



Quality statements

CAMINO VIEJO PORETET, 94 PAREADO - B

1. **PROJECT:** Architect project, building licenses of town hall, geotechnical report of the plot and control structure quality with **C2C Servicios Técnicos de Inspección,s.l.**, OCT with **Century OCT** and Insurance of guarantee for 10 years with **Dual Insurance.**



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Mediaciones & Técnicas

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2. **FOUNDATIONS:** The foundations will consist of running trenches filled with reinforced concrete in accordance with the specifications in the Project and Quality Control.

3. **DRAINAGE:** Will consist of P.V.C pipes of the appropriate size necessary to channel the sewage to the main drainage

4. **VERTICAL STRUCTURE:** Load carrying walls of prefabricated concrete cavity blocks of a depth of 20x20x40 cm. A reinforced band is added as extra support for the flooring of the horizontal structure. All the structural corners and joints will be reinforced with concrete for connection with the above described reinforced bands.

5. **HORIZONTAL STRUCTURE:** The flooring is formed by pre-stressed concrete beams with a depth of 18 cm. Bison type blocks, electro welded wire mesh with a compressed concrete coating to a depth of 4 cm. To form a total flooring thickness of 22 cm. In the under build of the house, there will be left where possible openings for installations. The concrete flooring will be vibrated giving bigger resistance



6. **PARTITION WALLS:** Cavity ceramic bricks 7 cm. thick forming interior walls in some parts.



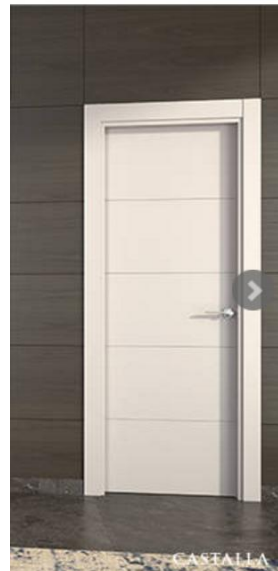
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7. INTERIOR AND EXTERIOR PLASTERING: The interior walls will be plastered by machine to ensure the durability, ceiling with plaster plates, and some other areas with Pladur® panels. The exterior walls will be finished with system SATE technical mortar.



8. ROOFING: Will be, as per plans, placed over the last floor or ceiling. It will be flat roof, build with all elements of point nº 10 (below) giving optimal thermal insulation.

9. CARPENTRY: Exterior doors and windows with Aluminium antracita colour serie [COR 60 hoja oculta](#), electric shutters and mosquito nets in bedrooms. **The interior carpentry** for door and wardrobes will be white lacquered model "da vinci" from [PUERTAS CASTALLA](#)



11. INSULATION AND WATER PROOFING SYSTEM: The house will be sufficiently insulated to ensure maximum comfort. All exterior walls will have a 3 cm. insulated cavity with insulation of **Polyurethane foam**. The ground floor will be at least 40 cm higher than the exterior ground level



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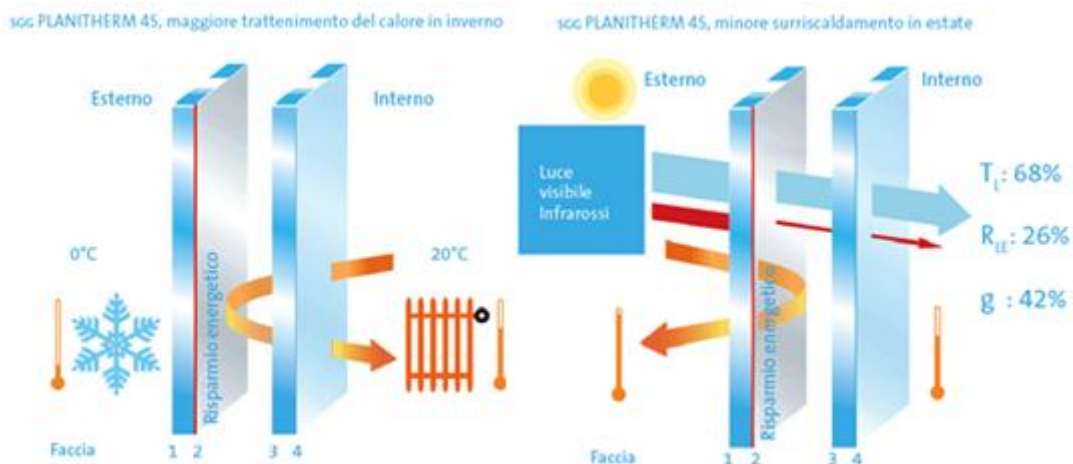
to avoid humidity. The terraces up stairs -solariums will be insulated with extruded polystyrene (XPS) from **TOPOX CUBER** which provides optimum thermal insulation against cold and heat. <http://www.topox.es/eng/productos.php> Waterproof works with **Giscolene® waterproofing system** is made up of an EPDM rubber membrane with 400% elasticity and 20 years guarantee material and 10 years application, which comes in large modules. <http://giscosa.com/en/>



TOPOXCUBER



11. GLAZING: All exterior windows will be security double glazed 4-8-4+4 mm. South windows with SGG PLANITHERM 4S with solar control and thermal insulation.



12. PAINTING: The whole house inside will be painted in high quality paint color choice of client. <http://www.isaval.es/> <http://www.titanlux.es/> <http://www.valentine.es/> or similar. Outside colour will be the color of the special technical mortar it has the color itself.

