Specifications Guide

EasyGreen ENERGY Building System

June 2026

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Introduction – How to Read This Guide

This Guide describes the standard technical specifications of the EasyGreen ENERGY system and forms an integral appendix to the construction agreement.
The specifications refer to the standard construction system in force when the agreement is signed, unless otherwise stated in the technical offer, approved drawings, engineering studies or project-specific terms.
The purpose of this Guide is to explain clearly the main construction approach, materials and standard build-ups of the home's individual elements, including walls, floors, ceilings, roofs and technical installations. This Guide forms the technical basis for EasyGreen's offers and pricing for the ENERGY system. Each new, revised or updated offer is prepared in accordance with the Specifications Guide in force on its date of issue, unless the technical offer or a separate written agreement states otherwise.

General Technical Clarifications

The stated values regarding thickness, weight, thermal transmittance (U-value), airborne sound insulation (Rw), and fire resistance (EI/REI) are indicative and refer to the standard construction assembly of the system and the intended structural or non-structural function of each building element.
The final fire resistance requirements are determined by the Fire Protection Study, Structural Design, and the specific conditions of each individual project.
The final member sections, build-up assemblies, thicknesses, connections, and technical performance characteristics may vary slightly depending on the structural design, building geometry, energy performance study, fire protection study, MEP (mechanical, electrical and plumbing) requirements, and the specific conditions of each project.
Any such modifications are made solely to ensure proper technical implementation, compliance with the applicable design requirements, and the maintenance or enhancement of the overall quality and performance of the construction.

Trade Names & Materials

The commercial names of materials, products, and equipment mentioned in this Guide are provided solely as references to the required quality level and technical category.
EasyGreen reserves the right to replace any specified product with an equivalent or superior alternative whenever necessary due to material availability, project-specific technical requirements, or improvements to the construction solution, provided that the quality and fundamental performance characteristics of the ENERGY System remain unaffected.

Mechanical & Electrical Installations – General Principle

The final layout of the electrical, plumbing, drainage, mechanical, and other building services installations shall be adapted to the Client's requirements, the approved construction drawings, and the requirements of the respective engineering studies, within the framework of these specifications.
Where the engineering studies or the specific requirements of the project necessitate alternative technical solutions, such solutions shall be documented in the technical proposal, the construction drawings, or the project-specific conditions.

ENERGY Construction System

EasyGreen **ENERGY** homes are constructed using a timber-frame structural system, designed to provide excellent seismic performance, robust structural integrity, superior weather protection, and high levels of thermal and acoustic insulation.

ENERGY External Wall Construction with External Thermal Insulation System (ETICS)

EasyGreen applies the following standard external wall assembly, from the exterior towards the interior:

- ✓ Flexible, coloured, breathable acrylic finishing coat in the Client's selected colour.
- ✓ Base coat consisting of cementitious, elastomeric reinforcing render with glass fibres and polymer additives, reinforced with alkali-resistant fibreglass mesh.
- ✓ External Thermal Insulation Composite System (ETICS) using 120 mm graphite-enhanced expanded polystyrene (EPS 80) insulation boards, with λD = 0.032 W/mK, mechanically fixed.
- ✓ 15 mm OSB/3 Kronospan structural sheathing, suitable for load-bearing applications in humid environments, installed on the exterior side of the timber frame.
- ✓ Load-bearing timber frame constructed from Nordic Spruce, Strength Class C30, section 50 × 150 mm, moisture content 12% ±2%, with studs spaced at 600 mm centres.
- ✓ 150 mm Knauf Insulation NaturBoard 037 mineral wool, with λD = 0.037 W/mK, providing thermal insulation, acoustic insulation, and fire protection.
- ✓ 0.20 mm polyethylene vapour barrier.

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✓ 15 mm OSB/3 Kronospan structural sheathing, suitable for load-bearing applications in humid environments, installed on the internal side of the timber frame.
✓ 12.5 mm Knauf fire-rated gypsum board on the internal face of the wall. In bathrooms, 12.5 mm moisture- and fire-resistant gypsum board is installed, while shower areas are finished with 12.5 mm Knauf Aquapanel Outdoor cement board.

Standard Technical Performance

✓ Overall wall thickness: approximately 315 mm
✓ Average weight: approximately 56 kg/m².
✓ Airborne sound insulation: Rw = 42 dB
✓ Thermal transmittance: U = 0.14 W/m²K
✓ Fire resistance: REI 30

ENERGY Internal Wall Construction

EasyGreen applies the following standard internal wall construction:

✓ Timber frame constructed from Nordic Spruce, Strength Class C30, section 50 × 100 mm, moisture content 12% ±2%, with studs spaced at 600 mm centres, for internal partition walls.
✓ 50 mm mineral wool insulation, with λD = 0.037 W/mK, providing acoustic insulation and enhanced fire performance.
✓ Double-sided cladding with 12.5 mm Knauf fire-rated gypsum board. In bathrooms, 12.5 mm moisture- and fire-resistant gypsum board is installed, while 12.5 mm Knauf Aquapanel Outdoor cement board is used on the shower enclosure walls.
✓ Where required by the structural design, internal walls acting as load-bearing or bracing elements are additionally reinforced with 15 mm OSB/3 Kronospan structural panels on one or both sides, as specified by the structural design.

