

QUALITY SPECIFICATIONS BUDGET: 00/202

DATE: 00/00/2025-2026

CLIENT: .....CONSTRUCTION TYPE: HOUSE, BBQ, GARAGE AND POOL

SITUACIÓN: POL PARCELA

POBLACIÓN: Pinoso

PROMOTOR:

FECHA:

VERSIÓN:

**I.- IDENTIFICATION OF PROMOTER AND PROPERTY:**

SURFACE: \_\_\_\_\_ M2.

**II.- GENERAL DETAILS OF DESIGN AND CONSTRUCTION:**

**On budget:**

- HOUSE \_\_\_\_\_ M2 BUILT
  - \_\_\_\_\_ BEDROOMS
  - \_\_\_\_\_ BATHROOMS
  - \_\_\_\_\_ TOILET downstairs
  - LIVING ROOM AND FIREPLACE

## PORCHS AND TERRACES

## FULL KITCHEN CABINETS AND KITCHEN FAN- SMOKE EXTRACTOR

- \_\_\_\_ m X \_\_\_\_m POOL AND TERRACES (2 MTS AROUND)
- PILLAR ENTRANCE AND SLIDING GATE: Two solid split block pillars filled with concrete with a maximum height of 2 meters and sliding door made of decorative metal in black
- BBQ BUILDING \_\_\_\_ MT2
- GARAGE \_\_\_\_ MT2
- SIDEWALKS: HOUSE (85-90 CMS WIDTH) + (BBQ AND GARAGE 75 CMS WIDTH)
- AIR COND. (DUCTING SYSTEM-2 UNITS). Air conditioning machines not included
- No other building is included except those indicated above.
- All buildings will be constructed according to the indications of the plans and what was agreed between both parties. Details of measurements and specifications are detailed in the plans . The technical details will be specified in the official project.

• WE USE HIGH QUALITY INSULATION (ROOF, TERRACES, WALL AND FLOORS) FOR THIS REASON WE GUARANTEE A MINIMUM ENERGETIC QUALITY CERTIFICATE (CEE) LETTER "B"

### III.- BUILDING SYSTEM

#### 1) EXCAVATION AND CLEANING OF THE PLOT.

- Clearing and cleaning of the plot.
- Excavation for foundation and levelling of pool.
- Trenches for foundations.

#### 2) SYSTEM SKELETON-STRUCTURE OF CONCRETE AND IRON ARMOUR (HOUSE AND OTHERS BUILDINGS):

- Formation of coat thickness 10 cm cleaning concrete.
- Formation of iron armours and reinforced concrete, concrete made with HA-25/B/20/ II made in central and steel UNE-EN 10080 B 500 S.
- Supply and installation of network earthen copper wire conductor cable composed of bare copper annealing section 35 mm<sup>2</sup>.
- Formation of reinforced concrete floor slab, made with concrete HA-25/B/20/IIa steel manufactured in Central and UNE-EN 10080 B 500 S.
- Formation of reinforced concrete structure, made of concrete HA-25/B/20/ all manufactured in the concrete factory-plant, and steel UNE-EN 10080 B 500S. It includes wrought-edge finish with expanded polystyrene mould to ledge.
- The barbecue and garage will have system of construction of walls of concrete blocks, but the structure of these buildings will be with pillars and concrete, which is the same construction system as the house.

#### 3) EXTERNALS WALLS AND FACADES

- External wall formed by ceramic brick 11cm thick (IN EXTERIOR FACE) cement plaster on the inside and ceramic brick 7 cms (INTERNAL FACE). between these 2 walls the exterior insulation will be placed
- Placing rigid extruded polystyrene panel (XPS) or fibreglass insulation panels of 5 cm thick.
- Thermal insulating sheet is placed on pillars and exterior concrete base to avoid thermal bridges.
- Adhering waterproof sheets in flashings and windowsills.

#### 4) WALLS INTERNAL DIVISION.

- Internal wall formed by ceramic bricks 7cm thick.

#### 5) ROOFS AND EXTERIOR DECKS

- Thermal isolation: Rigid extruded polystyrene panel or fiberglass insulation panels of 8 cms cm thick.

