

05.05.23.

Niall Douglas,

**Quote Ref:**    **Ref 1007**    **Hse Type : Two Storey - Rev 1**

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

Dear    Niall Douglas,

Please find enclosed your quotation for the plans submitted,

***Completion of House Build to Specification as detailed below***  
***Pool, PV Panels, Storage Tank, RWH System & Glass House by client***

€505,982.82    ***plus VAT***

€ 68,307.68    ***VAT***

€574,290.50    ***Incl VAT***

***PC Sum allowance for Glass Ballustarding to Landing Walkway***

€ 13,200.00    ***plus VAT***

***Savings achieved by completing House Build to NZEB Standard -***

***-€ 24,076.05    Incl VAT***

VAT for the above price quoted is charged at the rate of 13.5 %.

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,

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Kevin Murphy.  
(087) 275-3757

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***FOUNDATION : Including concreted area for Glasshouse***

***Completion of standard strip foundation to floor level - including materials***

Mark out of foundation, Build up dead work, Fill and compact hardcore every 225 mm to underside of proposed insulation, Lay drainage for WC and kitchen waste, Radon to be installed by specialist. After Radon is laid lay insulation and leave ready for plumbers first fix, Pour and power float base for 150 mm concrete. *Note - Price subject to site inspection, Rock breaker if required will be at € 85 per hour, please note excavation to a depth of 800 mm from FFL only allowed for, extra cost will be incurred beyond this depth if required. Removal of soil etc from site if required will be at € 450 + Vat per 20 tonne load.*

***SCAFFOLDING :***

Scaffolding is supplied, erected for the duration for the project, scaffold will be dismantled and removed upon completion.

***TIMBER FRAME STRUCTURE :***

***External Walls***

Panel Heights as per plans submitted 220 mm x 44 mm ( 9" ) imported CLS Treated 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 Walls***

89 mm x 38 mm ( 4" ) imported CLS untreated timber grade C 16 or better at 400 mm ( 16 " Approx. ) centres. Panel Heights as per plans submitted. Non loadbearing partitions may be 18 mm lower to accomodate plasterboard to ceilings.

***Floors***

220 mm x 44 mm prepared joists C 16 or better at minimum 400 mm centres, Trimmers and joist hangers fitted as required. All floor cassettes are decked out with 2400 mm x 18 mm OSB 3.

***ROOFING :***

***Structure***

Roof Trusses supplied at 600 mm centres with necessary structural support and bracing in accordance with roof design. Ancillary items such as truss clips, bracing, tilting fillet and strapping are supplied and fitted. Gable ladders are pre - formed and are supplied with Cavity Stops, with fascia and soffit supports in place. Fascia board comprised of 175 mm x 22 mm White Deal Rough supplied and fitted to support PVC fascia or other.

***Roof Covering - Slate***

Blue / Black Man made fibre cement Slate supplied & fitted to roof.

***GUTTERS & DOWNPIPES :***

PVC with seamless gutters and downpipes supplied and fitted .

***WINDOWS :***

***PC Sum of € 33,500 + Vat*** allowed for Passive Standard Triple Glazed PVC windows supplied and fitted .

***EXTERNAL WALL FINISHES :***

100 mm Block Walls with a standard Nap Plaster finish. 1.0 m Concrete footpaths with brushed finish. No Block Chimney's supplied and fitted as per drawings submitted.

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**INSULATION :**

**External Walls**

*U Value 0.15 - W/m2degK - 220 mm Cellulose insulation between Studs* - supplied and fitted to all external walls

**Roof**

Flat of ceiling - *U Value 0.11 W/m2degK* - achieved using 400 mm quilt Insulation laid between rafters and across rafters.

Slope of ceiling - *U Value 0.14 W/m2degK approx*

**Internal Walls**

100 mm Quilt/wool Insulation supplied and fitted to all Internal Walls.

**AIR TIGHT BUILDING ENVELOPE**

Air Tight Building Envelope: - Air tightness measures to 0.6 ach including detail at all wall, floor and roof junctions, all windows and door openings, includes Air permeability testing - blower door test - and certification upon completion.

Vent Axia or similar whole Heat Recovery System, supplied, fitted, commissioned and certified..

**INTERNAL WALL FINISHES :**

15 mm Plain Plasterboard to all Ground floor Walls & ceilings & to First Floor Ceilings only.

**FLOOR FINISHES :**

Concrete Floor finish to ground floor, 18 mm Smart Ply sub floor - OSB 3 - supplied as finish on first floor.

**PLUMBING :**

**Main House**

Installation of underfloor to ground Floor, Provision for radiators to First Floor, 3 zone heating, labour to 2 bathrooms and 1 no. ensuite, Hot,cold, waste, sewer & labour, pressurised - excludes Air to Water Heat Pump, sanitary ware & fitting of same.

**ELECTRICAL :**

**PC SUM € 16,500** allowed for all electrical work to achieve standard electrical specification - *Please note where Air tight membrane is present on a ceiling please note that Spot lights penetrating the Air tight Membrane Layer will require a special unit and a charge of € 40 + Vat will apply for each. Pendants and/or wall lights in these areas that are included for in original quotation will not incur an extra charge.*

**JOINERY :**

**Doors**

Flush/Shaker/Panel Deal doors supplied and fitted. 75 mm MDF/Red Deal Architrave supplied and fitted

**Skirting**

Six Inch MDF/Red Deal Moulded Skirting Supplied and fitted.

**Stairs**

Red Deal Stairs supplied and fitted - including String Threads and risers, Red Deal handrail with turned spindles and Newel Posts.

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***MAINS WATER & SEWER :***

Provision has been made for connection to utility services within the site boundary, any charges, connection fees applied by utility companies and or council or works required outside of the site boundary to accomdate same are the clients responsibility.

***WASTE DISPOSAL :***

Provision has been made for collection and disposal of construction waste from the site.

***EXCLUSIONS :***

*Fencing*

*Boundary Walls*

*Landscaping.*

*Driveways*

*Well*

*Stove*

*Kitchens and fitted furniture*

*Fireplaces*

*Flooring and Tiling*

*Painting*

*All ground/soil is to be retained on site unless otherwise directed*

***STRUCTURE & DESIGN :***

***All Homes 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. ).

Yours Sincerely,

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Kevin Murphy.  
(087) 275-3757