

Extension

for

[YOUR NAME]

at

[YOUR ADDRESS]

[YOUR ADDRESS]

Site address:  
[SITE ADDRESS]

[DATE]

Dear [YOUR NAME]

Thank you for your valued enquiry and instructions to quote for the above project.

We are pleased to attach the following estimate as requested. Should you have any questions regarding this estimate, please do not hesitate to contact us.

Considerations:

This estimate is based on the specification described herein. Any changes to drawings or specification would be treated as a variation and may be subject to an agreed price adjustment.

This estimate is valid for a period of 28 days from date of issue.

We trust that we have interpreted your requirements correctly as every effort has been made to accurately estimate your project.

We look forward to hearing from you.

Yours sincerely

# Assumptions & Omissions

Please note that the following assumptions have been made in order to prepare this estimate:

We have developed a budget to remove the existing rear extension and existing main roof. We advise treating as provisional. Some savings might be made on recycling the waste generated but that is outside our database.

We assume that a beam and block floor will be employed to the new areas rather than a ground slab as Matt mentioned the ground levels are a bit up and down and this will generate a more certain cost budget.

We note on the plans that the architect has shown where he expects beams and posts to be but without any indication of size. We had a guess at the beam sizes using our past experience but we are not structural engineers so treat the structural openings build phase where these steels are allowed for as an overall provisional sum.

For the purposes of estimation we have allowed for attic trusses in the new main roof. If an alternative ring beam method is devised by Structural engineer the roof will need to be recalculated but for the purposes of budget should be perfectly adequate using our trace over methodology. It is assumed that approximately 120 m2 of roof tiles can be salvaged and reused from the existing main roof.

We have budgeted for electrics and plumbing. If you look in the body of the document you will see detail on what has been allowed. We advise treating the sums for electrics and plumbing as guidance only and corroborated by local trades as soon as possible.

Please note provisional sums have been allowed however subject to final instructions from the client and are intended to provide some budgetary guidance to complete the project to the customers' satisfaction. If not requested by customer or not needed just deduct them from the total sum. The Provisional sum quoted includes mark up unless stated.

We used our merchant partners prices, crystal direct to provide some price guidance for the doors and windows.

Please note provisional sums have been allowed however subject to final instructions from the client and are intended to provide some budgetary guidance to complete the project to the customers' satisfaction. If not requested by customer or not needed just deduct them from the total sum. The Provisional sum quoted includes mark up unless stated.

We have stripped the depth of oversite across the footprint of the project to a depth of 0.45 metres.

We have allowed for a trench fill foundation with 625 mm of concrete in a 1 metre deep trench.

We have included some additional reports to help you investigate our estimate as this was a fairly complex extension and refurbishment. It is in a folder called additional reports in the small zip file. It is a mine of information to investigate our estimate and it's rates.

There is a flat roof. We have allowed for the roof in our single ply membrane rate.

The Gant chat is indicative only and subject to fair weather. Please check with your builder regards the start date.

We have allowed for decoration which is for Dulux emulsion to walls and ceilings and gloss paint to timber and mouldings. Expect to pay double this sum if you go with say Farrow and ball type materials.

We've provided some 3D screen grabs which you might like to show your client. They provide a good indication of how it will look and give them an added confidence that your estimate has been carefully considered and calculated.

Please note we have made no allowance for the following items within this estimate:

We are not sure if the 4 bay windows require replacement, they probably do and if so perhaps £ 4 K needs to be allowed for this.

We are not sure if a water resistant scaffold is needed to the front section. If it is required perhaps another £ 10K needs adding to the budget.

We have not allowed for purchase of sanitary ware. We would estimate around £ 21K for this item for good quality to 7 wet rooms as a minimum

We would estimate the need for 56 m2 of ceramic wall tiling. We would have allowed £ 6.6 K for this.

We would estimate the need 25 m2 of ceramic floor tiling at a cost of £ 4.5 K should we have allowed for this in our budget

A kitchen and utility for a project of this size should have a budget of say £ 25 K minimum.

# Provisional Sums

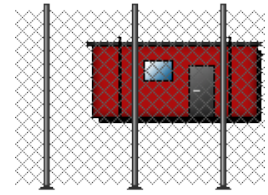
Please note we have allowed the following Provisional Sums within this estimate:

We have no plans showing where drain runs are to go or if soak aways are needed so all we can do with Drainage is provide a contingency sum.	£12,000.00
Door to Utility.	£700.00
New feature opening to front elevation on first floor with juliet balcony.	£2,000.00
New front door with side panels.	£1,500.00
3 door opening to family area and kitchen - 3 no.	£6,700.00
Windows as shown on elevations.	£5,119.88

\* All costs above exclude VAT

Carry out the following building work comprising:

## **Site Set Up**



Set up site ready to commence building works.

### **Material**

#### **Temporary House and Drive Protection (Protection)**

OSB sheet	OSB 18mm
Polythene ground sheet	Polythene DPM Black

### **Labour**

#### **Temporary House and Drive Protection (Protection)**

Labour to install ground protection	General Labourer
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### **Plant**

#### **Temporary House and Drive Protection (Protection)**

Tarpaulin	Tarpaulins
Ground protection mats	Ground Protection

#### **Sundry Plant (Plant)**

Spoil conveyor	Conveyor
Conveyor hopper	Rubbish Chute Hopper
Conveyor trestle	Conveyor Trestle

#### **Site Establishment (General Site Costs)**

Site cabin	Site Cabin
Site toilet	Portable Toilet
Security fencing hire	Security Fencing
Skip	Skip

### **Sundry**

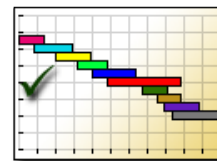
#### **Site Establishment (General Site Costs)**

Health and safety costs	Sundry Costs
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**Total cost excluding VAT**

**£14,578.20**

## Commencement



Preparation of site and commencement of all building works.

### Labour

#### **Site Strip (Reduce levels to allow for new floor to extension)**

Banksman to assist with clearance of site

Groundworker

### Plant

#### **Site Strip (Reduce levels to allow for new floor to extension)**

Mini digger for clearing topsoil for removal from site

Mini Digger

Removal of spoil from site

Tipper

Dumper to assist with site clearance

Dumper

**Total cost excluding VAT**

**£5,892.36**

## Demolition



An allowance has been made to carry out the demolition works as described. All demolition material to be either removed from site or recycled where possible. All demolition material becomes the property of the contractor.

### Labour

#### **Demolition of Walls (Demolish existing rear extension walls)**

Labour to break out and remove wall

General Labourer

#### **Concrete Slab Demolition (Demolish existing ground floor to rear)**

Remove concrete slab

Demolition Contractor & Mate

Excavate sub base

Demolition Contractor & Mate

### Plant



## Demolition of Walls (Demolish existing rear extension walls)

Excavator for removal of wall	Backhoe Excavator
Dumper for removal of wall	Dumper
Removal of debris from site	Skip
Plant delivery and collection	Delivery
Breaker for removal of wall	Breaker
Wheel barrow for removal of wall	Wheelbarrow
Shovel for removal of wall	Shovel

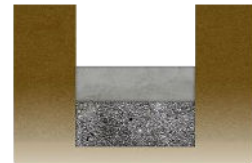
## Concrete Slab Demolition (Demolish existing ground floor to rear)

Removal of debris from site	Skip
Breaker hire	Breaker

**Total cost excluding VAT**

**£13,116.70**

## Foundations



Excavate for foundations using mechanical plant (if required) and cast foundations. Please note that the Building Control Officer will inspect the foundation prior to concreting and may require changes to the foundation depth and construction. Variations for additional excavation, trench support and concrete etc. will incur additional costs.

### Material

#### External Cavity Block Wall (Extension walls)

Structural concrete	Readymix Concrete GEN 1
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#### Typical Brick Pier (Brick Pier to support steelwork)

Ballast for concrete pad foundation	Ballast
Cement for concrete pad foundation	Cement

#### Internal Cavity Block Wall (Support wall)

Structural concrete	Readymix Concrete GEN 1
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#### Block Wall (Load bearing walls)

Structural concrete	Readymix Concrete GEN 1
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### Labour

#### Lintels Below Ground (Lintels above drains)

Labour to break out concrete	Groundworker & Mate
Place cavity fill	Groundworker
Labour to excavate for lintels	Groundworker & Mate

### **External Cavity Block Wall (Extension walls)**

Excavate trench	Groundworker's Mate
Remove spoil from site	Groundworker
Prepare bottom of trench	Groundworker
Lay structural concrete	Groundworker & Mate
Place cavity fill	Groundworker

### **Internal Cavity Block Wall (Support wall)**

Remove spoil from site	Groundworker
Lay structural concrete	Groundworker & Mate
Excavate trench	Groundworker's Mate
Prepare bottom of trench	Groundworker

### **Block Wall (Load bearing walls)**

Remove spoil from site	Groundworker
Lay structural concrete	Groundworker & Mate
Excavate trench	Groundworker's Mate
Prepare bottom of trench	Groundworker

## **Plant**

### **Lintels Below Ground (Lintels above drains)**

Plant to break out concrete	Air Breaker
Plant to excavate for lintels	Shovel
Spoil removal plant	Skip

### **External Cavity Block Wall (Extension walls)**

Plant for excavation of trench	Mini Digger
Plant to remove excavated spoil from site	Skip
Plant for placing concrete	Shovel

### **Internal Cavity Block Wall (Support wall)**

Plant to remove excavated spoil from site	Skip
Plant for excavation of trench	Mini Digger
Plant for placing concrete	Shovel

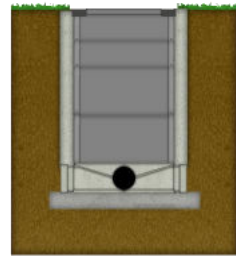
### **Block Wall (Load bearing walls)**

Plant for excavation of trench	Mini Digger
Plant to remove excavated spoil from site	Skip
Plant for placing concrete	Shovel

**Total cost excluding VAT**

**£6,466.38**

## Drains



Excavate for all drains and manholes. Lay drains and form manholes as required. Provide all necessary trench supports during installation of drainage.

### **Provisional Sums**

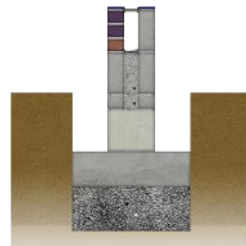
Drainage allowance

Provisional Sum

**Total cost excluding VAT**

**£12,000.00**

## Footings



Construct brick and block footings off prepared foundations.

### Material

#### **Lintels Below Ground (Lintels above drains)**

Below ground lintel 1, Below ground lintel 2

Prestressed Concrete Lintel 65 x 100 x 750mm

Compressible foundation board to underside of lintel

Compressible Foundation Board 50mm

### Plant

#### **External Cavity Block Wall (Extension walls)**

Plant to backfill Trench

Shovel

#### **Internal Cavity Block Wall (Support wall)**

Plant to backfill Trench

Shovel

#### **Block Wall (Load bearing walls)**

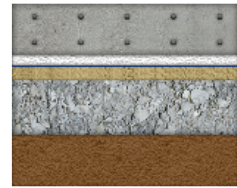
Plant to backfill Trench

Shovel

**Total cost excluding VAT**

**£2,372.17**

## Oversite and Slabbing



Lay and compact subbase on reduced levels and form concrete slab.

### Material

#### **Beam and Block Floor (Ground floor)**

Concrete floor beams	Concrete Floor Beam 150mm
Floor blocks	Dense Flooring Block 100mm
Cement for grouting between blocks	Cement
DPM or radon membrane	Polythene DPM Black
Sand for grouting between blocks	Sharp Sand

### Labour

#### **Beam and Block Floor (Ground floor)**

Fix beam and block floor	Groundworker & Mate
Fix DPM or radon membrane	Groundworker & Mate

### Plant

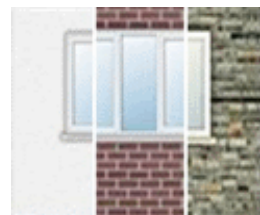
#### **Beam and Block Floor (Ground floor)**

Crane for laying beam and block floor	Mobile Crane
Crane delivery and collection charge	Delivery
Slings for crane for laying beam and block floor	Sling
Wheel barrow for beam and block floor laying	Wheelbarrow
Disc cutter for laying beam and block floor	Disc Cutter
Block cutter for laying beam and block floor	Block Cutter

**Total cost excluding VAT**

**£7,705.67**

## Masonry Shell



Construct with described cladding in a sand/cement mortar, leaving all joints and external face, with desired finish. All openings around windows, doors etc. to be provided with vertical damp proof courses where required. Internal leaf to be formed as detailed.

## **Material**

### **External Cavity Block Wall (Extension walls)**

Outer leaf blocks above dpc less openings	Dense Block 100mm
Inner leaf blocks above dpc less openings	Insulation Block 100mm
Coursing blocks above dpc to inner leaf	Insulation Coursing Block 100mm
Coursing blocks above dpc to outer leaf	Dense Coursing Brick 100mm
Cavity Insulation to cavity blockwalls	Phenolic Insulated Cavity Wall Board 90mm
Sand above dpc in outer blockwork	Building Sand
Sand above dpc in inner blockwork	Building Sand
Brick ties to cavity blockwalls	Brickwork Tie 225mm
DPC to outer leaf, DPC to inner leaf	Pitch Polymer DPC 100mm
Cement above dpc in outer blockwork, Cement above dpc in inner blockwork	Cement

### **Lintels Below Ground (Lintels above drains)**

DPC to brickwork, DPC to blockwork	Pitch Polymer DPC 100mm
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### **Typical Brick Pier (Brick Pier to support steelwork)**

Bricks to form pier	Engineering Brick
Bricks below DPC	Engineering Brick
Damp proof course	Pitch Polymer DPC 100mm
Sand to brick pier below DPC, Sand to brick pier above DPC	Building Sand
Cement to brick pier below DPC, Cement to brick pier above DPC, Cement to form concrete core to pier	Cement
Ballast to form concrete core	Ballast

### **Internal Cavity Block Wall (Support wall)**

Inner leaf blocks above dpc less openings	Insulation Block 100mm
Coursing blocks above dpc	Insulation Coursing Block 100mm
Brick ties to cavity blockwalls	Brickwork Tie 225mm
DPC to outer leaf, DPC to inner leaf	Pitch Polymer DPC 100mm
Sand above dpc in inner blockwork	Building Sand
Cement above dpc in inner blockwork	Cement

### **Block Wall (Load bearing walls)**

Partition blocks above dpc less openings	Lightweight Block 100mm
Coursing blocks above dpc	Insulation Coursing Block 100mm
DPC to blockwork	Pitch Polymer DPC 100mm
Sand above dpc in blockwork	Building Sand
Cement above dpc in blockwork	Cement

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm)**

Internal lintel

Prestressed Concrete Lintel 65 x 100 x 1050mm

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (Ensuite- form opening))**

Internal lintel

Prestressed Concrete Lintel 65 x 100 x 1050mm

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (non FD30 doors))**

Internal lintel

Prestressed Concrete Lintel 65 x 100 x 1050mm

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm)**

Internal lintel

Prestressed Concrete Lintel 65 x 100 x 1050mm

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (Study - form opening))**

Internal lintel

Prestressed Concrete Lintel 65 x 100 x 1050mm

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (FD30 in blockwork))**

Internal lintel

Prestressed Concrete Lintel 65 x 100 x 1050mm

### **Tiled Truss Roof (New main roof - constructed with attic trusses)**

Gable abutment (To abutment)

Cavity Tray Gable Abutment

### **PVCu Rear Door (Utility external door)**

Vertical DPC

Pitch Polymer DPC 150mm

External/Combination lintel

Steel Lintel 100 mm Cavity x 1200mm

Cavity closure

Cavity Closer 100mm

### **Form opening to first floor front balcony (Opening for new front window feature and juliet balcony)**

Vertical DPC

Pitch Polymer DPC 150mm

Dummy frame timber

Sawn Softwood Kiln Dried 47 x 75mm

Cavity closure

Cavity closer 125mm

### **Aluminium Bi-fold Doors (Rear door openings from kitchen and family area - 3 no)**

External/Combination lintel

Heavy Duty Cavity Wall Lintel 110 -125 mm cavity 2100 mm

Vertical DPC

Pitch Polymer DPC 150mm

Dummy frame timber

Sawn Softwood Kiln Dried 47 x 75mm

Cavity closure

Cavity closer 125mm

### **PVC Windows (1080 x 2095 feature window to family room)**

External/Combination lintel

Heavy Duty Cavity Wall Lintel 110 -125 mm cavity 1500 mm

Vertical DPC to sides of window

Pitch Polymer DPC 150mm

Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm
Cavity closure	Cavity closer 125mm

### **PVC Windows (1200 x 1050 windows - 2 no)**

External/Combination lintel	Heavy Duty Cavity Wall Lintel 110 -125 mm cavity 1500 mm
Vertical DPC to sides of window	Pitch Polymer DPC 150mm
Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm
Cavity closure	Cavity closer 125mm

### **PVC Windows (600 x 1050 windows - 3 no)**

External/Combination lintel	Heavy Duty Cavity Wall Lintel 110 -125 mm cavity 900 mm
Vertical DPC to sides of window	Pitch Polymer DPC 150mm
Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm
Cavity closure	Cavity closer 125mm

### **PVC Windows (1800 x 1200 windows - 3 no)**

External/Combination lintel	Heavy Duty Cavity Wall Lintel 110 -125 mm cavity 2100 mm
Vertical DPC to sides of window	Pitch Polymer DPC 150mm
Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm
Cavity closure	Cavity closer 125mm

## **Labour**

### **External Cavity Block Wall (Extension walls)**

Lay outer blockwork above dpc	2 Bricklayers & Mate
Lay inner blockwork above dpc	2 Bricklayers & Mate
Lay coursing blocks above dpc to inner leaf	2 Bricklayers & Mate
Lay coursing blocks above dpc to outer leaf	2 Bricklayers & Mate
Fix cavity Insulation to cavity blockwork	2 Bricklayers & Mate

### **Typical Brick Pier (Brick Pier to support steelwork)**

Excavate pad foundation (hand dig)	Groundworker & Mate
Place concrete to pad foundation	Groundworker & Mate
Lay bricks below DPC	Bricklayer
Lay bricks above DPC	Bricklayer
Place concrete to brick pier core	Bricklayer & Mate

### **Internal Cavity Block Wall (Support wall)**

Lay inner blockwork above dpc	2 Bricklayers & Mate
Lay coursing blocks above dpc	2 Bricklayers & Mate

### **Block Wall (Load bearing walls)**

Lay partition blocks above dpc	2 Bricklayers & Mate
Lay coursing blocks above dpc	2 Bricklayers & Mate
Lay coursing blocks below dpc	2 Bricklayers & Mate

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm)**

Form opening, Fix lintel  
Bricklayer

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (Ensuite- form opening))**

Form opening, Fix lintel  
Bricklayer

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (non FD30 doors))**

Form opening  
Bricklayer  
Fix lintel  
Bricklayer

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm)**

Form opening, Fix lintel  
Bricklayer

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (Study - form opening))**

Form opening, Fix lintel  
Bricklayer

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (FD30 in blockwork))**

Form opening  
Bricklayer  
Fix lintel  
Bricklayer

### **Soldier Course (Architectural details above windows)**

Extra to lay feature brickwork  
Bricklayer

### **Tiled Truss Roof (New main roof - constructed with attic trusses)**

Fix lean to roof cavity tray to existing wall  
Bricklayer  
Fix gable abutment (To abutment) to existing walls  
Bricklayer

### **PVCu Rear Door (Utility external door)**

Form opening  
Bricklayer  
Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray  
Bricklayer

### **Form opening to first floor front balcony (Opening for new front window feature and juliet balcony)**

Form opening  
Bricklayer  
Form dummy frame  
Joiner  
Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray  
Bricklayer

### **Aluminium Bi-fold Doors (Rear door openings from kitchen and family area - 3 no)**

Form dummy frame  
Joiner  
Form opening  
Bricklayer



Fix vertical DPC/ Cavity closure	Bricklayer
Fix external lintel	Bricklayer
Fix preformed cavity tray	Bricklayer

**PVC Windows (1080 x 2095 feature window to family room)**

Form opening	Bricklayer
Form Dummy frame	Joiner
Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray	Bricklayer

**PVC Windows (1200 x 1050 windows - 2 no)**

Form Dummy frame	Joiner
Form opening	Bricklayer
Fix vertical DPC/ Cavity closure	Bricklayer
Fix external lintel	Bricklayer
Fix preformed cavity tray	Bricklayer

**PVC Windows (600 x 1050 windows - 3 no)**

Form Dummy frame	Joiner
Form opening	Bricklayer
Fix vertical DPC/ Cavity closure	Bricklayer
Fix external lintel	Bricklayer
Fix preformed cavity tray	Bricklayer

**PVC Windows (1800 x 1200 windows - 3 no)**

Form Dummy frame	Joiner
Form opening	Bricklayer
Fix vertical DPC/ Cavity closure	Bricklayer
Fix external lintel	Bricklayer
Fix preformed cavity tray	Bricklayer

**Plant**

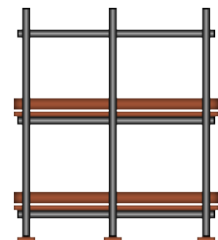
**Typical Brick Pier (Brick Pier to support steelwork)**

Skip to remove spoil from pad foundation	Skip
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**Total cost excluding VAT**

**£35,014.25**

**Erect Scaffold**



Erect scaffolding on site to provide access for our contractors. No allowance has been made to adapt the scaffolding for clients or their own contractors' requirements.

