

# TECHNICAL DESCRIPTION

OAK BOSRIJK EINDHOVEN  
d.d. 30-09-2022



Belonging to:  
OAK BOSRIJK EINDHOVEN  
45 land-based homes

## Introduction

Here you find the Technical Description that belongs to your new home, with essential information about the materials used and the finishing level of your new home. We recommend that you read this Technical Description carefully. The Technical Description and the house drawings are part of the contracting agreement.

If you still have questions after reading this Technical Description, you can contact the real estate agent or the purchase assistant of the contractor.

### Involved parties

#### Development and sales:

Janssen de Jong Projectontwikkeling B.V.  
Postbus 30  
5690 AA Son en Breugel  
+31 88 – 355 94 00  
[www.jjpo.nl](http://www.jjpo.nl)



#### Contractor:

Barli B.V.  
Postbus 43  
5400 AA UDEN  
+31 413 – 25 50 99  
[www.barli.com](http://www.barli.com)



#### Real estate agent:

Van Santvoort Makelaars  
Torenallee 65  
5617 BB Eindhoven  
+31 40-269 2530  
[www.vansantvoort.nl](http://www.vansantvoort.nl)



#### Notary:

Taylor Wessing  
Kennedyplein 201  
5611 ZT Eindhoven  
+31 88-02 43 000  
[www.taylorwessing.com](http://www.taylorwessing.com)



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# OAK

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# TECHNICAL DESCRIPTION

## Priority SWK determination

Applicable is the SWK Garantie- en Waarborgregeling 2020 and associated warranty supplement, consisting of Module I F and Module II R.

Regardless of what is determined in this Technical Description, the regulations, regulations and standard terms and conditions applied and prescribed by SWK apply in full. If any provision in this Technical Description should be incompatible or more disadvantageous for the buyer, these provisions of SWK will always prevail.

## Dutch Building Decree

The house meets the requirement of the Dutch Building Decree, as applicable at the time of the application for the environmental permit for the building activity. The Dutch Building Decree has specific names for the different rooms. For example, people no longer speak of living room, bedroom, hall, or attic, but of living areas, circulation areas or other areas. The Building Decree contains different requirements for each type of space.

For the sake of clarity, the “established” designations are used in this Technical Description. To keep you fully informed, below you will find the names as used in the Building Decree:

- hall : verkeersruimte / traffic areas
- meter cupboard : meterruimte / meter areas
- toilet : toiletruimte / toilet areas
- Living /dining room : verblijfsruimte / residential areas
- kitchen : verblijfsruimte / residential areas
- landing : verkeersruimte / traffic areas
- bathroom : badruimte / bath areas
- bedroom : verblijfsruimte / residential areas
- other spaces nonresidential areas : onbenoemde ruimte / undefined areas
- storage : bergruimte / storage areas
- technic : technische ruimte / technical areas

**ATTENTION:** A residential area is for the long-term residence of people. Other areas are areas where the accommodation of people has a subordinate function. The Dutch Building sets higher requirements for residential areas than for other areas. For example, in terms of ceiling height, daylighting, and ventilation. If you plan to use another room as a living area, ask the purchase advisor whether this is possible in your home and what adjustments may be necessary.



## Owners Association (VvE)

OAK is split up into apartment rights by means of a deed of division by the notary. The deed of division, with the accompanying drawing, regulates the ownership relationship of both residential blocks (separately). As purchaser of a home, you become the owner of such an apartment right. Ownership of the relevant residential block belongs to the owners jointly, in addition, each owner has the exclusive right to use a private part (of the residential block) and the joint right to use the communal areas. This includes the courtyard belonging to the large residential block, the carriageway and parking area and the decking of both residential blocks, the design elements on the decking of both residential blocks and the green facilities belonging to the residential blocks. As the owner of a home, you and the co-owners are responsible for the management, maintenance, and upkeep of, among other things, the residential block in question and the associated green areas. To promote the common interests, an Owners' Association shall be established by means of the division deed, of which every owner automatically becomes a member. Rules have been laid down in law that an Owners' Association must comply with. For example, the Owners' Association must have a members' meeting, which meets at least once a year. Then the financial annual statements are discussed and the advance contribution (service costs) in the budgeted joint costs for maintenance, insurance, etc. is determined per home. The board and an administrator are appointed by the members' meeting. Provisions have been made in the division regulations, which regulate the course of affairs in the residential block in question.



## Around and under your home

### Level and elevation of the house

The level -P- from which all heights and depths are measured corresponds to the top of the first-floor screed. The correct size is determined in consultation with the Municipal Building and Housing Supervision Department.

**ATTENTION:** According to the Building Decree, the step height of the threshold of each entrance door adjacent to a common traffic area or the adjacent site may not be higher than 20 mm above the finished floor.

You should take this into account when laying the paving as well as when applying floor finishes. We have considered the application of a floor finish of approximately 15 mm behind the front door. If you want to use a thicker floor, place a walk-in mat behind the front door.

### Excavation work

The land under your home is suitable for residential development, see the purchase agreement for further information. The necessary excavation works are conducted for foundations, sewers, cables, and pipes. The private outdoor space of the plots is supplemented with the soil released from the excavation, cleaned of construction waste and coarse debris. If the soil of the excavated construction pit does not consist of sand, a bottom seal of clean sand will be applied.

Activities for the design of the private outdoor space, such as, for example, the delivery of street sand or topsoil, (deep) digging or drainage, are not included in the purchase price if not mentioned in this technical description.

You should consider that there are height differences between public land and the private outdoor space at the front of the house where they occur. A retaining element will be installed with an embankment with a slope on the side of the public area.

Depending on the local soil composition, settlements may occur, which make it necessary to raise the garden periodically.

