

REDWOOD ESTATE

Apartment Homes | Specifications

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Apartment Homes Specifications

Schedule C

HOUSE STRUCTURE:

Exterior: Maxi cement brick, plastered and painted with one plaster primer coat and two coats SABRE Flexi Seal. Colour – as per developers choice

Interior: Maxi cement brick, plastered and painted with one filler coat and two coats SABRE Inex. Colour – as per developers choice

Roof: Shade of grey colourbond IBR roof sheeting

Exterior tile: Communal area – Tribeca Riverstone charcoal slip-resistant 430 x 430 (Code: *otra810018a*)

Rain water goods: White aluminium with PVC down pipes
Down pipes painted – as per developers choice

Windows: Powder coated aluminium

Door frames:

Front: Fire doorframe, 90 x 70 x 813 with 25mm rebate
Painted – as per developers choice

Interior: Standard doorframe, painted. Colour – developers choice

Patio: Powder coated aluminium

Doors:

Front: Wood – semi-exterior 1/2 hour rated horizontal slat,
Painted – developers choice

Interior: Hollowcore
Painted – developers choice

Ironmongery:

External doors: 3 x lever locks – Coupé Umea

Internal doors: 3 x lever locks – Coupé Umea

Ceilings: Hollowcore decking painted white
Skimmed rhino board, painted - white
75mm cove cornice, painted - white

PAINT SPECIFICATION:

Outside walls:

- One coat SABRE masonry primer
- All horizontal surfaces get one coat of SABRE fibre-shield

Redwood

- Two coats of colour SABRE flexi-seal

Inside walls:

- One coat acrylic
- Poly skim walls
- One coat of SABRE masonry primer
- Touch up imperfections with polyfilla and re-apply SABRE masonry primer
- Two coats of colour SABRE IN/EX acrylic

SANITARY WARE:

White throughout

Toilets:	Tamarin Close couple with angle valve
Baths:	1700 Tamarin bath with handle, Nikki spout & Clicker waste & Giraffe overflow
Basins:	Guernsey Basin & pedestal with clicker waste
Shower:	(If applicable) Watersaving shower Rose and Crancked shower arm White epoxy coated shower doors
Taps:	All internal taps to be mixers with solid handles–Vortex mixed tide
Sink:	Double S/Steel, as per plan
General:	Washing machine point (cold water) where indicated on plan

FLOOR AND WALL COVERING:

Wall tiles:

Kitchen:	300mm tiled splashback above countertop – Tribeca Riverside Charcoal 430 x 430 (Code: OTR810018A)
Bathroom:	300mm tiled splashback to vanity & bath – Tribeca Riverside Charcoal 430 x 430 (Code: OTR810018A)
Shower:	Tiled 1.8m high

Floor tiles: To kitchen, living area, passage, bedrooms and bathroom(s)

Skirting: 75mm skirting to all rooms, except bathroom(s) and kitchen
Pine – painted same as interior walls
Colour – As per developers choice

CUPBOARDS:

Kitchen:	Cupboards were indicated on plan – White Melamine (Peen finish), 32mm Black Granite Formica tops Doors with 1mm impact edging, melamine white interior and white backing Peen Finish)
Bedrooms:	Cupboards were indicated on plan – White melamine (Peen finish) Doors 16mm white melamine with 1mm impact edging (Peen Finish), melamine white interior and white backing

LIGHT FITTINGS:

One light to each room – Alabaster (Code: CF008S)
Watertight light fittings to bathroom(s) (Code: CH004S)
Outside lights, watertight – Half Eyelid

TELEPHONE/TV AND ELECTRICAL POINTS:

As per plan

INCLUDED:

- Transfer fees (Developers cost)
- NHBRC fees (Developers cost)
- Municipal Plan approval fees (Developers cost)
- Water connection (Developers cost)
- Defy Slimline 600 Under counter oven (Code: DBO482) & Solid hob (Code: DHD332) - Black
- Electricity connection
- Fibre ready (Includes DStv connectivity point)

NOT INCLUDED:

- Bond registration fees
- Curtain rails
- Bathroom fittings

GENERAL:

1. If necessary, the contractor shall be entitled to amend or substitute materials or equipment, without reference to the employer, with replacement materials, which materials shall be of the same or greater quality, and the employer shall have no claim against the contractor for this.
2. It is the intention of the contractor to construct the works materially in accordance with the plan and finishing schedule. However, in the event of the contractor having to make changes to the plan as a result of an engineering, architectural, statutory, regulatory or other requirement imposed by the local authority or any other governing or regulatory bodies, the contractor reserves the rights and may at its discretion, contingent upon the approval of the employer, to redesign the plan and or layout thereof pursuant to which event the employer shall have no recourse to and/or against the contractor.
3. The contractor shall specifically be entitled to vary the levels of elevation as indicated in the plan, if in the contractor's discretion, such variance or change is necessary and/or pursuant to any requirement by the contractor, in order to address and/or meet any technical, practical and/or legal issues pertaining to the works, to which event the employer shall have no recourse to and/or against the contractor.
4. The employer is not permitted to do any work on site while construction is under way without the permission of the seller and/or the contractor.
5. Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

NOTE:

Should the above-mentioned specification differ from the final plan specification, then this specification will be the final ruling document.