

Timber Frame CONTRACT

DATE: 28/01/2024
(4 pages in total)

FOR THE SUPPLY AND ERECTION OF THE TIMBER FRAME STRUCTURAL KIT FOR THE
PROPOSED DWELLING AT.

Between Parties

Long Life Structures Ltd **(the Supplier/us)**
Unit 5, Coille Rainne,
Moycullen, Co Galway.
H91 TRV2

And

(the Client/you)

The **Supplier** will carry out the work set out in the attached documents (the **Work**) for the price as set out below.

Total		€
VAT @13.5%		€
Total Including VAT		€

With Payment schedule as follows:

Stage 1 (Deposit)		€ 25,000.00
Stage 2 (40%)		€
Stage 3 (40%)		€
Stage 4 (Remainder Percentage)		€
Total Including VAT		€

The contract and specification is only of benefit to you and us. This page and the attached specification form the contract. You will not own the kit or any materials or goods delivered to site until you have paid us in full.

Long Life Structures Ltd, Unit 5 Coille Rainne, Main Street, Moycullen Co. Galway H91 T9V2.
Tel: 091-555838 E-mail: info@llstructures.ie

You undertake to pay us an initial amount of €25,000:00 incl VAT as booking deposit and signing of contract. On approval of construction drawings and ready for fabrication (Details signed off by yourselves/ architect) a payment of a further 40% as stated above will be paid. After fabrication has been made and the house is ready for delivery a further 40% as stated above will be paid. Final Payment as stated above will be made on completion of all works. Prior to issuing Engineer certificate.

You shall not be entitled to seek any abatement of the contract price and also hereby grant us without prejudice, unrestricted access to your site until such time as payment is made in full.

Timber Frame specification

220 Eco Wall with 80mm External Gutex Insulation

As per architectural drawings, a, Timber Size 220x 44mm wall imported graded C16-24 and pressure impregnated with preservative at a maximum of 600mm c/c Sheathing 9mm OSB3 to external face of frame. Lintels 45 X 220mm grade C16/24 pressure impregnated with preservative. Soleplate Single 220 x 44mm pressure impregnated with preservative single layer. Headbinder Single 220 x 44mm pressure impregnated with preservative single layer. 80mm Gutex Insulation fitted to exterior face wrapped with Pro Clima Fronta WA wall membrane.

Internal Walls

As per architectural drawings Timber size 38x90mm pressure impregnated with preservative at a maximum of 400mm c/c Sheathing 9mm SmartPly or similar OSB3 to one side of walls where structurally required Lintels 45x220 graded in load bearing panels only Soleplate 38x90mm CLS pressure impregnated to ground floor only Headbinder 38x90mm CLS single layer pressure impregnated with preservative

Floor

304mm open-web joists with 22mm Tongue & Groove OSB decking glued and mechanically fixed.

Flat/ mono pitch Roof Structure

304mm Open web trusses @400clc with tilting fillets to specified falls. 18mm OSB secured to tilting fillets left ready for vapour check / warm roof system by others.

Structural Steel

Included for timber structure. 2 structural stiffening holes for services as standard will be provided to accommodate Heat recovery ducts. If details of the duct run have not been provide to us then LLS will use their own discretion on location and will not be accountable should the locations change. Fire Paint if required will be priced on final engineering.

First Fix Air tightness

Method Wrap intermediate floor zone, airtight continuity behind internal to external wall junctions

Insulation:

80mm Gutex insulation to exterior face of walls as per wall build up.

Airtightness:

Does not apply to this contract – Separate Contract

Ancillary Items

450mm Polythene DPC fitted under soleplate as part of erection, taping to Radon barrier by Main Contractor

Anchor straps Stainless steel supplied and fixed as part of erection.

Erection

Erection of the Structural Frame is included. It will be assumed that when an agreed delivery date has been agreed then this will be met by both parties. Site erection will include all external walls, internal structural walls, floor and roof system. All interior non load bearing walls will be erected after airtightness membrane and service battens.

On completion our Engineer will carry out a thorough inspection prior to sign off and a structural cert will be issued after payment for the site erection has been made.

Structural Steel

Structural steel, shot blasted and prime, for timber frame supplied and fitted as required for timber frame structure. Fire Painting not included but will be quoted on final engineering. Structural Certification of design and ancillary certificate by engineer included.

Delivery

We will make delivery to site by articulated lorry sized to suit access on site Conditions. If access cannot be made by an articulated lorry then a flat bed will be used at an extra cost to you unless previously stated.

Design

A complete set of finalised design drawings i.e elevations, plans, and all relevant sections to be provided to us in cad format. On completion of engineering General Arrangement drawings will be supplied to you for sign off prior to fabrication. We have allowed for 2 revisions for the design stage. If there are subsequent design changes and revisions there will be a design charge of €75per hour thereafter.

Finishing works on site

LLS will complete the timber frame to a stage as agreed on the signed off prefabricated drawings. should you require further carpentry works after this a cost of €40 per hour will apply per carpenter unless otherwise agreed.

Insurance

Client/ Main contractor must have adequate insurance to cover for damage to frame and materials on site such as storm/ theft/ vandalism/ fire etc.

Scaffold

Main contractor is responsible for the supply and erection of all necessary scaffolding prior to erecting the frame.

Site Services

Main Contractor to have toilets (portaloo) and hand washing services on site as part of Health & Safety compliance.

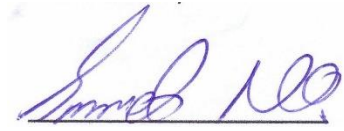
Exposure:

Main contractor is responsible for all permanent weather proof measures (including windows) outside of the control of Long life structures. It is the responsibility of the main contractor to ensure that permanent weather proof measures to the structure will be in place no later than 3 weeks after the entire frame is erected.

Crane Hire Crane hire for frame erection is included. It is the responsibility of the main contractor to provide a solid and level platform to facilitate the crane in a location agreed with Long life structures prior to erection.

To accept the terms as outlined above pages you must sign below.

Signed on behalf of **Supplier:**



Date: 28/01/24

Signed on behalf of **Client:**

.....

Date: ____ / ____ / 2024