

DETACHED FAMILY HOUSE WITH SWIMMING POOL

QUALITY REPORT

FOUNDATIONS AND STRUCTURE

- Reinforced concrete with isolated footings and one-way slabs according to Geotechnical Study.
- Internal straight staircase with reinforced concrete treads.
- Concrete slab at the entrance to the house and at the entrance to the plot as a pergola • 25 cm concrete wall in basement under spread footings, with screed.

EXTERIOR ENCLOSURE

- Façade enclosure with SATE 60 finish + 14cm thermo-clay block + 1cm mortar rendering + 2.5cm air chamber + 4cm rock wool + 7cm hollow brick + interior surface finish. Total thickness: 36cm.
- Façade enclosure with SATE 100 finish + 14cm thermo-clay block + 1cm mortar rendering + 2.5cm air chamber + 4cm rock wool + 7cm hollow brick + interior surface finish. Total thickness: 40cm.
- Porcelain stoneware + 14cm thermo-clay block + 1cm mortar rendering + 2.5cm air chamber + 4cm rock wool + 7cm hollow brick + interior surface finish. Total thickness: 32cm.

ROOF/COVER

- Non-trafficable flat with XPS insulation, with gravel finish. Space for air conditioning installations and pre-installation of solar panels.
- Walk-on solarium finished in porcelain stoneware type C3.

FACADE

- SATE white colour
- Porcelain stoneware marbled black

INTERIOR PARTITIONS WALLS

- 7 cm LHD brick covered with plaster + paint

BATHROOM PANELLING

- In top quality porcelain stoneware, neutral colour.
- Optional: stoneware decorative finish on one wall.

INTERIOR AND EXTERIOR FLOORING

- **Interior**, in top quality porcelain stoneware with skirting board in the same material.
- **Exterior**, in top quality, non-slip porcelain stoneware, in the same range as the flooring laid inside.

INTERIOR AND EXTERIOR LIGHTING

- **Interior**, LED lighting, ceiling spotlights in kitchen and sockets according to regulations.

- **Exterior**, Exterior wall lights on façade according to exterior design,

Optionall: smart vehicle charging point.

EXTERIOR CARPENTRY

In pvc with European seal and thermal break pvc lacquered RAL 7011. Height 230cm and 210cm according to elevation plans.

RAL 7011 pvc entrance door, with security lock.

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INTERIOR CARPENTRY

• KITCHEN

- o Furnished with lacquered wall and base units, fitted with stainless steel single-basin sink.

- o Under-bench induction hob, mixer tap and A++ rated ceiling extractor fan.

- o Silestone-type quartz worktop or similar.

• PASSING DOORS

- o In light-coloured lacquered smooth finish wood (height 210), with chrome-finished steel design handles and concealed fittings. Folding and sliding.

• CABINETS/CUPBOARDS

- o Sliding wardrobe doors lacquered in light colour. Cabinet interior finished with shelves, drawer unit and hanging rail, adapted to the dimensions.

WINDOWS

- In double-glazed windows with air chamber, low emissivity, according to CTE.

- Double sliding doors in living-dining room-kitchen and bedrooms and tilt and turn doors in bathrooms and gallery.

- Translucent glass in bathrooms and gallery.

- Built-in glass balustrade on solarium

SANITARY WARE AND TAPS

- Sanitary

- Withe designer toilet

- Countertop washbasin in cabinet according to interior design.

- Shower with resin shower tray and thermostatic mixer taps in chrome and black finish.

- . Single-lever chrome designer basin mixer taps

PAINTS

- Type Smooth white colour.

HEATING AND AIR CONDITIONING

- Pre-installation of air conditioning
- Pre-installation of AirZone system (AACC zoning).
- Electric Heater with Aerothermal System (NUOS 200 WIFI)
- Installation of single-flow air renewal with aerators (or heat recovery unit, to be decided by the developer).

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VIVIENDA UNIFAMILIAR AISLADA CON PISCINA

- Pre-installation of solar panel or photovoltaic panel (to be decided by developer).

EXTERIOR

- **Garden:** Finished with artificial turf, with available space for landscaping, lighting, chill out area and shower.
- **Fence**
 - o Main access facade from public road of 1.00 m single-layer clad wall and steel fittings.
 - o Dividing walls: 1.50m painted single-layer coated wall.
 - o Pedestrian and vehicular access doors in galvanised sheet metal with 'Z' profile in the same colour as the exterior carpentry.

SPECIAL EQUIPMENT

- **Swimming pool:** 7 x 3 of water sheet with same exterior paving or gresite.
 - **Basic Home Automation System (Optional)**
 - Control of exterior lighting.
 - General switching on/off of the dwelling: Enable/Disable lighting. Fixed black and white control screen for individualised control of:
 - Exterior lights
 - Enable/disable lights
 - Water cut-off
- Technical flood (3 zones) and fire alarms.
- Blinds control
 - AACC programming
 - **Appliance package. NOT INCLUDED** (fridge, oven, dishwasher, microwave, washing machine and tumble dryer) optional.

FALSE CEILINGS

- Plasterboard, removable in bathrooms and gallery for recording facilities.
- At a height of 2.60 metres in corridor, bedrooms and kitchen.
- At 2.40 or 2.50 in bathrooms and gallery.
- Inclined under slanted floor slab in living-dining room.

BOTTOM STORAGE

- Concrete wall with insulation and hollow brick + interior surface finish. - Façade enclosure with SATE 60 finish + 14cm thermo-clay block + 1cm mortar rendering + 2.5cm air chamber + 4cm rock wool + 7cm hollow brick + interior surface finish. Total thickness: 36cm.
- Floor: XPS insulation and concrete finish.
- Gypsum plaster on ceiling + white paint.
- Exterior grinder next to bathroom and two pumps for evacuation of rainwater and sewage.