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Welcome to the first edition of Irelands Home External Insulation Catalogue



Hello and Welcome to Warmliving.ie,

My name is Noel Whelan and I'm the owner of Absolute Acrylics Ltd. We specialize in External Insulation, Attic insulation and Boiler upgrades.

Over the last 10 years working in the Insulation industry we have successfully Insulated over 700 houses's in the Dublin and surrounding areas. We have successfully applied and received Seai grants for all our clients.

Along the way we have met and worked with several other professionally minded Sub Contractors, General Contractors and Architects.

I worked along with Noel Reid of Coolock Windows and Doors who then went on to Install the windows at my house and we have worked together on several jobs.

I tendered a job for Colin Clarke of Clarke Construction and won the tender. That was three years ago and we have worked together on several jobs since then. Colin is a professional General contractor who specializes in New build Extensions and Attic conversions.

Dave Gaffney of DG Plumbing and Heating has been Installing New High Condensing Boilers and setting up zoned areas with Seai grant approval for Absolute Acrylics along with his own work. DG Plumbing and heating are fully registered RGI and Seai and Insured.

I met Stephen Hill of Gap Architects two years ago and worked with him on one of his refurbishment projects in North Dublin. Stephen was always professional with a keen eye for detail and easy to work for. I look forward to working with Stephen again.

Chris Smith of Empire Painting and Decorating is a young professional Decorator with energy and passion for his work. A man who takes pride in his work is a master craftsman. Warmliving.ie is a collection of professional contractors who work for the general public as individuals or together as a team.

Kind Regards
Noel Whelan

Special Thanks to our contributors



The colder it is outside, the warmer it is inside

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Moatfield/Coolock

This semi detached house in Moatefield, Coolock was finished with white (80%) and 20% black marble chip dashing to the front upper level.

The dashing was embedded in to a white receiver/base coat.

Quoin Stones were installed on both sides.

The lower section and gable and back were finished with acrylic render in beige grey. We also installed white powder coated aluminum window sills with patent reveals.

The insulation used here was 100mm Grey EPS with a U Value of 0.27. Heating bills were reduced by 52%.

Utility fees not Included.



Gross Total	€13,250.00
Less Seai Grant transferred over to us	€-3,400.00
Total Cost to Home Owner	€9,850.00
HRIS Vat Refund when Possible	€362.77
Final cost to Home Owner	€9,487.23



The colder it is outside, the warmer it is inside

Beaumont



This semi detached house in Beaumont was finished with white (100%) marble chip dashed finish to top section at front.

The dashing was embedded in to a White Receiver/Base coat.

White patent reveals were installed.

The brick work at the front was cavity pumped.

We also installed white powder coated aluminum window sills.

We finished the back and gable with a white acrylic render.

The insulation used here was 100mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 49%.

Utility fees not Included.

Gross Total	€10,900.00
Less Seai Grant transferred over to us	€-3,400.00
Final cost to Home Owner	€7,500

Semi Detached Homes

Ballyfermot



This semi detached house in Ballyfermot was finished with white (80%) and 20% Scottish Red Marble Chip dashed finish to the complete House. The dashing was embedded in to a White Receiver/Base coat. Quion Stones were added to the front for design and detail. We also installed a decorative band and arch above the front door.

House size 105m2. We also installed White Powder coated Aluminum window sills.

The Insulation used here was 100mm Grey EPS with a U Value of 0.27. Heating bills were reduced by 52%.

Utility fees not Included.

Gross Total	€13,800.00
Less Seai Grant transferred over to us	€-3,400.00
Final cost to Home Owner	€10,400.00

Dundrum

This semi detached house in Dundrum was finished with Cream Acrylic Render.

The internal garage wall was also insulated using 100mm K5 Phenolic Insulation. We also installed White Powder coated Aluminum Window sills with patent reveals. 110m2 Area

The insulation used here was 150 mm Grey EPS with a U Value of 0.21

Heating bills were reduced by 57%.

Utility fees not Included.



Gross Total	€12,850.00
Less Seai Grant transferred over to us	€-3,400.00
Final cost to Home Owner	€9,450.00
HRIS Vat Refund when Possible	€315.19

Clondalkin

This semi detached house in Clondalkin was converted in to a four bedroom house. The front was finished with White (90%) 10% Brown Marble Chip Dashing. The dashing was embedded in to a white receiver/base coat. Replicated brick work at house front was russet with grey pointing. We finished the back with a colored acrylic render (Cream/ Vanilla). We also installed white powder coated aluminum window sills with patent reveals at the back of the house. Quoin Stones at porch and sides of house were finished with granite effect to give a unique look. The front window sills were also finished in a granite effect. This job was a full refurbishment with the windows changed and new porch built. 139 m2 area. The Insulation used here was 100mm Grey EPS with a U Value of 0.27. Heating bills were reduced by 54%.

Utility fees not Included
All our work comes with a 10 year guarantee.



Gross Total	€16,900.00
Less Seai Grant transferred over to us	€-3,400.00
Total Cost to Home Owner	€13,500.00
HRIS Vat Refund when Possible	€796.91
Final cost to Home Owner	€12,703.09

Clontarf

This semi detached house in Clontarf was finished with White Acrylic finish. New Shutters were bought and fitted. (Front) We also installed white powder coated aluminum window sills. We installed replicated brick work at the front. The color was Russet with Grey Pointing. The Insulation used here was 100 mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 48%.
Utility fees not Included.



Gross Total	€ 12,950.00
Less Seai Grant transferred over to us	€-3,400.00
Final cost to Home Owner	€9,550.00
HRIS Vat Refund when Possible	€327.09



BEFORE

Kimmage

This end of terrace House in Kimmage was finished with cream acrylic render, The White Quionn Stones at the front added a nice design feature.

We also did patent reveals in white.

We also installed white powder coated aluminum window sills.

We finished the back and gable with cream acrylic render.

This End of Terrace was 95m2 in Size.

The Insulation used here was 100mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 50%.

Utility fees not Included.



The colder it is outside, the warmer it is inside

Dashed in Dundrum

This semi detached house in Dundrum was finished with white (100%) marble chip dashed finish. The complete house was dashed finish.

The dashing was embedded in to a White Receiver/Base coat.

We also installed white powder coated aluminum window sills, colored to match the new windows. RAL 9001 Cream 125m2

The insulation used here was 120mm rockwool with a U Value of 0.27.

Heating bills were reduced by 58%.

Utility fees not Included.

Gross Total	€15,550.00
Less Seai Grant transferred over to us	€-3,400.00
Final cost to Home Owner	€12,150.00
HRIS Vat Refund when Possible	€636.34

End of Terrace



Gross Total	€11,500.00
Less Seai Grant transferred over to us	€-3,400.00
Total Cost to Home Owner	€8,150.00
HRIS Vat Refund when Possible	€154.62
Final Cost to Home Owner	€7,995.38



Tallaght

This semi detached house in Tallaght was finished with white (80%) and 20% black marble chip dashed finish to the complete house.

The dashing was embedded in to a white receiver/base coat.