**ATTENTION:** We recommend that you seek advice from a landscaping company regarding drainage, fertilization, and types of planting suitable for your private outdoor space at ground level (if applicable). Wherever you want to use planting or hedges, have the soil dug up (deep digging) to loosen the soil that has been stuck during construction and to improve the permeability of the soil for roots and water.

When constructing the private outdoor space, also think carefully about the water management on your plot. The application of closed pavement lowers the ability of the private outdoor space to absorb water. This can lead to nuisance in case of heavy or prolonged rainfall. All private outdoor areas are standard equipped with one rainwater infiltration vortex at ground level. If necessary, have additional drainage or infiltration facilities installed before constructing the private outdoor space.

## Sewerage

A separate sewage system is used for wastewater and rainwater.

The wastewater sewerage is made of PVC. The drains of the various wastewater discharge points in the house (for example sanitary and kitchen sink) are made of material that is heat resistant and connected to the sewer system with the necessary odor traps. The wastewater sewer system is aerated by means of a relaxation pipe, which flows above the roof.

The rainwater is discharged from the roofs of the houses and roof terraces via rainwater drains (downspouts) to wadis in the public area.

## Pavement

The driveway from the plot boundary, access paths, the roadway and private parking areas on site will be provided with concrete paving stones, according to the choice of architect. The parking areas are marked and numbered according to the house number of the corresponding property.

The paving is outside the scope of the contractor's activities.

No paving is applied at the location of the private outdoor space at ground level at the front of the house.



## Site inventory and planting

### Gates

Both residential blocks are closed at ground level by means of powder-coated gates with round bars, color according to the choice of architect. At the front of both residential blocks, a gate is provided consisting of two parts, namely a gate for car traffic and a walking gate for slow traffic (including pedestrians and cyclists). In addition, on the northeast side of both residential blocks, a walking gate is provided for slow traffic. Everything according to the drawings.

### Pergolas

For the pergolas, a wooden (Douglas or likewise) construction of poles and beams is included. The construction numbers below are equipped with pergolas at ground level and / or on site of roof terraces. Everything according to the drawing.

- Pergola at ground level:  
Construction numbers 3, 7, 8, 9, 11, 15, 16, 17, 18, 19, 20, 23, 24, 25, 26, 27, 28, 31, 32, 33, 35, 36, 37, 38, 39, 40 en 41
- Pergola on roof terrace first floor:  
Construction numbers 1, 2, 4, 5, 6, 13, 14, 21, 22, 29, 30, 34, 35, 36, 37, 38, 42, 44, 45
- Pergola on roof terrace second floor:  
Construction numbers 9, 17, 31, 39, 40
- Pergola on roof terrace third floor:  
Construction numbers 5, 13, 21, 30, 44

### Decking

Both residential blocks will be equipped with a decking, which provides free access to the main entrance of the houses on the first floor. Except for the houses belonging to construction numbers 35, 36, 37 and 38 with the main entrance at ground level. For the decking, a construction by means of poles of wooden and / or steel columns and beams is included. The decking is made of ribbed decking boards.

### Balustrades

The balustrades in front of the deck will be provided by a powder-coated fall-through safety fence with round bars in the same color as the window frames and matching the facade cladding according to the architect's choice.

### Furnishing of decking

The deck of both residential blocks will be decorated with fixed modular wooden planters. The planters vary in height and will be equipped with perennials and shrubs. The layout on the drawing is indicatively. Considering the underlying construction, the final placement of the planters will be determined in consultation with the future residents.



The management and maintenance of the plants and shrubs belonging to the modular wooden planters on both decks will be carried out by a party to be determined on behalf of and on behalf of a yet to be established VvE.

#### Exterior stairs

The exterior stairs that give access to the deck of both residential blocks will be constructed in the same material as the deck and, if necessary, with a steel structure, in accordance with architect's choice and structural engineer's calculations.

#### Mailbox

Near the underpass of both residential blocks, mail cabinets will be attached to the facade at ground level. The mailboxes are equipped with a flat letter valve, holders for a yes/no plate and an engraved house number.

#### Property fences

At ground level, a privet hedge with a height of approximately 1.80 meters on the first approximately 3 meters from the facade will be provided at that location of the private outdoor space. The private outdoor space belonging to building numbers 7, 8, 9, 15, 16, 17, 40 and 41 will also be provided with a privet hedge of approximately 1.00 meters in height after approximately 3 meters. At the places where a rainwater drain is provided, instead of a privet hedge, a wooden separation will be placed with a height of approximately 500 mm over which the rainwater drains run. Everything according to the drawings.

Where roof terraces are adjacent to each other, partitions are provided consisting of perennial wooden planters (approximately 1.00 meters high) with steel climbing screens, attached to the uprights of the pergolas, and hедера. Everything according to the drawings.

#### Climbing plants facades

At the location of building numbers 1, 4, 11, 19, 26, 30, 31, 34, 35, 36, 37, 38, 39, 40, 42 and 45, tension cables with climbing plants are provided in the open ground against dense facade finishes. Everything according to the drawings.



## Courtyard

The large residential block courtyard (building numbers 1 to 30) will be fully furnished and equipped with:

- Sandbox with play objects
- Rope bridge
- Table
- Steppingstones
- Water dish for rainwater and underground water basin
- Covering vegetation layer with trees
- Mole gutter with infiltration chambers

Everything according to the drawings.

The management and maintenance of the courtyard of large residential block will be carried out by a party which will be chosen by the yet to be established VvE.

At ground level, a concrete retaining wall will be installed at the rear yard boundary of the private outdoor space, with an embankment on the side of the public area.

The site inventory and planting in the public area is not the work of the contractor.

**ATTENTION:** No loss guarantee applies to the hedge planting that has been applied. Don't forget to water the newly planted plants sufficiently during the busy period after delivery. New plantings need water from April to September at least once every two weeks. In dry periods even more often. So don't just think about this in the summer, but also in the spring.