### **Scaffolding (Scaffold)**

Scaffold budget	Scaffolding Contractor
Additional weeks hire charge	Scaffolding Contractor

**Total cost excluding VAT** **£9,576.42**

## **First Floor Joists**



Fix all joists and trimmers as required.

### **Material**

#### **Suspended Floor (Upper Floor)**

Floor joists	Sawn Dry Graded Structural Softwood Treated 47 x 200mm
Bracing between floor joists	Sawn Dry Graded Structural Softwood Treated 47 x 200mm
Floor joist hangers	Joist Hanger 50mm Standard Leg
Floor joist boots	Joist Boot
Nailing allowance to floor structure	Round Wire Nails

#### **Additional Floor Joists (Double joists under stud walling)**

Floor joists	Sawn Dry Graded Structural Softwood Treated 47 x 200mm
Floor joist hangers	Joist Hanger 50mm Standard Leg
Floor joist boots	Joist Boot

### **Labour**

#### **Suspended Floor (Upper Floor)**

Fix floor joists	Joiner & Mate
Fix floor joist hangers	Joiner
Fix joist boots	Joiner & Mate
Fix bracing between floor joists	Joiner

#### **Additional Floor Joists (Double joists under stud walling)**

Fix floor joists	Joiner & Mate
Fix floor joist hangers	Joiner
Fix joist boots	Joiner & Mate

Total cost excluding VAT

£5,074.58

## **Additional Floor Joists**



Fix all joists and trimmers as required.

### **Material**

#### **Attic Suspended Floor for Truss Roof (Floor to new main roof 2nd floor area and side voids all boarded out to create storage)**

Bracing between floor joists

Sawn Dry Graded Structural Softwood Treated 47 x 200mm

Nailing allowance to floor structure

Round Wire Nails

### **Labour**

#### **Attic Suspended Floor for Truss Roof (Floor to new main roof 2nd floor area and side voids all boarded out to create storage)**

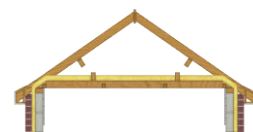
Fix bracing between floor joists

Joiner

Total cost excluding VAT

£707.89

## **Roof Structure**



Form roof structure including any fascias and bargeboards and associated guttering as described.

### **Material**

#### **Attic Sloping Ceiling (Sloping ceiling to main roof)**

Noggins to sloping ceiling

Sawn Softwood Kiln Dried Treated 47 x 50mm

#### **Velux Roof Windows (Velux MK08 Top Hung Manual Opening Window White Polyurethane with Safety Glazing - 780mm (w) x 1378mm (h))**

Window

Velux MK08 Top Hung Manual Opening Window White

Top and bottom trimmers, Double rafters (trimmers)	Polyurethane with Safety Glazing - 780mm (w) x 1378mm (h)
Insulation collar	Regularised Joist Kiln Dried C16 Graded 47 x 150mm
	Velux Insulation Collar for MK08

### **Velux Roof Windows (Velux MK08 Top Hung Manual Opening Window White Polyurethane with Safety Glazing - 780mm (w) x 1378mm (h) (Loft))**

Window	Velux MK08 Top Hung Manual Opening Window White Polyurethane with Safety Glazing - 780mm (w) x 1378mm (h)
Top and bottom trimmers, Double rafters (trimmers)	Regularised Joist Kiln Dried C16 Graded 47 x 150mm
Insulation collar	Velux Insulation Collar for MK08

### **Tiled Truss Roof (New main roof - constructed with attic trusses)**

Truss roof assembly	Truss Roof Assembly
General roof bracing	Sawn Dry Graded Structural Softwood Treated 25 x 100mm
Wall plate	Sawn Dry Graded Structural Softwood Treated 75 x 100mm
Eaves fascia	White 175mm Square Fascia x 16mm
Roof structure fixings (allowance)	Round Wire Nails
Tilting fillets	Sawn Furring Treated 47 x 50mm
Eaves ventilator	Soffit Vent
Eaves soffits	White 400mm PVC Board x 9mm
Gutter	Plastic Half Round Gutter 112mm
Wallplate straps	Lateral Restraint Strap 30 x 5 x 1200mm bent at 150mmmm
Noggings between roof joists	Sawn Softwood Kiln Dried Treated 47 x 50mm
Soffit carriers, Tile undercloak valley strip	Sawn Batten Treated 25 x 38mm
Lean to roof apex wall plate	Sawn Dry Graded Structural Softwood Treated 47 x 150mm
Lean to roof apex wall plate fixings	Anchor bolt
Valley boards	Sawn Dry Graded Structural Softwood Treated 25 x 150mm
Bargeboard and fascia fixings, Soffit fixings	White plastic top Nail
Tilting fillet support board	Cement Soffit Strip 150 x 4.5mm
Eaves ventilator fixings	Wood Screws
Gutter unions	Plastic Half Round Gutter Union Bracket 112mm
Gutter clips	Plastic Half Round Gutter Support Bracket 112mm

### **Attic Upstand for Truss Roof (Attic upstand wall)**

Top runners/lacing/noggings to upstand	Sawn Dry Graded Structural Softwood Treated 47 x 100mm
Bottom runners/lacing/noggings to upstand	Sawn Dry Graded Structural Softwood Treated 47 x 100mm
Bracing to upstand	Sawn Dry Graded Structural Softwood Treated 47 x 100mm
Insulation to upstands	PIR Insulation Low Emissivity Board 100mm
Fixings for upstand noggings etc.	Round Wire Nails

### **Labour**

### **Tiled Roof Accessories (Demolish existing roof)**

Strip existing roof finishes	Roof Tiler & Mate
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### **Velux Roof Windows (Velux MK08 Top Hung Manual Opening Window White Polyurethane with Safety Glazing - 780mm (w) x 1378mm (h))**

Trim opening around roof light	Joiner & Mate
Fix window	Joiner & Mate

### **Velux Roof Windows (Velux MK08 Top Hung Manual Opening Window White Polyurethane with Safety Glazing - 780mm (w) x 1378mm (h) (Loft))**

Trim opening around roof light	Joiner & Mate
Fix window	Joiner & Mate

### **Tiled Truss Roof (New main roof - constructed with attic trusses)**

Fix truss roof assembly	Joiner & Mate
Fix general roof bracing	Joiner & Mate
Fix tilting fillets	Joiner
Fix tilting fillet support board	Joiner
Fix wall plate	Joiner
Fix valley boards	Joiner & Mate
Fix Lean to roof apex wall plate	Joiner & Mate
Fix eaves fascia	Joiner & Mate
Fix eaves ventilator	Joiner
Fix soffit carriers	Joiner
Fix eaves soffits	Joiner
Fix wallplate straps	Joiner
Fix gutter	Joiner
Fix noggings between roof joists, Fix valley undercloak strips	Joiner

### **Attic Upstand for Truss Roof (Attic upstand wall)**

Fix bracing to upstand	Joiner & Mate
Assemble and install upstand runners/noggings	Joiner & Mate
Fix insulation to upstands	Plasterer's Mate

**Total cost excluding VAT**

**£44,424.36**

## **Flat Roof Structure**



Form flat roof structure including any fascias and bargeboards and associated guttering as described.

### **Material**

#### **Tiled Truss Roof (New main roof - constructed with attic trusses)**

Flat roof fixings allowance	Round Wire Nails
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Counter batten to flat roof	Sawn Softwood Kiln Dried Treated 47 x 50mm
Flat roof deck 1	Hardwood Ply WBP 18mm
Flat roof firrings or diminishing strips	Sawn Furring Treated 47 x 50mm
Flat roof restraint straps to joist sides, Flat roof restraint straps to joist ends	Lateral Restraint Strap 30 x 5 x 1200mm bent at 150mm

**Velux Skylights to main roof (Velux Fixed Flat Glass Flat Roof Window 1000mm x 1500mm (Flat Roof) - 2 no)**

Skylight	Fixed Flat Glass Flat Roof Window 1000mm x 1500mm
Skylight extension kerb	Flat Roof Window Extension Kerb
Skylight fixing kit	Fixing Kit for Flat Roof Window
Allowance for fixings etc. for skylight	Sundry Materials

**Velux Skylights to main roof (Velux Fixed Flat Glass Flat Roof Window 1000mm x 1000mm - 3 no)**

Skylight	Fixed Flat Glass Flat Roof Window 1000mm x 1000mm
Skylight extension kerb	Flat Roof Window Extension Kerb
Skylight fixing kit	Fixing Kit for Flat Roof Window
Allowance for fixings etc. for skylight	Sundry Materials

**Labour**

**Tiled Truss Roof (New main roof - constructed with attic trusses)**

Fix flat roof firrings or diminishing strips	Joiner
Fix counter batten to flat roof	Joiner
Fix flat roof deck 1	Joiner & Mate
Fix restraint straps to flat roof	Joiner

**Velux Skylights to main roof (Velux Fixed Flat Glass Flat Roof Window 1000mm x 1500mm (Flat Roof) - 2 no)**

Form skylight opening	Joiner & Mate
Fix skylight	Joiner & Mate

**Velux Skylights to main roof (Velux Fixed Flat Glass Flat Roof Window 1000mm x 1000mm - 3 no)**

Form skylight opening	Joiner & Mate
Fix skylight	Joiner & Mate

**Total cost excluding VAT**

**£10,552.97**

**Flat Roof Waterproofing**



Lay flat roof waterproofing covering.

## **Material**

### **Tiled Truss Roof (New main roof - constructed with attic trusses)**

Flat roof waterproofing system layer 1	EPDM Heavy Duty Membrane 1.5mm
Flat roof waterproofing drip trim	EPDM Drip Trim 2.5m
Flat roof waterproofing system layer 2, Flat roof waterproofing system layer 2 to edge trims	EPDM Water Based Adhesive 10L
Flat roof waterproofing abutment upstand trim	EPDM Batten Bar 3m
Flat roof waterproofing trim accessories 1	EPDM Contact Adhesive 5L
Flat roof waterproofing trim accessories 2	EPDM Water Block Sealant 310ml
Flat roof waterproofing corner detail	EPDM Corner Trim
Flat roof waterproofing system layer 1 to edge trims	EPDM Heavy Duty Membrane 1.5mm

## **Labour**

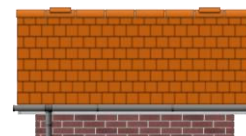
### **Tiled Truss Roof (New main roof - constructed with attic trusses)**

Lay waterproofing system	Flat Roofer & Mate
Fix waterproofing system trims	Flat Roofer & Mate
Fix waterproofing system corner trims	Flat Roofer & Mate

**Total cost excluding VAT**

**£1,533.93**

## **Roof Tiling**



Lay roof covering.

## **Material**

### **Velux Roof Windows (Velux MK08 Top Hung Manual Opening Window White Polyurethane with Safety Glazing - 780mm (w) x 1378mm (h))**

Flashing kit for roof window	Velux EDW Standard Window Flashing for MK08
Underfelt collar	Velux Underfelt Collar for MK08

### **Velux Roof Windows (Velux MK08 Top Hung Manual Opening Window White Polyurethane with Safety Glazing - 780mm (w) x 1378mm (h) (Loft))**

Flashing kit for roof window	Velux EDW Standard Window Flashing for MK08
Underfelt collar	Velux Underfelt Collar for MK08

### **Tiled Truss Roof (New main roof - constructed with attic trusses)**

Lathe	Sawn Batten Treated 25 x 38mm
Lathe nails	Round Wire Nails Galvanised
Roofing felt	Breather Membrane
Tiles	Plain Clay Tile
Eaves tiles	Clay Eaves Tile
Top tiles	Clay Eaves Tile
Valley tile and halves	Clay Tile & Half
Hip tile and halves	Clay Tile & Half
Valley Lining (Tile, Lead or preformed)	Lead Flashing Code 4 - 450mm
Proprietary hip ridge fixing system	PVC Dry Ridge Vent System
Hip ridge tile	Half Round Clay Ridge (300mm)
Lean to roof flashing	Lead Flashing Code 4 - 300mm
Tile Nails, Proprietary ridge fixings	Round Wire Nails Galvanised
Ridge tile	Half Round Clay Ridge (300mm)
Abutment tile and halves	Clay Tile & Half
Proprietary ridge fixing system	PVC Dry Ridge Vent System
Sand pointing/bedding to valley	Building Sand
Cement in pointing/bedding to valley	Cement
Proprietary hip ridge fixings	Clout Nails Galvanised
Hip Irons	Hip Iron
Lean to roof cavity tray	Horizontal Cavity Tray 440mm
Gable abutment (On roof)	Lead Flashing Code 4 - 300mm
Re use tiles from existing main roof - approx 120 m2	Plain Clay Tile

## **Labour**

### **Velux Roof Windows (Velux MK08 Top Hung Manual Opening Window White Polyurethane with Safety Glazing - 780mm (w) x 1378mm (h))**

Cut roof tiles around roof light	Roof Tiler & Mate
Fix flashings around roof light	Roof Tiler & Mate

### **Velux Roof Windows (Velux MK08 Top Hung Manual Opening Window White Polyurethane with Safety Glazing - 780mm (w) x 1378mm (h) (Loft))**

Cut roof tiles around roof light	Roof Tiler & Mate
Fix flashings around roof light	Roof Tiler & Mate

### **Tiled Truss Roof (New main roof - constructed with attic trusses)**

Fix tiles, felt and lathe.	3 Roof Tilers & Mate
Fix eaves tiles	Roof Tiler
Fix top tiles	Roof Tiler
Fix valley tile and halves	Roof Tiler & Mate
Fix hip tile and halves	Roof Tiler & Mate
Fix hip ridge tile	Roof Tiler & Mate
Fix hip irons	Roof Tiler
Fix proprietary hip ridge fixing system	Roof Tiler & Mate
Fix Lean to roof ridge tile or flashing	Roof Tiler & Mate
Form valley incl. tiles, pointing and lining	Roof Tiler & Mate



Fix gable abutment (On roof)  
Fix ridge tile, Fix abutment tile and halves  
Fix proprietary ridge fixing system

Roof Tiler & Mate  
Roof Tiler & Mate  
Roof Tiler

## **Plant**

### **Sundry Plant (Plant)**

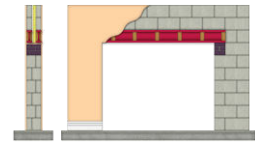
Powered roof tile hoist

Tile Conveyor Hoist

**Total cost excluding VAT**

**£18,561.02**

## **Structural Openings**



Form structural openings.

