

SubGroup : Entrance Groundworks (Preliminary for Siteworks)

Product : Site Entrance - No Hedgerow and roadside drainage

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Land Drain 160mm Coil	length of drain piping required		7 Mtrs	35	€70.00	€15
2" Round Stone	cubic meters of 2" round stone for drainage piping		3 Mtrs ³	1	€12.00	€35
4" Down Crushed Rock	cubic meters of 4" down hardcore required for the roadway		11 Mtrs ³	1	€20.00	€221
Digger & Driver	hours required to complete entrance (see summary below to see length of the entrance required)		6 Hours	1	€55.00	€308
Sub Total:						€578

SubGroup : 4 metre wide access road (Suitable for Siteworks)

Product : 4 metre wide access road with clause 804 hardstanding to depth of 150mm to surface

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
3" Stone	cubic meters of 3" down hardcore required for the roadway		34 Mtrs ³	1	€13.00	€437
4" Down Crushed Rock	cubic meters of 4" down hardcore required for the roadway		34 Mtrs ³	1	€20.00	€672
Digger & Driver	total hours required to strip topsoil for the 4m access road area and put 4" down in place		16 Hours	1	€55.00	€880
Sub Total:						€1,989

SubGroup : Strip foundation area topsoil plus 4 metres around house down 500mm to base level

Product : Strip topsoil to House location plus 4 metres around house down 500mm to base level to start foundations & put 804 hardstanding on the 4m apron

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
4" Down Crushed Rock	cubic meters of 4" down hardcore required for the 4m perimeter area surrounding the base area		63 Mtrs ³	1	€20.00	€1,266
Digger & Driver	total hours required to strip topsoil for the base area and the 4m perimeter of the base area		5 Hours	1	€55.00	€265
Sub Total:						€1,531

SubGroup : Health and Safety Requirements & Project Supervisor Construction Stage (PSCS)

Product : Health and Safety Requirements & Project Supervisor Construction Stage (PSCS)

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Standard Health & Safety Signage	Signage		8 Unit	1	€10.00	€80
Sub Total:						€80

SubGroup : Site Setout

Product : Site Setout

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Project Manager	total hours required for project manager to mark out the site		8 Hours	1	€50.00	€400

Sub Total: €400

SubGroup : House Setout

Product : Strip foundations - Marking out footprint of house on site for excavation of foundations

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Project Manager	total hours required for project manager to mark out the foundations		4 Hours	1	€50.00	€200
Sub Total: €200						

SubGroup : Security fencing

Product : Rental 2.4m Mesh Security Fencing with stands

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Rental 2.4m Mesh Security Fencing with stands	length of security fencing		12 Mtrs	1	€6.00	€72
Groundsman	to erect fencing		1 Hours	1	€27.50	€33
Sub Total: €105						

SubGroup : Site Toilet

Product : Rental Site Toilet

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Rental Site Toilet	total number of weeks the site toilet will be required during the house build		24 Unit	1	€50.00	€1,200
Sub Total: €1,200						

SubGroup : Scaffolding - House

Product : Scaffolding including delivery - erection and dismantling on completion for 12 week period

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Boards for Scaffolding rental cost per week (divide units by the number of rental weeks)	Total units needed times the total weeks required. (divide units by the number of weeks)		3000 Unit	1	€0.06	€180
Ledger for Scaffolding rental cost per week (divide units by the number of rental weeks)	Total units needed times the total weeks required. (divide units by the number of weeks)		2400 Unit	1	€0.17	€408
Standards for Scaffolding rental cost per week (divide units by the number of rental weeks)	Total units needed times the total weeks required. (divide units by the number of weeks)		2400 Unit	1	€0.06	€144
Transoms for Scaffolding rental cost per week (divide units by the number of rental weeks)	Total units needed times the total weeks required. (divide units by the number of weeks)		4800 Unit	1	€0.08	€384
Dismantling of Scaffolding per Section	Cost of dismantling scaffolding		18 Hours	1	€20.00	€360
Erection of Scaffolding per Section	Cost of erecting scaffolding		32 Hours	1	€30.00	€960
Sub Total: €2,436						

SubGroup : Builders General Preliminaries & Overheads

Product : Builders Preliminaries including; Site Security-Temporary Water & Power-Tool Hire-Skips-Insurances-Travel-Site Management

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Insurance	Insurance		1 Unit	1	€1,954.24	€1,954

Site Management	Site Management	1 Unit	1	€977.12	€977
Site Security	Site Security	1 Unit	1	€488.56	€489
Skips	Skips	1 Unit	1	€488.56	€489
Temporary Water & Power	Temporary Water & Power	1 Unit	1	€244.28	€244
Tool Hire	Tool Hire	1 Unit	1	€244.28	€244
Travel	Travel	1 Unit	1	€488.56	€489
Sub Total: €4,886					

SubGroup : Foundations Including Rising Walls & Base

Product : 350mm Strip Foundations Standard - Building Regulation minimum requirement (0.21 W/m²K U-value) polyisocyanurate (PIR) 100mm insulation and concrete slab

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
100mm perforated pipe work	pipe work for connection to radon sump		30 Mtrs	6	€13.50	€68
A142 Steel Mesh	Steel reinforcement to concrete floor		201 Mtrs ²	12	€19.00	€331
A393 Steel Mesh	Steel for Strip Foundations (external, inner & loadbearing walls)		244 Mtrs ²	12	€48.00	€1,017
Builders Line 0.5KG	to set out footings		63 Mtrs	1,000	€7.00	€0
Cement Bags	For Rising Wall Blockwork (external, inner & loadbearing walls)		765 KG	25	€3.98	€122
Mortar Plasticiser	For Rising Wall Blockwork		5 Litres	25	€16.45	€3
Polyisocyanurate (PIR) Insulation 100mm thickness	To cover entire floor area		100 Mtrs ²	3	€35.53	€1,239
polyisocyanurate (PIR) insulation 25mm thickness	around external floor perimeter		7 Mtrs ²	3	€15.53	€36
Radon membrane	To cover entire floor area		155 Mtrs ²	100	€58.79	€91
Radon sump	minimum 1 sump per dwelling		1 Unit	1	€12.63	€13
Radon Tape	To fix joints in membrane		102 Mtrs	30	€12.40	€42
Spray marker	to mark up footings		1 Unit	1	€4.26	€3
Timber Pegs 1.2 x 50mm x 50mm	to mark out footings		15 Unit	1	€2.50	€38
100x215x440 Solid Concrete Block	For Rising Wall Blockwork (external, inner & loadbearing walls)		1650 Unit	1	€0.48	€792
215x65x100 soap bar	Holding steel mesh in external wall foundation		215 Unit	1	€1.00	€215
35n Strenght Concrete	Concrete for Strip Foundations (external, inner & loadbearing walls)		21 Mtrs ³	1	€75.00	€1,540
35n Strenght Concrete	soild concrete floor base		15 Mtrs ³	1	€75.00	€1,130
65x102x215 Solid Brick	Holding steel mesh in internal wall foundation (standard & loadbearing)		88 Unit	1	€0.40	€35
Building Sand	blinding over hardcore		10364 KG	1	€0.02	€207
Building Sand	For Rising Wall Blockwork (external, inner & loadbearing walls)		2219 KG	1	€0.02	€44
Clause 804 Hardcore	Compacted Hardcore to subfloors		35 Mtrs ³	1	€13.00	€457
Blocklayers	Block laying for Rising Walls (external, inner & loadbearing)		62 Hours	1	€30.00	€1,851
Digger & Driver	dig out footings (for the external, standard & loadbearing walls)		7 Hours	1	€55.00	€374
Digger & Driver	fixing radon insulation and A143 mesh		10 Hours	1	€55.00	€526
Digger & Driver	fixing mesh and pouring concrete to footings (for external, standard & loadbearing walls)		7 Hours	1	€55.00	€397
Digger & Driver	Floor base infill with 804 hardcore & blinding sand		10 Hours	1	€55.00	€526
Digger & Driver	pouring concrete for finished base & power floating		6 Hours	1	€55.00	€316
Groundsman	dig out footings (for the external, standard & loadbearing walls)		7 Hours	1	€27.50	€187
Groundsman	fixing radon insulation and A143 mesh		24 Hours	1	€27.50	€658
Groundsman	fixing mesh and pouring concrete to footings (for		7 Hours	1	€27.50	€199

external, standard & loadbearing walls)

Groundsman	Floor base infill with 804 hardcore & blinding sand	10 Hours	1	€27.50	€263
Groundsman	pouring concrete for finished base & power floating	11 Hours	1	€27.50	€316
Labourer	Block laying for Rising Walls (external, inner & loadbearing)	31 Hours	1	€16.00	€494
Sub Total: €13,531					

SubGroup : Walls

Product : 400mm Cavity Efficient - (0.16 W/m²K U-value) Blown bonded bead insulation with block external (200mm Bead Insulation)

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Blown Bonded Bead Insulation 200mm thickness	Insulation for outer wall		208 Mtrs ²	1	€14.03	€2,923
100mm DPC	for inner standard walls		22 Mtrs	30	€2.81	€2
100mm DPC	for the 2 outer walls		108 Mtrs	30	€2.81	€10
44mm x 100mm dried timber	2 rows of noggins		81 Mtrs	5	€7.42	€126
44mm x 100mm dried timber	double up on timber for floorlevel Mtrs		257 Mtrs	5	€7.42	€397
44mm x 100mm dried timber	for standard timber studs 2nd floor		489 Mtrs	5	€7.42	€755
Cement Bags	for inner standard walls		254 KG	25	€3.98	€40
Cement Bags	for the 2 outer walls		1354 KG	25	€3.98	€216
Concrete Lintel 100mm x 65mm x 1065mm	number of lintels for the inner wall on a cavity wall construction		3 Unit	1	€6.05	€18
Concrete Lintel 100mm x 65mm x 1065mm	number of lintels for the outer wall on a cavity wall construction		3 Unit	1	€6.05	€18
Concrete Lintel 100mm x 65mm x 1380mm	number of lintels for the inner wall on a cavity wall construction		5 Unit	1	€6.20	€31
Concrete Lintel 100mm x 65mm x 1380mm	number of lintels for the internal walls on a cavity wall construction		5 Unit	1	€6.20	€31
Concrete Lintel 100mm x 65mm x 1380mm	number of lintels for the outer wall on a cavity wall construction		5 Unit	1	€6.20	€31
Concrete Lintel 100mm x 65mm x 1680mm	number of lintels for the inner wall on a cavity wall construction		4 Unit	1	€7.39	€30
Concrete Lintel 100mm x 65mm x 1680mm	number of lintels for the outer wall on a cavity wall construction		4 Unit	1	€7.39	€30
Concrete Lintel 100mm x 65mm x 2000mm	number of lintels for the inner wall on a cavity wall construction		7 Unit	1	€8.46	€59
Concrete Lintel 100mm x 65mm x 2000mm	number of lintels for the outer wall on a cavity wall construction		7 Unit	1	€8.46	€59
Concrete Lintel 100mm x 65mm x 2290mm	number of lintels for the inner wall on a cavity wall construction		2 Unit	1	€9.98	€20
Concrete Lintel 100mm x 65mm x 2290mm	number of lintels for the internal walls on a cavity wall construction		1 Unit	1	€9.98	€10
Concrete Lintel 100mm x 65mm x 2290mm	number of lintels for the outer wall on a cavity wall construction		2 Unit	1	€9.98	€20
Concrete Lintel 100mm x 65mm x 2750mm	number of lintels for the inner wall on a cavity wall construction		1 Unit	1	€11.60	€12
Concrete Lintel 100mm x 65mm x 2750mm	number of lintels for the outer wall on a cavity wall construction		1 Unit	1	€11.60	€12
ESB Meter Box	fit to outer wall		1 Unit	1	€42.23	€42
Hockey Stick Pipe	fit to outer wall		1 Unit	1	€10.63	€11
Mortar Plasticiser	for inner standard walls		4 Litres	25	€16.45	€3
Mortar Plasticiser	for the 2 outer walls		26 Litres	25	€16.45	€17
Ring Shank 100mm Nails	for standard timber studs 2nd floor		651 Unit	100	€3.60	€23
Stainless Steel Wire Wall Ties 310mm	between the 2 outer walls		1042 Unit	30	€9.50	€330
Telecom Cable Box	fit to outer wall		1 Unit	1	€18.50	€19

100x215x440 Solid Concrete Block	for inner standard walls ground floor	635 Unit	1	€0.48	€305
100x215x440 Solid Concrete Block	for the 2 outer walls	4167 Unit	1	€0.48	€2,000
Building Sand	for inner standard walls ground floor	572 KG	1	€0.02	€11
Building Sand	for the 2 outer walls	3751 KG	1	€0.02	€75
Blocklayers	for inner standard walls ground floor	30 Hours	1	€30.00	€907
Blocklayers	for the 2 outer wall leafs	198 Hours	1	€30.00	€5,953
Carpenter	install 1st floor wall studding Standard	78 Hours	1	€27.50	€2,132
Labourer	for inner standard walls ground floor	15 Hours	1	€16.00	€242
Labourer	for the 2 outer wall leafs	99 Hours	1	€16.00	€1,588
Sub Total: €18,508					

SubGroup : 1st Floor

Product : Cut Floor Timber Adjoining External Walls (Hangers) with Plywood Floor Decking

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
44mm x 200mm C16	bridging timbers		249 Mtrs	5	€14.37	€746
44mm x 225mm C16 Timber	timbers at 400mm centres		623 Mtrs	5	€15.90	€2,062
44mm x 225mm C16 Timber	timbers at perimeter of openings		24 Mtrs	5	€15.90	€80
flat head 3mm dia. X 50mm ring shank	fixing floor decking material		762 Unit	200	€5.68	€22
Galvanised steel straps 30 x 5mm	for perimeter joining external walls		24 Unit	1	€0.71	€17
Joist Hanger	at 400mm centres for timber ends		122 Unit	1	€2.68	€326
nails 2.1 x 100mm	to fix hangers		198 Unit	100	€3.24	€6
Plywood 18mm	floor decking		125 Mtrs2	3	€23.95	€1,036
Carpenter	fitting floor decking		53 Hours	1	€27.50	€1,463
Carpenter	fitting floor joists		102 Hours	1	€27.50	€2,793
Sub Total: €8,551						

SubGroup : Chimney Structure

Product : Standard size block built fireplace and standard single chimney flue

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Cement Bags	FF Blockwork		78 KG	25	€3.98	€12
Cement Bags	GF Blockwork		66 KG	25	€3.98	€11
Concrete Chimney Cap 28x28 (720x720mm)	Capping		1 Unit	1	€17.80	€18
Concrete Lintel 150mm x 65mm x 1065mm	For Structure		1 Unit	1	€7.12	€7
Fire Backer	For structure		1 Unit	1	€40.55	€41
Flue Gatherer	For structure		1 Unit	1	€27.75	€28
Lead 300mm	Around chimney structure		3 Mtrs	6	€92.00	€48
Mortar Plasticiser	For Blockwork		7 Litres	25	€16.45	€5
Stainless 6 Inch Flexi Flue 316 Grade Per Metre	Total Height of Chimney		8 Mtrs	1	€22.00	€171
Vermaculite; infill around flue	Height of Chimney		1442 Litres	100	€22.00	€317
100x215x440 Solid Concrete Block	First Floor		78 Unit	1	€0.48	€37
100x215x440 Solid Concrete Block	Ground Floor		94 Unit	1	€0.48	€45
35n Strenght Concrete	Base		0 Mtrs3	1	€75.00	€32
Building Sand	For Blockwork		413 KG	1	€0.02	€8
Blocklayers	Build Chimney		15 Hours	1	€30.00	€445
Labourer	Infill around flue		4 Hours	1	€16.00	€59
Sub Total: €1,285						

SubGroup : Floor Screed - for Ground Floor

Product : 65mm sand cement screed finish

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Sand/Cement screed mix	Screed to ground floor		8 Mtrs3	1	€75.00	€632
3mm Vapour control Layer	to ground floor under screed		466 Mtrs2	60	€135.00	€1,049
Groundsman	install screed to ground floor		25 Hours	1	€27.50	€679
Sub Total: €2,359						

SubGroup : Cills Solid Stone - Concrete

Product : Concrete Cills - 350mm

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Concrete 350mm Cills	total length of cills		23 Mtrs	1	€19.00	€433
Cement Bags	total length of cills		72 KG	25	€3.98	€11
Building Sand	total length of cills		215 KG	1	€0.02	€4
Blocklayers	to fix cills		5 Hours	1	€30.00	€137
Sub Total: €585						

SubGroup : External Plinth

Product : Plastering Rendered Plinth - 300mm high

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Cement Bags	cement for wall area		99 KG	25	€3.98	€16
Galvanised 22mm Plaster Stop	Length of stop		50 Mtrs	2	€1.62	€34
Lime Bag	Lime		25 KG	25	€6.59	€7
Building Sand	Building Sand for wall area		397 KG	1	€0.02	€8
Plasterer	finish coat		19 Hours	1	€25.00	€473
Plasterer	scratch coat		14 Hours	1	€25.00	€355
Plasterer	scudd coat		5 Hours	1	€25.00	€118
Sub Total: €1,010						

SubGroup : External Columns

Product : Timber Column 250mm x 250mm Square

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Timber Column 250mm x 250mm Square	length of column		6 Mtrs	1	€165.00	€993
Cement Bags	cement footing for column		8 KG	25	€3.98	€1
Building Sand	cement footing for column		17 KG	1	€0.02	€0
Blocklayers	to fix column		1 Hours	1	€30.00	€20
Sub Total: €1,015						

SubGroup : Balcony Railing

Product : Supplied & Fitted Mild Steel Railing

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Supplied & Fitted Mild Steel Railing	Railing Required		7 Mtrs	1	€250.00	€1,850
Sub Total: €1,850						

SubGroup : Balcony Floor Finish

Product : Balcony Non slip outdoor Tiles Ceramic @ 20 euro per sq meter

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Balcony Non slip outdoor Tiles Ceramic @ 20 euro per sq meter	Tiling		2 Mtrs2	1	€20.00	€37
18mm Marine Plywood	Ply Sheeting		2 Mtrs2	3	€53.64	€35
Tile Adhesive	To fix tiling		9 KG	20	€14.85	€7
Treated Timber 75mm x 50mm	Timber Frame		4 Mtrs	5	€4.51	€3
Carpenter	Fix Frame & Sheeting		2 Hours	1	€27.50	€51
Tiler	to fix tiling to deck		3 Hours	1	€30.00	€84
Sub Total: €217						

SubGroup : Outside Wall Render - 1st Largest Area for Rendering

Product : Sand & Cement Plaster on Block - Nap plaster finish on Block

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Cement Bags	cement for wall area		2500 KG	25	€3.98	€398
Lime Bag	Lime		833 KG	25	€6.59	€220
Building Sand	Building Sand for wall area		3274 KG	1	€0.02	€65
Plasterer	finish coat		79 Hours	1	€25.00	€1,984
Plasterer	scratch coat		79 Hours	1	€25.00	€1,984
Plasterer	scudd coat		20 Hours	1	€25.00	€496
Sub Total: €5,148						

SubGroup : Chimney Pot

Product : Rolltop Chimney Pot 600mm with guard

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Rolltop Chimney Pot 600mm	Chimney Pot		1 Unit	1	€50.25	€50
Chimney cowl guard	Cowl guard		1 Unit	1	€7.95	€8
Blocklayers	Install pot		1 Hours	1	€30.00	€30
Sub Total: €88						

SubGroup : Inside Wall Render - External - Inner Surface Areas for the Ground Floor

Product : Insulated Plaster Board 42.5mm onto Concrete with Wet Skim Finish (No Service Cavity)

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Insulated Plaster Board 42.5mm	plaster board for the wall		96 Mtrs2	3	€24.71	€826
nails 2.1 x 100mm Steel	to fix plaster board		770 Unit	100	€3.24	€25
Skimcoat Plaster	plaster for the plaster board		241 KG	1	€0.36	€87
Carpenter	fit insulated plaster boards		26 Hours	1	€27.50	€706
Plasterer	fit angle beads & plaster wall		14 Hours	1	€25.00	€344
Sub Total: €1,987						

SubGroup : Inside Wall Render - External - Inner Surface Areas for the First Floor

Product : Insulated Plaster Board 42.5mm onto Concrete with Wet Skim Finish (No Service Cavity)

Component	Usage	Supplier	Quantity	Unit	Unit	Total
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			Quantity	Cost	Cost
Insulated Plaster Board 42.5mm	plaster board for the wall	103 Mtrs2	3	€24.71	€881
nails 2.1 x 100mm Steel	to fix plaster board	822 Unit	100	€3.24	€27
Skimcoat Plaster	plaster for the plaster board	257 KG	1	€0.36	€92
Carpenter	fit insulated plaster boards	27 Hours	1	€27.50	€753
Plasterer	fit angle beads & plaster wall	15 Hours	1	€25.00	€367
Sub Total: €2,120					

SubGroup : Inside Wall Render - Internal Wall Areas for the Ground Floor

Product : Building Sand & Cement Wet Plasterwork onto Concrete

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Plaster	plaster 2mm finish		621 KG	25	€14.26	€354
Cement Bags	Scratch coat 10-16 mm		466 KG	25	€3.98	€74
Lime Bag	Scratch coat 10-16 mm		310 KG	25	€6.59	€82
Plastering Sand	Scratch coat 10-16 mm		1397 KG	1	€0.05	€70
Plastering Sand	Scud blockwork depth 3-5mm		1863 KG	1	€0.05	€93
Skimcoat Plaster	Skim finish		370 KG	1	€0.36	€133
Plasterer	Plastering for the wall		59 Hours	1	€25.00	€1,478
Sub Total: €2,284						