## Household waste, vegetable, fruit, and garden waste

Underground waste containers for household waste, vegetable fruit and garden waste and separate containers for plastic, metal and drink cartons are provided in the public area at central points in the neighborhood.



## The structural work of your home

### Foundation

The foundation of the houses, galleries and decking consists of concrete bored piles with a concrete pouring, everything according to the constructor's specification and because of the foundation research carried out (probing).

For the foundation for the pergolas, Stelcon plates with a concrete pouring are installed.

### Crawl space

There is no crawl space under the house.

### Floors

The construction of the ground floor of the house consists of a steel construction frame provided with a concrete floor poured in a conditioned environment and mineral wool insulation. The floor is closed at the bottom with EPS insulation. Circular concrete is used.

The ceiling construction (roof construction modules except for the top module) is constructed as timber frame construction (hsb) elements. These elements consist of ceiling beams with insulation between the ceiling beams by means of mineral wool and the necessary foils. The underside is fitted with gypsum fiber boards.

The storey floor construction is executed as HSB elements. These elements are made up of floor beams and finished with a structural floor slab.

Various pipes are included in the floors and ceilings, including electricity, water, and sewerage pipes.

### Facades and load bearing (house-separating) walls

The wooden facade elements and load-bearing walls are constructed as HSB elements. These elements are made up of wooden stiles and rails with insulation between the stiles. The inside of the elements is provided with gypsum fiber boards and the outside with a constructive board. The walls are also provided with the necessary foils.

The cladding consists of thermally modified spruce battens (brushed) with a width of 90 mm, according to the architect's choice. Behind the facade cladding, a black foil without printing is applied.

The lower edge of the houses is finished with an insulated edge strip, height approximately 300 mm. Larger height differences compared to public space are accommodated by means of a retaining wall construction, in accordance with the manufacturer's instructions. At the location of the connection to the facade cladding, powder-coated steel water layers are applied to the retaining wall construction.

## Roofs

The roof construction is constructed as HSB elements. These elements are made up of ceiling beams with mineral wool insulation between the ceiling beams. The underside is fitted with gypsum fiber boards. The upper side is finished with a construction plate. The roof elements are also provided with the necessary foils.

Gradient insulation and a 2-layer bituminous roof covering are applied to the roof elements. The bituminous roofing is a circularly produced covering, type Citumen.

The roof edges are finished with a metal cover, powder coated. Where necessary, the flat roofs are fitted with a lanyard.

The top of the highest roof of each house is provided with a drainage buffer layer and sedum (except for the areas where solar panels will be installed).

Roof terraces are fitted with concrete drainage tiles, dimensions 600 x 600 mm, in accordance with the architect's choice, on rubber tile supports.

The necessary transits for the installations of the house are included in the roof construction.

## Storage (building number 43)

The insulated outdoor shed belonging to building number 43 is composed of HSB elements. The walls are made of wooden studs and rails with insulation between the studs by means of mineral wool. The inside of the walls will be provided with OSB plates, and the outside will be provided with facade cladding as with the houses. The roof consists of ceiling beams with insulation between the ceiling beams by means of mineral wool. The walls and the roof are also provided with the required foils. The top of the roof element is finished with a construction plate and provided with 2-layer bituminous roofing. The bituminous roofing is a circularly produced covering, type Citumen. The roof edges are finished with a metal cover, powder coated.



## **Metal construction work**

If structurally necessary, steel beams, columns, trusses and/or girders are used, according to the constructor's specifications. If these parts encounter outside or moist air, they are hot dip galvanized. If these parts come into view, they are powder coated, painted in-situ (fire-resistant or not), or provided with a cladding on the underside that remains visible.

## **Rainwater drains**

The rainwater is drained from the roofs of the houses and roof terraces via rainwater drains (downpipes) to wadis in the public area. The rainwater drains are made off square powder-coated tubes integrated between the facade cladding from roof level to the pergolas. From the pergolas, the rainwater drains run over the pergolas to lower parts. At eye level, the rainwater is visibly drained off to the wadis in the public area through a powder-coated U-profile.

Part of the rainwater from the large residential block is drained towards the courtyard and is collected in a water dish. The rainwater is then collected in an underground water basin. With a water hand pump, the water can be pumped out of the underground water basin for, for example, watering the plants in the courtyard. Excess rainwater flows from the water dish and runs through a mole gutter towards infiltration chambers or one of the wadis in public areas.

All private outdoor spaces at ground level are equipped with one rainwater infiltration chamber. If necessary, have additional drainage or infiltration facilities installed before constructing the private outdoor space.

At the property boundary, the rainwater will be connected to the municipal infiltration/water storage system in the public space consisting of wadis.

The final location of rainwater drains is determined in consultation with the installer and may differ from the sales drawing. Emergency overflows are integrated into the rainwater drains, in accordance with the manufacturer's advice.

Roofs are partly provided with a water-retarding layer and sedum where no solar panels are provided.

## **Exterior frames, windows, and doors**

The exterior frames and windows of the house are made of wood and on the inside and outside, factory-made, painted opaquely, in the color in accordance with the choice of architect.

The inside of the frames, windows and doors will be in the same color as the outside. The windows are designed as turn-tilt windows, tilt windows and/or fixed glass, all in accordance with the sales drawings. All movable parts in the outer frames are provided with the required draft profiles, wear strips and condensation profiles.



The entrance doors of the storage room and the house are executed as a closed composite insulated flat wooden plate door. The front door frame is fitted with a sidelight in accordance with the drawing.

The garden door is made of wood and painted opaquely on the inside and outside, factory-made. The door of the outside storage room belonging to building number 43 is made of wood and on the inside and outside, factory-made, opaquely painted, in the color in accordance with the choice of architect and matching facade cladding.

The frames that extend up to the level are fitted with artificial stones or synthetic thresholds. Under the window frames with a parapet, anthracite-colored marble composite windowsills are installed on the inside.

Steel water hammers are applied on the outside under the frames with parapets, except for the frames that are carried out to ground level. For good waterproofing of the facades, flashings and foils are used where necessary.

Powder-coated steel balustrades (French balconies) are used at the location of the facade frames, according to sales drawings. The balustrades in a to be determined white color, matching the window frames and facade cladding.

Manually operated screens have been included at the location of the facade frames, especially on the sun-loaded facades, color according to the architect's choice, matching the color of the facade cladding and frames. The screens are indicated on the sales drawing, number and position according to the advisor's calculation.

### Hinges and locks

All exterior doors and windows are provided with hinges and locks that are carried out in accordance with the Building Decree, burglary resistance class 2

The exterior doors of the house are equipped with three-point locks and safety fittings. The entrance door, the garden door, and the doors of the (indoor) storage room are equipped with an equal-closing safety cylinder.

The window operation of the tilt and turn windows is performed with a safety lock with a key if necessary.

The exterior doors and windows will be fitted with galvanized steel hinges and aluminum door and window controls.



## Glazing

The exterior frames of the house are fitted with high efficiency thermally insulating (triple) glazing. Safety glass is used where necessary.

**ATTENTION:** The glazing is not suitable for applying the adhesive film. There is a danger that the sun's heat will be absorbed more on the part of the glass where the film is applied than on the part of the glass where no film has been applied. As a result, the glass top with foil can expand and shrink differently than the other glass top, therefore the seal of the double glazing can leak, and condensation can occur in the glazing. By sticking foil, the (factory) warranty on the glazing expires.



## The completion of your home

### Interior walls

The inner walls are executed as HSB elements. These elements are made up of wooden studs and lines with insulation between the studs. The posts and rails are fitted with gypsum fiber boards on both sides.

### Interior doors and frames

The interior door frames are constructed as steel frames without a skylight. The interior doors are designed as flush doors with honeycomb filling. The doors are factory painted in white. Where necessary, these doors will be fitted with a noise-reducing version.

The interior door frames in the toilet room and the bathroom are fitted with a hardstone or artificial stone sill.

All interior doors are equipped with aluminum door handles with corresponding shields. The toilet room and the bathroom are equipped with free and occupied locks, the meter cupboard of a cupboard lock. All other doors are fitted with walkways, which means that they cannot be locked.

**ATTENTION:** Your home's ventilation system is based on allowing air to flow from one room to another under the door. For example, from the bedrooms where fresh air is supplied to the bathroom where air is extracted. It is therefore important that after the floor finish has been applied, the space under the door is at least 20 mm. The doors are hung at approximately 35 mm above the unfinished floor. This means that you can apply a floor finish of approx. 15 mm.

### Interior stairs and fencing

The stairs are made of spruce (coniferous wood). The stairs are constructed as a closed staircase with risers of sheet material. Along one wall of the stairs there will be a wooden handrail on aluminum handrail holders. In addition to the stairwell and the open side of the stairs, a spruce stair fence is installed.

Where necessary, provision is made to prevent the overclimbing of the bar fencing in combination with a mounted handrail in front of the fencing.

The wooden steps are delivered factory primed and must be provided with further finishing. It is recommended to cover the steps with a rough material, such as carpet.



If necessary, a paneled “smooth corner” will be installed for the installations, in the corner of the stairs.

## Finishing walls

All non-tiled walls in the house are repaired where necessary and delivered wallpaper ready . Except for the meter cupboard area, these will not be finished.

The walls of the toilet room and the bathroom are fully tiled as described in the tiling section.

**ATTENTION:** Wallpaper ready is a common name in the construction world, where large imperfections in the rough walls are filled by a plasterer by means of a very thin layer of plaster. Small imperfections such as holes, bumps, and splashes are allowed. You should consider that preparatory work must be carried out before the walls can be wallpapered. This includes removing small imperfections (sanding), filling small holes, removing dust and, where necessary, pre-treating highly absorbent surfaces. Without further treatment, the walls are not suitable for painting.

## Finishing ceilings

All ceilings, including suspended ceilings according to sales drawings, are finished with gypsum fiberboard and are delivered ready to paint (texklaar). The ceiling height in rooms with a suspended ceiling is approximately 2,400 mm above the floor level. The remaining ceiling heights are approximately 2600 mm above the floor level.

**ATTENTION:** Ready to paint (texklaar) is a common name in the construction world, where large irregularities in the rough ceiling are filled by a plasterer by means of a very thin layer of plaster. Small imperfections such as holes, bumps, and splashes are allowed. You should consider that preparatory work must be carried out before the ceilings can be painted. This includes removing small imperfections (sanding), filling small holes, removing dust and, where necessary, pre-treating highly absorbent surfaces. Without further treatment, the ceilings are not suitable for painting.

## Finishing floors

The ground floor of the house is equipped with a flat concrete floor. The wooden floors are finished with a constructive plate, thick 18 mm.

Various water, electricity and heating pipes run in the floors. Therefore, it is not allowed to drill, screw, nail etc. in these floors.



## Tiling

The walls and floors in the bathroom and toilet room are provided with tiling.

Description used floor tiles:

- toilet room: ceramic floor tiles dim. approximately 45x45 cm, type, and manufacture according to sample. Deductible adjustment item € 39,50,- including VAT / m<sup>2</sup> purchase.
- bathroom: ceramic floor tiles dim. 45x45 cm, type, and manufacture according to sample. Deductible adjustment item € 39,50,- including VAT / m<sup>2</sup> purchase.

Omschrijving toe te passen wandtegels:

- toilet room: ceramic wall tiles dim. approximately 25 x 40 cm, type, and manufacture according to sample. Deductible adjustment item € 28,- including VAT / m<sup>2</sup> purchase.
- bathroom: ceramic wall tiles dim. 25 x 40 cm, type, and manufacture according to sample. Deductible adjustment item € 28,- including VAT / m<sup>2</sup> purchase

Wall tiling is applied in the bathroom and toilet up to the ceiling.