## **Material**

### **Steel Post (Roof posts - 4 no)**

Steelwork post  
Allowance for fabrication and connections  
Padstone to support steelwork post  
Packs for steelwork post  
Noggings to steelwork post

Square Hollow Section 100 x 100 x 10mm  
Sundry Materials  
Concrete Padstone 440 x 140 x 215mm  
Natural Slate 400 x 250mm  
Sawn Softwood Kiln Dried Treated 47 x 50mm

### **Steel Beam (B1)**

Steelwork beam  
Bricks to support steelwork  
Slates to pack steelwork  
Noggings to steelwork

Steel Column 254 x 254 x 89kg per m  
Engineering Brick  
Natural Slate 400 x 250mm  
Sawn Softwood Kiln Dried Treated 47 x 50mm

### **Steel Beam (FFB1)**

Steelwork beam  
Allowance for fabrication and connections  
Padstones to support steelwork  
Bricks to support steelwork  
Slates to pack steelwork  
Noggings to steelwork

Steel Column 152 x 152 x 30kg per m  
Sundry Materials  
Concrete Padstone 440 x 140 x 215mm  
Engineering Brick  
Natural Slate 400 x 250mm  
Sawn Softwood Kiln Dried Treated 47 x 50mm

### **Steel Beam (FFB3)**

Steelwork beam

Steel Column 152 x 152 x 30kg per m

Allowance for fabrication and connections  
Bricks to support steelwork  
Padstones to support steelwork  
Slates to pack steelwork  
Noggings to steelwork

Sundry Materials  
Engineering Brick  
Concrete Padstone 440 x 140 x 215mm  
Natural Slate 400 x 250mm  
Sawn Softwood Kiln Dried Treated 47 x 50mm

### **Steel Beam (FFB4)**

Steelwork beam  
Allowance for fabrication and connections  
Bricks to support steelwork  
Padstones to support steelwork  
Slates to pack steelwork  
Noggings to steelwork

Steel Column 152 x 152 x 30kg per m  
Sundry Materials  
Engineering Brick  
Concrete Padstone 440 x 140 x 215mm  
Natural Slate 400 x 250mm  
Sawn Softwood Kiln Dried Treated 47 x 50mm

### **Steel Beam (GFB1)**

Steelwork beam  
Allowance for fabrication and connections  
Bricks to support steelwork  
Padstones to support steelwork  
Slates to pack steelwork  
Noggings to steelwork

Steel Column 203 x 203 x 46kg per m  
Sundry Materials  
Engineering Brick  
Concrete Padstone 440 x 140 x 215mm  
Natural Slate 400 x 250mm  
Sawn Softwood Kiln Dried Treated 47 x 50mm

## **Labour**

### **Steel Post (Roof posts - 4 no)**

Erect Steelwork  
Erect Steelwork

Bricklayer  
Bricklayer's Mate

### **Steel Beam (B1)**

Fix steelwork  
Fix steelwork

Bricklayer  
Bricklayer's Mate

### **Steel Beam (FFB1)**

Fix steelwork  
Fix steelwork

Bricklayer  
Bricklayer's Mate

### **Steel Beam (FFB3)**

Fix steelwork  
Fix steelwork

Bricklayer  
Bricklayer's Mate

### **Steel Beam (FFB4)**

Fix steelwork  
Fix steelwork

Bricklayer  
Bricklayer's Mate

### **Steel Beam (GFB1)**

Fix steelwork  
Fix steelwork

Bricklayer  
Bricklayer's Mate

## Plant

### **Tracked telehandler for lifting heavy beams (Track beam lifter for large beams - 2 days - does not include overnight stay if required)**

Delivery of tracked telehandler

Delivery of Tracked Tele Handler

Tracked beam lifter

Tracked beam lifter and operative (1.3 T SWL)

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm)**

Plant to remove spoil from site

Skip

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (Ensuite- form opening))**

Plant to remove spoil from site

Skip

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm)**

Plant to remove spoil from site

Skip

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (Study - form opening))**

Plant to remove spoil from site

Skip

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (FD30 in studding))**

Plant to remove spoil from site

Skip

### **Form opening to first floor front balcony (Opening for new front window feature and juliet balcony)**

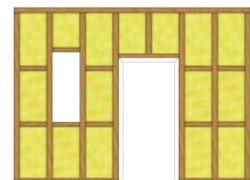
Plant to remove spoil from site

Skip

**Total cost excluding VAT**

**£12,488.05**

## Joinery 1st Fix



Form carcassing and first fix timbers.

## Material

**Replacement Fire Doors (Replace 2 doors with FD30 fire resistant doors - 2 no)**

Door casing	Fire Check 140 x 32mm Door Lining Loose Stops
Door casing fixings to sides, Door casing fixings	Cut Clasp Nails

### **Attic Sloping Ceiling (Sloping ceiling to main roof)**

Insulation to sloping ceiling	PIR Insulation Board 100mm
Insulation to sloping ceiling layer 2	PIR Insulation Board 20mm

### **Internal Renovation (Renovate all existing house walls left after demolition.- Batten out an insulate with 100 mm additional wall thickness)**

Battens to walls	Sawn Dry Graded Structural Softwood Treated 47 x 100mm
Fixings for battens	Hammer in Fixings
Window boards	Window Board 25 x 219mm
Insulation to walls	PIR Insulation Board 100mm
Insulation to ceiling	Fibreglass Insulation Roll 200mm
Fixings for window boards	Wood Screws
Insulation to reveals	PIR Insulation Board 20mm

### **Velux Roof Windows (Velux MK08 Top Hung Manual Opening Window White Polyurethane with Safety Glazing - 780mm (w) x 1378mm (h))**

Window blind	Velux Manual Blackout Blind for MK08 - Dark Blue
Window fixings to sides	Hammer in Fixings
Window fixings to top and bottom	Wood Screws
Vapour barrier collar	Velux Vapour Barrier Collar for MK08

### **Velux Roof Windows (Velux MK08 Top Hung Manual Opening Window White Polyurethane with Safety Glazing - 780mm (w) x 1378mm (h) (Loft))**

Window blind	Velux Manual Blackout Blind for MK08 - Dark Blue
Window fixings to sides	Hammer in Fixings
Window fixings to top and bottom	Wood Screws
Vapour barrier collar	Velux Vapour Barrier Collar for MK08

### **Stud Wall (Upstairs)**

Vertical studding	Sawn Dry Graded Structural Softwood Treated 47 x 100mm
Horizontal rails (noggings)	Sawn Dry Graded Structural Softwood Treated 47 x 100mm
Head runner	Sawn Dry Graded Structural Softwood Treated 47 x 100mm
Sole plate	Sawn Dry Graded Structural Softwood Treated 47 x 100mm
Nailing allowance to studding	Round Wire Nails

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm)**

Door casing fixings to sides, Door casing fixings	Cut Clasp Nails
Door casing	Unprimed 138 x 32mm Door Lining Set Loose Stops

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (Ensuite- form opening))**

Door casing fixings to sides, Door casing fixings	Cut Clasp Nails
Door casing	Unprimed 138 x 32mm Door Lining Set Loose Stops

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (non FD30 doors))**

Door casing fixings to sides, Door casing fixings	Cut Clasp Nails
Door casing	Unprimed 138 x 32mm Door Lining Set Loose Stops

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (Ground Floor))**

Door casing fixings to sides, Door casing fixings	Cut Clasp Nails
Door casing	Unprimed 115 x 32mm Door Lining Set No Stops

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm)**

Door casing fixings to sides, Door casing fixings	Cut Clasp Nails
Door casing	Fire Check 140 x 32mm Door Lining Loose Stops

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (Study - form opening))**

Door casing fixings to sides, Door casing fixings	Cut Clasp Nails
Door casing	Fire Check 140 x 32mm Door Lining Loose Stops

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (FD30 in studding))**

Door casing fixings to sides, Door casing fixings	Cut Clasp Nails
Door casing	Fire Check 115 x 32mm Door Lining Loose Stops

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (FD30 in blockwork))**

Door casing	Fire Check 140 x 32mm Door Lining Loose Stops
Door casing fixings to sides, Door casing fixings	Cut Clasp Nails

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (FD30 in studding) 2)**

Door casing	Fire Check 115 x 32mm Door Lining Loose Stops
Door casing fixings to sides, Door casing fixings	Cut Clasp Nails

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (Upstairs))**

Door casing	Fire Check 115 x 32mm Door Lining Loose Stops
Door casing fixings to sides, Door casing fixings	Cut Clasp Nails

### **Attic Suspended Floor for Truss Roof (Floor to new main roof 2nd floor area and side voids all boarded out to create storage)**

Floor Boards	Moisture Resistant Chipboard Flooring 22.0mm
Nailing to floorboards	Wood Screws

### **Attic Upstand for Truss Roof (Attic upstand wall)**

Insulation to upstands layer 2	PIR Insulation Board 25mm
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## **Suspended Floor (Upper Floor)**

Floor Boards	Moisture Resistant Chipboard Flooring 22.0mm
Nailing to floorboards	Wood Screws

## **Attic Stud Wall (Attic)**

Vertical studding	Sawn Dry Graded Structural Softwood Treated 47 x 100mm
Head runner	Sawn Dry Graded Structural Softwood Treated 47 x 100mm
Nailing allowance to studding	Round Wire Nails
Horizontal rails (noggings), Sole plate	Sawn Dry Graded Structural Softwood Treated 47 x 100mm

## **PVCu Rear Door (Utility external door)**

Door frame fixings to sides	Hammer in Fixings
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## **Form opening to first floor front balcony (Opening for new front window feature and juliet balcony)**

Door frame fixings to sides	Hammer in Fixings
Door frame fixings to top and bottom, Fixings to threshold board	Wood Screws
Internal threshold board	Hardwood Ply WBP 12mm

## **Aluminium Bi-fold Doors (Rear door openings from kitchen and family area - 3 no)**

Door frame fixings to sides	Hammer in Fixings
Door frame fixings to top and bottom, Fixings to threshold board	Wood Screws
Internal threshold board	Hardwood Ply WBP 12mm

## **PVC Windows (1080 x 2095 feature window to family room)**

Window fixings to sides	Hammer in Fixings
Window fixings to top and bottom, Fixings to window board	Wood Screws
Internal window board	Window Board 25 x 219mm

## **PVC Windows (1200 x 1050 windows - 2 no)**

Window fixings to sides	Hammer in Fixings
Window fixings to top and bottom, Fixings to window board	Wood Screws
Internal window board	Window Board 25 x 219mm

## **PVC Windows (600 x 1050 windows - 3 no)**

Window fixings to sides	Hammer in Fixings
Window fixings to top and bottom, Fixings to window board	Wood Screws
Internal window board	Window Board 25 x 219mm

## **PVC Windows (1800 x 1200 windows - 3 no)**

Window fixings to sides	Hammer in Fixings
Window fixings to top and bottom, Fixings to window board	Wood Screws
Internal window board	Window Board 25 x 219mm

### **Double Panel Doors (Pantry door)**

Door casing fixings to sides, Door casing fixings  
Door casing

Cut Clasp Nails  
PSE Softwood Door Casing Material 32 x 138mm

### **Labour**

### **Replacement Fire Doors (Replace 2 doors with FD30 fire resistant doors - 2 no)**

Fix door casing Joiner

### **Attic Sloping Ceiling (Sloping ceiling to main roof)**

Fix insulation to sloping ceiling Plasterer's Mate  
Fix insulation to sloping ceiling layer 2 Plasterer's Mate

### **Internal Renovation (Renovate all existing house walls left after demolition.- Batten out an insulate with 100 mm additional wall thickness)**

Fix battens to walls Joiner  
Fix window boards Joiner  
Fit insulation in walls Joiner  
Fit insulation to reveals Joiner  
Fit insulation in ceiling Insulation Specialist

### **Stud Wall (Upstairs)**

Fix studding Joiner & Mate  
Fix horizontal rails (noggings) Joiner & Mate  
Fix head runner Joiner & Mate  
Fix sole plate Joiner & Mate

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm)**

Fix door casing Joiner

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (Ensuite- form opening))**

Fix door casing Joiner

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (non FD30 doors))**

Fix door casing Joiner

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (Ground Floor))**

Fix door casing Joiner

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm)**

Fix door casing Joiner

**Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (Study - form opening))**

Fix door casing

Joiner

**Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (FD30 in studding))**

Fix door casing

Joiner

**Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (FD30 in blockwork))**

Fix door casing

Joiner

**Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (FD30 in studding) 2)**

Fix door casing

Joiner

**Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (Upstairs))**

Fix door casing

Joiner

**Attic Suspended Floor for Truss Roof (Floor to new main roof 2nd floor area and side voids all boarded out to create storage)**

Fix floorboarding

Joiner & Mate

**Attic Upstand for Truss Roof (Attic upstand wall)**

Fix insulation to upstands layer 2

Plasterer's Mate

**Suspended Floor (Upper Floor)**

Fix floorboarding

Joiner & Mate

**Attic Stud Wall (Attic)**

Fix studding

Joiner & Mate

Fix horizontal rails (noggings)

Joiner & Mate

Fix head runner

Joiner & Mate

Fix sole plate

Joiner & Mate

**PVCu Rear Door (Utility external door)**

Fix door frame

Joiner

**Form opening to first floor front balcony (Opening for new front window feature and juliet balcony)**

Fix internal threshold board

Joiner

**Aluminium Bi-fold Doors (Rear door openings from kitchen and family area - 3 no)**

Fix internal threshold board

Joiner

**PVC Windows (1080 x 2095 feature window to family room)**



Fix internal window board	Joiner
Fix window	Joiner
Fix glazing	Joiner

**PVC Windows (1200 x 1050 windows - 2 no)**

Fix internal window board	Joiner
Fix window	Joiner
Fix glazing	Joiner

**PVC Windows (600 x 1050 windows - 3 no)**

Fix internal window board	Joiner
Fix window	Joiner
Fix glazing	Joiner

**PVC Windows (1800 x 1200 windows - 3 no)**

Fix internal window board	Joiner
Fix window	Joiner
Fix glazing	Joiner

**Double Panel Doors (Pantry door)**

Fix door casing	Joiner
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**Sundry**

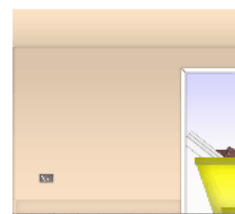
**Provisional Sums**

Door to Utility.	Provisional Sum
New feature opening to front elevation on first floor with juliet balcony.	Provisional Sum
New front door with side panels.	Provisional Sum
3 door opening to family area and kitchen - 3 no.	Provisional Sum
Windows as shown on elevations.	Provisional Sum

**Total cost excluding VAT**

**£42,973.86**

**Internal Preparation**



An allowance has been made to carry out the preparation works as described. All stripped out material to be either removed from site or recycled where property. All material removed becomes the property of the contractor.

**Material**

### **Plant for renovation (Plant for demolition)**

Allowance for sundry materials

Sundry Materials

### **Internal Renovation (Renovate all existing house walls left after demolition.- Batten out and insulate with 100 mm additional wall thickness)**

Allowance for sundry materials

Sundry Materials

### **Labour**

#### **Removal of Floorboards (Remove existing first floor to rear)**

Labour to remove floor boards

General Labourer

#### **Removal of Plaster Ceilings (Remove ceiling existing rear extensions)**

Labour to remove plaster from ceiling

General Labourer

### **Internal Renovation (Renovate all existing house walls left after demolition.- Batten out and insulate with 100 mm additional wall thickness)**

Remove skirting boards

General Labourer

Remove window boards

General Labourer

Remove plaster from walls

General Labourer

Remove plaster from ceilings

General Labourer

### **Plant**

#### **Removal of Floorboards (Remove existing first floor to rear)**

Removal of debris from site

Skip

#### **Removal of Plaster Ceilings (Remove ceiling existing rear extensions)**

Removal of debris from site

Skip

### **Plant for renovation (Plant for demolition)**

Breaker for removal of spoil

Breaker

Plant delivery and collection

Delivery

Wheelbarrow for removal of spoil

Wheelbarrow

Shovel for removal of spoil

Shovel

### **Internal Renovation (Renovate all existing house walls left after demolition.- Batten out and insulate with 100 mm additional wall thickness)**

Dispose of timber mouldings from site

Skip

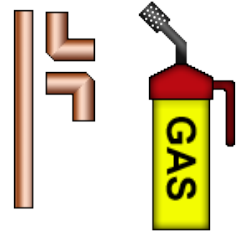
Remove plaster debris from site

Skip

**Total cost excluding VAT**

**£7,720.33**

# Plumbing 1st Fix



Install all pipes and plumbing fittings as described.

## Material

### **Underfloor Heating in Screed (Ground floor heating)**

Plain insulation	PIR Insulation Board 50mm
Heating pipe	Barrier Pipe 15mm
Pipe retaining staples	Underfloor Heating Staples
Connection to heating primary	Underfloor Heating 1-2 Circuit Control Pack for Heating Primary
Connection to radiator branch	Underfloor Heating Single Room Water Mixing Control
Manifold mixing unit inc pump	Underfloor Heating Control Pack including Pump
Port thermometer	Underfloor Heating Port Thermometer
1 inch isolation ball valve	Underfloor Heating Isolator Ball Valve 1 inch
Actuator	Underfloor Heating 2 Wire Actuator
Wiring centre	Underfloor Heating Wiring Centre
Programmable LCD thermostat	Underfloor Heating Programmable LCD Thermostat
Insulation joint tape	Underfloor Heating Joint Tape
Perimeter insulation	Underfloor Heating Multi-Height Wedge Insulation
Y connection to radiator branch	Underfloor Heating Y Connector
1/2 inch isolation ball valve	Underfloor Heating Isolating Ball Valve 1/2 inch
Programmable LCD thermostat with hot water timer	Underfloor Heating Programmable LCD Thermostat with Timer

### **Hot Water Cylinder (Immersion heater for back up hot water supply)**

Hot water cylinder	Unvented Pre-plumbed Cylinder 210L Indirect
Isolate flow valve	Brass Ball Valve 22mm
Discharge pipe	Copper Tube 22mm

### **Air Source Heat Pump Grant (Aerona 3 13kW)**

Heat pump	Grant Aerona 3 13kW R32 Inverter Driven Heat Pump
Wall mounting bracket	Heat Pump Wall Bracket
Shut off valves	Copper Double Check Valve 28mm
Plumbing connections	Copper Tube 28mm
Plumbing fittings	Copper End Feed Elbow 28mm

### **Sanitaryware Price Tracker Range (Standard Close Coupled WC - 7 no)**

Isolate water flow	Chrome Isolating Ball Valve Copper x Copper 15mm
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### **Soil Pipe (Soil pipes and connections)**

Pipe	Soil Pipe 110mm
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3m pipe lengths	Soil Pipe 110mm
87.5 degree access branches	Soil Pipe Single Socket Access Branch 87.5deg 110mm
Offset bends	Soil Pipe Single Socket Offset Bend 110mm
Silicone lubricant	Silicone Lubricant
Pipe brackets	Soil Pipe Bracket 110mm
2m pipe lengths	Soil Pipe 110mm
87.5 degree rest bends	Soil Pipe Single Socket Bend 87.5deg 110mm
Concrete to support rest bends	Readymix Concrete GEN 1
Boss pipes	Soil Pipe Single Socket Bossed Pipe 110mm
Vent cowls	Soil Pipe Baloon Grating 110mm
Air admittance valves	Air Admittance Valve 110mm
Drill bit for 32mm holes, Drill bit for 40mm holes	Diamond Core Drill Bit

### **Pipe Install Horizontal 15mm Copper End Feed (15mm Copper In Timber Floor - 105 metres)**

Copper pipe	Copper Tube 15mm
Secure pipe	Clip Over Pipe Clip 15mm
Connect pipe	Copper End Feed Straight Coupler 15mm

### **Copper Pipe End Feed 15mm Fixings (15 mm copper fixings)**

Elbows	Copper End Feed Elbow 15mm
Obtuse elbows	Copper End Feed Obtuse Elbow 15mm
Street elbows	Copper End Feed Street Elbow 15mm
Male elbows	Copper End Feed Male Elbow 15mm x 1/2 inch
Female elbows	Copper End Feed Female Elbow 15mm x 1/2 inch
Female wallplate elbows	Copper End Feed Female Wallplate Elbow 15mm x 1/2 inch
Equal tees	Copper End Feed Equal Tee 15mm
Straight reducers 15mm x 10mm	Copper End Feed Reduced Coupler 15mm x 10mm
Straight reducers 15mm x 8mm	Copper End Feed Reduced Coupler 15mm x 8mm
Stop ends	Copper End Feed Stop End 15mm
Bent tap connectors	Copper End Feed Bent Tap Connector 15mm x 1/2 inch