We also installed white powder coated aluminum window sills. (Black) 120m2 This is a 3 bedroom semi detached house.

The insulation used here was 100 mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 52%.

Building energy rating issued on every house (BER).

Utility Fees not Included. All our Work comes with a 10 Year guarantee.



Gross Total	€14,800.00
Less Seai Grant transferred over to us	€-3,400.00
Total Cost to Home Owner	€11,400
HRIS Vat Refund when Possible	€547.13

The Donaghies

This semi detached house in The Donaghies was finished with colored acrylic finish.

We also installed white powder coated aluminum window sills with patent reveals. The house was 110m2 and is a 3 bedroom Semi detached.

The Insulation used here was 100 mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 50%. Building energy rating issued with every job. (BER)

Utility fees not Included.



Gross Total	€ 12,350.00
Less Seai Grant transferred over to us	€-3,400.00
Final cost to Home Owner	€8,950.00
HRIS Vat Refund when Possible	€255.72



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Semi Detached Homes

Glenageary



This semi detached house in Glenageary was finished with white acrylic render. We replicated the brick using two different colors in a staggered effect. Rustic and Cream. We also installed white powder coated aluminum window sills. 125m2. This was a 4 Bedroom Semi detached house.

The Insulation used here was 100mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 56%.

BER with every house. Utility Fees not Included.



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Gross Total	€14,850.00
Less Seai Grant transferred over to us	€-3,400.00
Final cost to Home Owner	€11,450.00
HRIS Vat Refund when Possible	€553.08

Whitehall

This semi detached house on Collins Ave in Whitehall was finished with white (80%) and 20% black marble chip dashed finish. (front Top Section) The dashing was embedded in to a White Receiver/Base coat. The lower front section was finished in Tuscany Render Brick with light grey pointing. We also installed white powder coated aluminum window sills. We finished the back with a colored acrylic render (Vanilla) 110 m2. The insulation used here was 100mm Grey EPS with a U Value of 0.27. Heating bills were reduced by 50%.

BER Cert Included.

Utility fees not Included.



Gross Total	€ 13,100.00
Less Seai Grant transferred over to us	€-3,400.00
Final cost to Home Owner	€9,700.00
HRIS Vat Refund when Possible	€344.93

Mount Merrion

This semi detached house in Mount Merrion was finished with white (100%) marble chip dashed finish to upper level at front of house.

The dashing was embedded in to a grey receiver/base coat.

We installed Quion Stones at house front. (In Line)
We also installed white powder coated aluminum window sills ivory to match new windows.

We finished the back and gable walls with a colored acrylic render (Beige Grey)

We used Russet render Brick with white pointing at the house front lower level. 140m2. This house is 4 Bedroom Semi detached.

The Insulation used here was 100mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 50%.

BER included.

Utility Fees not Included.



Gross Total	€16,100.00
Less Seai Grant transferred over to us	€-3,400.00
Total Cost to Home Owner	€12,700.00
HRIS Vat Refund when Possible	€701.76
Final Cost to Home Owner	€11,998.24

Donaghmede



This semi detached house in Donaghmede Ave was finished with White (75%) and 25% Brown Marble Chip dashed finish to complete house.

The dashing was embedded in to a White Receiver/Base coat.

We installed Quoin stones at both side of front. (Staggered)

We also installed render brick at front panels. (Russett with red pointing)
We also installed white powder coated aluminum window sills. (Dark Brown)

The insulation used here was 100 mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 50%.

BER included.

Utility fees not Included.

Gross Total	€ 13,800.00
Less Seai Grant transferred over to us	€-3,400.00
Final cost to Home Owner	€10,400.00
HRIS Vat Refund when Possible	€428.19

Semi Detached Homes



Santry

This semi detached house in Santry was finished beige grey colored acrylic render finish. Quoin Stones were added to both sides at house front. (White/Staggered style) Patent reveals were installed. We also installed white powder coated aluminum window sills

The insulation used here was 100mm Grey EPS with a U Value of 0.27. Heating bills were reduced by 48%. BER cert include. Utility fees not Included.

Gross Total	€12,650.00
Less Seai Grant transferred over to us	€-3,400.00
Total cost to Home Owner	€9,250.00
HRIS Vat Refund when Possible	€291.40
Final cost to Home Owner	€8,958.60



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Artane

This semi detached house in Donaghmede was finished with a special mix of white, black, brown dashing in a grey base coat. Quoin Stones were installed (in Line). We also installed white powder coated aluminum window sills with patent reveals. We finished the back and gable walls with a colored acrylic render (Pale Grey) 130 m2. This was a 4 Bedroom semi detached house with converted garage.

The Insulation used here was 100mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 52%
BER cert included

Utility fees not Included.
(ESB and Board Gas if required).



Gross Total	€15,400.00
Less Seai Grant transferred over to us	€-3,400.00
Total cost to Home Owner	€12,000.00
HRIS Vat Refund when Possible	€618.50
Final cost to Home Owner	€11,381.50

End of Terrace



Finglas

This end of terrace house in Finglas was finished with white (75%) and 25% brown marble chip dashed finish. The dashing was embedded in to a white receiver/base coat.

We also installed white powder coated aluminum window sills.

We finished the back with a colored acrylic render (Cream/Vanilla)

Total area was 110m2

In line Quoin Stones were installed at the House front. Replicated brick effect was used on the lower front panels.

The insulation used here was 100mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 50%.

Utility fees not Included.

Gross Total	€13,400.00
Less Seai Grant transferred over to us	€-3,400.00
Total cost to Home Owner	€9,950.00
HRIS Vat Refund when Possible	€380.61
Final cost to Home Owner	€9,569.39

End of Terrace in Ballyfermott

This end of terrace house in Ballyfermott was finished with white (75%) and (25%) brown marble chip dashed finish.

The dashing was embedded in to a white receiver/base coat.

The complete house was dashed finish.

Quoin Stones were installed at house front on both side in a staggered formation.

We also installed white powder coated aluminum window sills. (Cream powder coat to match the windows)

Total wall area was 90m2.

The insulation used here was 100mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 53%

Utility fees not Included
ESB or Gas

BER included



Gross Total	€12,300.00
Less Seai Grant transferred over to us	€-3,400.00
Total cost to Home Owner	€8,850.00
HRIS Vat Refund when Possible	€240.00
Final cost to Home Owner	€8,610.00

Marino

This end of terrace house in Marino, D3 was finished with white (90%) and (10%) black marble chip dashed finish.

The dashing was embedded in to a stoney grey receiver/base coat.

This gives an aged look.

The complete house was dashed finish.

We also installed white powder coated aluminum window sills.

120m2 wall area.

The insulation used here was 100 mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 50%.

Utility fees not Included.



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Gross Total	€16,200.00
Less Seai Grant transferred over to us	€-3,400.00
Total Cost to Home Owner	€12,800.00
HRIS Vat Refund when Possible	€713.65
Final Cost to Home Owner	€12,086.35

Killester



This end of terrace house in Killester was finished with a colored acrylic render. White patent reveals were also installed. We finished the complete house with a colored acrylic render (CreamVanilla)

The house size was 95m2 We also installed white powder coated aluminum window sills.

