

KINMUCK, INVERURIE SPECIFICATIONS

General

Homes are of timber frame construction. As standard we provide extremely high levels of insulation and high performance UPVC windows and external doors.

Roof

Concrete interlocking tiles, tile battens, reinforced under slate felt, 9mm sterling board sarking, roof trusses by specialist manufacturer.

Walls and Ceiling

Walls and ceilings finished with 2 coats of emulsion with a choice of white or magnolia finish. Coving provided to downstairs hall, vestibule, lounge and dining room (where applicable).

Windows

High performance UPVC windows Gray external, White internal, all manufactured with aquamac seals and chrome locking handles all double glazed.

External Doors

High performance Oak Composite insulated and weather sealed door set. Patio doors – UPVC sliding to match windows.

Garage door – Garador Wentwood retractable or equal. Garage door will be 7'6" wide and 7' high. Doors larger than 7'6" will be sectional Linear Medium Premier.

Internal Doors

Oak veneered doors hung in frame, chrome handles and latches. Chrome, bathroom locks where applicable. Glazed door to lounge, vestibule and sun lounge where applicable. Titanium trim with Silver mirrored wardrobe doors. Clients will be provided with the option to pick internal doors.

Finishings

Skirting and facings and sills in American white oak. Stairs where applicable will be American white oak stringers, spindles and handrails. Treads to be whitewood with ply risers.

Plumbing and Heating

Oil fired heating system with radiators and thermostatic valves.

Electrical

3 double sockets to all rooms, TV and BT sockets to lounge and master bedroom. TV point to bedroom 2. Central ceiling light pendants to all rooms, external bulkhead lights to front and rear doors all fittings for domestic appliances.

Site Works

Slabbed path and steps from driveway to rear entrance door (grey 3x2 slabs). Driveway as per individual plan finished with tarmacadam.

0.9m high slatted fence from pavement to front of house.

1.8m high slatted fencing to remaining sides and rear.

Rotary clothes drier.

Gardens

Where possible gardens will be graded using natural contours of the land and in some cases this may involve the creation of new slopes or the formation of retaining walls. Topsoil redistributed around site and levelled ready for planting.

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Kitchens and Utility (where applicable)

Clients will have a choice of unit doors, laminate worktops and glass splash-backs.

Appliances installed will be Oven, Microwave Oven, Induction Hob, Extractor Hood, Dishwasher and Fridge Freezer. All NEFF.

Sanitary Ware

Bathrooms will be fitted with a 1700mm bath with shower, soft closing WC, sink with choice of unit and choice of wet-wall behind bath.

WC will be fitted with a soft close WC and semi pedestal sink.

En-suite will be Shower with Glass enclosure with choice of wet-wall, soft closing WC and sink with choice of unit.

Terms and Conditions

All new build properties have the benefit of a Premier Guarantee structural certificate. All public open spaces and play areas will be maintained by a factor appointed by Claymore Homes Ltd. Claymore Homes Ltd reserves the right to vary the above specifications where necessary but to similar or higher standards. All houses are built to local authority standards.

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