### **Pipe Install Horizontal 22mm Copper End Feed (22mm Copper In Timber Floor - 112 metres)**

Copper pipe	Copper Tube 22mm
Secure pipe	Clip Over Pipe Clip 22mm
Connect pipe	Copper End Feed Straight Coupler 22mm

### **Copper Pipe End Feed 22mm Fixings (22 mm fixings)**

Elbows	Copper End Feed Elbow 22mm
Obtuse elbows	Copper End Feed Obtuse Elbow 22mm
Reduced couplers 22mm x 15mm	Copper End Feed Straight Reducer 22mm x 15mm
Equal tees	Copper End Feed Equal Tee 22mm
Reduced branch tees 22mm x 22mm x 15mm	Copper End Feed Reduced Branch Tee 22mm x 22mm x 15mm
Reduced both end tees 15mm x 15mm x 22mm	Copper End Feed Reduced End Tee 15mm x 15mm x 22mm
Reduced end tees 22mm x 15mm x 22mm	Copper End Feed Reduced End Tee 22mm x 15mm x 22mm

Reduced end/branch tees 22mm x 15mm x 15mm

Straight reducers 22mm x 15mm

Imperial/metric adapters 22 x 3/4"

Male straight connector 22 x 3/4"

Female straight connector 22 x 3/4"

Stop ends

Straight tap connectors 22 x 3/4"

Bent tap connectors 22 x 3/4"

Straight cylinder unions 22mm x 1"

Bent cylinder unions 2mm x 1"

Copper End Feed Reduced End/Branch Tee 22mm x 15mm x 15mm

Copper End Feed Reduced Coupler 22mm x 15mm

Copper End Feed Imperial/Metric Adaptor 22mm x 3/4 inch

Copper End Feed Male Straight Connector 22mm x 3/4 inch

Copper End Feed Female Straight Connector 22mm x 3/4 inch

Copper End Feed Stop End 22mm

Copper End Feed Straight Tap Connector 22mm x 3/4 inch

Copper End Feed Bent Tap Connector 22mm x 3/4 inch

Copper End Feed Straight Cylinder Union 22mm x 1 inch

Copper End Feed Bent Cylinder Union 22mm x 1 inch

## **Pipe Install Horizontal 28mm Copper End Feed (28mm Copper In Timber Floor - 30 metres)**

Copper pipe

Secure pipe

Connect pipe

Copper Tube 28mm

Copper Pipe Clip 28mm

Copper End Feed Straight Coupler 28mm

## **Copper Pipe End Feed 28mm Fixings (28 mm fixings)**

Elbows

Reduced couplers 28mm x 22mm, Straight reducers 28mm x 22mm

Equal tees

Reduced branch tees 28mm x 28mm x 15mm

Reduced branch tees 28mm x 28mm x 22mm

Reduced end tees 28mm x 15mm x 28mm

Reduced end tees 28mm x 22mm x 28mm

Reduced end/branch tees 28mm x 22mm x 22mm

Straight reducers 28mm x 15mm

Imperial/metric adapters 28 x 1"

Stop ends

Copper End Feed Elbow 28mm

Copper End Feed Straight Reducer 28mm x 22mm

Copper End Feed Equal Tee 28mm

Copper End Feed Reduced Branch Tee 28mm x 28mm x 15mm

Copper End Feed Reduced Branch Tee 28mm x 28mm x 22mm

Copper End Feed Reduced End Tee 28mm x 15mm x 28mm

Copper End Feed Reduced End Tee 28mm x 22mm x 28mm

Copper End Feed Reduced End/Branch Tee 22mm x 15mm x 15mm

Copper End Feed Straight Reducer 28mm x 15mm

Copper End Feed Imperial/Metric Adaptor 28mm x 1 inch

Copper End Feed Stop End 28mm

## **Copper Pipe End Feed 8mm and 10mm Fixings (Radiator fixings)**

Elbows 10mm

Copper End Feed Elbow 10mm

## **Underfloor Heating in Joists (First floor heating provision)**

Straight joist panel insulation

Loop return panel

Insulation support L bracket

Heating pipe

Connection to heating primary

Manifold mixing unit inc pump

4 port manifold

Port thermometer

1 inch isolation ball valve

Underfloor Heating Batten/Joist Straight Panel

Underfloor Heating 3 Loop Return Panel

Underfloor Heating Plastic L Bracket

Barrier Pipe 15mm

Underfloor Heating 1-2 Circuit Control Pack for Heating Primary

Underfloor Heating Control Pack including Pump

Underfloor Heating 4 Port Manifold

Underfloor Heating Port Thermometer

Underfloor Heating Isolator Ball Valve 1 inch

Actuator	Underfloor Heating 2 Wire Actuator
Wiring centre	Underfloor Heating Wiring Centre
Programmable LCD thermostat	Underfloor Heating Programmable LCD Thermostat

## **Labour**

### **Underfloor Heating in Joists (First floor heating provision)**

Lay straight insulation	Plumber
Fix support L bracket	Plumber
Rebate Joists	Plumber
Lay heating pipe	Plumber
Fit connection to heating primary	Plumber
Fit manifold mixing unit	Plumber
Fit 4 port manifold	Plumber
Fit port thermometer	Plumber
Fit isolation ball valve	Plumber
Fit actuator	Plumber
Fit wiring centre	Plumber
Fit thermostat	Plumber
Lay loop return panel	Plumber

### **Underfloor Heating in Screed (Ground floor heating)**

Lay insulation	Plumber
Fix jointing tape	Plumber
Fix perimeter insulation	Plumber
Lay heating pipe	Plumber
Fit pipe retaining staples	Plumber
Fit connection to heating primary	Plumber
Fit connection to radiator branch	Plumber
Fit manifold mixing unit	Plumber
Fit port thermometer	Plumber
Fit isolation ball valve	Plumber
Fit actuator	Plumber
Fit wiring centre	Plumber
Fit thermostat	Plumber
Fit thermostat with hot water	Plumber

### **Hot Water Cylinder (Immersion heater for back up hot water supply)**

Site and connect cylinder	Plumber
Connect expansion vessel	Plumber
Fit discharge pipe	Plumber

### **Air Source Heat Pump Grant (Aerona 3 13kW)**

Fit and connect heat pump	Plumber
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### **Soil Pipe (Soil pipes and connections)**

Fix pipe	Plumber
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Fix pipe fixings	Plumber
Fix 2m pipe lengths	Plumber
Fix 3m pipe lengths	Plumber
Fix 87.5 degree rest bends	Plumber
Fix concrete to support rest bends	Plumber
Fix 87.5 degree access branches	Plumber
Fix boss pipes	Plumber
Fix vent cowls	Plumber
Fix offset bends	Plumber
Drill holes for 32mm and 40mm pipe in external walls	Plumber
Fix air admittance valves	Plumber

### **Pipe Install Horizontal 15mm Copper End Feed (15mm Copper In Timber Floor - 105 metres)**

Rebate joists	Joiner
Lay pipe and clip	Plumber
Solder connections	Plumber

### **Copper Pipe End Feed 15mm Fixings (15 mm copper fixings)**

Fix elbows	Plumber
Fix obtuse elbows	Plumber
Fix street elbows	Plumber
Fix male elbows	Plumber
Fix female elbows	Plumber
Fix female wallplate elbows	Plumber
Fix equal tees	Plumber
Fix straight reducers	Plumber
Fix bent tap connectors	Plumber
Fix stop ends	Plumber

### **Pipe Install Horizontal 22mm Copper End Feed (22mm Copper In Timber Floor - 112 metres)**

Rebate joists	Joiner
Lay pipe and clip	Plumber
Solder connections	Plumber

### **Copper Pipe End Feed 22mm Fixings (22 mm fixings)**

Fix elbows	Plumber
Fix obtuse elbows	Plumber
Fix reduced slip couplers	Plumber
Fix equal tees	Plumber
Fix reduced branch tees	Plumber
Fix reduced both end tees	Plumber
Fix reduced end tees	Plumber
Fix reduced end/branch tees	Plumber
Fix straight reducers	Plumber
Fix imperial/metric adapters	Plumber

Fix male straight connector	Plumber
Fix female straight connector	Plumber
Fix straight tap connectors	Plumber
Fix bent tap connectors	Plumber
Fix stop ends, Fix straight cylinder unions, Fix bent cylinder unions	Plumber

### **Pipe Install Horizontal 28mm Copper End Feed (28mm Copper In Timber Floor - 30 metres)**

Rebate joists	Joiner
Lay pipe and clip	Plumber
Solder connections	Plumber

### **Copper Pipe End Feed 28mm Fixings (28 mm fixings)**

Fix elbows	Plumber
Fix equal tees	Plumber
Fix reduced branch tees	Plumber
Fix reduced end tees	Plumber
Fix reduced slip couplers, Fix reduced end/branch tees, Fix straight reducers, Fix imperial/metric adapters, Fix stop ends	Plumber

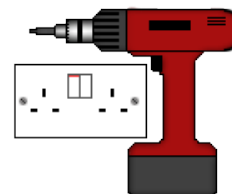
### **Copper Pipe End Feed 8mm and 10mm Fixings (Radiator fixings)**

Fix elbows	Plumber
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**Total cost excluding VAT**

**£43,966.55**

## **Electrical 1st Fix**



Install all cables and conduits prior to plastering.

### **Material**

#### **General Electrical Installation (Immersion Wiring - 1 no)**

Cable for immersion	Twin & Earth Cable 2.5mm
Cable clips for immersion	Cable Clips 2.5mm
Sheathing for immersion	Sheathing Metal 25mm
Nails for sheathing	Plasterboard Nails Galvanised

#### **General Electrical Installation (TV Point - 4 no - aerial only - not satellite or broadband)**

Back box for TV point	Back Box Metal 1G 25mm
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Grommets to back box for TV point	Grommets 20mm
Fixings to back box for TV point	Wall Plugs
Fixings to back box for TV point	Wood Screws
Cable clips for TV cable	Cable Clips 2.5mm
Sheathing for TV cable	Sheathing Metal 25mm
Nails for sheathing	Plasterboard Nails Galvanised
TV cable	Satellite Compatible Coax Cable

### **General Electrical Installation (Earth and Cross Bonding - 1 no)**

Earth and cross bonding cable	Earth Cable 10mm
Earth and cross bonding sheathing	Sheathing Metal 12.5mm
Fixings to earth and cross bonding sheathing	Plasterboard Nails Galvanised

### **General Electrical Installation (Smoke Alarms - 3 no)**

Mains cable to smoke alarm	Twin & Earth Cable 2.5mm
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### **General Electrical Installation (Heat Detector - 1 no)**

Mains cable to heat detector	Twin & Earth Cable 2.5mm
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### **General Electrical Installation (Heat Pump Electrics - 1 no)**

Heat pump isolator	32A AC Isolator Switch
MCB for heat pump circuit	32A MCB
Cable for heat pump	Twin & Earth Cable 6mm
Cable clips for heat pump	Cable Clips 6mm
Sheathing for heat pump, Sheathing for fused spur	Sheathing Metal 25mm
Cable clips for fused spur	Cable Clips 2.5mm
Nails for sheathing	Plasterboard Nails Galvanised
Cable for fused spur	Twin & Earth Cable 2.5mm

### **Internal Lighting (Ceiling Rose - 18 no)**

Cable for ceiling light fitting	Twin & Earth Cable 1.5mm
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### **Internal Lighting (Unit Lighting to kitchen - 3 no)**

Cable for unit lighting	Twin & Earth Cable 1.5mm
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### **Internal Lighting (Strip Light - 1 no)**

Cabling to strip light	Twin & Earth Cable 1.5mm
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### **Internal Lighting (WC Light Fitting - 1 no)**

Cable to WC light fitting	Twin & Earth Cable 1.5mm
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### **Internal Lighting (Wall Lights - 4 no)**

Cable for wall light	Twin & Earth Cable 1.5mm
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### **Internal Lighting (Mains Voltage Downlighter - 44 no)**

Cable for downlighter	Twin & Earth Cable 1.5mm
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### **Internal Lighting (Single Light Switch - 36 no)**

Cable for single light switch circuit	3 Core & Earth Cable 1mm
Back box for light switch	Back Box Metal 1G 16mm
Grommets to back box for light switch	Grommets 20mm
Fixings to back box for light switch	Wall Plugs
Fixings to back box for light switch	Wood Screws
Cable clips for light switch circuit	Cable Clips 1mm
Sheathing for light switch circuit	Sheathing Metal 12.5mm
Nails for sheathing light switch circuit	Plasterboard Nails Galvanised

### **Internal Lighting (Single 2 Way Light Switch - 5 no)**

Back box for light switch	Back Box Metal 1G 25mm
Grommets to back box for light switch	Grommets 20mm
Fixings to back box for light switch	Wall Plugs
Fixings to back box for light switch	Wood Screws
Cable clips for light switch circuit	Cable Clips 1mm
Sheathing for light switch circuit	Sheathing Metal 12.5mm
Nails for sheathing light switch circuit	Plasterboard Nails Galvanised
Cable for single light switch circuit	3 Core & Earth Cable 1mm

### **Internal Lighting (Double Light Switch - 2 no)**

Back box for light switch	Back Box Metal 2G 25mm
Grommets to back box for light switch	Grommets 20mm
Fixings to back box for light switch	Wall Plugs
Fixings to back box for light switch	Wood Screws
Cable clips for light switch circuit	Cable Clips 1mm
Sheathing for light switch circuit	Sheathing Metal 25mm
Nails for sheathing light switch circuit	Plasterboard Nails Galvanised
Cable for double light switch circuit	3 Core & Earth Cable 1mm

### **Internal Lighting (Pull Light Switch - 6 no)**

Fixings for pull cord light switch	Wood Screws
Cable for pull cord light switch circuit	3 Core & Earth Cable 1mm

### **External Lighting and Door Bell (Door Bell - 1 no)**

Back box for door bell circuit	Back Box Metal 1G 16mm
Grommets to back box for door bell circuit	Grommets 20mm
Fixings to back box for door bell circuit	Wall Plugs
Fixings to back box for door bell circuit	Wood Screws
Cable clips for door bell circuit	Cable Clips 1mm
Sheathing for door bell circuit	Sheathing Metal 12.5mm
Nails for sheathing to door bell circuit	Plasterboard Nails Galvanised
Cable for door bell circuit	3 Core & Earth Cable 1mm
Door bell circuit	Bell Wire 2 Core

### **External Lighting and Door Bell (Front Door Light - 1 no)**

Cable to outside light fitting	Twin & Earth Cable 2.5mm
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Sheathing to outside light fitting	Sheathing Metal 12.5mm
Fixings for sheathing to outside light fitting	Plasterboard Nails Galvanised

### **External Lighting and Door Bell (Outside Light 8W LED PIR - 1 no to side door)**

Cable for outside light	Twin & Earth Cable 2.5mm
Sheathing to outside light	Sheathing Metal 12.5mm
Fixings for sheathing to outside light	Plasterboard Nails Galvanised

### **External Lighting and Door Bell (Outside Light 30W LED PIR - 2 no to rear)**

Cable for outside light	Twin & Earth Cable 2.5mm
Sheathing to outside light	Sheathing Metal 12.5mm
Fixings for sheathing to outside light	Plasterboard Nails Galvanised

### **Electrical Sockets (Double Socket With USB Downstairs - 4 no)**

Back box for double socket	Back Box Metal 2G 25mm
Grommets to back box for double socket	Grommets 20mm
Fixings to back box for double socket	Wall Plugs
Fixings to back box for double socket	Wood Screws
Cable clips for double socket	Cable Clips 2.5mm
Sheathing for double socket	Sheathing Metal 25mm
Nails for sheathing	Plasterboard Nails Galvanised
Cable for double socket	Twin & Earth Cable 2.5mm

### **Electrical Sockets (Double Socket With USB Upstairs - 5 no)**

Back box for double socket	Back Box Metal 2G 25mm
Grommets to back box for double socket	Grommets 20mm
Fixings to back box for double socket	Wall Plugs
Fixings to back box for double socket	Wood Screws
Cable clips for double socket	Cable Clips 2.5mm
Sheathing for double socket	Sheathing Metal 25mm
Nails for sheathing	Plasterboard Nails Galvanised
Cable for double socket	Twin & Earth Cable 2.5mm

### **Electrical Sockets (Double Socket Downstairs - 22 no)**

Cable for double socket	Twin & Earth Cable 2.5mm
Back box for double socket	Back Box Metal 2G 25mm
Grommets to back box for double socket	Grommets 20mm
Fixings to back box for double socket	Wall Plugs
Fixings to back box for double socket	Wood Screws
Cable clips for double socket	Cable Clips 2.5mm
Sheathing for double socket	Sheathing Metal 25mm
Nails for sheathing	Plasterboard Nails Galvanised

### **Electrical Sockets (Double Socket Upstairs - 24)**

Cable for double socket	Twin & Earth Cable 2.5mm
Back box for double socket	Back Box Metal 2G 25mm
Grommets to back box for double socket	Grommets 20mm

Fixings to back box for double socket  
Fixings to back box for double socket  
Cable clips for double socket  
Sheathing for double socket  
Nails for sheathing

Wall Plugs  
Wood Screws  
Cable Clips 2.5mm  
Sheathing Metal 25mm  
Plasterboard Nails Galvanised

### **Kitchen Electrics (Electrical Hob - 1 no)**

Cabling to electric hob circuit  
Cable clips to electric hob circuit  
Sheathing to electric hob circuit  
Nails to sheathing  
Grommets to back box  
Back box to electric hob connector  
Back box to electric hob switch  
Fixings to back box for electric hob  
Fixings to back box for electric hob

Twin & Earth Cable 6mm  
Cable Clips 6mm  
Sheathing Metal 25mm  
Plasterboard Nails Galvanised  
Grommets 20mm  
Back Box Metal 1G 47mm  
Back Box Metal 2G 47mm  
Wood Screws  
Wall Plugs

### **Kitchen Electrics (Extractor Fan - 1 no)**

Back box for extractor fan fused spur  
Fixings to back box for extractor fan fused spur  
Fixings to back box for extractor fan fused spur  
Cable for extractor fan fused spur  
Cable clips for extractor fan fused spur  
Sheathing for extractor fan fused spur  
Nails for sheathing

Back Box Metal 1G 25mm  
Wood Screws  
Wall Plugs  
Twin & Earth Cable 2.5mm  
Cable Clips 2.5mm  
Sheathing Metal 25mm  
Plasterboard Nails Galvanised

### **Kitchen Electrics (Oven Circuit - 1 no)**

Cabling to oven circuit  
Cable clips to oven circuit  
Sheathing to oven circuit  
Nails to sheathing  
Grommets to back box to oven circuit  
Back box to oven switch  
Back box to oven connector  
Fixings to back box for oven circuit  
Fixings to back box for oven circuit

Twin & Earth Cable 6mm  
Cable Clips 6mm  
Sheathing Metal 25mm  
Plasterboard Nails Galvanised  
Grommets 20mm  
Back Box Metal 2G 47mm  
Back Box Metal 1G 47mm  
Wood Screws  
Wall Plugs

### **Bathroom Electrics (Shower Circuit - 6 no)**

Shower Circuit  
Shower Circuit  
Shower Circuit  
Shower Circuit

Twin & Earth Cable 6mm  
Cable Clips 6mm  
Sheathing Metal 25mm  
Plasterboard Nails Galvanised

### **Bathroom Electrics (Shaver Light Socket - 6 no)**

First fix Shaver  
First fix Shaver  
First fix Shaver

Twin & Earth Cable 1mm  
Sheathing Metal 12.5mm  
Plasterboard Nails Galvanised

## **Bathroom Electrics (Extractor Fan - 7 no)**

First fix Bathroom Extractor Fan	Twin & Earth Cable 1mm
First fix Bathroom Extractor Fan	Sheathing Metal 12.5mm
First fix Bathroom Extractor Fan	Plasterboard Nails Galvanised
First fix Bathroom Extractor Fan	Wall Plugs
First fix Bathroom Extractor Fan	Wood Screws

## **Labour**

### **General Electrical Installation (Immersion Wiring - 1 no)**

First fix immersion	Electrician & Mate
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### **General Electrical Installation (TV Point - 4 no - aerial only - not satellite or broadband)**

First fix TV cable	Electrician & Mate
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### **General Electrical Installation (Earth and Cross Bonding - 1 no)**

First fix earth and cross bonding	Electrician
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### **General Electrical Installation (Smoke Alarms - 3 no)**

First fix smoke alarm	Electrician
Second fix smoke alarm	Electrician

### **General Electrical Installation (Heat Detector - 1 no)**

First fix heat detector	Electrician
Second fix heat detector	Electrician

### **General Electrical Installation (Heat Pump Electrics - 1 no)**

First fix heat pump electrics	Electrician & Mate
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### **Internal Lighting (Ceiling Rose - 18 no)**

First fix ceiling light fitting	Electrician & Mate
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### **Internal Lighting (Unit Lighting to kitchen - 3 no)**

First fix unit lights	Electrician & Mate
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### **Internal Lighting (Strip Light - 1 no)**

First fix strip light	Electrician & Mate
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### **Internal Lighting (WC Light Fitting - 1 no)**

First fix WC light fitting	Electrician & Mate
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### **Internal Lighting (Wall Lights - 4 no)**

First fix wall light	Electrician & Mate
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### **Internal Lighting (Mains Voltage Downlighter - 44 no)**

First fix downlighter	Electrician & Mate
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**Internal Lighting (Single Light Switch - 36 no)**

First fix light switch circuit

Electrician & Mate

**Internal Lighting (Single 2 Way Light Switch - 5 no)**

First fix light switch circuit

Electrician & Mate

**Internal Lighting (Double Light Switch - 2 no)**

First fix light switch circuit

Electrician & Mate

**Internal Lighting (Pull Light Switch - 6 no)**

First fix pull cord light switch circuit

Electrician & Mate

**External Lighting and Door Bell (Door Bell - 1 no)**

First fix door bell circuit

Electrician & Mate

**External Lighting and Door Bell (Front Door Light - 1 no)**

First fix outside light fitting

Electrician & Mate

**External Lighting and Door Bell (Outside Light 8W LED PIR - 1 no to side door)**

First fix outside light

Electrician & Mate

**External Lighting and Door Bell (Outside Light 30W LED PIR - 2 no to rear)**

First fix outside light

Electrician & Mate

**Electrical Sockets (Double Socket With USB Downstairs - 4 no)**

First fix double socket

Electrician & Mate

**Electrical Sockets (Double Socket With USB Upstairs - 5 no)**

First fix double socket

Electrician & Mate

**Electrical Sockets (Double Socket Downstairs - 22 no)**

First fix double socket

Electrician & Mate

**Electrical Sockets (Double Socket Upstairs - 24)**

First fix double socket

Electrician & Mate

**Kitchen Electrics (Electrical Hob - 1 no)**

First fix electric hob

Electrician & Mate

**Kitchen Electrics (Extractor Fan - 1 no)**

First fix kitchen extractor

Electrician & Mate

**Kitchen Electrics (Oven Circuit - 1 no)**

First fix oven circuit

Electrician & Mate

**Bathroom Electrics (Shower Circuit - 6 no)**

Shower Circuit

Electrician & Mate

## Bathroom Electrics (Shaver Light Socket - 6 no)

First fix Shaver

Electrician & Mate

## Bathroom Electrics (Extractor Fan - 7 no)

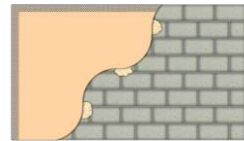
First fix Bathroom Extractor Fan

Electrician & Mate

**Total cost excluding VAT**

**£9,069.30**

## Plastering



Apply plastering system to walls and ceilings.

This build phase also includes floor screed if appropriate to this estimate.

## Material

### External Cavity Block Wall (Extension walls)

Plastering to inner blockwall	Plasterboard Square Edge 12.5mm
Wall plastering fixing system / basecoat	Plasterboard Adhesive
Plaster finish to walls	Board Finish Plaster
Render/Plaster to outer blockwall	Plastering Sand
Outer blockwork finish fixing system / base	Cement
Wall plastering joint treatment	Plasterboard Tape 50mm

### Plant for renovation (Plant for demolition)

Corner beads for walls	PVC Plastering Corner Bead
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### Internal Renovation (Renovate all existing house walls left after demolition.- Batten out an insulate with 100 mm additional wall thickness)

Plastering to walls	Plasterboard Square Edge 12.5mm
Plastering fixing system/basecoat to walls	Plasterboard Adhesive
Plaster finish to walls	Board Finish Plaster
Plasterboard to ceiling	Plasterboard Square Edge 12.5mm
Plastering joint treatment to walls, Plastering joint treatment to ceiling	Plasterboard Tape 50mm
Corner beads for walls	PVC Plastering Corner Bead
Sealer/adhesive to walls, Sealer/adhesive to ceilings	PVA
Plaster finish to ceiling	Board Finish Plaster

### **Internal Cavity Block Wall (Support wall)**

Plastering to inner blockwall	Plasterboard Square Edge 12.5mm
Wall plastering fixing system / basecoat	Plasterboard Adhesive
Wall plastering joint treatment	Plasterboard Tape 50mm
Plaster finish to walls	Board Finish Plaster

### **Block Wall (Load bearing walls)**

Plaster finish to walls	Board Finish Plaster
Plastering to inner blockwall	Plasterboard Square Edge 12.5mm
Wall plastering fixing system / basecoat	Plasterboard Adhesive
Wall plastering joint treatment	Plasterboard Tape 50mm

### **Velux Roof Windows (Velux MK08 Top Hung Manual Opening Window White Polyurethane with Safety Glazing - 780mm (w) x 1378mm (h))**

Reveal and cill plaster finish to window	Plasterboard Square Edge 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm
Window reveal and cill finish to plaster	Board Finish Plaster
Window reveal corner bead	PVC Plastering Corner Bead

### **Velux Roof Windows (Velux MK08 Top Hung Manual Opening Window White Polyurethane with Safety Glazing - 780mm (w) x 1378mm (h) (Loft))**

Reveal and cill plaster finish to window	Plasterboard Square Edge 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm
Window reveal and cill finish to plaster	Board Finish Plaster
Window reveal corner bead	PVC Plastering Corner Bead

### **Stud Wall (Upstairs)**

Plasterboard to side 1 of stud wall	Plasterboard Square Edge 12.5mm
Insulation to stud wall	Fibreglass Insulation Roll 100mm
Plasterboard to side 2 of stud wall	Plasterboard Square Edge 12.5mm
Plaster fixings to side 1 of stud wall, Plaster fixings to side 2 of stud wall	Gyproc Drywall Screws
Plaster joint treatment to side 1 of stud wall, Plaster joint treatment to side 2 of stud wall	Plasterboard Tape 50mm
Finish to plaster to side 1 of stud wall, Finish to plaster to side 2 of stud wall	Board Finish Plaster

### **Beam and Block Floor (Ground floor)**

Readymix floor screed	Readymix floor screed with fibres
Mesh reinforcement to screed	Steel Reinforcement Mesh A142

### **Steel Post (Roof posts - 4 no)**

Plaster finish to steelwork post	Fire Protective Plasterboard Square Edge 12.5mm
Plastering fixing system / basecoat to steelwork post	Plasterboard Adhesive
Plaster joint treatment structural steelwork post	Plasterboard Tape 50mm



Finish to plaster steelwork post  
Corner bead to steelwork post

Board Finish Plaster  
PVC Plastering Corner Bead

### **Steel Beam (B1)**

Plaster finish to steelwork  
Plastering fixing system to steelwork  
Plaster joint treatment steelwork  
Finish to plaster to steelwork  
Corner bead to steelwork

Fire Protective Plasterboard Square Edge 12.5mm  
Plasterboard Adhesive  
Plasterboard Tape 50mm  
Board Finish Plaster  
PVC Plastering Corner Bead

### **Steel Beam (FFB1)**

Plaster finish to steelwork  
Plastering fixing system to steelwork  
Plaster joint treatment steelwork  
Finish to plaster to steelwork  
Corner bead to steelwork

Fire Protective Plasterboard Square Edge 12.5mm  
Plasterboard Adhesive  
Plasterboard Tape 50mm  
Board Finish Plaster  
PVC Plastering Corner Bead

### **Steel Beam (FFB3)**

Plaster finish to steelwork  
Plastering fixing system to steelwork  
Plaster joint treatment steelwork  
Finish to plaster to steelwork  
Corner bead to steelwork

Fire Protective Plasterboard Square Edge 12.5mm  
Plasterboard Adhesive  
Plasterboard Tape 50mm  
Board Finish Plaster  
PVC Plastering Corner Bead

### **Steel Beam (FFB4)**

Plaster finish to steelwork  
Plastering fixing system to steelwork  
Plaster joint treatment steelwork  
Finish to plaster to steelwork  
Corner bead to steelwork

Fire Protective Plasterboard Square Edge 12.5mm  
Plasterboard Adhesive  
Plasterboard Tape 50mm  
Board Finish Plaster  
PVC Plastering Corner Bead

### **Steel Beam (GFB1)**

Plaster finish to steelwork  
Plastering fixing system to steelwork  
Plaster joint treatment steelwork  
Finish to plaster to steelwork  
Corner bead to steelwork

Fire Protective Plasterboard Square Edge 12.5mm  
Plasterboard Adhesive  
Plasterboard Tape 50mm  
Board Finish Plaster  
PVC Plastering Corner Bead

### **Tiled Truss Roof (New main roof - constructed with attic trusses)**

Plasterboard to roof ceilings  
Plasterboard fixings for roof ceilings  
Plasterboard joint treatment for roof ceilings  
Finish to plasterboard for roof ceilings  
Insulation to ceiling (layer 1), Insulation to ceiling (layer 2)

Plasterboard Square Edge 12.5mm  
Gyproc Drywall Screws  
Plasterboard Tape 50mm  
Board Finish Plaster  
Fibreglass Insulation Roll 150mm

### **Universal Flat Roof (Plaster the underside of the new main flat roof)**

Plasterboard to roof ceilings

Plasterboard Square Edge 12.5mm

Plasterboard fixings for roof ceilings	Gyproc Drywall Screws
Plasterboard joint treatment for roof ceilings	Plasterboard Tape 50mm
Finish to plasterboard for roof ceilings	Board Finish Plaster

### **Attic Suspended Floor for Truss Roof (Floor to new main roof 2nd floor area and side voids all boarded out to create storage)**

Plasterboard to floor ceilings	Plasterboard Square Edge 12.5mm
Finish to plaster to floor ceilings	Board Finish Plaster
Insulation to floors	Fibreglass Insulation Roll 150mm
Plaster fixings to floor ceilings	Gyproc Drywall Screws
Plaster joint treatment to floor ceilings	Plasterboard Tape 50mm

### **Attic Upstand for Truss Roof (Attic upstand wall)**

Plasterboard to upstand	Plasterboard Square Edge 12.5mm
Plaster fixings to upstand	Drywall Timber Screws
Plaster joint treatment to upstands	Plasterboard Tape 50mm
Plaster finish to upstand	Board Finish Plaster

### **Attic Sloping Ceiling (Sloping ceiling to main roof)**

Plasterboard to sloping ceiling	Plasterboard Square Edge 12.5mm
Plaster finish to sloping ceiling	Board Finish Plaster
Plaster fixings to sloping ceiling	Drywall Timber Screws
Plaster joint treatment to sloping ceiling	Plasterboard Tape 50mm

### **Velux Skylights to main roof (Velux Fixed Flat Glass Flat Roof Window 1000mm x 1500mm (Flat Roof) - 2 no)**

Plasterboard to roof ceilings	Plasterboard Square Edge 12.5mm
Plasterboard fixings for roof ceilings	Gyproc Drywall Screws
Plasterboard joint treatment for roof ceilings	Plasterboard Tape 50mm
Finish to plasterboard for roof ceilings	Board Finish Plaster
Angle bead to perimeter of skylight opening	PVC Angle Bead 20mm

### **Velux Skylights to main roof (Velux Fixed Flat Glass Flat Roof Window 1000mm x 1000mm - 3 no)**

Plasterboard to roof ceilings	Plasterboard Square Edge 12.5mm
Plasterboard fixings for roof ceilings	Gyproc Drywall Screws
Plasterboard joint treatment for roof ceilings	Plasterboard Tape 50mm
Finish to plasterboard for roof ceilings	Board Finish Plaster
Angle bead to perimeter of skylight opening	PVC Angle Bead 20mm

### **Suspended Floor (Upper Floor)**

Plasterboard to floor ceilings	Plasterboard Square Edge 12.5mm
Insulation to floors	Fibreglass Insulation Roll 150mm
Plaster fixings to floor ceilings	Gyproc Drywall Screws
Plaster joint treatment to floor ceilings	Plasterboard Tape 50mm
Finish to plaster to floor ceilings	Board Finish Plaster

### **Attic Stud Wall (Attic)**

Plasterboard to side 1 of stud wall	Plasterboard Square Edge 12.5mm
Insulation to stud wall	Fibreglass Insulation Roll 100mm
Plasterboard to side 2 of stud wall	Plasterboard Square Edge 12.5mm
Plaster fixings to side 1 of stud wall, Plaster fixings to side 2 of stud wall	Gyproc Drywall Screws
Plaster joint treatment to side 1 of stud wall, Plaster joint treatment to side 2 of stud wall	Plasterboard Tape 50mm
Finish to plaster to side 1 of stud wall, Finish to plaster to side 2 of stud wall	Board Finish Plaster

### **PVCu Rear Door (Utility external door)**

Reveal and cill plaster finish	Plasterboard Square Edge 12.5mm
Reveal and cill plastering fixing system / basecoat	Plasterboard Adhesive
Reveal and cill plaster joint treatment	Plasterboard Tape 50mm
Reveal and cill finish to plaster	Board Finish Plaster
Corner Bead	PVC Plastering Corner Bead

### **Form opening to first floor front balcony (Opening for new front window feature and juliet balcony)**

Reveal and cill plaster finish	Plasterboard Square Edge 12.5mm
Reveal and cill plastering fixing system / basecoat	Plasterboard Adhesive
Reveal and cill plaster joint treatment	Plasterboard Tape 50mm
Reveal and cill finish to plaster	Board Finish Plaster
Corner Bead	PVC Plastering Corner Bead

### **Aluminium Bi-fold Doors (Rear door openings from kitchen and family area - 3 no)**

Reveal and cill plaster finish	Plasterboard Square Edge 12.5mm
Reveal and cill plastering fixing system / basecoat	Plasterboard Adhesive
Reveal and cill plaster joint treatment	Plasterboard Tape 50mm
Reveal and cill finish to plaster	Board Finish Plaster
Corner Bead	PVC Plastering Corner Bead

### **PVC Windows (1080 x 2095 feature window to family room)**

Reveal and cill plaster finish to window	Plasterboard Square Edge 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm
Window reveal and cill finish to plaster	Board Finish Plaster
Window reveal corner bead	PVC Plastering Corner Bead

### **PVC Windows (1200 x 1050 windows - 2 no)**

Reveal and cill plaster finish to window	Plasterboard Square Edge 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm
Window reveal and cill finish to plaster	Board Finish Plaster
Window reveal corner bead	PVC Plastering Corner Bead

### **PVC Windows (600 x 1050 windows - 3 no)**

Reveal and cill plaster finish to window	Plasterboard Square Edge 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm
Window reveal and cill finish to plaster	Board Finish Plaster
Window reveal corner bead	PVC Plastering Corner Bead

### **PVC Windows (1800 x 1200 windows - 3 no)**

Reveal and cill plaster finish to window	Plasterboard Square Edge 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm
Window reveal and cill finish to plaster	Board Finish Plaster
Window reveal corner bead	PVC Plastering Corner Bead

## **Labour**

### **Internal Renovation (Renovate all existing house walls left after demolition.- Batten out an insulate with 100 mm additional wall thickness)**

Fix/apply plastering to walls	2 Plasterers & Mate
Apply finish to wall plastering	2 Plasterers & Mate
Apply sealer/adhesive to existing walls	Plasterer
Fix plasterboard to ceiling	2 Plasterers & Mate
Apply skim to ceiling	2 Plasterers & Mate
Apply sealer/adhesive to ceiling	Plasterer

### **External Cavity Block Wall (Extension walls)**

Apply finish to wall plastering	2 Plasterers & Mate
Fix/apply plastering to walls	2 Plasterers & Mate
Apply finish to outer wall rendering	2 Plasterers & Mate
Apply rendering to outer walls	2 Plasterers & Mate

### **Internal Cavity Block Wall (Support wall)**

Apply finish to wall plastering	2 Plasterers & Mate
Fix/apply plastering to walls	2 Plasterers & Mate

### **Block Wall (Load bearing walls)**

Fix/apply plastering to walls	2 Plasterers & Mate
Apply finish to wall plastering	2 Plasterers & Mate

### **Velux Roof Windows (Velux MK08 Top Hung Manual Opening Window White Polyurethane with Safety Glazing - 780mm (w) x 1378mm (h))**

Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster	2 Plasterers & Mate
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### **Velux Roof Windows (Velux MK08 Top Hung Manual Opening Window White Polyurethane with Safety Glazing - 780mm (w) x 1378mm (h) (Loft))**

Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster	2 Plasterers & Mate
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### **Stud Wall (Upstairs)**

Fix plasterboard to side 1	2 Plasterers & Mate
Apply finish to plaster to side 1	2 Plasterers & Mate
Fix insulation	Plasterer's Mate
Fix plasterboard to side 2	2 Plasterers & Mate
Apply finish to plaster to side 2	2 Plasterers & Mate

### **Beam and Block Floor (Ground floor)**

Fix insulation to underside of screed or floating floor	2 Plasterers & Mate
Lay floor screed	2 Plasterers & Mate

