

UMBRAI by DecoPacific

Construction Specifications, Inclusions & Exclusions

1. General Project Information

- Project: Umbral by Deco Pacific
- Lot Area: 1,586 m² (17,072 ft²)
- Interior Construction Area: 237 m² (2,551 ft²)
- Exterior Area: 344 m² (3,703 ft²)
- Two-story residence
- 3 Bedrooms
- 3.5 Bathrooms
- Rooftop
- Outdoor terraces
- Swimming pool
- Fire pit
- Landscaped gardens

2. Structural System

The structural system shall be executed in accordance with the structural drawings and structural engineering calculations included in the Contract Documents.

3. Architectural Finishes

- Polished concrete flooring throughout interior and exterior areas. Exterior paving may incorporate decorative border or transition elements such as river stone or similar materials.
- Walls and ceilings finished with hand-polished cement, sand and natural earth plaster. Natural color and texture variations are inherent to the material and shall not be considered defects.
- Ceramic tile finish on master shower feature wall.
- Earth-tone backsplash at the interior kitchen and the ground-floor outdoor kitchen.

4. Carpentry

- Custom wood kitchen cabinetry, pantry, bathroom vanities, closets, interior doors and interior millwork.
- Visible finishes in Rosa Morada wood or equivalent.
- Pergolas with wood structure and Palo de Arco wood slats.

5. Windows & Doors

- Premium high-performance aluminum and tempered glass system.
- Mosquito screens included.

6. Interior Kitchen

- Lower kitchen cabinets and open shelving.
- Polished exposed concrete countertops and island.
- White ceramic farmhouse sink.
- Møen Adler pull-down kitchen faucet or similar

7. Outdoor Kitchens

- Polished concrete countertop.
- Stainless-steel sink.
- Single-lever faucet.

8. Appliances

- Refrigerator: LG Inverter 22–25 cu. ft. or similar.
- Range with oven and six burners: Whirlpool Expert Flamma 30 in. or similar.
- Microwave oven: 1.1 cu. ft., 1,000 W or similar.
- Built-in dishwasher: LG, 15 place settings or similar.
- Front-load washer: LG, 22 kg, Model WM22UVV2S6R or similar.
- Front-load dryer: LG, 22 kg, Model WM22WV26SR or similar.

9. Bathrooms

- WC American Standard Tofino or similar
- Wood vanity cabinets with doors.
- Polished concrete countertops.
- White ceramic vessel sinks.
- Single-lever faucets.
- Showers.
- Freestanding white bathtub in the primary bathroom model Camilla white acrylic or similar
- Wood-framed mirrors.
- Bathroom accessories including toilet paper holder, towel bar and towel hook.

10. MEP Systems

- Air conditioning: one unit per bedroom and one unit serving the living/dining area.
- Gas water heater with hot-water recirculation.
- Gas system serving kitchen, laundry and water heater.
- Complete plumbing, sanitary and electrical installations.
- Interior and exterior lighting.
- Hydropneumatic pressure system.

- Prepared for internet installation (Starlink or wireless fiber optic).

11. Water System

- Plumbing and sanitary drainage systems.
- 20,000-liter water storage capacity.
- Whole-house water filtration system.
- Septic system.
- Gray-water drainage provision.
- Scuppers required for roof drainage.
- Saltwater swimming pool with sand filtration system.

12. Electrical System

- Complete electrical system
- Main electrical panel.
- Conduit for future solar panel installation from the panel to the roof.

13. Exterior Works

- Landscaping in accordance with the project design, subject to adjustments in plant selection and layout based on site conditions, availability, and final aesthetic considerations by developer.
- Front landscape with gray gravel and concrete and/or stone stepping pads.
- Rear garden with natural terrain and/or sand finish.
- Property boundaries consisting of wire fencing with vegetation.
- Automatic vehicular entrance gate with one remote control.
- Pedestrian entrance gate.
- Automatic wood-tone garage gate with one remote control.
- Parking area for multiple vehicles.
- Exterior lighting.

14. Furniture Package

Furniture Allowance: USD \$40,000.

Furniture selection shall be determined by the Developer.

15. Exclusions

- Backup generator
- Pool heating equipment (required provisions are included).
- Frameless glass shower enclosure.
- Perimeter baseboards.
- Stormwater drainage system
- Doorbell.
- Decoration, artwork, cushions, linens, decorative plants and staging items.

- Curtains or blinds.
- Vehicles.
- Solar equipment.
- Gardening tools and supplies.
- Solid perimeter walls.
- Appliances not specifically listed herein.
- Items not expressly included in this document are excluded.

Document Precedence

In the event of any discrepancy between renderings, marketing materials, drawings and this document, the specifications contained herein shall prevail.

The Developer reserves the right to make reasonable substitutions or minor modifications to materials, finishes, fixtures, equipment, landscaping, and specifications due to availability, site conditions, or construction requirements. Any such changes shall be of equal or superior quality, preserve the overall architectural design intent and quality of the residence, and shall not be deemed a deviation from the project as represented.