

**SUMMARIZED SPECIFICATIONS FOR READY-TO-BUILD MODELS**

SPECIFICATIONS	<b>VALUE</b> <i>for Starter Homes, Negosyo Homes and De Luxe Homes pricing below 2M</i>	<b>PREMIUM</b> <i>for De Luxe Homes pricing above 2M</i>	<b>ELITE</b> <i>for Gurande Homes</i>
<b>WALLING SYSTEM &amp; FINISH</b>			
EXTERIOR WALL	4" ABSOLUTE WALL Load-Bearing Panels, painted finish	4" ABSOLUTE WALL Load-Bearing Panels, painted finish	4" ABSOLUTE WALL Load-Bearing Panels, painted finish
INTERIOR WALL	3" ABSOLUTE WALL Non-Load Bearing Panels, painted finish	3" ABSOLUTE WALL Non-Load Bearing Panels, painted finish	3" ABSOLUTE WALL Non-Load Bearing Panels, painted finish
ROOM PARTIONS	3" ABSOLUTE WALL Non-Load Bearing Panels, painted finish	3" ABSOLUTE WALL Non-Load Bearing Panels, painted finish	3" ABSOLUTE WALL Non-Load Bearing Panels, painted finish
WALL FINISH	Shades of White Paint Finish	Shades of White Paint Finish	Multi-color Paint Finish
<b>ROOFING WORKS</b>			
ROOFING	Pre-painted Long Span Rib-type Roofing	Long-Span Horizontal Roof	Flat ANDORRA Concrete Roof Tiles with underneath sheeting
ROOF FRAMING	Steel Trusses, rafters and purlins	Steel Trusses, rafters and purlins	Steel Trusses, rafters and purlins
GUTTERS	Pre-painted Spanish gutter	Pre-painted Spanish gutter	N/A
DOWNSPOUTS	PVC Pipes & Fittings	PVC Pipes & Fittings	N/A
FACIA BOARD	Fiber Cement Senepa Boards	Fiber Cement Senepa Boards	Fiber Cement Senepa Boards
DECK	Concrete Slab over Steel Deck	Concrete Slab over Steel Deck	Concrete Slab over Steel Deck
ROOF CEILING	Fiber Cement Board HARDILITE on light metal frames	Fiber Cement Board HARDILITE on light metal frames	Fiber Cement Board "Hardilite" on light metal frames
TOILET & BATH CEILING	Fiber Cement Board HARDILITE on light metal frames	Fiber Cement Board HARDILITE on light metal frames	Fiber Cement Board "Hardilite" on light metal frames
ROOF EAVES	Fiber Cement Board HARDILITE on light metal frames	Fiber Cement Board HARDILITE on light metal frames	Fiber Cement Board "Hardilite" on light metal frames
ROOF AIR VENT	With insect screens	With insect screens	With insect screens
ROOF THERMAL INSULATION	Included	Included	Included
<b>DOORS &amp; WINDOWS</b>			
MAIN ENTRANCE DOOR	Single Solid Wood Panel Door	Single Solid Wood Panel Door	Double Entrance Door, Solid Wood Panel
EXIT DOORS	Moulded Door	Moulded Door	Moulded Door
BEDROOM DOORS	Moulded Door	Moulded Door	Moulded Door
SLIDING DOORS	Analok Sliding Glass Door, Bronze Tint	Analok Sliding Glass Door, Bronze Tint	Vignet UPVc with bronze glass
WINDOWS	Analok Sliding Glass Door, Bronze Tint	Analok Sliding Glass Door, Bronze Tint	Vignet UPVc windows with bronze glass
TOILET DOORS	PVC Door with louvers	PVC Door with louvers /Moulded Door	Moulded Door
MAIN ENTRANCE DOOR LOCKSET	Cylindrical-type door lockset HAFELE or equivalent brand	Lever-type door lockset HAFELE or equivalent brand with deadbolt	Pitcher-type door lockset HAFELE or equivalent brand with deadbolt
BEDROOM LOCKSET	Cylindrical-type door lockset HAFELE or equivalent brand	Cylindrical-type door lockset HAFELE or equivalent brand	Lever-type door lockset HAFELE or equivalent brand
TOILET LOCKSET	Cylindrical-type door lockset HAFELE or equivalent brand	Cylindrical-type door lockset HAFELE or equivalent brand	Lever-type door lockset HAFELE or equivalent brand
DOOR PAINTS	Varnish / Plain White Finish	Varnish / Plain White Finish	Varnish / Plain White / Suggested Color Finish

