

ANNEXURE B2

Finishing Schedule – September 2023

Walls:

Interior: Clay Brick, Plastered & Painted with 1 (One) Coat Sabre Plaster Skim & 2 (Two) Coats Trend Matt Acrylic Washable

Exterior: Clay Brick, Plastered & Painted with 1 (One) Coat Trend Plaster Primer & 2 (Two) Coats of Trend Sand Exterior Paint (Colour as per Architect Specifications)

Roof:

Concrete Slab – CSS Rib & Block System
Waterproof Alcolin Slurry

Windows:

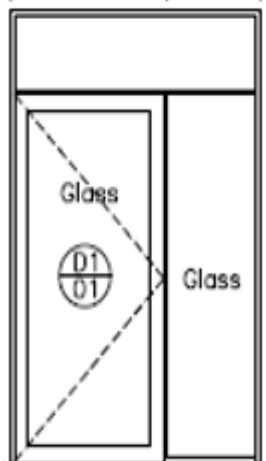
Charcoal Powder Coated Aluminium as per Plan.
Glass type: Clear Float Glass

Door Frames:

Exterior – Aluminium as per Plan
Interior – Wood 70 x 45 x 813mm No Cill Painted
Patios – Charcoal Powder Coated Aluminium

Doors:

Front Door – 38 mm Aluminium Charcoal with Side Light & skylight - T Cranked Handle 32 x 150 x 400mm



Staircase:

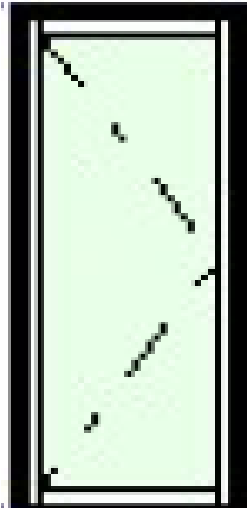
Concrete staircase – Tiled
Semi-Frameless Glass Balustrade

Patios:

Semi-Frameless Glass Balustrade (as per plan lay-out)

Sign: _____

Back Door / Staff Room -



Interior Door – Hollowcore Horizontal Grooved Door (Painted)



Fire door – Wood – Commercial Veneer Horizontal ½ Hr Fire Door (Painted)

Patio door – Charcoal Powder Coated Aluminium as per Plan

Sign: _____

Ironmongery:

Front Door Handle – Stainless Steel Pull Handle – T Cranked 32 x 150 x 400 mm

Back doors – 2 Lever Locks with Handles

Internal Doors – 2 Lever Locks with Coupé Oulu Stainless Steel 16 mm (Diameter)
Leber Handle on Plate



Ceilings:

Underside of Decks Skimmed & Painted White with TS2 Cornice



Sanitary Ware:

White Throughout / Chrome Taps and Accessories

Bath:

Pamplona White Freestanding Bath – 1700 x 800 x 580 mm with Clicker Waste 40 mm



Toilets: New Tece Box Toilet Module with Uni Cistern with Concealed Cistern, Diplomat Wallhung Pan & Normal Seat Eco (Round Shape) & TECE Base WC Operation Plate Plastic Bright Chrome



Basins: Guest Toilet Laufen Pro S White Wall Hung Basin with Clicker Waste (Left or Right)



Basins: Kauai Freestanding Basin 500 x 400 x 145 mm with Tap Mounted on Top with Clicker Waste 32 mm



Sign: _____

Shower:

H2FLO Square Shower Arm 400 mm (Stainless Steel) with Square Shower Head 200mm (Stainless Steel) & Shower Channel Tile Grid 250 mm (Stainless Steel)



Shower Doors:

Frameless Showers: Family Bathroom and Main Bedroom On-Suite
Staff Bedroom: White Aluminium Frame

Taps:

All Internal Taps to be Chrome Mixers

Kitchen:

Sterlyn Sink Mixer (Prep Bowl & Sink) (Chrome)



Bathrooms:

Sterlyn Basin Mixer with Fixed Spout (Chrome)



Sign: _____

Sterlyn Shower Mixer (Chrome)



Sterlyn Bath Mixer & Square Spout 220 mm (Chrome)



Bathroom Accessories:

Stainless Steel Toilet Roll Holder



Single Towel Hook – Guest Toilet



Sign: _____

Single Towel Hook - Showers



Stainless Steel Double Towel Rail (800 mm)



Geyser:

200L Heat Tech Geyser B-Rated with 3.6 KW Domestic Heat pump R410A or similar

Sink:

Double Bowl Sink 1160 x 460 with Wastes 90 mm



Prep Bowl:

Selene Undermount 428 x 428 x 190 Single Bowl Sink



Sign: _____

**Outside
Washtrough:**

Single Washtrough



General:

Washing Machine Point (Cold Water)
Dishwasher Point (Cold Water)

