

This document complements, and supersedes in the eventuality of any variation, the specification provided on the Architectural drawings job194 w01 and job194 w02 both of April 2010.

Timberframe Kit

The timber-frame will be supplied and constructed as per Deeside Timberframe Ltd. specification DH 6661 – 2 / SW of 8th April 2010.

However in variation to the timber-frame specification the stairs will be constructed with white oak stringers, handrails, spindles, newels, treads and risers rather than red pine, MDF and plywood.

External Timber Cladding

Untreated Heartwood of Siberian Larch : RUSSWOOD SILA A/B® Grade Bevelsiding 143 x 10/21 (126 Cover)

Practically centre free, one face sapfree, tight live knot structure of max. 25mm in diameter; resin pockets maximum of one per 2.5m; kiln dried to 16-18% moisture content. Lengths 6.0m - 2.4m with max 5% 1.8 - 2.1m. Please note Sila A/B does not include low quality GOST Grade 3/4 material, common in the UK market.

Insulation

Warmcel 500 breathing insulation to external walls. Floor insulation to be glass wool to specification, or as required by underfloor heating contractor. Internal partitions to incorporate glass wool to bedrooms, en-suites and bathroom.

Roofing Materials

Reclaimed Welsh slate, or equivalent, with Zinc Ridges and Valleys.

External Render

Self coloured, not painted, wet dash render finished in off-white. Pre-cast sills to be self coloured off-white. (Alternatively painted grey wet dash render can be provided.)

Central Heating

The central heating specification is as follows:

- Supply and install a Worcester Camray 25/32 oil fired system condensing boiler.
- Supply and install a balanced flue kit through external wall.
- Supply and install a 300 litre Santon pressurised hot water cylinder.
- Supply and install underfloor heating to upper and lower floors.
- Supply and install a secondary circuit including bronze pump for hot water.
- Supply and install 1225 litre oil tank.
- Connect up oil supply pipe from oil tank to boiler including fire valves.
- Connect up flow and return pipework from boiler to manifolds and cylinder .
- Supply and install all necessary pumps, motorised valves and thermostats.
- Fully flush system introducing inhibitor on completion.
- All filling, firing, testing and commissioning of heating system.

Domestic Hot Water System

The domestic hot water system specification is as follows:

- Supply and install all internal and above ground soil and waste pipes.
- Supply and install all internal hot and cold water supplies.
- Install all sanitary ware and brass ware as per the sanitary ware specification.
- Install kitchen sink and white goods.
- Install utility sink and white goods.
- Fully test all work.

Rhones

Rhones and downpipes to be supplied and installed as follows:

- Supply and install Marley Deepflow rhones .
- Supply and install Marley downpipes .
- Fully test rhone and downpipe installation.

Leadwork

Leadwork to be supplied and installed as follows:

- Supply and fix Geotech under felt to roof where necessary.
- Supply and install code 5 lead where necessary.
- Apply patination oil to finished lead work.

Garage Doors

Two Hormann, open for infill doors to be clad with Larch, and frames.

Fireplace

A provisional sum of £3,500.00 excluding VAT has been allowed for the supply and installation of a fireplace or stove, hearth, chimney and flue arrangements.

Internal Decoration

Internal decoration will be executed to the following specification:

- Ceilings Fill and tape new plasterboard, seal and treat with 2 coats of emulsion
- Walls Fill and tape new plasterboard, seal and treat with 2 coats of emulsion
- Doors Seal and treat with 2 coats of varnish
- Facings Seal and treat with 2 coats of varnish
- Skirtings Seal and treat with 2 coats of varnish
- Window Cills Seal and treat with 2 coats of varnish
- Stairs Seal and treat with 2 coats of varnish
- Windows Pre-finished
- Screens Pre-finished
- Exterior Doors Pre-finished

External Decoration

External decoration will be executed to the following specification:

- Render Pre-finished
- Timber Cladding Untreated (This can stained optionally.)
- Eaves Prime and treat with 2 coats of micro-porous paint
- Windows Pre-finished
- Doors Pre-finished
- Screens Pre-finished
- Rhones Pre-finished
- Down pipes Pre-finished

Electrical Works

The electrical installation will be as per the architectural drawings with the following allowance:

- Lighting point pendant 2
- Shaver lights 3
- Fire rated down lighters 64
- 1 way switch point 18
- 2 way switch point 14
- Twin socket point 47
- Hi / Low point 4
- Cooker point 1
- Fan point 4" 4
- Fan point 6" 1
- Wire and connect under floor heating system 1
- Telephone point 4
- TV point 4
- Distribution board 2
- Earth 1
- System test 1
- Smoke detector 3
- Aerial 1
- External lights 5
- Photo cell 1
- Time clock 1
- Garage fluorescent light 2
- Cabinet under lights Various

Timber Flooring

Oak - Country Woodland: 3 Strip 14mm Pre-finished timber flooring to be installed to both ground floor areas not to be tiled.