Standard Technical Performance

✓ Clear ceiling height: 2.62 m
✓ Overall wall thickness: 125 mm
✓ Airborne sound insulation: Rw = 39 dB
✓ Fire resistance (standard non-load-bearing wall): EI 30
✓ Average weight: 32.10 kg/m²

Intermediate & Attic Floor Structure

EasyGreen applies the following standard intermediate floor assembly, from the underside upwards:

✓ 12.5 mm Knauf fire-rated gypsum board ceiling.
✓ Galvanised metal ceiling framework.
✓ 0.20 mm polyethylene vapour barrier, where required according to the position and use of the space.
✓ Floor joists manufactured from kiln-dried Nordic Spruce, Strength Class C30, section 50 × 200 mm, moisture content 12% ±2%, spaced in accordance with the structural design.
✓ 50 mm mineral wool insulation installed between the joists to improve both acoustic performance and fire protection.
✓ In non-walkable attic spaces, 200 mm mineral wool insulation is installed between the joists, since the thermal insulation is applied at attic floor level rather than within the roof structure.
✓ 15 mm OSB/3 Kronospan structural floor sheathing, suitable for load-bearing applications in humid environments.
✓ 0.20 mm polyethylene vapour barrier, where required by the floor build-up.
✓ Where the upper level is designed as a full floor or a habitable loft, the floor build-up shall be selected according to the specified floor finish, as follows:
  - For ceramic tile finishes: 120 mm expanded polystyrene (EPS) insulation with a 65 mm cement screed, providing a total floor build-up thickness of approximately 185 mm.
  - For timber flooring or laminate finishes: a dry floor system comprising a 170 mm timber substructure and a 15 mm structural OSB board, providing a total floor build-up thickness of approximately 185 mm.

Technical Performance – Standard Assembly

✓ Overall thickness: approximately 495 mm*.
✓ Sound insulation: Rw = 42 dB*.
✓ Fire resistance: REI 30.
✓ Average weight: 185 kg/m²*.

** The stated values apply to the complete floor assembly, including the floor build-up for the finished floor covering and the suspended ceiling system.*

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Roof Construction

Construction of an ENERGY mono-pitch, gable, hipped, or cross-hipped roof system with engineered roof trusses, a flat ceiling, and concrete roof tiles.

EasyGreen applies the following standard timber roof truss construction, which provides a pitched roof externally and a flat ceiling internally. The roof assembly is described from the inside to the outside as follows:

- ✓ 12.5 mm Knauf fire-rated gypsum board installed on the underside of the ceiling.
- ✓ Galvanised metal framework supporting the suspended gypsum board ceiling.
- ✓ 0.20 mm polyethylene vapour barrier, where required according to the location and use of the space.
- ✓ Roof trusses manufactured from kiln-dried Nordic Spruce, Strength Class C30, with timber sections 50 × 150 mm or larger, moisture content 12% ±2%, spaced according to the structural design and connected using galvanized metal truss plates.
- ✓ 200 mm mineral wool insulation positioned at ceiling level to provide thermal insulation, acoustic insulation, and enhanced fire protection.
- ✓ Roof decking comprising either 22 mm timber boarding or 15 mm OSB/3 Kronospan structural panels, depending on the roof pitch.
- ✓ Breathable waterproof roofing membrane.
- ✓ OSB counter-battens, height 15 mm, installed perpendicular to the roof slope to create a ventilated cavity and provide drainage for any infiltrated moisture.
- ✓ 30 mm timber battens, installed parallel to the roof ridge, providing support for the roof tiles while creating a continuous ventilation cavity.
- ✓ Benders concrete roof tiles, covered by the manufacturer's warranty and available in a range of standard colours.

Roof ventilation is provided by ventilation grilles at the eaves and dedicated roof ventilation tiles, ensuring continuous airflow within the roof cavity.

The final dimensions, configuration, and structural capacity of the roof are determined by the project's structural design, taking into account the geometry of the building, the project location, and the applicable design loads, including snow and wind loads.

Indicative Technical Performance

- ✓ Average weight: 87.65 kg/m².
- ✓ Airborne sound insulation: Rw = 49 dB.
- ✓ Thermal transmittance: U = 0.17 W/m²K.
- ✓ Fire resistance: REI 30.

The total roof thickness varies according to the roof geometry, the required structural sections, and the project's structural design.

Construction of an ENERGY Mono-Pitch or gable roof system with a vaulted (cathedral) ceiling and concrete roof tiles.

