

iQ Rheenendal - Rietvalleirand x85 - Simplex Unit

Specification List



Finishing Schedule - Simplex

Wall & Ceiling Finishes:

Plastered Surfaces	1 Coat plaster & Painted.
Kitchen area	Plaster & Painted with a 100mm Splash back return throughout the kitchen & a full splashback behind the hob.
Bathrooms	Walls fully tiled and grouted at bath and shower with 500x500mm tiles.
Internal Ceilings	6.4mm Herc, Bishop Strips, with 100mm Moulded Cornice.
Patio Ceilings	Exposed stained roof trusses with Iso-Board panels in between.
Garage Ceilings	Exposed roof trusses with no ceiling.

Floor Finishes

Internal Floors	Tiled and grouted with Johnsons 500x500mm floor tiles.
Patio & Covered Entrance Floors	Tiled and grouted with Johnsons 500x500mm tiles.
Skirtings	Tiled and grouted.
Garage Floor	Power Floated concrete.

Doors, doorframes & windows

Patio door	Aluminium Sliding door - Powder coated Charcoal, with glass panels (In accordance with Architects drawings and schedules)
Back door	External Solid Timber, horizontal slated.
Internal doors	Hollow core hardboard, horizontal slated.
Garage doors	External Solid Timber, horizontal slated.
Garage door (Vehicles)	Alu-Zink Double Garage Door - Chromadek Charcoal.
External doorframes	1.6mm Double Rebate Steel doorframe.
Internal doorframes	1.2mm Double Rebate Steel doorframe.
Windows	Aluminium Window frames - Powder coated Charcoal, with glass panels (In accordance with Architects drawings and schedules)

Ironmongery

Internal doors	Oula Tube Lever Handle + Escutcheon, 3 Lever Latch Lock, QS Hooded Door stop.
External doors	Oula Tube Lever Handle + Escutcheon, Cylinder Latch Lock, Satin Nickel Double Cylinder, QS Hooded Door stop.

Electrical

Electrical layout	As Constructed onsite.
Electrical Meter	Supplied & Installed by Impact Metering.
Back-up Electrical Installation	5KW Lux Power Inverter, Lemoen Battery Lithium Ion 5.12Kwh 48V 100Ah & Tongway 485W Solar Panel Mono Crystalline.
Plugs	CBI White
Light switches	CBI White
Data Points	1x Point per house.
TV Points	1x provisional point installed.
Oven, Hob & Extractor	Whirlpool - GMA 7522/IX 75cm Stainless steel 5 Gas Burner Hob, AKP 444 IX 60cm Stainless steel oven, F AS X 60cm Extractor.
Lights - General	Eurolux LED Panel Downlights 12W Black trim (D114) (Bedrooms and Bathrooms) , Bright Star Black aluminium track with 3 spotlights (S410/3) (Kitchen and Living Areas).
Lights - External	Bright star BH082 Black trim (Back of house areas), Eurolux Fumagalli Gelmi Black (B231BFU) wall mounted lights (Garage Externals).
Lights - Patio	Bright Star Black aluminium track with 3 spotlights (S410/3).
Lights - Garage	Eurolux LED Ceiling Light.

Whirlpool -
Whirlpool - WSLT 65

Plumbing

Plumbing Installation Description	Complete hot & cold water reticulation done with Pex pipes & fittings. Complete Sewer reticulation installation.
Water meter	Supplied & Installed by Impact Metering.
Appliance water points	3x Appliance water points with Angle valves for dishwasher, washing machine & Fridge.
Back-up Water installation	Communal Backup water storage from complex main connection.
External Taps	1x Brass Garden tap.
Garden Irrigation	1x Provisional point for irrigation at front of house.
Geyser	SABS approved 150l Kwikot Geyser with Elon 100 Solar PV water heating System.
Toilets	MacNeil Mykonos top flush White - Water closet.
Basins	Macniel Kauai 500x400 Freestanding basin including Short Body mixer, Domed pop-up waste. (Vanity by other)
Kitchen Sink	Macneil Sink mixer, Projectline PLN6 Double Bowl 1200x480x165mm sink.
Built-in Bath	Belta Nerida bath, 1800x800mm wide, including concealed bath mixer, spout, Pop-up waste, bath overflow.
Shower Taps & Heads	Macneil Triumph shower mixer, BSCS shower trap, Shower arm 400mm & Macneil 210mm square shower rose.
Shower screens	Frameless Glass Panel shower screens & Frameless Glass with Pivot door shower screen.
Mirrors	Mirrors 600x1000mm Floating & Mirror 1200x1000mm Floating.
Bathroom Accessories	Single Towel Bar, Toilet Roll Holder and QS Double Robe Hook.

BIC

Kitchen Cupboards	Cupboards have Super White (Peen) carcasses with 1mm impact edging on doors, Kitchen Base cupboards Muidan exposed sides & Upper cupboards with Alegria (Peen).
Kitchen & Vanity Tops	20mm Eezi Quartz White Counter Tops.
Wardrobes	Cupboards have Super White (Peen) carcasses with 1mm impact edging on doors, Muidan Exposed sides and cupboard doors with Alegria (Peen).
Kick plates	Aluminium 100mm Kick Plate.

Gardens-, Courtyards- & Boundary walls

Areas demarcated	As per the Marketing drawings.
Boundary & Screen walls Finishing	Facebrick - Corobrik Country Meadow Traverine FBS.
Courtyard & Garden Sizes	As per the Marketing drawings, may differ at the discretion of the Developer.
Washing Line	Fold away washline.
Landscaping	Instant Lawn and trees as per council approved LDP.

External Finishes - Building

Facade Finishes	1 Coat Plaster & Painted panels, Bagwashed Plastered and painted panels, and Facebrick panels (Corobrik Country Meadow Travertine FBS) as per the elevations.
Roofing	MITEC Design at 20 degree pitch, 600mm Overhang, 135mm Isotherm, 250 Micron Underlay under Marley Double Roman Plus Roof tiles.

Paint - External & Internal

External - Walls	Plascon Professional Superior Matt TSA - Colours as per Elevations.
External - Patio Walls	Plascon Professional Superior Matt TSA - Colours as per Elevations.
Internal - Walls	Plascon Professional Superior Low Sheen TLS.
Internal - Doors	Plascon Velvaglo Solvin Base - Colour Appliance White.
External - Doors	Silkwood M2 Teak/Clear.
Ceilings	Dulux Bergermaster Craftsman Nukote PVA.

Other Specifications

Paving - Units	50mm Bevel Grey paving bricks.
Paving - Road	60mm Interlocker Grey paving bricks.
Built-in Braai	Avalon 1000mm.
Gas installation	Gas Connection point provided for hob, gas bottle cage for 9kg cylinder (Cylinder not included) & COC included.

AVAILABILITY OF MATERIAL

ALL MATERIALS ARE SUBJECT TO AVAILABILITY AND THE DEVELOPER RETAINS THE RIGHT TO SUBSTITUTE WITH MATERIALS OF EQUAL QUALITY AND STANDARD

The show units serve as examples of the finishes of all the units in the complex except if expressly indicated otherwise.