The horizontal shelves at the top of the flush-mounted cisterns of the toilets are also provided with wall tiles.

The internal corners between walls with floor and walls are sealed. The external corners of the wall tile work are provided with quarter-round plastic corner strips.

The wall and floor tiles are not applied stroked. This means that the joints of the wall tile work are offset from the joints of the floor tile work. The joints of wall and floor tiles are grouted in gray.

You can view and select tiles in a designated showroom. The contractor's buyer's advisor will inform you in more detail about the selection procedure at the showroom and the corresponding closing date.

## Sanitary

The sanitary facilities in the house are from Villeroy and Boch (V&B) series O Novo in the color white and the taps are HansGrohe.

The following sanitary facilities are used in the toilet room:

- A ceramic wall-mounted toilet with a plastic toilet seat with lid. The toilet is mounted on a built-in reservoir with plastic control panel equipped with two flush buttons, one of which is water-saving flushing button.
- A ceramic wash basin with chrome-plated wash basin tap. The water is drained via a chrome siphon that is connected to a chrome wall pipe.



The following sanitary facilities are used in the bathroom (except for housing type Meadow 1 en Meadow 2):

- A ceramic wall-mounted toilet with a plastic toilet seat with lid. The toilet is mounted on a built-in reservoir with plastic control panel equipped with two flush buttons, one of which is water-saving flushing button.
- A single washbasin with a mixer tap. The water drainage takes place through a chrome-plated siphon that is connected to a chrome wall pipe.
- Above the washbasin, a rectangular mirror (dimensions mirror approx. 570x400 mm) is mounted with mirror clamps.
- A thermostatic shower mixer tap and sliding rod combination with water-saving shower head.
- A ceramic shower floor, size approximately 90x90 cm. This shower floor has a height of 40 mm.

The following sanitary facilities are used in the toilet room on the ground floor and first floor of housing type Meadow 1 and Meadow 2:

- A ceramic wall-mounted toilet with a plastic toilet seat with lid. The toilet is mounted on a built-in reservoir with plastic control panel equipped with two flush buttons, one of which is water-saving flushing button.
- A ceramic wash basin with chrome-plated mixer tap. The water is drained via a chrome plated siphon that is connected to a chrome wall pipe.

The following sanitary facilities are used in the bathroom of housing type Meadow 1 and Meadow 2:

- Two single washbasins, both equipped with a mixer tap. The water is drained via a chrome-plated siphon that is connected to a chrome wall pipe.
- Above the double sink, a rectangular mirror (dimensions mirror approx. 570x400 mm) mounted with mirror clamps.
- A thermostatic shower mixer tap and sliding rod combination with water-saving shower head.
- A ceramic shower floor, size approximately 90x90 cm. This shower floor has a height of 40 mm.
- A plastic bath size approximately 800x1800 mm with water drainage in the middle of the bath and equipped with bath mixer with water-saving hand shower.

The connection point of the washing machine is fitted with an aerated tap.

You can view and select the sanitary in a designated showroom. This can lead to an additional cost.

The contractor's buyer's advisor will inform you in more detail about the selection procedure at the showroom and the corresponding closing date.



## Carpentry

The reveals near the window frames are finished with gypsum fiber boards and where necessary carpentry laths are applied.

No floor plinths are supplied and applied.

Panels between exterior frames are finished in a thoroughly colored plate which is applied in random distribution. Color according to architect's choice.

## Painting

The exterior frames, windows and doors are factory-painted and finished with a paint system, color white according to the choice of architect matching the facade cladding.

The inside of exterior frames, windows and doors is in the same color as the outside.

The wooden cladding consists of untreated thermally modified spruce battens (brushed) 90 mm wide, according to the architect's choice. Untreated thermally modified spruce will age over time, giving the houses the final appearance intended by the architect in combination with the architect's choice of color for the exterior frames, windows, and doors. The facade cladding must remain untreated.

The decking and the external stairs consist of untreated wood.

The stairwell carpentry, the stringers and railings of the internal stairs are either factory painted or sprayed in the color white on site. The wall railings are varnished transparent. The steps, risers and underside of the stairs are not painted on site, they are primed in the factory.

All other common paintings on wood are carried out in an opaque paint system, color according to the choice of architect, except for factory-painted woodwork.

The interior painting is carried out with water-based paint.

Water pipes, central heating pipes, chromatically galvanized pipes or plastic pipes are not painted.



**ATTENTION:** Correct maintenance of the sealant and paint is necessary. On the one hand regarding your warranty rights, but certainly also regarding (premature) damage to the woodwork after the expiry of the warranty period.

Particularly with dark or transparent colors, it is very important to follow the prescribed maintenance frequency.

The following advice generally applies:

- In the case of light colors, inspect each time in the third year and, where necessary, touch up and apply a new layer in the sixth year.
- In the case of dark colors, inspect each time in the second year and, where necessary, touch up and apply a new layer in the fourth year.
- For transparent colors, apply a new layer every second year.
- The untreated facade cladding must be cleaned over time.

### Kitchen

The house is delivered without a kitchen. The contractor has determined a project showroom for selecting a kitchen. If you cannot find a suitable kitchen at the project showroom, you can choose a kitchen from a kitchen supplier of your choice.

In all cases, the kitchen can only be placed after the delivery of the house. The intended installation location for the kitchen is indicated on the zero drawing of the kitchen, along with the standard location where the pipes are installed.

As standard, connection points for the following equipment (capped if necessary) are provided.

- Perilex connection hob.
- Wall socket for recirculation extractor.
- Drainage and hot and cold-water supply at the sink (capped).
- Wall socket for refrigerator.
- Pipe for microwave /oven location
- Wall socket on separate group dishwasher location.
- Wall socket for boiling water tap
- Two double wall sockets above countertop for general use.

If necessary, the piping will be adjusted free of charge if the kitchen is purchased from the showroom designated by the contractor. If the kitchen is not purchased from the designated showroom, the piping of the kitchen can be adjusted at additional cost. The contractor's buyer's advisor will inform you in more detail about the selection procedure at the showroom and the corresponding closing date.



## The installations in your home

### Meter cupboard

The houses are equipped with a meter cupboard with wall elements. The meter cupboard is made of unfinished wooden sheet material and equipped with an inner door frame including an inner door. The installation is in accordance with the applicable regulations of the utilities.

In addition, both residential blocks will be provided with a general meter box with wall elements. The meter box is made of unfinished wooden sheet material and provided with an outer door frame including an outer door. The installation is in accordance with the applicable regulations of the utilities.

### Water installations

The water pipes of the house are installed from the water meter according to the applicable regulations and made of plastic. The water supply can be closed in the meter cupboard and is sufficiently protected against freezing.

A cold-water pipe is installed as standard to:

- the washbasin tap in the toilet room;
- the flushing tank of the toilets;
- the tap for the washing machine.

A cold and hot water pipe is installed as standard (liters per minute according to SWK requirements):

- the connection point near the kitchen installation.
- the mixer tap on the washbasin(s) in the bathroom.
- the shower mixer.
- the bath mixer for housing type Meadow 1 and Meadow 2

The connection costs of the water installation to the local water supply network are included in the contract price. After delivery you must register with the local supplying water company.

A cold-water pipe will be installed from the water meter to the general meter cupboard in the courtyard of both residential blocks. The cold-water pipe is installed as standard to:

- the tap on the ground floor of the courtyard of the large residential block;
- the tap point for the decking on the first floor of the small residential block;
- the tap point for the decking on the first floor of the large residential block.



## Indoor sewerage

The interior sewerage is made of plastic. The following drainage points are connected to this:

- the drainpipe near the kitchen location (capped)
- the toilets
- the washbasin in the toilet rooms
- the washbasin in the bathroom
- the shower
- the bath (if applicable)
- the location of the washing machine

## Gas installations

The house does not have a gas installation.

## Heating system and hot water

All homes will be connected to the Meerhoven heat network. The hot water supply is supplied by third parties to the meter cupboard. The connections from the meter cupboard to the hot water supplies and heating in the house are realized by the installer. For every home it is mandatory that the resident / owner concludes an agreement with the heat network of Meerhoven. This obligation is included as a perpetual clause for the successive owner.

The calculation of the heating capacity is done in accordance with the ISSO publication 51 'Heat loss calculation for homes and residential buildings' – without night reduction.

The following homes will have a CW-4 connection as standard:

- Building numbers 4, 7 to 11, 15 to 19, 23 to 25, 27, 28, 31 to 33, 35, 37 to 41 and 43

The following homes will have a CW-4 connection as standard:

- Building numbers 4, 7 to 11, 15 to 19, 23 to 25, 27, 28, 31 to 33, 35, 37 to 41 and 43

Convectors are installed for area heating. The number, size and position of the convectors are shown on the sales drawing as an indication. A design towel radiator is placed in the bathroom. The actual number per living space and the location of the convectors may differ from this if this is necessary based on the (yet to be manufactured) transmission calculations of the installer.

The convectors are of the brand and type Jaga Tempo or equivalent.

The temperature is controlled by a room thermostat in the living room. The convectors in the living room are equipped with manually operated buttons. The other convectors are equipped with a thermostat knob



The following temperatures can be achieved under normal conditions with simultaneous heating of all rooms, with closed windows and doors and an outside temperature of at least -10° Celsius.

• entrance	18 °C	no facilities (except Canopy en Meadow 1 en 2)
• Livingroom / kitchen	22°C	convector
• toilet	18 °C	no facilities
• bedrooms	22°C	convector
• bathroom	22°C	design radiator
• landing	18°C	no facilities
• Other rooms other than living areas	22°C	convector
• indoor storage	15 °C	convector
• outdoor storage	unheated	no facilities
• meter cupboard	unheated	no facilities

## HRV/Balance ventilation

The house is ventilated by a balance ventilation system with a heat recovery unit (HRV unit). Both the exhaust air and the air supply take place by the ventilator placed in the technical room. The fresh air is supplied from the outside through a roof or wall duct. In the heat recovery unit, the fresh air is passed along the fins of the heat exchanger and thus preheated with heat from the extracted air without coming into direct contact with it. The preheated air is blown into the living room and bedrooms. The air is extracted in the kitchen, toilet areas, bathroom, and the installation location of the washing machine.

The operation of the ventilation system is automatic, and CO2 controlled. The demand for ventilation is determined based on CO2 measurements in the living room and master bedrooms and gives a signal to the fan to extract air. One wireless control is provided, which can be used, for example, in the bathroom. This allows the HRV unit to be set in several positions. In the auto mode, the HRV unit reacts to the readings of the CO2 sensors. Extraction valves and inlet valves made of white plastic are placed in the ceiling or in the wall. The location is indicated indicatively on the sales drawings and is definitively determined based on calculations by the installer.

Where necessary, a lowered ceiling with a clear height of approximately 2,400 mm is used for the piping to the ventilation valves in the traffic area, bathroom and/or toilet.

Freshly inserted air flows from the rooms where it enters (e.g. living room and bedrooms) under the interior doors to the rooms where air is extracted (e.g. toilet room and bathroom).

Piping for the ventilation system is mounted in the technical room 'in sight' and is not further finished. The remaining piping is concealed 'out of sight', including above the suspended ceilings. The ventilation drainage of the living areas and the ventilation supply of the toilet room and bathrooms takes place via the free space under the door.



In the kitchen, no provision is included as standard for the connection of an extractor. In connection with the energy performance and airtightness of the house, only a recirculation extractor is allowed. A drain from the extractor to the outside is not permitted and may not be connected to the mechanical ventilation system.

