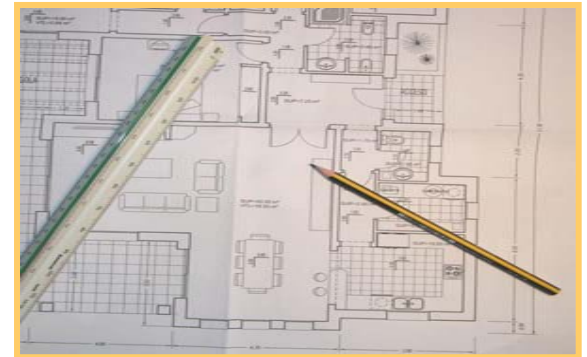




Quality statements

1. **PROJECT:** Architect project, building licences, geotechnical report of the plot, Insurance of guarantee for 10 years, and control of quality (O.C.T).
2. **FOUNDATIONS:** The foundations will consist of running trenches filled with reinforced pumped 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 as well as the cavity area in the perimeter walls.





7. **INTERIOR AND EXTERIOR PLASTERING:** The interior walls will be plastered by machine to ensure the durability. The exterior walls will be finished with cement mortar.

8. **ROOFING:** Will be placed over the last floor or ceiling, small walls of ceramic blocks will be constructed to form the pitches, this will in turn be waterproofed with special paint and finally old Arabic style tiling set in place. This roofing method creates air cavities which improve the thermal insulation of the house.





9. **EXTERIOR FINISHING WITH DECORATIVE PREFABRICATED OF ARTIFICIAL STONE:** The lower part of the walls will be faced with natural stones to a height of 60 cm, so as to protect this area from the pavements. Also, will be included decorative arches, surrounding moldings, and cornices. Exterior terraces, which are 50 cm above ground level, will be finished with balusters.
10. **CARPENTRY:** Exterior doors and windows with white P.V.C. and swing windows, with white aluminum electric shutters and mosquito nets in bedrooms. The interior carpentry for door and wardrobes will be model 270X from "puertas castalla" catalog. All main entrance doors will have security locks. The wood used in all cases, as beams, wooden pergola, etc., will be of superior quality. All doors and windows will have their corresponding iron fittings to be chosen by the client within a wide range, respecting the standard price of 16.- € per unit.





11. **INSULATION:** The house will be sufficiently insulated to ensure maximum comfort. All exterior walls will have a 3 cm. insulated cavity with insulation of Polystyrene type III or polyurethane foam. The ground floor will be at least 40 cm higher than the exterior ground level to avoid humidity. The terraces will have insulating material.
12. **GLAZING:** All exterior windows will be security double glazed 4-8-6+6 mm. "Climalite" type or similar.
13. **PAINTING:** The whole house inside and outside will be painted in plastic paint color choice of client. All interior and exterior wood carpentry, if its not lacquered by the manufacturer will be will varnished.





14. **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 16 €/m². Lineal meters of decoration tiles 5.-€ each no more than 150 units., maximum 12 ml with a price no higher of 6.- € each.
15. **BATHROOM FITTINGS AND TAPS:** Bathroom fittings will be supplied by Roca, in the bathrooms and toilet mod. "MERIDIAN SUSPENDIDO", white color. Taps are equally of superior quality using the mixer system mod. "LOGICA" o "MOAI" in chrome. In the main bathroom the bath will be mod. "PRINCES" and the shower will be built with tiles as per plan. There will be outside taps as per plans.





16. **ELECTRICITY INSTALLATION:** The installation will be done according to the project specifications using high quality materials mod. Simon or similar. Several telephone and television plugs will be fitted in living-room, kitchen and master bedroom. Installation of a pedestrian door answer phone.
17. **CENTRAL HEATING:** Installation of central heating with gas boiler, radiators or under floor heating and thermostat.
18. **AIR CODITIONED:** Installation of A/A in with multisplits system or by cuductions with thermostat and distance control.





19. **KITCHEN:** Upper and lower units will be fitted as per plans. Including an stainless steel or similar double sink and electric extractor hood. The kitchen work top will be in granite. Points for washing machine and dishwasher machine. Client's choice of models with price no higher of 6000 €.
20. **FIREPLACE:** The material used will be traditional such as composite stone or toska, marble, wood and refractory bricks.

EXTERIOR WORKS:

21. **SWIMMING POOL:** Will be of rectangular shape 9x4,5 with built in stairs according to plan. Exterior shower covered with mosaic tiles, drain and tap. Prefabricated peaces swimming pool border. Surfaced with mosaic tiles mod. Blue Niebla 110 or similar. Two underwater multicolor lights LEDS. Pump room.





22. **EXTERIOR TERRACE:** 60 m² de of terrace built at ground level, with natural stone around the pool. With balusters around the terrace.
23. **ACCESS TO GARAGE:** 65 m² of drive with natural paving stone.
24. **BOUNDRY WALLS AND INTERIOR PLOT WALLS:** In the boundary facing to the road will be build with concrete blocks wall with the height according to plans.
In the other 3 boundaries the walls will be built with concrete block, reentered an painted. There will be two access doors of iron. One pedestrian door of 1,20x1.80 wide and an other of 3x1.8 mts wide for the vehicles. There will be 3 points for lights in the pilons, complete interphone and points for remote control opening system.





25. **CONNECTIONS:** Electricity, drain system, gas, phone wiring and water will be connected from the road to the house.
26. **BARBACUE:** The material used will be traditional such as composite stone or Tosca, tiles, wood and refractory bricks.
27. **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.

