



Cedar Hill Estate

General specification – 5 March 2018

1. Walls

Exterior	Clay brick, plastered and painted. One coat plaster primer and two coats Laminin Kwartz Coarse White
Interior	Clay brick, plastered and painted. One coat plaster primer and two coats Laminin Mid Sheen

2. Roofing

Roof	0.5mm AZ150 Chromadek Ultim - Kingklip 700 - Charcoal colour
Insulation	As per SANS 10400-XA
Trusses	Purpose built timber roof trusses supplied and installed to design.
Facias	225mm x 12mm Nutec, primed and painted white

3. Rain water goods

Gutters	Charcoal Aluminium gutters and downpipes.
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4. Windows

Windows	Wispeco Range - 30.5mm casement windows - Powder coated Colour, Matt Stone Grey. Black handles
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5. Doors

Exterior	Wispeco Range - Clip 44 shopfront sections - Powder coated Colour, Matt Stone Grey, Stainless Steel Handles Stacking doors are the Vista folding system from Wispeco
Interior	Bespoke doors, linings & architraves made by Multi Homes Joinery. MDF primed and painted white
Fire door	Bespoke fire door, linings & architraves made by Multi Homes Joinery. MDF, primed and painted white. Door fitted with QS self-closing mechanism
Front door	Meranti timber pivot door / Swartland Cape Culture Range Pre-oiled and sealed with timber preservative OR Meranti Double Door / Made by Multi Homes Joinery
Garage door	Broadflute 22mm x 140mm Meranti timber sectional overhead door Pre-oiled and sealed with Timber preservative
Garage door opener	ET DC Advanced 1000 with battery back up

6. Ironmongery

QS 4415 CE Stainless steel butt hinges
QS 6055 Stainless steel lock casings
304 Stainless Steel Molo Door handles with Stainless Steel Escutcheons

7. Ceilings

Closed	Skimmed 9mm rhino board primed and painted with two coats of Laminin Super Acrylic Cornice - 80mm x 80mm CS02 polystyrene cornice - painted two coats Laminin Super Acrylic
Exposed	40mm Isopine Isoboard - Painted with two coats of Laminin Super Acrylic White
Concrete	Skimmed, primed and painted with two coats Laminin Super Acrylic

8. Sanitaryware

Cisterns	Alpha concealed Geberit cistern with actuator plate
Toilets	Villeroy and Boch - Omnia architectura - 5684R001 Master Bathroom & Guest WC to have soft closure seats
Baths	Libra Flow free standing bath - 1700mm x 800mm
Main Bathroom Basins	Duravit underslung basin, Starck 3, 30549.
Full Bathroom & other Basins	Villeroy and Boch underslung basin. Onovo, 41625001
Guest WC Basin	Villeroy and Boch - Subway 500mm x 400mm - 73155G01
Kitchen Sink	Franke stainless steel undermount double sink - ZRX120B
Prep Bowl	Blanco BL00518199 SUPRA 340 x 400 Underslung

9. Brassware

Bedroom 1 en suite	Shower mixer - Hansgrohe Metris S # 31665 - 000
	Shower arm - Hansgrohe # 27412 - 000
	Shower rose - Hansgrohe Raindance select # 27486 - 005
	Bath mixer - Hansgrohe Metris S # 31465 - 000
	Hand shower - Hansgrohe Croma 100 - # 28580 - 000
	Basin Taps - Hansgrohe Metris S # 31068 - 000
Full Bathroom	Shower mixer - Hansgrohe E2 Decor #31967 - 000
	Shower arm - Hansgrohe #27412 - 000
	Shower rose - Hansgrohe Raindance select #27486 – 000
	Bath mixer - Hansgrohe #31967 - 000
	Basin Tap - Hansgrohe #31730 - 000
Guest en suite	Shower mixer - Hansgrohe E2 Decor #31967 - 000
	Shower arm - Hansgrohe #27412 - 000
	Shower rose - Hansgrohe Raindance select #27486 – 000
	Basin Tap - Hansgrohe #31730 - 000

Guest WC	Bain tap - Hansgrohe Metris S # 31665 - 000 Gio A186 Chrome bottle trap
Sink tap	Hansgrohe E2 Decor #31806 - 000
Prep bowl tap	Blaco Mida BL00517742
Shower Traps	Wirquin 30933016 with S/S Grid

10. Shower panels

Allocated amount of R4 500.00 per shower

11. Heat pump

4.7kw ITS Heat Pump and 1 x 200l Kwikot HWC with override switch

12. Cold water outlets

Fridge	1 x cold water outlet
Washing machine & Dishwasher	1 x cold water outlet for both appliances
Garden taps	2 x 15mm Cobra brass taps