The insulation used here was 100 mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 53%.

Building Energy Rating certificate Included on all jobs.

Utility fees not Included ESB or Board gass.

Gross Total	€10,800.00
Less Seai Grant transferred over to us	€-3,400.00
Total Cost to Home Owner	€7,400.00
HRIS Vat Refund when Possible	€N/A
Final Cost to Home Owner	€

Ballyfermot

This end of terrace house in Ballyfermott was finished with white (75%) and (25%) brown marble chip dashed finish. The dashing was embedded in to a white receiver/base coat.

The complete house was dashed finish. Quoin Stones were installed at house front on both side in a staggered formation.

We also installed cream Powder coated Aluminum Window sills.
(Cream powder coat to match the windows)
Total wall area was 100m2.

The Insulation used here was 100 mm Grey EPS with a U Value of 0.27.
Heating bills were reduced by 53%.
Utility fees not Included
ESB or Gas
BER included.



Gross Total	€14,150.00
Less Seai Grant transferred over to us	€-3,400.00
Total cost to Home Owner	€10,750.00
HRIS Vat Refund when Possible	€469.82
Final cost to Home Owner	€ 10,280.18

Mid Terrace

Donaghmede

This mid terrace house in Donaghmede was finished with white (90%) and 10% Scottish Red Marble Chip dashed finish. The dashing was embedded in to a white receiver/base coat.

We also installed white powder coated aluminum window sills.

We finished the back with a colored acrylic render (Cream/Vanilla)

The Insulation used here was 100mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 50%.

Utility fees not Included.



Gross Total	€7,200.00
Less Seai Grant transferred over to us	€-2,300.00
Total cost to Home Owner	€4,900.00
HRIS Vat Refund when Possible	N/A

Coolock

This mid terrace house in Coolock was finished with a black (10%) and white (90%) marble chip dashed finish. The dashing was embedded in to a stone grey receiver/base coat. We also installed black powder coated aluminum window sills. Dashed finish to Front and Back of House. 65m2 Area. The insulation used here was 100mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 52%.

Board Gas or ESB fees not included.



The colder it is outside, the warmer it is inside

Inchicore

This mid terrace house in Inchicore was finished with a cream acrylic render finish.

We also installed white powder coated aluminum window sills.

We finished the back with the same colored acrylic render (Cream/Vanilla).

The Insulation used here was 100 mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 53%.

Utility fees not Included.

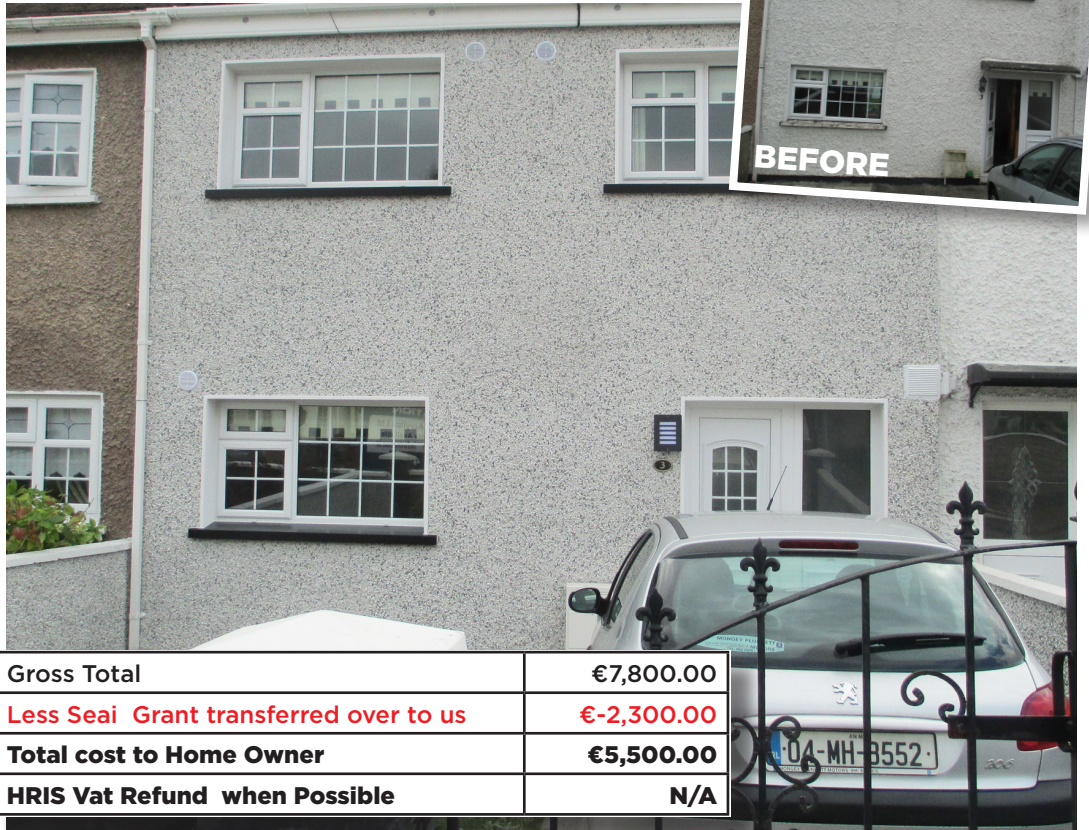


Gross Total	€8,700.00
Less Seai Grant transferred over to us	€-2,300.00
Total cost to Home Owner	€6,400.00
HRIS Vat Refund when Possible	N/A
Final cost to Home Owner	



Gross Total	€6,100.00
Less Seai Grant transferred over to us	€-2,300.00
Total cost to Home Owner	€3,800.00

Mid Terrace



Finglas South

This mid terrace house in Finglas South was finished with a black (10%) and white (90%) marble chip dashed finish. The dashing was embedded in to a stone grey receiver/ base coat. We also installed black powder coated aluminum window sills.

The insulation used here was 100mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 55%.

Board gas fee not Included.

BER included.



The colder it is outside, the warmer it is inside

Gross Total	€7,800.00
Less Seai Grant transferred over to us	€-2,300.00
Total cost to Home Owner	€5,500.00
HRIS Vat Refund when Possible	N/A

Edenmore

This mid terrace house in Edenmore/Raheny was finished with vanilla acrylic render. The reveals were finished with white acrylic.

We also installed white powder coated aluminum window sills. All new down pipes were install at no extra cost.

Air vents are Installed in every room. (All Jobs)

The insulation used here was 100 mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 48%.

Utility fees not Included.



Gross Total	€7,100.00
Less Seai Grant transferred over to us	€-2,300.00
Total cost to Home Owner	€4,800.00
HRIS Vat Refund when Possible	N/A

Dalkey

This detached house in Dalkey was finished with colored acrylic render finish.

We also installed white powder coated aluminum window sills.

We finished the back with a colored acrylic render (Cream).

