

TODAY Standard of Finish Italy

House from top edge of floor slab/basement

valid from 13.10.2025

CONSTRUCTION OF: WALLS/CEILINGS/ROOF ¹
Plinth
Damp proof insulation on the perimeter of the house in the form of EPDM membrane in accordance with details
External walls U=0.12 W/(m²K)
Render, colour white
Thermal insulation - polystyrene $\lambda=0.031$ W/(mK) 120 mm
OSB sterling board 12 mm or gypsum fibre board 12.5 mm ²
Timber studs (of resinous wood) 180 mm
Thermal insulation - mineral wool $\lambda=0.035$ W/(mK) 180 mm
OSB sterling board 12 mm or gypsum fibre board 12.5 mm ²
Polyethylene vapour check
Plasterboard 12.5 mm
External ECO Vario walls U=0.13 W/(m²K) ³
Silicone render, colour white
Thermal insulation - wood fibre $\lambda=0.037$ W/(mK) 120 mm
Gypsum fibre board 15 mm
Timber studs (of resinous wood) 180 mm
Thermal insulation - mineral wool $\lambda=0.032$ W/(mK) 180 mm
OSB sterling board 12 mm or gypsum fibre board 12.5 mm ²
Polyethylene vapour check
Plasterboard 12.5 mm
Party wall in semi-detached and terraced houses - only one building is constructed by Danwood
Reinforced base coat
Thermal insulation - mineral wool $\lambda=0.034$ W/(mK) 120 mm
2x Gypsum fibre board 12.5 mm
Timber studs (of resinous wood) 180 mm
Thermal insulation - mineral wool $\lambda=0.032$ W/(mK) 180 mm
Gypsum fibre board 12.5 mm
Polyethylene vapour check
Plasterboard 12.5 mm
Party wall in semi-detached and terraced houses - all buildings are constructed by Danwood
2x Gypsum fibre board 12.5 mm
Timber studs (of resinous wood) 120 mm
Thermal insulation - mineral wool 120 mm
Gypsum fibre board 12.5 mm
Mineral wool 30 mm
Gypsum fibre board 12.5 mm
Timber studs (of resinous wood) 120 mm
Thermal insulation - mineral wool 120 mm
2x Gypsum fibre board 12.5 mm
Internal walls
Plasterboard 12.5 mm
OSB sterling board 12 mm or gypsum fibre board 12.5 mm ²
Timber studs (of resinous wood) 180 mm/120 mm/80 mm
Mineral wool 50 mm
OSB sterling board 12 mm or gypsum fibre board 12.5 mm ²
Plasterboard 12.5 mm

Ground floor layers
Flooring according to the individual room description
Screed approx. 65 mm
Thermal insulation - polystyrene boards $\lambda=0.038$ W/(mK) - 90 mm
Damp proof membrane (if foundations are on the ground)
Ceiling between floors
Flooring according to the individual room description
Screed approx. 65 mm
Thermal insulation - polystyrene boards 80 mm
OSB sterling board 22 mm
Timber joists (of resinous wood)/trusses 220 mm
Mineral wool 50 mm
Battens ⁴
Plasterboard 12.5 mm
Floor/ceiling over the ground/first floor layers (between heated and unheated spaces)
Timber walk boards approx. 0.8 m wide
Timber joists (of resinous wood)/trusses according to structural calculations
Thermal insulation - mineral wool $\lambda=0.035$ W/(mK) 320 mm
OSB sterling board 22 mm
Battens
Polyethylene vapour check
Plasterboard 12.5 mm
Gable/hip roof without insulation ⁵
Cement roof tiles according to the samples
Battens
Counter battens
Breathable membrane
Timber rafters (of resinous wood)/trusses according to structural calculations
Gable roof over inhabited space ⁵
Cement roof tiles according to the samples
Battens
Counter battens
Breathable membrane
Timber rafters (of resinous wood)/trusses according to structural calculations
Thermal insulation - mineral wool $\lambda=0.032$ W/(mK) 300 mm
OSB sterling board 22 mm
Battens
Polyethylene vapour check
Plasterboard 12.5 mm
Mono-pitched roof ⁵
EPDM membrane ⁵
Thermal insulation - Thermal foam $\lambda=0.027$ W/(mK) 60 mm
Vapour barrier
OSB sterling board 22 mm
Thermal insulation - mineral wool $\lambda=0.037$ W/(mK) 220 mm
Timber rafters (of resinous wood) 220 mm
Battens
Polyethylene vapour check
Plasterboard 12.5 mm