EasyGreen applies the following standard roof construction with a vaulted (cathedral) ceiling. The roof assembly is described from the inside to the outside as follows:

- ✓ 12.5 mm Knauf fire-rated gypsum board installed on the underside of the ceiling.
- ✓ Metal framing system for the installation of the gypsum board ceiling.
- ✓ 0.20 mm polyethylene vapour barrier, where required according to the location and use of the space.
- ✓ One or more primary roof beams, as determined by the structural design, installed longitudinally along the roof and manufactured from engineered Nordic Spruce timber, Strength Class C30, with a moisture content of 12% ±2%.
- ✓ Sloping roof rafters manufactured from kiln-dried Nordic Spruce timber, Strength Class C30, with timber sections 50 × 150 mm or larger, moisture content 12% ±2%, spaced in accordance with the structural design.
- ✓ 200 mm mineral wool insulation positioned at ceiling level to provide thermal insulation, acoustic insulation, and enhanced fire protection.
- ✓ Roof decking comprising either 22 mm timber boarding or 15 mm OSB/3 Kronospan structural panels, depending on the roof pitch.
- ✓ Breathable waterproof roofing membrane.
- ✓ OSB counter battens, height 15 mm, installed perpendicular to the roof slope to create a ventilated cavity and provide drainage for any infiltrated moisture.
- ✓ 30 mm timber battens, installed parallel to the roof ridge, providing support for the roof tiles while creating a continuous ventilation cavity.
- ✓ Benders concrete roof tiles, covered by the manufacturer's warranty and available in a range of standard colours.

Roof ventilation is achieved through eaves ventilation grilles combined with dedicated ventilation roof tiles, ensuring continuous airflow beneath the roof covering. The final dimensions, structural configuration and load-bearing capacity of the roof are determined by the project's structural calculations, taking into consideration the building geometry, geographical location, snow loads, wind loads and all applicable design loads.

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Indicative Technical Performance

✓ Overall thickness: approximately 368 mm.
✓ Average weight: 87.65 kg/m².
✓ Airborne sound insulation: Rw = 49 dB.
✓ Thermal transmittance: U = 0.17 W/m²K.
✓ Fire resistance: REI 30.

The total roof thickness varies according to the roof geometry, the required structural sections and the project's structural design.

Exposed Timber Roof Structure – Optional Construction.

An exposed timber roof structure is not part of the standard **ENERGY System** and is provided only where specifically included in the Technical Proposal, the Construction Drawings, and the project's Structural Design. In such cases, the final roof assembly, the cross-sections of the timber members, the thermal insulation, the waterproofing system, the exposed internal timber finishes, and the final surface coatings shall be specified on a project-specific basis.

Rainwater Gutter System

EasyGreen **ENERGY** homes with pitched roofs include a rainwater gutter system for the collection and drainage of rainwater from the roof.

✓ Rainwater gutters are manufactured from **1.3 mm extruded aluminium**, providing enhanced durability and long-term performance.
✓ The colour of the gutter system may be selected by the Owner from the manufacturer's standard colour range
✓ The installation of the vertical downpipes is included to a point 300 mm below the top surface of the foundation slab.
✓Connections to underground stormwater drainage networks, inspection chambers, rainwater harvesting tanks, or any other external drainage systems are excluded unless specifically included in the project's Technical Proposal. .

Indicative Technical Performance

✓ Overall thickness: approximately 368 mm.
✓ Average weight: 87.65 kg/m².
✓ Airborne sound insulation: Rw = 49 dB.
✓ Thermal transmittance: U = 0.17 W/m²K.
✓ Fire resistance: REI 30.
✓ The total roof thickness varies according to the roof geometry, the required structural sections, and the project's structural design.

The total roof thickness is variable and depends on the roof geometry, the required structural member sizes, and the project's structural design.

ENERGY Flat Roof Construction

ENERGY Non-Walkable Flat Roof

Final waterproofing surface with occasional access permitted exclusively for inspection and maintenance purposes. EasyGreen applies the following standard flat roof construction, from the interior upwards.

✓ 12.5 mm Knauf fire-rated gypsum board installed on the underside of the ceiling.
✓ Galvanised metal framework supporting the suspended gypsum board ceiling.
✓ 0.20 mm polyethylene vapour barrier.
✓ Flat roof joists manufactured from kiln-dried Nordic Spruce timber, Strength Class C30, with timber sections 50 × 200 mm or larger, moisture content 12% ±2%, spaced in accordance with the structural design.
✓ 200 mm mineral wool insulation installed between the joists to provide thermal insulation, acoustic insulation, and enhanced fire protection.
✓ 15 mm OSB/3 Kronospan structural sheathing, suitable for load-bearing applications in humid environments.
✓ 0.20 mm polyethylene membrane serving as a vapour barrier or separation layer, depending on the flat roof assembly.
✓ Tapered expanded polystyrene (EPS) insulation, 30–100 mm thick, to create falls towards the roof drainage outlets.
✓ 1.5 mm FPO thermoplastic waterproofing membrane, forming the final waterproofing layer.

Indicative Technical Performance

✓ Minimum overall thickness: approximately 354 mm.
✓ Average weight: 41.04 kg/m².
✓ Airborne sound insulation: Rw = 42 dB.
✓ Thermal transmittance: U = 0.15 W/m²K.
✓ Fire resistance: REI 30.