The ventilation of the house takes place by means of rotating parts in the outer frames.

The HRV unit is equipped with bypass for summer night ventilation.

### Electrical installation

The electrical installation of the house is installed from the meter cupboard, divided over the required number of groups to the various connection points as indicated on the sales drawing. The installation is equipped with earthing and earth leakage switches. The electrical installation meets the requirements of the utility company and the applicable regulations (NEN 1010).

The pipes are concealed where possible and white plastic built-in material is used of the type “built-in horizontally placed” except for the meter cupboard, the outdoor storage room (building no. 43) and in the technical area. Surface-mounted switchgear is installed here, and the PVC pipes come into view. All wall sockets are earthed.

The following mounting heights shall be maintained:

- Switches and switches in combination with a wall socket are placed approximately 105 cm above the screed.
- Wall sockets in the house and empty pipes for, for example, telephone, data, and CAI are installed approximately 30 cm above the screed, except at the location of the location of the kitchen unit, the outside storage (building no. 43), the meter cupboard and the technical room.
- At the location of the kitchen, the socket outlets for domestic use are installed at approximately 120 cm above floor level .
- At the location of the kitchen, the wall socket for the extractor is installed approximately 200 cm above the screed.
- At the location of the outdoor storage (building no 43) and the technical room, the socket outlets are installed at a height of approximately 105 cm above the screed.
- The height of socket outlets for installations such as the hot water appliance, the heating system, the washing machine, the installation for ventilation, the inverter of the solar panels and in the meter cupboard, are determined by the installer.
- Wall light points are outside at approximately 2. 200 high and installed inside at 1,800 mm above the screed and/or ground level.



- The switch of the light point of the restroom is placed approximately 135 cm above the screed if it is above or directly next to the platform.
- The main control of the ventilation system and the room thermostat are installed approximately 150 cm above the screed.

The electrical installation for the communal areas is installed from the general meter cupboard on the ground floor, divided over the required number of groups to the various connection points. This concerns connection points for the general lighting and a double splash-proof wall socket at the location of the courtyard belonging to the large residential block and a double splash-proof wall socket at the location of the deck of both residential blocks. The installation is equipped with earthing and earth leakage switches. The electrical installation meets the requirements of the utility company and the applicable regulations (NEN 1010).

According to sales drawings, a connection point with outdoor lighting will be installed at the location of the front door and near the back door of the house, according to the architect's choice.

A bell push will be installed at the front door, connected to the bell in the hall.

The connection costs of the electrical installation to the local electricity network are included in the contract price. The costs of using electricity are for the account of the contractor until delivery. You must register with an energy supplier of your choice from the day of delivery.

### Smoke detectors

Smoke detectors are installed in the house for fire safety. The smoke detectors are connected to the electrical system of the home, so that all smoke detectors will go off as soon as one of the detectors is activated. All smoke detectors are equipped with a back-up battery, in this way the functioning of the installation is guaranteed in the event of a power failure.

### Fire alarm and evacuation system

The parking for motor vehicles under the decking of both residential blocks will be equipped with a fire alarm system. The fire alarm system complies with NEN 2535.

The parking for motor vehicles under the decking of both residential blocks will be equipped with an evacuation system. The evacuation alarm system complies with NEN 2575.

The fire alarm and evacuation system must be managed, maintained, and checked during use. The inspection and maintenance reports must be recorded in a logbook. This will be conducted on behalf of and at the expense of a yet to be established Owners Association by a party to be determined.

The houses do not need to be equipped with a fire alarm and/or evacuation system.



## Telecom and media facilities

For the antenna installation, the coax connections in the house are finished with an antenna socket, in the meter box these are finished on a splitter which is connected to the subscriber transfer point by means of a cable. We have not included any active equipment for this installation.

For the data installation, the UTP CAT6 connections in the house are finished on an RJ45 CAT6 keystone, in the meter cupboard these are finished on a data box with RJ45 CAT6 keystone, the user can connect these himself with a patch cable to the modem. We have not included any active equipment for this installation.

## PV-panels (solar panels)

PV panels are installed on the roof of the house to generate electricity. The position and numbers of these PV panels are indicated indicatively on the sales drawings and can be determined by the installer (depending on the final BENG (almost energy neutral built) calculation and power of the solar panels). The position of the corresponding inverter according to the sales drawing.

## Environment and energy consumption

You have opted for a new-build home. This means a comfortable home that is ready for the future and that is built with respect for people and the environment.

## Materials

The house is built with durable and high-quality materials. The facades, roof and floor are well insulated and various energy-saving and water-saving measures are used. For example, the house is equipped with a very energy-efficient ventilation system. Hot water pipes are insulated where necessary to limit heat loss.

There is also an eye for the water use of the house. For example, water-saving shower heads are used, water-saving flush buttons at the toilets and taps with jet crushers.

For the benefit of the painter's health, only water-based paint is used inside the house.

## Sustainably produced wood

Almost all the wood we use is sustainably produced. We purchase the wood as much as possible with FSC quality mark or PEFC quality mark.



## BENG (almost energy neutral built)

The houses meet the requirements of the Building Decree regarding energy consumption and therefore the CO<sup>2</sup> emissions of buildings. This is expressed in the BENG requirements (Nearly Energy Neutral Buildings). The BENG consists of three Assessment Indicators: energy needs, primary fossil energy use and the share of renewable energy. The house is not an energy-neutral home, the energy bill remains but can be low thanks to the measures taken, depending on your own (energy-conscious) use.

## Insulation values

Insulation is applied to the house according to the (minimum) insulation values below according to current laws and regulations.