TODAY Standard of Finish Italy

House from top edge of floor slab/basement

valid from 13.10.2025

Flat roof
EPDM membrane ⁵
Thermal and slope insulation - mineral wool $\lambda=0.040$ W/(mK) min. 230 mm
Vapour barrier
OSB sterling board 22 mm
Timber joists (of resinous wood) 220 mm
Battens
Plasterboard 12.5 mm
EAVES, FASCIAS & SOFFITS CLADDING
Eaves and fascias timber cladding colour white, visible rafters colour white
GUTTERING
Painted galvanized steel. Colour according to the samples.
Downpipes, ending 15 cm below the top edge of the floor slab/basement ceiling. Connection to drainage installation at customer's responsibility.
BALCONY / FRENCH BALCONY / ROOF TERRACES
If included in the plan: steel balustrade according to the samples.
Balcony decking made of pressure-impregnated larch timber boards. Colour according to the samples.
WINDOWS
PVC (6 chambers), colour white, triple glazing $U_g=0.5$ W/(m ² K), $U_w=0.75$ W/(m ² K) (for the reference window 1.23 m x 1.48 m); all windows with clear glazing. ⁶
All windows (except fixed elements) are equipped with one-hand turn or tilt and turn fittings (for windows with special shapes depending on technical possibilities). Handles for PVC windows in white.
Fall protection for window elements and fixed glazing with parapets that are not sufficiently high.
If included in the plan: PVC roof windows, colour white, with triple-pane thermal insulation glass and anthracite-coloured aluminium flashing ($U_g=0.6$ W/(m ² K); $U_w=0.86$ W/(m ² K)) and, if applicable, with telescopic pole.
WINDOW SILLS / BOARDS
All windows are provided with external aluminium window sills. One of the patio doors on the ground floor and one balcony (if available) are fitted with a walk-on aluminium sill. Colour according to the samples.
Interior window boards - reconstituted marble, colour according to the samples. In case of windows in bathrooms, located under toilet - tiled boards.
SUNPROTECTION
Flush-fitting roller shutters with insulated aluminum slats with electric drive in the entire house (does not apply to roof windows), as far as technically possible. Colour according to the samples.
DOORS
External PVC door with high security multi-point locking and ironmongery $U_D=1.1$ W/(m ² K).
Internal doors smooth, laminated, white colour or wood decors according to the samples, handles according to the samples.
STAIRCASES
Internal staircases
Stringer stairs of glued beech wood, open, transparent varnished, with visible wedge-shaped connections of the stringers. Railing posts and balusters according to the samples.
Internal, thermally insulated floor insertion staircase with white opening flap in the attic $U=0.51$ W/(m ² K).

FLOORS ⁷
Flooring
Bathroom and WC: floor tiles according to the samples. Terracotta skirting board, joint grout according to the samples.
Living/dining room, kitchen, hall, entrance, pantry and technical room: vinyl according to the samples, MDF skirting boards
Other rooms laminate according to the samples, MDF skirting boards
Floor coverings in wardrobe, landing, storage and other rooms: vinyl or laminate as described in the plans.
Floor transition strips according to the samples.
CEILING AND INTERNAL WALL
Ceilings, roof slopes and walls: filled (quality level Q3) and painted white with dispersion paint.
Walls in the bathroom and WC: tiles according to the samples, approx. 1.2 m high from floor level (up to ceiling around showers area - max. 2.52 m), joint grout according to the samples. Remaining area and window reveals filling and painting colour white (quality level Q3). Tiled external wall corners finished with strips according to the samples. All horizontal transitions from tiles to paint surface finished without strips.
Technical room walls painted white with dispersion paint.
TECHNICAL INSTALLATIONS ⁸
Ventilation system
Mechanical ventilation and extraction system with heat recovery (flat duct system, supply air and exhaust air unit, heat exchanger).
Heating system
Air-to-water heat pump consisting of outdoor unit and indoor unit with individual components corresponding to the building design. Size of the system to suit the requirements of the building.
Terraced houses and semi-detached houses ventilation heat pump consisting of compact indoor unit with integrated hot water cylinder.
Heat distribution by water underfloor heating. One electrical radiator in each bathroom.
Ready-to-use installation and insulation in accordance with the applicable regulations.
Sanitary installation
Cold and hot water pipes PVC, waste water pipes PVC
Hot water circulation pumps and pipes are not included due to building regulations. Applies to houses where the circulation pump is not necessary. They may be installed on request and at extra cost.
Fittings: single-lever mixer taps according to the samples.
Bathrooms and toilets are fitted with branded sanitaryware in white as standard. The fittings/arrangement of the bathrooms and shower rooms are based on the floor plans.
Cold and waste water connection for a washing machine. One cold, hot and waste water connection for sink with distribution valve for dishwasher (cold water connection). The installation is surface-mounted.
1 external antifreeze water connection on elevation wall, intern as a surface-mounted installation. Connection according to floor plan.
Electrical installation ⁹
Electrical installations start from the meter box (electricity meter).
The meter box is provided at customer's responsibility and must be installed according to the regulations of the respective utility company.
Electrical switches and sockets in white according to the samples.