Floor and wall covering:

Wall Tiles:

Bathroom: 300mm Splashbacks to Basin & Wall Behind Bath
Shower Walls: Tiled to 1,8 m Above Floor - Porcelain Tiles.
Shower Floor: 100 x 100 mm (Same as Floor Tiles)
Choices from Supplied Mood Boards (Tiletoria)

Kitchen:

300 x 100 mm Above Cupboard Counter Tops
From Developer's Preferred Supplier – Tiletoria. Choices from Supplied Mood Boards

Floor Tiles:

Porcelain – 600 x 600 mm to Kitchen, Bathroom(s), Living Areas, Stairs, PJ Lounge, Passage & Patio
From Developer's Preferred Supplier – Tiletoria. Choices from Supplied Mood Boards

Vinyl:

Bedrooms Only
From Developer's Preferred Supplier - Tiletoria
Choice from Supplied Mood Boards & Samples

Grout:

Options Available are Dove Grey, Light Grey & White.
Please take note that White Grout does discolour over time. TGP Construction Gauteng (Pty) Ltd will not take responsibility for the discolourisation and will not be held liable for the repairing of white grout.
We suggest the Dove Grey or Light Grey options

Sign:

Skirting: 20 mm x 140 mm (SK6) Skirting to All Rooms, Excluding Bathroom(s) & Kitchen (Painted)



Cupboards:

Kitchen: Cupboards As Indicated On Plan
16 mm Novolam Melamine Hi Impact Doors, 16 mm White Melamine Interior & Backing
Ball Bearing Runners
Handles Allowed at R30.00 Each
Counter Tops – Selection of Eazi Quartz Magnolia
Finishing Hight 2400 mm, Standard Height

Bedroom: Cupboards are Indicated On Plan
16 mm Novolam Melamine Hi Impact Doors, 16 mm White Melamine Interior & Backing
Ball Bearing Runners
Handles Allowed at R30.00 Each
Finishing Height 2400 mm, Standard Height

Light Fittings: Down Lighters Ground Floor & 1st Floor (White)



Kitchen – Over Counter: Track Lighting (2m) with 3x Spotlights (Black)



Sign: _____

Dining Room - Charterhouse 3LT Pendant (Black)



Outside lights - Up/Down Lighter (Stainless Steel)



Globes:

1. LED Globes - Colour: Warm White
2. Garage Light: Double Fluorescent Tubes
3. Scullery Light: Double Fluorescent Tubes In Casing

Oven & Hob:

Defy Gemini Electric Oven with Thermo Fan DBO 475 (Silver)



Sign: _____

Defy 5 Burner Gas Hob DHG 129 (Silver)



Defy 90 cm T-shape Extractor DCH 318 (Silver)



Telephone/TV & Electrical Points: As Per Plan

Braai: 800 mm Built – In Steel Braai (Black)

Gate: 1.8 m (H) x 1.0 m (W) White Gate with White Powder Coated Stainless Steel Hinges & Double Latch – Absolute Fencing

Perimeter walls: Boundary Walls - Built Walls – Brick, Plaster & Painted

Driveway and entrance: Paving as per Plan. Cement Bond Pavers (Charcoal & Grey)

Sign:

Garage: Steel Sectional (Or Similar) Automation
Walls Plastered, Skimmed & Painted

Garden: Garden Taps with Wall Bracket as per Plan

Landscaping: Site Levelled & Cleared of Rubble
Lawn to Front & Back of House

Included: Transfer Duty Not Payable (VAT Included in Price)
Architectural Fees for Typical Unit Plans
Plan Approval Fees
NHBRC Fees
Water Connection
Electrical Connection

Not included: Transfer Fees
Bond Registration Fees
Curtain Rails
Washing Line
Swimming Pool (Optional Extra)
Solar & Invertor (Optional Extra)

TGP Construction Gauteng will notify you at an appropriate time, during the construction of your new home, to choose the following finishes as per the supplied mood boards on site:

- Tiles
- Cupboards
- Vinyl (Bedrooms)

You will have 10 working days in which to make your selection. If no selection is confirmed with TGP's head office in this time then it will be accepted that the finishes as per developer's choice are to be used.

Sign: _____

General:

- 1 These specifications serve as a guideline only & 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 under way without the permission of TGP Construction Gauteng (Pty) Ltd.
- 3 All PC amounts in this specification are inclusive of VAT.
- 4 Settlement cracks are regarded as a maintenance item & 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 specification will be the final ruling document, subject to substitution envisioned in clause 1 above.

I/we the purchaser/s have read and understand 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 hereby the purchaser/s also confirms that the Finishes as per the Mood boards are included in the purchase price.

EMPLOYER(S): _____

DATE: _____

WITNESS: _____

DATE: _____

SELLER: _____

DATE: _____

WITNESS: _____

DATE: _____