The insulation used here was 100mm Grey EPS with a U Value of 0.27.
The house was 200m2.

Heating bills were reduced by 55%.

Utility fees not Included.



Gross Total	€24,200.00
Less Seai Grant transferred over to us	€-4,500.00
Total cost to Home Owner	€16,950.00
HRIS Vat Refund when Possible	€1,272.68
Final cost to Home Owner	€15,677.32

Raheny

This detached house in Raheny was finished with colored acrylic render.

We also installed white powder coated aluminum window sills.

We finished the house with a colored acrylic render (Off White Ivory)
The house size was 170m2.

The insulation used here was 100mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 50%.

Utility fees not Included.



Gross Total	€19,000.00
Less Seai Grant transferred over to us	€-4,500.00
Total cost to Home Owner	€14,500.00
HRIS Vat Refund when Possible	€654.18
Final cost to Home Owner	€13,845.82

Detached



Mount Merrion

This detached house in Mount Merrion was finished with white (75%) and 25% brown marble chip dashed finish to the Front. The dashing was embedded in to a white receiver/base coat. We used almond acrylic render on the sides and back.

We also installed white powder coated aluminum window sills. The house size was 115m2. The insulation used here was 100mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 52%.

Utility fees not Included.



The colder it is outside, the warmer it is inside

Deansgrange

This detached house in Deansgrange was finished with white (75%) and 25% brown marble chip dashed finish. The dashing was embedded in to a white receiver/base coat.

We also installed white powder coated aluminum window sills.

We finished the back and gable walls with a colored acrylic render (Almond). Large detached 180m2.

The insulation used here was 100mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 54%.

Utility fees not Included.



Gross Total	€21,050.00
Less Seai Grant transferred over to us	€-4,500.00
Total cost to Home Owner	€16,500.00
HRIS Vat Refund when Possible	850.00
Final cost to Home Owner	€15,650.00

Donaghmede

This detached house in Donaghmede was finished with durite marble chip dashed finish. The dashing was embedded in to a white receiver/base coat. We installed staggered Quoin Stones to create a final effect.

We also installed white powder coated aluminum window sills.

We finished the back and gable walls with a colored acrylic render (Cream/ Vanilla)

Detached house 155m2.

The insulation used here was 100 mm Grey EPS with a U Value of 0.27. Heating bills were reduced by 50%.

Utility fees not Included.



Gross Total	€18,500.00
Less Seai Grant transferred over to us	€-4,500.00
Total cost to Home Owner	€14,000.00
HRIS Vat Refund when Possible	€590.00
Final cost to Home Owner	€13,410.00

Kildare

This detached bungalow in Kildare was finished with a colored acrylic render.

We also installed white powder coated aluminum window sills with white patent reveals.

We used a colored acrylic render (Cream)

The bungalow was 160m2
The 1930's bungalow was completely transformed to a modern day bungalow.

The insulation used here was 100mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 48%.

Utility fees not Included.



Gross Total	€16,350.00
Less Seai Grant transferred over to us	€-4,500.00
Total cost to Home Owner	€11,800.00
HRIS Vat Refund when Possible	€330.00
Final cost to Home Owner	€11,470.00

Detached



Mount Merrion

This detached bungalow in Mount Merrion was finished with white acrylic render finish.

We used white powder coated aluminum window sills.

We finished the complete bungalow with a white acrylic render.

The bungalow size was 120m2.

The insulation used here was 100mm Grey EPS with a U Value of 0.27. Heating bills were reduced by 53%.

Utility fees not Included.



The colder it is outside, the warmer it is inside

Gross Total	€15,850.00
Less Seai Grant transferred over to us	€-4,500.00
Total cost to Home Owner	€11,300.00
HRIS Vat Refund when Possible	€250.00
Final cost to Home Owner	€11,050.00

Sutton

This detached bungalow in Sutton was finished with colored acrylic render finish.

We internally dry Line the front sitting room wall to keep the Howth Rock stone on the house Front.

This will eliminate any cold bridging. We also installed white powder coated aluminum window sills.

We finished the complete bungalow with a colored acrylic render (Cream/ Vanilla). The bungalow size was 160m2.

The insulation used here was 100mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 53%.

Utility fees not Included.



Gross Total	€18,000.00
Less Seai Grant transferred over to us	€-4,500.00
Total cost to Home Owner	€13,500.00
HRIS Vat Refund when Possible	€550.00
Final cost to Home Owner	€12,950.00

Stillorgan

This detached bungalow in Stillorgan was finished with white (100%) marble chip dashed finish to the house front.

The dashing was embedded in to a white receiver/base coat.

We also installed white powder coated aluminum window sills.

We finished the back and both gables with an acrylic render (white bright acrylic).

House size was 130m²

The insulation used here was 100 mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 53%.

Utility fees not Included.



BEFORE



Gross Total	€14,800.00
Less Seai Grant transferred over to us	€-4,500.00
Total cost to Home Owner	€10,300.00
HRIS Vat Refund when Possible	€150.00
Final cost to Home Owner	€10,150.00

Dalkey

This detached house in Dalkey was finished with white silicone based render finish.

We also installed white powder coated aluminum window sills.

We finished the complete house with a white silicone based render Bright White

The insulation used here was 100mm Grey EPS with a U Value of 0.27.

The house size was 200m²

Heating bills were reduced by 48%.

Utility fees not included.



Gross Total	€24,400.00
Less Seai Grant transferred over to us	€-4,500.00
Total cost to Home Owner	€19,900.00
HRIS Vat Refund when Possible	€1,290.00
Final cost to Home Owner	€18,610.00

Detached

Raheny



This detached house in raheny was finished with country cream acrylic finish.

We also installed white powder coated aluminum window sills, with patent reveals. We installed fern stone to create a natural look to the front façade, this kept the house in sync with the neighbors and street.

The insulation used here was 150mm Grey EPS with a U Value of 0.27. The house size was 220m2.

The flat roof on the garage was insulated with 100mm PIR and a trocrol rubber membrane finish.

Heating bills were reduced by 60%.

Utility fees not Included.



Detail 1



Detail 2

Gross Total	€30,900.00
Less Seai Grant transferred over to us	€-4,500.00
Total cost to Home Owner	€26,400.00
HRIS Vat Refund when Possible	€2,000.00
Final cost to Home Owner	€24,400.00

Blackrock

This detached bungalow in Blackrock was finished with white (90%) and 10% black marble chip dashed finish to the front. The dashing was embedded in to a white receiver/base coat. Patent reveals were installed.

We also installed white powder coated aluminum window sills.

We finished the back and both gables walls with a white acrylicrender (Bright White). House was 170m2

The Insulation used here was 100 mm Grey EPS with a U Value of 0.27.

Heating bills were reduced by 52%.

Utility fees not Include.



Detatched

Gross Total	€19,500.00
Less Seai Grant transferred over to us	€-4,500.00
Total cost to Home Owner	€15,000.00
HRIS Vat Refund when Possible	€700.00
Final cost to Home Owner	€14,300.00

Double the finish



Both house's were dashed with 75% white and 25% brown marble chip dashing with In Line Quoin Stones.

