



FIG TREE

Lifestyle Estate

SPECIFICATION AND FINISHES

1. Foundations:

- Foundations as per Engineer's drawings and specifications.

2. Superstructure:

- Face brick plinth with bricked top structure, plastered and painted
- Boundary walls to be constructed as per the Architects specifications.

3. Roof:

- All roofs to be as per the Architects drawings and Figtree Architectural Guidelines. Timber roof trusses in accordance with "mitek" roof designs: all covered with "Marley" or similar approved, Modern Slate grey through colour tiles to Architects selection.

4. Doors and frames:

- All doors as per Architect's specification.

5. Windows / Sliding doors:

- All windows/sliding doors as per Architect's plans.
- Charcoal Aluminium Window frames, installed by specialist to manufacturer's specifications.

6. Window Sills:

- All internal sills to be brick and plaster.
- All internal plastered reveals and sills to be sealed using an acrylic sealant, and painted over.

7. Wall finishes:

- Internal walls to be plastered, primed and painted.
- External walls plastered, primed and painted.
- Wall tiling as per pre-selected range chosen by Developer
 - Bathrooms: Wall tiles, from floor level up to 1800mm high,
 - Showers: Tiling to match shower door height.
- All bathroom accessories to be consisting of:
 - One soap dish per shower
 - One toilet roll holder per WC.
 - One double towel rail per bathroom.

8. Floor Finishes:

- Tiled areas indicated on Architect's plans. Tiles as per pre-selected range chosen by Developer
- Shower floors and walls to be waterproofed with waterproofing paint and covered with mosaic tiles to match Bathroom tiles.
- Garage floor finish will be a cement finish.

9. Painting:

- External Walls:
 - All walls to be painted with a coat primer and two coats of good quality PVA, suitable for external use.
- Internal Walls:
 - -Primer and two coats of washables PVA
- Internal Woodwork
 - All internal doors and doorframes to be painted

10. Ceilings:

- Flush cretestone skimmed ceilings joints, including all surface preparation, together with developer approved cornice/shadow line.
- No ceilings in the garage.

11. Ironmongery:

- Internal doors to be fitted with multi lever lockset completed with a door handle.
- External Aluminium front doors to be fitted with cylinder type locksets and door handles. (Show House)

12. Joinery:

- All built in cupboards to kitchens, bedrooms and linen cupboards to be installed where indicated on Architects drawings.
- Cupboards to be below all worktops as shown on the kitchen designer' drawings, except where provision has been made for appliances or breakfast counters.
- Bedroom and linen cupboards and doors as per pre-selected range chosen by developers from the supplier's standard colour range.
- Kitchen panels and doors as per pre-selected range chosen by developers from the supplier's standard colour range.
- Kitchen cupboard counter tops to be engineered stone (Eezi Quartz Macadamia) as per sample house.

13. Electrical:

- Each unit will be individually metered with a prepaid meter as per local authority requirements.
- Position and number of plug points, lights, switches, data connection and TV outlets as per Architect drawings.
- Energy saving efficient bulbs. (Show House)
- Kitchen Appliances to be Defy 600 slim line, oven, hob and cooker hood.

14. Plumbing:

- Sanitary ware to be as follow, or similar approved as set out as per the Architects drawings:
 - Wash hand basins on vanities as per the Architects drawings, with click waste.
 - Baths as per pre-selected range chosen by developers (Show houses)
 - All bath's to have diverting mixer with hand shower. (Show houses)
 - WC's to consist of toilet suite.
 - Showers to consist of under tile mixer set including arm and rose.

- Sinks to be double bowl drop in type and prep bowl sink where indicated, with single lever mixer, to developer specs, and strainer plugs. (Show house)
- Where applicable, vanities to have one door per 600mm width, plinth to (Eezi Quartz Macadamia) Colour to be the same as bedroom cupboards. (Show House)
- Solar Water Heater (Show House)
- Garden Tap

15. TV and Satellite installation:

- Each unit will have a dedicated sleeve for fibre connection.
- TV connection point.

16. General:

- All external steelwork including balustrades as per Architect's detail and painted as detailed in paint specification.
- Mild Steel Built-in braai.
- Garage door to be Caravan Sectional overhead Aluzinc doors – Charcoal Horizontal slated with Centurion motor.
- A 2400l Water tank with maximum of 8.5m gutter to be provided to each unit as per architect drawings
- Retaining structures will be limited and all gardens will not necessarily be level.
- All materials are subject to availability and the developer retains the right to substitute with materials of equal quality and standard.
- NHBRC enrolment fee included in the Purchase Price
- Municipal connections included in the Purchase Price