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Energy Walkable Flat Roof

This is an optional upgrade available at additional cost.
The walkable roof is based on the same structural assembly as the non-walkable roof and is completed with a raised access flooring system, installed without bonding or mechanically penetrating the waterproof membrane.
EasyGreen applies the following standard walkable flat roof construction. The roof assembly is described from the bottom to the top as follows:

- ✓ 12.5 mm Knauf fire-resistant gypsum board to the underside of the ceiling.
- ✓ Metal framing system for the installation of the gypsum board ceiling.
- ✓ 0.2 mm polyethylene vapour barrier.
- ✓ Flat roof joists manufactured from kiln-dried Nordic Spruce timber, strength class C30, with a minimum cross-section of 50 × 200 mm and a moisture content of 12% ± 2%, spaced in accordance with the structural design.
- ✓ 200 mm mineral wool insulation between the joists, providing thermal insulation, acoustic insulation, and enhanced fire performance.
- ✓ 15 mm Kronospan OSB/3 structural board, suitable for load-bearing applications in humid conditions.
- ✓ 0.2 mm polyethylene membrane serving as a vapour barrier or separation layer, depending on the flat roof assembly.
- ✓ Tapered expanded polystyrene (EPS) insulation, 30–100 mm thick, to create falls towards the roof drainage outlets.
- ✓ 1.5 mm FPO thermoplastic waterproofing membrane.
- ✓ Raised access flooring system with adjustable pedestal supports.
- ✓ Final finish comprising 20 mm external paving slabs, 60 × 60 cm, suitable for installation on a raised access floor system.

The raised floor system allows rainwater to drain beneath the finished surface while maintaining permanent access to the waterproofing membrane, without bonding or mechanically penetrating the membrane.

Indicative Technical Performance

- ✓ Minimum overall thickness: approximately 354 mm, plus the height of the pedestal supports and the thickness of the final surface finish.
- ✓ Average weight: 41.04 kg/m², plus the weight of the raised access flooring system and the final paving slabs.
- ✓ Airborne sound insulation: Rw = 42 dB.
- ✓ Thermal transmittance: U = 0.15 W/m²K.
- ✓ Fire resistance: REI 30.

The overall thickness, weight, and final configuration of the walkable flat roof depend on the height of the pedestal supports, the type of paving slabs, and the requirements of the project's structural design.

PVC Windows & Balcony Doors

EasyGreen installs high-performance PVC window and door systems manufactured by the profine Group, using the profine 70 MD profile system as the standard specification for the ENERGY Construction System.

- ✓ White PVC window and door frames.
- ✓ profine 70 MD profile system with Roto Germany hardware.
- ✓ Tilt-and-turn opening sashes. On double-sash units, the tilt function is provided on one sash only.
- ✓ Double-glazed units with Low-E coating, argon gas filling, and warm-edge spacers.
- ✓ Centre-pane thermal transmittance: Ug = 1.0 W/m²K.
- ✓ Frame thermal transmittance: Uf = 1.1 W/m²K.
- ✓ White powder-coated metal handles.
- ✓ External window sills in off-white marble.
- ✓ White manual roller shutters with PVC shutter boxes and polyurethane-filled aluminium slats to all openings, unless otherwise specified in the architectural design or where installation is not possible due to the design or dimensions of the opening.

Alternative opening systems, including sliding or lift-and-slide units, together with alternative frame colours, may be selected following technical evaluation of the building design and project requirements.
Aluminium or timber window systems, custom colours and special opening configurations are available as optional upgrades and are priced separately where included in the project's Technical Proposal.

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External Security Entrance Doors

EasyGreen installs externally mounted steel security entrance doors in accordance with the approved drawings and the Technical Proposal.

✓ Single-piece reinforced single-leaf security entrance door, dimensions 102 × 214 cm.
✓ Single steel reinforcement with 14 locking points.
✓ Adjustable hinges.
✓ Security lock, handles, and 180-degree panoramic peephole.
✓ White aluminium external cladding.

Alternative colours, decorative door panels and enhanced security features may be selected as optional upgrades where specified in the project's Technical Proposal.

Electrical Installation

The electrical installation of the dwelling shall be carried out in accordance with the applicable Greek legislation, the relevant Greek standards, the electrical design, the construction drawings, and the project's Technical Proposal.
The locations of light fittings, switches, and power outlets shall be determined in accordance with the layout of the dwelling and the Client's selections, within the scope of the specified electrical provisions.

✓ Electrical cables selected according to the application and required load, including 3 × 1.5 mm², 3 × 2.5 mm², 3 × 6 mm², 5 × 10 mm² + 1.5 mm², Cat 6 UTP cable, and TV coaxial cable.
✓ Hager three-row three-phase main distribution board, complete with miniature circuit breakers (MCBs) and residual current device (RCD) protection.
✓ Separate sub-distribution board where the dwelling includes an additional upper floor.
✓ DIN rail modular components, including circuit breakers, switches, and residual current devices (RCDs), by Schneider Electric or equivalent.
✓ Legrand Valena series switches and socket outlets, in Neutral White or Classic Cream finish.
✓ All electrical connections shall be made within junction boxes, which shall remain accessible for inspection, maintenance, and future modifications to the electrical installation.

The electrical installation includes the following electrical points for each area, in accordance with the construction drawings and the project's technical proposal:

Entrance Hall

✓ Entrance doorbell wiring with 3 × 1.5 mm² cable.
✓ Single light switch controlling the external entrance light, with 3 × 1.5 mm² cable.
✓ Single light switch controlling the internal entrance light, with 3 × 1.5 mm² cable.
✓ One power outlet circuit with one socket outlet, using 3 × 2.5 mm² cable.

Guest WC

✓ Single light switch controlling one lighting circuit, with 3 × 1.5 mm² cable.
✓ One power outlet circuit with one socket outlet adjacent to the mirror, using 3 × 2.5 mm² cable.

Bathroom

✓ Single light switch controlling one lighting circuit, with 3 × 1.5 mm² cable.
✓ One dedicated power outlet circuit for a washing machine, as indicated on the construction drawings, with one socket outlet using 3 × 2.5 mm² cable.
✓ One power outlet circuit with one socket outlet adjacent to the mirror, using 3 × 2.5 mm² cable.

Storage Room

✓ Single light switch controlling one lighting circuit, with 3 × 1.5 mm² cable.
✓ One power outlet circuit with one socket outlet, using 3 × 2.5 mm² cable.

Hallway / Corridor

✓ Single light switch controlling one lighting circuit, with **3 × 1.5 mm²** cable.
✓ One power outlet circuit with one socket outlet, using **3 × 2.5 mm²** cable.

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Kitchen
✓ Two-way lighting circuit controlled from two locations, with 3 × 1.5 mm² cable.
✓ Dedicated power supply circuit for the oven, using 3 × 6 mm² cable.
✓ One dedicated power outlet circuit for the dishwasher, with one socket outlet using 3 × 2.5 mm² cable.
✓ Two dedicated power outlet circuits for the remaining kitchen appliances, with one socket outlet per circuit and two additional socket outlets, providing a total of four socket outlets, using 3 × 2.5 mm² cable.
✓ Dedicated power supply circuit for the cooker hood, using 3 × 1.5 mm² cable.

Living Room / Dining Room
✓ Two lighting circuits, each controlled from two locations, with 3 × 1.5 mm² cable.
✓ Two power outlet circuits, with one socket outlet per circuit and four additional socket outlets, providing a total of six socket outlets, using 3 × 2.5 mm² cable.
✓ One telephone/data outlet circuit with UTP cable.
✓ One TV outlet circuit with TV coaxial cable and TV outlet.

Bedrooms
✓ One two-way lighting circuit controlled from two locations, with 3 × 1.5 mm² cable.
✓ Two dedicated power outlet circuits for general-purpose socket outlets, with one socket outlet per circuit and two additional socket outlets, providing a total of four socket outlets, using 3 × 2.5 mm² cable.
✓ One telephone/data outlet circuit with UTP cable.
✓ One television outlet circuit with TV coaxial cable and TV outlet.

Staircase
✓ One two-way lighting circuit controlled from two locations, with 3 × 1.5 mm² cable.
✓ One power outlet circuit with one socket outlet, using 3 × 2.5 mm² cable.

Balconies
✓ Single light switch controlling one lighting circuit, with 3 × 1.5 mm² cable, at each balcony door.
✓ One power outlet circuit with one socket outlet, using 3 × 2.5 mm² cable.

Ground Floor Terrace & External Areas
✓ Single light switch controlling one lighting circuit, with 3 × 1.5 mm² cable, at each terrace balcony door.
✓ One power outlet circuit with one weatherproof socket outlet, using 3 × 2.5 mm² cable, located around the perimeter of the building.

Heating and Cooling System
✓ Electrical power supply for the outdoor heat pump unit, with cable sizing and circuit protection in accordance with the unit's power rating and the electrical design.
✓ Electrical provisions for indoor fan coil units, where indicated on the construction drawings and the mechanical design.
✓ Connection for one room thermostat per floor, using 4 × 1 mm² cable.

The final layout, exact locations, and required service provisions shall be determined in accordance with the approved construction drawings, the electrical design, and the specific requirements of the project.

Plumbing Installation

EasyGreen installs the plumbing system for the dwelling in accordance with the construction drawings, the project's Technical Proposal, and the water supply and drainage design.
The pipe sizes listed below represent the company's standard installation specification and shall apply unless otherwise required by the engineering design or the specific requirements of the project.
✓ Hot and cold water supply pipework installed using Ø20 mm thermally welded polypropylene (PP-R) pipes, suitable for domestic water supply systems.
✓ Waste pipework serving washbasins, kitchen sinks, bathtubs, shower trays, washing machines, and dishwashers installed using Ø40 mm or Ø57 mm pipes, depending on the drainage point and the layout of the installation.
✓ Soil and main drainage pipework installed using Ø100 mm or Ø63 mm pipes, depending on the application, location, and configuration of the drainage system.