Both home owners received a €350 discount for insulating both houses together.

Window Sills

Powder Coated Window Sills.

Powder coated window sills are long lasting and also comes in any RAL color.



Insulated Over Sills

We have a full range of insulated over sills.

These can be finished in white or colored acrylic paint or render.

Also comes in a granite effect finish.



Granite Sills

We have a full range of granite effect renders.

This can be used on window sills, Quoin Stones and plinth. Granite effect can give a unique feature or effect to any home.





RAL Powdered coated Window Sills

Here we have colored power coated window sill in black and ivory.

We can use any RAL color in our powder coating process. All aluminum window sills are custom made and the power coat is baked on in an oven.



Window Sills

Custom Curved Sills

Here we have custom made curved window sills for bay windows powder coated in white.

We can use any RAL color in our powder coating process. All aluminum window sills are custom made and the power coat is baked on in an oven.



Brickwork



The colder it is outside, the warmer it is inside

Replicated Brick work used to Enhance or Replicate any home.



Replicated Brick



Mouldings & Quoin Stone

Innverted Quoin Stones



Here we inverted the Quoin Stones in to the render. It gave a unique look that replicated the 1900's style

In Line Quoin Stones



Granite effect Quoin Stones and window sills.

Moldings.

We install a variety of moldings all shapes and sizes. We can create many different designs and arches.



Staggered Quoin Stones.

Here we have staggered and inline Quoin Stones. They give an eye catching detail and cost €20 each supplied & fitted.



Welcome to Coolock Windows & Doors

Your One-Stop shop for State-of-the-Art Household Windows and Doors



Contact: Noel Reid
Coolock Windows and Doors,
Unit 3 Richmond House,
Malahide Road Industrial Park,
Coolock, Dublin 17.
Mobile: 0876610761/0868232728
Office: 01-8478659 Fax: 01-8474872
Email: coolockwindows@eircom.net
Web: www.coolockwindows.com

Coolock Windows are a well-established business, with over 50 years' experience in home improvement. We are committed to the satisfaction of the consumer, to best address the ever growing needs and expectations of clients in search of an elegant, aesthetic and secure solution to their window and door requirements.

Coolock Windows Staff place great emphasis on customer satisfaction at all stages of our operation, from the design stage through to manufacturing and supply.

From our office here in the Malahide road industrial park, we recognise that choosing to replace the windows and doors in your home is a very big decision, which we take very seriously.

At Coolock Windows we take the time to talk you through every aspect of the project, so you feel complete confidence in the choices you have made.

Windows

Features and Benefits

- All windows can reach B and A+ for energy efficiency. Heat loss is reduced with multi chambered profiles and appropriate glazing. All windows are supplied with the relevant BER rating certificates.
- Windows built to withstand the weather with post co-extruded concealed gaskets, flush glazed for appearance and improved seal.
- Elite 63 profile system recognised across the industry as being complete, fully integrated and very easy to install.
- Highly accredited products meeting numerous standards for performance, security, quality and responsible sources.

Choice

- All windows are available in white and a wide choice of colours and finishes.
- Wood effect finishes can be selected to compliment brick, stone or timber building materials.
- Matching stylish windows to your property has never been easier.



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Web: www.coolockwindows.com

Vertical Sliding Sash Windows

Features and Benefits

- 128mm outer frame to replicate timber sash dimensions.
- Suitable for windows up to 1600mm wide by 3000mm high.
- Post co-extruded gaskets for aesthetics and superior weather resistance.
- Draughts prevented by pile-sealed sashes.
- Inward tilting sashes for easy cleaning.
- Trickle or glazed in vents.
- 10 year guarantee.
- Designed to achieve BER Band A+ with 24mm glazing and multi chambered profile.



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Composite Doors

The composite door range is available in a choice of 8 colours. The frames can be supplied in standard white or in a matching colour to the door.

Composite doors offer a range of modern and traditional door styles which can be finished with the colour combination and eye catching glass designs to best suit your home.

Composite doors are fitted with a high performance pedigree multi locking system guaranteeing reliability, security and customer peace of mind.

Colour range:

Bog Oak, Blue, Burgundy, Green, Oak, Red, Rosewood, White

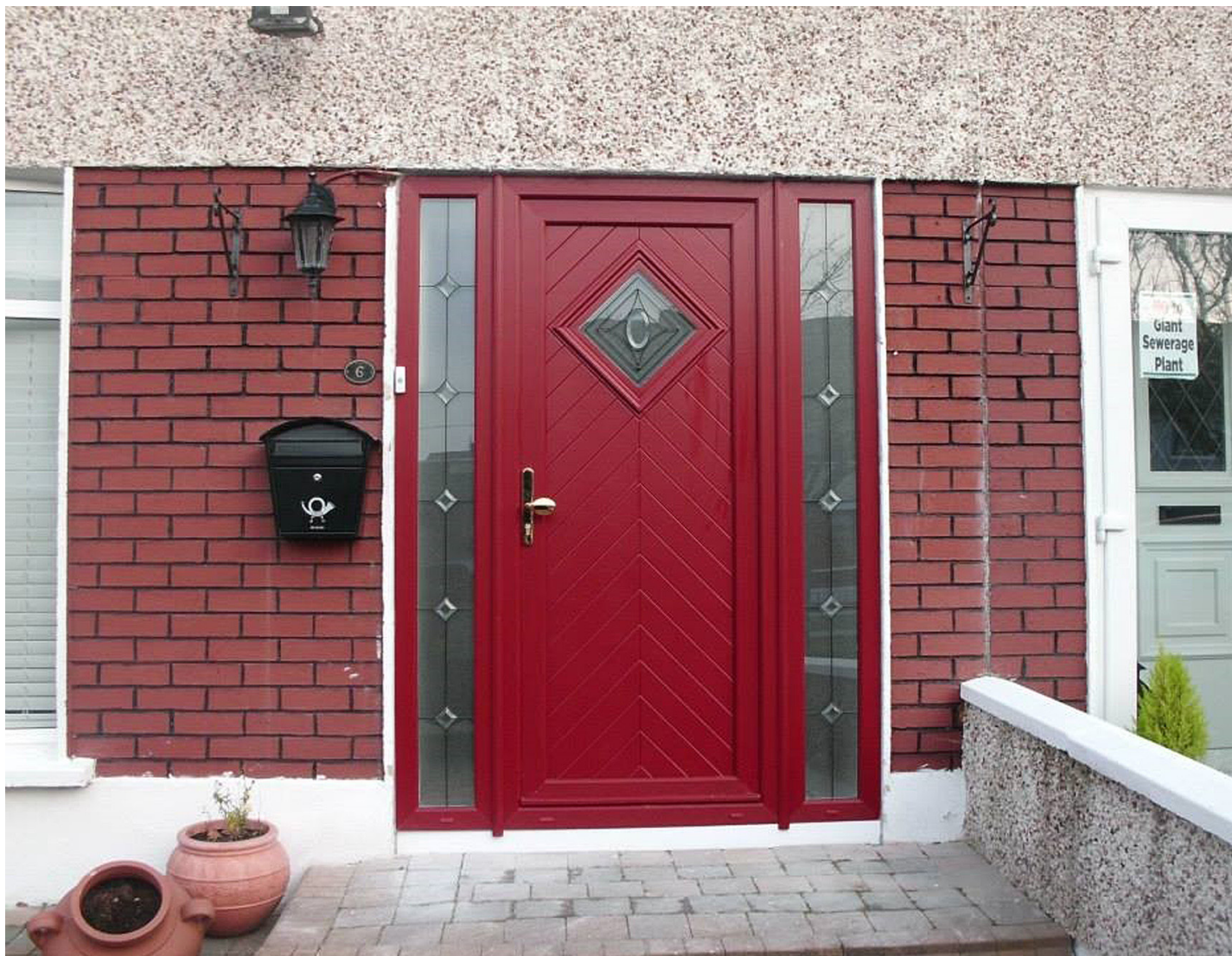
Glass Range: Cotswold, Autumn, Minister, Stippolyte



