

Customer Upgrades



Dubford, Bridge of Don

Flats

When you choose to buy a new Scotia home, you will be offered, subject to stage of construction, the opportunity to request a range of upgrade items (Extras).

Client:

Plot number:

Property type:

Sales advisor:

Date:

Revision 17
September 19, 2019

Conditions for acceptance of upgrade requests

- Not all the items on the list may be either appropriate or available for particular specifications and/or phases of developments. The opportunity for structural alterations will be subject to confirmation of suitability of site/ground conditions, building programme and in some instances may not be available at all.
- The prices shown exclude any Planning, Amendment to Building Warrant, architect's or engineer's fees which may be incurred, and please be aware that in some instances, even a 'no charge' item which requires a change to the Building Warrant may incur these fees. We will endeavour to inform you as soon as relevant applications are made and fees confirmed.
- Where exact specification and/or model is detailed within an item e.g. kitchen appliances, these are subject to availability and suitability, these may be replaced by models of equivalent or superior specification.
- The cost of all upgrades shall be payable at the time of acceptance of the quotation and instruction to proceed.
- This document lists all the possible alterations and upgrades that can be made to your home. We ask that you read through the possibilities and consider which, if any, of the upgrades you would like to include in your new home.
- Once you have read through the available upgrades please put a tick in the 'proceed' column for any items you know you wish to proceed with. If there are any items you are considering but require clarification on, make a mark next to the item and your sales advisor can discuss the option with you at your Extras/Options appointment.
- You will see that each request has been allocated an item number. In the case of multiple requests for the same item these should be numbered e.g. 2, 2.1, 2.2 etc. Where more requests for the same item are required please use the continuation sheet at the end of this form, carrying on the appropriate numbering system i.e. 2.3, 2.4 etc. Where a request refers to a specific item or location (e.g. a light switch or a wardrobe) please mark this on the scale drawing of your property provided by drawing a line to the specific location and adding the corresponding number to the end of the line so we can be sure we understand your request. It is essential that specific location information is provided at the time of request/confirmation or 'standard' detail may be assumed, information or changes provided at a later date may incur additional cost for revision to drawings/instructions, or may not be possible.
- All prices quoted as per item. You do not need to write out additional prices, or total up the cost of multiple requests, but these will be itemized and a total given on your final lists of extras (Quotation) that will be sent to you upon completion of your Extras/Options appointment and after checking and pricing by our Technical team.
- As explained by your sales advisor and as mentioned in your Home Pack, the time for requesting and agreeing extras is crucial and in most circumstances governed by the terms of the Missives, so please take this opportunity to fully consider your requests from the list provided.
- Any requests for items not shown on the form will not be considered.
- Please note that all requests are subject to confirmation by Scotia that they do not breach any Local Authority/Health & Safety/Building Control/NHBC Regulations. We will of course advise you if this is the case or if your requests could have an effect on any of the aforementioned.
- Upon issue of your final list of extras (Statement) no further requests will be considered.
- Should a later amendment to these extras be requested by you, this will be reviewed for suitability and, if permissible, will be subject to a minimum administration fee of £50.00, which will be increased to £150.00 where revised drawings and instructions are needed.

Revision 17
September 19, 2019

Extras/Upgrades

Item	Description	Price	Room/Position/Comments	Proceed
PLEASE ENSURE ALL ITEM NUMBERS ARE REFERRED TO ON ACCOMPANYING DRAWINGS				
Major items				
ALMA20.2	Supply and fit upgraded (154mm back plate length, rather than 119mm) door handles to all internal doors, excluding fire doors to garages, in lieu of standard.	Priced on request		
ALMA21.1	Supply and fit upgraded skirtings (145mm high, 14mm deep), and facings (95mm wide, 18mm deep) in lieu of standard: (please specify rooms required)	Priced on request		
ALMA85.4	Omit bath, associated fittings and tiling in bathroom, supply and fit 1200x760mm shower cubicle in lieu, to include Just Ultracast shower tray with Aqua wall panelling (please state required choice of Aqua panelling - Gloss or Shell/Matt), Bristan Prism thermostatic dual control shower valve and adjustable riser, Ideal Standard Synergy chrome/clear glass shower tray door and downlighter above. NOTE: Depending on location, this will normally require bulkheads to be extended to meet either end of new shower cubicle with screen/door on one side.	Priced on request		
ALMA85.5	Omit bath and shower over bath, associated	£1,159		