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Included Plumbing Installations by Area

- ✓ Kitchen: hot and cold water supply, kitchen sink waste connection, and dishwasher waste connection.
- ✓ Bathroom: hot and cold water supply, and waste connections for the WC, washbasin, bathtub, and washing machine*.
- ✓ WC: hot and cold water supply, and waste connections for the WC and washbasin.
- ✓ Shower room (WC with shower): hot and cold water supply, and waste connections for the WC, washbasin, and shower.
- ✓ External: one cold water supply point provided around the perimeter of the building.

Where specified by the mechanical services design or selected as an upgraded option, the water supply installation may be configured with distribution manifolds and dedicated pipe runs to each individual point of use. Any such configuration shall be priced separately in the project's technical proposal.
All water supply and drainage pipework included in the scope of works is limited to the installation within the dwelling and extends only to the top surface of the foundation slab or basement slab.
Connections to public utility networks, connections of the drainage system to a sewage holding tank, and any plumbing works outside the footprint of the building floors are excluded from the scope of works.

** One washing machine waste connection is included per dwelling.*

Heating, Cooling & DHW Systems

Heat Pump with Fan Coil Units

EasyGreen installs a heating and cooling system comprising a heat pump and indoor fan coil units, in accordance with the project design and the requirements of the dwelling.
The system operates using low-temperature water circulation, providing efficient heating, cooling capability, and uniform thermal comfort throughout the dwelling.

- ✓ Outdoor heating and cooling heat pump unit, with a capacity ranging from **5 kW to 16 kW**, depending on the size, layout, and requirements of the dwelling.
- ✓ Buffer tank, providing stable operation of the heat pump and maintaining a consistent water temperature within the hydraulic circuit.
- ✓ Expansion vessel, for the safe absorption of pressure variations within the water circuit during system operation.
- ✓ Water distribution manifolds, for the organised distribution of water to the individual circuits serving the indoor units.
- ✓ Hydronic floor-mounted fan coil units, with the number and capacity determined in accordance with the room requirements and the heating and cooling design.
- ✓ Heated towel rails in bathrooms and WCs, where specified by the mechanical design and the project's Technical Proposal.
- ✓ Pipework, controls, and all ancillary system components shall be configured in accordance with the final mechanical services design.

Domestic Hot Water (DHW) System

EasyGreen installs a domestic hot water (DHW) production and distribution system, in accordance with the requirements of the dwelling and the final plumbing design.
The system utilises solar energy to meet the daily domestic hot water demand, contributing to reduced energy consumption and improved operational efficiency of the dwelling.

- ✓ 120-litre dual-energy solar water heater with a stainless steel storage tank.
- ✓ Flat-plate solar collector with an effective collector area of approximately 1.5 m², suitable for the operation of the solar water heater.
- ✓ Domestic hot water distribution pipework serving the bathrooms, kitchen, and all other designated points of use.
- ✓ Insulated domestic hot water pipework to minimise heat loss during distribution.
- ✓ Connection of the system to the dwelling's water supply network and the required domestic hot water distribution points.
- ✓ The final system layout, pipe routing, and ancillary components shall be determined in accordance with the plumbing design and the project construction drawings.

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Sanitary Ware & Bathroom Equipment

EasyGreen includes the standard sanitary fixtures and basic bathroom and WC fittings in accordance with the construction drawings and the project's technical proposal.

- ✓ WC pan complete with cistern and seat, with a maximum allowed purchase value of €150.00 + VAT.
- ✓ Wall-mounted bathroom vanity unit with flat washbasin, with a maximum allowed purchase value of €250.00 + VAT.
- ✓ Washbasin, with a maximum allowed purchase value of €70.00 + VAT.
- ✓ WC washbasin, with a maximum allowed purchase value of €60.00 + VAT.
- ✓ Bathtub, with a maximum allowed purchase value of €233.00 + VAT.
- ✓ 80 × 80 cm shower tray, where specified, with a maximum allowed purchase value of €100.00 + VAT.
- ✓ Bathtub mixer tap, with a maximum allowed purchase value of €90.00 + VAT.
- ✓ Washbasin mixer tap, with a maximum allowed purchase value of €65.00 + VAT.
- ✓ Mirror, with a maximum allowed purchase value of €80.00 + VAT.
- ✓ Bathroom accessories, including a towel rail by the washbasin, a bathtub towel rail, toilet roll holder, and soap dish, with a maximum allowed purchase value of €75.00 + VAT.
- ✓ WC accessories, including a toilet roll holder and double robe hook, with a maximum allowed purchase value of €30.00 + VAT.

Fixtures and Fittings Included by Room

- ✓ Bathroom: bathtub, WC pan with cistern, bathroom vanity unit with washbasin, mixer taps, mirror, and bathroom accessories.
- ✓ Shower room (WC with shower), where specified: shower tray, WC pan with cistern, washbasin, mixer taps, mirror, and bathroom accessories.
- ✓ WC: WC pan with cistern, washbasin, washbasin mixer tap, mirror, and WC accessories.

The sanitary fixtures shall be selected within the maximum purchase values specified above. Fixtures exceeding these values, premium product ranges, alternative dimensions, or additional accessories may be selected at additional cost, where included in the project's Technical Proposal.

