Customer Upgrades

A kitchen with a counter top

Description automatically generated

Dalfaber, Aviemore

When you choose to buy a new Scotia home, you will be offered, subject to stage of construction, the opportunity to request a range of upgrade items (Extras).

|  |  |
| --- | --- |
| Client: |  |
| Plot number: |  |
| Property type: |  |
| Sales advisor: |  |
| Date: |  |

# Conditions for acceptance of upgrade requests

* Not all the items on the list may be either appropriate or available for particular specifications and/or phases of developments. The opportunity for structural alterations will be subject to confirmation of suitability of site/ground conditions, building programme and in some instances may not be available at all.
* The prices shown exclude any Planning, Amendment to Building Warrant, architect’s or engineer’s fees which may be incurred, and please be aware that in some instances, even a ‘no charge’ item which requires a change to the Building Warrant may incur these fees. We will endeavour to inform you as soon as relevant applications are made and fees confirmed.
* Where exact specification and/or model is detailed within an item e.g. kitchen appliances, these are subject to availability and suitability, these may be replaced my models of equivalent or superior specification.
* The cost of all upgrades shall be payable at the time of acceptance of the quotation and instruction to proceed.
* This document lists all the possible alterations and upgrades that can be made to your home. We ask that you read through the possibilities and consider which, if any, of the upgrades you would like to include in your new home.
* Once you have read through the available upgrades please put a tick in the ‘proceed’ column for any items you know you wish to proceed with. If there are any items you are considering but require clarification on, make a mark next to the item and your sales advisor can discuss the option with you at your Extras/Options appointment.
* You will see that each request has been allocated an item number. In the case of multiple requests for the same item these should be numbered e.g. 2, 2.1, 2.2 etc. Where more requests for the same item are required please use the continuation sheet at the end of this form, carrying on the appropriate numbering system i.e. 2.3, 2.4 etc. Where a request refers to a specific item or location (e.g. a light switch or a wardrobe) please mark this on the scale drawing of your property provided by drawing a
* line to the specific location and adding the corresponding number to the end of the line so we can be sure we understand your request. It is essential that specific location information is provided at the time
* of request/confirmation or ‘standard’ detail may be assumed, information or changes provided at a later date may incur additional cost for revision to drawings/instructions, or may not be possible.
* All prices quoted as per item. You do not need to write out additional prices, or total up the cost of multiple requests, but these will be itemized and a total given on your final lists of extras (Quotation) that
* will be sent to you upon completion of your Extras/Options appointment and after checking and pricing by our Technical team.
* As explained by your sales advisor and as mentioned in your Reservation file, the time for requesting and agreeing extras is crucial and in most circumstances governed by the terms of the Missives, so please take this opportunity to fully consider your requests from the list provided.
* Any requests for items not shown on the form will not be considered and we reserve the right to refuse items without justification.
* Please note that all requests are subject to confirmation by Scotia that they do not breach any Local Authority/Health & Safety/Building Control/ NHBC Regulations. We will of course advise you if this is the case or if your requests could have an effect on any of the aforementioned.
* Upon issue of your final list of extras (Statement) no further requests will be considered.
* Where, in exceptional circumstances, a late amendment to extras is agreed, this will be subject to a minimum administration fee of £50.00, which will be increased to £150.00 where revised drawings and instructions are needed.

Extras/Upgrades

| Item | Description | Price | Room/Position/Comments | Proceed |
| --- | --- | --- | --- | --- |
| PLEASE ENSURE ALL ITEM NUMBERS ARE REFERRED TO ON ACCOMPANYING DRAWINGS | | | | |
| Major/Minor items | | | | |
| ALTMA92.1 | Supply and fit Garamatic 10 electric garage door opener to standard garage door.  This to include:  Garamatic10 opener with 2 x handsets and Bluetooth functionality.  Fitting of electric supply on garage ceiling c. 3000mm back from garage door. | £716 |  |  |
| ALTMI23 | Supply and fit dwangs for flat screen TV in XXXX, as per plan - position, height and dimensions to be confirmed by client with return of instructions. Scotia standard dimensions are: Electrician's dwang 560mm wide x 100mm high, with TV dwang 560mm wide x 400mm high above as per drawing SHN-SALES-01. | £65 |  |  |
| Electrical items | | | | |
| ELE10 | Supply and fit white electric toothbrush charger with shaver point (Proof PV12P) in lieu of standard shaver point.  Add £14 if polished steel, brushed steel or matt black faceplate is required. | £38 |  |  |
| ELE30 | Supply and fit VELUX KSX 100K solar motor upgrade kit to (please specify location) roof window, as per drawing.  These items are retrofit items designed to be fitted to installed windows and do not require mains electricity connection, with all component parts being battery-operated, with the battery of the actual window mechanism being principally powered by an integral solar cell.  To include (above the KSX 100K kit):  KLI311 wall switch, mounted in suitable location for standard operation of window.  KIG300 VELUX App Control pack for Smart/smartphone/voice control of associated windows/blinds. | Priced on request |  |  |
| ELE31 | Supply and fit VELUX RSL solar translucent roller blind to (please specify location) roof window, as per drawing.  These items are retrofit items designed to be fitted to installed windows and do not require mains electricity connection, with all component parts being battery-operated, with the battery of the actual blind mechanism being principally powered by an integral solar cell.  To include (above the RSL kit):  KLI312 wall switch, mounted in suitable location for standard operation of blind.  KIG300 VELUX App Control pack for Smart/smartphone/voice control of associated windows/blinds. | Priced on request |  |  |
| ELE40 | Supply and fit additional power supply inside/outside (£50 additional charge) garage/or alternate point adjacent to owned parking area (delete as necessary) to enable client's own contractor to supply and fit electric vehicle charging unit after settlement.  This to include:  Upgrading of standard consumer unit within garage (or house where units are not separated) to provide additional capacity which can be individually isolated.  Provision of cabling between consumer unit and point no more than 10m from consumer unit, to be terminated in new weatherproof junction box for future connection.  All of above based on provision of supply at 7kW (30A) rating.  NOTE:  This item provides for additional power supply based on specification above only and with no liability for future connection/s and/or variation to requirements.  Should this be located in a garage detached from main house, this will be subject to separate charge of £527. | £253 |  |  |
| ELE41 | Supply and fit Wallbox Pulsar Max 7.4kW EV charger to (please specify required wall-mounted location - standard 5m cable).  NOTE:  Type 2 charger will be fitted as standard, please specify if Type 1 is required. | £945 |  |  |
| ELE42 | Supply and fit Wallbox Pulsar Max 7.4kW EV charger including EV Blocks installation block, mounting pedestal and required additional cabling/concrete base/groundworks (please specify location - standard 5m cable).  NOTE:  Type 2 charger will be fitted as standard, please specify if Type 1 is required. | £1998 |  |  |
| ELE46 | Supply and fit additional TV point at standard height in XXXX, as per drawing. | £75 |  |  |
| ELE47 | Supply and fit 8-way digital TV amplifier, including switched socket, adjacent to consumer unit (excluding aerial in developments without communal digital TV/satellite feed) - allows up to 8 TV points. | £175 |  |  |
| ELE48 | Supply & fit HDMI (high-definition multimedia interface) cable (within wall, with c.300mm of spare cable to allow future connection at either end) from low level/position of item XX to electrician's dwang of item XX in XXXX, as per drawing. NOTE: Price for this item is based on a single straight, vertical cable run of no more than 2m overall length and variations to this cannot be considered. | £75 |  |  |
| ELE52U | Supply and fit additional double power point with inbuilt USB charging point at standard height in XXXX, as per drawing. | £95 |  |  |
| ELE52Ua | Supply and fit white power point with inbuilt USB charging point in lieu of existing double power point in XXXX, as per drawing. | £35 |  |  |
| ELE53 | Supply and fit additional double power point in garage, as per drawing, including surface mounting and any additional surface ducting required. | £85 |  |  |
| ELE54 | Supply and fit external double power point, as per drawing | £185 |  |  |
| ELE60 | Supply and fit electric spur point for future fitting of client's own alarm. | £85 |  |  |
| ELE63 | Supply and fit XX x 7 watt energy saving LED white downlighters in lieu of standard pendant/s in XXXX, as per drawing.  Please mark required positions on drawing, recommended spacing for 'normal' lighting 1.2m. PRICE IS PER INDIVIDUAL DOWNLIGHTER  NOTE: Fittings will be installed White finish as standard, please specify if Polished Chrome or Satin Chrome finish is preferred. In addition, colour temperature will be set to Warm White as standard, please specify if Cool White or Daylight is preferred (no additional charge). | £90 |  |  |