<b>FLOOR TILES &amp; FINISHINGS</b>			
GROUND FLOOR	30X30cm Mariwasa or equivalent Ceramic floor tiles	Granite floor tiles	Granite floor tiles
SECOND FLOOR	30X30cm Mariwasa or equivalent Ceramic floor tiles	30X30cm Mariwasa or equivalent Ceramic floor tiles	Granite floor tiles
KITCHEN COUNTERTOP	Granite Slab Kitchen Countertop	Granite Slab Kitchen Countertop	Granite Slab Kitchen Countertop
TOILET & BATH FLOOR	20X20cm Vitrified Ceramic tiles (homogenous) with water barrier	20x20 ceramic tiles	30 x 30 ceramic tile
TOILET & BATH WALL	20X20cm / 20X25 cm glazed Ceramic tiles (6 layers)	20x30 ceramic tiles	20x30 granite tiles up to ceiling
PORCH / LANAI / BALCONY	Plain Cement Finish	Pebble Washout Design	30 x 30 Outdoor tiles
CARPORT	Plain Cement Finish	Pebble Washout Design	30 x 30 Outdoor tiles
<b>STAIRWORKS</b>			
STAIR STEPS	Matwood Engineered Wood on reinforced concrete stairs, varnish finish	Matwood Engineered Wood on reinforced concrete stairs, varnish finish	Matwood Engineered Wood on reinforced concrete stairs, varnish finish
STAIR HANDRAIL	2"x3" "Tanguile" kiln dried wood handrail w/ simple-designed iron balusters	2"x3" "Tanguile" kiln dried wood handrail w/ simple-designed iron balusters	2"x3" "Tanguile" kiln dried wood handrail w/ elegantly-designed iron balusters
<b>CARPENTRY WORKS</b>			
KITCHEN FOOT CABINET	¾" Marine Plyboard with plain painted finish or approved equivalent	Laminated Modular Cabinets	Laminated Modular Cabinets
KITCHEN OVERHEAD CABINET	None	Laminated Modular Cabinets	Laminated Modular Cabinets
ROOM CLOSETS	None	None	Modular Room Closets
<b>PLUMBING WORKS</b>			
MASTER'S TOILET & BATH	"HCG", Cezanne Toilet Package (water closet, wall-hung lavatory, soap holder, tissue holder), Telephone-type shower head	"HCG", Monet I Toilet Package (water closet, lavatory with long pedestal, soap holder, tissue holder), Telephone-type shower head	"HCG", New Mark III Toilet Package (Silent one-piece water closet, countertop lavatory, soap holder, tissue holder, centerset single lever ceramic disc mixing faucet ) or approved equivalent , hi-end shower head, bath tub (if specified on plans)
REGULAR TOILET & BATH	"HCG", Cezanne Toilet Package (water closet, wall-hung lavatory, soap holder, tissue holder), Telephone-type shower head	"HCG", Cezanne Toilet Package (water closet, wall-hung lavatory, soap holder, tissue holder), Telephone-type shower head	"HCG", New Mark III Toilet Package (Silent one-piece water closet, countertop lavatory, soap holder, tissue holder, centerset single lever ceramic disc mixing faucet ) or approved equivalent, hi-end shower head,
MAID'S TOILET & BATH	"HCG", Cezanne Toilet Package (water closet, wall-hung lavatory, soap holder, tissue holder), Telephone-type shower head	"HCG", Cezanne Toilet Package (water closet, wall-hung lavatory, soap holder, tissue holder), Telephone-type shower head	"HCG", Cezanne Toilet Package (water closet, wall-hung lavatory, soap holder, tissue holder), Telephone-type shower head
KITCHEN SINK	Stainless Single-bowl Steel Kitchen sink , goose-neck faucet	Stainless Single-bowl Steel Kitchen sink w/ drying pad, goose-neck faucet	Stainless Double-bowl Steel Kitchen sink , goose-neck faucet
SEWER & DRAINAGE LINES	PVC orange pipes and fittings	PVC orange pipes and fittings	PVC orange pipes and fittings
CATCH BASIN	Yes	Yes	Yes
RAINWATER TANK	Yes	Yes	Yes

<b>ELECTRICAL WORKS</b>			
WIRING	DURAFLEX or PHILFLEX or equivalent wiring (solid) in a conduit of MOLDFLEX	DURAFLEX or PHILFLEX or equivalent wiring (solid) in a conduit of MOLDFLEX	DURAFLEX or PHILFLEX or equivalent wiring (solid) in a conduit of MOLDFLEX
ROOM SWITCHES & OUTLETS	Maximum 2-sets convenience outlets, 220V "Royu" brand or equivalent	Maximum 2-sets convenience outlets, 220V "Royu" brand or equivalent	Maximum 2-sets convenience outlets, 220V "Royu" brand or equivalent
KITCHEN SWITCHES & OUTLETS	Maximum 3-sets convenience outlets, 220V "Royu" brand or equivalent brand	Maximum 3-sets convenience outlets, 220V "Royu" brand or equivalent brand	Maximum 3-sets convenience outlets, 220V "Royu" brand or equivalent brand
LIGHTING	1 set keyless type light receptacle (without bulb) per room / area except hallway	1 set keyless type light receptacle (without bulb) per room / area except hallway	Pinlights or approved equivalent
HALLWAY LIGHTING	3 set keyless type light receptacle (without bulb)	3 set keyless type light receptacle (without bulb)	Pinlights or approved equivalent
AUXILIARIES	1-set ACU outlet per room Wiring provision for 1-set Tel/Internet outlet, 1-set CATV outlet, "Royu" brand on living room	1-set ACU outlet per room Wiring provision for 1-set Tel/Internet outlet, 1-set CATV outlet, "Royu" brand on living room	1-set ACU outlet per room Wiring provision for 1-set Tel/Internet outlet, 1-set CATV outlet, "Royu" brand on living room
<b>OTHERS</b>			
PEDESTAL POLE	Included	Included	Included
PAINT	Boysen / Davies / Island	Boysen / Davies / Island	Boysen / Davies / Island
WATERPROOFING	On toilet and bath areas and firewalls (if any)	On toilet and bath areas and firewalls (if any)	On toilet and bath areas and firewalls (if any)
TERMITE CONTROL	Conducted prior to flooring	Conducted prior to flooring	Conducted prior to flooring
UPGRADE OF MATERIALS & ADD-ONS	-Subject to separate quotation-	-Subject to separate quotation-	-Subject to separate quotation-

DISCLAIMER: All specifications are for identification and reference only and are subject to change without prior notice and do not form part of an offer or contract.  
Updated on August 1, 2011

\*In yellow shades are upgrades we incorporate to the new designs which are not present in last year's specifications.