

1. **Foundation**
Specifically designed by Structural Engineer to conform to local authority requirements and to suit local ground conditions, and details
2. **Structure**
Reinforced concrete structure
2. **Walls**
Insulated cavity wall construction
3. **DPC**
Damp Proof Course
4. **DPM**
Damp Proof Membrane
5. **Underfloor heating**
An underfloor heating system will be installed to all bathrooms/shower rooms and kitchen and laid on top of a flooring grade insulation prior to laying the tiled floor finish. Each room will be independently controlled by a sensor probe laid in the floor and connected to a programmable thermostat.

Other rooms can also be fitted with underfloor heating if required.
The above is an additional cost, priced to suit requirements.
See separate appendix for this item.
6. **Ventilation system**
All bathroom/shower rooms have mechanical extract ventilation system which switches on with room light. The kitchen will also have extract ventilation fitted within the canopy above the cooker location and will be independently controlled. All extracting externally.
7. **Tiled roofs**
In the case of a pitched/tiled roof the structure/timber trusses below will be covered with a waterproof membrane, bituminous roofing felt to BS747, but to receive roof tiles, laid on timber battens, all ridges, verges, hips, valleys to be bedded down in sand/cement.
8. **Doors and windows**
All external doors including front entrance door and windows will be in powder coated aluminium cream or white or alternatively, brown or white reinforced upvc pivot/hinged type, opening out will be fitted.
9. **Main entrance door**
If preferred the main front entrance door can be of solid timber construction and stained to match house.
10. **Internal doors**
Internal traditional panel doors are fitted to a timber frame painted or stained, including architraves around. All fitted with lever lock handles, or knobs. A selection of door furniture is available.

11. **Floor tiling - €30m2**

A variety and choice of tiles are available within this price range, more expensive tiles can be chosen and the additional cost to be paid at the relevant stage.

12. **Wall tiling - €25m2**

All bathroom/shower areas will be tiled to full height. The kitchen will be tiled between the base units and to underside of wall cupboards. A Choice of tiles is available to the client within this price range. Silicone sealant around edges of worktops and wall tiles.

13. **Ceiling areas**

All ceilings to be treated with 2 coats of spatula/plaster and will be to a smooth finish or ar texed if preferred to clients requirements, given two coats of white emulsion. Cornices will be fitted throughout.

14. **Kitchen units**

Floor and wall units are constructed of solid material with a choice of door finishes or solid timber construction moulded design, can chosen if preferred.

Worktops are heavy duty min 48mm. thick granite or marble will be supplied and fitted, (various colour choices are available).

Other worktop materials/finishes can also be supplied if preferred, such as, wood or ceramic tiles.

A choice of stainless steel of 1½ bowl, single drainer, or single with double drainer, or granite composite sink. Choice of colour to clients' requirements.

Two Sink taps to clients' choice – an allowance of €160 for kitchen and €110 for utility area.

Pine Grove Properties Ltd will choose from a local hand crafted supplier for the units and an allowance of up to a max. of €5,125 for the kitchen units, including the utility area is allowed for.

Bathroom/en-suites, for each area, an allowance of fittings, is taken for,

A - master bedroom €1,110

B - bedroom 2 €1,025

C - bedroom 3 €1,025

15. **Appliances**

Appliances will be supplied and connected, any other appliances supplied by client will be fitted free of charge when supplied at kitchen fitting stage.

Pine Grove Properties Ltd will ensure that plumbing and electrics are co-ordinated following kitchen design layout and ensure these are installed to locations as agreed.

16. **Lighting**

Lighting to each room to be ceiling mounted pendants. Halogen spot lights in bathroom areas are to be moisture proof and recessed where applicable. Wall lighting can be installed at positions agreed with client. Dimmer switches if required to be supplied and fitted positions as agreed.

Pine Grove Properties Ltd will install alternative light fittings free of charge as supplied by client, at second fix stage.

17. Shaver points

One shaver point fitted to each bathroom area near to wash hand basin.

18. Electrical power

Pine Grove Properties Ltd will connect the electricity supply to the dwelling, from the site boundary, but P.G.P. is not responsible for bringing in a main supply from any distance. P.G.P. will make the application and contribute €8,000 max.

Where possible all cabling is to be ducted underground from the external connection points. 3 double sockets supplied in each room as standard, including 1 waterproof external power supply, including power supply to bell push at front door position. underwater pool lights will be fitted as standard.

