

19.07.23.

225 Cellulose

Niall Douglas.

**Quote Ref:**    *Ref 1007*    *Hse Type : Two Storey - Rev 2*

**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 220 mm x 44 mm Timber Frame House as per the specifications enclosed.

***Supply & Erect of 220 mm Timber Frame Structure :***

€318,324.23    *plus VAT*

***Crane Hire :***

***Supply & Fit of Felt & Battens:***

Breather Roofing Felt  
50 mm x 38 mm roofing battens

***INSULATION & AIRTIGHTNESS MEASURES : -***

***WALLS : - Supplied & Fitted***

220 mm Cellulose Insulation. Air tight membrane & 35 mm Service Cavity.  
Typical U Value 0.16.

***Flat Ceiling Space - Supplied & Fitted***

400 mm Quilt Insulation supplied & fitted.  
Typical U Value 0.11.

***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 Insulation Supplied only.***

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

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

***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 Supply & fit 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.

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€318,324.23    *plus VAT*

*Supply & fit of 50 mm Rigid Insulation Board to Internal Face of External Timber Frame Walls*

€4,788.79    *plus VAT*

**Heating System -**

*Supply & Fit of 1 No. Air to Water Heat Pump, Hot Water Cylinder, Underfloor Heating to Ground Floor, Aluminium Rads to First Floor, Aquatank, Expansion vessels, ancillaries & Controls includes commissioning & certification. Domestic Plumbing by others.*

€15,751.34    *plus VAT*