

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 $U=0.12 \text{ W}/(\text{m}^2\text{K})$	
Render, colour white	
Thermal insulation - polystyrene facade, $\lambda=0.031 \text{ [W}/(\text{mK})]$ - 120 mm	
OSB sterling board/chipboard - 12 mm or gypsum fibre board 12.5 mm ¹	
Timber studs (of resinous wood) - 180 mm	
Thermal insulation - mineral wool, $\lambda=0.035 \text{ [W}/(\text{mK})]$ - 180 mm	
OSB sterling board/chipboard - 12 mm or gypsum fibre board 12.5 mm ¹	
Polyethylene vapour check	
Plasterboard - 12.5 mm	
Internal walls	
Plasterboard - 12.5 mm	
OSB sterling board/chipboard - 12 mm or gypsum fibre board 12.5 mm ¹	
Timber studs (of resinous wood) - 180 mm/120 mm/80 mm	
Insulation - mineral wool - 50 mm	
OSB sterling board/chipboard - 12 mm or gypsum fibre board 12.5 mm ¹	
Plasterboard - 12.5 mm	
Ground floor layers ²	
Flooring according to the individual room description	
Screed - 65 mm	
Thermal insulation - 90 mm	
Damp proof membrane (if foundations are on the ground)	
Floor/ceiling over the ground floor layers	
Flooring according to the individual room description	
Screed - 65 mm	
Thermal insulation - polystyrene boards - 80 mm	
OSB sterling board/chipboard - 22 mm	
Timber joists (of resinous wood)/trusses - 220 mm	
Insulation - mineral wool - 50 mm	
Timber battens for plasterboards ³	
Plasterboard - 12.5 mm	
Floor/ceiling over the ground/first floor layers (between heated and unheated spaces)	
Timber walk boards - 22 mm (width approx. 1 m)	
Thermal insulation - mineral wool, $\lambda=0.035 \text{ [W}/(\text{mK})]$ - 320 mm (370 mm 1.5- storey houses) ⁴	
Timber joists (of resinous wood)/trusses - 220 mm	
OSB sterling board/chipboard - 22 mm	
Polyethylene vapour check	
Plasterboard - 12.5 mm	
Gable/hip roof without insulation ⁵	
Cement roof tiles according to the samples	
Roof battens	
Counter battens	
Breathable membrane	
Timber rafters (of resinous wood)/trusses	
Gable roof over inhabited space ⁵	
Cement roof tiles according to the samples	
Roof battens	
Counter battens	
Breathable membrane	
Timber rafters (of resinous wood)/trusses - 300 mm	
Thermal insulation - mineral wool, $\lambda=0.032 \text{ [W}/(\text{mK})]$ - 300 mm	
OSB sterling board/chipboard - 22 mm	
Polyethylene vapour check	
Plasterboard - 12.5 mm	
Mono-pitched roof ⁵	
EPDM membrane	
Thermal foam PIR, $\lambda=0.027 \text{ [W}/(\text{mK})]$ - 60 mm	
Vapour barrier	
OSB sterling board//chipboard - 22 mm	
Mineral wool thermal insulation - 220 mm	
Roof rafters - 220 mm	
Polyethylene vapour check	
Timber battens for plasterboard - 50 mm	
Plasterboard - 12.5 mm	

Flat roof
Gravel ballast with min. thickness 50 mm
EPDM foil
Mineral wool thermal insulation thickness - 230 mm
Vapour barrier
OSB sterling board/chipboard - 22 mm
Timber joist - 220 mm
Timber battens for plasterboard
Plasterboard - 12.5 mm
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 15 cm below DPC level. Colour according to the samples
ROOF WINDOWS
PVC, double glazing, $U_g=1.0 \text{ W}/(\text{m}^2\text{K})$; $U_w=1.1 \text{ W}/(\text{m}^2\text{K})$ 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, $U_g=0.5 \text{ W}/(\text{m}^2\text{K})$ for normal glass, $U_w=\text{ca. } 0.75 \text{ W}/(\text{m}^2\text{K})$ (for the reference window 1.23 m x 1.48 m), all windows with clear glazing ⁶ . 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), $U_b = 1.1 \text{ W}/(\text{m}^2\text{K})$
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 1.2 m 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 ⁷
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 Steel
CEILING
Filling and painting colour white
WC/BATH/EN-SUITE FITTINGS
Fittings: Single lever mixer taps. according to the samples
Branded sanitary ware in white is installed as standard in the bathroom and toilet.
Quantity of units and their layout according to the architectural drawings
HOUSE SERVICES ⁸
HEATING
Heating package
Heating package Air Source Heat Pump with hot water cylinder ⁸
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 180 mm timber studs with a mineral wool filling. The ceiling sheathing is made of 12.5 mm 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 5 m 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 40 mm. 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 The foundation slab must be insulated with at least 120 mm of insulation with a thermal conductivity of 0.041 W/(mK).
- ³ Additional substructure in bathrooms, WCs and technical rooms can lower the level of the ceiling.
- ⁴ Some houses may require 470 mm of insulation to meet thermal requirements.
- ⁵ Mono-pitched roof: if the roof slope is higher than 10 degrees, EPDM membrane installed on OSB 22 mm 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.
- ⁶ If it is a special glass construction, windows may have parameters other than the standard window.
- ⁷ 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.
- ⁸ The installations in the technical room are surface mounted. Capacity of hot water cylinder, depends on the size of the house. In consideration of Building Regulations Part O (Overheating), there is sometimes a necessity to shade the house by installing blinds or other coverings. Their cost is not included in the price of the house.

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.