- Terraces, Waterproofing monolayer attached: sheet SBS modified bitumen elastomeric, LBM (SBS)-40.
- Separating layer under insulation: geotextile polyester fibres (only in open Terrazas no cover)
- Ceramic tile sloping roof with a slope of 32-35%, consisting of:
- Slope formation: hollow ceramic board a layer of cement on light weighted partitions (between partitions lightweight thermal insulation of rockwool 4-6 cm thick is placed)
- Ceramic Tiles Roof (3 colour types to choose) placed with cement and special glue.

## **6) EXTERIOR AND INTERIOR WALLCOVERINGS.**

- Formation continuous coating inside plaster on horizontal or vertical surfaces.
- Continuous plaster ceilings fixed.
- For Air Cond machines: In the areas where the air conditioning machines are placed, the false ceiling will be removable. Normally the air conditioning machines will be placed on the ceilings of the bathrooms with easy access in case of maintenance.
- Continuous coating thickness of 15 mm for facades, waterproof to rainwater, with monolayer or cement mortar for waterproofing and decorating facades.

## **7) FLOORS AND INSULATION.**

- Floor insulation panel of the home with extruded polystyrene 4 cm thick.
- Base pavement made of self-levelling mortar or a similar.
- Placement of floor tiles and baseboard (flush plaster) to choose for a price not exceeding 12 € / m2.
- Placing non-slip floor tiles in porches and sidewalks. (Max 12 € / m2).
- The sidewalks of all the buildings and terrace's pool will be made of stamped concrete with different colours to choose.

## **8) WALL TILES PLACEMENT**

- Levelling in walls with cement mortar in bath and kitchen. Tiles placed with special material for the type of tiles.
- Placing tiles to choose. (Max 12 € / m2).

## **9) PLUMBING, DRAINS, SEPTIC TANK AND WATER CONNECTIONS.**

- It will include the connection of water from the outside network pipe to the house.
- Interior plumbing installation, made of cross-linked polyethylene (PE-X), for the network of hot and cold water. All materials will be CEE certified.
- 1 En-suite bathroom WC, shower or fibre work (1.20/1.60 x 0.80 m), sink and mixer tap shower and mixer tap shower.
- *1 Master bathroom on suite with shower, bath, WC, double sink according plan and mixer tap shower.*
- Toilet with WC and sink downstairs.
- Aero thermic formed by compressor + accumulator 110/120 litres or Solar Panel according to local building regulations.
- Drains P.V.C. according to project.
- This includes the septic tank according to construction and local regulations for country houses.
- All showers will have glass screens.
- WCs with the type anchored on the floor. The toilets placed on the walls have an extra charge of 485 euros.
- Washbasins: Furniture-cabinets with sink, single lever and mirror with lighting. Maximum budget 300 euros for single bathroom and 500 for double sinks on the master bathroom.
- The project will have 2 outside water tap for various uses. (1 in any exterior wall facade the main house and in any other annex building.)
- *The connection of water is included.*
- *The sizes of the showers will be defined in the project according to the spaces and regulations*

#### **10) ELECTRICAL INSTALLATION AND MECHANISMS.**

- Electrical network complete interior layout of a single-family house.
- Entrance sliding gate included: Pre-installation for lighting on pillars, pre-installation for motor and intercom connection
- This budget is included in the LED type lights recessed ceiling bedrooms (1 ud in master bedroom), bathrooms (1 ud), kitchen (2 ud), dining area (2 ud), 4 in living room and 1 for hall maximum.
- Garage: The garage includes 2 surface basic lighting on the interior ceiling.
- BBQ: The barbecue includes 1 surface spotlights on the interior ceiling and 1 on the exterior toilet.
- The exterior lighting is not included in any of the buildings. But it will be included pre-installation ready to place any type of exterior lighting. This will also be applicable for the others building.
- The electrical installation will be of 5.750 KW, or as normative-rules demand.
- All the mechanisms (switches and sockets) will be Neissen brand, white or grey, with T.V. points in all rooms and living room.
- Usually the exterior lighting points (pre-installation) is suggested by our electricians.
- External plugs included: In house 1 on the porch and another on the terrace upstairs.
- **Important:**
  - All projects include switches and plugs in sufficient quantity and in accordance with construction regulations. The position of these will be defined by the technicians based on these regulations. The works of placing extra points of switches and sockets not included in the project will have an extra cost.
  - The installation of additional interior or exterior plugs or switch as well as additional lighting connection points will be charged extra.
  - The placement of any type of lighting that is not included in the overall budget will have an additional cost that will be reported prior to doing any work

#### **11) INTERNAL DOORS PAINTING.**

- The interior doors will be painted with lacquer.