Revision 17
September 19, 2019

Item	Description	Price	Room/Position/Comments	Proceed
PLEASE ENSURE ALL ITEM NUMBERS ARE REFERRED TO ON ACCOMPANYING DRAWINGS				
	fittings and tiling in bathroom, supply and fit 1200x760mm shower cubicle in lieu, to include Just Ultracast shower tray with Aqua wall panelling (please state required choice of Aqua panelling - Gloss or Shell/Matt), Bristan Prism thermostatic dual control shower valve and adjustable riser, Ideal Standard Synergy chrome/clear glass shower tray door and downlighter above. NOTE: Depending on location, this will normally require bulkheads to be extended to meet either end of new shower cubicle with screen/door on one side.			
Minor items				
ALTM121	Close off wardrobe doors in Bedroom X and have them open into XXXX in lieu of standard.	Priced on request		
ALTM122	Form double wardrobe with painted panel doors in Bedroom X where there is currently not one.	£610		
ALTM123	Supply and fit dwangs for flat screen TV in XXXX, as per plan - position, height and dimensions to be confirmed by client with return of instructions. Scotia standard dimensions are: Electrician's dwang 560mm wide x 100mm high, with TV dwang 560mm wide x 400mm	£65		

Revision 17
September 19, 2019

Item	Description	Price	Room/Position/Comments	Proceed
PLEASE ENSURE ALL ITEM NUMBERS ARE REFERRED TO ON ACCOMPANYING DRAWINGS				
	high above as per drawing SHN-SALES-01.			
ALTM123.1	Supply and fit dwangs for flat screen TV in XXXX, as per plan - position, height and dimensions to be confirmed by client with return of instructions. Scotia standard dimensions are: Electrician's dwang 560mm wide x 100mm high, with TV dwang 560mm wide x 400mm high above as per drawing SHN-SALES-01.	£65		
ALTM129	Supply and fit 100mm Gyproc 'C' profile coving in XXXX	Priced on request		
ALTM130	Supply and fit 135mm Gyproc 'S' profile sculptured cornice in XXXX	Priced on request		
ALTM138	Supply and fit multi-pane glass painted finish door in lieu of standard	£310		
ALTM142	Omit internal door/one of the double doors/both double doors (DELETE AS NECESSARY) and partition over in XXXX, as per drawing.	Priced on request		
ALTM143	Re-hang/reposition/open (DELETE AS NECESSARY) doors in opposite direction in XXXX, as per drawing	Priced on request		
ALTM144	Supply and fit pair of white framed/silver mirror sliding wardrobe doors in lieu of standard in XXXX	£165		

Revision 17
September 19, 2019

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PLEASE ENSURE ALL ITEM NUMBERS ARE REFERRED TO ON ACCOMPANYING DRAWINGS				
ALTM144.1	Supply and fit pair of brushed silver finish framed/silver mirror sliding wardrobe doors in lieu of standard in XXXX	£165		
ALTM144.2	Supply and fit pair of polished chrome finish framed/silver mirror sliding wardrobe doors in lieu of standard in XXXX	£165		
ALTM188.1	Supply and fit Bristan Prism thermostatic dual control shower valve and adjustable riser, including Novellini Aurora 3 - 2 panel 96 cm x 150cm clear glass shower screen and tiling to approximately 1800mm height around 3 sides of bath.	£1,145		
ALTM191	Tack on skirting boards only for future fitting of feature flooring in XXXX. NOTE: NHBC disclaimer form must be completed, signed and dated.	Priced on request		
Electrical items				
ELE46	Supply and fit additional white TV point at standard height in XXXX, as per drawing.	£63		
ELE46.1	Supply and fit additional white TV point at standard height in XXXX, as per drawing.	£63		
ELE46.2	Supply and fit additional white TV point at standard height in XXXX, as per drawing.	£63		

