



TECHNICAL DESCRIPTION

56 houses PUUR Wonen in Meerhoven in Eindhoven

PARTICIPATING PARTIES

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1 TECHNICAL DESCRIPTION

In Eindhoven, 56 unique houses are being built in the PUUR Wonen plan in Meerhoven. The plan is designed by FAAM Architects.

Where reference is made in this technical description to "houses", this refers to the 56 houses, unless otherwise indicated. "Drawings" refers to the sales drawings of the houses.

1.1 Administrative provisions

Priority Woningborg provisions

Regardless of what is stated in this technical description, the regulations, rules and standard conditions used and prescribed by Woningborg apply in full.

In case any provision in this technical description should be incompatible with Woningborg, or should be detrimental to the acquiring party, the aforementioned provisions of Woningborg will always prevail.

The following regulations are applicable:

- Provisions of local utilities, the Buildings Decree and the further regulations and provisions of the Municipality of Eindhoven, as applicable to the environmental permit.
- All standard sheets applicable according to the Buildings Decree, as published by the Netherlands Standardization Institute (NNI).
- In case of any contradiction between the facade images and floor plans in the sales brochure, this technical description with the accompanying separate sales drawing will prevail over the facade images and drawings in the sales brochure.
- This technical description forms a whole with the sales drawings. The indicated materials and dimensions are indicative. In reality, (minor) deviations due to construction methods and/or regulations by the authorities or utilities may be possible with regard to both the description and the drawings, without any rights being derived therefrom.
- The perspective drawings in the general sales brochure give an impression, the actual colours of, among other things, facing bricks, paintwork and roofing materials may vary. No rights can be derived therefrom.
- Despite the fact that the situation drawing has been produced with the greatest possible care, we cannot accept any liability with regard to deviations in the plot size (both positive and negative).
- The living environment is designed according to the guidelines of the municipality. Changes to the location of parking spaces, footpaths and cycle paths, green areas, etc., may occur and are not the responsibility of Giesbers.

In the Netherlands, the Buildings Decree applies. The Buildings Decree formulates housing and building requirements that building plans must meet in order to be eligible for an environmental permit. The Buildings Decree has specific designations for the various spaces. For example, living room, bedroom, hallway or attic are no longer used, but instead use is made of accommodation, circulation or unnamed space. In the interests of clarity, this technical description uses the 'old and established' designations. For the sake of completeness, the designations as used in the Buildings Decree are given below.

<u>Space designation on the drawings</u>	<u>Space designation according to Buildings Decree</u>
Hall - entrance - landing - corridor	Circulation space
Meter cabinet - technical space	Technical space
Kitchen - living room - bedroom	Accommodation space
Toilet	Toilet space
Bathroom	Bathroom space
Cupboard - cleaner's cupboard - hobby room	Other user function
Attic	Unnamed space
Shed	Storage space

1.2 Further provisions

Delivery time

Delivery of the houses will take place within a deadline, which is further mentioned in the building contract.

Access to the construction site

During the construction of your house, you as a buyer are invited to visit the work in progress. In connection with safety regulations is not permitted to enter the construction site unsupervised.

Third party activities

Work by personnel and/or third parties who are not employed by Giesbers is expressly not permitted during construction.

1.3 Level and plotting

The level from which all heights are measured corresponds to the top of the ground floor of the house. All height dimensions shown in the drawing are determined on the basis of this level. This exact level, as well as the building lines (the facade line of the house) and site boundaries are determined in consultation with and on the instructions of the municipality.

According to the Buildings Decree, the threshold at the front door of the house may not be higher than 20mm above the finished floor. In execution, approximately 35mm will be maintained between the top of the threshold and the top of the concrete floor to avoid problems with floor finishes (such as tiles and parquet). A space of approx. 15mm is reserved for the floor finish.

1.4 Groundwork

The necessary groundwork will be carried out for the foundations, pipes, cables, paving, etc.

The gardens will be finished with excavated soil, as already present on the site. To prevent excess rainwater from not being properly drained off, it is important not to pave the entire garden. In addition, a fully paved garden causes so-called 'heat stress'. The garden and indirectly the house is heated and reflects the heat, making it no longer pleasant to sit in the garden. So keep this in mind when landscaping the garden.

1.5 Sewage

The indoor plumbing and site drainage system is made of plastic pipes with the necessary fittings and connected to the municipal sewerage system. The diameter of the different sewer pipes is according to the regulations. The sewer connection to the municipal sewerage system is carried out according to the standards and in consultation with the municipality and is included in the purchase and contract price.

The rainwater is discharged above ground and via the surrounding planning area.

Record drawing

Information about the position of your site drainage will be processed by the installer on a record drawing and provided to you upon delivery.

Flooding

Residents of newbuild houses are regularly confronted with flooding in the garden and sometimes even more annoying, water in the shed.

In general, flooding often occurs in areas with poorly permeable soil and especially in gardens that are fully paved.

Unfortunately, flooding cannot always be prevented.

In order to prevent or limit flooding at your new home as much as possible, you will have to take adequate measures yourself.

We urgently advise you to seek advice from an expert in the design and landscaping of your garden. In any case, take the following into account when designing and landscaping your garden:

- Ensure a sufficient gradient of the pavement from the house and/or shed to the public boundary partition;
- Do not pave the entire garden, but keep areas free for greenery
- Whether or not to apply waterproof or permeable paving;
- Any measures to be taken in the ground;
- Keep 'strips of land' clear around the house, shed and any other outbuildings/structures;
- Load-bearing capacity of the ground to accommodate (heavy) transport;

A correct gradient of your garden towards public areas is important. Giesbers is neither responsible nor liable for the landscaping of your garden.

1.6 Paving

The front of the Parktuin (XL) type houses are provided with a 80cm-deep pavement, consisting of concrete tiles 40x40cm across the full width of the house. A 80cm-deep pavement with concrete tiles of 40x40cm will also be laid in front of the sheds of construction numbers 24, 25, 26, 27, 28, 29 and 30. The entrance to the Parkzicht type houses (between the sheds, under the pergolas) will be paved with concrete tiles of 40x40cm.

1.7 Boundary partition

Where indicated on the situation drawing, boundary partitions consisting of a hawthorn hedge with a height of approx. 0.6m are used. On the side boundary partitions as well as the boundaries between the houses, green fencing will be installed, from the line of the rear facade of the house towards the backyard consisting of mesh fencing with vegetation (planting material Hedera/climbing plants or equivalent at a height of approx. 0.6m). The height of this boundary partition (=height of mesh fencing) is approximately 180cm. Where necessary, the boundary partitions are indicated by means of short pickets.

1.8 Site layout

All houses border a common courtyard. In cluster B and C, this courtyard is car-free. The surfacing of the courtyards consists of loose-fill surfacing, such as Gralux (or equivalent). The parking spaces are provided with open paving consisting of open concrete bricks. There are also spacious plant areas with ornamental grasses, a number of flowering plants and a number of multi-stemmed trees. Each courtyard is provided with a seat (picnic table). Each courtyard has access to the green surrounding public area via stairs consisting of steps made of concrete bands, etc., as indicated on the situation drawing.

An owners' association is established for each common courtyard. This association also arranges the maintenance of the courtyards. Establishment of the owners' association is included in the purchase price of the houses.

Greenery, etc., are not included in the Woningborg guarantee scheme. Planting of the green spaces depends on the planting season.

Het plan voorziet in het vergroten van de biodiversiteit. Op verschillende plaatsen in het plan zullen daarvoor nestkasten worden aangebracht voor egels en vogels.

1.9 Concrete work

Foundations

The foundations of the house consist of a concrete foundation on concrete piles. All foundations are carried out according to the drawings and calculations of the structural engineer.

The houses are basically built without accessible crawl space underneath the house. The utilities (district heat connection) may require an inspection hatch near the meter cupboard. If applicable, this will be indicated by means of an erratum.

1.10 Brickwork

Outdoor brickwork

The exterior facades are partly made of facing bricks, in accordance with drawings and the colour and materials schedule. The expansion joints in the brickwork comply with the specifications of the manufacturer and structural engineer. Expansion joints will not be further finished. The facades are provided with cavity insulation, with random bond brickwork. The facing bricks above the window frames are supported by steel lintels, colour in accordance with the colour scheme. The pointing is slightly deepened with pointing mortar, colour in accordance with the colour scheme.

Load-bearing internal walls, front and rear facades and light partitions

CLT which stands for **C**rossed **L**aminated **T**imber is completely solid and made of multiple layers of wood. By gluing layers in transverse direction and layers in longitudinal direction, the warping of the wood is reduced to a negligible level. In this way, the requirements of modern building materials are certainly met. CLT is a solid prefabricated wood element that inhibits heat transfer and can withstand forces at the same time. It is fireproof and has good soundproofing properties. This has positive influence on people's well-being.

The application has one-sided visible quality "AB". This visible quality is applied to houses, schools and offices, among others. The visible layer is made of pinewood. It is sanded on one side and not further finished.

The non-load bearing internal walls are made of a light internal wall system of metalstud with plasterboard without backing. The internal walls are finished wallpaper with the exception of those where tiling is provided.

The front and rear facades and roof structures are made of HSB (timber frame construction), provided with Fermacell cladding or equivalent material and wallpaper ready.

1.11 System floors

The ground floor of the houses consists of an insulated concrete system floor.

The upper floors are designed as a solid wood floor (CLT). The underside of the floors is made of wood, 'visible' class, without further finish.

The application has one-sided visible quality "AB". This visible quality is applied to houses, schools and offices, among others. The visible layer is made of pinewood. It is sanded on one side and not further finished.

All floors on the ground floor (concrete), first floor and possibly second floor (wood), are to be finished with cement screed, thickness approximately 70mm. It is laid floating on the wooden floor(s).

1.12 Metal structures

To support the floor, roof and facade structures, lintels, columns, beams and trusses are provided with the necessary anchorages, according to the structural engineer's specifications.

1.13 Ducts

Exhaust ducts

The mechanical ventilation system is placed in the technical space. The supply and exhaust of the mechanical ventilation and the sewer vent pipes are extended to the roof. Due to the location of the house, it may be necessary for the supply unit of the mechanical ventilation not to pass through the roof. In these houses, supply will take place through the side facade directly behind the mechanical ventilation system.

Ventilation

The houses will be provided with a mechanical ventilation system with heat recovery. This involves both blowing in and extracting air through wall or ceiling valves.

The exhaust valves are calculated in accordance with the applicable regulations and placed in the corresponding areas. In the technical space, the valve is placed near the ventilation box.

On the sales drawing, the extraction and inlet points are indicated indicatively. The exact number and the exact position of the points are determined depending on the structural possibilities/requirements of the installer and cannot be moved.

1.14 Frames, windows and doors

Exterior frames, windows and doors

The facade frames are made of hardwood with insulating multilayer glazing (slightly tinted), except for the sheds. The exterior frames and windows are provided with the necessary panelling, cavity battens and films. The panel filling between the frames is provided with Rockpanel.

The tilt&turn windows as shown on the drawings are executed as inward turning windows made of hardwood.

The entrance door to the house consists of a flush door with a narrow sidelight. The garden door(s) is (are) made of hardwood and insulating multilayer glazing fitted with solar control glazing (slightly tinted).

All wooden frames, windows and doors are factory varnished. The inside of the frame has the same colour as the outside. The outer frames that extend to the level are provided with an artificial stone sill. The weathering under the window frames in the brickwork are made of aluminium in accordance with the colour scheme.

The gardens on the courtyard side are closed off by a metal bar gate with electronic lock, with which the gate can be unlocked from the house.

Interior frames and doors

The inner frames consist of factory enamelled sheet steel assembly frames, colour white. The frames at construction numbers 2, 3, 6, 11, 15, 16, 17, 18, 29, 32, 33, 34, 35, 36, 39, 40, 41, 49, 50, 51, 52, 53, 54 and 55 consist of a slender window head with skylight. In the meter cupboard and understairs cupboard, the frames consist of a panel, colour white.

The frames of the other construction numbers have no window light.

The interior doors of all houses consist of factory lacquered rebated doors. These are hung on lift-off hinges.

All interior doors are fitted with door handles and escutcheon plates, with the exception of the meter cupboard door. This is fitted with a knob instead of a door handle. The doors of the toilet and bathroom are fitted with a free and occupancy lock. The door of the meter cupboard is fitted with a lock. The other interior doors are fitted with a latch.

The meter cupboard door is provided with ventilation grilles at the top and bottom of the door in accordance with the requirements of the utilities.

Window sills

Window sills made of artificial stone (in the colour white), thickness 20mm with an overhang of 25mm, are fitted against the inside of the lower walls under the facade frames. Due to the maximum length, the windowsill can be divided into several parts. With the exception of the bathroom.

Hinges and locks

All windows and doors are fitted with the necessary hinges and locks. The hinges and locks of the facade frames meet the SKG** burglary resistance requirements of the Buildings Decree. The front door and garden doors are fitted with a multi-point locking system, all exterior doors are fitted with cylinder locks that close at the same time). The house is delivered with 6 keys.

All the hinges and locks in the house are made of aluminium.

1.15 Stairs and landings

The staircase from the ground floor to the first floor is a factory primed closed staircase, made of pinewood. The factory primed open staircase from the first floor to the second floor (if applicable) is also made of pinewood. The top and bottom rails and the bars of the balustrade are made of pinewood. The pinewood steps, any risers, stair stringers, recesses, spindle, panelling and balustrade are factory primed and not lacquered.

Fitted along the walls of the staircase is a mahogany handrail on aluminium railings, the handrail is clear varnished.

1.16 Roof structure and roofing

Flat roof structure

Roof penetrations are made in the flat roofs of the houses for the supply and discharge of the mechanical ventilation and the sewer vent pipes. The roof of the house is made of a CLT roof element with insulation, gradient finished with bitumen without ballast layer. The roofs of the houses are made of HSB with insulation, gradient finished with bitumen without ballast layer.

1.17 Sheds

The houses are provided with an uninsulated wooden shed with a flat roof covering and edging strips, fitted with a zinc rainwater drainage system. The floor of the shed is made of concrete. The frame and door of the shed are made of hardwood and glass. The shed is provided with a lighting point (without lamp) at the entrance door.

1.18 Rainwater drainage

The rainwater drains of the house and shed are made of zinc and fixed with the necessary pipe brackets to the facades.

1.19 Plasterwork

Unless otherwise specified, the walls are delivered wallpaper ready*, in accordance with STABU, Section 40, Appendix A, within group 2. Delivery wallpaper ready means that the walls are not wallpapered, but that they are made flush enough for finishing with thick wallpaper.

The largest holes in the walls are sealed off. Smaller holes remain unfinished. Note! It is not always possible to apply distemping, spraywork, textured wall coating or similar directly to the walls, in which case pre-treatment is necessary.

CLT Walls and ceiling, The underside of the floors and walls is made of wood classwood, 'visible' class, without further finish, one-sided visible quality "AB". No further finish is applied. When later applying stuccowork, a base of gypsum plaster cladding is necessary.

HSB Walls, are provided with a Fermacell or equivalent material plating, wallpapered.

Metal stud walls internal walls are finished with plaster, wallpaper ready, with the exception of those where tiling is provided.

The walls above the wall tiling in the toilet and the ceiling of the 2nd floor rooftop unit are finished with textured spray-on finish in the colour white.

The ceiling of the shed consists of an unfinished wooden beam layer.

** Wallpaper ready: no (building) wallpaper is applied. Wallpaper ready is a flatness class, any priming to remove the suction effect of the wall is not part of the job. The walls can be wallpapered without any additional structural work. Local unevenness, such as residues of spray plastering, must be removed by the buyer. Depending on the type of wallpaper and the intended quality level, an additional smoothing layer may be required. Such operations are not included in the purchase price.*

1.20 Tiling

Wall tiles

For construction numbers 1-4-5-7-8-9-10-12-13-14-19-20-21-22-23-24-25-26-27-28-30-31-37-38-42-43-44-45-46-47-48-56

The wall tiles, 600x300mm, white matt or glossy, are applied in a horizontal pattern. The toilet is tiled up to approx. 1.20m high. The bathroom is tiled to the ceiling.

The wall tiles are applied with tile adhesive and white grouting.

For construction numbers 2-3-6-11-15-16-17-18-29-32-32-33-34-35-36-39-40-41-49-50-51-52-53-54-55

The wall tiles, 250x400mm, white matt or glossy, are applied in a horizontal pattern. The toilet is tiled up to approx. 1.20m high. The bathroom is tiled to the ceiling. The wall tiles are applied with tile adhesive and white grouting.

Floor tiles

For construction numbers 1-4-5-7-8-9-10-12-13-14-19-20-21-22-23-24-25-26-27-28-30--31-37-38-42-43-44-45-46-47-48-56.

The floor tiles are supplied and applied to the floors of toilet and bathroom, without connected grouting to the tiles of the walls. The floor tiles are 600x600 mm, choice of 6 colours. The shower corner in the bathroom is placed on a gradient towards the shower drain.

The floor tiles are grouted in the colour grey.

For construction numbers 2-3-6-11-15-16-17-18-29-32-32-33-34-35-36-39-40-41-49-50-51-52-53-54-55

The floor tiles are supplied and applied to the floors of toilet and bathroom, without connected grouting to the tiles of the walls. The floor tiles are 450x450 mm, choice of 6 colours. The shower corner in the bathroom is placed on a gradient towards the shower drain.

The floor tiles are grouted in the colour grey.

At the transition between floor and wall tiles and at the internal corners between the wall tiles, the joints in all houses are sealed in the matching colour white. External corners are provided with an aluminium jolly profile.

The above will be settled with you in the showroom if you do choose tiles other than the standard tiles. A different tile or layout may result in a different cutting loss. More cutting loss means more material is needed.

If you choose for shell, an amount for the sanitary facilities and tiling will be refunded to you via the buyer's wishes. The refunded amounts and descriptions of bathroom/toilet adaptations can be found in the buyers option list.

Sills

The sills of the interior door frames of the toilet and bathroom are made of blue Belgian limestone, colour dark grey/black.

The other interior door frames are not provided with sills.

1.21 Flooring

The screed of the ground floor, first and - possibly - second floor consists of a floating cement screed. This includes the various pipes and ducts for the systems.

You can install your own flooring on this screed. This may be either with a hard or soft finish.

When choosing your flooring, take the underfloor heating on the ground floor into account. You need not take any additional acoustic measures, so there is no need for an extra layer of insulation under your own flooring. This would have a negative effect on both acoustics and underfloor heating.

When laying your flooring, make sure that the flooring does not come into direct contact with the walls. So keep the flooring a few millimetres away from all walls.

Also place the skirting board a few millimetres above your flooring so that these do not come into direct contact.

Finally, you can finish the seam between the skirting board and flooring with sealant.

1.22 Metal and plastic works

House numbers

A house number is applied to the facade, as indicated on the sales drawing. The numbers indicated on the sales drawing are construction numbers. House numbers will later be assigned by the Municipality of Eindhoven.

1.23 Interior carpentry and interior outfitting

Meter cupboard

The houses are fitted with meter cupboards according to the regulations of the utilities.

Kitchen outfitting

The kitchen layout indicated on the floor plan drawing is indicative and not included in the purchase and contract price. The kitchen layouts shown on the sales drawing serve as examples. The standard pipework is based on this example.

All these drawn-in connection points can be placed within the kitchen area before closing date at your own discretion, without payment of additional costs. Of course, the house must continue to comply with current laws and regulations.

Note that the kitchen can always be assembled and installed after delivery.

The purchase price for **construction numbers 02/03/06-11-15-16-17-18-29-32-33-34-35-36-39-40-41-49-50-51-52-53-54-55** includes a provisional sum of € 3,025 incl. VAT for the kitchen. This provisional sum can be used at the showroom of NUVA Keukens in Bergeijk. You can also choose to have Giesbers settle this amount with the buyer's additional work. The other houses do not have a provisional sum included in the purchase price. NUVA Keukens can advise all buyers about the possibilities for a customised kitchen. Of course you can also go to any other showroom to buy a kitchen.

Skirting boards

The house is not provided with skirting boards.

1.24 Glazing

All glass openings in the exterior facades are fitted with multi-layered insulating glass with solar control glazing (slightly tinted) in accordance with NEN3569 (reliable glass).

1.25 Paintwork

All interior painting is carried out with a water-based paint according to ARBO requirements.

The stairs are not painted, but will be delivered primed. All materials that are factory treated, such as (interior) door frames and doors, etc., will not be further treated after assembly.

1.26 Water system and plumbing

Connection/commissioning costs.

The installation, connection and commissioning costs of the water system are included in the purchase price. The costs for the delivery of water are for the account of the buyer from the moment of delivery.

Cold water pipe

From a water meter to be installed in the house by the water supply company in the meter cupboard, a cold water pipe is laid to the next connection points:

- hand basin suite in toilet;
- toilet suite in toilet;
- mixer tap in kitchen, prepared with stop valve;
- washbasin in bathroom;
- shower mixer tap in bathroom;
- toilet suite in bathroom;
- washing machine connection point in indoor storage space.

Hot water pipe

The following connections are provided with hot water from the meter cupboard:

- mixer tap in kitchen, prepared with stop valve;
- washbasin in bathroom;
- shower mixer tap in bathroom;

Service ducts

For the out-of-sight installation of pipes on the ground floor and 1st floor of the house, vertical pipe ducts and recesses are applied (if necessary) in both staircases, in accordance with the sales drawing.

Sanitary facilities

The houses are provided with standard sanitary facilities in accordance with the specifications below and the corresponding sanitary and tiling brochure dated 16/06/20.

Construction numbers 01/04/05-07/08/09-10/12/13-14-19-20-21-22-23-24-25-26-27-28-30--31-37-38-42-43-44-45-46-47-48-56.

Toilet space ground floor

- Toilet suite
 - Duravit Durastyle wall-mounted deep flush WC and Duravit Durastyle toilet seat with lid, white (top of toilet is sealed off)
 - Wisa Argos cover plate with dual flush, white
- Hand basin suite
 - Duravit Durastyle handbasin, white, 36x22cm
 - HansGrohe Logis hand basin tap 70, chrome

Bathroom

- Washbasin suite
 - Duravit Durastyle washbasin with overflow, white, 60x44cm
 - HansGrohe Logis washbasin mixer tap 100, chrome
 - Alterna Square mirror, 57x45cm incl. stainless steel mirror clamps
- Bath-shower unit
 - Berg shower channel 70cm stainless steel
 - HansGrohe Crometta 100 vario adjustable shower head and slider rail set 65cm, chrome
- Toilet suite first floor
 - Duravit Durastyle wall-mounted deep flush WC and Duravit Durastyle toilet seat with lid, white (top of toilet is sealed off)
 - Wisa Argos cover plate with dual flush, white
- Decorative radiator
 - Vasco Bathline Bb-EI, electric radiator 750W, 50x1274cm, white RAL 9016

Construction numbers 02/03/06-11-15-16-17-18-29-32-32-33-34-35-36-39-40-41-49-50-51-52-53-54-55

Toilet space ground floor

- Toilet suite
 - Duravit D Code wall-mounted deep flush WC and Duravit D Code toilet seat with lid, white (top of toilet is sealed off)
 - Wisa Argos cover plate with dual flush, white
- Hand basin suite
 - Duravit D Code handbasin, white, 36x27cm
 - HansGrohe Logis hand basin tap 70, chrome

Bathroom

- Washbasin suite
 - Duravit D Code washbasin with overflow, white, 60cm
 - HansGrohe Logis washbasin mixer tap 100, chrome
 - Alterna Square mirror, 57x45cm incl. stainless steel mirror clamps
- Bath-shower unit
 - Berg shower drain 14.6x14.6cm stainless steel
 - HansGrohe Crometta 100 vario adjustable shower head and slider rail set 65cm, chrome
- Toilet suite first floor
 - Duravit D Code wall-mounted deep flush WC and Duravit D Code toilet seat with lid, white (top of toilet is sealed off)
 - Wisa Argos cover plate with dual flush, white
- Decorative radiator
 - Vasco Bathline Bb-EI, electric radiator 750W, 50x1274cm, white RAL 9016

The above will be settled with you in the showroom if you do choose tiles other than the standard tiles.

If you choose for shell, an amount for the sanitary facilities and tiling will be refunded to you via the buyer's wishes. The refunded amounts and descriptions of bathroom/toilet adaptations can be found in the buyers option list.

1.27 Heating system

For heating, use is made of district heating from the Biomass power station in Meerhoven.

As far as possible, the pipes lie in the screed and rise through shafts or chamfered corners. From the risers, the plastic pipes in the floor are led to the underfloor heating distributor on the ground floor. The distributor is positioned under the stairs and in the technical space on the 1st floor. It will not further finished.

The ground floor is provided with underfloor heating with the exception of the area under the stairs and the kitchen cabinets. A single loop is applied in the toilet on the ground floor. Control takes place via a thermostat in the living room which controls the district heating valve in the meter cupboard.

The bedrooms on the floor(s) are provided with wall convectors of the make Jaga Tempo. The bathroom is fitted with an electric towel radiator as indicated. All convectors are fitted with a thermostatic valve for room control.

The room temperatures listed below are reached and maintained in the event of simultaneous heating of all rooms at a given outdoor temperature and wind speed in accordance with the standard sheets:

- Living room/kitchen 22 °C;
- Hallway 18 °C;
- Toilet 18 °C;
- Bedrooms 22 °C;
- Bathroom 22 °C;
- Circulation spaces 18 °C;

1.28 Mechanical ventilation

The houses are provided with mechanical extraction in the kitchen, toilet, bathroom, technical space and attic by a heat recovery unit placed in the indoor technical space. The air is discharged via exhaust valves in the wall or ceiling. The controls of this heat recovery unit are placed in the living room. The supply of fresh air is provided by means of supply valves in the living room and bedrooms. The inlet and outlet points of the mechanical ventilation are indicated on the sales drawings. The exact position may deviate from this.

1.29 Electrical system

Connection/commissioning costs

The insulation, connection and commissioning costs of the electrical system are included in the purchase price. The costs for the delivery of electricity are for the account of the buyer from the moment of delivery.

Electrical system

An electrical system is installed in the house as indicated on the sales drawings. The system is installed in accordance with the applicable standards and regulations and complies with standard sheet NEN 1010. The meter cupboard is equipped as standard with a 3x25A mains connection.

The fuse box is provided with 7 groups, consisting of 3 lighting groups, 1 group for an oven, 1 group for electric cooking, 1 group for a washing machine and 1 group for a tumble dryer. The fuse box includes 3 earth-leakage circuit breakers.

The house is provided with a bell system, consisting of a wireless bell pusher and zoomer.

All switches and socket outlets in the house (placed horizontally) are fully built-in and of the make Busch Jaeger Balance SI standard white (RAL9010).

Electricity ducts and sockets in the shed are surface mounted. Surface-mounted elements and the wall socket for cooking can consist of a different make.

The following standard heights are used, unless indicated otherwise:

- The wall sockets and empty and wired connection points for e.g. telephone and central antenna at 30cm + floor;
- The switches, combination switches and wall sockets at 105cm + floor;
- The room thermostat in the living room and bedroom 1 at 150cm + floor;
- The main controls heat recovery unit at 150cm + floor;
- The connection points in the kitchen are installed at height in accordance with the sales drawing / zero-situation drawing from the kitchen supplier;
- Wall lighting points and exterior lighting points at 20cm + floor, except in the bathroom, where at 180cm + floor.

Central antenna and/or telephone system

For the purposes of antenna and/or telephone system, built-in sockets (wired ducts) are installed in various rooms in accordance with the sales drawings. The ducts are wired with CAT5E cables.

The network operator for telephone/TV/Internet/fibreglass is not yet known at this stage, but fibreglass connection will be available in the meter cupboard. The contract with a provider, the actual connection must be made by the buyer himself.

Fire detection

The necessary smoke detectors are installed in the house in accordance with the applicable regulations. The smoke detectors are interconnected and connected to the mains. They are also equipped with an alkaline backup (battery).

1.30 General

Cleaning

The entire house is delivered 'broom clean', except for the sanitary facilities, tiling and glazing, which are delivered clean. All building debris is removed.

Delivery

You will be informed in writing of the final date and time of delivery at least two weeks in advance.

Changes during construction

All changes, commissioned by the contractor and/or on the instructions of the buyer, must comply with the provisions of the relevant articles of the General Conditions, belonging to the agreement. Giesbers also reserves the right to make changes to drawings and this technical description if it deems this necessary from a structural and/or technical point of view and the quality is not seriously affected by this. All subject to consultation with the architect. In that case, an erratum will be sent.

Work immediately after delivery

Usually there is a humid climate in the house (construction moisture), for this it is necessary to ventilate frequently and not to set the heating too high. This also reduces excessive discolouration of the paintwork due to building moisture escaping. Also the application of various floor and wall finishes immediately after delivery can lead to unexpected damage as it causes construction moisture to be "trapped". Giesbers accepts no liability for this damage.

Shrinkage

Due to the application of various materials with different properties and partly due to drying, shrinkage cracks may occur at the connection seams in particular. Giesbers accepts no responsibility or liability for these shrinkage cracks. These can be sealed off during the maintenance of the house, special (flexible) materials can be freely purchased for this purpose.

Insurance

The insurance taken out by the Giesbers ends on the day of delivery. You must insure your property against fire and storm damage from this date.

Connection costs

The installation and connection costs and any commissioning costs relating to electrical energy, water, heat and sewerage are included in the purchase/sale price. The water and electricity consumption costs are for the account of the Giesbers until the day of delivery. Electricity meters are installed and connected by a utility to be determined. As buyer, you are free to choose an energy supplier of your choice from the day of delivery.

Colours and materials schedule

Element	Material	Colour
Façade brickwork Pointing	Brick, waal size Pointing mortar	Light grey nuanced Light grey
Wooden façade cladding Wooden frames Windowsills	Wooden boarding Wooden boarding Aluminium	Natural (aging to grey) Natural (aging to grey) Grey white RAL 9002
exterior frames Revolving parts exterior frames	Hardwood Hardwood	Grey white RAL 9002 Grey white RAL 9002
Flush front door Rear door/fronts/sliding doors Shed frame Shed door Panel between frames	Wood Hardwood Hardwood Hardwood Rockpanel	Grey white RAL 9002 Grey white RAL 9002 Stone grey RAL 7030 Stone grey RAL 7030 Grey white RAL 9002
French balcony fencing Lintels/facade carriers Edging strips Roofing Roof duct Rainwater discharge (houses) Rainwater discharge (sheds) Pergola Garden walls / retaining walls	Steel Steel Aluminium Bitumen Aluminium Zinc Zinc Wood Concrete	Grey white RAL 9002 Stone grey RAL 7030 Stone grey RAL 7030 Black Natural Natural Natural Natural (aging to grey) Vertical motif, light grey
Entrance gate (Parkzicht type)	Steel	Stone grey RAL 7030

2 GENERAL

- Any easements will be indicated in the appendices to the purchase agreement.
- The measurements indicated in the drawings are "approximate" measurements where no account has been taken of wall finishes. No rights can be derived therefrom. We advise that you take your measurements on site when outfitting your house.
- The aforementioned brand names and makes may change, provided that these products have an equivalent quality.

3 FINALLY

With so much being involved in the purchase of a property, there is a chance that you may overlook something. For this reason, we would like to draw your attention explicitly to the points below.

- You will receive all the information in the technical description and on the sales drawings about the plan subject to the approval of the Building Control Department of the Municipality of Eindhoven, as well as the utilities.
- The garden finishing, including paving and the like, with the exception of what is described in this technical description, is completed at the buyer's own discretion and does not form part of the delivery. No rights can therefore be derived from the Artist Impressions.
- Changes may occur with regard to level heights, dimensions, correct location, site finishing, height differences or slopes, green areas, footpaths, parking facilities, etc.
- The numbers indicated on the situation are construction numbers, house numbers and postal codes will be announced at a later date.
- The layout of the public area is based on the latest data known to us. We accept no responsibility for changes.
- Despite the fact that the situation drawing has been produced with the greatest possible care, we cannot accept any liability with regard to deviations in the plot size (both positive and negative).