#### **12) CEILINGS**

- The ceilings of the ground floor and the first floor will be made of plasteboard in the main house and annex, this not will be apply to garages and warehouses that will be made covering in plaster in all internals ceilings and in monolayer (monocapa) in BBQ.

#### **13) CARPENTRY INTERIOR - ACCESS DOORS AND WARDROBES. (MAX €/DOOR)**

- Pinewood frames.
- Internal doors in wood (DM) in plain white with flashings, handles and hinges.
- 1 cabinet formed by modules and sliding doors with brake. The sizes will be defined in the project drawings.
- Dressing room: In the event that any project includes a dressing room, it will be the builder who proposes the distribution of the dressing room based on the estimated price. The size and design will be presented prior to it is manufacture.

#### **14) CARPENTRY EXTERIOR - ENTRANCE DOOR AND EXTERIORS WINDOWS.**

- PVC (Schuco Systems) windows: folding or sliding with thermal break, white colour with a safety glass GUARDIAN SOLAR SUN CONTROL.
- PVC blinds manually.
- Security entrance door lock with special closing 3 points.
- **Mosquito nets and electric blinds are not included.**
- The porch railings and railings outside terraces and staircase will be made of walls and white/black iron.

### 15) PAINTINGS

- Formation layer plastic paint with smooth texture, colour to choose, matte finish on interior horizontal and vertical surfaces plaster or stucco.

### 16) KITCHEN CABINETS (valued maximum \_\_\_\_\_ € included worktop (Silestone) for main house

- Kitchen Cabinets (according project)) and lower base of tall furniture laminate finish.
- Worktop Silestone or granite termination 2-3 cm thick
- Extractor hood with 3 power extraction and lighting. Budget 200 euros.
- Undercounter sink 40x40 or 80x40 to choose.
- Sink and mixer tap are included.
- BBQ: *The BBQ building does not include kitchen furniture, it only includes granite worktop without furniture under it, sink and mixer tap and hole to place ceramic hob*
- Important:
  - In the case of projects that include an island and in said island it is intended to place the ceramic hob, the kitchen extractors are not included in any case, except in the case in which it is clearly defined by the builder.
  - Kitchen islands: They will only be included in cases previously defined by the builder's design.
  - They are not included: cabinets with stainless steel carousel as accessories. Previously a drawing of the distribution of the kitchen with the included furniture is shown.
  - Appliances: It is not included

### 17) POOL \_\_X\_\_MTS WITH TERRACE (2 mts around)

- Pool dimensions 8x4 mts or 10x5 mts with depth according plan (normal 1.00 mts – 1.70 mts) and a total of (according size) approx. cubic meters of water, consisting of:
- Excavation.
- Box Gunit pool consisting of reinforced concrete.
- Gresite or Mosaic tile coating mesh 2.5 x 2.5 cm colour choice
- Plumbing and drains according to project.
- Fiberglass box to accommodate filter taps, and separate light box cleaning system.
- Exterior shower.
- Pool crowning finish with continuous artificial stone. Full purification chlorine equipment, water connections and electricity. Includes decorative artwork on the bottom of the pool and two lights for illumination inside the pool.
- The cost of filling the pool with water will be paid by the promoter.
- The salt cleaning system and PH control is not included.

### 18) FENCING, SEPTIC TANK AND ENTRANCE GATE SLIDING IRON 4 METERS, INTERCOM AND PRE-INSTALLATION FOR AUTOMATIC DOOR.

- Will be included fencing to 2 meters high for an area of 3000 m2 or the equivalent of 200 linear meters. The form the fence will be defined by the customer. We must present a fence proposal once the entrance wall is finished.  
It includes pre-installation of electricity on top of the pillars for the placement of decorative lamps by the customer.  
The entrance sliding gate be supported by two concrete pillars.
- Sliding iron gate 4.00m x 2.00m
- Pedestrian swing door dimension 1.00m wide and 2.00 m high. The pedestrian door will be incorporated in the sliding door of 4 metres.
- The property will be delivered clean of waste and materials
- The access from the sliding door to the house will be covered with gravel (marble sand) with a width of 3.0 meters, this material will be extended without compacting. FYI: We place gravel-zahorra (marble sand) at the end of the construction of the project. It is not necessary to compact, since with the daily

access of machines and trucks it compacts with time. For this reason, we specify that it is not necessary to compact

- Septic tank according construction standards defined by the architect.
- The handrail of the interior staircase will be made iron railing (white-black)
- The floor of the interior staircase will be Compact (like Silestone, special for staircase)
- Important:
  - The sliding door motors are not included in any case.
  - Interior and exterior railings that are different from the metal ones offered by the builder will be subject to extra charges.
  - The areas of the land that are delivered clean are those that are fenced. Plowing or grading is not included in areas outside the fenced area.