13. Floor and wall coverings

Wall tiles internal	Porcelain in shower areas & Geberit walls as on plan R350.00 per/m ² from Developers preferred supplier
Floor tiles internal	Porcelain R350.00 per/m ² from Developers preferred supplier
Corcoleum internal	22mm Maplette Flooring, supplied and laid by Developers preferred supplier
Carpets internal	Belgotex - Heather twist - fitted on 1000g underlay
Vinyl internal	Aspen Original vinyl flooring from developers preferred supplier
Tiles external	Porcelain R350.00 per/m ² from Developers preferred supplier
Flat roof areas	13mm brown stone from Developers preferred supplier
Garage floor	Highbuild Epoxy on cement screed
Skirting	22mm x 105mm pine skirting - Primed & painted white

14. Staircase

Treads and risers
Aspen

Cast concrete staircase - Treads, risers & landing clad with Original vinyl flooring

Posts and handrails

Timber, primed and painted white - 5mm s/steel cabling with nautical end fittings / Steel Powder Coated with Oak handrail

15. Underfloor heating

Bedroom 1 En Suite

Warmup undertile heating with digital thermostatic control

Kitchen & Scullery

Warmup undertile heating with digital thermostatic control

16. Heated towel rails

2 x Jeeves Spartan - Six 520 – 027875

17. Built-in cupboards

R6500.00 per running metre including handles from Developers preferred supplier

Linen Cupboards

R4000.00 per running metre including handles from Developers preferred supplier

18. Basin vanities

Guest room en suite
Bathroom 1 en suite
Full bathroom

Cupboard carcasses to be 16mm Novolam white melamine
Drawers and cupboard doors to be sprayed 22mm Supawood
Countertops to be 20mm Cafe Quartz engineered stone
Handles - Neptune s/steel
Runners and hinges - Blum

19. Kitchen & scullery

R150 000.00 including counter tops, splashbacks, shelving & handles from Developers preferred supplier

20. Kitchen appliances

Smeg SSA91MFA1 Black - Oven/Hob
Smeg KSA900HX Stainless steel extractor
Gas installation / 1 x 9kg bottle included

21. Electrical

Plug sockets	As per plan Clipsal 2000 White
Shaver sockets	As per plan Clipsal 2000 White
Switches	As per plan Clipsal 2000 White
TV & Telephone	As per plan Clipsal 2000 White
Downlights	Radiant CB 18 White / Osram LED Lamps

Ceiling light fittings	As per electrical plan	} R25,000 allocated for these 3 items
Wall lights	As per electrical plan	
Hanging pendants	As per electrical plan	

External wall lights	GTL247 Bulkhead wall down turn 40w ES Black. As per electrical plan
LED Stair lights	Radiant LED Footlights. As per electrical plan
Under counter lights	LED strips - Made to size - Warm white. As per electrical plan

22. Alarm system

Paradox alarm system with 5 x internal sensors - 2 x Remotes and 1 x keypad

23. Braai

Exposed brick open braai with two Garapa timber doors below Work counter to be tiled

24. Internal fireplace

Canature Taurus wood stove insert - P3-F Single built-in Natural slate stone Hearth

25. Yard gate

Galvanised steel frame, painted black - clad with timber as per Architects detail

26. External shutters

Galvanised steel frame, epoxy coated - cladded with timber as per Architects detail (Please note that not all shutters are functional)

27. Pergola's

Meranti Timber with 3 coats timber preservative, as per Architects detail

28. Driveway

Rustic cobble / charcoal from our preferred supplier

29. Entrance

575mm x 575mm Justone charcoal paving slabs

30. Stone cladding

To be done to areas specified by Architect. Final stone colour and finish as per Architects detail

31. Automated irrigation

R14 500.00 allocated towards this item

32. Landscaping

Site levelled, 50mm reclaimed top soil

Roll on lawn to allocated areas

Same cobbles as driveway / planters filled with soil ready for planting.

33. General included

Architectural Fees

Engineers Fees

Plan approval Fees

NHBRC Fees

Water connection

Electrical connection

Transfer duty (Price includes Vat)

34. General excluded

Transfer Fees

Bond registration Fees

Curtain rails

Washing line

Bathroom accessories

Swimming Pool



Hengrave Estates (Pty) Ltd will notify you at an appropriate time during the construction of your new home, to be involved in selecting the following:

- Tiles
- Carpets
- Kitchen finish and design
- Cupboards finish and design
- Internal paint colours

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

General:

These specifications serve as guidelines only and the Developer reserves the right to amend and / or substitute items, at his sole discretion, in the event of any item not being available or being in short supply.

The Employer is not permitted to do any work on site while construction is underway without the permission of Hengrave Estates (Pty) Ltd

All PC amounts in this specification are inclusive of VAT.

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.

Employer(s):

Date:

Seller:

Date: