TIMBER FRAME IRELAND

Timber Frame Ireland Quotation

Name(s) : Niall Douglas

Site Address : Banteer, Co. Cork

Project Type : New Build

Reference No : 13-02-012

Date : 13/02/23

Dear Niall,

Many thanks for your interest in Timber Frame Ireland for the proposed new build project.

Please see detailed quotation and specification list below for your consideration.

The attached quotation is based on the measurements and specifications outlined in the drawings provided and includes for the items ticked in each table only. All additional extras have been itemised and costed in the 'Optional Extras' section which begins on Page 2.

Please also note that we are not restricted to the options set out in the tables below and can customise our quotation to suit your preferred specifications.

Feel free to get in touch with one of our team should you have any questions or wish to arrange a visit to one of our most recent sites.

Again I would like to thank you for the opportunity to quote this upcoming project.

Declan Bourke.

Declan Bourke

Company Director

Timber Frame Projects Ltd.

TIMBER FRAME & ROOF PACKAGE

Design & Manufacturing

Timber Frame Design Package	✓
Certification of Design by an Independent Engineer Prior to Manufacture	✓
In House, Quality Controlled Manufacturing	✓
Delivery to Site by an Articulated Lorry Towing a 45ft Flatbed Trailer (or similar)	✓
Erection on Site to include Teleporter and/or Crane Hire as Required	✓
Structural Steelwork to Support the Timber Frame (where specified by our Engineer)	✓

External Walls

140 x 38mm VAC Pressure Treated Soleplate with DPC Fitted to Ground Floor Walls	✓
140 x 38mm VAC Pressure Treated Studs	✓
600mm Centres (400mm centres where specified by our Engineer)	✓
9mm OSB3 Wall Sheathing	✓
Partel Exoperm Mono 150 Breathable Membrane	✓

Internal Walls

90 x 38mm Studs & VAC Pressure Treated Soleplates with DPC to Ground Floor Walls	✓
9mm OSB3 (where specified by engineer)	✓
Air Leakage Membrane at Junctions to Enable Conjoining of Air Leakage Barriers	✓

First Floors

225 x 44mm Traditional Solid Floor Joists	✓
400mm Centres	✓
18mm OSB3 Floor Sheathing	✓
Air Leakage Membrane at Junctions to Enable Conjoining of Air Leakage Barriers	✓

Roof

Truss Roof	✓
Rafters at 600mm Centres (or as per drawings)	✓
Velux/Rooflight Openings (excludes glazing units)	✓
Gable Ladders Units (where required)	✓
Bracing (as per drawings)	✓

Supply Only: € 66,700 **Supply & Fit: €** 92,620

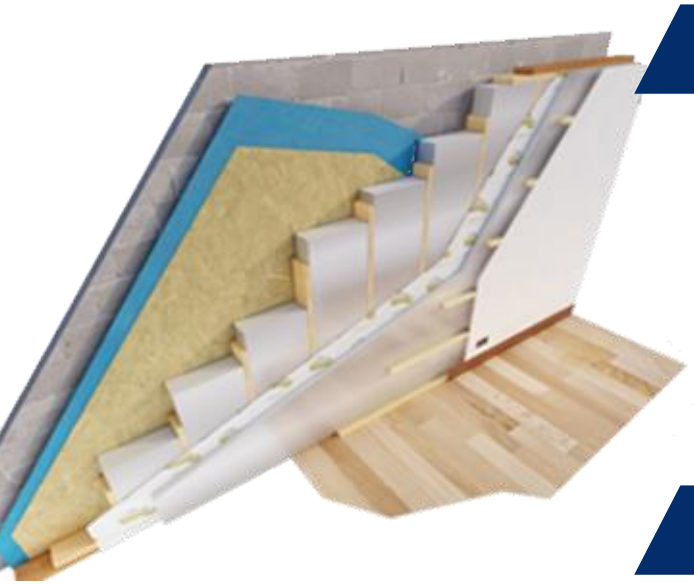
OPTIONAL EXTRAS

Insulation & Airtightness

The Compliance Package (U-Value 0.15)

1. Partel Exoperm Mono 150 Breathable Membrane.
2. 140mm Frametherm 32 Stud Insulation (0.032 W/m2k).
3. Partel IzoPerm Plus Airtightness Membrane and Tape to Walls.
4. 50mm PIR Insulation (0.022 W/m2k) Over Studs to Eliminate Cold Bridging.
5. 50 x 35mm Battens to Form Service Cavity.

