

HOUSE
CONSTRUCTION OF: WALLS, CEILINGS, ROOF
Plinth
Damp proof insulation on the perimeter of the house in the form of EPDM membrane in accordance with details
External walls $U=0.118W/(m^2K)$
Render, colour white
Thermal insulation - polystyrene facade, $\lambda=0.032[W/mK]$ - 120mm
OSB sterling board/chipboard - 12mm
Timber studs (of resinous wood) - 180mm
Thermal insulation - mineral wool, $\lambda=0.035[W/mK]$ - 180mm
OSB sterling board/chipboard - 12mm
Polyethylene vapour check
Plasterboard - 12.5mm
Internal walls
Plasterboard - 12.5mm
OSB sterling board/chipboard - 12mm
Timber studs (of resinous wood) - 180mm/120mm/80mm
Acoustic insulation - mineral wool - 50mm
OSB sterling board/chipboard - 12mm
Plasterboard - 12.5mm
Ground floor layers
Flooring according to the individual room description
Screed* - 55mm
Thermal insulation - rigid PIR boards* - 100mm
Damp proof membrane (if foundations are on the ground)
Floor/ceiling over the ground floor layers
Flooring according to the individual room description
Screed* - 55mm
Thermal insulation - polystyrene boards* - 90mm
OSB sterling board/chipboard - 22mm
Timber joists (of resinous wood)/trusses - 220mm
Acoustic insulation - mineral wool - 50mm
Timber battens for plasterboards **
Plasterboard - 12.5mm
Floor/ceiling over the ground/first floor layers (between heated and unheated spaces)
Timber walk boards - 22mm (width approx. 1m)
Thermal insulation - mineral wool, $\lambda=0.035[W/mK]$ - 320mm
Timber joists (of resinous wood)/trusses - 220mm
OSB sterling board/chipboard - 22mm
Polyethylene vapour check
Plasterboard - 12.5mm
Gable/hip roof without insulation***
Cement roof tiles according to the samples
Roof battens
Counter battens
Breathable membrane
Timber rafters (of resinous wood)/trusses
Gable roof over inhabited space***
Cement roof tiles according to the samples
Roof battens
Counter battens
Breathable membrane
Timber rafters (of resinous wood)/trusses - 220mm
Thermal insulation - mineral wool, $\lambda=0.035[W/mK]$ - 220mm
OSB sterling board/chipboard - 22mm
Polyethylene vapour check
Plasterboard - 12.5mm
Mono-pitched roof ***
EPDM membrane
Thermal foam PIR - 60mm
Vapour barrier
OSB sterling board//chipboard - 22mm
Mineral wool thermal insulation - 220mm
Roof rafters - 220mm
Polyethylene vapour check
Timber battens for plasterboard - 50mm
Plasterboard - 12.5mm

