

Niall Douglas,

Re : Proposed Passive Standard Timber Frame House @ Banteer, Co. Cork.

Dear Niall Douglas,

Please find enclosed your Timber Frame quotation for the plans submitted,

Supply Only of 300 mm x 38 mm Timber Frame House as per the specifications enclosed.

Supply & Erect of 300 mm Timber Frame Structure :	€415,955.28 plus VAT
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Crane Hire :

Supply & Fit of Felt & Battens:

Breather Roofing Felt
50 mm x 38 mm roofing battens

INSULATION & AIRTIGHTNESS MEASURES :-

WALLS :- Supplied & Fitted
300 mm Cellulose Insulation, Air tight membrane & 35 mm Service Cavity.
Typical U Value 0.13.

Flat Ceiling Space - Supplied & Fitted
400 mm Quilt Insulation supplied & fitted.
Typical U Value 0.11.

N/A

Sloped Roof Space - Supplied & Fitted
220 mm Metac Insulation supplied & fitted to be used in conjunction with 62.5 mm insulated slab.
Typical U Value 0.16.

Flat Roof Insulation - Supplied Only - 150 mm rigid Insultion Supplied only.

Completion of Air Tight Building Envelope to meet Current Building Regulations or better : - including Testing and Certification.

A Roof Covering - Slates
Blue / Black Man made fibre cement Slate supplied & fitted to roof.

Flat Roof - Single Ply Roofing Membrane EPDM / Fibreglass supplied & fitted to roof.

PC Sum Allowance for Fitting of 14 no. Roof Lights for Slate

SUPERGRUND HIGH PERFORMANCE FOUNDATION OR SIMILAR : -

Completion of Supergrund foundation to floor level - including materials - typical U Value 0.10 - W/m2degK
Mark out of foundation, clear top soil build up, lay, compact hardcore by client, lay pea gravel to underside of Radon barrier
Lay drainage for WC's and kitchen waste by GBC, leave ready for plumbers first fix. Pour and power float base for 150 mm concrete.
Note - Site Clearance, hardcore compacted and level by client in advance of GBC. Price subject to site inspection, rockbreaker if required is hired at € 65 per hour

PLASTERBOARD: - Supplied Only

15 mm plain plasterboard to all Structural Walls & Ground Floor Ceilings.
12.5 mm (1/2") plain plasterboard to remaining Walls & Ceilings.
62.5 mm Insulated plasterboard to Sloped Ceilings.

€415,955.28 *plus VAT*

The VAT rate for Supply & Erect of Timber Frame Structure is 13.5 %.

The VAT rate for Supply Only of Timber Frame Structure is 23 %.

Prices are calculated using current suppliers material prices, should there be an increase in material cost at any time this will be added on to the price quoted.

Please note this quotation is subject to change after a period of 90 Days.

If you have any questions or queries please do not hesitate to contact me.

Yours Sincerely,

Kevin Murphy.
(087) 275-3757

Date : 24.01.24.
Name : Niall Douglas,
Type of Dwelling : Hse Type : Two Storey - Rev 3

FOUNDATION :

GROUND FLOOR : Concrete Floor construction completed by client prior to delivery of Timber Frame House. Base Plan provided by us for layout.

WALL STRUCTURE :

**EXTERNAL TIMBER
FRAME PANELS :** Panel Heights as per plans submitted.

300 mm x 38 mm (12") imported CLS timber grade C 16
or better at centres determined by Engineer.

Structural racking resistance is achieved by precise nailing of
sheathing - 9 mm *Smart - Ply* (OSB 3). External Panels are covered with
Breather Membrane fixed using stainless steel staples.

**INTERNAL TIMBER
FRAME PARTITIONS :** Panel Heights as per plans submitted. Non loadbearing partitions
may be 18 mm lower to accomodate plasterboard to ceilings.

89 mm x 38 mm (4") imported CLS untreated timber grade C 16
or better at 400 mm (16 " Approx.) centres.

FLOOR PANELS : 220 mm x 44 mm prepared joists C 16 or better at minimum 400 mm centres
Trimmers and joist hangers fitted as required.
Decked out with 2400 mm x 18 mm OSB 3.

ROOF STRUCTURE.

ROOF :	Cut Roof Timber supplied at 600 mm centres with necessary bracing in accordance with Roof design.
GABLE LADDERS :	Pre - Formed Gable Ladders supplied with Cavity Stops, Fascia and soffit supports in place.
FASCIA BOARD :	175 mm x 22 mm White Deal Rough supplied and fitted to support PVC fascia or other.
GENERAL :	
STRAPPING :	Stainless Steel Anchor Straps 0.6 m supplied and fitted to cavity side of External Timber Frame Panels at 1.2 m approx.
CAVITY BARRIER : (Supplied Only)	Polythene wrapped insulation supplied for fitting by others at locations specified by the supplier.
WALL TIES : (Supplied Only)	Stainless Steel Wall Ties supplied only for on site fixing by Mason.
CAVITY VENTS (Supplied Only)	Cavity Vents (Weep Vents) for fitting in masonry leaf at plinth and eaves level.
WINDOW CILLS :	Specify to your pre -cast concrete supplier that your Masonary window cills are for a Timber Frame House.
CHIMNEY:	The Chimney must not exceed ceiling height at the ground floor prior to delivery of the Timber Frame House.
SCAFFOLDING :	Health and Safety requires scaffolding to be supplied and fitted for the duration of construction. Consult a scaffolding company for your requirements.

CRANE : Crane hire is the responsibility of the client for the duration of the project. Should we be required to provide Crane Hire any charges incurred due to postponment or delays will be charged to the client.

STRUCTURE & DESIGN :

All houses are manufactured and fitted to the highest standards, in accordance with
a Structural Engineers Detailed Design. All Houses comply with and in many cases exceed current Building Regulations, Homebond and the standards agreed by the Irish Timber Frame Manufacturers Association (*I.T.F.M.A.*) and by the National Standards Authority of Ireland (*N.S.A.I.*).

PAYMENTS TERMS : **BOOKING DEPOSIT - 30 %.**
 APPROVAL DRAWINGS - 65 %
 ON COMPLETION - 5 %

Yours Sincerely,

Kevin Murphy.
(087) 275-3757

Shell Erection Specification

1. Supply and fit sole plate (where applicable).
2. Erect, brace and install all ground floor external panels to base.
3. Erect, brace and install all ground floor Internal panels to base.
4. Set and install all first floor panels and loose floor materials.
5. Erect, brace and install all first floor external panels to first floor.
6. Erect, brace and install all first floor Internal panels to first floor.
7. Erect, brace and install spandrel panels (where applicable).
8. Erect, brace and install all structural roof trusses / timber, gable ladders and purlins (where applicable).
9. Install all timber noggins for plasterboard fixing to first floor ceilings only (where applicable).
10. Install (where applicable) backing board for fascia - *soffit battens and boxes are the clients responsibility.*
11. Install all cavity barriers as per drawings excluding around window & doors.
12. Cut out bottom plates of panels at all external and internal door openings.
13. Bay window and porch roofs will be constructed by client after blockwork.
14. Place plasterboard to Ground and first floor as required.
Additional supports required are the clients responsibility.
15. Crane Hire is the responsibility of the Client
(unless otherwise specified).
16. Scaffolding is the clients responsibility and is to be in place prior to delivery of the Timber Frame House to site.
17. Entrances and access is to allow for 45 ft trailers on site, with a hard standing surface in place.