€ 15,240



The Passive Package (U-Value 0.11)

1. Partel Exoperm Mono 150 Breathable Membrane.
2. 140mm PIR Rigid Insulation (0.022 W/m2k).
3. Partel IzoPerm Plus Airtightness Membrane and Tape to Walls.
4. 50mm PIR Insulation (0.022 W/m2k) Over Studs to Eliminate Cold Bridging.
5. 50 x 35mm Battens to Form Service Cavity.

€ 21,880

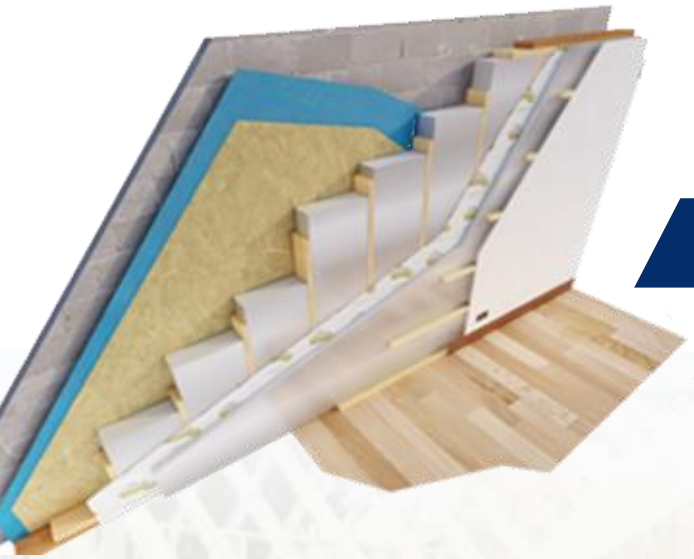
The Passive Premium Package (U-Value 0.11)

1. Partel Exoperm Mono 150 Breathable Membrane.
2. 225mm Frametherm 32 Stud Insulation (0.032 W/m2k).
3. Partel IzoPerm Plus Airtightness Membrane and Tape to Walls.
4. 60mm PIR Insulation (0.022 W/m2k) Over Studs to Eliminate Cold Bridging.
5. 50 x 35mm Battens to Form Service Cavity.

Note: This package includes a 225 x 44mm stud upgrade.

€ 22,810

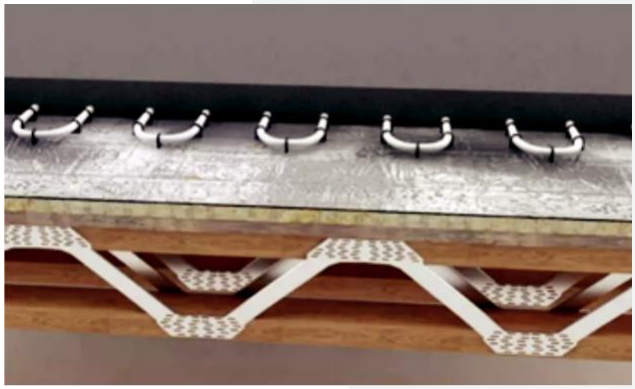
The Eco Package (U-Value 0.12)



1. FREE Upgrade to Partel Echo Foil Exo Reflective Breathable Membrane.
2. 300mm Cellulose Insulation.
3. Partel IzoPerm Plus Airtightness Membrane and Tape to Walls.
4. 50 x 35mm Battens to Form Service Cavity.
5. OSB Sheathing to Inside.

€ 38,030

Note: This package includes a 300mm split stud upgrade.



Posi Joists

The Benefits

- ✓ No Creaking Floors
- ✓ Eliminates Vibration
- ✓ Excellent Soundproofing
- ✓ Supports First Floor Screed
- ✓ Suitable for Underfloor Heating

€ 2,690

Roof Felt & Battens

- ✓ Quality Roofing Membrane
- ✓ Treated 35 x 50mm Battens
- ✓ Ready for Insulating & Slating

**+€ 4,610 if Counter Battens Required*

€ 6,740

OSB to Flat Roof

- ✓ 18mm OBS3 Grade
- ✓ Ready for the Flat Roof Specialist

**Suitable for Use with Tapered Insulation Boards*

€ 860

PASSIVE INSULATED FOUNDATION SYSTEM (0.10 W/M2K)

Passive U-Value

The Passive Slab insulated foundation system achieves a Passive floor u-value of 0.10 W/m2k.

