

Extension

for

Mr & Mrs Smith

Beaconstone

Hillcommon

Somerset

TA4 1DU

at:

1 Station Road

Ilton

Somerset

TA19 9BZ

Mr & Mrs Smith

Beaconstone

Hillcommon

Somerset

TA4 1DU

Site address:

1 Station Road

Ilton

Somerset

TA19 9BZ

Tuesday, 1st November 2016

Dear Mr & Mrs Smith,

Subject: Extension

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

P. Harris

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| --- | --- |
| Site set up  Set up site ready to commence building works. Provide site toilet, cabin and security fencing to protect the building works during construction. Ensure the provision of adequate health and safety documentation and insurance for the duration of the contract. | C:\ProgramData\HBXL\Common Files\Images\Quote\Site Setup.gif |

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| **Labour****Sundry** Site Establishment |  |  |
| Set up Site | General Labourer | 8 Hours |
|  |  |  |
|  |  |  |
| **Plant** |  |  |
|  |  |  |
| **Sundry** |  |  |
| Site Establishment (Sundry Plant) |  |  |
| Mixer | Mixer 4/3 Petrol or Electric | 6 Week |

Total **Cost Excluding VAT £384.80**

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| Brickwork Shell  Construct facing brick in sand/cement mortar, leaving all joints with recessed finish. All openings around windows, doors etc. to be provided with vertical damp proof courses where required. Internal leaf to be formed in blockwork. | C:\ProgramData\HBXL\Common Files\Images\Quote\Cavity Brick Wall Elevation.gif |

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| **Material****Extension** External Cavity Block Wall (external walls) |  |  |
| Outer leaf blocks above dpc less openings | Solid Dense Concrete Block 7N 440 x 215 x 100mm | 37 m² |
| Inner leaf blocks above dpc less openings | Insulation Block Standard 440 x 215 x 100mm | 37 m² |
| Cavity Insulation to cavity blockwalls | Cavity Wall Insulation 100 x 455 x 1200mm 10 Sheets 5.46m2 | 6.7 Each |
| Brick ties to cavity blockwalls | Brickwork Tie DD140 Type 4 225mm | 110 Each |
| Sand above dpc in outer blockwork | Building Sand Bulk Bag | 0.53 Each |
| Sand above dpc in inner blockwork | Building Sand Bulk Bag | 0.53 Each |
| Cement above dpc in outer blockwork | Blue Circle Mastercrete Original Cement 25kg Bag | 3 Each |
| Cement above dpc in inner blockwork | Blue Circle Mastercrete Original Cement 25kg Bag | 3 Each |
|  |  |  |
| **House** |  |  |
| Brick and Block Cavity Wall (ext. walls) |  |  |
| Bricks above dpc less openings | Facing Bricks - Provisional (Allowance £0.60 each) | 288 Each |
| Blocks above dpc less openings | Insulation Block Standard 440 x 215 x 100mm | 4.8 m² |
| Cavity Insulation | Polyisocyanurate Insulation Board 1200 x 450 x 50mm | 8.9 Sheet |
| Brick ties | Brickwork Tie DD140 Type 4 225mm | 14 Each |
| Insulation retaining clips | Insulation Retaining Clip | 14 Each |
| Sand above dpc in brickwork | Building Sand Bulk Bag | 0.22 Each |
| Sand above dpc in blockwork | Building Sand Bulk Bag | 0.07 Each |
| Cement above dpc in brickwork | Blue Circle Mastercrete Original Cement 25kg Bag | 1.2 Each |
| Cement above dpc in blockwork | Blue Circle Mastercrete Original Cement 25kg Bag | 0.4 Each |
|  |  |  |
| PVCu Windows 1050 Deep (110 C 600 x 1050 window) |  |  |
| Vertical DPC to sides of window | Pitch Polymer DPC 150mm x 20m | 0.13 Each |
| External/Combination lintel | Steel Lintel 100 mm Cavity x 900mm | 1 Each |
| Dummy frame timber | Sawn Softwood Kiln Dried 47.0 x 75mm | 3.3 Metre |
| Cavity closure | Cavity Closer 100mm x 3m | 1 Each |
|  |  |  |
| PVCu Windows 1200 Deep (212C 1200 x 1200 window) |  |  |
| Vertical DPC to sides of window | Pitch Polymer DPC 150mm x 20m | 0.14 Each |
| External/Combination lintel | Steel Lintel 100 mm Cavity x 1500mm | 1 Each |
| Dummy frame timber | Sawn Softwood Kiln Dried 47.0 x 75mm | 4.8 Metre |
| Cavity closure | Cavity Closer 100mm x 3m | 1 Each |
|  |  |  |
|  |  |  |
| **Labour** |  |  |
|  |  |  |
| **Extension** |  |  |
| External Cavity Block Wall (external walls) |  |  |
| Lay outer blockwork above dpc | 2 Bricklayers and Mate | 12 Hours |
| Lay inner blockwork above dpc | 2 Bricklayers and Mate | 12 Hours |
| Fix cavity Insulation to cavity blockwork | 2 Bricklayers and Mate | 2 Hours |
|  |  |  |
| Lean To Roof (lean to roof) |  |  |
| Fix Lean to roof cavity tray | Bricklayer | 10 Hours |
|  |  |  |
| **House** |  |  |
| Brick and Block Cavity Wall (ext. walls) |  |  |
| Lay bricks above dpc less openings | 2 Bricklayers and Mate | 3 Hours |
| Lay blocks above dpc less openings | 2 Bricklayers and Mate | 2 Hours |
| Fix cavity Insulation | 2 Bricklayers and Mate | 1 Hours |
| remove brick corbel and reinstate | Bricklayer and Labourer | 5 Hours |
|  |  |  |
| PVCu Windows 1050 Deep (110 C 600 x 1050 window) |  |  |
| Form dummy frame | Joiner | 1 Hours |
| Form opening | Bricklayer | 1 Hours |
| Fix vertical DPC/ Cavity closure | Bricklayer | 1 Hours |
| Fix external lintel | Bricklayer | 1 Hours |
| Fix preformed cavity tray | Bricklayer | 1 Hours |
|  |  |  |
| PVCu Windows 1200 Deep (212C 1200 x 1200 window) |  |  |
| Form dummy frame | Joiner | 1 Hours |
| Form opening | Bricklayer | 1 Hours |
| Fix vertical DPC/ Cavity closure | Bricklayer | 1 Hours |
| Fix external lintel | Bricklayer | 1 Hours |
| Fix preformed cavity tray | Bricklayer | 1 Hours |