### **Steel Post (Roof posts - 4 no)**

Fix steelwork post plaster	2 Plasterers & Mate
Apply finish to steelwork post plaster	2 Plasterers & Mate

### **Steel Beam (B1)**

Fix steelwork plaster	2 Plasterers & Mate
Apply finish to steelwork plaster	2 Plasterers & Mate

### **Steel Beam (FFB1)**

Fix steelwork plaster	2 Plasterers & Mate
Apply finish to steelwork plaster	2 Plasterers & Mate

### **Steel Beam (FFB3)**

Fix steelwork plaster	2 Plasterers & Mate
Apply finish to steelwork plaster	2 Plasterers & Mate

### **Steel Beam (FFB4)**

Fix steelwork plaster	2 Plasterers & Mate
Apply finish to steelwork plaster	2 Plasterers & Mate

### **Steel Beam (GFB1)**

Fix steelwork plaster	2 Plasterers & Mate
Apply finish to steelwork plaster	2 Plasterers & Mate

### **Tiled Truss Roof (New main roof - constructed with attic trusses)**

Apply finish to ceiling plaster to roofs	2 Plasterers & Mate
Fix plasterboard to roof ceilings	2 Plasterers & Mate
Fix insulation to ceiling (layer 1), Fix insulation to ceiling (layer 2)	Insulation Specialist

### **Universal Flat Roof (Plaster the underside of the new main flat roof)**

Fix plasterboard to roof ceilings	2 Plasterers & Mate
Apply finish to ceiling plaster to roofs	2 Plasterers & Mate

### **Attic Suspended Floor for Truss Roof (Floor to new main roof 2nd floor area and side voids all boarded out to create storage)**

Fix plasterboard to floor ceilings	2 Plasterers & Mate
Apply finish to plaster to floors	2 Plasterers & Mate
Fix floor insulation	General Labourer

### **Attic Upstand for Truss Roof (Attic upstand wall)**

Fix plasterboard to attic	2 Plasterers & Mate
Apply plaster finish to attic	2 Plasterers & Mate

### **Attic Sloping Ceiling (Sloping ceiling to main roof)**

Fix plasterboard to attic	2 Plasterers & Mate
Apply plaster finish to attic	2 Plasterers & Mate

### **Velux Skylights to main roof (Velux Fixed Flat Glass Flat Roof Window 1000mm x 1500mm (Flat Roof) - 2 no)**

Fix plasterboard to roof ceilings	2 Plasterers & Mate
Apply finish to ceiling plaster to roofs	2 Plasterers & Mate

### **Velux Skylights to main roof (Velux Fixed Flat Glass Flat Roof Window 1000mm x 1000mm - 3 no)**

Fix plasterboard to roof ceilings	2 Plasterers & Mate
Apply finish to ceiling plaster to roofs	2 Plasterers & Mate

### **Suspended Floor (Upper Floor)**

Fix plasterboard to floor ceilings	2 Plasterers & Mate
Apply finish to plaster to floors	2 Plasterers & Mate
Fix floor insulation	General Labourer

### **Attic Stud Wall (Attic)**

Fix plasterboard to side 1	2 Plasterers & Mate
Apply finish to plaster to side 1	2 Plasterers & Mate
Fix insulation	Plasterer's Mate
Fix plasterboard to side 2	2 Plasterers & Mate
Apply finish to plaster to side 2	2 Plasterers & Mate

### **PVCu Rear Door (Utility external door)**

Fix reveal and cill plastering, Apply reveal and cill finish to plaster	2 Plasterers & Mate
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### **Form opening to first floor front balcony (Opening for new front window feature and juliet balcony)**

Fix reveal and cill plastering, Apply reveal and cill finish to plaster	2 Plasterers & Mate
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### **Aluminium Bi-fold Doors (Rear door openings from kitchen and family area - 3 no)**

Fix reveal and cill plastering	2 Plasterers & Mate
Apply reveal and cill finish to plaster	2 Plasterers & Mate

### **PVC Windows (1080 x 2095 feature window to family room)**

Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster 2 Plasterers & Mate

### **PVC Windows (1200 x 1050 windows - 2 no)**

Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster 2 Plasterers & Mate

### **PVC Windows (600 x 1050 windows - 3 no)**

Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster 2 Plasterers & Mate

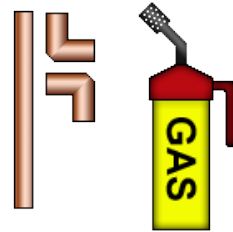
### **PVC Windows (1800 x 1200 windows - 3 no)**

Fix window reveal and cill plastering 2 Plasterers & Mate  
Apply window reveal and cill finish to plaster 2 Plasterers & Mate

**Total cost excluding VAT**

**£45,989.92**

## **Plumbing 2nd Fix**



Plumb in fixtures and fittings as described.

### **Material**

#### **Heating System Components (Grundfos Alpha Plus 15 50 - 1 no)**

System pump System Pump 15-50

#### **Heating System Components (System Timer 24hr - 1 no)**

System timer Centralised System Timer

#### **Sanitaryware Price Tracker Range (Standard Basin - 7 no)**

Plug waste	Basin Waste
Waste bottle trap	Bottle Trap 76mm
Waste pipe	Waste Pipe 32mm
Secure pedestal	Wood Screws
Silicone to fittings	Silicone Sealant Clear

#### **Sanitaryware Price Tracker Range (Standard Close Coupled WC - 7 no)**

Pan connector	WC Connector 2.5deg 110mm
Secure pan	Wood Screws
Silicone to fittings	Silicone Sealant Clear

### **Bath Standard (Install Bath - 1 no)**

Plug waste	Bath Waste
Shallow waste trap	Bath Trap
Waste pipe	Waste Pipe 40mm
Secure bath feet to floor	Wood Screws
Silicone to bath fittings	Silicone Sealant Clear

### **Shower Enclosure Square (Install showers and enclosures - 6 no)**

Shower waste	Shower Tray Waste
Shower waste pipe	Waste Pipe 32mm
Seal to shower tray	Tile Seal Strip
Fixings to screen	Wood Screws
Base for shower tray	Sawn Dry Graded Structural Softwood Treated 47 x 100mm
Silicone to screen edges	All Purpose Silicone White

### **Shower Electric (Electric showers - 6 no)**

Shower pipe connections	15mm Copper Tube
Elbows for connections	Copper End Feed Elbow 15mm
Silicone to fittings	All Purpose Silicone White

### **Bathroom Taps High Spec (Bath Shower Mixer Tap - 1 no)**

Isolate flow	Chrome isolating Ball Valve Copper x Copper 22mm
Connect tap to flow	Copper Tube 22mm

### **Bathroom Taps High Spec (Basin Taps Pair - 7 no)**

Isolate flow	Chrome Isolating Ball Valve Copper x Copper 15mm
Connect tap to flow	Copper Tube 15mm

## **Labour**

### **Heating System Components (Grundfos Alpha Plus 15 50 - 1 no)**

Fix pump	Plumber
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### **Heating System Components (System Timer 24hr - 1 no)**

Fix and connect timer	Plumber
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### **Sanitaryware Price Tracker Range (Standard Basin - 7 no)**

Fit basin, plug, pedestal and waste	Plumber
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### **Sanitaryware Price Tracker Range (Standard Close Coupled WC - 7 no)**

Fit WC cistern and connect	Plumber
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### **Bath Standard (Install Bath - 1 no)**

Fit bath, panel and waste	Plumber
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### **Shower Enclosure Square (Install showers and enclosures - 6 no)**

Fit tray and waste	Plumber
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Fit enclosure Plumber

### **Shower Electric (Electric showers - 6 no)**

Fix shower unit Plumber  
Fix shower attachments Plumber  
Fix shower pipework Plumber

### **Bathroom Taps High Spec (Bath Shower Mixer Tap - 1 no)**

Fit and connect taps Plumber

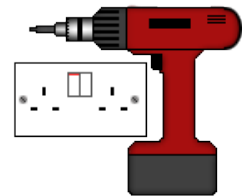
### **Bathroom Taps High Spec (Basin Taps Pair - 7 no)**

Fit and connect taps Plumber

**Total cost excluding VAT**

**£4,642.03**

## **Electrical 2nd Fix**



Fix all electrical fixtures and fittings. (Please note that if additional specialist fixtures are required, additional charges may be incurred.)

### **Material**

#### **General Electrical Installation (Consumer Unit - 1 no)**

Consumer unit Consumer Unit  
Meter tails Tails Cable Double Insulated 25mm  
Meter tails Earth Cable 16mm  
Minature circuit breakers 6A MCB  
Minature circuit breakers 16A MCB  
Minature circuit breakers 32A MCB

#### **General Electrical Installation (Immersion Wiring - 1 no)**

Back box for immersion Single Surface Pattress  
Fixings for immersion back box Wall Plugs  
Fixings for immersion back box Wood Screws  
Immersion heater circuit Fused Spur 13A

#### **General Electrical Installation (TV Point - 4 no - aerial only - not satellite or broadband)**

TV point TV point

### **General Electrical Installation (Earth and Cross Bonding - 1 no)**

Earth and cross bonding clamp

Earth Clamp

### **General Electrical Installation (Smoke Alarms - 3 no)**

Smoke alarm

Smoke Detector Mains

### **General Electrical Installation (Heat Detector - 1 no)**

Heat detector

Mains Heat Detector

### **General Electrical Installation (Heat Pump Electrics - 1 no)**

Heat pump programmer

Centralised System Timer

Back box for fused spur

Single Surface Pattress

Fixings for fused spur back box

Wall Plugs

Fixings for fused spur back box

Wood Screws

Heating controls fused spur

Fused Spur 13A

Room thermostat

Room Thermostat

Cylinder thermostat

Cylinder Thermostat

Cable for heating comms

Heat Resistant 4 Core 0.75mm

Wiring centre

Boiler Termination Box

### **Internal Lighting (Ceiling Rose - 18 no)**

Pendant light fitting

Ceiling Rose & Pendant

Fixings for ceiling light fitting

Wood Screws

### **Internal Lighting (Unit Lighting to kitchen - 3 no)**

Unit lighting

Under Unit Light

### **Internal Lighting (Strip Light - 1 no)**

Strip light

Flourescent Light 5'

Fixings to strip light

Wood Screws

### **Internal Lighting (WC Light Fitting - 1 no)**

WC light fitting

WC Ceiling Light Fitting

Fixings to WC light fitting

Wood Screws

### **Internal Lighting (Wall Lights - 4 no)**

Wall light

Feature Wall Light

Fixings for wall light

Wood Screws

### **Internal Lighting (Mains Voltage Downlighter - 44 no)**

Downlight unit

Mains Downlight standard

### **Internal Lighting (Single Light Switch - 36 no)**

Single light switch

Light Switch 6A 1G 1 Way

### **Internal Lighting (Single 2 Way Light Switch - 5 no)**

Single light switch

Light Switch

**Internal Lighting (Double Light Switch - 2 no)**

Double light switch

Double Light Switch

**Internal Lighting (Pull Light Switch - 6 no)**

Pull cord light switch

Pull Cord Switch 6A

**External Lighting and Door Bell (Door Bell - 1 no)**

Single light switch to door bell circuit

Light Switch 6A 1G 1 Way

Door bell transformer

Bell Transformer

Door bell push

Bell Push

Door bell chime

Door Chime

**External Lighting and Door Bell (Front Door Light - 1 no)**

Outside light fitting

Feature Front Wall Light

Fixings to outside light fitting

Wall Plugs

Fixings to outside light fitting

Wood Screws

**External Lighting and Door Bell (Outside Light 8W LED PIR - 1 no to side door)**

Outside light

Flood Light 8W LED PIR

Fixings to outside light

Wall Plugs

Fixings to outside light

Wood Screws

**External Lighting and Door Bell (Outside Light 30W LED PIR - 2 no to rear)**

Outside light

Flood Light 30W LED PIR

Fixings to outside light

Wall Plugs

Fixings to outside light

Wood Screws

**Electrical Sockets (Double Socket With USB Downstairs - 4 no)**

Double socket

Double Socket 13A with twin USB

**Electrical Sockets (Double Socket With USB Upstairs - 5 no)**

Double socket

Double Socket 13A with twin USB

**Electrical Sockets (Double Socket Downstairs - 22 no)**

Double socket

Double Socket 13A

**Electrical Sockets (Double Socket Upstairs - 24)**

Double socket

Double Socket 13A

**Kitchen Electrics (Electrical Hob - 1 no)**

Switch for electric hob

Double Pole Switch 45A

Connection plate to electric hob

Cooker Connection Plate

**Kitchen Electrics (Extractor Fan - 1 no)**

Kitchen extractor circuit

Fused Spur 13A

Kitchen fan ducting kit

Kitchen Fan Ducting Kit

**Kitchen Electrics (Oven Circuit - 1 no)**

Oven control unit  
Oven connection plate

Cooker Control Unit  
Cooker Connection Plate

### **Bathroom Electrics (Shower Circuit - 6 no)**

Shower Circuit

Pull Cord Switch 45A

### **Bathroom Electrics (Shaver Light Socket - 6 no)**

Second fix Shaver  
Second fix Shaver

Shaver Light Socket  
Wood Screws

### **Bathroom Electrics (Extractor Fan - 7 no)**

Second fix Bathroom Extractor Fan

Bathroom Extractor Fan

## **Labour**

### **General Electrical Installation (Consumer Unit - 1 no)**

Fix consumer unit

Electrician

### **General Electrical Installation (Immersion Wiring - 1 no)**

Second fix immersion

Electrician

### **General Electrical Installation (TV Point - 4 no - aerial only - not satellite or broadband)**

Second fix TV point

Electrician

### **General Electrical Installation (Earth and Cross Bonding - 1 no)**

Second fix earth and cross bonding

Electrician

### **General Electrical Installation (Heat Pump Electrics - 1 no)**

Second fix heat pump electrics

Electrician

### **Internal Lighting (Ceiling Rose - 18 no)**

Second fix ceiling light fitting

Electrician

### **Internal Lighting (Unit Lighting to kitchen - 3 no)**

Second fix unit lights

Electrician

### **Internal Lighting (Strip Light - 1 no)**

Second fix strip light

Electrician

### **Internal Lighting (WC Light Fitting - 1 no)**

Second fix WC light fitting

Electrician

### **Internal Lighting (Wall Lights - 4 no)**

Second fix wall light

Electrician

### **Internal Lighting (Mains Voltage Downlighter - 44 no)**

Second fix downlighter

Electrician

**Internal Lighting (Single Light Switch - 36 no)**

Second fix light switch Electrician

**Internal Lighting (Single 2 Way Light Switch - 5 no)**

Second fix light switch Electrician

**Internal Lighting (Double Light Switch - 2 no)**

Second fix light switch Electrician

**Internal Lighting (Pull Light Switch - 6 no)**

Second fix pull cord light switch Electrician

**External Lighting and Door Bell (Door Bell - 1 no)**

Second fix door bell Electrician

**External Lighting and Door Bell (Front Door Light - 1 no)**

Second fix outside light fitting Electrician

**External Lighting and Door Bell (Outside Light 8W LED PIR - 1 no to side door)**

Second fix outside light Electrician

**External Lighting and Door Bell (Outside Light 30W LED PIR - 2 no to rear)**

Second fix outside light Electrician

**Electrical Sockets (Double Socket With USB Downstairs - 4 no)**

Second fix double socket Electrician

**Electrical Sockets (Double Socket With USB Upstairs - 5 no)**

Second fix double socket Electrician

**Electrical Sockets (Double Socket Downstairs - 22 no)**

Second fix double socket Electrician

**Electrical Sockets (Double Socket Upstairs - 24)**

Second fix double socket Electrician

**Kitchen Electrics (Electrical Hob - 1 no)**

Second fix electric hob Electrician

**Kitchen Electrics (Extractor Fan - 1 no)**

Second fix kitchen extractor Electrician

**Kitchen Electrics (Oven Circuit - 1 no)**

Second fix oven circuit Electrician

**Bathroom Electrics (Shower Circuit - 6 no)**

Shower Circuit Electrician

## Bathroom Electrics (Shaver Light Socket - 6 no)

Second fix Shaver

Electrician

## Bathroom Electrics (Extractor Fan - 7 no)

Second fix Bathroom Extractor Fan

Electrician

**Total cost excluding VAT**

**£5,193.50**

## Joinery 2nd Fix



Fix doors and windows, fixtures and fittings.

### Material

#### External Cavity Block Wall (Extension walls)

Skirting boards

Skirting Torus/Ovolo 25 x 125mm

Fixings to skirtings

Cut Clasp Nails

#### Replacement Fire Doors (Replace 2 doors with FD30 fire resistant doors - 2 no)

Door

Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm

Architrave

Torus Architrave 25 x 75mm (Redwood)

Fixings to architrave

Panel Pins

Internal door threshold board

Hardwood Ply WBP 12mm

Fixings to internal door threshold board

Wood Screws

Intumescent strip

Intumescent Strip White

Door closer

Door Closer

Door furniture

Internal Latch Pack

Hinges

Butt hinge

#### Internal Renovation (Renovate all existing house walls left after demolition.- Batten out and insulate with 100 mm additional wall thickness)

Skirting boards

Skirting Torus/Ovolo 25 x 125mm

Fixings for skirting boards

Cut Clasp Nails

#### Internal Cavity Block Wall (Support wall)

Skirting boards

Skirting Torus/Ovolo 25 x 125mm

Fixings to skirtings

Cut Clasp Nails

#### Block Wall (Load bearing walls)

Skirting boards  
Fixings to skirtings

Skirting Torus/Ovolo 25 x 125mm  
Cut Clasp Nails

### **Stud Wall (Upstairs)**

Skirting board side 1 of stud wall  
Skirting board side 2 of stud wall

Skirting Torus/Ovolo 25 x 125mm  
Skirting Torus/Ovolo 25 x 125mm

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm)**

Architrave  
Fixings to architrave  
Internal door threshold board  
Fixings to internal door threshold board  
Door  
Door furniture  
Hinges

Torus Architrave 25 x 75mm (Redwood)  
Panel Pins  
Hardwood Ply WBP 12mm  
Wood Screws  
Internal Door 6 Panel Textured Undercoated 762 x 1981mm  
Internal Latch Pack  
Butt hinge

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (Ensuite- form opening))**

Architrave  
Fixings to architrave  
Internal door threshold board  
Fixings to internal door threshold board  
Door  
Door furniture  
Hinges

Torus Architrave 25 x 75mm (Redwood)  
Panel Pins  
Hardwood Ply WBP 12mm  
Wood Screws  
Internal Door 6 Panel Textured Undercoated 762 x 1981mm  
Internal Latch Pack  
Butt hinge

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (non FD30 doors))**

Door  
Architrave  
Fixings to architrave  
Internal door threshold board  
Fixings to internal door threshold board  
Door furniture  
Hinges

Internal Door 6 Panel Textured Undercoated 762 x 1981mm  
Torus Architrave 25 x 75mm (Redwood)  
Panel Pins  
Hardwood Ply WBP 12mm  
Wood Screws  
Internal Latch Pack  
Butt hinge

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (Ground Floor))**

Door  
Architrave  
Fixings to architrave  
Internal door threshold board  
Fixings to internal door threshold board  
Door furniture  
Hinges

Internal Door 6 Panel Textured Undercoated 762 x 1981mm  
Torus Architrave 25 x 75mm (Redwood)  
Panel Pins  
Hardwood Ply WBP 12mm  
Wood Screws  
Internal Latch Pack  
Butt hinge

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm)**

Door	Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm
Architrave	Torus Architrave 25 x 75mm (Redwood)
Fixings to architrave	Panel Pins
Internal door threshold board	Hardwood Ply WBP 12mm
Fixings to internal door threshold board	Wood Screws
Intumescent strip	Intumescent Strip White
Door closer	Door Closer
Door furniture	Internal Latch Pack
Hinges	Butt hinge

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (Study - form opening))**

Door	Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm
Architrave	Torus Architrave 25 x 75mm (Redwood)
Fixings to architrave	Panel Pins
Internal door threshold board	Hardwood Ply WBP 12mm
Fixings to internal door threshold board	Wood Screws
Intumescent strip	Intumescent Strip White
Door closer	Door Closer
Door furniture	Internal Latch Pack
Hinges	Butt hinge

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (FD30 in studding))**

Door	Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm
Architrave	Torus Architrave 25 x 75mm (Redwood)
Fixings to architrave	Panel Pins
Internal door threshold board	Hardwood Ply WBP 12mm
Fixings to internal door threshold board	Wood Screws
Intumescent strip	Intumescent Strip White
Door closer	Door Closer
Door furniture	Internal Latch Pack
Hinges	Butt hinge

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (FD30 in blockwork))**

Architrave	Torus Architrave 25 x 75mm (Redwood)
Door	Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm
Fixings to architrave	Panel Pins
Internal door threshold board	Hardwood Ply WBP 12mm
Fixings to internal door threshold board	Wood Screws
Intumescent strip	Intumescent Strip White



Door closer	Door Closer
Door furniture	Internal Latch Pack
Hinges	Butt hinge

### Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (FD30 in studding) 2)

Door	Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm
Architrave	Torus Architrave 25 x 75mm (Redwood)
Fixings to architrave	Panel Pins
Internal door threshold board	Hardwood Ply WBP 12mm
Fixings to internal door threshold board	Wood Screws
Intumescent strip	Intumescent Strip White
Door closer	Door Closer
Door furniture	Internal Latch Pack
Hinges	Butt hinge

### Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (Upstairs))

Door	Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm
Architrave	Torus Architrave 25 x 75mm (Redwood)
Fixings to architrave	Panel Pins
Internal door threshold board	Hardwood Ply WBP 12mm
Fixings to internal door threshold board	Wood Screws
Intumescent strip	Intumescent Strip White
Door closer	Door Closer
Door furniture	Internal Latch Pack
Hinges	Butt hinge

### Skirting Boards and Other Mouldings for Walls (additional skirting)

Skirting boards	Skirting Torus/Ovolo 25 x 125mm
Fixings for skirting boards	Cut Clasp Nails

### Beam and Block Floor (Ground floor)

Insulation to beam and block floor	Phenolic Floor Insulation Board 150mm
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### Attic Upstand for Truss Roof (Attic upstand wall)

Skirtings to upstand	Skirting Torus/Ovolo 25 x 125mm
Nails to skirtings	Lost Head Round Wire Nails

### Attic Stud Wall (Attic)

Skirting board side 1 of stud wall	Skirting Torus/Ovolo 25 x 125mm
Skirting board side 2 of stud wall	Skirting Torus/Ovolo 25 x 125mm

### PVCu Rear Door (Utility external door)

Sealant	Silicone Sealant White
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### **Form opening to first floor front balcony (Opening for new front window feature and juliet balcony)**

Sealant Silicone Sealant White

### **Aluminium Bi-fold Doors (Rear door openings from kitchen and family area - 3 no)**

Sealant Silicone Sealant White

### **PVC Windows (1080 x 2095 feature window to family room)**

Sealant to sides and top of window Silicone Sealant White

### **PVC Windows (1200 x 1050 windows - 2 no)**

Sealant to sides and top of window Silicone Sealant White

### **PVC Windows (600 x 1050 windows - 3 no)**

Sealant to sides and top of window Silicone Sealant White

### **PVC Windows (1800 x 1200 windows - 3 no)**

Sealant to sides and top of window Silicone Sealant White

### **Double Panel Doors (Pantry door)**

Door	Internal Door 6 Panel Smooth 526 x 1981mm
Architrave	Torus Architrave 25 x 75mm (Redwood)
Fixings to architrave	Panel Pins
Internal door threshold board	Hardwood Ply WBP 12mm
Fixings to internal door threshold board	Wood Screws
Door furniture	Internal Latch Pack
Door pair maker	Internal Door Pair Maker
Hinges	Butt hinge
Rebate set	Rebate Set For Tubular Latches
Necked barrel bolt	Brass Necked Barrel Bolt

### **Labour**

### **Replacement Fire Doors (Replace 2 doors with FD30 fire resistant doors - 2 no)**

Fix architrave	Joiner's Mate
Fix internal door threshold board	Joiner
Remove existing door and frame	Joiner
Hang door	Joiner
Fix door furniture	Joiner
Return to ease door	Joiner

### **Internal Renovation (Renovate all existing house walls left after demolition.- Batten out an insulate with 100 mm additional wall thickness)**

Fix skirting boards Joiner's Mate

### **External Cavity Block Wall (Extension walls)**

Fix skirting boards Joiner's Mate

### **Internal Cavity Block Wall (Support wall)**

Fix skirting boards Joiner's Mate

### **Block Wall (Load bearing walls)**

Fix skirting boards Joiner's Mate

### **Stud Wall (Upstairs)**

Fix skirting board to side 1 Joiner's Mate

Fix skirting board to side 2 Joiner's Mate

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm)**

Fix architrave Joiner's Mate

Hang door Joiner

Fix door furniture Joiner

Fix internal door threshold board, Return to ease door Joiner

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (Ensuite- form opening))**

Fix architrave Joiner's Mate

Hang door Joiner

Fix door furniture Joiner

Fix internal door threshold board, Return to ease door Joiner

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (non FD30 doors))**

Fix architrave Joiner's Mate

Fix internal door threshold board Joiner

Hang door Joiner

Fix door furniture Joiner

Return to ease door Joiner

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (Ground Floor))**

Fix architrave Joiner's Mate

Fix internal door threshold board Joiner

Hang door Joiner

Fix door furniture Joiner

Return to ease door Joiner

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm)**

Fix architrave Joiner's Mate

Hang door Joiner

Fix door furniture Joiner

Fix internal door threshold board, Return to ease door Joiner

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (Study - form opening))**

Fix architrave	Joiner's Mate
Hang door	Joiner
Fix door furniture	Joiner
Fix internal door threshold board, Return to ease door	Joiner

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (FD30 in studding))**

Fix architrave	Joiner's Mate
Hang door	Joiner
Fix door furniture	Joiner
Fix internal door threshold board, Return to ease door	Joiner

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (FD30 in blockwork))**

Fix architrave	Joiner's Mate
Fix internal door threshold board	Joiner
Hang door	Joiner
Fix door furniture	Joiner
Return to ease door	Joiner

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (FD30 in studding) 2)**

Fix architrave	Joiner's Mate
Fix internal door threshold board	Joiner
Hang door	Joiner
Fix door furniture	Joiner
Return to ease door	Joiner

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (Upstairs))**

Fix architrave	Joiner's Mate
Fix internal door threshold board	Joiner
Hang door	Joiner
Fix door furniture	Joiner
Return to ease door	Joiner

### **Skirting Boards and Other Mouldings for Walls (additional skirting)**

Fix skirting boards	Joiner's Mate
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### **Attic Upstand for Truss Roof (Attic upstand wall)**

Fix skirtings	Joiner's Mate
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### **Attic Stud Wall (Attic)**

Fix skirting board to side 1	Joiner's Mate
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Fix skirting board to side 2 Joiner's Mate

### **PVCu Rear Door (Utility external door)**

Hang door Joiner  
Fix door furniture Joiner  
Return to ease door Joiner  
Fix glazing Joiner  
Apply sealant Joiner

### **Form opening to first floor front balcony (Opening for new front window feature and juliet balcony)**

Hang door Joiner & Mate  
Apply sealant Joiner

### **Aluminium Bi-fold Doors (Rear door openings from kitchen and family area - 3 no)**

Apply sealant Joiner  
Hang door Joiner & Mate

### **PVC Windows (1080 x 2095 feature window to family room)**

Apply sealant to sides and top of window Joiner

### **PVC Windows (1200 x 1050 windows - 2 no)**

Apply sealant to sides and top of window Joiner

### **PVC Windows (600 x 1050 windows - 3 no)**

Apply sealant to sides and top of window Joiner

### **PVC Windows (1800 x 1200 windows - 3 no)**

Apply sealant to sides and top of window Joiner

### **Double Panel Doors (Pantry door)**

Fix architrave Joiner's Mate  
Fix internal door threshold board Joiner  
Hang door Joiner  
Fix door furniture Joiner  
Return to ease door Joiner

## **Plant**

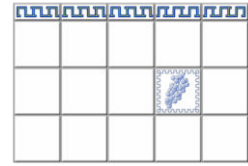
### **Replacement Fire Doors (Replace 2 doors with FD30 fire resistant doors - 2 no)**

Dispose of existing door and frame Skip

**Total cost excluding VAT**

**£20,515.73**

## Internal Fitting Out



Fix internal fixtures and fittings as described.

### Material

#### **Soil Pipe Boxing In (Boxing In of soil pipes)**

Vertical studs to soil pipe boxing in	Sawn Softwood Kiln Dried Treated 47 x 50mm
Insulation to soil pipe boxing in	Fibreglass Insulation Slab 25mm
Horizontal noggings to soil pipe boxing in	Sawn Softwood Kiln Dried Treated 47 x 75mm
Ply facing to soil pipe boxing in	OSB 9mm
Plasterboard facing to boxing in	Plasterboard Square Edge 12.5mm
Allowance for fixings for soil pipe boxing in	Sundry Materials

### Labour

#### **Soil Pipe Boxing In (Boxing In of soil pipes)**

Fix additional plasterboard	2 Plasterers & Mate
Install soil pipe boxing in	2nd Fix Carpenter

**Total cost excluding VAT**

**£940.18**

## Internal Decoration



Apply decoration. (Note that a basic paint specification has been used for the purposes of estimating the building works. However, colours and finishes may be changed by agreement in writing.)

### Material

#### **External Cavity Block Wall (Extension walls)**

Decoration to wall or plaster	Contract Emulsion
Primer for skirting boards, Under Coat for skirting boards	Undercoat
Paint for skirting boards	Gloss

## Replacement Fire Doors (Replace 2 doors with FD30 fire resistant doors - 2 no)

Primer for architrave, Undercoat for architrave, Primer for door casing, Undercoat for door casing, Primer for door, Undercoat for door	Undercoat
Paint for architrave, Paint for door casing, Paint for door	Gloss
Primer for internal door threshold board, Undercoat for internal door threshold board, Paint for internal door threshold board	Quick Drying Floor Varnish Gloss

## Internal Renovation (Renovate all existing house walls left after demolition.- Batten out an insulate with 100 mm additional wall thickness)

Decoration to wall or plaster	Contract Emulsion
Decoration to ceiling	Contract Emulsion
Primer for skirtings, Undercoat for skirting, Primer for window boards, Undercoat for window boards, Primer for interior of windows, Undercoat for interior of windows	Undercoat
Decoration for skirtings, Decoration for window boards, Decoration for interior of windows	Gloss

## Internal Cavity Block Wall (Support wall)

Decoration to wall or plaster	Contract Emulsion
Primer for skirting boards, Under Coat for skirting boards	Undercoat
Paint for skirting boards	Gloss

## Block Wall (Load bearing walls)

Decoration to wall or plaster	Contract Emulsion
Primer for skirting boards, Under Coat for skirting boards	Undercoat
Paint for skirting boards	Gloss

## Velux Roof Windows (Velux MK08 Top Hung Manual Opening Window White Polyurethane with Safety Glazing - 780mm (w) x 1378mm (h))

Window decoration to reveal plastering	Contract Emulsion
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## Velux Roof Windows (Velux MK08 Top Hung Manual Opening Window White Polyurethane with Safety Glazing - 780mm (w) x 1378mm (h) (Loft))

Window decoration to reveal plastering	Contract Emulsion
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## Stud Wall (Upstairs)

Decoration to plaster to side 1 of stud wall	Contract Emulsion
Decoration to plaster to side 2 of stud wall	Contract Emulsion
Priming to skirting board side 1 of stud wall, Undercoating to skirting board side 1 of stud wall, Priming to skirting board side 2 of stud wall, Undercoating to skirting board side 2 of stud wall	Undercoat
Finishing coat to skirting board side 1 of stud wall, Finishing coat to skirting board side 2 of stud wall	Gloss

## Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm)

Primer for architrave, Undercoat for architrave, Primer for door casing, Undercoat for door casing, Primer for door, Undercoat for door	Undercoat
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Paint for architrave, Paint for door casing, Paint for door                      Gloss  
Primer for internal door threshold board, Undercoat for internal door threshold board, Paint for internal door threshold board                      Quick Drying Floor Varnish Gloss

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (Ensuite- form opening))**

Primer for architrave, Undercoat for architrave, Primer for door casing, Undercoat for door casing, Primer for door, Undercoat for door                      Undercoat  
Paint for architrave, Paint for door casing, Paint for door                      Gloss  
Primer for internal door threshold board, Undercoat for internal door threshold board, Paint for internal door threshold board                      Quick Drying Floor Varnish Gloss

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (non FD30 doors))**

Primer for architrave, Undercoat for architrave, Primer for door casing, Undercoat for door casing, Primer for door, Undercoat for door                      Undercoat  
Paint for architrave, Paint for door casing, Paint for door                      Gloss  
Primer for internal door threshold board, Undercoat for internal door threshold board, Paint for internal door threshold board                      Quick Drying Floor Varnish Gloss

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (Ground Floor))**

Primer for architrave, Undercoat for architrave, Primer for door casing, Undercoat for door casing, Primer for door, Undercoat for door                      Undercoat  
Paint for architrave, Paint for door casing, Paint for door                      Gloss  
Primer for internal door threshold board, Undercoat for internal door threshold board, Paint for internal door threshold board                      Quick Drying Floor Varnish Gloss

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm)**

Primer for architrave, Undercoat for architrave, Primer for door casing, Undercoat for door casing, Primer for door, Undercoat for door                      Undercoat  
Paint for architrave, Paint for door casing, Paint for door                      Gloss  
Primer for internal door threshold board, Undercoat for internal door threshold board, Paint for internal door threshold board                      Quick Drying Floor Varnish Gloss

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (Study - form opening))**

Primer for architrave, Undercoat for architrave, Primer for door casing, Undercoat for door casing, Primer for door, Undercoat for door                      Undercoat  
Paint for architrave, Paint for door casing, Paint for door                      Gloss  
Primer for internal door threshold board, Undercoat for internal door threshold board, Paint for internal door threshold board                      Quick Drying Floor Varnish Gloss



### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (FD30 in studding))**

Primer for architrave, Undercoat for architrave, Primer for door casing, Undercoat for door casing, Primer for door, Undercoat for door	Undercoat
Paint for architrave, Paint for door casing, Paint for door	Gloss
Primer for internal door threshold board, Undercoat for internal door threshold board, Paint for internal door threshold board	Quick Drying Floor Varnish Gloss

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (FD30 in blockwork))**

Primer for architrave, Undercoat for architrave, Primer for door casing, Undercoat for door casing, Primer for door, Undercoat for door	Undercoat
Paint for architrave, Paint for door casing, Paint for door	Gloss
Primer for internal door threshold board, Undercoat for internal door threshold board, Paint for internal door threshold board	Quick Drying Floor Varnish Gloss

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (FD30 in studding) 2)**

Primer for architrave, Undercoat for architrave, Primer for door casing, Undercoat for door casing, Primer for door, Undercoat for door	Undercoat
Paint for architrave, Paint for door casing, Paint for door	Gloss
Primer for internal door threshold board, Undercoat for internal door threshold board, Paint for internal door threshold board	Quick Drying Floor Varnish Gloss

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (Upstairs))**

Primer for architrave, Undercoat for architrave, Primer for door casing, Undercoat for door casing, Primer for door, Undercoat for door	Undercoat
Paint for architrave, Paint for door casing, Paint for door	Gloss
Primer for internal door threshold board, Undercoat for internal door threshold board, Paint for internal door threshold board	Quick Drying Floor Varnish Gloss

### **Skirting Boards and Other Mouldings for Walls (additional skirting)**

Primer for skirtings, Undercoat for skirting	Undercoat
Decoration for skirtings	Gloss
Allowance for sundry materials	Sundry Materials

### **Steel Post (Roof posts - 4 no)**

Decoration to steelwork post plastering	Contract Emulsion
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### **Steel Beam (B1)**

Decoration to steelwork plastering	Contract Emulsion
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### **Steel Beam (FFB1)**

Decoration to steelwork plastering	Contract Emulsion
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### **Steel Beam (FFB3)**

Decoration to steelwork plastering

Contract Emulsion

### **Steel Beam (FFB4)**

Decoration to steelwork plastering

Contract Emulsion

### **Steel Beam (GFB1)**

Decoration to steelwork plastering

Contract Emulsion

### **Tiled Truss Roof (New main roof - constructed with attic trusses)**

Decoration to plaster roof ceiling

Contract Emulsion

### **Universal Flat Roof (Plaster the underside of the new main flat roof)**

Decoration to plaster roof ceiling

Contract Emulsion

### **Attic Suspended Floor for Truss Roof (Floor to new main roof 2nd floor area and side voids all boarded out to create storage)**

Decoration to plaster

Contract Emulsion

### **Attic Upstand for Truss Roof (Attic upstand wall)**

Decoration to upstands in attic

Contract Emulsion

Primer for skirting boards, Undercoat for skirting boards

Undercoat

Paint for skirting boards

Gloss

### **Attic Sloping Ceiling (Sloping ceiling to main roof)**

Decoration to sloping ceiling in attic

Contract Emulsion

### **Velux Skylights to main roof (Velux Fixed Flat Glass Flat Roof Window 1000mm x 1500mm (Flat Roof) - 2 no)**

Decoration to plaster roof ceiling

Contract Emulsion

### **Velux Skylights to main roof (Velux Fixed Flat Glass Flat Roof Window 1000mm x 1000mm - 3 no)**

Decoration to plaster roof ceiling

Contract Emulsion

### **Suspended Floor (Upper Floor)**

Decoration to plaster

Contract Emulsion

### **Attic Stud Wall (Attic)**

Decoration to plaster to side 1 of stud wall, Decoration to plaster to side 2 of stud wall