Floor Build-Up

EasyGreen provides the floor build-up in accordance with the floor location, the type of construction, and the specified floor finish, as defined in the construction drawings and the project's technical proposal.

Ground Floor over Foundation Slab or Basement Slab

- ✓ Floor build-up comprising 50 mm expanded polystyrene (EPS) insulation and a 45 mm cement screed for final levelling, providing a total build-up thickness of approximately 95 mm.

Upper Floor with Ceramic Tile Finish

- ✓ Floor build-up comprising 120 mm expanded polystyrene (EPS) insulation and a 65 mm cement screed for final levelling, providing a total build-up thickness of approximately 185 mm.

Upper Floor with Timber Flooring or Laminate Finish

- ✓ Installation of a dry floor system comprising a 170 mm timber substructure and a 15 mm structural OSB board, providing a total build-up thickness of approximately 185 mm.

The final floor build-up, thickness, and installation method shall be determined according to the finished floor levels, the requirements of the building services, the specified floor finish, and the specific requirements of the project. Where no terrace or balcony is provided on the upper floor, the total floor build-up thickness may be reduced to approximately 95 mm, corresponding to the ground floor build-up, provided that the finished floor levels, building services, and project requirements permit such a configuration.

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Wall & Floor Tiling

Wall Tiling

EasyGreen provides wall tiling in bathrooms, WCs, and kitchen areas in accordance with the construction drawings and the project's technical proposal.

- ✓ In bathrooms and WCs, the maximum calculated wall tiling height is 2.20 m above the finished floor level.
- ✓ In kitchens, the maximum calculated wall tiling area is 4.00 m²*.
- ✓ Maximum allowed tile selection value: €15.00/m² + VAT.
- ✓ Tile installation is based on a straight-lay pattern, parallel to the walls, using tiles up to 60 × 60 cm in size.
- ✓ Diagonal laying, brick bond (running bond), parquet (herringbone or wood-look) patterns, narrow-joint installation, decorative designs, borders, listellos, trim pieces, feature bands, feature panels, larger-format tiles, mosaics, and mitred corner cuts may be selected at additional cost, provided they are included in the project's technical proposal.
- ✓ Wall tiling with a width of less than 0.60 m shall be measured on a linear metre basis and priced at 60% of the applicable rate per square metre.

** Kitchen wall tiling is not priced on the basis of a detailed kitchen layout but on the maximum calculated tiling area.*

Ground-Floor Tiling

EasyGreen installs floor tiles as the final floor finish in the designated ground floor areas, including the kitchen, living room, entrance hall, ground floor corridor, and storage room, in accordance with the construction drawings and the project's Technical Proposal.

- ✓ Maximum allowed purchase value for floor tiles: €15.00/m² + VAT.
- ✓ Skirting tiles are included.
- ✓ Tile installation has been calculated for a straight-laid pattern, parallel to the walls, using tiles up to 60 × 60 cm.
- ✓ Diagonal laying patterns, brick bond or parquet patterns, narrow-joint installation, decorative patterns, borders, listellos, bullnose trims, feature bands, decorative inserts, larger format tiles, or mosaics may be selected at additional cost, where included in the project's Technical Proposal.

Waterproofing and Final Floor Finish for First- or Second-Floor Balconies

EasyGreen applies the following standard construction for the waterproofing and final floor finish of first- and second-floor balconies:

- ✓ 1.5 mm FPO waterproofing membrane.
- ✓ Raised flooring system with adjustable pedestal supports.
- ✓ Final finish comprising 60 × 60 cm exterior paving slabs, 20 mm thick, suitable for installation on a raised pedestal system.
- ✓ The raised floor system allows rainwater to drain beneath the finished surface while maintaining permanent access to the waterproofing membrane, without bonding or mechanically penetrating the membrane.
- ✓ Maximum allowed purchase value for the selected paving slabs: €20.00/m² + VAT.

Ground-floor terraces, patios, and other external paved areas are not included in the standard price of the prefabricated house and are excluded from the standard quotation. Where their construction or final surface finish is requested, they shall be priced separately based on the area, selected materials, and the technical requirements of the project.

Laminate Flooring

EasyGreen installs laminate flooring as the final floor finish in the designated areas, including the bedrooms, first-floor corridor, and first-floor landing, in accordance with the construction drawings and the project's Technical Proposal.

- ✓ Laminate flooring by the German manufacturer Kronotex.
- ✓ Laminate thickness of 7–8 mm, depending on the selected product range.
- ✓ Advanced range or an equivalent range with the same technical characteristics.
- ✓ 3 mm polyethylene foam underlay.
- ✓ Matching skirting boards are included.

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Painting & Decoration

EasyGreen carries out all internal and external painting works in accordance with the Owner's colour selections, the standard specifications of the ENERGY and the project's Technical Proposal.