SubGroup : Inside Wall Render - Internal Wall Areas for the First Floor

Product : 12.5mm Plaster Board onto Timber with Wet Skim Finish

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
45mm Collated Drywall Screws	to fix plaster board		1642 Unit	1,000	€17.06	€28
Plaster Board 12.5mm	plaster board for the wall		205 Mtrs2	3	€6.90	€492
Skimcoat Plaster	plaster for the plaster board		513 KG	1	€0.36	€185
Plasterer	board, fit angle beads & plaster wall		63 Hours	1	€25.00	€1,564
Sub Total: €2,269						

SubGroup : Inside Wall Render - Bathroom Render for the Ground Floor

Product : Building Sand & Cement Wet Plasterwork onto Concrete

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Plaster	plaster 2mm finish		98 KG	25	€14.26	€56
Cement Bags	Scratch coat 10-16 mm		73 KG	25	€3.98	€12
Cement Bags	Scud blockwork depth 3-5mm		98 KG	25	€3.98	€16
Lime Bag	Scratch coat 10-16 mm		49 KG	25	€6.59	€13
Plastering Sand	Scratch coat 10-16 mm		220 KG	1	€0.05	€11
Plastering Sand	Scud blockwork depth 3-5mm		293 KG	1	€0.05	€15
Skimcoat Plaster	Skim finish		58 KG	1	€0.36	€21
Plasterer	Plastering for the wall		9 Hours	1	€25.00	€233
Sub Total: €375						

SubGroup : Inside Wall Render - Bathroom Render for the First Floor

Product : Building Sand & Cement Wet Plasterwork onto Concrete

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
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Plaster	plaster 2mm finish	183 KG	25	€14.26	€105
Cement Bags	Scratch coat 10-16 mm	138 KG	25	€3.98	€22
Cement Bags	Scud blockwork depth 3-5mm	183 KG	25	€3.98	€29
Lime Bag	Scratch coat 10-16 mm	92 KG	25	€6.59	€24
Plastering Sand	Scratch coat 10-16 mm	413 KG	1	€0.05	€21
Plastering Sand	Scud blockwork depth 3-5mm	550 KG	1	€0.05	€28
Plasterer	Plastering for the wall	17 Hours	1	€25.00	€437
				Sub Total: €665	

SubGroup : Ceilings below 1st Floor

Product : 38mm Batton as Service Cavity + Plaster Board and Skim Finish

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
45mm Collated Drywall Screws	to fix plaster board		1036 Unit	1,000	€17.06	€18
nails 2.1 x 75mm	to fix timber battons		777 Unit	80	€2.35	€23
Plaster Board 12.5mm	plaster board for the ceiling		130 Mtrs2	3	€6.90	€310
Rough Sawn Timber 50mm x 38mm	Timber battons to ceiling		259 Mtrs	1	€0.53	€137
Skimcoat Plaster	plaster for the plaster board		648 KG	1	€0.36	€233
Carpenter	fix battons & plaster board		37 Hours	1	€27.50	€1,018
Plasterer	fit angle beads & plaster ceiling		31 Hours	1	€25.00	€771
				Sub Total: €2,510		

SubGroup : Ceiling below Roof Sloped Warm

Product : Standard Ceilings - With Service Cavity - Plasterboard and Skim Finish - warm roof with (100mm PIR Insulation between rafters and 42.50mm insulated plasterboard) to achieve minimum 0.16 W/m2K U-value

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
45mm Collated Drywall Screws	to fix plaster board		412 Unit	1,000	€17.06	€7
Insulated Plaster Board 72.5mm	plaster board for the ceiling		51 Mtrs2	3	€37.03	€662
nails 2.1 x 75mm	to fix timber battons		309 Unit	80	€2.35	€9
Polyisocyanurate (PIR) Insulation 100mm thickness	insulation for ceiling		51 Mtrs2	3	€35.53	€635
Rough Sawn Timber 50mm x 38mm	Timber battons to ceiling		103 Mtrs	1	€0.53	€55
Carpenter	fix battons & plaster board & insulation		29 Hours	1	€27.50	€809
Plasterer	fit angle beads & plaster ceiling		12 Hours	1	€25.00	€307
				Sub Total: €2,484		

SubGroup : Ceiling below Attic/Loft Space Flat Warm

Product : Standard Ceilings - With Service Cavity - 300mm Mineral Fiber - 12.5mm Plasterboard and Skim Finish to achieve (0.16 W/m2K U-value)

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
45mm Collated Drywall Screws	to fix plaster board		686 Unit	1,000	€17.06	€12
Mineral Fiber Wool Insulation 300mm	insulation for ceiling		86 Mtrs2	3	€14.00	€417
nails 2.1 x 75mm	to fix timber battons		515 Unit	80	€2.35	€15
Plaster Board 12.5mm	plaster board for the ceiling		86 Mtrs2	3	€6.90	€205
Rough Sawn Timber 50mm x 50mm	Timber battons to ceiling		172 Mtrs	1	€0.62	€106
Skimcoat Plaster	plaster for the plaster board		429 KG	1	€0.36	€154
Carpenter	fix battons & plaster board & insulation		49 Hours	1	€27.50	€1,348

Plasterer fit angle beads & plaster ceiling 20 Hours 1 €25.00 €511

Sub Total: €2,768

SubGroup : Stairs & Balustrade

Product : PC Sum

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
PC Sum			1 Unit	1	€2,000.00	€2,000
Sub Total: €2,000						

SubGroup : Fitted Kitchen

Product : Provisional €12,000 Sum for Kitchen

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
PC Sum for Kitchen	PC Sum for Kitchen		1 Unit	1	€12,000.00	€12,000
Sub Total: €12,000						

SubGroup : Roof Construction

Product : Standard Cut Roof using 160mm high Rafters as per attached Drawings - subject to Engineer approval

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
44mm x 225mm C16 Timber	Roof Joists		449 Mtrs	5	€15.90	€1,488
Chipboard 18mm	partial attic boarding		27 Mtrs2	3	€17.33	€162
Galvanised steel straps 30 x 5mm	Secure Purlings to eaves walls		14 Unit	1	€0.71	€10
nails 2.1 x 100mm	to fix all timbers		2272 Unit	100	€3.24	€74
nails 2.1 x 125mm	to fix all timbers		2272 Unit	80	€2.35	€67
Roof - Timber Rafters 160mm x 44mm	Rafters		338 Mtrs	5	€9.36	€659
Roof - Timber Jack Rafters 160mm x 44mm	Jack Rafters		208 Mtrs	5	€9.36	€405
Roof - Timber Jack Valley Rafters 160mm x 44mm	Valley Rafters		39 Mtrs	5	€9.36	€77
Timber 100mm x 75mm	Eave Purlings		33 Mtrs	5	€11.37	€78
Timber 225mm x 75mm	Purlings		56 Mtrs	5	€23.24	€269
Carpenter	number of dormers		16 Hours	1	€27.50	€440
Carpenter	Number of pediments		16 Hours	1	€27.50	€440
Carpenter	per sq meter of joists		52 Hours	1	€27.50	€1,429
Carpenter	per square meter of roof		325 Hours	1	€27.50	€8,925
Sub Total: €14,521						

