

The Avenue on Parel Vallei



SCHEDULE OF FINISHES & SPECIFICATIONS (01.06.2023)

UNIT: _____

Date: _____

FOUNDATIONS:

Concrete strip footings as per approved plans and Engineers details

STRUCTURE:

External cavity walls - to be constructed with NFX Maxi clay bricks and plastered

Internal walls - to be constructed with ROK Clay bricks and plastered.

In-Situ concrete deck to first floor as per Engineer's design and details.

ROOFING:

Roof covering - Kingklip 700, Colour Dark Dolphin

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

RAIN WATER GOODS:

Aluminium gutters and downpipes installed by Streamline Gutters.

WINDOWS:

Aluminium Windows - Wispeco Range, 30.5mm casement windows, Powder coated colour, black handles

DOORS:

External - Wispeco Range, Clip 44 shopfront sections, powder coated colour, stainless steel handles.

Sliding doors are Wispeco Palace doors.

Interior - Frame and doors made by Multi Homes Joinery. Primed and painted white

Fire door - Frame and door made by Multi Homes Joinery. Fitted with QS Self closing mechanism

Front door - Manufactured by A1 Aluminium as per Architect design

Garage door - Alu-Elite sectional overhead double door

Garage door opener - ET DC Advanced 1000 with battery back up

IRONMONGERY:

QS 4415 CE Stainless steel butt hinges

QS 6055 Stainless steel lock casings

304 Stainless Molo door handles with stainless steel escutcheons

CEILINGS:

Closed - Skimmed 9mm Rhino board, primed and painted with two coats of Laminin Super Acrylic

Concrete - Skimmed, primed and painted with two coats of Laminin Super Acrylic

SANITARYWARE:

(Based on 4 bedroom unit) Cisterns - Alpha concealed

Geberit Cistern GEB-110.179.00.1

Actuator Plate - White Alpha 10 actuator plate GEB-115.040.11.1

Toilets - Duravit D-Code wall hung pan DUR-25350900002 / Main bathroom has soft close seat Baths - Victoria & Albert

Vetralla 2 freestanding VNA-VE2-N-SW-NO

Basin & Vanity En Suite **Shower Room (if applicable)** - Hammonds Penny 600 Vanity and basin set

Basin & Vanity **Main En Suite** - Hammonds Penny 1200 vanity and basin set

Basin & Vanity Shared bathroom - Hammonds Penny 800 vanity and basin set

Basin Guest WC - Duravit Wall hung basin DUR-0708450000

Kitchen sink - Blanco-Supra double underslung sink LAR-BL00519716

Kitchen Prep Bowl - Blanco-Supra 340-U Underslung LAR-BL00518199

BRASSWARE:

(Based on 4 bedroom unit)

Basin Taps - Hansgrohe Talis E 110 HG-71712003
Basin Tap Guest WC - Hansgrohe Talis E 80 HG-71702003
Shower Mixers - Hansgrohe Talis E HG-71766000
Bath Mixer En suite 2 (**where applicable**) - Hansgrohe Talis E HG-71766000
Bath Mixer Shared bathroom - Hansgrohe Talis E HG-71746000
Bath spouts - Gio spout GIO-A105
Hand shower Shared bathroom - Hansgrohe Croma 100 HG-27592000
Shower arms - Hansgrohe 230mm chrome HG-27412000
Shower rose - Hansgrohe Raindance 150mm Chrome HG-27486005
Sink tap - Hansgrohe Décor 160 chrome HG-31806223
Prep bowl tap - Blanco Mida chrome LAR-BL00525832
Shower traps - Hydrotec Sarah Lee X-DUPE-XHDT

SHOWER PANELS:

8mm toughened glass with corner shelf - Installed by JDW Glass

HEAT PUMP & HWC:

5kw ITS Heat pump and 1 x 200l Kwikot HWC with override switch

COLD WATER OUTLETS:

Fridge - Comap 15mm Angle valve
Washing machine & Dishwasher - Comap 15mm Angle valve
Garden Taps - 2 x Cobra 15mm brass bib tap

FLOOR & WALL COVERINGS:

Floor tiles internal - **Spazio Range. Colours - Gris/White/Charcoal - as plan. Internal 1200mm x 600mm or 600mm x 600mm**
Bathroom tiles - **Spazio Range** - Floor, shower area & Geberit wall. **1200mm x 600mm or 600mm x 600mm**
Vinyl internal - Aspen **project range** from Mazista - as plan
Tiles external - **Spazio Range** - as plan. **1200mm x 600mm. Non-slip**
Garage floor - Aqua Pox 2-part water-based epoxy from Mandalay coatings

SKIRTINGS & CORNICE:

Skirting - 22mm x 105mm pine skirting supplied by PF Projects
Cornice ground floor - **Shadow line** polystyrene
Cornice first floor - Shadow line perimeter supplied by City Ceilings

STAIRCASE:

Treads & Risers - Cast concrete staircase - Treads, risers and landing clad with Aspen **project range** vinyl from Mazista
Balustrading - **Powder coated steel as per Architect's detail, with SS nautical cabling.**

HEATED TOWEL RAIL:

Main en-suite - Jeeves Spartan 6 - JEV-ZAI6520SP

BUILT IN & LINEN CUPBOARDS:

Allowance of R7000.00 per running metre as plan. Client to use Developers preferred supplier

BASIN VANITIES:

See Sanitaryware. No vanity in guest WC as basin is wall hung

KITCHEN & SCULLERY:

Kitchen - Supplied and installed by Diener Cupboards as per Developers spec.
Counter Tops from Marbletech - 20mm Eeziquartz Magnolia

KITCHEN APPLIANCES:

AEG Double oven - s/steel DCK431110M
AEG 4 Zone ceramic induction hob - HK604200IB
Falco 600mm T shape extractor s/steel AR-60-111

ELECTRICAL:

Plug sockets and switches – Synergi Range- White

Shaver socket - Synergi Range- White

TV, Data and Telephone - Synergi Range- White

Downlights - Synergi DSY 127 - Synergi warm white LED / Not all zones are dimmable.

Ceiling light fittings- As per electrical plan

Wall light fittings- As per electrical plan

Hanging pendants- As per electrical plan

} R10 000.00 Allocated towards these items

External wall lights - Spazio Zelda medium LED - Black

Stair lights - Spazio TAJ small LED - White

Kitchen LED underc**upboard** strip - Warm white made to order with drive unit.

ALARM SYSTEM:

Paradox alarm system with 5 x internal sensors - 1 x Remote and wireless keypad.

INTERNAL FIREPLACE:

Canature Taurus wood stove insert - P3-F single built in with surround frame

EXTERNAL BRAAI:

Exposed brick open braai with two Garapa timber doors below.

YARD GATES (if applicable):

Galvanised steel frame, painted black as per Architect's detail

TIMBER DECKING (if applicable):

Garapa timber decking outside front door

LANDSCAPING:

Site levelled, 50mm reclaimed topsoil

Roll on lawn to areas allocated on plan

Planters filled with topsoil ready for planting

OPTIONAL EXTRAS:

Swimming pool

Decking around pool

Airconditioning

Solar power system

Underground water storage tanks

GENERAL INCLUDED:

NHBRC Enrolment fees

Architectural fees

Engineering fees

Plan approval fees

Water connection

Electrical connection

Transfer duty (price includes Vat)

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:

* Tile colours

* Vinyl colours

* BIC design & finish

* Internal paint colours

You will have 7 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 15% VAT.

Settlement cracks are regarded as a maintenance item and are not covered under the Contractor's guarantee.

Note:

Should the above-mentioned specifications differ from the final plan selection, then this specification will be the final ruling document.

Employer: _____

Seller: _____

Harcourts Platinum