Passive U-Value

- ✓ Speed of installation.
- ✓ Complete insulated package (cost savings).
- ✓ Finished floor (no additional screed needed).
- ✓ Insulates with air, not gas (Enviro-Friendly)
- ✓ Exceeds current Building Regulations.
- ✓ Eliminates critical wall to floor cold bridging.
- ✓ Reduces underfloor heating loss through rising walls.
- ✓ Reduces concrete quantities by 50%.
- ✓ Reduces the risk of condensation, fungus and mould growth in the home.

SITE PREP;

Prior to arriving on site, all we require is a;

- Stoned & levelled site.
- Prepared to build up provided.
- All service ‘pop-ups’ installed.

€ 51,420 – includes:

Passive Foundation System (0.10 W/m2k)	✓
Design & Engineering	✓
Reinforcement Steel Mesh	✓
Sealing of All Slab Penetrations	✓
Concrete Supply & Pour	✓
Delivery & Installation	✓

WHY TIMBER FRAME?

- ✓ Timber frame accounts for approx. 70% of construction in the developed world.
- ✓ Most popular construction method in Scotland, Canada and Scandinavia.
- ✓ Approx. 50% faster and 30% cheaper than standard masonry construction over the duration of the build as a result of reduced labour costs to follow-on trades at each stage.
- ✓ Much easier and cheaper to achieve high energy efficiency and airtightness measures.
- ✓ Additional insulation can be added within the timber frame, completely separate to the breathable cavity and without taking away from your internal wall measurements. A cavity should never be filled with insulation, however this is now often the only option to achieve an A3 or above rating with standard masonry construction.
- ✓ Manufactured with accuracy and precision in a dry and quality controlled factory environment.
- ✓ Angles are true and edges straight which results in a greater ease of painting, tiling, carpet laying and other internal finishes. Skirting and door frames fit snuggly in place.
- ✓ Timber frame construction sites are much safer and tidier than standard masonry sites.
- ✓ Erection of the frame and roof can take place regardless of the weather conditions.

WHY ‘TIMBER FRAME IRELAND’?

- ✓ Fully customisable quotation – specific to your requirements.
- ✓ Delivery of projects on time and within budget – no hidden fees!
- ✓ Qualified, specialist team overseeing your build with extensive project and onsite management experience covering one off builds to large scale developments.
- ✓ In-depth understanding of Part L, nZEB and Passive Home compliance with high regard for energy efficiency, insulation and air tightness measures.
- ✓ Our unique interlocking closed panel system ensures a complete seal of the insulation & airtightness membrane throughout.
- ✓ Cold bridging is eliminated by adding an additional 50mm PIR insulation to the studs.

Off Site Construction

Out For Delivery

On Site Construction

A UNIQUE ‘INTERLOCKING CLOSED PANEL SYSTEM’!

What Is a ‘Closed Panel’ System?

Our unique interlocking closed panel system ensures a complete seal of the insulation and airtightness membrane throughout. Cold bridging is eliminated by applying an additional layer of 50mm PIR insulation over the studs. Our factory fitted service cavity also allows your electrician and plumber to commence 1st Fix works as soon as the frame has been erected.