Total **Cost Excluding VAT £4,887.98**

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| 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. | C:\ProgramData\HBXL\Common Files\Images\Quote\Demolition.gif |

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| **Labour****Extension**(remove existing roof) |  |  |
| Labour | General Labourer | 32 Hours |
|  |  |  |
| Removal of Plaster Ceilings (remove ceilings) |  |  |
| Labour to remove plaster from ceiling | General Labourer | 9 Hours |
|  |  |  |
|  |  |  |
| **Plant** |  |  |
|  |  |  |
| **Extension** |  |  |
| (remove existing roof) |  |  |
| Wheel barrow | Wheelbarrow | 0.4 Week |
| Shovel | Shovel | 0.4 Week |
| Removal of debris from site | Skip 7m3 inc. Land Fill Tax | 0.54 Each |
| Plant delivery and collection | Delivery (10 to 15 Miles) | 2 Each |
|  |  |  |
| Removal of Plaster Ceilings (remove ceilings) |  |  |
| Wheel barrow for removal of plaster | Wheelbarrow | 0.2 Week |
| Shovel for removal of plaster | Shovel | 0.2 Week |
| Removal of debris from site | Skip 7m3 inc. Land Fill Tax | 0.12 Each |

Total **Cost Excluding VAT £924.40**

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| 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. | C:\ProgramData\HBXL\Common Files\Images\Quote\Erect Scaffold.gif |

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| **Subcontract Work****Extension** Scaffolding (scaffold) |  |  |
| Scaffold budget | Scaffolding contractor | 705 Unit |
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|  |  |  |
| **Subcontract Work** |  |  |
|  |  |  |
| **Extension** |  |  |
| Scaffolding (scaffold) |  |  |
| Allowance for sundry costs | Sundry Costs | 50 Each |

