

TRANSLATION OF THE TECHNICAL DESCRIPTIF OF A CHALET TYPE C AT "LE DEGERES" IN GRIMENTZ

STRUCTURE AND ENCLOSURE

- Reinforced concrete : . sole plate in reinforced concrete, thickness 25 cm, plates in reinforced concrete thickness 22 cm, external walls and others in accordance with the requirements of the Swiss parasismic codes, the static calculations of the engineer; shuttering type 2 ;
 - . access staircases to the ground floor, 1st storey and the attics.
- Masonry : . External and internal carrying walls are either in reinforced concrete, thickness 20 cm or in cement blocks of 13 cm ;
 - . Partitions in plaster slabs of 8 to 10 cm ;
 - . *coating of external walls see under "substructure in masonry".*
- Roof : . Roofs and balconies in visible, traditional roofing in pine, stained brown, including unfinished purlins and rafters with rough edges;
 - . *option : wood with brushed rustic sides, antique appearance.*
- Roofing : . Roofs including panelling in old wood fixed onto rafters for forward jutting roofs and internal faces, sealed and ventilated under-roof counter-lattice, lattice and covering in wood shingles;
 - . *option : for the interior, brushed, rustic or steam-treated panelling.*
- Smoke funnels : . Smoke funnel in stainless steel for the wood pellet central heating;
 - . Smoke funnel in stainless steel for connection of the occasional heating to the living room chimney ;
 - . Chimney outlets above the roof, insulated and covered with a rustic rough plaster coating.
- Tin-plating : . Copper sheet tin-plating including decoration for chimneys; primary ventilation and roof windows ; panels, gutters and roof and down-pipes.
- External carpentry : . Facing of the carrying structure in masonry including; peripheral insulation, thickness 180 mm with ventilated cladding in old wood false planks, intermediate posts for connection between panel surfaces;
 - . covers for bays and panels in old wood, thresholds in larch;
 - . hand-rail posts, balcony banisters covered with rustic wood;
 - . Balcony floors in brown autoclaved or in larch panels.
- Bays : . Windows and window frames in pine, including insulating double-comfort glass 1.0 KW/m², sealing joints and wood cross-pieces fixed to the outside face ;
 - . *option : chassis in brushed rustic pine wood or with steam-treated,, three-pane glass 0.7 kW/m² ;*
 - . Entry door in insulating panel covered in old wood, small window, Tribloc security lock and old-style decorative fittings;
- Shutters or blinds : . *No shutters or blinds are required.*
- Substructure in masonry : . external walls in reinforced concrete covered with peripheral insulation, thickness 180 mm in hard reinforced polystyrene panels and plaster coating on outside walls, old chalk colour, with old-style rub-marks
 - . *covering of substructure walls with géopietra .*

- External paint : . wooden items: partial painting on the exterior in 3 coats, that is to say brown transparent staining, old wood colour, of all the new wood items, including the bays. Cladding in old wood not stained
option : cladding with old wood impregnated with 2 coats of flax oil.

INTERIOR DESIGN

The furniture and the fittings shown on the sales drawings are not included in the price.

- internal lining : . lining of the enclosure walls with wood, apart from the sanitary and service rooms, that is : battens and internal covering in raw steam-treated or brushed rustic wood panels;
 . sanitary rooms: walls plastered with mortar and then with earthenware tiles;
 . *option : panelled with old wood.*
- Floors : . car cover, small room and cellars, floor in smoothed raw concrete;
 . technical and laundry room: sealed on concrete slab and screed;
 . entrance hall + habitable rooms on the ground floor : thermal insulation 140 mm under the slab, sealing width, sound insulation 40 mm and floating screed;
 . 1st storey and attics: sound insulation 2 x 20 mm under concrete slab, then floating screed.
- walls and partitions : . car cover, technical room, laundry and cellars: raw walls in concrete or in non-plastered cement blocks;
 . Stairwell and habitable rooms: walls with plaster coating and finishing plaster; partitions in plaster blocks and finishing coating applied with a brush.
 . *option : rustic finishing coat with light brushing or other.*
- Internal staircases : . staircases connecting the ground floor to the 1st floor and the attics, made from concrete, with finishing in brick, the same as the floor;
 . *option : staircase entirely in wood or finishing of the steps in hard wood planks.*
 . banisters entirely in stained rustic pine wood
- thermal and sound insulation : . floor slab: insulation beneath in 140 mm extruded polystyrene.
 . floors: insulation in extruded polystyrene 40 mm thickness ;
 . peripheral enclosure: insulation in expanded polystyrene of 180 mm ;
 . roofs: insulation in 200 mm rockwool.
- internal doors : . communication doors flat with half-heavy panels 35 dB with faces in stained rustic brushed pine planks;
 . *option : steam-treated or old wood planks, otherwise traditional door with 2 or 3 panel casement in the old style.*
- curtain rails : . *not included, possible option.*
- cupboards : . strong panels with visible sides with communicating doors, either stained rustic brushed pine, interior faces, shelves and hanging spaces in white, beige or wood décor chip board.
 . *option : steam-treated or old wood faces : otherwise traditional faces with 2 or 3 leaves, old-style.*

N.B.: Items in natural wood are impregnated with two colourless coats.

TECHNICAL INSTALLATIONS

- Heating system : . automatic central heating using hot air heat pump with geothermal sensors; heating circuit in the floor with electromagnetic thermostatic valve in every room, apart from the sanitary rooms; temperature regulation by external sensor and adjustment box, wood pellet tank in the room in the attics;
 - . occasional heating for the shower and bath room, using an electric clothes carrying radiator with thermostat;
- Sanitary hot water : . production of hot water using a water heater combined with the wood boiler, boiler contents 300 litres ;
 - . *option : production of hot water by solar panels.*
- hearth installation : . living room fireplace with prefabricated heat recovery hearth and sliding closing window, rustic finish in stone and old wood;
 - . *option : furnace in rustic soapstone or a stove which you can select..*
- Fire extinguisher : . powder fire extinguisher of 6 to 8 kg in front of the heater ;
 - . water or powder fire extinguisher of 6 to 8 kg in the attics.
- Electricity and lighting : complete installation in accordance with the electricity and cabling drawings detailed for each chalet including:
 - . main panel with external technical box;
 - . exterior lighting by 4 lighting points bracketed onto the external walls, not including light fittings;
 - . decorative lighting on the lower side of the roof, using a timed lighting system;
 - . interior lighting and electrical distribution by security sockets in each room, that is to say :
 - entry, entry hall, clearance and dressing :
 - . 1 light socket combined with switch,
 - . spot lights embedded in the ceilings,
 - living room, dining :
 - . 3 sockets on plinths,
 - . 1 socket combined with switch,
 - . 2 lighting points for living room (without light fittings),
 - . 1 lighting point for dining room (without light fittings),
 - bedrooms:
 - . 1 socket on plinth per bed,
 - . 1 socket combined with switch,
 - . 1 supplementary switch per bed
 - . 1 central lighting point (without light fittings),
 - kitchen :
 - . 1 supply socket per kitchen equipment
 - . 2 triple sockets for household equipment,
 - . 1 socket combined with switch,
 - . 3 spot-lamps at the work place,
 - . 1 central lighting point (without light fittings),
 - bath/shower :
 - . 1 socket combined with switch,
 - . 1 combination razor socket with unit near the washbasin,
 - . spot-lamps embedded in the ceilings,
 - separate WC :
 - . spot-lamps embedded in the ceilings,
 - balcony :
 - . 1 external triple socket,
 - technical and service rooms :
 - . 1 socket combined with switch,
 - . 1 central lighting point with standard TL
 - . other necessary technical connections

- Entry bell : . main entry door equipped with an electric bell.
 - Telephone : . telephone installation with connection in the living room
 . empty tubes and sockets in the other bedrooms;
 . *option : connection to bedrooms.*
 - television, radio, internet : . installation connected to the tele-network with a grid of over 100 Swiss and foreign programmes with a TV/radio socket in the living room and the parents' room;
 . installation of an Internet socket in the living room;
 . empty tubes and sockets in the other bedrooms.
 - ventilation : . bathrooms not vented, ventilated by timed electrical fans;
 . sanitary rooms with bays, naturally aerated;
 . kitchen ventilated by the cooker hood with extraction to the outside
 - connecting energy : . connection of subterranean electrical, tele-network and telephone systems up to and including the main panel;
 . connection of sanitary water with distribution unit in the technical room.
 - piping : . piping of waste water in p.v.c. including external inspection aperture;
 . piping of clear and rain water in p.v.c. including dumping, draining trench and sealed coating on buried walls;
 . water collection channels for parking places and traffic circulation.
- N.B.: Connection to various networks and their connection to the building are intended to be subterranean.
- kitchen : . completion of the visible sides of the brushed rustic appearance of the pine cupboards, 3 colours to choose from;
 . *option : panels with big mouldings or other profiles or materials;*
 . working surface in natural granite stone, flecking range at your choice, price for supply CHF 500.--/m2 ;
 . kitchen equipment of Zug brand, as per the list of models and part numbers, that is :
 - stove top cooking range with 4 vitroceram toptronic plates ;
 - ventilation hood; brushed stainless steel finish ;
 - hot air oven; brushed stainless steel finish;
 - micro-wave oven ; brushed stainless steel finish; ;
 - refrigerator-freezer 240 litres size; visible front incorporated, same as furnishings;
 - dish-washer, visible front incorporated same as furnishings;
 - cupboard items in chip board, covered inside with white, beige or wood décor melamine ;
 . *option : other equipment or brands.*
 - laundry : . washing basin in p.v.c., connections for clothes washer and clothes dryer, fixed clothesline ;
 . *option : washing and drying equipment, choose your brand.*
 - WC room : . wash-basin unit including wood board with basin, mirror incorporated in wood frame and surrounding spot-lights, wall-mounted WC bowl: accessories
 - shower-WC room : . wash-basin unit including lower cupboard, table in wood and basin, mirror incorporated in wood frame and surrounding spot-lights; wall-mounted WC bowl; shower with channel integrated into the floor and glass partition; accessories.
 - bath-WC room : . wash-basin unit including lower cupboard, table in wood and basin, mirror incorporated in wood frame and surrounding spot-lights; wall-mounted WC bowl; bath 175 x 75 cm ; accessories.