Contract Emulsion

Priming to skirting board side 1 of stud wall, Undercoating to skirting board side 1 of stud wall, Priming to skirting board side 2 of stud wall, Undercoating to skirting board side 2 of stud wall

Undercoat

Finishing coat to skirting board side 1 of stud wall, Finishing coat to skirting board side 2 of stud wall

Gloss

### **PVCu Rear Door (Utility external door)**

Decoration to reveal plastering Contract Emulsion

### **Form opening to first floor front balcony (Opening for new front window feature and juliet balcony)**

Decoration to reveal plastering Contract Emulsion  
Primer for threshold board, Undercoat for threshold board Undercoat  
Paint for threshold board Gloss

### **Aluminium Bi-fold Doors (Rear door openings from kitchen and family area - 3 no)**

Decoration to reveal plastering Contract Emulsion  
Primer for threshold board, Undercoat for threshold board Undercoat  
Paint for threshold board Gloss

### **PVC Windows (1080 x 2095 feature window to family room)**

Window decoration to reveal plastering Contract Emulsion  
Primer for window board, Undercoat for window board Undercoat  
Paint for window board Gloss

### **PVC Windows (1200 x 1050 windows - 2 no)**

Window decoration to reveal plastering Contract Emulsion  
Primer for window board, Undercoat for window board Undercoat  
Paint for window board Gloss

### **PVC Windows (600 x 1050 windows - 3 no)**

Window decoration to reveal plastering Contract Emulsion  
Primer for window board, Undercoat for window board Undercoat  
Paint for window board Gloss

### **PVC Windows (1800 x 1200 windows - 3 no)**

Window decoration to reveal plastering Contract Emulsion  
Primer for window board, Undercoat for window board Undercoat  
Paint for window board Gloss

### **Double Panel Doors (Pantry door)**

Primer for architrave, Undercoat for architrave, Primer for door casing, Undercoat for door casing, Primer for door, Undercoat for door Undercoat  
Paint for architrave, Paint for door casing, Paint for door Gloss  
Primer for internal door threshold board, Undercoat for internal door threshold board, Paint for internal door threshold board Quick Drying Floor Varnish Gloss

## **Labour**

### **Replacement Fire Doors (Replace 2 doors with FD30 fire resistant doors - 2 no)**

Prepare door casing for decoration Decorator  
Apply primer to door casing Decorator  
Apply undercoat to door casing Decorator

Apply paint to door casing	Decorator
Prepare door for primer or paint	Decorator
Apply primer to door	Decorator
Apply undercoat to door	Decorator
Apply gloss door	Decorator
Prepare internal door threshold board for decoration, Apply primer to internal door threshold board, Apply undercoat to internal door threshold board, Apply finish to internal door threshold board	Decorator

### **Internal Renovation (Renovate all existing house walls left after demolition.- Batten out an insulate with 100 mm additional wall thickness)**

Prepare wall for decoration	Decorator
Apply decoration to walls	Decorator
Prepare ceilings for decoration	Decorator
Apply decoration to ceiling	Decorator
Prepare skirtings for decorating	Decorator
Apply primer to skirting boards	Decorator
Apply undercoat to skirtings	Decorator
Apply decoration to skirting boards	Decorator
Prepare window board for decoration	Decorator
Apply primer to window board	Decorator
Apply undercoat to window board	Decorator
Apply decoration to window board	Decorator
Prepare interior of windows for decoration	Decorator
Apply primer to interior of windows	Decorator
Apply decoration to interior of windows	Decorator
Apply undercoat to interior of windows	Decorator

### **External Cavity Block Wall (Extension walls)**

Prepare wall or plaster for decoration	Decorator
Apply decoration to wall or plaster	Decorator
Prepare skirting boards for decoration	Decorator
Apply primer to skirting boards	Decorator
Apply undercoat to skirting boards	Decorator
Apply paint to skirting boards	Decorator

### **Internal Cavity Block Wall (Support wall)**

Apply decoration to wall or plaster	Decorator
Prepare wall or plaster for decoration, Prepare skirting boards for decoration, Apply primer to skirting boards, Apply undercoat to skirting boards, Apply paint to skirting boards	Decorator

### **Block Wall (Load bearing walls)**

Prepare wall or plaster for decoration	Decorator
Apply decoration to wall or plaster	Decorator
Prepare skirting boards for decoration	Decorator
Apply primer to skirting boards	Decorator

Apply undercoat to skirting boards	Decorator
Apply paint to skirting boards	Decorator

### **Velux Roof Windows (Velux MK08 Top Hung Manual Opening Window White Polyurethane with Safety Glazing - 780mm (w) x 1378mm (h))**

Prepare window plaster reveals for decoration, Apply decoration to window plaster reveals and cill	Decorator
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### **Velux Roof Windows (Velux MK08 Top Hung Manual Opening Window White Polyurethane with Safety Glazing - 780mm (w) x 1378mm (h) (Loft))**

Prepare window plaster reveals for decoration, Apply decoration to window plaster reveals and cill	Decorator
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### **Stud Wall (Upstairs)**

Decorate plaster to side 1	Decorator
Decorate plaster to side 2	Decorator
Prepare skirting for priming/painting 1	Decorator
Apply primer to skirting to side 1	Decorator
Apply undercoat to skirting to side 1	Decorator
Apply finishing to skirting to side 1	Decorator
Prepare skirting for priming/painting 2	Decorator
Apply primer to skirting to side 2	Decorator
Apply undercoat to skirting to side 2	Decorator
Apply finishing to skirting to side 2	Decorator

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm)**

Prepare door for primer or paint	Decorator
Apply primer to door	Decorator
Apply undercoat to door	Decorator
Apply gloss door	Decorator
Prepare door casing for decoration, Apply primer to door casing, Apply undercoat to door casing, Apply paint to door casing, Prepare internal door threshold board for decoration, Apply primer to internal door threshold board, Apply undercoat to internal door threshold board, Apply finish to internal door threshold board	Decorator

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (Ensuite- form opening))**

Prepare door for primer or paint	Decorator
Apply primer to door	Decorator
Apply undercoat to door	Decorator
Apply gloss door	Decorator
Prepare door casing for decoration, Apply primer to door casing, Apply undercoat to door casing, Apply paint to door casing, Prepare internal door threshold board for decoration, Apply primer to internal door threshold board, Apply undercoat to internal door threshold board, Apply finish to internal door threshold board	Decorator

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (non FD30 doors))**

Prepare door casing for decoration	Decorator
Apply primer to door casing	Decorator
Apply undercoat to door casing	Decorator
Apply paint to door casing	Decorator
Prepare door for primer or paint	Decorator
Apply primer to door	Decorator
Apply undercoat to door	Decorator
Apply gloss door	Decorator
Prepare internal door threshold board for decoration, Apply primer to internal door threshold board, Apply undercoat to internal door threshold board, Apply finish to internal door threshold board	Decorator

### **Typical Panel Doors (Internal Door 6 Panel Textured Undercoated 762 x 1981mm (Ground Floor))**

Prepare door casing for decoration	Decorator
Apply primer to door casing	Decorator
Apply undercoat to door casing	Decorator
Apply paint to door casing	Decorator
Prepare door for primer or paint	Decorator
Apply primer to door	Decorator
Apply undercoat to door	Decorator
Apply gloss door	Decorator
Prepare internal door threshold board for decoration, Apply primer to internal door threshold board, Apply undercoat to internal door threshold board, Apply finish to internal door threshold board	Decorator

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm)**

Prepare door for primer or paint	Decorator
Apply primer to door	Decorator
Apply undercoat to door	Decorator
Apply gloss door	Decorator
Prepare door casing for decoration, Apply primer to door casing, Apply undercoat to door casing, Apply paint to door casing, Prepare internal door threshold board for decoration, Apply primer to internal door threshold board, Apply undercoat to internal door threshold board, Apply finish to internal door threshold board	Decorator

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (Study - form opening))**

Prepare door for primer or paint	Decorator
Apply primer to door	Decorator
Apply undercoat to door	Decorator
Apply gloss door	Decorator
Prepare door casing for decoration, Apply primer to door casing, Apply undercoat to door casing, Apply paint to door casing, Prepare internal door threshold board for decoration,	Decorator

Apply primer to internal door threshold board, Apply undercoat to internal door threshold board, Apply finish to internal door threshold board

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (FD30 in studding))**

Prepare door for primer or paint	Decorator
Apply primer to door	Decorator
Apply undercoat to door	Decorator
Apply gloss door	Decorator
Prepare door casing for decoration, Apply primer to door casing, Apply undercoat to door casing, Apply paint to door casing, Prepare internal door threshold board for decoration, Apply primer to internal door threshold board, Apply undercoat to internal door threshold board, Apply finish to internal door threshold board	Decorator

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (FD30 in blockwork))**

Prepare door casing for decoration	Decorator
Apply primer to door casing	Decorator
Apply undercoat to door casing	Decorator
Apply paint to door casing	Decorator
Prepare door for primer or paint	Decorator
Apply primer to door	Decorator
Apply undercoat to door	Decorator
Apply gloss door	Decorator
Prepare internal door threshold board for decoration, Apply primer to internal door threshold board, Apply undercoat to internal door threshold board, Apply finish to internal door threshold board	Decorator

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (FD30 in studding) 2)**

Prepare door casing for decoration	Decorator
Apply primer to door casing	Decorator
Apply undercoat to door casing	Decorator
Apply paint to door casing	Decorator
Prepare door for primer or paint	Decorator
Apply primer to door	Decorator
Apply undercoat to door	Decorator
Apply gloss door	Decorator
Prepare internal door threshold board for decoration, Apply primer to internal door threshold board, Apply undercoat to internal door threshold board, Apply finish to internal door threshold board	Decorator

### **Typical Fire Doors (Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm (Upstairs))**

Prepare door casing for decoration	Decorator
Apply primer to door casing	Decorator
Apply undercoat to door casing	Decorator

Apply paint to door casing	Decorator
Prepare door for primer or paint	Decorator
Apply primer to door	Decorator
Apply undercoat to door	Decorator
Apply gloss door	Decorator
Prepare internal door threshold board for decoration, Apply primer to internal door threshold board, Apply undercoat to internal door threshold board, Apply finish to internal door threshold board	Decorator

### **Skirting Boards and Other Mouldings for Walls (additional skirting)**

Prepare skirtings for decorating	Decorator
Apply primer to skirting boards	Decorator
Apply undercoat to skirtings	Decorator
Apply decoration to skirting boards	Decorator

### **Steel Post (Roof posts - 4 no)**

Prepare plaster to steelwork post for decoration, Apply decoration to steelwork post	Decorator
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### **Steel Beam (B1)**

Prepare plaster steelwork for decoration, Apply decoration to plaster steelwork	Decorator
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### **Steel Beam (FFB1)**

Prepare plaster steelwork for decoration, Apply decoration to plaster steelwork	Decorator
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### **Steel Beam (FFB3)**

Prepare plaster steelwork for decoration, Apply decoration to plaster steelwork	Decorator
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### **Steel Beam (FFB4)**

Prepare plaster steelwork for decoration, Apply decoration to plaster steelwork	Decorator
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### **Steel Beam (GFB1)**

Prepare plaster steelwork for decoration, Apply decoration to plaster steelwork	Decorator
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### **Tiled Truss Roof (New main roof - constructed with attic trusses)**

Prepare roof ceiling for decoration, Decorate ceiling plaster	Decorator
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### **Universal Flat Roof (Plaster the underside of the new main flat roof)**

Prepare roof ceiling for decoration	Decorator
Decorate ceiling plaster	Decorator

### **Attic Suspended Floor for Truss Roof (Floor to new main roof 2nd floor area and side voids all boarded out to create storage)**

Prepare floor ceilings for decoration	Decorator
Decorate plaster to floor ceilings	Decorator



### **Attic Upstand for Truss Roof (Attic upstand wall)**

Prepare plaster for decoration	Decorator
Decorate plaster in attic	Decorator
Prepare skirting boards for decoration	Decorator
Apply primer to skirting boards	Decorator
Apply undercoat to skirting boards	Decorator
Apply paint to skirting boards	Decorator

### **Attic Sloping Ceiling (Sloping ceiling to main roof)**

Prepare plaster for decoration	Decorator
Decorate plaster in attic	Decorator

### **Velux Skylights to main roof (Velux Fixed Flat Glass Flat Roof Window 1000mm x 1500mm (Flat Roof) - 2 no)**

Prepare roof ceiling for decoration, Decorate ceiling plaster	Decorator
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### **Velux Skylights to main roof (Velux Fixed Flat Glass Flat Roof Window 1000mm x 1000mm - 3 no)**

Prepare roof ceiling for decoration, Decorate ceiling plaster	Decorator
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### **Suspended Floor (Upper Floor)**

Prepare floor ceilings for decoration	Decorator
Decorate plaster to floor ceilings	Decorator

### **Attic Stud Wall (Attic)**

Decorate plaster to side 1	Decorator
Decorate plaster to side 2	Decorator
Prepare skirting for priming/painting 1, Apply primer to skirting to side 1, Apply undercoat to skirting to side 1, Apply finishing to skirting to side 1, Prepare skirting for priming/painting 2, Apply primer to skirting to side 2, Apply undercoat to skirting to side 2, Apply finishing to skirting to side 2	Decorator

### **PVCu Rear Door (Utility external door)**

Prepare plaster reveals for decoration, Apply decoration to plaster reveals	Decorator
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### **Form opening to first floor front balcony (Opening for new front window feature and juliet balcony)**

Prepare plaster reveals for decoration, Apply decoration to plaster reveals, Prepare threshold board for decoration, Apply primer to threshold board, Apply undercoat to threshold board, Apply paint to threshold board	Decorator
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### **Aluminium Bi-fold Doors (Rear door openings from kitchen and family area - 3 no)**

Prepare plaster reveals for decoration, Apply decoration to plaster reveals, Prepare threshold board for decoration, Apply primer to threshold board, Apply undercoat to threshold board, Apply paint to threshold board	Decorator
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### **PVC Windows (1080 x 2095 feature window to family room)**

Prepare window plaster reveals for decoration, Apply Decorator  
decoration to window plaster reveals and cill, Prepare window  
board for decoration, Apply primer for window board, Apply  
undercoat for window board, Apply paint for window board

### **PVC Windows (1200 x 1050 windows - 2 no)**

Prepare window plaster reveals for decoration, Apply Decorator  
decoration to window plaster reveals and cill, Prepare window  
board for decoration, Apply primer for window board, Apply  
undercoat for window board, Apply paint for window board

### **PVC Windows (600 x 1050 windows - 3 no)**

Prepare window plaster reveals for decoration, Apply Decorator  
decoration to window plaster reveals and cill, Prepare window  
board for decoration, Apply primer for window board, Apply  
undercoat for window board, Apply paint for window board

### **PVC Windows (1800 x 1200 windows - 3 no)**

Prepare window plaster reveals for decoration, Apply Decorator  
decoration to window plaster reveals and cill, Prepare window  
board for decoration, Apply primer for window board, Apply  
undercoat for window board, Apply paint for window board

### **Double Panel Doors (Pantry door)**

Prepare door casing for decoration Decorator  
Apply primer to door casing Decorator  
Apply undercoat to door casing Decorator  
Apply paint to door casing Decorator  
Prepare door for primer or paint Decorator  
Apply primer to door Decorator  
Apply undercoat to door Decorator  
Apply gloss door Decorator  
Prepare internal door threshold board for decoration, Apply  
primer to internal door threshold board, Apply undercoat to  
internal door threshold board, Apply finish to internal door  
threshold board Decorator

**Total cost excluding VAT**

**£16,885.78**

## **External Decoration**



Apply decoration. (Note that a basic paint specification has been used for the purposes of estimating the building works. However, colours and finishes may be changed by agreement in writing.)

## **Material**

### **External Cavity Block Wall (Extension walls)**

Decoration to wall finish outer leaf

Masonry Paint

## **Labour**

### **External Cavity Block Wall (Extension walls)**

Prepare outer wall or render for decoration

Decorator

Apply decoration to outer wall or render

Decorator

**Total cost excluding VAT**

**£1,211.29**

## **Cleaning**



Site to be left clean and tidy and all surplus material to be removed from site.

## **Labour**

### **Sundry Labour and Plant (Clean up Labour)**

Sundry cleaning labour

Groundworker & Mate

Sundry cleaning labour

Joiner & Mate

## **Plant**

### **Sundry Labour and Plant (Clean up Labour)**

Sundry cleaning plant

Skip

**Total cost excluding VAT**

**£2,905.00**

# Acceptance of Estimate

Reference: Extension (Estimated dated 02 September 2022)

[YOUR NAME]

Site address:  
[SITE ADDRESS]

Please carry out the building works itemised in the Estimate defined above, dated 02 September 2022 to the value of:

<b>Total cost excluding VAT</b>	<b>£402,078.42</b>
<b>Total VAT (20.0%)</b>	<b>£80,415.68</b>
<b>Total cost including VAT</b>	<b>£482,494.10</b>

Signed [YOUR NAME] .....

Date .....

Signed on behalf of MTP Contracts .....

Date .....

# Acceptance of Estimate

Reference: Extension (Estimated dated 02 September 2022)

[YOUR NAME]

Site address:  
[SITE ADDRESS]

Please carry out the building works itemised in the Estimate defined above, dated [DATE] to the value of:

<b>Total cost excluding VAT</b>	<b>£402,078.42</b>
<b>Total VAT (20.0%)</b>	<b>£80,415.68</b>
<b>Total cost including VAT</b>	<b>£482,494.10</b>

Signed [YOUR NAME] .....

Date .....

Signed on behalf of MTP Contracts .....

Date .....

# Terms & Conditions

# Summary

Site Set Up	£14,578.20
Commencement	£5,892.36
Demolition	£13,116.70
Foundations	£6,466.38
Drains	£12,000.00
Footings	£2,372.17
Oversite and Slabbing	£7,705.67
Masonry Shell	£35,014.25
Erect Scaffold	£9,576.42
First Floor Joists	£5,074.58
Additional Floor Joists	£707.89
Roof Structure	£44,424.36
Flat Roof Structure	£10,552.97
Flat Roof Waterproofing	£1,533.93
Roof Tiling	£18,561.02
Structural Openings	£12,488.05
Joinery 1st Fix	£42,973.86
Internal Preparation	£7,720.33
Plumbing 1st Fix	£43,966.55
Electrical 1st Fix	£9,069.30
Plastering	£45,989.92
Plumbing 2nd Fix	£4,642.03
Electrical 2nd Fix	£5,193.50
Joinery 2nd Fix	£20,515.73
Internal Fitting Out	£940.18
Internal Decoration	£16,885.78
External Decoration	£1,211.29
Cleaning	£2,905.00
<b>Total cost excluding VAT</b>	<b>£402,078.42</b>
<b>Total VAT (20.0%)</b>	<b>£80,415.68</b>
<b>Total cost including VAT</b>	<b>£482,494.10</b>