Flat roof
EPDM foil
Mineral wool thermal insulation thickness - 230mm
Vapour barrier
OSB sterling board/chipboard - 22mm
Timber joist - 220mm
Timber battens for plasterboard
Plasterboard - 12.5mm
HOUSE EXTERNAL
ROOF COVERING
Concrete roof tiles, type and colour according to the samples
GUTTERING
Half-round PVC guttering, with matching down pipes taken to 15cm below DPC level. Colour according to the samples
ROOF WINDOWS
PVC, double glazing, $U_g=1.0W/(m^2K)$; $U_w=1.1W/(m^2K)$ for glass, all windows with clear glazing, if applicable
EAVES, FASCIAS & SOFFITS CLADDING
Eaves and fascias timber cladding colour white, visible rafters colour white
BALCONY / FRENCH BALCONY / ROOF TERRACES
Steel balustrade according to the samples
Balcony decking made of pressure-impregnated larch timber boards. Colour according to the samples
WINDOWS AND BALCONY DOORS
PVC (6 chambers), colour white, inward opening, tilt and turn, triple glazing, $U_g=0.5W/(m^2K)$, $U_w=ca. 0.8W/(m^2K)$ for glass, all windows with clear glazing. Safety glazing where required. Lockable handles
Windows opening according to the project
EXTERNAL WINDOW SILLS
External aluminium window sills. Exit step in area of ground floor terrace window and first floor balcony exit (if exists). Colour according to current offer/samples.
EXTERNAL DOORS
White PVC, thermally efficient with high security multi-point locking and ironmongery according to samples. Clear glazing (safety glazing available), $U_b = 1.1W/(m^2K)$
HOUSE INTERNAL
INTERNAL DOORS
Internal doors smooth, laminated, colour according to the samples
Handles according to the samples
INTERNAL WINDOW BOARDS
Reconstituted marble window boards, colour according to the samples
INTERNAL STAIRCASES
Stringer stairs of glued pine/beech wood, open, transparent varnished with balustrades, according to actual offer
Folding loft ladder to attic area with a white hatch
INTERNAL WALLS
WC/Bath/En-Suite
Wall tiles, height of 1.2m from floor level (up to ceiling around showers), arrangement according to the samples, remaining area filling and painting colour white
Joint grout, colour according to the samples
Tiled external wall corners finished with strips according to the samples. All horizontal and vertical transitions from tiles to paint surface finished without strips.
Other rooms
Filling and painting colour white or Raufaser wallpaper painted white
Technical room walls painted white with dispersion paint
FLOORS****
Kitchen/Technical room
Floor tiles, size and arrangement of tiles according to the samples
Joint grout, colour according to the samples
Terracotta skirting board, colour according to the samples
WC/Bath/En-Suite
Floor tiles, size and arrangement of tiles according to the samples
Joint grout, colour according to the samples
Other rooms
Carpet, according to the samples
PVC skirting for carpet, colour according to the samples

Finishing
Floor connections (depending on combined areas), anodised aluminium, according to the samples
Floor ventilation grills, white PVC
CEILING
Filling and painting colour white
WC/BATH/EN-SUITE FITTINGS
Sanitary ware
Frames for hanging toilets
Flush plate for WC according to the samples
White washbasin and WC series according to the samples
Quantity of units and their layout according to the architectural drawings
Shower enclosures
Swing-niche door - glass thickness 5mm - according to the samples, tempered glass, profile silver gloss, threshold of 50mm
Shower trays - according to the samples
Shower enclosure - square, glass thickness 5mm - according to the samples, tempered glass, profile silver gloss
Shower trays - according to the samples
Bathtubs
Rectangular bathtubs, type and outflow according to the samples
Bathroom armature
Washbasin armature - according to the samples
Shower set - according to the samples
Bathtub set - according to the samples
HOUSE SERVICES *****
HEATING
Heating package (options)
Heating package 1A – System gas boiler + Unvented Hot Water Cylinder 120 Litres + Mechanical Ventilation with Heat Recovery
Heating package 1B – Combination gas boiler + Mechanical Ventilation with Heat Recovery
Heating package 3 (only houses with area up to 175m ²) – Exhausted Air Heat Pump with integrated 170-litres Hot Water Cylinder + integrated Mechanical Ventilation with Heat Recovery (intake air decentralised, exhaust air centralised)
Heating distribution & pipework
White panel radiators with thermostatic valves. Quantity and size according to the heat demand calculations
Towel radiators (Bath, En-Suite), straight, colour according to the samples
Insulated PVC pipes in accordance with applicable regulations
MECHANICAL VENTILATION WITH HEAT RECOVERY SYSTEM
Ventilation device installed in technical room
Ducting: Flat ducts installed under the screed; manifold inspection box; ceiling, floor or wall inlets and outlets
Pipework: Air intake and exhaust outlets in external walls (if applicable)
PLUMBING INSTALLATION
Hardware & pipework
All taps are of one-lever type according to the samples
Cold water, hot water and sewer pipes of PVC. All pipeworks included up to the boiler
Washing machine connection
1 washing machine surface mounted connection in technical room, 1 surface mounted sink connection with double valve for dishwasher