TODAY Standard of Finish Italy

House from top edge of floor slab/basement

valid from 13.10.2025

Lighting installation
Living, living/dining room: 2 ceiling cable outlets with 1 switch; other rooms except the hall and landing: 1 ceiling cable outlet with 1 switch per each room
Wet rooms: 1 wall outlet with 1 switch per each room
Entrance: 1 ceiling cable outlet with 2 two-way switches
Hall and landing: 1 ceiling cable outlet with 2 two-way switches and 1 cross switch (light switch from all three points)
1 wall cable outlet for exterior lighting next to the front door (with interior switch)
1 ceiling or wall cable outlet on the balcony or patio (with indoor switch)
Sockets inside and outside the house
Double sockets: living room or living/dining room 4 sockets, kitchen 3 sockets, bedroom and bathroom 1 socket each
Single sockets: kitchen 4 sockets, technical room 3 sockets, rooms, study, entrance and landing 2 sockets each, WC, MK and storeroom/wardrobe/pantry 1 socket each, external socket outlet switchable from inside: 1 socket
Oven and hob sockets
Doorbell system with bell in the hall on the ground floor
Telephone: 1 socket with cable to the technical room
Data: 1 connection point with cable CAT6 brought to technical room
Antenna: 2 sockets with cables to the technical room or with cables and potential equalisation conductor to the attic

Photovoltaic installation
If required to meet renewable energy requirements at customer's responsibility
GARAGE INTEGRATED INTO THE HOUSE (if applicable)
All integrated garages have a wall and roof structure the same as the house. The internal wall between the house and the garage is made of 180 mm timber studs (REI30) with a mineral wool filling. The thickness of the inner wall is increased by 120 mm with additional thermal insulation from the garage side. The ceiling sheathing is made of 12.5 mm gypsum plasterboard. If increased fire safety protection is required, this will be considered for an additional fee, as far as technically possible.
The vapour barrier from the outer wall is glued from the inside to the base of the foundation. Windows and side entrance doors in white (if any). Windows with roller shutters the same as the house, as far as technically possible. The garage is equipped with a white sectional door without an electric drive. If the door is over 5 m wide, an electric drive, socket and switch is included, as well as an electrical installation with three sockets, two ceiling lighting points and a double switch. Fuses for the electrical installation of the garage are located in the distribution board of the house. The walls and ceilings of the garage are filled (quality level Q3) and painted white with dispersion paint. The garage is layered with cement screed with a slope of 0.75% towards the garage door and a minimum thickness of 40 mm. Construction of the garage does not include finishing the floors, installing a heating system and mechanical ventilation.

¹ The construction is designed for a snow load $s_k = 1.50 \text{ kN/m}^2$ (characteristic value of the snow load on the ground), a wind load approx. $v_b,0 = 25 \text{ m/s}$ $w_0 = 750 \text{ [m]}$ (3 wind zone) according to EC 1 and earthquake zone 4 (Peak Ground Acceleration below 0.05 g). The construction meets the basic fire protection and sound insulation requirements for single-family and terraced houses. If higher requirements need to be met, the investor should notify Danwood, which – if technically feasible – will offer construction modifications and carry them out for an additional fee. The construction does not include protection against the forces of nature required by the applicable laws (not covered by the basic Eurocode standards). If, according to the applicable laws or the customer's wishes, the above-mentioned resistance parameters of the construction should be increased or measures of protection against natural forces should be included in the construction of the house, Danwood will verify whether its construction technology allows for such changes and, if so, we will provide you with an updated price. If it will be required to adjust the house to a lower primary energy coefficient than that reached with the proposed standard walls, ceilings and installations, Danwood will verify whether its construction technology allows for such changes and, if so, we will provide you with an updated offer.

² According to Danwood production standard in force at the time of manufacturer. To prevent fire from spreading, gravel ballast of at least 50 mm should be used.

³ Available at additional cost.

⁴ In bathrooms, guest WC and technical room, an additional substructure may be necessary, which can lead to a lowering of the ceiling height.

⁵ Mono-pitched roof: if the roof slope is higher than 10 degrees, EPDM membrane installed on OSB 22 mm to roof tiles will change to roof battens and breathable membrane. For special solutions, the roof structure can be adapted to the guidelines of the roof covering manufacturer.

⁶ In the case of special glazing, the U_g - value of the glazing and the U-value of the window may deviate from the standard window. Standard of Finish does not include the installation of blinds, curtains or other coverings. Please note that their installation may be required due to the need to shade the house and avoid overheating of the building. Such an obligation may also arise from applicable laws. If you would like us to install such a product, Danwood will provide you with an updated price.

⁷ The floor structure may differ for customised solutions. Depending on the design of the floor coverings, uneven floor levels may occur, which depend on the thickness of the floor covering used and are concealed by transition strips.

⁸ For houses with a basement, additional building services installations are necessary. In technical rooms, the installations are partly located on the wall.

⁹ Standard of Finish specifies the number of electrical switches and sockets installed in the house. If a higher number of switches or electrical sockets is required by applicable laws or requested by the customers, Danwood will verify whether its construction technology allows for such changes and, if so, we will provide you with an updated price.

General: The price includes two versions of architectural drawings. If there are differences between design documentation/architectural drawings and the construction's description/specification then the latter prevails.

Note: Installation of foundation slab, services incoming to the slab, plinth finish, kitchen units, pipework from the incoming fuel source to heating appliances, and internal gas installations are supplied by the customer.