014-12 square shower trap	SKU 036656 (Plumblink)	Chrome	
Mirror	Frameless bathroom mirror at vanities			

### Accessories


Description	Specification	Code	Colour	Image
Toilet roll holder	BATHROOM BUTLER 4601 paper holder Type I BAAC4601POLS	A000097 (Plumblink)	Stainless Steel	
Spare toilet paper holder	BATHROOM BUTLER 5604 spare toilet paper holder BAAC5604POLS	A0000116 (Plumblink)	Stainless Steel	
Toilet brush & holder	BATHROOM BUTLER 4638 toilet brush & holder - POLS BAAC4638POLS	A0000867 (Plumblink)	Stainless Steel	
Towel rail	BATHROOM BUTLER 4675 single rail 800mm BAAC4675POLS	A0000103 (Plumblink)	Stainless Steel	
Towel ring	BATHROOM BUTLER 4640 towel ring BAAC4640POLS	A0000105 (Plumblink)	Stainless Steel	
Robe hook	BATHROOM BUTLER 4610 robe hook single BAAC4610POLS	A0000843 (Plumblink)	Stainless Steel	
Shower shelf	BATHROOM BUTLER 4625 glass shelf 330 BAAC4625POLS	A0000096 (Plumblink)	Stainless Steel	

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## Bedrooms

Description	Specification	Code	Colour	Image
Cupboards	PG Bison Accent Range Peen finish frontals with white Melamine internals with push open pistons (handles). 2400mm standard height.		White	

## Geyser

Description	Specification	Code	Colour	Image
Solar geyser	Kwikot Kwikso direct close coupled thermosyphon solar heating system			

## Balustrades

Description	Specification	Code	Colour	Image
Balustrades	Stainless steel balustrade 1m high with horizontal rails		Stainless steel	




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# Lighting


Description	Specification	Code	Colour	Image
Downlights	Indoor LED downlighters	SKU: 1430	White	
Kitchen pendant light	Tribeca – Led pendant light, 1180mm long (Lighting Warehouse)	SKU21526	Black	
Double volume light – where applicable	Aluminium and Acrylic LED Pendant (Future light)	SKUCH516	White	
Strip lighting in kitchen	Led Strip Light Day Light	SKU7754	Daylight	
Garage & Scullery (if applicable) light	Vapour Proof 36w fluorescent light, 1230mm long	SKU582	White	
Outdoor lights	Brightstar BH082 Die Cast Aluminium Bulkhead with Frosted Glass	BH082 BLACK	Black	

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## Electrical

Description	Specification	Code	Colour	Image
Plugs	VETI 2	2VW224	White	
Switches	VETI 2	2VW1112	White	
TV Point	VETI 2 100 x 100 mm blank cover	2VW261	White	


## Paving

Description	Specification	Code	Colour	Image
Paving as per plan	Infraset Masonique bevelled brick paving		To match existing	

## Braai

Description	Specification	Code	Colour	Image
Built in Braai (if applicable)	Home fires 1000 Economaster Braai 1000x810mm high		Mild steel	

## Gates

Description	Specification	Code	Colour	Image
Garden gates	1000 wide x 1800mm high gate with 150mm classic Nutec planks fixed to steel frame		Black	

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# Landscaping

Site levelled and cleared of rubble

Description	Specification	Code	Colour	Image
Landscaping as per Landscape Architect	Betula pendula			
	Heteropyxis Natalensis			
	Ophiopogon Japonicus			
	Carex "Fine Green"			
	Acorus Gold			
	Diets Bicolor			
	Pennisetum sp.			
	Ficus Pumila			
	Jasminum Multipartitum			
	Cycads			

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## Included

- Transfer duty not payable (VAT included in price)
- Architectural fees for typical plans
- CoT Plan Approval Fees
- NHBRC fees
- Water connection
- Electrical connection

## Not Included

- Transfer fees
- Bond Registration fees
- Curtain Rails
- Swimming Pools (Optional)

The Constructor will notify the employer at an appropriate time during the construction of their new home, to choose the following finishes;

- Tiles
- Kitchens
- Vanities
- Bedroom Cupboards

The employer will have 10 working days in which to make their selection. If no selection is confirmed in this time then it will be accepted that the finishes as per the developer's choice are to be used.

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# General

1. These specifications serve as a guideline only, and the contractor reserves the right to amend and/or substitute items, at its sole discretion.
2. The employer is not permitted to do any work on site while construction is underway without the permission of the Contractor.
3. All PC amounts in this specification are inclusive of VAT.
4. Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.
5. Foundations are designed in accordance with a geotechnical report.

## NOTE

*Should the specifications contained herein differ from the specifications in the final plans or construction drawings, then this document will be the final ruling document, subject to substitution envisioned in Clause 1 above.*

*I/we, the purchaser/s, have read and understood the Finishing Schedule as set out above in Schedule B and acknowledge the content thereof.*

*I/we accept the content and understand that these items are included in the purchasing price and any alterations to this will be at an additional cost on written request.*

*Further hereto, the purchaser/s confirms that the finishes as per the mood boards are included in the purchase price.*

EMPLOYER/S \_\_\_\_\_ DATE \_\_\_\_\_

WITNESS \_\_\_\_\_ DATE \_\_\_\_\_

CONTRACTOR \_\_\_\_\_ DATE \_\_\_\_\_

WITNESS \_\_\_\_\_ DATE \_\_\_\_\_

Sign: