

QUALITY CONTROL



FOUNDATION AND STRUCTURE:

Traditional brick foundations and walls of reinforced concrete.

Porch with concrete pillars and beams. Horizontal structure of bidirectional reinforced concrete beams.



ROOF:

The upper terrace: Flat passable floor made of concrete with the corresponding inclination, double layer of asphalt waterproofing, Geotextile sheet, thermal installation of expanded polystyrene 60mm thick, second layer of Geotextile sheet and a layer of protective cement with anti slip tiles.

In the ceilings of the staircase: non removable or passable coverage made of cement with the corresponding inclination, double asphalt waterproofing, thermal installation of expanded polystyrene 60mm thick and a layer of crushed rounded gravel.



EXTERIOR AND DIVIDING WALLS:

Exterior frontage of solid brick cemented in sound and heatproofed by a sheet of rock wool of 60cm, and interior walls of hollow 7cm brick.

Dividing walls of double hollow bricks of 10 cm, sound proofing on both fronts by a sheet of rockwool of 60cm and a double interior wall of 7 cm hollow brick.

Interior wall of double hollow bricks of 7 cm and rendered with semi mastered plaster.



COATINGS AND PAVING:

Floors in house and basement: High quality porcelain tiles with white PVC skirting boards.

Bathroom and utility room floors. High quality non slip porcelain tiles.

Terraces and Patios. High quality non slip porcelain tiles with matching skirting boards.

Stairs made of natural stone and wooden slates as in the photograph.

Interior rendered and painted.

Bathroom: High quality ceramic tiles on the walls.

False ceilings in all parts of the house formed by a 13 cm plaster slab installed over a hidden structure of galvanized steel finished in smooth plastic paint.

Exterior: Plastered in onecoat waterproof mortar 15mm thick and painted in plastic paint.





INTERIOR CARPENTRY:

Access to dwellings by a **security door** with a reinforced frame and security lock. Soundproofing of 30 db according to project. Interior and exterior door handles finished in stainless steel, interior bolt, interior of the door lined with a lacquered wooden panel. Interior doors, folding and sliding, of solid wood lacquered in white, smooth or grained finishing as chosen.

Sliding wardrobe doors, lacquered in white, smooth or grained finishing as chosen. They are lined inside and have an upper shelf and hanging rail.

Stainless steel **handles**.



CARPINTERIA EXTERIOR:

On the exterior frontage, aluminium window frames, lacquered and with swinging or sliding openings according to the project. Reinforced thermal glass and soundproofing.

Blinds, aluminium lacquered in the same color as exterior carpentry, motorized and insulated.

Pedestrian gate of lacquered aluminium with electronic opening.

Motorized gate to parking.

Metal pérgola lacquered in same colour as carpentry.



INSTALATIONS:

Drainage: Separate systems for rainwater and sewage with heatproof downpipes of PVC or polipropileno with rubber joints, reinforced soundproofing in wrought iron parts and elbows.

Plumbing: Interior piping with multilayered pipes with ACS line heat tracing.

ACS production system through aerothermal of 110 litres installed in kitchen.

Sanitary instalations: Showers with spray, freestanding washbasin and toilet with tank incorporated MAKE: Roca MODEL: The Gap

Taps – Gröhe or similar make.

Hot water by aerothermia.

Mechanical Ventilation controlled by static air and heat recuperators of maximum power.

Electricity: Instalations for telephone, aerial, USB in bedrooms and kitchen, Niessen SKY White mechanism.

Electronic video camera on front door with monitor in color.

Preinstalation of the piping for airconditioning system on the ground floor and the bathrooms,

In the basement **preinstalation of individual SPLIT**.





SWIMMING POOL:

Completely tiled and with interior steps, light in the pool and the steps, cleansing system. Upper solárium with the same tiling as the pool.



COCINA

Modern kitchen units and porcelain work surface and a strip of led lighting. Included are an Induction Hob and extractor fan.



VARIOS

Sound proofing throughout the property.

Made to measure reinforced glass screens for the showers.

Mirror in all the bathrooms and toilets.

Led lighting installed in the ceiling according to project.

Walls and ceilings finished in quality plastic paint.

Decennial insurance.