SubGroup : Rooflights

Product : Standard - Building Regulation minimum requirement (1.6 W/m2K U-value) Standard Rooflight (Center Pivot) (Pine Finish) (Ridged Flashing)

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Ridged Flashing 1140 x 1180	size needed		8 Unit	1	€78.00	€624
Standard - Building Regulation minimum requirement (1.6 W/m2K U-value) Standard Rooflight (Center Pivot) (Pine Finish) (Ridged Flashing)1140mm x 1180mm	size needed		8 Unit	1	€496.00	€3,968
70mm screws	to fix to roof timbers		160 Unit	100	€4.48	€7
Carpenter	to fix Roof Window		32 Hours	1	€27.50	€880

Sub Total: €5,479**SubGroup** : Roof 1st Largest area of Roof Cover**Product** : Fiber Cement Smooth Square Edge Roof Tiles 600mm x 300mm

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Aluminium Trim	gable end trims		53 Mtrs	1	€5.00	€265
Fiber Cement Ridge	Ridge Tiles		73 Unit	1	€5.00	€364
Fiber Cement Smooth Square Edge 600mm x 300mm	slates for the roof		3180 Unit	1	€0.90	€2,862
Fiber Cement Stop End	for ridge ends		10 Unit	1	€2.00	€20
Line Vent	roof vents		9 Unit	1	€19.00	€173
Breathable Felt	to cover the total roof		454 Mtrs2	75	€76.83	€465
Copper Crampion Nails	for the slates		6815 Unit	1,000	€18.43	€125
Lead 450mm	for the valleys		61 Mtrs	6	€135.00	€1,377
nails 2.1 x 100mm	for roof timbers		1363 Unit	100	€3.24	€44
Rough Sawn Timber 225mm x 25mm	valley boards		61 Mtrs	5	€7.20	€92
Rough Sawn Timber 38mm x 38mm	to keep the felt down		682 Mtrs	1	€0.50	€341
Rough Sawn Timber 50mm x 38mm	counter battens		682 Mtrs	1	€0.53	€361
Rofer	finished roof cover		162 Hours	1	€25.00	€4,057
Rofer	timber & felt		43 Hours	1	€25.00	€1,082
Sub Total: €11,629						

SubGroup : Fascia & Soffits 1st largest area**Product** : PVC Fascia Soffit White (175mm Fascia) (250mm Soffit)

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Polytop Pins 40mm White Pack of 250	Fascia length & height area		112 Unit	250	€10.50	€5
Polytop Pins 40mm White Pack of 250	soffit length & depth area		277 Unit	250	€10.50	€12
PVC 250mm Deep Soffit White (5x0.3 board)	soffit length & depth area		194 Mtrs	5	€19.29	€747
PVC Fascia White 175mm	Fascia length & height area		118 Mtrs	5	€14.85	€350
nails 2.1 x 100mm Steel	to fix timber to the wall		512 Unit	100	€3.24	€17
Rough Sawn Timber 50mm x 50mm	to fix PVC at the wall		123 Mtrs	1	€0.62	€76
Silicone General Purpose Clear	to seal below roof cover		8 Unit	1	€2.34	€19
Carpenter	to fit Fascia finishes		18 Hours	1	€27.50	€491
Carpenter	to fit soffit finishes		44 Hours	1	€27.50	€1,209
Carpenter	to fix timber to the wall gables		5 Hours	1	€27.50	€134
Carpenter	to fix timber to the wall soffit		8 Hours	1	€27.50	€215
Sub Total: €3,274						

SubGroup : Gutters & Downpipes**Product** : Gutter Aluminium Ogee 130mm Black

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Aluminium 130mm 90 degree Angle Joints Black	number of 90 degree angles		10 Unit	1	€21.77	€226
Aluminium 130mm Gutter Support Brackets Black 1	length of guttering		26 Unit	1	€6.22	€159
Aluminium 130mm Gutter Union Joints Black	number of joints		1 Unit	1	€11.40	€11
Aluminium 130mm Internal Stopends Black	number of gutters		18 Unit	1	€8.81	€159
Aluminium 130mm Running Outlets Black	number of downpipes		9 Unit	1	€15.55	€140
Aluminium 95mm Offset Bends 112.5 Degree Black	number of offset bends		18 Unit	1	€11.66	€210
Aluminium 95mm Pipe Brackets Black	number of pipe brackets		36 Unit	1	€6.74	€243

Aluminium 95mm Pipe Shoes Black	number of shoes	9 Unit	1	€11.92	€107
Aluminium 95mm x 4m length Downpipe Black	number of downpipes	9 Unit	1	€38.70	€348
Gutter Aluminium Ogee 130mm Black	length of guttering	31 Mtrs	3	€39.60	€405
40mm screws	for downpipe brackets	95 Unit	200	€4.53	€2
40mm screws	for gutter support brackets	77 Unit	200	€4.53	€2
Silicone General Purpose Clear	to fit guttering	3 Unit	1	€2.34	€6
Carpenter	to fit downpipes	5 Hours	1	€27.50	€124
Carpenter	to fit guttering	10 Hours	1	€27.50	€268

Sub Total: €2,409

SubGroup : Windows & Doors

Product : Efficient- (1.2 W/m2K U-value) UPVC White Windows & Glazing (Supplied & Fitted)

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Efficient (1.2 W/m2K U-value) UPVC Windows & Glazing - White (Supplied & Fitted)	All Window Price		3 Unit	1	€16,102.00	€48,306
3mm Vapour control Layer	length of cill		72 Mtrs2	60	€135.00	€161
Silicone General Purpose Clear	around window openings		15 Unit	1	€2.34	€34
Carpenter	fit windows		31 Hours	1	€27.50	€853

Sub Total: €49,354

SubGroup : Front Door

Product : Efficient- (1.2 W/m2K U-value) UPVC Front Door - White

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Corvum Door-Window Tape 12/48mm	perimeter of door		33 Mtrs	25	€0.00	€0
Front Door as per Drawings Efficient- (1.2 W/m2K U-value) UPVC White	All Window Price		1 Unit	1	€1,288.19	€1,288
Carpenter	fit front door		6 Hours	1	€27.50	€165

Sub Total: €1,453

SubGroup : Doors Single

Product : Deal Flush Panel 2032mm x 864mm

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
D2 allowance of 50			1 Unit	1	€50.00	€50
Internal Single Door Deal Flush Panel 2032mm x 864mm	internal door		42 Unit	1	€86.00	€3,612
4 inch Steel Butt Hinge	to hang door		42 Unit	2	€6.10	€128
70mm screws	to fix hinges		265 Unit	100	€4.48	€12
Carpenter	to fix hinges		14 Hours	1	€27.50	€385

Sub Total: €4,187

SubGroup : Door Frame - Single Doors

Product : Deal 44mm x 95mm

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Deal 44mm x 95mm Door Frame	length of door frame		75 Mtrs	5	€2.10	€31
75mm screws	to fix door frame		150 Unit	100	€5.45	€8

Wood Glue	to fix door frame	4 Unit	25	€13.81	€2
Carpenter	to fix door frame	36 Hours	1	€27.50	€982

