

# STANDARD OF FINISH

valid from 01.01.2023

| HOUSE                                                                                                       |  |
|-------------------------------------------------------------------------------------------------------------|--|
| CONSTRUCTION OF WALLS, CEILINGS, ROOF                                                                       |  |
| <b>Plinth</b>                                                                                               |  |
| Damp proof insulation on the perimeter of the house in the form of EPDM membrane in accordance with details |  |
| <b>External walls <math>U=0.12\text{W/(m}^2\text{K)}</math></b>                                             |  |
| Render, colour white                                                                                        |  |
| Thermal insulation - polystyrene facade, $\lambda=0.031\text{W/(m}^2\text{K)}$ - 120mm                      |  |
| OSB sterling board/chipboard - 12mm or gypsum fibre board 12,5mm <sup>1</sup>                               |  |
| Timber studs (of resinous wood) - 180mm                                                                     |  |
| Thermal insulation - mineral wool, $\lambda=0.035\text{W/(m}^2\text{K)}$ - 180mm                            |  |
| OSB sterling board/chipboard - 12mm or gypsum fibre board 12,5mm <sup>1</sup>                               |  |
| Polyethylene vapour check                                                                                   |  |
| Plasterboard - 12,5mm                                                                                       |  |
| <b>Internal walls</b>                                                                                       |  |
| Plasterboard - 12,5mm                                                                                       |  |
| OSB sterling board/chipboard - 12mm or gypsum fibre board 12,5mm <sup>1</sup>                               |  |
| Timber studs (of resinous wood) - 180mm/120mm/80mm                                                          |  |
| Acoustic insulation - mineral wool - 50mm                                                                   |  |
| OSB sterling board/chipboard - 12mm or gypsum fibre board 12,5mm <sup>1</sup>                               |  |
| Plasterboard - 12,5mm                                                                                       |  |
| <b>Ground floor layers</b>                                                                                  |  |
| Flooring according to the individual room description                                                       |  |
| Screed - 65mm                                                                                               |  |
| Thermal insulation - 90mm                                                                                   |  |
| Damp proof membrane (if foundations are on the ground)                                                      |  |
| <b>Floor ceiling over the ground floor layers</b>                                                           |  |
| 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 <sup>2</sup>                                                               |  |
| Plasterboard - 12,5mm                                                                                       |  |
| <b>Floor ceiling over the ground first floor layers (between heated and unheated spaces)</b>                |  |
| Timber walk boards - 22mm (width approx. 1m)                                                                |  |
| Thermal insulation - mineral wool, $\lambda=0.035\text{W/(m}^2\text{K)}$ - 320mm (370mm 1.5-storey houses)  |  |
| Timber joists (of resinous wood/trusses) - 220mm                                                            |  |
| OSB sterling board/chipboard - 22mm                                                                         |  |
| Polyethylene vapour check                                                                                   |  |
| Plasterboard - 12,5mm                                                                                       |  |
| <b>Gable hip roof without insulation <sup>3</sup></b>                                                       |  |
| Cement roof tiles according to the samples                                                                  |  |
| Roof battens                                                                                                |  |
| Counter battens                                                                                             |  |
| Breathable membrane                                                                                         |  |
| Timber rafters (of resinous wood/trusses)                                                                   |  |
| <b>Gable roof over inhabited space <sup>3</sup></b>                                                         |  |
| Cement roof tiles according to the samples                                                                  |  |
| Roof battens                                                                                                |  |
| Counter battens                                                                                             |  |
| Breathable membrane                                                                                         |  |
| Timber rafters (of resinous wood/trusses) - 300mm                                                           |  |
| Thermal insulation - mineral wool, $\lambda=0.032\text{W/(m}^2\text{K)}$ - 300mm                            |  |
| OSB sterling board/chipboard - 22mm                                                                         |  |
| Polyethylene vapour check                                                                                   |  |
| Plasterboard - 12,5mm                                                                                       |  |
| <b>Monopitched roof <sup>3</sup></b>                                                                        |  |
| EPDM membrane                                                                                               |  |
| Thermal foam PIR, $\lambda=0.027\text{W/(m}^2\text{K)}$ - 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                                                                                       |  |

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| 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, $U_g=1.0\text{W}/(\text{m}^2\text{K})$ ; $U_w=1.1\text{W}/(\text{m}^2\text{K})$ 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 1.23m x 1.48m), all windows with clear glazing <sup>4</sup> . 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), $U_g=1.1\text{W}/(\text{m}^2\text{K})$                                                                                                                                         |
| 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 1.2m 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 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                                                                                                                                                                                                                                                                             |



Completely at home.

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| <b>Finishing</b>                                                                                                                   |
| Floor connections (depending on combined areas), anodised aluminium, according to the samples                                      |
| Floor ventilation grills, white PVC                                                                                                |
| <b>CEILING</b>                                                                                                                     |
| Filling and painting colour white                                                                                                  |
| <b>WC, BATH, EN-SUITE FITTINGS</b>                                                                                                 |
| <b>Sanitary ware</b>                                                                                                               |
| 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                                                         |
| <b>Shower enclosures</b>                                                                                                           |
| 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                                                                                            |
| <b>Bathtubs</b>                                                                                                                    |
| Rectangular bathtubs, type and outflow according to the samples                                                                    |
| <b>Bathroom armature</b>                                                                                                           |
| Washbasin armature - according to the samples                                                                                      |
| Shower set - according to the samples                                                                                              |
| Bathtub set - according to the samples                                                                                             |
| <b>HOUSE SERVICES *</b>                                                                                                            |
| <b>HEATING</b>                                                                                                                     |
| <b>Heating package (options)</b>                                                                                                   |
| Heating package Air Source Heat Pump with hot water cylinder *                                                                     |
| <b>Heating distribution &amp; pipework</b>                                                                                         |
| Heat distribution by water underfloor heating. One electrical towel radiators in bathrooms and en-suites.                          |
| Insulated PVC pipes in accordance with applicable regulations                                                                      |
| <b>MECHANICAL VENTILATION WITH HEAT RECOVERY SYSTEM</b>                                                                            |
| 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)                                                         |
| <b>PLUMBING INSTALLATION</b>                                                                                                       |
| <b>Hardware &amp; pipework</b>                                                                                                     |
| 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                                              |
| <b>Washing machine connection</b>                                                                                                  |
| 1 washing machine surface mounted connection in technical room, 1 surface mounted sink connection with double valve for dishwasher |
| <b>Water connection outside the building</b>                                                                                       |
| 1 external antifreeze water connection on elevation wall, in the zone of technical room or kitchen                                 |

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| <b>ELECTRICAL INSTALLATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Electrical fittings</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Switches and sockets: colour white                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Exemplary combinations of switches and sockets - colour white, combination according to the samples                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Doorbell: colour according to the samples                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Other</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Lighting, switches &amp; sockets inside the house</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Lighting, switches &amp; sockets outside the house</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>GARAGES INTEGRATED INTO THE HOUSE (if applicable)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 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:

- 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).
- 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.
- If it is a special glass construction, windows may have parameters other than the standard window.
- 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. Capacity of hot water cylinder, depends on the size 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.