Area	Insulation value
Ground floor house	$R_c \geq 3,70 \text{ m}^2 \text{ K/W}$
Facades house	$R_c \geq 4,70 \text{ m}^2 \text{ K/W}$
Roof house	$R_c \geq 6,30 \text{ m}^2 \text{ K/W}$
Window frames house with thermally insulating glazing	$U \leq 1,4 \text{ W/m}^2 \text{ K}$
Ground floor outside storage ( buildingno. 43)	uninsulated
Facades storage( buildingno. 43)	uninsulated

## Energy label

The energy label of your home will be provided upon delivery of the house. If regulations remain the same, your home will receive at least the energy label A++.

## Consumer file

- Based on article 7:757a of the Dutch Civil Code, the Entrepreneur is obliged to make a consumer file available to the Acquirer. This file will be made available within 3 months after completion of the construction. The file contains data and documents that provide full insight into the fulfillment of the agreement by the Entrepreneur and the work performed by it. By signing this agreement, the parties agree that, in addition to the contract documents belonging to the agreement, the consumer file contains the following components:
  - a. drawings and calculations concerning the constructed structure and the associated installations:
    - sales drawings (*basic house: floor plans, cross-sections, façade views and situation drawing*);
    - Energy label and building decree test;
    - order confirmation buyers more and less work of the relevant construction number;
    - any assignments concerning adjustments in kitchen, tiles, sanitary facilities and / or interior doors;



- *buyers option drawings (individual drawing per construction number as-built; these also serve as an overhaul for the E-installation);*
  - *revision drawings W-installation (as-built drawings of the relevant building number regarding sewer, heating, ventilation and water);*
  - *final inspection W-installation;*
  - *final inspection E-installation;*
  - *energy label.*
  - *Description of the materials and installations used:*
  - *technical description including the installations;*
  - *color and material condition.*
  - *Use function of the building:*
  - *use function sales drawings (basic house: floor plans, cross-sections, façade views and situation drawing).*
- b. *Data and documents necessary for the use and maintenance of the construction works:*
- *housing guide containing maintenance advice for the parts that have been applied to the object;*
  - *operating manuals of applied installations (inverter, heat pump, ventilation, smoke detectors);*
  - *overview of parties involved in the realization of the object.*



## Color and material condition exterior

PARTS	MATERIAL	COLOR
<b>Facade</b>		
Wooden facade cladding	Thermic modified spruce slats approximately 90 mm wide	Untreated
Retaining elements facade	Concrete elements	Natural
Cover on barrier elements	Set steel, powder coated	White
Facade green	Tension cables equipped with climbing plants in open ground on dense shelling	
<b>Frames</b>		
Frames	Wooden frames lacquered	White
Glazing	Triple glass	
Wooden entrance door	Closed, insulated flat plate door	White
Panels between the frames	Through and through colored plate in random distribution	White
Water layers	Set steel, powder coated	White
Fall-through protection	Steel bar fencing, powder coated	White
<b>Roofs</b>		
Roofing		Black
Roofing	Roof top floor with a water-storing layer and green roof (except for the part where solar panels come)	
roof edge	Set steel, powder coated	White
Rainwater drains	Square steel hwa's included between siding, powder coated	White
Emergency overflow	Overflow integrated into hwa's	



# OAK

PARTS	MATERIAL	COLOR
<b>Outdoor areas</b>		
Pergolas	Wooden poles and beams	untreated
Fences	Low wooden garden fence and privet hedges	
Roof terrace	Drainage tiles	gray
Parapets	Wooden parapet with wooden cladding	untreated
Balcony partition	Partition with plastic tray and equipped with wooden cladding	untreated
Shared deck first floor	Wooden beams with decking boards	
Parapets deck first floor	Steel bar fencing, powder coated	White

The above colors are indicative and can be adjusted during the construction preparation in consultation with the architect and/or municipality. Upon delivery, the contractor will provide a color and materials list stating the applied RAL colors that you need for the maintenance of the house.



## Space finishing condition interior

AREA	PART	COLOR
Common areas / traffic areas / storage / other areas		
Floor	Concrete floor, unfinished	Naturel
Walls	Plasterboard, wallpaper ready	Naturel
Ceiling	Plasterboards, ready to use	Naturel
Toilet- bathroom		
Floor	Ceramic floor tiles, approx. 45x45 cm	By sample
Walls	Ceramic wall tiles, approx. 25x40 cm, to ceiling	By sample
Ceiling	Plasterboards, ready to use	Naturel
Meter cupboard		
Floor	Unfinished	Naturel
Walls	Back wall, wooden cladding Other walls, plasterboards, unfinished	Naturel
Ceiling	Plasterboards, unfinished	Naturel

## Final provision

This sales documentation, including sales drawings, has been compiled as accurately as possible based on the situation and the drawings of the architect and other consultants. Nevertheless, we must make a reservation regarding changes that may result, among other things, from the requirements of the government and / or utilities, the layout of the public area by the municipality. In the public area, changes may occur in the location of green areas, parking spaces, footpaths and cycle paths, transformer houses, CAI-cabinets, lampposts, etc.

During the construction preparation, the design is further and further detailed and refined. During this process, minor architectural, structural, or structural changes may occur. Delivery times can also influence decisions for material choices.

If this proves necessary, the contractor therefore reserves the right to deviate from the provisions of text and / or drawings, provided that these changes do not affect the value, quality, and usability of the house. Where manufactures or versions are named, the contractor is at all times entitled to replace them for a comparable product. These changes will not give either party any right to request the settlement of lesser or more costs.

The changes will be communicated to you by means of newsletters or an erratum.

No rights can be derived from the artist impressions and the use of color in the documentation.

Designed furniture, kitchen layout, private outdoor space, etc. are only for visualization of the floor plan drawing and are not included in the contract price.

The location of light points, wall sockets, switches, smoke detectors and ventilation valves, radiators and the like are indicated indicatively on the sales drawing. The exact location of these facilities is determined by the installer.

If the house is purchased while it is already wholly or partly ready and there should be a difference between the drawings or the Technical Description and the reality, the construction of the house will prevail.