✓ Interior walls shall be painted with eco-friendly acrylic emulsion paint in colours selected by the Owner. The standard specification includes one paint colour per room.
✓ Exterior surfaces shall be finished with a coloured, flexible, breathable acrylic render in light shades selected by the Owner.
✓ Bold, dark, or special exterior render colours may be selected at additional cost, provided they are included in the project's technical proposal.

Internal Doors

EasyGreen supplies and installs laminate internal doors in accordance with the construction drawings and the project's technical proposal.

✓ Laminate-finished internal hinged doors with a plain leaf design, complete with either a rounded (convex) or square laminated engineered door frame.
✓ Door leaf with laminate finish over a marine plywood core.
✓ Architraves fitted with sealing gaskets.
✓ Double stainless steel barrel hinges.
✓ Stainless steel door handles.
✓ The standard specification includes hinged internal doors. Sliding doors or other special door types may be selected at additional cost, provided they are included in the project's technical proposal.

Kitchen Cabinets

EasyGreen includes the supply and installation of kitchen cabinets in accordance with the construction drawings and the project's technical proposal. The kitchen cabinets are manufactured from 18 mm white melamine cabinet carcasses with soft-forming melamine cabinet doors.

The following are included:

✓ 40 mm moisture-resistant worktop.
✓ Wall-mounted cabinets, 900 mm high.
✓ Adjustable plastic cabinet legs.
✓ Clip-on aluminium plinths.
✓ Blum soft-close hinges.
✓ Blum soft-close drawer runners.
✓ Integrated dish rack.
✓ Cutlery tray.
✓ Plastic waste bin.
✓ Single stainless steel handles, 96 mm centres.
✓ Double-bowl Pyramis kitchen sink, with a maximum allowed purchase value of €75.00 + VAT.
✓ Kitchen mixer tap, with a maximum allowed purchase value of €70.00 + VAT.

Kitchen Length Allowance

✓ For dwellings exceeding 60.00 m², the kitchen is calculated on the basis of a total cabinet length of 10.00 m, measured as the combined length of the base and wall cabinets.
✓ For dwellings of up to 60.00 m², the kitchen is calculated on the basis of a total cabinet length of 4.00 m, measured as the combined length of the base and wall cabinets.

The standard quotation is not based on a detailed kitchen layout but on the above calculated total cabinet length. Any additional cabinet length, special layouts, alternative materials, upgraded hardware, different worktops, or additional equipment shall be priced separately, provided they are included in the project's technical proposal.

Bedroom Wardrobes

EasyGreen includes bedroom wardrobes in accordance with the construction drawings, the number of bedrooms, and the project's Technical Proposal.
The bedroom wardrobes are manufactured from 18 mm white melamine cabinet carcasses with soft-forming melamine doors.

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The following are included:
✓ Adjustable plastic cabinet legs.
✓ Clip-on aluminium plinths.
✓ One hanging rail and one shelf per wardrobe section.
✓ One independent internal drawer unit.
✓ Single stainless steel handles.

Standard Wardrobe Dimensions
✓ The master bedroom includes one large wardrobe with indicative dimensions of 265 × 200 cm.
✓ Each secondary (children's) bedroom includes one wardrobe with indicative dimensions of 265 × 120 cm.
The standard quotation is not based on a detailed wardrobe design but on the number of bedrooms and the indicative dimensions stated above. Each dwelling is calculated on the basis of one master bedroom, with all remaining bedrooms considered as children's bedrooms. Larger wardrobe dimensions, bespoke layouts, alternative materials, additional internal fittings, or extra drawer units may be selected at additional cost, provided they are included in the project's Technical Proposal.

Staircases

Custom-Built Timber Staircase with Risers
EasyGreen installs a custom-built timber staircase with risers, where specified in the construction drawings and the project's Technical Proposal.
This staircase provides a high-quality, warm interior finish and is the standard staircase solution for the HYBRID, ENERGY, and PASSIVE systems in dwellings where an enclosed room or other internal space is located beneath the staircase.
✓ Closed timber staircase with risers, custom-built in accordance with the dwelling's construction drawings.
✓ Primary staircase structure and substructure constructed from timber members and OSB.
✓ Double outer stringers manufactured from 40 mm laminated solid beech timber.
✓ Treads manufactured from 40 mm laminated solid beech timber.
✓ Beech timber cladding and finishing, providing durability, structural stability, and an enhanced aesthetic appearance.
✓ Stair balustrade available in either painted steel or turned timber, in a selection of standard colours.
✓ Special staircase configurations, alternative materials, custom balustrade designs, or additional construction requirements may be selected at additional cost, where included in the project's Technical Proposal.

General Notes

Exclusions
Works outside the building footprint, connections to public utility networks, and any special constructions not expressly specified in this document or in the project agreement are excluded from the scope of works.

Right to Make Technical Improvements
EasyGreen reserves the right to make technical improvements or minor modifications to the specifications where necessary to optimize the construction, provided that the functionality, performance, and overall quality of the project are not adversely affected.

Scope of Works
The works described in this guide cover the standard construction of the dwelling and the technical components expressly specified herein, above the foundation slab or basement slab, unless otherwise stated in the project's technical proposal, construction drawings, or special project conditions.

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Signature / Date

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