

### **Exterior Finish Schedule**

#### **Foundation**

Foundations to structural engineer's detail and specification.

#### Floor

150mm Reinforced concrete slab with power floated finish to Structural Engineers details on insulation, on suitable radon barrier laid in accordance with manufacturer's instructions on 50mm quarry rock on hardcore in accordance with SR21.

#### Main Structure

The building structure is proposed as block cavity construction, with 100mm outer block leaf, 150mm cavity filled with high performance bonded bead insulation and 100mm inner block leaf.

#### Floor Structure

The floor structure is 9x2" timber joists, with 18mm flooring to the first floor of the houses.

#### **Roof Structure**

Timber roof trusses with 2x1.5" battens & breathable felt.

350mm of high quality loft insulation.

Upgrade options available to certain units to complete additional structural roof works to leave attics ready for future attic conversions.

#### Roof Finish

Black/Blue Cement Roof Tiles.

### Fascia, Soffit, Gutters & Downpipe

uPVC - Black.

#### Windows

Futureproof Glazed Anthracite Grey Wood Grain PVC Foil Windows. U-Value 1.2 w/m2k. Standard locking system. Triple gasket seal. Handles silver/square type. Safety glass where required.

#### **Entrance Door**

Heritage composite door, Lane type in range of Heritage grey colour. 70mm thick double rebate. Standard multipoint locking. Cylinder/Thumbturn.

#### **External Double Doors**

uPVC Sliding Patio Door - Anthracite Grey.

#### External Wall

Low maintenance high quality K-render Buttermilk coloured render system.

Tatra Brickwork extent as shown on drawings.

#### **External Finishes**

Footpaths to be concrete with brush finish. Driveways to be paved. Gardens to be levelled and ready for landscaping by new buyers.

### Interior Finish Schedule

#### **Floors**

Floor Tiling to Kitchen Floor with options of tiles as per Appendix 5.

### Skirting

Beveled skirting 120mm x 12 mm - white.

#### Windowboards

Painted window board bull nosed - White

#### Walls

Smooth skimmed plaster finish Painted – White

# Ceilings

Smooth skimmed plaster finish Painted – White

### Storage

Storage in 3 and 4 Bedroom Houses consists of 1,500mm wide sliding wardrobes to both bedroom 1 and bedroom 2. See appendix 3. Storage in 2 Bedroom House consists of 1,500mm wide sliding wardrobes to bedroom 1. See appendix 3

#### **Electrical**

See Appendix 1.

#### Door

Model 100 Pre-hung Door Set including architrave, as per picture in Appendix 3.

#### WC:

#### **Floor**

Floor tiling with tiles as per Appendix 5 to all WC floors.

#### Walls

Wall tiling to all wet areas floor to ceilings and to all walls up to 1.2m high thoughout all WC's with tiles as per Appendix 5.

#### Ware

Wash hand Basin, Toilet and Cistern photos see Appendix 2.

#### Fitted Kitchen

Plain door in dust grey finish. Lorenzo wood laminate Work top. Stainless steel extractor hood, single bowls sink and drainer. ¼ turn high spout mixer tap. See Appendix 4.

#### **Stairs**

String painted White. Newel 90 x 90 mm square painted white. Handrail – stained Oak and varnished

# Warranty

10 Year Homebond Structural Warranty

#### Note

The finishes/sizes on site may vary if certain material becomes unavailable or the planned finish is unsuitable in certain locations

# **Appendix 1 Schedule of Electrical Fittings**

Kitchen	Socket & isolator for extractor hood	
	Socket & isolator for fridge	
	Double socket & isolator DW & WM	
	Cooker Switch 45A	
	Double sockets over counter x 3	
	Double Socket 450mm above FF x 1	
	Centre pendent x 1	
	Heat detector x 1	
Living Area	Centre pendent x 1	
	Double sockets x 3	
	TV point x 1	
	Phone x 1	
Utility	Double socket & isolator x 1	
	Double socket x 1	
	Smoke detector x 1	
	Centre pendent x 1	
GF WC	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
Hall	Centre pendent x 1	
	Double socket x1	
	Smoke detector x 1	
	Consumer board	
	Doorbell x 1	
External	Bulkhead x 2	
	Isolator for heat pump	

Bed 1	Double sockets x 3	
	Centre pendent x 1	
	Smoke detector x 1	
Bed 2	Double sockets x 2	
	Centre pendent x 1	
	Smoke detector x 1	
Bed 3	Double sockets x 2	
	Centre pendent x 1	
	Smoke detector x 1	
Bed 4	Double sockets x 2	
	Centre pendent x 1	
	Smoke detector x 1	
En Suite	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
Bathroom	0	
	Shaver light x 1	
	Extractor fan x 1	
Hall FF	Centre pendent x 1	
	Smoke detector x 1	
	Double socket x 1	
Hot Press	Centre pendent x 1	
	Spur & isolator for heating system	
Attic	Centre pendent x 1	
	Double socket water storage pump	
	x 1	