Woodland engineered hardwood flooring consists of a 3.8mm top layer of hardwood veneer which is glued onto the top surface of a core made from hardwood with a balancing layer on the underside. The flooring possesses the natural characteristics of the wood species and is not a photographic layer. Engineered hardwood flooring is designed to provide greater stability, particularly against moisture, heat and is suitable for installation over underfloor heating. Woodland Flooring is manufactured under the FSC Chain of Custody conditions and is certified Low Formaldehyde Emission. 3.8mm veneer, 3 strip, 6 coats of lacquer 190mm x 15mm x Length.

Sanitary Ware

The sanitary ware specification is as follows:

- GF Shower PJH 1200 x 800 mm low level shower tray and fast flow waste.
- GF Shower Merlyn series 6 1200 mm shower door in chrome.
- GF Shower Grohetherm 1000 BIV thermostatic valve and kit in chrome.
- GF Shower Iris 60 cm basin and pedestal in white.
- GF Shower Prism Monobloc basin mixer with pop-up waste.
- GF Shower Iris close coupled WC set with soft close seat and cover.
- GF Shower 1200 x 600 mm Acova STK heated towel rail and valves.

- GF WC Iris 60cm basin and pedestal in white.
- GF WC Prism Monobloc basin mixer with pop-up waste.
- GF WC Iris close coupled WC set with soft close seat and cover .
- GF WC 1200 x 600 mm Acova STK heated towel rail and valves.

- FF En-suite PJH 900mm quadrant low level shower tray and fast flow waste.
- FF En-suite Merlyn series 6 900mm quadrant shower enclosure.
- FF En-suite Grohetherm 1000 BIV thermostatic valve and kit in chrome.
- FF En-suite Jupiter 60 cm basin and pedestal in white.
- FF En-suite Prism Monobloc basin mixer with pop-up waste.
- FF En-suite Jupiter close coupled WC set with soft close seat and cover.
- FF En-suite 1200 x 600 mm Acova STK heated towel rail and valves.

- FF Bathroom PJH 900 mm quadrant low level shower tray and fast flow waste.
- FF Bathroom Merlyn series 6 900 mm quadrant shower enclosure.
- FF Bathroom Grohetherm 1000 BIV thermostatic valve and kit in chrome.
- FF Bathroom Qube 60 cm basin and semi semi-pedestal in white.
- FF Bathroom Prism Monobloc basin mixer with pop-up waste.
- FF Bathroom Qube close coupled WC set with soft close seat and cover.
- FF Bathroom 1200 x 600 mm Acova STK heated towel rail and valves.
- FF Bathroom Delta double ended bath 1700 x 750 mm.
- FF Bathroom Prism wall mounted bath filler.
- FF Bathroom Bristan bath pop-up waste.

Alternatively a provisional sum can be allowed for the provision of the above sanitary ware if required.

Waste Water Treatment

Foul water treatment will be achieved by use of a communal waster water treatment plant to be specified by the project engineer. (A small annual maintenance charge will apply.) Surface water discharge will be to a soak-away system.

Water Supply

The house will be connected to a private water supply operated and maintained by Scone Palace Estates. (A small annual charge applies.)

Tiling

Floors to the GF Shower, GF WC, FF En-Suite & FF Bathroom, inside shower enclosures and sink splash backs to be tiled with natural travertine stone tiles.

Kitchen Specification

The kitchen specification will be as per Premier Kitchens quotation number 8/5/1 in the sum of £15,110.53 including VAT.

Utility Room Specification

The kitchen specification will be as per Premier Kitchens quotation number 8/5/3 in the sum of £861.37 including VAT.

External Works

The access road to the development will be surfaced with a 14 mm open textured wearing course to a depth of 70 mm. The courtyard will be surfaced with mono block, or as specified by David Soppitt Associates. Pathways around the house to be constructed from 600 x 600 mm pre-cast paving slabs.

In addition a provisional sum of £3,000.00 excluding VAT has been allowed for landscaping, fencing, seeding and planting as appropriate.

Area of Plot

To be defined by a process of negotiation.