| ELE98 | Supply and fit additional standard external wall-mounted light fitting (style applicable to public elevations) as per drawing (new switch included, please specify required location of switch also). | £130 |  |  |
| ELE99 | Supply and fit additional standard external wall-mounted light fitting (style applicable to private elevations) as per drawing (new switch included, please specify required location of switch also). | £120 |  |  |
| Kitchen items | | | | |
| KITAL68 | Supply and fit upgraded 20mm Diore Quartz (please specify colour choice) worktop and splashback/upstand/s in Kitchen, including omission of standard inset sink and supply and fit of Blanco Solis 340/160U under-mounted sink with drainage to the worktop in lieu of standard.  NOTE: Please be aware that quartz work surfaces are by compound made up of natural stone/minerals. This means that minor imperfections in colour and finish may be present, these variations in surface aesthetics do not represent a defect.  Drainer grooves may not have as highly polished a finish as the rest of the surface. | Priced on request |  |  |
| KITAL68.1 | Supply and fit upgraded 20mm Diore Quartz (please specify colour choice) worktop and splashback/upstand/s in Utility Room, including omission of standard inset sink and supply and fit of Blanco Solis 500U under-mounted sink with drainage to the worktop in lieu of standard.  NOTE: Please be aware that quartz work surfaces are by compound made up of natural stone/minerals. This means that minor imperfections in colour and finish may be present, these variations in surface aesthetics do not represent a defect.  Drainer grooves may not have as highly polished a finish as the rest of the surface. | Priced on request |  |  |
| KITAL82 | Supply and fit upgraded beech wood cutlery tray in lieu of standard synthetic tray in Kitchen. | £105 |  |  |
| KITAL84.2 | Supply and fit upgraded Kitchen and Utility door fronts in lieu of standard.  Please specify colour choice: | Priced on request |  |  |
| KITAL84.3 | Supply and fit upgraded niche cladding/décor with digitally printed motifs in lieu of standard splashback/s in Kitchen.  Please specify colour choice: | Priced on request |  |  |
| KITAL86 | Supply and fit upgraded Le Mans corner pull-out unit in lieu of standard straight corner unit with shelves. | £774 |  |  |
| KITAL87 | Supply and fit upgraded waste bin pull-out unit in lieu of standard 600mm base unit with shelves.  Waste bin unit includes 2 x 8L and 2 x 32L sub-compartments. | £596 |  |  |
| KITAL88 | Supply and fit upgraded Blanco Silgranit Sona 6 S sink and Mida tap in lieu of standard in Kitchen.  Please specify which colour choice is required:  Volcano Grey / Black / White / Anthracite / Soft White / Coffee  NOTE: Where separate upgrade to Quartz worktop is also chosen, this item will still be supplied as inset model, under-mounted version requires to be priced separately. | £270 |  |  |
| KITAL89 | Supply and fit upgraded Quooker Fusion Square boiling water tap in lieu of standard in Kitchen.  Please specify which colour choice is required:  3FSCHR Chrome  3FSRVS Stainless Steel  3FSBLK Black  3FSGME Gun Metal  3FSPTN Patinated Brass  3FSGLS Gold  NOTE: Base price shown is for 3FSCHR Chrome version, with other colours being subject to additional pricing on a sliding scale, 3FSGLS Gold being the premium colour at £2386. | £1407-2386 |  |  |
| KITAP71.1 | Supply and fit [Hotpoint BI WMHG 91484 UK](https://www.hotpoint.co.uk/hotpoint-bi-wmhg-91484-uk-integrated-washing-machine-f158630/p) integrated washing machine to washing machine space in Utility Room, as per drawing. | £TBC |  |  |
| KITAP71.2 | Supply and fit [Caple TDi4001](https://www.caple.co.uk/online-shop/appliances/laundry/tumble-dryers/tdi4001/) integrated heat pump tumble drier to tumble drier space in Utility Room, as per drawing. | £TBC |  |  |
| KITAP71.3 | Supply and fit [Hotpoint BIWDHG75148](https://www.hotpoint.co.uk/hotpoint-biwdhg75148-uk-n-integrated-washer-dryer-f160985/p) integrated washer/drier to laundry appliance space in Utility Room, as per drawing. | £775 |  |  |
| KITAP78.2 | Supply and fit Hotpoint NSWF743WBS free-standing washing machine (White) in XXXX, as per drawing. | £411 |  |  |
| KITAP78.3 | Supply and fit Hotpoint RDG8643WW free-standing washer/dryer (White) to XXXX, as per drawing. | £493 |  |  |
| KITAP79.1 | Supply and fit Hotpoint H3D81WB free-standing tumble dryer (White) to XXXX, as per drawing. | £420 |  |  |
| Plumbing items | | | | |
| PLU10 | Supply and fit upgraded black brassware to GF Cloakroom/Shower Room (see drawings for specification detail of upgrade).  For HT230, price for this Extra will be £236. | £166 |  |  |
| PLU11 | Supply and fit upgraded black brassware to Bathroom (see drawings for specification detail of upgrade). | £216 |  |  |
| PLU12 | Supply and fit upgraded black brassware to En Suite (see drawings for specification detail of upgrade).  For HT118B, price for this Extra will be £341.  For HT212, price for this Extra will be £359.  For HT230, price for this Extra will be £332. | £321 |  |  |
| PLU13 | Supply and fit upgraded black brassware to En Suite 2 (see drawings for specification detail of upgrade).  For HT230, price for this Extra will be £321. | £359 |  |  |
| Landscaping items | | | | |
| LAN103 | Supply and lay additional turf, including necessary preparatory work, to XXXX, excluding areas that are slabbed as standard, as per drawing. | Priced on request |  |  |

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| Signature of client: |
| Date: |
| Signature of sales advisor: |
| Date: |

We look forward to helping you to personalize your new home. We will be in touch shortly to confirm if all of your requests are possible and provide any further details and pricing. We will then, pending payment, await your instructions to start the process of tailoring your new property.