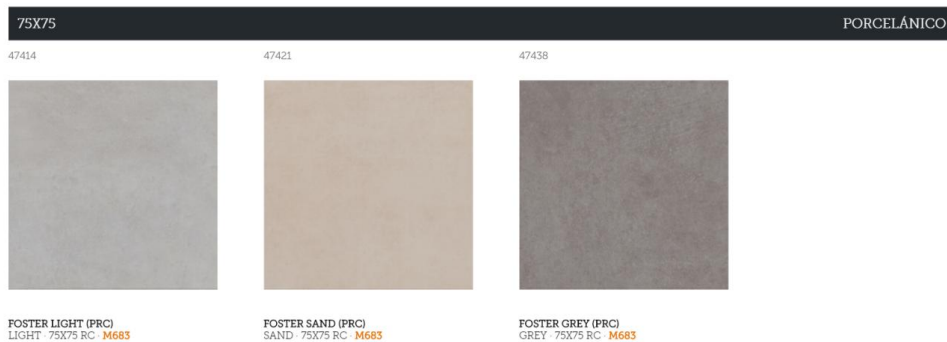


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13. FLOOR AND WALL TILING: There will be floor to ceiling ceramic tiling, or a personal composition, in both bathrooms and kitchen with tiles of the client's choice,

always respecting a standard price up to 20 €/m². Lineal meters of decoration tiles 3.-€ each no more than 150 units maximum 12 ml with a price no higher of 3.- € each

PROPOSED FLOOR TILES: **Serie FOSTER PORCELANICO** / [MEIER](#)



14. BATHROOM FITTINGS AND TAPS: Bathroom fittings will be supplied by Roca www.roca.es, in the bathrooms and toilet will be installed 3 bathroom furnitures units **model "Prisma"** or similar up to clients choice. Taps mixer system mod. **"L20"** in chrome. In the main bathroom the bath will be mod. **"PRINCES"** and the shower will be build with tiles as per plan. 2 electrical tower radiators in the bathrooms. There will be outside garden taps as per plans. 2



*Ctrl+Click on image for further info.

15. ELECTRICITY INSTALLATION: The installation will be done according to the project specifications using high quality materials mod. Simon series 27 play. <http://www.simon.es/> or similar. Several telephone, internet and television plugs will be fitted in living-room, kitchen and master bedroom. Installation of a pedestrian door answer phone mod. SISTEMA DE VIDEOPORTERO (1 PUERTA / 1 MONITOR) VIDEOPORTERO COLOR MANOS LIBRES FERMAX SMILE de "Fermax". <http://www.fermax.es>



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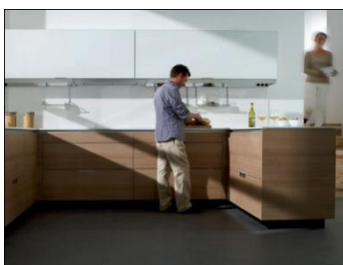
16. CENTRAL HEATING: Installation of central underfloor heating with PUMP Heat pump , thermostat digital, and Airzone system.



17. AIR CONDITIONING: Installation of Air conditioning by conductions with units SPLIT CONDUCTIONS MITSUBISHI ELECTRIC modelo SEZS-KD25VA y GPEZS71VJA INVERTER or similar



18. KITCHEN: Upper and lower units will be fitted as per plans. Including a stain lees steel or similar double sink and electric extractor hood. The kitchen work top will be Silestone® or similar. <http://www.silestone.co.uk/quartz-colours/all-colours/>. Points for washing machine and dishwasher machine. Client's choice of models with price no higher of 9000 €. Proposed kitchen model "Line E Blanco Seff" <http://www.santos.es/>





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EXTERIOR WORKS:

19. SWIMMING POOL: Will be of shape as per plan. Conveniently waterproofing with "Tecmadry Elast®" of Satecma" or PAREX similar Products. Interior stairs according to plan. Exterior shower with non slippery mosaic floor tiles, drain and tap. Prefabricated peaces swimming pool border. Surfaced with mosaic tiles mod. Blue Niebla, <http://vidrepur.com> . Two underwater lights . Pump room wiht drain, with complete filter system equipment ("astral pools"). Pre-installations tubes for heating the water in winter time. <http://www.astralpool.com/>



20. EXTERIOR TERRACE: 80 m2 tiled terrace around the pool built with non slip tiles as per plan.

21. ACCESS TO GARAGE AND DRIVE TO BACK DOOR: 100 m2 of drive with, or printed concrete with colors and drawing design to client's choice.



23. BOUNDRY WALLS AND INTERIOR PLOT WALLS: In the boundary facing to the south will be 1 metter high concrete monoblock + metal railing as seen in Benimaurell, 3. In the other boundaries the walls will be built with concrete block, reentered an painted to a maximum high of 2 metter by normative. There will be access **gates of iron anti rust lacquered fire.** for the vehicles as per plan. With automatic motor opening by remote control. There will be complete interphone and points for remote control opening system. or similar <http://www.bftworld.com/es/products> or similar.



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24. CONNECTIONS: Electricity, drain system, phone wiring and water will be connected from the road to the house.



25.- GARDEN: Basic garden of with a quotation not superior 3.000.-€ .Included in this price the compromise with the townhall to replant trees.

26. CLEANING: Once the work is finished the plot will be cleaned of debris. The house will be handed over in a good condition for occupation.

*The images on this quality statement are not contractually binding