



Cedar Hill Estate

### 1. Walls

Exterior	Maxi 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 made by Multi Homes Joinery. 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
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 B1 polystyrene cornice - painted two coats Laminin Super Acrylic
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Concrete	Skimmed, primed and painted with two coats Laminin Super Acrylic
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## 8. Sanitary ware

Cisterns	Alpha concealed Geberit cistern with white actuator plate
Toilets	Duravit, Stark 3 – 2527090000. Master Bathroom to have soft closure seat
Bath	Libra Flow free standing bath - 1700mm x 800mm
Bedroom 1 en-suite basins	Duravit under slung basin, Starck 3, 30549
Bedroom 2 en-suite basin	Villeroy & Boch under slung basin. Onovo, 41625001
Bedroom 3 en-suite basin	Villeroy & Boch under slung basin. Onovo, 41625001
Guest WC basin	Villeroy & Boch - Subway 370mm x 305mm - 73173701
Kitchen Sink	Franke stainless steel under mount double sink - ZRX120B
Kitchen Prep Bowl	Blanco BL00518199 SUPRA 340 x 400 under slung

## 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
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Bedroom 2 en suite	Shower mixer - Hansgrohe E2 Decor #31967 - 000 Shower arm - Hansgrohe #27412 - 000 Shower rose - Hansgrohe Raindance select #27486 – 000 Basin Tap – Hansgrohe E2 Decor #31730 – 000
Bedroom 3 en suite	Shower mixer - Hansgrohe E2 Decor #31967 - 000 Shower arm - Hansgrohe #27412 - 000 Shower rose - Hansgrohe Raindance select #27486 – 000
Guest WC	Basin Tap - Hansgrohe E2 Decor#31730 - 000 Basin tap - Hansgrohe Metris S # 31665 - 000 Gio A186 Chrome bottle trap
Sink tap	Hansgrohe E2 Decor #31806 - 000
Prep bowl tap	Blanco 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 <sup>2</sup> from Developers preferred supplier
Floor tiles internal	Porcelain R350.00 per/m <sup>2</sup> 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 <sup>2</sup> from Developers preferred supplier
Flat roof areas	13mm brown stone from Developers preferred supplier

Garage floor High build Epoxy on cement screed

Skirting 22mm x 105mm pine skirting - Primed & painted white

#### **14. Underfloor heating**

Bedroom 1 En Suite Warmup under tile heating with digital thermostatic control

Kitchen Warmup under tile heating with digital thermostatic control

#### **16. Heated towel rail**

1 x Jeeves Spartan - Six 520 – 027875 to be installed in Bedroom 1 En suite.

#### **17. Built-in cupboards**

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

Linen Cupboard R4500.00 per running metre including handles from Developers preferred supplier

#### **18. Basin vanities**

Bathroom 1, 2 & 3 en-suite Drawers and cupboard doors to be sprayed 22mm Supawood  
Countertops to be 20mm Connection Quartz engineered stone  
Handles - Neptune s/steel  
Runners and hinges - Blum

Guest WC No vanity has been allocated for as Subway basin is wall hung

#### **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	} R15, 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 - clad with timber as per architects detail (Please note not all shutters are functional)

**27. Pergola's**

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

**28. Driveway**

Nettlestone cobble / charcoal from Developers preferred supplier

### **29. Block paving areas**

Heritage 575mm x 575mm Justone charcoal paving slabs from Developers preferred supplier.

### **31. Automated irrigation**

R14 500.00 allocated towards this item

### **32. Landscaping**

Site levelled, 50mm reclaimed top soil

Roll on lawn allocated to areas on plan.

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

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: .....