

House Specification and Finishes

Zevenbosch Estate

STRUCTURE

- Constructed in accordance with the approved building plans.
- All external walls to be cavity walls.
- House to be built using cement maxi bricks.

ROOF CONTRUCTION

- **Roof covering:** Charcoal roof tiles (Coverland Taunus).
- Roof to be constructed with pre-manufactured roof trusses as per engineer's design.
- Fascia boards to be New Tech cement and painted (colour as per developer's choice).
- Aluminium gutters with PVC downpipes (colour as per developer's choice).
- Garage & Braai Roof: Pro-lock roof sheeting in charcoal.

CEILINGS – SIMPLEX UNITS

- Rhino board ceilings with shadow-line cornice in living areas.
- Rhino board ceilings with shadow-line cornice in bedrooms and bathrooms.
- One trapdoor in ceiling.
- No ceiling in garage.
- Roof insulation included.

CEILINGS – DUPLEX UNITS

- Ground Floor: Skimmed and painted pre-cast deck with shadow-line cornice in living areas.
- First Floor: Rhino board ceilings with shadow-line cornice in bedrooms and bathrooms.
- One trapdoor in ceiling.
- No ceiling in garage.
- Roof insulation included.

WINDOWS

- White aluminium window frames throughout.
- Exterior and interior window sills to be plastered.
- Transparent window glass in general.
- Bathrooms fitted with frosted glass.

DOORS

- **Interior doors:** Hollow-core doors with horizontal slatted pattern (painted).
- **Interior frames:** Wood frames (painted).
- **Front door:** Aluminium door with white translucent glass.
- **Kitchen door:** Aluminium.
- **Garage door:** Aluzinc sectional overhead door (white) with motor and two remotes.
- **Living area:** Aluminium sliding door.

Locks:

- **External doors:** Three-lever chrome locks (as per developer's choice).
- **Internal doors:** Two-lever chrome locks (as per developer's choice).
- **Internal door handles:** Bodo lever handle on rose – 19mm.

PAINT WORK

- All internal walls to be poly-skimmed and painted.
- All internal doors and frames painted (as per developer's choice).
- External paint colour (as per developer's choice).
- Internal paint colour (Dewy White / Chrome) as per developer's selection.
- Skirtings painted (as per developer's choice).

PLUMBING

- Washing machine and dishwasher connection points provided.
- One external tap included.
- 1.2m double-bowl stainless steel sink with drip tray.
- **Bath:** 1.7m white bath (1.4m where applicable).
- **Basins:**
- **Family bathroom:** 600 Victoria vanity.
- **En-suite:** 510 Madrid vanity.
- **WC:** Geberit concealed cisterns.
- **Geyser:** 200L MWS solar geyser, 400kPa, located in roof.
- **Mixer taps:** Bluetide – colour as per client (chrome/brushed aluminium/black).
- Frameless shower doors.

PLASTER

- **Interior walls:** Smooth plastered and poly-skimmed.

FLOOR COVERINGS

- Vinyl flooring as per floor plan and developer's provided selection.
- Floor tiles as per floor plan and developer's provided selection.
- 96mm x 22mm SA pine skirtings with 3mm angle on top (excluding bathrooms).

WALL TILES

- **Bathrooms:** Tile skirtings, Geberit cistern areas, vanity splashbacks, and 600mm height behind bath.
- **Kitchen:** 90mm granite splashback.
- Showers to be tiled to a height of 2.2m.
- All wall tiles chosen from developer's selection.

CUPBOARDS

Kitchen:

- Cupboard colour as per client choice, impact edging.
- **Top cupboards:** Overhang finger grip.
- **Bottom cupboards:** Finger grip handle.
- **Bedrooms:** White melamine cupboards with 1mm impact edging.
- **Bedroom handles:** Neptune.
- **Worktops:** 20mm granite from developer's selection.

ELECTRICAL

- Electrical layout as per approved plan.
- **Appliances:** DEFY 600 gas hob & electric oven with stainless steel chimney extractor.
- Electrical points as per plan.

GARAGE

- Internal garage walls bagged and painted white.
- Automatic garage door opener with two remotes.

BOUNDARY & SCREEN WALLS

- Boundary walls constructed as per plan.
- External gate: Horizontal slatted Nutec inserts with steel frame.
- All street-visible walls plastered and painted.

PAVING

- Charcoal 50mm cement bond pavers to front and back of property.

BRAAI

- Internal braai: Platinum Satin grey brick.

LAWN

- Roll-on lawn with one 100L bag tree included.

ITEMS INCLUDED

- House street number.
- Bathroom fittings: Towel rail, towel ring, and toilet roll holder.
- Gas connection with gas cage.
- Door stoppers (as per developer's selection).
- Landscaping as per estate guidelines.

ITEMS EXCLUDED

- Landscaping beyond estate guidelines.
- Curtain rails and blinds.
- TV dishes, aerials, etc.
- Mirrors.
- Washing lines.
- Gas bottles.

GENERAL

- These specifications serve as a guideline only. The developer reserves the right to substitute or change products at their discretion.
- Settlement cracks are considered a maintenance item and are not covered under the contractor's guarantee.
- No client-performed work is permitted on site during construction without written permission from the seller and contractor.

CLIENT ACKNOWLEDGEMENT

Name & Surname: _____

Signature: _____

Date: _____