Sub Total: €1,023

SubGroup : Architrave - Single Doors

Product : Deal 16mm x 90mm square edge

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Architrave - Deal 16mm x 90mm square edge	length of architrave		150 Mtrs	5	€3.80	€112
40mm Panel Pins	to fix architrave		450 Unit	200	€3.49	€8
Wood Glue	to fix architrave		4 Unit	25	€13.81	€2
Carpenter	to fix architrave		29 Hours	1	€27.50	€785

Sub Total: €907

SubGroup : Door Handle - Single Doors

Product : Satin chrome lock door handle. square

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Satin chrome lock door handle. square	door handle		14 Unit	1	€18.50	€259
Carpenter	to fit handle		7 Hours	1	€27.50	€193

Sub Total: €452

SubGroup : Doors Double

Product : Deal Flush Panel 2100mm x 1810mm

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Internal Double Door Deal Flush Panel 2100mm x 1810mm	internal door		1 Unit	1	€136.00	€136
4 inch Steel Butt Hinge	to hang door		4 Unit	2	€6.10	€12
70mm screws	to fix hinges		21 Unit	100	€4.48	€1
Carpenter	to fix hinges		2 Hours	1	€27.50	€55

Sub Total: €204

SubGroup : Door Frame - Double Doors

Product : Deal 44mm x 95mm

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Deal 44mm x 95mm Door Frame	length of door frame		6 Mtrs	5	€2.10	€3
75mm screws	to fix door frame		13 Unit	100	€5.45	€1
Wood Glue	to fix door frame		0 Unit	25	€13.81	€0
Carpenter	to fix door frame		3 Hours	1	€27.50	€83

Sub Total: €86

SubGroup : Architrave - Double Doors

Product : Deal 16mm x 90mm square edge

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Architrave - Deal 16mm x 90mm square edge	length of architrave		13 Mtrs	5	€3.80	€9
40mm Panel Pins	to fix architrave		38 Unit	200	€3.49	€1

Wood Glue	to fix architrave	0 Unit	25	€13.81	€0
Carpenter	to fix architrave	2 Hours	1	€27.50	€66
Sub Total: €76					

SubGroup : Door Handles - Double Doors

Product : Satin chrome lock door handle. square

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Satin chrome lock door handle. square	door handle		1 Unit	1	€18.50	€19
Carpenter	to fit handle		1 Hours	1	€27.50	€14
Sub Total: €32						

SubGroup : Skirting Ground Floor

Product : Deal 18mm x 125mm square edge

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Skirting - Deal 18mm x 125mm square edge	all skirtings		150 Mtrs	5	€5.50	€184
40mm Panel Pins	to fix skirting		901 Unit	200	€3.49	€16
Wood Glue	to fix skirting		8 Unit	25	€13.81	€4
Carpenter	to fix skirting		43 Hours	1	€27.50	€1,180
Sub Total: €1,383						

SubGroup : Skirting First Floor

Product : Deal 18mm x 125mm square edge

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Skirting - Deal 18mm x 125mm square edge	all skirtings		128 Mtrs	5	€5.50	€156
40mm Panel Pins	to fix skirting		766 Unit	200	€3.49	€13
Wood Glue	to fix skirting		6 Unit	25	€13.81	€4
Carpenter	to fix skirting		36 Hours	1	€27.50	€1,003
Sub Total: €1,176						

SubGroup : Window Boards

Product : MDF 25mm x 240mm (cut from full MDF sheets)

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
25mm Panel pins	to fix window board		239 Unit	200	€1.62	€2
MDF 25mm- 2.4m x 1.2m	for each internal cill		2 Mtrs2	3	€24.08	€17
Wood Glue	to fix window board		2 Unit	25	€13.81	€1
Carpenter	to cut, profile and fix window board		18 Hours	1	€27.50	€501
Sub Total: €522						

SubGroup : 1st Fix Electrics

Product : Electrics Standard Pack for House Size including Fuseboard >= 250 & < 300 sq meters with <80 points

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Electrics Standard Pack including Fuseboard >= 250 & < 300 sq meters with <80 points	1st fix wiring pack		1 Unit	1	€4,000.00	€4,000

Sub Total: €4,000

SubGroup : Ceiling Lighting Point

Product : Standard ceiling lighting point - White - Supplied & Installed

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
abc			1 Unit	1	€122.00	€122
Standard ceiling lighting point - White Supplied & Installed	per ceiling light		18 Unit	1	€51.50	€927
Sub Total: €1,049						

SubGroup : Low Voltage Downlighters

Product : Low Voltage Downlighters - White - Supplied, Wired & Installed

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Low Voltage Downlighters - White Supplied & Installed	per downlighter		8 Unit	1	€60.60	€485
Sub Total: €485						

SubGroup : Sockets

Product : Single Socket - White - Supplied, Wired & Installed

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Single Socket - White Incl Back Box Supplied & Installed	per Single socket		30 Unit	1	€52.30	€1,569
Sub Total: €1,569						

SubGroup : Satellite TV Point

Product : Satellite TV Point - White - Supplied, Wired & Installed

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Satellite TV Point - White Incl Back Box Supplied & Installed	per TV Point		2 Unit	1	€58.20	€116
Sub Total: €116						

SubGroup : Voice Data Outlet

Product : Voice Data Outlet - White - Supplied, Wired & Installed

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Voice Data Outlet - White Incl Back Box Supplied & Installed	per voice data outlet		8 Unit	1	€53.40	€427
Sub Total: €427						

SubGroup : Smoke Alarm

Product : Smoke Alarm - White - Supplied, Wired & Installed

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Smoke Alarm - White Incl Back Box Supplied & Installed	per smoke alarm		3 Unit	1	€70.00	€210
Sub Total: €210						

SubGroup : Cooker Point

Product : Cooker Point - White - Supplied, Wired & Installed

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Cooker Point - White Incl Back Box Supplied & Installed	per cooker point		1 Unit	1	€57.19	€57
Sub Total: €57						

SubGroup : Heat Alarm

Product : Heat Alarm - White - Supplied, Wired & Installed

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Heat Alarm - White Supplied & Installed	per heat alarm		1 Unit	1	€52.96	€53
Sub Total: €53						

SubGroup : Shaver Socket Point

Product : Shaver Socket - White - Supplied, Wired & Installed

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Shaver Socket - White Incl Back Box Supplied & Installed	per shaver light		3 Unit	1	€66.40	€199
Sub Total: €199						

SubGroup : Switches

Product : Light Switches - 1 gang - White - Supplied, Wired & Installed

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Light Switches - 1 gang - White Supplied & Installed	per light switch		22 Unit	1	€52.10	€1,146
Sub Total: €1,146						

SubGroup : Time Clock

Product : Time Clock - White - Supplied, Wired & Installed

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Time Clock - White Supplied & Installed	per time clock		1 Unit	1	€84.00	€84
Sub Total: €84						

SubGroup : Immersion Point

Product : Immersion Switch Point - White - Supplied, Wired & Installed

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Immersion Switch Point - White Supplied & Installed	per immersion timer		1 Unit	1	€52.96	€53
Sub Total: €53						

SubGroup : External Security Light

Product : External Security Light - White - Supplied, Wired & Installed

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
External Security Light - White Supplied & Installed	per external light		1 Unit	1	€52.73	€53
Sub Total: €53						

SubGroup : Carbon Alarms**Product** : Carbon Alarm - White - Supplied, Wired & Installed

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Carbon Alarm - White Supplied & Installed	per carbon alarm		2 Unit	1	€80.00	€160
Sub Total: €160						

SubGroup : 1st Fix Plumbing**Product** : Plumbing Standard Pack >= 250 & < 300 sq meters > 21 outlets incl water tank

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Plumbing Standard Pack >= 250 & < 300 sq meters > 5 outlets incl water tank	1st fix plumbing pack		1 Unit	1	€4,400.00	€4,400
Sub Total: €4,400						

SubGroup : WC**Product** : Close Coupled including seat WC >40 & <60 Euro

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Close Coupled including seat WC >40 & <60 Euro	per unit		3 Unit	1	€60.00	€180
Plumber	per unit		9 Hours	1	€40.00	€360
Sub Total: €540						

SubGroup : Handbasin**Product** : Pedestal Basin incl Waste & Wall fixings >60 & <80 Euro

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Pedestal Basin incl Waste & Wall fixings >60 & <80 Euro	per unit		3 Unit	1	€80.00	€240
Plumber	per unit		9 Hours	1	€40.00	€360
Sub Total: €600						

SubGroup : Bath**Product** : Straight Bath incl Side & End Panels - Waste >80 & <100 Euro

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Straight Bath incl Side & End Panels - Waste >80 & <100 Euro	Number of Baths		1 Unit	1	€100.00	€100
Plumber	per unit		6 Hours	1	€40.00	€240
Sub Total: €340						

SubGroup : Shower Valve**Product** : Thermostatic Shower Valve >40 & <60 Euro

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Thermostatic Shower Valve >40 & <60 Euro	Number of Shower Valves		2 Unit	1	€60.00	€120
Plumber	per unit		6 Hours	1	€40.00	€240
Sub Total: €360						

SubGroup : Shower Tray**Product** : Square Shower Tray >60 & <80 Euro

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Square Shower Tray >60 & <80 Euro	Number of Shower Trays		2 Unit	1	€80.00	€160
Plumber	per unit		6 Hours	1	€40.00	€240
Sub Total: €400						

SubGroup : Shower Enclosure**Product** : Hinged Shower Enclosure >140 & <160 Euro

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Hinged Shower Enclosure >140 & <160 Euro	Number of Shower Enclosures		2 Unit	1	€160.00	€320
Plumber	per unit		10 Hours	1	€40.00	€400
Sub Total: €720						

SubGroup : Taps**Product** : Pillar Tap >20 & <40 Euro

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Pillar Tap >20 & <40 Euro	per unit		4 Unit	1	€40.00	€160
Plumber	per unit		8 Hours	1	€40.00	€320
Sub Total: €480						

SubGroup : Utility Sink**Product** : Stainless Steel Utility Sink with Mixer Tap & Waste Fitting >100 & <120 Euro

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Stainless Steel Utility Sink with Mixer Tap & Waste Fitting >100 & <120 Euro	per unit		1 Unit	1	€120.00	€120
Plumber	per unit		4 Hours	1	€40.00	€160
Sub Total: €280						

SubGroup : Kitchen Sink**Product** : 1 Bowl & Drainer Stainless Steel Kitchen Sink with Mixer Tap & Waste Fitting >60 & <80 Euro

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
1 Bowl & Drainer Stainless Steel Kitchen Sink with Mixer Tap & Waste Fitting >60 & <80 Euro	per unit		1 Unit	1	€80.00	€80
Plumber	per unit		4 Hours	1	€40.00	€160
Sub Total: €240						

SubGroup : Well Pump & Fittings**Product** : Well Pump & Fittings

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Hose for Submersible Pumps 30m x 38mm with fittings	Unit		1 Unit	1	€400.00	€400
Submersible Water Pump	pump for the well		1 Unit	1	€235.00	€235
Water Expansion Tank	expansion tank		1 Unit	1	€75.00	€75

Plumber	to fit pump	3 Hours	1	€40.00	€120
Sub Total: €830					

SubGroup : First Fix Heating - 2 Story Building

Product : First fix Heating Pipework for Radiators (heat source oil, gas, solid fuel or pellet)

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
25mm piping suitable for heating	length of pipework required for 1st fix heating		462 Mtrs	1	€2.50	€1,155
Plumber	to fix pipework		12 Hours	1	€40.00	€462
Sub Total: €1,617						

SubGroup : Heat Output - 2 Story Building

Product : Heat Output - Standard Radiators throughout house - Compact Double Converter - detachable grilles & side panels. (heat source oil, gas, solid fuel or pellet)

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
28mm Pipework Manifold - Heat Source	meters required		32 Mtrs	25	€72.00	€91
Manifold 10 valve unit	Number		2 Unit	1	€160.00	€320
Manifold Adapter	number of radiators		44 Unit	1	€3.00	€132
Rads 1200mm W x 500mm H Compact Double Converter (detachable grilles & side panels)	size required		1 Unit	1	€112.00	€112
Rads 1400mm W x 500mm H Compact Double Converter (detachable grilles & side panels)	size required		5 Unit	1	€128.00	€640
Rads 2000mm W x 500mm H Compact Double Converter (detachable grilles & side panels)	size required		4 Unit	1	€169.00	€676
Rads 300mm W x 500mm H Compact Double Converter (detachable grilles & side panels)	size required		2 Unit	1	€49.50	€99
Rads 400mm W x 500mm H Compact Double Converter (detachable grilles & side panels)	size required		1 Unit	1	€63.30	€63
Rads 600mm W x 500mm H Compact Double Converter (detachable grilles & side panels)	size required		3 Unit	1	€78.00	€234
Rads 700mm W x 500mm H Compact Double Converter (detachable grilles & side panels)	size required		3 Unit	1	€80.00	€240
Rads 800mm W x 500mm H Compact Double Converter (detachable grilles & side panels)r	size required		2 Unit	1	€86.00	€172
Rads 900mm W x 500mm H Compact Double Converter (detachable grilles & side panels)	size required		1 Unit	1	€92.00	€92
Thermostatic Rad valve set	number of radiators		22 Unit	1	€16.50	€363
Plumber	number of radiators		22 Hours	1	€40.00	€880
Sub Total: €4,114						

SubGroup : Heat Source (Oil, Gas, Solid Fuel,Electric, Geothermal)

Product : Heat Source - Heat Pump - Air to Water - Passive - minimum 400% seasonal efficiency to incl all fittings and 180L cylinder

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Heat Pumps - Control Unit with 180ltr cylinder incl valve and temp sensor	main heat source		1 Unit	1	€3,500.00	€3,500
Heat Source - Heat Pump - Air to Water - Passive - minimum 450% seasonal efficiency to incl all fittings	main heat source		1 Unit	1	€6,000.00	€6,000
Plumber	Install, test & commission heat pump system		8 Hours	1	€40.00	€320
Sub Total: €9,820						

SubGroup : Secondary Heat Output (Stove)

Product : Secondary Heat output (Stove) - Oil - Standard - minimum 60% seasonal efficiency incl all fittings and flues & installed

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Secondary Heat output (Stove) - Oil - Standard - minimum 60% seasonal efficiency incl all fittings and flues & installed	unit type		1 Unit	1	€1,500.00	€1,500
						Sub Total: €1,500