Total **Cost Excluding VAT £981.50**

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| First Floor Joists  Fix all joists and trimmers as required. | | C:\ProgramData\HBXL\Common Files\Images\Quote\Suspended floor Structural Part Section with straps.gif | | |
| **Material****Extension** Suspended Floor (suspended floor) |  | |  |
| Floor joists | Sawn Dry Graded Structural Softwood Treated 47.0 x 200mm | | 43 Metre |
| Floor joist straps | Lateral Restraint Strap 30 x 5 x 1200mm bent at 150mmm | | 2 Each |
| Floor joist hangers | Joist Hanger 50mm Standard Leg | | 17 Each |
| Floor joist boots | Joist Boot | | 17 Each |
| Floor trimmer No 1 | Sawn Dry Graded Structural Softwood Treated 75.0 x 200mm | | 6.4 Metre |
| Nailing allowance to floor structure | Round Wire Nails Bright 100mm x 25kg | | 0.25 Box |
|  |  | |  |
|  |  | |  |
| **Labour** |  | |  |
|  |  | |  |
| **Extension** |  | |  |
| Suspended Floor (suspended floor) |  | |  |
| Fix floor joists | Joiner + Mate | | 2 Hours |
| Fix floor joist hangers | Joiner | | 2 Hours |
| Fix joist boots | Joiner + Mate | | 1 Hours |
| Fix floor joist straps | Joiner | | 1 Hours |
| Fix floor trimmer No 1 | Joiner + Mate | | 2 Hours |

Total **Cost Excluding VAT £908.29**

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| --- | --- |
| Roof Structure  Form roof structure including any fascia’s and bargeboards and associated guttering as described. | C:\ProgramData\HBXL\Common Files\Images\Quote\Apex Roof Structural Section.gif |