Revision 17
September 19, 2019

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PLEASE ENSURE ALL ITEM NUMBERS ARE REFERRED TO ON ACCOMPANYING DRAWINGS				
ELE46.3	Supply and fit additional white TV point at standard height in XXXX, as per drawing.	£63		
ELE47	Supply and fit 8 way digital TV amplifier, including switched socket, adjacent to consumer unit (excluding aerial in developments without communal digital TV/satellite feed) - allows up to 8 TV points.	£154		
ELE47.1	ONLY APPLICABLE TO PLOTS / DEVELOPMENTS WITH COMMUNAL SATELLITE TV PROVISION Supply and fit Triax 307368 TMD5 42C dSCR 'add on' multi-switch to existing GTU (normally co-located with consumer unit. This switch required to provide compatibility with upgraded Sky Q boxes/subscriptions and may be required with older Sky 'legacy' boxes.	£212		
ELE48	Supply & fit HDMI (high definition multimedia interface) cable (within wall, with c.300mm of spare cable to allow future connection at either end) from low level/position of item XX to electrician's drawing of item XX in XXXX, as per drawing. NOTE: Price for this item is based on a single straight, vertical cable run of no more than 2m overall length and variations to	£45		

Revision 17
September 19, 2019

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PLEASE ENSURE ALL ITEM NUMBERS ARE REFERRED TO ON ACCOMPANYING DRAWINGS				
	this cannot be considered.			
ELE48.1	Supply & fit HDMI (high definition multimedia interface) cable (within wall, with c.300mm of spare cable to allow future connection at either end) from low level/position of item XX to electrician's drawing of item XX in XXXX, as per drawing. NOTE: Price for this item is based on a single straight, vertical cable run of no more than 2m overall length and variations to this cannot be considered.	£45		
ELE49	Supply & fit TV/Satellite (2 inputs, suitable for twin tuners)/BT/Return outlet plate, including connection of BT, satellite and digital aerial cables to this plate (satellite and digital aerial cables will only be connected on developments where communal feed is provided, otherwise final connections will be the responsibility of the client's own contractor) at standard height in XXXX/in lieu of standard TV point in XXXX, as per drawing. NOTE, this can be connected to other TV points to provide a 'return' signal to them, connection to 2 or more points will necessitate the fitting of item ELE47,	£134		

Revision 17
September 19, 2019

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PLEASE ENSURE ALL ITEM NUMBERS ARE REFERRED TO ON ACCOMPANYING DRAWINGS				
	please specify connection points if this is required.			
ELE49.1	Supply & fit TV/Satellite (2 inputs, suitable for twin tuners)/BT/Return outlet plate, including connection of BT, satellite and digital aerial cables to this plate (satellite and digital aerial cables will only be connected on developments where communal feed is provided, otherwise final connections will be the responsibility of the client's own contractor) at standard height in XXXX/in lieu of standard TV point in XXXX, as per drawing. NOTE, this can be connected to other TV points to provide a 'return' signal to them, connection to 2 or more points will necessitate the fitting of item ELE47, please specify connection points if this is required.	£134		
ELE49.51	'Return' signal from standard specification digital TV/satellite multi-point in/ item ELE49.1 (or associated) to additional TV point in _____. Please note that requests for this item to more than one additional TV point will require the fitting of item ELE47.	£34		
ELE49.52	'Return' signal from standard specification digital TV/satellite multi-point in/ item ELE49.1 (or associated) to additional TV point in _____. Please note that requests for this item to more than one additional TV point will require the fitting of item ELE47.	£34		