Water connection outside the building
1 external antifreeze water connection on elevation wall, in the zone of technical room or kitchen
ELECTRICAL INSTALLATION
Electrical fittings
Switches and sockets: colour white
Exemplary combinations of switches and sockets - colour white, combination according to the samples
Doorbell: colour according to the samples
Other
Distribution board with its content and connection of meter box located in technical room - Danwood supply and install
Antenna (TV): 2 connection points with cable brought to attic space
Telephone installation: 1 telephone socket
Data: 1 connection point with cable CAT6 brought to technical room
Detectors: type and quantity according to local regulations
Bell installation in the hall
1 attic double socket
Lighting, switches & sockets inside the house
Living, Living/Dining: 4 double electric sockets, 2 ceiling cable outlets with 1 one-way switch
Bedroom, Dining, Study-Office, Family room: 2 double electric sockets, 2 single electric sockets, 1 ceiling cable outlet with 1 one-way switch
Kitchen: 3 double electric sockets, sockets for oven and hob with switches, sockets for fridge and dishwasher with switches, single extractor hood socket, ceiling cable outlet with one-way switch
Hall: 2 single electric sockets, 1 ceiling cable outlet with 2 two-way switches
Landing: 2 single electric sockets, 1 ceiling cable outlet with 2 two-way switches and 1 auxiliary switch
Wardrobe, Entrance, Storage, Pantry: 1 single electric socket, 1 ceiling cable outlet with 1 one-way switch
Cupboard: no electrical equipment
Bath, WC, En-Suite: 1 shaver socket, 1 ceiling cable outlet with 1 one-way switch, 1 wall cable outlet
Technical room: 1 double electric socket, 2 single electric sockets, 1 ceiling cable outlet with 1 one-way switch
Lighting, switches & sockets outside the house
Outer wiring system: 1 wall cable outlet for outer lighting close to main entrance with switch inside the house, 1 external socket and 1 wall cable outlet for outer lighting on balcony and terrace with switches inside the house.
GARAGES INTEGRATED INTO THE HOUSE (if applicable)
All integrated garages have a wall and roof structure the same as the house. The internal wall between the house and the garage is made of 180mm timber studs with a mineral wool filling. The ceiling sheathing is made of 12.5mm gypsum plasterboard. If increased fire safety protection is required, this will be considered for an additional fee, as far as technically possible. The vapour barrier from the outer wall is glued from the inside to the base of the foundation. Windows and side entrance doors are in white (if any). The garage is equipped with a white sectional door without an electric drive. If the door is over 5m wide, an electric drive, socket and switch is included, as well as an electrical installation with three sockets, two ceiling lighting points and a double switch. Fuses for the electrical installation of the garage are located in the distribution board of the house. The walls and ceilings of the garage are filled and painted with white dispersion paint. The garage is layered with cement screed with a slope of 0.75% towards the garage door and a minimum thickness of 40mm. Construction of the garage does not include finishing the floors, or installing a heating system and mechanical ventilation.

Key:

- * if there is underfloor heating, the screed will be 65mm, and thermal insulation 90mm for GF, and 80mm for FF
- ** Additional substructure in bathrooms, WCs and technical rooms can lower the level of the ceiling
- *** Mono-pitched roof: if the roof slope is higher than 10 degrees, EPDM membrane installed on OSB 22mm to roof tiles will change to roof battens and breathable membrane. The roof cross section may change due to construction standard requirements and type of covering
- **** Screed spot height is the same for the entire floor. Therefore after installation of the floor covering there may be a difference in level caused by the thickness of materials used in the flooring. Any unevenness can be leveled using threshold strips
- ***** The installations in the technical room are surface mounted.

General: The price includes two versions of architectural drawings. If there are differences between design documentation/architectural drawings and the construction's description/specification then the latter prevails.

Note: Installation of foundation slab, services incoming to the slab, plinth finish, kitchen units, pipework from the incoming fuel source to heating appliances, and internal gas installations are supplied by the customer.