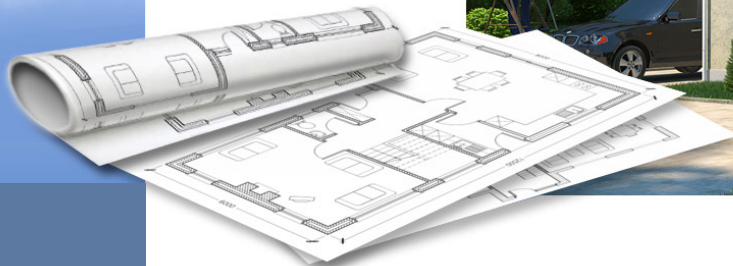




**O'Regan's**  
**PIKE**  
CONSTRUCTION LTD



## GENERAL SPECIFICATION

<b>Foundation</b>	Concrete strip foundation with steel.
<b>Ground Floor</b>	Powerfloated concrete slab on radon membrane on consolidated hardcore.
<b>First Floor</b>	Timber joists with deal flooring.
<b>Floor Insulation</b>	To Department of Environment Specification.
<b>Floor Finish</b>	Deal skirting.
<b>Wall &amp; Ceiling Insulation</b>	To Department of Environment Specification.
<b>External Walls</b>	300mm cavity wall including 100mm concrete block outer leaf with sand & cement smooth plaster external finish, and 100mm inner leaf with basecoat & skim internal finish.
<b>Internal Walls</b>	100mm concrete block walls with base coat and skim finish or 75mm stud partition with plasterboard and skim finish.
<b>Ceiling</b>	Plasterboard with skim finish.
<b>Roof</b>	600 x 300mm blue-black slate on battens on trusses at 400mm centres or cut roof at 400mm centres. PVCu fascia, soffit & downpipes with aluminium gutters
<b>Windows</b>	PVCu windows and deal window board
<b>External Doors</b>	PVCu doors
<b>Internal doors</b>	Red deal panel doors with deal architrave
<b>Electrical</b>	3 plugs and 1 light in each room. 4 plugs and cooker point in kitchen. 2 outside lights and emersion. 1 electric shower.
<b>Plumbing</b>	White sandringham sanitary ware, 60 gallon tank, 30 gallon indirect copper cylinder.
<b>Heating</b>	Oil boiler and one radiator in each room

### OPTIONAL EXTRAS

- Site clearance to formation level
- Footpath, site services and septic tank
- Garage – detached
- Kitchen
- Fireplace
- Painting
- Wardrobes
- Tiling

*Note: While every care has been taken in the preparation of these details, we cannot be held negligent for any inaccuracies or any resulting loss or damage that may arise howsoever caused.*