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| **Material****Extension** Apex Truss Roof (Main roof) |  |  |
| Noggings between roof joists | Sawn Softwood Kiln Dried Treated 47.0 x 50mm | 15 Metre |
| Apex truss roof rafters | Stepped Roof Trusses, 6350 mm span Treated (Allowance £50) | 5 Each |
| Truss Clips | Truss Clip 50mm | 10 Each |
| Soffit carriers | Sawn Batten Treated 25.0 x 38mm | 2 Metre |
| Wall plate | Sawn Dry Graded Structural Softwood Treated 47.0 x 100mm | 5.3 Metre |
| Diagonal bracing | Sawn Dry Graded Structural Softwood Treated 25.0 x 100mm | 10 Metre |
| Longitudinal bracing | Sawn Dry Graded Structural Softwood Treated 25.0 x 100mm | 9.4 Metre |
| Apex bracing | Sawn Dry Graded Structural Softwood Treated 25.0 x 100mm | 2.4 Metre |
| Roof structure fixings (allowance) | Round Wire Nails Bright 100mm x 25kg | 0.24 Box |
| Eaves fascia | White 175mm Square Fascia x 16mm x 5.0M | 1.1 Each |
| Tilting fillets | Sawn Firring Treated 47.0 x 50mm (2 Pack) | 2.5 Metre |
| Tilting fillet support board | Cement Soffit Strip 2400 x 150 x 4.5mm | 2.2 Each |
| Eaves ventilator | Soffit Vent 2440mm (For 6-10mm soffit board) | 2.2 Each |
| Eaves ventilator fixings | Wood Screws Steel CSK Twin Thread 6 x 0.75 inch (200 box) | 0.13 Box |
| Wallplate straps | Lateral Restraint Strap 30 x 5 x 1200mm bent at 150mmm | 4 Each |
| Gable straps at joist level | Lateral Restraint Strap 30 x 5 x 1200mm bent at 150mmm | 6 Each |
| Gable straps at verge level | Lateral Restraint Strap 30 x 5 x 1600mm bent at 100mmm | 8 Each |
| Eaves soffits (side 1) | White 400mm PVC Board x 9mm x 5.0M | 0.27 Each |
| Eaves soffits (side 2) | White 400mm PVC Board x 9mm x 5.0M | 0.27 Each |
| Soffit fixings | White plastic top Nail 40mm - 10G (100 box) | 0.21 Each |
| Gutter | Plastic Half Round Gutter 4m x 112mm | 1.4 Each |
| Down pipe | Plastic Round Downpipe 4m x 68mm | 2 Each |
| Stop ends | Plastic Half Round Gutter Stop End External 112mm | 4 Each |
| Gutter clips | Plastic Half Round Gutter Support Bracket 112mm | 8 Each |
| Gutter outlet | Plastic Half Round Gutter Running Outlet 68mm Downpipe | 2 Each |
| Down pipe clips | Plastic Round Downpipe Bracket 68mm | 6 Each |
| Swan necks | Plastic Round Downpipe Bend 68mm | 4 Each |
|  |  |  |
| Lean to Roof |  |  |
| Lean to roof joists | Regularised Joist Kiln Dried C16 Graded 47.0 x 125mm | 5.6 Metre |
| Noggings between roof joists | Sawn Softwood Kiln Dried Treated 47.0 x 50mm | 4.9 Metre |
| Lean to roof rafters | Regularised Joist Kiln Dried C16 Graded 47.0 x 125mm | 11 Metre |
| Noggings between rafters | Sawn Softwood Kiln Dried Treated 47.0 x 50mm | 4.9 Metre |
| Soffit carriers | Sawn Batten Treated 25.0 x 38mm | 2.4 Metre |
| Lean to roof eaves wall plate | Sawn Dry Graded Structural Softwood Treated 47.0 x 100mm | 3 Metre |
| Lean to roof eaves wall plate fixings | Hammer in Fixing 8mm x 100mm (12 Bag) | 0.59 Pack |
| Lean to roof apex wall plate | Sawn Dry Graded Structural Softwood Treated 47.0 x 150mm | 3 Metre |
| Lean to roof apex wall plate fixings | Rawlbolt M12 | 5.9 Each |
| Lean to roof internal wall plate | Sawn Dry Graded Structural Softwood Treated 47.0 x 150mm | 2.7 Metre |
| Lean to roof internal wall plate fixings | Rawlbolt M12 | 5.3 Each |
| Roof structure fixings (allowance) | Round Wire Nails Bright 100mm x 25kg | 0.04 Box |
| Eaves fascia | White 175mm Square Fascia x 16mm x 5.0M | 0.59 Each |
| Tilting fillets | Sawn Firring Treated 47.0 x 50mm (2 Pack) | 4 Metre |
| Tilting fillet support board | Cement Soffit Strip 2400 x 150 x 4.5mm | 1.2 Each |
| Eaves ventilator | Soffit Vent 2440mm (For 6-10mm soffit board) | 1.2 Each |
| Eaves ventilator fixings | Wood Screws Steel CSK Twin Thread 6 x 0.75 inch (200 box) | 0.07 Box |
| Wallplate straps | Lateral Restraint Strap 30 x 5 x 1200mm bent at 150mmm | 2 Each |
| Gable straps at verge level | Lateral Restraint Strap 30 x 5 x 1600mm bent at 100mmm | 2 Each |
| Eaves soffits (side 1) | White 400mm PVC Board x 9mm x 5.0M | 0.3 Each |
| Soffit fixings | White plastic top Nail 40mm - 10G (100 box) | 0.12 Each |
| Gutter | Plastic Half Round Gutter 4m x 112mm | 0.76 Each |
| Down pipe | Plastic Round Downpipe 4m x 68mm | 0.63 Each |
| Stop ends | Plastic Half Round Gutter Stop End External 112mm | 2 Each |
| Gutter clips | Plastic Half Round Gutter Support Bracket 112mm | 5 Each |
| Gutter outlet | Plastic Half Round Gutter Running Outlet 68mm Downpipe | 1 Each |
| Down pipe clips | Plastic Round Downpipe Bracket 68mm | 2 Each |
| Swan necks | Plastic Round Downpipe Bend 68mm | 2 Each |
|  |  |  |
|  |  |  |
| **Labour** |  |  |
|  |  |  |
| **Extension** |  |  |
| Apex Truss Roof (Main roof) |  |  |
| Fix noggings between roof joists | Joiner | 3 Hours |
| Fix apex roof truss rafters | Joiner + Mate | 3 Hours |
| Fix tilting fillets | Joiner | 1 Hours |
| Fix tilting fillet support board | Joiner | 1 Hours |
| Fix soffit carriers | Joiner | 1 Hours |
| Fix wall plate | Joiner | 1 Hours |
| Fix diagonal bracing | Joiner + Mate | 1 Hours |
| Fix longitudinal bracing | Joiner + Mate | 1 Hours |
| Fix apex bracing | Joiner + Mate | 1 Hours |
| Fix eaves fascia | Joiner + Mate | 1 Hours |
| Fix eaves ventilator | Joiner | 2 Hours |
| