

HOUSE SPECIFICATION
Cooline, Cobh, Co. Cork

- FOUNDATIONS:** Foundations to Engineers/Premier Guarantee Scheme specification
- GROUND FLOOR:** To Engineers detail.
- FIRST FLOOR:** OSB Sheeting.
- EXTERNAL:** Render to all elevations
- WALLS:** Walls shall be formed of solid 100mm block outer leaf, 50mm clear cavity and Metal Frame construction as per Horizon Offsite specifications.
- ROOF:** Trussed timber roof to manufacturer's detail. Selected black flat concrete roof tiles. Insulation to relevant standards. N05 lead to BS standards.
- JOINERY:** Selected White or Chalk uPVC double-glazed windows throughout. Selected PVC/Teak front door. White or Chalk uPVC patio door/French door to Kitchen / Dining Room.
- JOINERY – INTERNAL:** Selected Doors, skirting and architrave.
- IRONMONGERY:** Selected ironmongery.
- STAIRS:** Timber tread and risers & string, balustrades, Newel Posts and handrail.
- GUTTERING:** Black uPVC/aluminium guttering and down-pipes.
- FASCIA & SOFFIT:** Black uPVC/aluminium fascia & soffit.
- PLASTERING:** Sand and cement render to external elevations.
- HEATING:** Air to Water Heating Unit with underfloor heating to Ground Floor and radiators in each room on the First Floor.
- FIREPLACE:** Fireplace allowance of €900
- DECORATION:** Internal Walls painted white/off white – ceilings white.
- EXTERNAL:** Front elevation to be finished in render. Rear and side elevations to be finished in render. Driveway to be tarmac. Concrete footpaths around house.
Front and rear lawns to be levelled and seeded.
- KITCHEN/UTILITY:** Fitted as per show house, Choice of doors available from OSB Group – Contact Dave Foran – 021 4392166
- WHITE GOODS INCLUDED:** Allowance of €1,500 Dishwasher, Fridge Freezer, Hob Oven – Available from Soundstore – Contact Vincent Hayes or Helena Ryan – 061 436640

FLOORING:

Living Room – Laminate
Hall, Kitchen and Utility – Floor Tiles – Colours available from
TileHaven, Little Island, Co. Cork. Contact Ray on 021-4354886 / 021-
4297696 / Email: ray@tilehaven.ie
Stairs & Landing – Carpet
Bedrooms – Laminate
Ensuite and Bathroom – Floors tiled and walls half tiled

**ELECTRICAL SPECIFICATION:
SOCKETS AND SWITCHES**

- Wire only 2 thermostats and heating control linked to Air to Water System.
- Provide exterior wiring to exterior air to water unit complete with on/off switch.
- 2 lights in Kitchen/Dining area.
- Kitchen/Dining Room - 3 double sockets over worktop and 2 under, light & switch (2 way).
- Living Room – 4 double sockets, TV point and light switch
- Hallway – 1 light and 1 socket.
- Downstairs Toilet – 1 light and 1 extractor fan.
- Utility Room – 2 ds and 1 light and 1 extractor fan.
- Landing – 1 light and 1 socket.
- Hot press/storeroom – 1 light
- Bderoom 1 – 3 double sockets and 1 light
- Ensuite – 1 light, 1 extractor and 1 wire only over WB.
- Bedroom 2 – 2 Double sockets and 1 light
- Bedroom 3 – 2 Double sockets and 1 light
- Bathroom – 1 light, 1 extractor and 1 wire only over WB.
- 1 phone point in hallway
- Wire cooker switch in Kitchen.
- Wire for Intruder Alarm.
- Fire/smoke detectors to comply with regulations.
- Phone socket in Living Room.
- Outside light over doors front and rear complete.
- Doorbell and chime.
- 2 way switches where appropriate

PLUMBING SPECIFICATION

- Air to Water Heating Unit with underfloor heating to Ground Floor and radiators in each room on the First Floor.
- Drench Head Showers
- Wall Mounted basin in both the ensuite and bathroom.