



CRESTWOOD

— ♦ ESTATE ♦ —

FINISHING SCHEDULE

1. GENERAL

Crestwood Estate is a premier residential development thoughtfully designed to harmonize luxurious living with sustainable environmental practices. This specification forms part of a comprehensive set of guidelines and standards governed by the Crestwood Estate Homeowners Association (“the HOA”).

Specification Reference

This document must be read in conjunction with the approved architectural drawings and official marketing materials. In the event of any discrepancies, the contents of this specification shall take precedence over marketing notes, architectural guidelines, and website content. Any conflicts or ambiguities must be referred to the appointed Architect for resolution in consultation with the Developer.

Building Plans and Approvals

All construction activities must comply with the applicable Local Authority zoning regulations and the standards set by the National Home Builders Registration Council (NHBRC). Work shall be executed in strict accordance with the National Building Regulations (SANS 10400), the Building Standards Act No. 103 of 1977, the Model Preambles of Trades (2008 edition), and the approved building plans and specifications.

Developer Discretion

The Developer retains the right to modify or substitute any specified items or finishes at their sole discretion, particularly in cases of unavailability or supply constraints. Any substitutions will be of equal or superior quality to the originally specified items.

Material Availability

All materials listed in this specification are subject to availability. Where specified materials are not readily obtainable, the contractor is authorized to use the closest available alternative that meets the required standards and aesthetic intent.

2. WALLS

Exterior	Cavity masonry wall construction. Plastered and painted external skin, NFX cement maxi brick. Built boundary walls are bagged and painted with two coats exterior quality ‘Low Sheen Pure Acrylic Paint’ or similar. Colour to match the colour of plastered external walls or be of the same tone 2 shades darker or lighter than external walls.
Interior	Cement NFX brick, plastered, and painted

3. ROOF

Pitched roofs	Cement roof tiles – Charcoal Roof pitch = 30°
Facias	Fibre cement – Painted white



Rainwater goods	Aluminium Ogee profile gutters - Charcoal uPVC down pipes
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4. WINDOWS

Window material	Powder coated Aluminium frames – Charcoal
Window sills	Exterior Plastered and painted Interior Plastered and painted

5. DOORS

Door Frames	Exterior	Powder coated Aluminium – Charcoal
	Interior	Hardwood door jambs painted Powder coated Aluminium – Charcoal
Doors	Front Door	Aluminium Powder coated – Charcoal
	Patio	Aluminium Powder coated – Charcoal
Doors	Exterior	Aluminium Powder coated – Charcoal
	Interior	Grooved hollow core - painted White
	Front Door	Powder coated Aluminium – Charcoal

6. IRONMONGERY

Internal Doors	2-Lever chrome locksets Lever handle on rose with escutcheon
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External Doors	Euro profile cylinder lock
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7. GLAZING

Doors	Laminated float glass
Windows	Clear and/or laminated float glass to all windows with obscure to all bathroom windows.

8. CEILINGS

House – Ground floor	Prepped and painted prestressed concrete soffit with XPS cornice or Skimmed and painted plasterboard soffit with XPS cornice
House – First floor	Skimmed and painted plasterboard soffit with XPS cornice
Garage	No ceiling
Covered Patio	No ceiling

8. PAINTING

Exterior Walls	One coat plaster primer and two coats exterior quality low sheen pure acrylic paint or similar.
Interior Walls	One coat plaster primer and two coats interior quality satin paint or similar.



9. SANITARY WARE

Colour whitethroughout

Toilet

Closed couple suite and soft close seat.



Baths

1700mm acrylic bath with Nikki spout & clicker waste.



Basins

Vanity drop-in basins



Showers

Rose and arm



Enclosure / Screen

White epoxy coated framed shower enclosure or screen as indicated on plans.



Sink

1200mm Double stainless-steel drop-in



Taps

All internal taps to be mixers
Single lever basin, bath and shower mixers



Geyser

150 Litre, 400kPa with master flow valve
Installation of alternative hot water generation per developer's choice in conjunction with local authority requirements.

10. ACCESSORIES

Bathroom

Toilet Roll Holder, Towel Rails, Towel Ring



10. FLOOR COVERINGS

Porcelain floortiles

To kitchen, bedrooms, bathrooms and living areas
600 x 600mm Ceramic Tiles as per developer's selection



Granolithic Screed

To garage

Skirting

70mm tile skirtings.



11. WALL COVERINGS

Ceramic wall tiles 600x 600mm Ceramic Tiles - 2.1m high inside showers.
Owner's selection as per Developer's range.

12. CUPBOARDS

Kitchen & Scullery Floor and wall cupboards as indicated on plan
PG Bison melamine fronts and white melamine carcasses.
Counter tops – owner's selection as per Developer's range.

Bedrooms Cupboards as indicated on plan
PG Bison melamine fronts and white melamine carcasses.
Doors with impact edging, melamine white interior and white backing

13. ELECTRICAL

Light Fittings Number of light fittings as per electrical layout.

14. APPLIANCES

Oven / Hob Defy Electric Oven & Hob



Extractor Defy 60cm Extractor Hood



15. GARAGE

Garage door Aluzink single sectional overhead door – Charcoal
Automation Automation excluded
Internal walls Walls bagged and painted
Plastered and painted around DB and light switches

14. BALUSTRADES

Interior 1m High epoxy coated steel balustrade to staircase and landings.

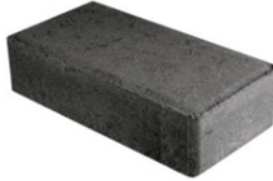




15. HARD LANDSCAPING

Driveway

Paving as per plan
Cement bond pavers.



Patio and yard

Paving as per plan
Cement bond pavers.

16. SOFT LANDSCAPING

Roll-on-lawn

Site levelled and cleared of rubble
Roll-on-lawn – Front Garden – Maximum 40sqm

17. PERIMETER WALLS

Boundarywalls

1.5mhigh pre-casted concrete walls to sides and back

18. GARDEN GATES

Yard

1.5m High Galvanised mild steel frame with horisontal fibre cement planks.

19. INCLUDED

Pre-paid electricity meter
Sewerage connection
NHBRC fees
Plan approval fees
Architectural fees
Engineer's fees

20. EXCLUDED

Electricity connection
Water connection
Bond costs



Interim interest on bond
Curtain tracks
Bank initiation and valuation fees

21. GENERAL

These specifications serve as a guideline 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/being in short supply or price increases beyond his control.

If any of the finishes are changed by the purchaser, the developer reserves the right to refuse acceptance of any of these changes.

If any of the finishes are changed by the purchaser, the developer reserves the right to charge extra fees i.e. extra handling fee, extra markup and extra administration fee.