N.B.: All the sanitary room equipment: detailed choice as per specific list. Equipment in white porcelain, category 1; bath in white acrylic material; chromed accessories; chromed taps; mixing range for wash-basins, showers, baths and kitchen sink.

- locking system : . locks using Tribloc system and KABA STAR security cylinders;
 - . general locking using individual keys for garage access doors, main entrance and cellar including 6 keys in total.

INTERNAL COVERINGS/COATINGS

- Car cover : . floor in untreated smoothed concrete;
 - . untreated walls in concrete or cement blocks;
 - . anti-fire ceiling in chip board, white surface;
 - . *option : locking up and over garage door .*

- small room and shelving : . floor in untreated concrete;
 - . walls in untreated concrete or cement blocks;
 - . untreated ceiling in concrete.

- technical room, laundry : . floor in smoothed concrete with epoxy paint;
 - . walls in untreated concrete or white painted cement blocks
 - . white untreated concrete ceiling.

- Entry hall, stairwell, ground floor, 1st storey and attics : . floors : stoneware tiling at your choice, price for supply CHF 80.-- per m2 ;
 - . *option : parquet or other ;*
 - . walls coated with plaster, finished with brush;
 - . ceiling in concrete: with plaster finish and white paint.

- living-dining : . floors: parquet in wide planks, varnish as per your choice; supply price CHF 130.- per m2 ;
 - . outer walls: wood panelling, steam-treated or rustic brushed varnished pine;
 - . internal walls: coated with plaster, finished with brush;
 - . in steam-treated or brushed rustic pine (timber framework, visible roof) or a concrete ceiling with white painted plaster finish;
 - . *option : interior panelling in old wood.*

- kitchen : . floor: stoneware tiles, supply price CHF 80.—per m2 ;
 - . walls between furnishings: in natural granite stone, the same as the working surface, supply price CHF 430.-- per m2 ;
 - . ceiling in steam-treated or rustic brushed pine and with visible roof structure.

- WC, shower, bath, sauna : . floors: enamelled tiles, at your choice, supply price CHF 80.-- per m2 ;
 - . walls: enamelled porcelain, at your choice, supply price CHF 80.-- per m2 ;
 - . *option : framing, decor or others;*
 - . ceiling in concrete with white painted plaster coating.

- bedrooms, fitness and attic gallery : . floor in wood: parquet in wide planks, oiled at your choice, supply price CHF 130.- per m2 ;
 - . outer walls: woodwork steam-treated or brushed rustic oiled pine;
 - . interior walls: coated with finishing plaster applied with a brush;
 - . ceilings of sloping walls in the attics in steam-treated or rustic brushed pine (visible roof-structure);
 - . ceilings on the upper storeys: finished in white painted plaster.
 - . *option : ceiling with old wood covering;*

- cleaning : . the chalet will be entirely cleaned, ready to live in.

EXTERNAL LAYOUTS

- staircase, access road : . surface in roughened concrete.
- access road : . surface with tar coating;
. maximum slope 10 %.
- external parking places : . surface with tar coating.
- terraces - garden : . surfaces of terraces on larch planks, installed on beams and gravel;
. other flat surfaces in the garden with grass.
- slopes and mounds : . surfaces with natural plants ;
. support for land by rockfill, using stone blocks;
. light indigenous trees using small trees and some floral planting.
- the perimeter of the plot : . limits of the area shown by official boundary markers or pegs.

[MODIFICATIONS AT YOUR CHOICE](#)

Possible modifications at your choice for cladding, layouts or equipment within the usual lead times with information as concerns the work progress programme, subject to prior approval of the price variations concerned by the buyer and the owner of the building site.