Kitchen Diner	Socket & isolator for extractor hood	
	Socket & isolator for fridge	
	Double socket & isolator DW & WM	
	Cooker Switch 45A	
	Double sockets over counter x 3	
	Double Socket 450mm above FF x 1	
	Centre pendent x 1	
	Heat detector x 1	
Living Area	Centre pendent x 1	
	Double sockets x 3	
	TV point x 1	
	Phone x 1	
Utility	Double socket & isolator x 1	
	Double socket x 1	
	Smoke detector x 1	
	Centre pendent x 1	
GF WC	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
Entrance Hall		
	Double socket x1	
	Smoke detector x 1	
	Consumer board	
	Doorbell x 1	
External	Bulkhead x 2	
	Isolator for heat pump	
	Earth rod	

Bed 1	Double sockets x 3	
	Centre pendent x 1	
	Smoke detector x 1	
Bed 2	Double sockets x 2	
	Centre pendent x 1	
	Smoke detector x 1	
Bed 3	Double sockets x 2	
	Centre pendent x 1	
	Smoke detector x 1	
En Suite	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
Bathroom	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
Hall FF	Centre pendent x 1	
	Smoke detector x 1	
	Double socket x 1	
Hot press	Centre pendent x 1	
	Spur & isolator for heating system	
Attic	Centre pendent x 1	
	Double socket for water storage pump	
	x 1	

Kitchen Diner		
	Socket & isolator for fridge	
	Double socket & isolator DW & WM	
	Cooker Switch 45A	
	Double sockets over counter x 3	
	Double Socket 450mm above FF x 1	
	Centre pendent x 1	
	Heat detector x 1	
Living Area	Centre pendent x 1	
	Double sockets x 3	
	TV point x 1	
	Phone x 1	
Utility	Double socket & isolator x 1	
	Double socket x 1	
	Smoke detector x 1	
	Centre pendent x 1	
GF WC	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
Entrance Hall	· · · · · · · · · · · · · · · · · · ·	
	Double socket x1	
	Smoke detector x 1	
	Consumer board	
	Doorbell x 1	

External	Bulkhead x 2	
	Isolator for heat pump	
	Earth rod	
Bed 1	Double sockets x 3	
	Centre pendent x 1	
	Smoke detector x 1	
Bed 2	Double sockets x 2	
	Centre pendent x 1	
	Smoke detector x 1	
Bathroom	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
Hot Press	Centre pendent x 1	
	Spur & isolator for heating system	
Attic	Centre pendent x 1	
	Double socket for water storage pump x 1	

# Appendix 2 Sanitary Ware



Shower Door Satin 900 x 900mm



Washbasin Mixer Tap & Waste



Dolomite Cast Shower Tray 800x800mm



Thermostatic Showering Kit

# **Appendix 2 Sanitary Ware**



Washbasin & Pedestal with Chrome Mixer Tap



Combi WC
Toilet and Cistern

# **Appendix 3 Internal Joinery**



White Shaker Doors



1,500mm wide white sliding wardrobes with built in Mirror Door and shelving.

# **Appendix 4 Kitchen Fittings**



RTL62K - Cooker Hood



Handle Fat D





High Spout ¼ Turn Mixer Tap



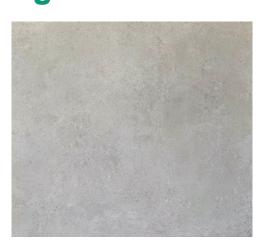
Single Bowl Sink & Drainer

Dust grey kitchen with shaker doors, wood worktop (handles and hood as above).



# **Appendix 5 Floor and Wall Tiling**





Kitchen Floor Tiles 600x600mm option 1 Grey and option 2 beige





Bathroom Floor & Wall Tiles Colour/Style, floor tiles 450x450mm

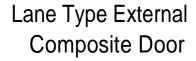


Kitchen Splash Back Tile Options 200x100mm

# **Appendix 6**

# - External Windows & Doors







Triple- Glazed Anthracite Windows

# Appendix 7 Heating System

The heating source for each unit will be an externally mounted high efficiency air-to-water split heat pump with integrated hot water storage.

Cold Water Storage by means of 300ltr Aquabox with integrated booster pump.

Space heating provided by means of high efficiency aluminum radiators to all rooms.



RTL31HS – Aquabox 300ltr with Booster Pump



RTL29HS – High Efficiency Aluminum Radiator

RTL28HS – Split Air-to-Water Heat Pump c/w Hot Water Storage.