Revision 17
September 19, 2019

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	Please note that requests for this item to more than one additional TV point will require the fitting of item ELE47.			
ELE50	Supply and fit additional white BT point at standard height in XXXX, as per drawing.	£63		
ELE50.1	Supply and fit additional white BT point at standard height in XXXX, as per drawing.	£63		
ELE52	Supply and fit additional double power point at standard height in XXXX, as per drawing.	£64		
ELE52.1	Supply and fit additional double power point at standard height in XXXX, as per drawing.	£64		
ELE52.2	Supply and fit additional double power point at standard height in XXXX, as per drawing.	£64		
ELE52.3	Supply and fit additional double power point at standard height in XXXX, as per drawing.	£64		
ELE52U	Supply and fit additional white double power point with inbuilt USB charging point at standard height in XXXX, as per drawing.	£86		
ELE52U.1	Supply and fit additional white double power point with inbuilt USB charging point at standard height in XXXX, as per drawing.	£86		

Revision 17
September 19, 2019

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PLEASE ENSURE ALL ITEM NUMBERS ARE REFERRED TO ON ACCOMPANYING DRAWINGS				
ELE52Ua	Supply and fit white double power point with inbuilt USB charging point in lieu of existing double power point in XXXX, as per drawing.	£32		
ELE52Ua.1	Supply and fit white double power point with inbuilt USB charging point in lieu of existing double power point in XXXX, as per drawing.	£32		
ELE55	Supply and fit additional pendant light, including switch, in XXXX, as per drawing (if individual switch not required, price £38.00).	£68		
ELE56	Supply and fit additional white double light switch at standard height in XXXX, as per drawing.	£45		
ELE57	Supply and fit additional white single light switch at standard height in XXXX, as per drawing.	£30		
ELE63	Supply and fit XX x 7 watt energy saving LED white downlighters in lieu of standard pendant/s in XXXX, as per drawing. Please mark required positions on drawing, recommended spacing for 'normal' lighting 1.2m. PRICE IS PER INDIVIDUAL DOWNLIGHTER NOTE: Fittings will be installed White finish as standard, please specify if Polished Chrome or Satin Chrome finish is preferred (no additional charge). In addition, colour temperature will be set to	£85		

Revision 17
September 19, 2019

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PLEASE ENSURE ALL ITEM NUMBERS ARE REFERRED TO ON ACCOMPANYING DRAWINGS				
	Warm White as standard, please specify if Cool White or Daylight is preferred (no additional charge).			
ELE63.1	<p>Supply and fit XX x 7 watt energy saving LED white downlighters in lieu of standard pendant/s in XXXX, as per drawing. Please mark required positions on drawing, recommended spacing for 'normal' lighting 1.2m. PRICE IS PER INDIVIDUAL DOWNLIGHTER</p> <p>NOTE: Fittings will be installed White finish as standard, please specify if Polished Chrome or Satin Chrome finish is preferred (no additional charge). In addition, colour temperature will be set to Warm White as standard, please specify if Cool White or Daylight is preferred (no additional charge).</p>	£85		
ELE65	<p>Upgrade finish of electrical points from standard white to polished chrome/satin chrome (DELETE AS REQUIRED).</p> <p>Should entire rooms/floors/property be required to be upgraded, this item will be priced on request. Individual items only will be subject to the following charges:</p> <p>Single/double light switch - £12</p> <p>Double power point - £17</p>	Priced on request		

Revision 17
September 19, 2019

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PLEASE ENSURE ALL ITEM NUMBERS ARE REFERRED TO ON ACCOMPANYING DRAWINGS				
	TV point - £17 BT point - £17 Fused switch (where separate socket is not visible i.e. in laundry appliance space, only the visible switch will be upgraded - £17 Cooker switch - £20			
ELE66	Reposition XXXX from XXXX to XXXX, as per drawing	£25		
ELE66.1	Reposition XXXX from XXXX to XXXX, as per drawing	£25		
ELE66.2	Reposition XXXX from XXXX to XXXX, as per drawing	£25		
ELE66.3	Reposition XXXX from XXXX to XXXX, as per drawing	£25		
Kitchen items				
KITAL68	Supply and fit upgrade Nobilia laminate (please specify colour choice) worktop in Kitchen. NOTE: Upstands for this laminate are supplied in min. 250mm height, rather than the 100mm as standard specification. Should 100mm be preferred, this will incur an additional charge of £50 for on-site cutting/fitting, please confirm with return of instructions.	Priced on request		
KITAL68.2	Supply and fit 30mm Silestone Quartz (please specify colour choice)	Priced on request		