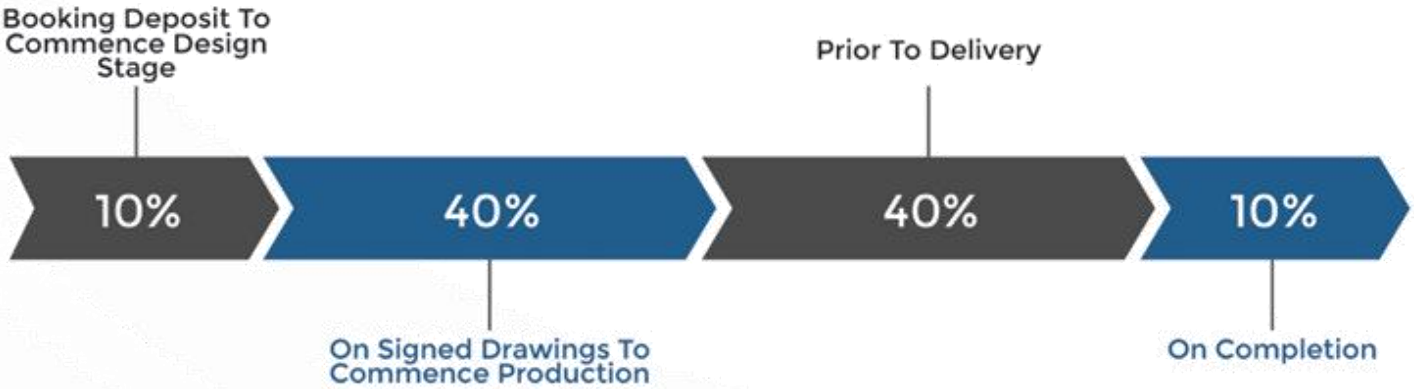
Our Factory Fitted Service Cavity - Ready For First Fix!

All plumbing and wiring can be run within our service cavity void and first floor joists – no need to chase or drill through walls or floors. This significantly reduces time spent on site and can often drastically reduce the cost to your electrician and plumber.

Rigid Heat Recovery Ventilation ducting can also be run within our service cavity void without impacting the integrity of the airtightness layer. The airtightness membrane remains protected between the two layers of insulation.

THE ORDER PROCESS

PAYMENT TERMS



TERMS & CONDITIONS

All items listed in this quotation are supply and fit unless otherwise specified. The insulation packages outlined include for insulation to the external wall studs.

Once we receive the signed General Arrangement drawings for your project along with the Second Stage payment as invoiced, we will proceed with final engineering and the panel drawings ahead of production. Assuming that no modifications have been requested, a provisional delivery date can then be provided. Please note that any changes requested prior to manufacture must be made in writing. All changes must be sent within 5 working days and captured within one exhaustive list. The revised drawings must be signed off within 10 working days. In the case of a request for change(s) outside of this timeframe, the schedule may alter and an additional charge will apply. Once approved, it is the client's responsibility to ensure that groundwork preparations and site dimensions are correct. The base must be within a tolerance of +/- 5mm tolerance. Deviations of same on delivery/install will incur a fee.

Deliveries will be made by way of an articulated lorry or similar. Restricted access must be notified in writing in advance. It is solely the responsibility of the client to ensure suitable and unobstructed access for the lorry and an appropriate hard, level surface for the unloading of materials. Unloading will be made by way of a mechanical lifting device such as a crane or similar which is included in our quotation. Should same not be deemed sufficient on arrival, a charge will incur. It is the responsibility of the client to ensure that all scaffolding necessary for the erection of the timber frame is ticketed prior to its arrival on site. Please note that we reserve the right to cease works should the scaffolding be deemed unsafe. The client is solely responsible for onsite insurance to include for the damage and/or theft of any material/tools and for the disposal of waste/materials. Please also note that an additional charge will incur in the event of significant delay (5 working days) for any reason, including for storage charges and administrative fees related to late payments. Same will be calculated on the basis of each individual delay. Note that should delays incur for reason(s) beyond our control or caused by others, we cannot be held liable for damage/repair.

We reserve the right to change the materials specified for an alternative of equal performance in the event of low stock. In addition, we cannot accept responsibility or be held liable for any changes to Building Regulations which may occur between the time of contract agreement and the completion of works. We reserve the right to increase prices if required following price increases or a period of significant delay caused by others. The Independent Engineer's Design Certification will be provided on completion and on receipt of final payment. All goods remain the property of Timber Frame Ireland until payment is received in full and granting unrestricted access at any time within this period. Should the client enlist follow on trades to proceed during this time or should sign off not be received within 10 working days, this is deemed as acceptance of completion. Timber Frame Ireland reserve the ownership and rights to publish drawings, photos and/or videos for marketing purposes both during and following completion.

Payment of the initial 10% invoice signifies acceptance of the above Terms & Conditions.

TIMBER FRAME IRELAND

www.timberframeireland.ie
074 97 57000
01 211 8710
info@timberframeireland.com