**Coolock
Windows
& Doors**

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PVC Doors



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**Tired of maintaining ageing, weatherworn timber?
PVC is the perfect answer.**

Our PVC Door range combines contemporary aesthetics with the best of modern design, available in a wide range of finishes and offering outstanding performance and reliability to both the domestic and commercial markets.

Relax in a home that's warmer and quieter too. With our well insulated frames, quality double glazing, weather tight seals that keep heat loss to a minimum.

Where noise is an issue, the thermal insulation properties of PVC will help to minimise any disturbance from the outside world.

French Doors

Welcome more light into your home and bring the beauty of your garden in with French doors. French doors offer high standards of security with quality construction, plus the easy clean convenience of PVC.



Patio Sliding Doors

Make your home appear brighter and bigger, creating a more relaxing environment for your family to enjoy. All with a minimum of fuss. Our range of sliding doors can be designed to blend in with any style of home. Sliding doors are available in a choice of colours and finishes.



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Bi Fold Doors



Bi fold doors add a new dimension to any room, sliding smoothly aside to allow the outdoors in. Whether you are looking to extend a dining area onto the patio or keep a conservatory cool in the summer, Bi fold doors fit the bill.



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Before & After Semi Detached



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Glass -Add a Contemporary Finishing Touch to Your Home



There are many different types of glass to choose from. The style of glass you choose can add a whole new look to your windows or doors. All glass units are made with A-Rated Glass.

Glass Types

- Clear with no design
- Obscure
- Bevels
- Georgian Bar



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Quality Building Services at your service



"I used Clarke Home Improvements to remove an existing extension, build a new extension, install a new kitchen and completely dig out and redo my back garden. Colin, and all the workers, were extremely professional and the work was all finished to a high standard. Colin is very personable and was always contactable either by phone or in person throughout the entire project. He was very flexible regarding last minute decisions on my part and finished the project within the timeframe given at the beginning."

Kate C, Raheny, Dublin 5."

CHI (Clarke Home Improvements) is based in Dublin on the North side of the city. However, we cover all parts of Dublin and surrounding areas. We have built this business based solely on quality of work and verifiable customer satisfaction. We estimate that approximately 86% of our business comes solely from word of mouth recommendations.

We at CHI (Clarke Home Improvements) supply skilled, local, tradesmen to carry out all of our work. We request a testimonial from the clients of our larger projects on completion, to provide future clients with some peace of mind as to the quality of finished product we deliver. In this regard, contact details for references are available upon request.



Clarke Home Improvements,
78 Foxfield Grove,
Raheny, Dublin 5,
D05 F104.

Office: 1890 911 007
Mobile: 087-9249434
info@clarkehomeimprovements.ie
www.clarkehomeimprovements.ie

- Home Renovations
- Attic Conversions
- House Extensions
- Pre-Purchase Building Surveys
- Building A New Home
- Custom Designed Fitted Kitchens

Experienced Home & Extension Builders



Extending your home can increase your houses resale value as well as give you extra living space or additional bedrooms. A house extension, for most people is one of the biggest projects you will ever undertake in your home. For that reason it is absolutely critical that you get it right.

At Clarke Home Improvements, we have a proven history of working with clients to bring their Dublin house extensions to a very successful finish.

Some points to be aware of when planning a home extension are:
What roof structure and finish will you use for your home extension?

For Example:

Do you want a flat roof construction and use fibreglass?
Would you like a pitched roof or Mono Pitch (Lean Too) roof with tiles.
What insulation are you going to use?
Are you going to use external wall insulation?
Do you want to use internal Thermal Boards?
What size? 27mm - 112.5mm available. A combination of both?
Are you going to try get a grant from SEAI?
Which we can assist you with.

Positioning Your House Extension Assuming that you have enough space at the side or back of your house, a side or rear extension may be an ideal choice.

Some things you need to consider when choosing the positioning of your house extension are:

Will your extension be in the shadow of an existing house at certain times of the day? If your house extension faces North, will you require additional insulation? Clarke Home Improvements are experienced Dublin House Extension builders with many years experience so we can answer these questions and provide you with expert advice.

"We found Colin and his team to be extremely reliable and professional. He estimated a build period of 12 weeks and the project was fully completed, on budget, in just 10 weeks. It was a pleasure to work with CHI and the quality of workmanship and finish was excellent. During the build period, the site was left clean and safe each weekend for us to inspect and at the end of the build the house and garden was left in "show house" condition for our return.

We would have no hesitation in recommending CHI and they will be the first people we will call for any future works."

Fran & Rafaella Woods

More Space - convert your Attic



"We are delighted with our new space and as the nights turn cooler are more than appreciative on the above-average insulation and new efficient SEAI approved Heating system. In fact our BER rating has gone from a D1 to B2 due in no small part to the excellence of the materials used and expertise of our builder."

I am delighted to recommend Clarke Home Improvements as your builder of choice."

Sincerely

Julie Flynn Coleman

Attic conversions can be one of the most cost effective ways of generating more space within your home. Depending on the dimensions you have available to you, they are ideal for additional bedrooms with or without en suites, offices, play rooms etc.

Attic conversions are relatively straight forward to do, so long as you have an experienced builder with good carpenters carrying out the work. It is critical that the structural integrity of the house is maintained at all times. Both while the work is being carried out and after the work has been completed. We would highly recommend having an architect sign off on any alterations made to an attic to ensure that all building regulations have been adhered too.

Depending on the roof structure you have, attic conversions can vary in complexity. For example:

If you have a truss roof, which effectively means a roof that has been manufactured off site and lifted into place. These can be more time consuming and costly to carry out.

If you have a hipped roof construction which effectively means a roof that slopes down to the gutters on 3 sides, it can mean that head room left after the conversion has been carried out can be limited. Depending on the size of your attic. There are obviously solutions to this.

One of those solutions is to fit dormer windows which generally speaking will require you to apply for planning permission. As will any Velux windows you wish to fit at the front of your property.

We pride ourselves on being able to run through all of these potential obstacles with potential clients and find solutions, not problems.



