STANDARD OF FINISH

valid from 01.05.2023

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=0.12W/(m²K)

Render, colour white
Thermal insulation - polystyrene facade, λ=0.031[W/mK] - 120mm
OSB sterling board/chipboard - 12mm or gypsum fibre board 12,5mm [1]
Timber studs (of resinous wood) - 180mm
Thermal insulation - mineral wool, λ=0.035[W/mK] - 180mm
OSB sterling board/chipboard - 12mm or gypsum fibre board 12,5mm [1]
Polyethylene vapour check
Plasterboard - 12.5mm

Internal walls

Plasterboard - 12.5mm
OSB sterling board/chipboard - 12mm or gypsum fibre board 12,5mm [1]
Timber studs (of resinous wood) - 180mm/120mm/80mm
Acoustic insulation - mineral wool - 50mm
OSB sterling board/chipboard - 12mm or gypsum fibre board 12,5mm [1]
Plasterboard - 12.5mm

Ground floor layers [7]

Flooring according to the individual room description
Screed - 65mm
Thermal insulation - 90mm
Damp proof membrane (if foundations are on the ground)

Floor/ceiling over the ground floor layers

Flooring according to the individual room description
Screed - 65mm
Thermal insulation - polystyrene boards - 80mm
OSB sterling board/chipboard - 22mm
Timber joists (of resinous wood)/trusses - 220mm
Acoustic insulation - mineral wool - 50mm
Timber battens for plasterboards [2]
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, λ=0.035[W/mK] - 320mm (370mm 1.5-storey houses)
Timber joists (of resinous wood)/trusses - 220mm
OSB sterling board/chipboard - 22mm
Polyethylene vapour check
Plasterboard - 12.5mm

Gable/hip roof without insulation [3]

Cement roof tiles according to the samples
Roof battens
Counter battens
Breathable membrane
Timber rafters (of resinous wood)/trusses

Gable roof over inhabited space [3]

Cement roof tiles according to the samples
Roof battens
Counter battens
Breathable membrane
Timber rafters (of resinous wood)/trusses - 300mm
Thermal insulation - mineral wool, λ=0.032[W/mK] - 300mm
OSB sterling board/chipboard - 22mm
Polyethylene vapour check
Plasterboard - 12.5mm

Mono-pitched roof [3]

EPDM membrane
Thermal foam PIR, λ=0.027[W/mK] - 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/(m²K); U_w=1.1W/(m²K) 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, Ug=0.5W/(m²K) for normal glass, Uw=ca. 0.75 W/(m²K) (for the reference window 1.23m x 1.48m), all windows with clear glazing [4]. 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_D = 1.1W/(m²K)

HOUSE INTERNAL

INTERNAL DOORS

Internal doors smooth, laminated, colour according to the samples
Handles according to the samples

INTERNAL WINDOW BOARDS

For the windows with toilet frame under the window - tiled sills. For all other windows - marble window boards, colour according to the samples.

INTERNAL STAIRCASES

Stringer stairs of glued 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 about 1.2m from 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 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 [5]

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

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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 [6]

HEATING

Heating package (options)

Heating package Air Source Heat Pump with hot water cylinder [6]

Heating distribution & pipework

Heat distribution by water underfloor heating. One electrical towel radiators in bathrooms and en-suites.

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, 1 wall cable outlet for outer lighting on balcony and terrace with switches inside the house and 1 output socket for car charger.

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:

[1] According to the Danwood production standard in force at the time of manufacture. The U-value only applies to standard components with wood-based panels. This can individually depending on the required construction (wood content and special solutions.

[2] Additional substructure in bathrooms, WCs and technical rooms can lower the level of the ceiling.

[3] 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.

[4] If it is a special glass construction, windows may have parameters other than the standard window.

[5] 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 treshold strips.

[6] The installations in the technical room are surface mounted. Capacity of hot water cylinder, depends on the size of the house.

[7] The foundation slab must be insulated with at least 120 mm of insulation with a thermal conductivity of 0.041 W/(m*K).

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.