

SPECIFICATIONS

HAMILTON GARDENS, ELGIN – Plots 25, 24, 23, 22, 16, 17, 18, 19, 20, 21, 69, 68, 67, 66, 70, 71, 72, 73, 74, 75, 76, 77, 65, 64, 63, 92, 91, 78, 79, 80, 81, 82, 85, 86, 97, 98, 96, 95, 84, 83, 93 & 94

WALLS

Cavity wall construction with external leaf of render block-work and an internal leaf of block-work, metal studs with insulation and plasterboard finish. Timber cladding may be used in some situations.

ROOF, FASCIAS AND GUTTERING

All roofs to be finished in concrete interlocking roof tiles. Fascias are to be white uPVC and all gutters/downpipes are black uPVC.

FLOORS

Ground floor of smooth finished concrete. First floor of timber joists finished with moisture resistant chipboard flooring above and plasterboard ceiling below.

WINDOWS AND DOORS

All windows are double glazed high performance grey uPVC externally, with white internal finishes.

The front entrance doors are to be of vertically lined and grained grey external colour finish (white internal finish) GRP construction, with polished chrome finish ironmongery, some of which will have a glass panel.

A door number will be fitted.

French style doors are to be double glazed high performance grey uPVC, with white internal finishes.

Internal doors to be ladder moulded painted finish doors with polished chrome finish ironmongery.

INTERNAL FINISHINGS

Painted medium density fibreboard (MDF) square profile facings and skirting boards.

Hanging rail and shelving in wardrobes and dressing areas.

CENTRAL HEATING

A gas "wet" system with thermostatically controlled radiators will be fitted in all properties.

This incorporates an Alpha FlowSmart system comprising an InTec boiler, a GasSaver flue gas heat recovery unit and in some cases a thermal store, with a programmable room thermostat.

ELECTRICAL INSTALLATION

Ample sockets throughout, including TV and telephone points in drawing room.

Shaver points in all en-suites and bathrooms.

Central ceiling light pendants to all rooms. Some house designs will also have a mix of feature lighting within the kitchen.

External lighting will be provided at a front and rear door.

KITCHEN

A choice of cabinets and varied work surfaces are offered, and will include built-in stainless steel electric oven, gas hob, slim line extractor hood and an integrated fridge freezer (either an upright or built-under depending on individual layouts).

A coordinating laminate up-stand will be fitted above the work surface with a glass splash-back behind the hob.

For further details of the appliances, choices available for kitchen cabinets and work surfaces please ask the Sales Adviser.

UTILITY ROOMS

Where applicable, utility rooms will be fitted with the same style of cabinets, work surfaces and up-stands as chosen for the kitchen.

Plumbing and electrics for a washing machine and/or tumble dryer will be fitted in utility rooms or in the designated washing machine space as shown on the kitchen drawings in house designs with no utility room.

CLOAKROOMS, BATHROOMS AND EN-SUITES

All comprise w.c. and wash hand basin from a range which is of contemporary appearance with appropriate style tap fittings etc.

Where there is no en-suite, the bath in the bathroom will be fitted with a separate thermostatically controlled flexible shower kit and screen.

En-suites will have a shower tray with up-stand on panelled edges, complete with screen and thermostatically controlled valve.

Fitted mirrors are to be located above basins in bathrooms and en-suites, where possible.

Choice of wall tiling to sill height on the basin surrounding wall panel in bathrooms and, where appropriate, en-suites. Where an over bath shower is fitted as standard, tiling to a height of approximately 1.8m on the 3 walls above the bath, otherwise a minimum of one row of tiling around the bath in bathrooms.

Aqua panelling will be fitted within the shower cubicle of an en-suite.

DECORATION

Two coats of timeless emulsion to walls of all rooms, except within cloakrooms, bathrooms and en suites which will be white.

Two coats of white emulsion to all ceilings.

White painted or white stained finish to all external and internal woodwork.

SPECIFICATIONS

STAIRCASE

Painted timber balustrading and hardwood handrail.

GARDENS

Gardens will be created using the natural soils found on site and, where possible will be graded using natural contours of the land. In some cases this may involve the creation of new slopes or the formation of retaining walls.

Landscaping with shrubs and turf to front gardens and a footpath.

The rear gardens are to be rotovated topsoil with a footpath constructed of paving slabs leading to a rotary clothes drier, which is provided.

Gravel topped French drains may be included to aid drainage, these will need to be retained and maintained. General drainage will be improved by garden establishment and maintenance.

DRIVEWAYS & GARAGES (where applicable)

Plots 16-25, 63-78 & 91-92 - driveways are to have a lock block running surface. Those constructed later than the aforementioned plots will have a lock block running surface for a distance of 2 metres from the pavement kerb and thereafter loose gravel.

Garages will have an "up and over" retractable, vertically lined entrance door, with grey painted finish. Garages will be equipped with power and lighting.

EFFLORESCENCE & LIME BLOOM

Natural salts within wall materials may appear as a white deposit on external and internal walls as part of the normal drying out process. These are neither harmful nor detrimental to wall finish, durability or strength in the long term. Exposure to normal weather conditions and naturally acidic rain water usually removes the majority of such deposits within the first year of completion.

FACTORING & NHBC BUILDMARK COVER

All new build properties have the benefit of the 10 year NHBC Buildmark cover.

All public open spaces and play areas will be maintained by a factor appointed by Scotia.

SPECIFICATION VARIATION

Scotia Homes Limited reserves the right to vary the above specifications where necessary to a similar or higher standard.