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www.clarkehomeimprovements.ie**

Home Renovations



Home Renovations

We can transform your house into the home you've always wanted, by removing all the stress and worry from our clients, through our successful project management, it allows you, the client to focus on the excitement that a new build or renovation brings.

Because it is in our and the client's best interest to be kept fully up to date at all stages of the project we at Clarke Home Improvements commit to regular and open communication with the client thus ensuring that your ideas are turned into reality. Throughout your project Clarke Home Improvements will provide you with face to face consultations both on and off site.

At Clarke Home Improvements we provide a full range of trades including Carpenters, Electricians, Plumbers, Roofers, Tilers & Landscapers. This allows for the smooth running of all our projects, be it small or large.

Home Renovation Services Provided by CHI include:

- uPVC, A Rated Windows & Doors
- Replacement Doors, Door Frames, Skirting & Architrave
- Replacement Kitchens
- Replacement Bathrooms
- House Rewiring
- Attic Conversions
- Extensions
- Boiler Replacement's
- Insulation On External Walls (Inside or Outside), Internal Floor Insulation & Attics
- Painting & Decorating
- Plus much much more.....

"When we are asked by our clients to recommend a construction company for any domestic work, we always offer this simple advice, "Don't make your decision solely on price, Make sure you go and view work that has been recently completed by the contractor and speak to the customer about how the project went." Then we offer the contact details for Clarke Home Improvements safe in the knowledge that our clients will be treated in a professional manner and that the end product will be of the highest quality."

Stephen Hill - GAP Architects, Dublin.



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Warm Living Central Heating & Plumbing Services from DG Plumbing



Hi My name is David Gaffney the man behind Dublin Gas Heating & Plumbing. I have been working as a plumbing and heating specialist for over 17 years now and have a vast range of experience in all aspects of domestic and commercial plumbing. I have covered projects from houses, schools, restaurants to hotels. Please feel free to contact me directly on any aspect of the services we provide. I look forward to helping you make your home a warmer and cosier living experience
Thank you



**Gas & Oil Boilers
Servicing & Repairs
Bathrooms/Showers
Central Heating
Renewable Energy**

67 Tayleurs Point,
Rush, Co. Dublin.
M 086 842 7171
T 01 894 9978
E david@dgplumbing.ie
W www.dgplumbing.ie

W

DG Plumbing and Heating are experienced in helping householders benefit from the Energy schemes available from the SEAI. Better Energy Homes is one such Government scheme which gives fixed cash grants for insulation and heating system upgrades, helping to make your home more comfortable and cheaper to run. It is available to all owners of homes built before 2006.

How to apply?

Grant approval must be in place before works commence. For your application you will need:

- Meter Point Reference Number (MPRN) which you will find on your electricity bill
- Bank details
- E-mail address
- Chosen registered contractor from the SEAI Registered Contractor List

What grants are available?

Grants are fixed for each type of measure as indicated in the table below.

All applicants must carry out a Building Energy Rating (BER) on completion of works. *A BER grant is only payable once as part of a works grant.



SEAI Better Energy Home scheme		
Heating System	Heating Controls with Boiler Oil or Gas) Upgrade	€700
	Heating Controls Upgrade only	€600
	Solar Heating	€1,200
Bonus	For 3rd measure	€300
	For 4th measure	€100
Building Energy Rating (BER)		€50

Home Renovation Incentive Scheme

What is the Home Renovation Incentive (HRI) Scheme?

The Home Renovation Incentive (HRI) Scheme provides for tax relief for Homeowners and Landlords by way of an Income Tax credit at 13.5% of qualifying expenditure on repair, renovation or improvement works carried out on a main home or rental property by qualifying Contractors.

Examples of the value of the tax credit are

Total cost of work including VAT@13.5%	Total cost of work before VAT@13.5%	VAT@13.5% (tax credit)
€5,000 *	€4,405 *	€595
€11,350	€10,000	€1,350
€22,700	€20,000	€2,700
€34,050	€30,000	€4,050 **
€50,000	€44,052	€4,050 **

* Minimum qualifying spend per property ** Maximum tax credit per property

For example -

If a Homeowner or Landlord paid €3,800 (before VAT) to a HRI qualifying plumber for replumbing his or her main home or rental property and €800 (before VAT) to a HRI qualifying painter for painting work on his or her main home or rental property, the tax credit is €4,600 x 13.5% = €621.

Carbon Credits Incentive Scheme

Making your home more energy efficient is always a good thing to do, but with the Energy Efficient Incentive Scheme, it makes it even more rewarding. The scheme provides carbon credits to homeowners who are interested in improving the energy efficiency of their home in order to reduce energy use and costs as well as greenhouse gas emissions.

Who can avail of the scheme?

Offer applies only to homeowners in the Republic of Ireland who are looking to save money on household bills, needing to upgrade your home energy systems or planning renovations to your home.

LOW LEVEL CONTROL UPGRADE:

New Condensing Boiler (90%+) plus a 7day Programmer plus a Room Stat. Credit €100.00 plus vat

FULLY INTEGRATED HEATING CONTROLS UPGRADE:

New Condensing Boiler (90%+) Full Zone control to SEAI Grant specification (do not require SEAI Grant Application) Credit €330.00 plus vat

BOILER AND HEATING CONTROLS SAVE €1,105

Upgrade your home boiler & heating controls to SEAI standard and you may receive €700 from SEAI & €405 through carbon credits

Dublin Gas Heating and Plumbing

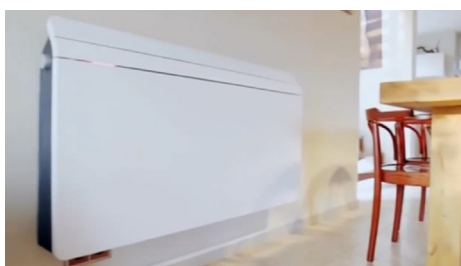
D.G. Heating & plumbing are based in Rush, North County Dublin but provide our services to Dublin and the greater Dublin area.

We are involved in plumbing & heating the last 17 years. In those 17 years we have covered numerous projects and have experience in the domestic, commercial and industrial sector.

We have a philosophy that you can never have enough knowledge. So we attend courses throughout Ireland and the UK to keep us ahead of our competitors. This is why we have such a good reputation and have actually grown our business during the recession.



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Bathrooms/Shower
Central Heating
Renewable Energy**



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Change your home with advice from professionals

GAP architects are a Dublin Base architectural practice established in 2000. They carry out all domestic and commercial work and offer a flexible, can-do service which is client focused giving you, the client, the opportunity to discuss all design ideas that will ultimately determine the success of your project.

Their philosophies are simple,

- "Listen to what the client wants."
- "No project is either too big or too small."
- "Provide a professional service at an affordable cost."

They are fully insured and carry Professional Indemnity insurance to cover all works from small extensions to large commercial project.

Stephen M. Hill runs the Donaghmede office and he can be contacted directly on 086 8107 999 or in the office on 01 847 5505.

The type of services they provide are varied and a sample of these is listed below.