One television co-axial cable to be fitted and telephone outlets one to each bedroom, lounge and kitchen. Television and telephone points are installed in accordance with the local Electricity Regulations, to locations shown on plan.

19. Telephone

Pine Grove Properties Ltd is not responsible for bringing the main service to the dwelling but only for the installation of points to the positions as shown on plan, within the dwelling.

20. Television points

TV points to all rooms and kitchen are fitted as shown on plans. Ducting for satellite cable will be installed in the lounge area near the TV point.

21. Water supply

Pine Prove Properties Ltd will provide mains water to the plot to a meter located inside the boundary edge at the entrance, and also for connecting the supply to the house via the meter.

Water pressure pump system to maintain constant pressure to all areas of the property. An ISO 9002 solar water heating system. Solar panels to provide hot water during the summer months. The panels will be fitted to an agreed location not necessarily on the roof. Electric immersion heater to provide hot water during the winter months.

Sceptic tank and absorption pit.

Four outside water taps.

22. Central heating

Full central heating system with convector type radiators with a gas boiler to suit house size, to be installed.

The balanced gas flue boiler can be positioned in its own externally purpose built enclosure and wired back to a programme fitted to wall in the kitchen.

23. Wardrobes

No built-in wardrobes to bedrooms have been shown but allowed for, client can choose locations.

24. Garden

Existing trees will remain unless they conflict with the construction. Generally the plot will be cleared, also around the construction area. A full landscape design will be available to view. Client may choose plants

25. Boundaries

Type of boundary fencing to the plot, if required, can be agreed and priced for accordingly.

26. Pool, shape or design as shown on plan.

Depth – 1.1m (shallow end approx.) to 2.5m (deep end approx.) and installed in accordance to local authority requirements. (please note that recent regulation changes on pool depths for water conservation may mean that the pool can only be 1.5m constant depth.

Alternatively beach type walk-in pool (Infinity skimmer design) or infinity pool can be chosen. at no additional cost.

System installed with two skimmers, one outlet drain and one 26" diameter filter and one, 1 HP pump.

Four underwater lights to be installed this to be automatic colour changing.

Electric and hydraulic.

Any further accessories or requirements such as stainless steel steps, covers, slides etc. can be priced separately, we will be pleased to discuss your needs.

27. Pool side shower

Pool side hot and cold shower to be installed, position to be agreed.

28. Pump house

Pumps and filters for pool will be fitted in this enclosure.

Notes:

This specification is not exhaustive it is intended as a guide only. The client may have other additional requirements and we will be pleased to discuss these with you, refer to optional extras.

All items chosen over and above standard specification will be priced prior to commencement on site, and agreed. Payment for these will be due at time of agreement).

Minor internal changes may be possible during construction but significant alterations will not be possible

Each house has been designed to conform to approvals therefore the size of the build area cannot be changed.

The prices quoted for allowances, are supplied cost prices to developer, not commercial retail prices quoted to the public.

A credit and debit system will be utilised regarding allowances for floor and wall tiling and sanitary ware. Therefore, if you spend less than the allowed allowance on your choice, then the balance will be credited.

This specification is not exhaustive but is intended to give the home owner an indication and overview of the quality and superior level of finishing offered.

All properties are custom built to the client's requirements and therefore each final and agreed set of specifications for each property is invariably unique and custom drafted.

This specification will form the basis and will be annexed to the contract.

Pine Grove Properties Ltd will guarantee attention to detail and provide a unique personal service on every aspect of the design and your home.

Pine Grove Properties Ltd is flexible to re-design prior to planning approval but changes after this time may have repercussions of construction continuation.

Pine Grove Properties Ltd will endeavour to produce any additional details, drawings and specification changes in relation to any minor internal changes, but please note that changes may have a financial bearing on the contract.

FEATURES:

Under floor heating

TV points

Sensory lighting

Electric points - external

Landscaping design and construction

Spa area

Walk in infinity skimmer design pool

Pool heating via boiler

Pool lighting

Garden lighting

Pergolas / covered areas

Italian kitchen

Kitchen appliances

Feature Stained glass to window to staircase

Remote controlled entrance gate

Feature internal walls in stone

Timber, Granite or Marble stair finishes

Please Note that the overall footprint or build area which has been approved by the authorities can not be changed and therefore any additional requirements or alterations could delay the construction and Title Deeds. Therefore please ensure that the design, layout chosen meets your requirements.

Please be assured that Pine Grove Properties Ltd staff are here to help and advise and to ensure that you are fully satisfied with the choices you have made