SubGroup : Photovoltaic Panels

Product : Photovoltaic Panels Supplied & Fitted with SE/SW Orientation & 45 Degree Tilt with a 1.5kw = 6 panel system

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
1.5 KWP Standard Photovoltaic with String Inverter - 6 Panels - Grid Connected	PV Panels		1 Unit	1	€4,520.00	€4,520
						Sub Total: €4,520

SubGroup : Floor Cover

Product : Ceramic @ 20 euro per sq meter

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Ceramic @ 20 euro per sq meter	tiling per square meter		39 Mtrs2	1	€20.00	€783
Tile Adhesive	adhisive per square meter		117 KG	20	€14.85	€87
Tiler	to fix tiling to floor		19 Hours	1	€30.00	€559
						Sub Total: €1,429

SubGroup : Floor Cover

Product : Nylon Carpet @ 20 euro per sq meter (Supplied & Fitted)

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Nylon Carpet @ 20 euro per sq meter Supply & Fitted	carpet per square meter		81 Mtrs2	1	€20.00	€1,610
						Sub Total: €1,610

SubGroup : Floor Cover

Product : Timber Laminated @ 20 euro per sq meter

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Timber Laminated @ 20 euro per sq meter	timber per square meter		62 Mtrs2	1	€20.00	€1,232
Underlay for timber	underlay		62 Mtrs2	25	€15.00	€37
Wood Glue	adhisive per square meter		185 Unit	25	€13.81	€102
Carpenter	to fix timber to floor		47 Hours	1	€27.50	€1,291
						Sub Total: €2,662

SubGroup : Floor Cover

Product : Wool Carpet @ 20 euro per sq meter (Supplied & Fitted)

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Wool Carpet @ 20 euro per sq meter Supply & Fitted	carpet per square meter		82 Mtrs2	1	€20.00	€1,644

Sub Total: €1,644

SubGroup : Painting - Internal

Product : Painting - Internal

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Internal Paint Finish Coat	Finished Coat		104 Litres	5	€29.50	€613
Undercoat Paint Internal	1st Coat		53 Litres	5	€27.97	€298
Painter	1st Coat		53 Hours	1	€25.00	€1,332
Painter	Finish 2 Coats		85 Hours	1	€25.00	€2,131
Sub Total: €4,374						

SubGroup : Tiling Walls - Bathroom Tiling Ground Floor

Product : Full height tile with Ceramic @ 40 euro per sq meter

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Ceramic @ 40 euro per sq meter	tiling per square meter		11 Mtrs2	1	€40.00	€432
Tile Adhesive	adhesive per square meter		43 KG	20	€14.85	€32
Tiler	to fix tiling to walls		5 Hours	1	€30.00	€154
Sub Total: €619						

SubGroup : Footpath Calculated for the full House Surround

Product : Standard 1.2m footpath around the house - Concrete

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
3" Stone	quantity of stone		8 Mtrs3	1	€13.00	€110
35n Streight Concrete	footpaths		10 Mtrs3	1	€75.00	€760
Clause 804 Hardcore	Compacted Hardcore		10 Mtrs3	1	€13.00	€132
Digger & Driver	to lay the concrete		9 Hours	1	€55.00	€472
Digger & Driver	to prepare ground		9 Hours	1	€55.00	€472
Groundsman	to lay the concrete		9 Hours	1	€27.50	€236
Groundsman	to prepare ground		9 Hours	1	€27.50	€236
Sub Total: €2,416						

SubGroup : Bored Well Drilling

Product : Bored Well Drilling

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Bored Well Drilling	to drill the well		1 Unit	1	€1,850.00	€1,850
Sub Total: €1,850						

SubGroup : Water Pipe Ducting to Well

Product : Water Pipe Ducting to Well

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
40mm Water mains Piping	length of piping		50 Mtrs	150	€170.00	€57
Underground Safety Tape -Water Pipe	length of tape		50 Mtrs	365	€15.65	€2
Chipping Stone	surround pipe		8 Mtrs3	1	€5.00	€39

Digger & Driver	to dig trench & back fill	5 Hours	1	€55.00	€275
Groundsman	to lay ducting	5 Hours	1	€27.50	€138
Sub Total: €511					

SubGroup : Percolation Area

Product : Percolation Area - Standard Percolation Area incl Material, Fittings and Installed

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
100mm perforated pipe work	length of trench		105 Mtrs	6	€13.50	€236
Geotextile Membrane	length of trench		53 Mtrs ²	1	€0.75	€39
3" Stone	m3 stone into trenches		32 Mtrs ³	1	€13.00	€410
Digger & Driver	total hours required to excav trenches m3 per m2 and backfill		13 Hours	1	€55.00	€688
Groundsman	install pipework system		5 Hours	1	€27.50	€138
Sub Total: €1,510						

SubGroup : Effluent disposal system

Product : Effluent disposal system - Standard Septic Tank incl all fittings and Installed

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Effluent disposal system - Standard Septic Tank incl all fittings and Installed	unit required		1 Unit	1	€1,950.00	€1,950
Sub Total: €1,950						

SubGroup : Stormwater drainage and soakaway

Product : Stormwater drainage and soakaway - Standard

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Geotextile Membrane	cover stone		13 Mtrs ²	1	€0.75	€9
3" Stone	quantity of stone		13 Mtrs ³	1	€13.00	€164
Digger & Driver	to prepare ground		10 Hours	1	€55.00	€550
Sub Total: €723						

SubGroup : ESB Connection Ducting

Product : ESB Connection Ducting

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
50mm x 6mtr Red Electrical Cable Ducting	Ducting		25 Mtrs	6	€9.25	€39
External SWA power cable	power supply cable		26 Mtrs	1	€6.50	€171
Underground Safety Tape -Electric cable	over ducting		25 Mtrs	365	€15.65	€1
Chipping Stone	surround ducting		1 Mtrs ³	1	€5.00	€4
Digger & Driver	to dig trench & back fill		5 Hours	1	€55.00	€275
Groundsman	to lay ducting and pull cable		5 Hours	1	€27.50	€138
Sub Total: €627						

SubGroup : Telephone Connection Ducting

Product : Telephone Connection Ducting

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
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50mm x 6mtr Red Electrical Cable Ducting	length of piping	25 Mtrs	6	€9.25	€39
Underground Safety Tape -Electric cable	length of tape	25 Mtrs	365	€15.65	€1
Chipping Stone	surround ducting	4 Mtrs3	1	€5.00	€20
Digger & Driver	to dig trench & back fill	3 Hours	1	€55.00	€138
Groundsman	to lay ducting	3 Hours	1	€27.50	€69
Sub Total: €266					

SubGroup : Fencing Position 1 (longest length of fencing required)

Product : Fencing Post & Rail (3 rails) supplied and fitted.

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Fencing Post & Rail (3 rails) supplied and fitted.	length required		75 Mtrs	1	€24.50	€1,838
Sub Total: €1,838						

SubGroup : Kerbing to Driveway 1st Longest Length

Product : Precast Concrete Kerbing to Driveway Supply and Fit

Component	Usage	Supplier	Quantity	Unit Quantity	Unit Cost	Total Cost
Precast Concrete Kerbing to Driveway Supply and Fit	length required		52 Mtrs	1	€26.00	€1,352
Sub Total: €1,352						