Revision 17
September 19, 2019

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PLEASE ENSURE ALL ITEM NUMBERS ARE REFERRED TO ON ACCOMPANYING DRAWINGS				
	worktop in Kitchen, including the appropriate 1.5 bowl under-mounted sink with drainage to the worktop in lieu of standard. NOTE: Please be aware that quartz work surfaces are by compound made up of natural stone/minerals. This means that minor imperfections in colour and finish may be present, these variations in surface aesthetics do not represent a defect. Drainer grooves may not have as highly polished a finish as the rest of the surface.			
KITAL80.1	Omit fridge, supply and fit base unit in lieu of standard (Please specify if you require the electrics to remain or be removed)	£87		
KITAL80.2	Omit freezer, supply and fit base unit in lieu of standard (Please specify if you require the electrics to remain or be removed)	£87		
KITAL84	Supply and fit upgraded Kitchen and Utility (where applicable) high gloss door fronts (outside carcasses, including plinths and fillers, will be in corresponding finish as detailed on Bespoke Options document) in lieu of standard. Please specify colour choice:	Priced on request		
KITAL84.1	Supply and fit painted oak shaker Kitchen including cornice and pelmet as	Priced on request		

Revision 17
September 19, 2019

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PLEASE ENSURE ALL ITEM NUMBERS ARE REFERRED TO ON ACCOMPANYING DRAWINGS				
	necessary (including Utility room, where applicable) in lieu of standard. Carcases will be in corresponding natural oak laminate finish, with visible sides fitted with plant on panels.			
KITAP69	Supply and fit Smeg DI612E integrated 600mm dishwasher in lieu of base unit/XXXX in XXXX	£700		
KITAP70	Supply and fit Smeg WDI14C7 integrated washer/dryer in XXXX, as per drawing.	£785		
KITAP71	Supply and fit Smeg WMI14C7 integrated washing machine in XXXX, as per drawing.	£850		
KITAP74	Supply and fit Smeg SI5641D 600mm touch control induction ceramic hob in lieu of standard. This item not possible where double oven is built under hob position due to insufficient space.	£450		
KITAP75	Supply and fit Smeg DUSF44X double built-under stainless steel electric oven in lieu of standard single, including appropriate revised housing to suit.	£852		
KITAP75.1	Supply and fit Smeg DOSF400S double built-in stainless steel electric oven in lieu of standard single, including	£628		

Revision 17
September 19, 2019

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PLEASE ENSURE ALL ITEM NUMBERS ARE REFERRED TO ON ACCOMPANYING DRAWINGS				
	appropriate revised housing to suit			
KITAP77	Supply and fit Smeg MP322X1 built in stainless steel microwave oven, with quartz grill, in appropriate wall unit OR tall unit (depending on specified location) in kitchen.	£750		
KITAP78	Supply and fit Hotpoint SWMD10437P free-standing washing machine (White) in XXXX, as per drawing.	£685		
KITAP78.1	Supply and fit Hotpoint WDD750P free-standing washer/dryer (White) to washing machine space, as per drawing.	£725		
KITAP80	Omit base unit in XXXX, as per drawing, leaving space with plinth continued across. Supply and fit plumbing and electrics to allow client's own contractor to fit own integrated appliance after settlement (please specify type of appliance).	£50		
Plumbing items				
PLU87	Supply and fit Pisa chrome finish straight heated towel rail in lieu of standard radiator in Bathroom. NOTE: Where standard radiator is positioned beneath a tall window, position may require to be moved to allow for	£350		