- **Project Feasibility**
- **Planning Applications**
- **Full Design Service**
- **DAC & Fire Cert. Applications**
- **Site Supervision**
- **Opinions of Compliance**
- **Property Surveys**

Further information can be found on their web site at GAP-architects.com

GAP architects
Architects & Planning Consultants

Stephen M. Hill
Mobile 086 8107 999
53A Carndonagh Park,
Donaghmede, Dublin 13.
Email: info@gap-architects.com
Web: www.gap-architects.com

Malahide Extension

Client: Private Client

Description: Two Storey extension to existing 3-Bed Detached dormer Bungalow.

Brief: On this project the clients wanted to create an enlarged playroom to the ground floor and to provide a new bedroom with en-suite to the first floor, plus upgrade the existing conservatory.



The first hurdle that had to be overcome was convincing the planning authority to grant planning permission for the design, as the design was not in keeping with the 1960 box style dormers that had been added to many of the other properties in the estate and thus had set a precedence for that style of development in the area.

Once planning was achieved complete detailed design, tendering and supervision of the works on site was undertaken. This included the upgrade of the original conservatory to a sunroom, the detail for the new extension and the alterations to the existing house. The upgrade to the conservatory was completed by installing a new light weight but highly insulated roof system to the existing conservatory structure, in addition to the roof replacement the existing walls were drylined below the glazing. The combination of the two upgrades has ensured that the clients are able to enjoy in comfort the sunroom throughout the year.

The extension to the ground floor of the property while not excessive has been combined with the internal alteration of two small rooms to form a new spaces which provides a large playroom which will be fully utilised by the clients children for many years to come. This minor increase in the foot print to the ground floor has allowed the new gable to be formed to the front of the house and thus allows for the additional bedroom and Ensuite to be added to the existing first floor within the attic space of the house.

When the works were complete the clients were extremely satisfied as can be seen from their testimonial.



Client Testimonial

We appointed GAP Architects to assist with plans and designs for an extension to our home. Stephen took on board all of our requirements and offered excellent guidance and solutions to accommodate all our needs. Following agreement with Stephen on design we further engaged GAP to assist with submission of planning permission, tendering of the contract and inspections during construction phase. Stephen's assistance in dealings with the local authority was vital. He prepared an extremely strong and detailed submission which was key for us to securing planning permission. We are extremely pleased with the finished product, the attention to detail and the amount of light which Stephen has managed to bring into the house. We would have no hesitation in recommending GAP Architects.

*Fran & Raffa,
Malahide, Co. Dublin .*

We provide a professional service at an affordable cost



Baldoyle Remodel & Extension

Client: Private Client

Description: Two Storey extension & New Family Flat to existing 2-Bed Detached dormer Bungalow.

Brief: On this project the clients wanted to transform the tired 1960's bungalow into a new modern home. In addition to extending and upgrading the existing house there was a requirement to add a new self contained family flat within the footprint of the proposed building.

“the most important thing when designing a house or extension for someone is to understand their personality, their likes and dislikes and the way that they like to live, you can then use this along with architectural experience to provide them with a home that can literally change their lives..”

The project was taken from feasibility stage through to completion with full services provided to the client. From the outset it was clear that this was to be a challenging project due to the difficult constraints on the site and the fact that the site was located at a very prominent junction in Baldoyle.

However as always with GAP architects they listened to what the clients vision was and progressed their design to meet the clients requirements. The agreed design involved the addition of three new extensions to the existing house each at a strategic locations to maximise light into the house and to provide views to the different garden areas. The replacement of the existing roof was also allowed for to ensure the new dormer attic floor would meet the requirements of the current building regulations. As part of the upgrade the BER rating for the property was taken from a G rating to a B1 rating.

The completed works transformed the tired and dated bungalow into a modern home while respecting the character of the original house. The refreshed property now commands this prominent site and can boast of a ground floor with a den located just off the extensive open plan kitchen dining area, a separate large living room and three large double bedrooms each with an individual Ensuite, plus the One bedroom family flat with its own door access.

Client Testimonial.
We appointed GAP Architects for a large renovation of a bungalow that we had just purchase on a prominent site in Baldoyle. We found Stephen very approachable and he was full of great ideas on how to transform our tired bungalow into a modern living space while keeping the style and character of the property. We found Stephen to be extremely easy to talk to and with his clear and concise communication he guided us through each stage of the project. His ability to listen to what our vision was for the house and then to transform this into his design was quite remarkable. The original spirit of the house has been kept by keeping the core of the old and adding/extending some major new parts to the house. The result is we have our beautiful dream home which turned out just as Stephen promised. The finished property delivers on all fronts and there is no part of the house that we dislike.

The one thing we loved about Stephen was his attention to detail, dealing with the builder on our behalf and his calming effect on us when things got rough and stressful.

Thank you Stephen for our lovely warm cosy home and we would have no problem in recommending you to anyone who requires an Architect.

Brendan & Lesley Mulvey
Baldoyle, Dublin 13.

GAP architects
Architects & Planning Consultants

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Mobile 086 8107 999
53A Carndonagh Park,
Donaghmede, Dublin 13.
Email: info@gap-architects.com
Web: www.gap-architects.com

Brighten up your home with Empire Painting & Decorating



Welcome to Empire Painting and Decorating! We are a fully qualified Irish Company with over a decade experience. We pride ourselves on our dedication to each and every customer with 100% satisfaction guaranteed.

Based in Lusk, Co. Dublin, we service all areas of Dublin, surrounding counties and nationwide. We offer a complimentary consultation in which we build personal relationships with our customers, give expert advice on colour coordination and a detailed quotation to follow.



15 years experience
Fully insured
Fully qualified

EMPIRE

Painting & Decorating



Contact: Chris Smyth
26 Ministers Road Lusk
Co. Dublin.

Phone: 085 835 5396

Email: info@empirepaintinganddecorating.ie
Web: www.empirepaintinganddecorating.ie

Domestic

Our services include anything ranging from one room to an entire house. No job is too big or too small! We offer expert advice on colour and texture pallets and listening to our clients to help create the perfect home for them. We ensure the correct paint is used and we prepare all surfaces to guarantee longevity and value for money.

Commercial

Our services range from, but are not restricted to, office blocks, apartment blocks or entire housing blocks. We work with our client to ensure projects are completed on schedule and to the highest of standards.



What our customer have to say...

"Chris at Empire Painting and Decorating was very knowledgeable and helped me decide upon colour plans that made best use of natural daylight and wall-washed lighting. Extremely reasonably priced too, I highly recommend Chris to anyone looking to freshen up their home or business." - Paul

"Hi everyone! Just had Chris revamp some well overdue rooms in the house, and he was brilliant. Always on time, excellent workman ship, really tidy and trustworthy to have in your house. I only recommend when credit is due, and it most certainly is here! Thanks so much! Happy to recommend and share!" - Caroline

"Hi had empire in my house for week working all my rooms the work was so professional and clean you would not even know anyone was there thank you Chris for fabulous job would highly recommended him" - Harriett