#### **19) TERRACE ON THE PERIMETER OF THE POOL.**

- Concrete stamping Outdoor  
Included terrace 2 meters length printed concrete 9-11 cm thick around the perimeter of the pool.
- This terrace is make based on iron and concrete placed on compacted ground.
- Notice: The printed concrete has a thickness between 9-11 cm in all cases (sidewalks and pool terraces) it is noted that due to the nature of contraction and expansion of the concrete it is possible that some small cracks appear that are in some cases unavoidable by the ground on which they are placed.

#### **20) SIDEWALKS.**

- Includes Sidewalks in all buildings on the perimeter of concrete and iron.  
With 85-90 cms width sidewalks on house and 75 cms for any other building.

#### **21) POSSIBLE EXTRAS (NOT INCLUDED IN THE BUDGET)**

- Heating system. (Under floor heating)
- Air cond machines
- Motor sliding gates.
- Motors in window blinds

#### **22) OTHER DETAILS OF CONSTRUCTION.**

- The details of the project, such as electricity, plumbing, insulation, distribution, etc., are defined in the project of execution of the architect director who drafts the project.

#### **23) AIR CONDITIONER. Ducting system.**

- This includes the pre-installation of ducts on the ceiling of the two floors of the main house.

#### **24) VERY IMPORTANT:**

- Any modification you want to do will be accompanied by a budget annexed to this document.
- The possible changes that are executed must have the approval of the constructor. In any case any change made must have a prior estimate approved and accepted by the developer before doing any work
- Once the contract and quality specifications have been approved, any change must be made in writing and in any case the extra amount to be paid according to the case.
- Garden designs and garden irrigation systems are not included.
- Any modification that you want to make must be communicated 1-2 weeks in advance and must be approved by the construction managers in order to make the changes within the rules and regulations. Changes and modifications must be subject to a prior budget.
- Changes in executed works will not be admitted and in case of being admitted by the constructor, the client will have to pay the costs of removing the works done and of the execution of the new works.

**25) OTHERS ADDITIONALS:**

*As additional information.*

*Estimated extra cost for:*

- *Glass and steel railing internal staircase XXXX(steel poles and glass)*
- *Extra square meter of printed concrete XX euros. This will also be applicable for any additional area in any building (house, garage, bbq, etc)*
- *Cost of the linear meter of metal fencing of 2 meters high 11 euros.*
- *Cost of electric of blinds XXX euros each.*
- *The pool will operate with salt system to clean the water has a extra cost of XXXX€ for auto control PH for a pool mts and euros for a pool 10x5 mts.*
- *Glass railing on the outside: Extra cost per linear meter XXX euros. Height 45-55 centimeters*
- *Extra work on kitchen furniture.*

*Price linear meter of kitchen cabinet with worktop (Silestone) lower part: XXX euros*

*Price of a linear meter of upper part kitchen furniture: XXX euros.*

*Prices for oven columns, microwaves, bottle racks or others: Consult it*

*Wall sliding door extra cost: XXX euros*

*Double sliding door extra cost: XXX euros.*

**26) PROFESSIONAL SERVICES, BUILDING PERMITS AND LICENSES.**

- Project ..... included.
- Architect Manager ..... included.
- Technical Architect (Quantity surveyor) ..... included.
- Licenses and building permits ... .. included.
- Liability insurance builder .. ... included
- Quality control of concrete and iron ..... Included.
- Management and connecting the house to the sewerage network .... included.
- Quality control insulation and waterproofing terraces ..... included.
- Other expenses. They are not included costs: notary fees, taxes and Registry
- Land, Building and Construction Declaration on the Plot.

<u>EMPRESA</u>	<u>Conforme, EL CLIENTE</u>
----------------	-----------------------------