Revision 17
September 19, 2019

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PLEASE ENSURE ALL ITEM NUMBERS ARE REFERRED TO ON ACCOMPANYING DRAWINGS				
	greater height requirements of towel rail. Size will vary depending on required heat output for room with 500mmW x 1200mmH normally being the smallest size fitted unless available space constraints require alternate dimensions. In some cases, separate radiator may require to be retained.			
PLU87.1	Supply and fit Pisa chrome finish straight heated towel rail in lieu of standard radiator in En Suite. NOTE: Where standard radiator is positioned beneath a tall window, position may require to be moved to allow for greater height requirements of towel rail. Size will vary depending on required heat output for room with 500mmW x 1200mmH normally being the smallest size fitted unless available space constraints require alternate dimensions. In some cases, separate radiator may require to be retained.	£350		
PLU90	Heighten sanitary ware for future fitting of feature flooring in Bathroom - XXmm. N.B. including any material required by flooring contractor. Heights required must be confirmed by client with return of instructions, e.g. normal requirement for Scotia's own tiling would be 15mm Ground Floor,	£38		

Revision 17
September 19, 2019

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PLEASE ENSURE ALL ITEM NUMBERS ARE REFERRED TO ON ACCOMPANYING DRAWINGS				
	21mm First Floor (incl. 6mm Plywood)			
PLU90.2	Heighten sanitary ware for future fitting of feature flooring in En Suite - XXmm. N.B. including any material required by flooring contractor. Heights required must be confirmed by client with return of instructions, e.g. normal requirement for Scotia's own tiling would be 15mm Ground Floor, 21mm First Floor (incl. 6mm Plywood)	£38		
Tiling items				
TIL27	Supply and fit Porcelanosa XcolourX floor tiles in Kitchen. (Grouting will be Porcelanosa Butech Grey)	Priced on request		
TIL28	Omit Aqua Panel in shower cubicle in XXXX, supply and fit tiles in lieu.	£217		
TIL88.2	Supply and fit wall tiling to approximately 1800mm height around 3 sides of bath.	Priced on request		
TIL89	Supply and fit Porcelanosa XcolourX floor tiles in Bathroom. (Grouting will be Porcelanosa Butech Grey) NOTE - To include suitable underlay for locations above ground floor only	Priced on request		
TIL89.1	Supply and fit Porcelanosa XcolourX floor tiles in En Suite. (Grouting will be	Priced on request		

Revision 17
September 19, 2019

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<i>PLEASE ENSURE ALL ITEM NUMBERS ARE REFERRED TO ON ACCOMPANYING DRAWINGS</i>				
	Porcelanosa Butech Grey) NOTE - To include suitable underlay for locations above ground floor only			
TIL89.4	Supply and fit upgraded Porcelanosa wall tiles in Bathroom. Please specify colour choice.	£125		
TIL89.5	Supply and fit upgraded Porcelanosa wall tiles in En Suite. Please specify colour choice.	£75		
Administration fees				
ALTM1900.1 ALTM1900.2	Administration Fee: This fees will apply for any alterations received and agreed after any agreed date for confirmation of all alterations and colour choices, or the start of construction, whichever is earlier, to cover the costs of revised architectural work, drawings and instructions. Should any of the additional items 'Proceed', this item will automatically apply.	£50 £150 (drawings)		
Additional items				
		Priced on request		
		Priced on request		

Revision 17
September 19, 2019

Item	Description	Price	Room/Position/Comments	Proceed
<i>PLEASE ENSURE ALL ITEM NUMBERS ARE REFERRED TO ON ACCOMPANYING DRAWINGS</i>				
		Priced on request		
		Priced on request		
		Priced on request		

Signature of client:

Date:

Signature of sales advisor:

Date:

We look forward to helping you to personalize your new home. We will be in touch shortly to confirm if all of your requests are possible and provide any further details and pricing. We will then, pending payment, await your instructions to start the process of tailoring your new property.

Revision 17
September 19, 2019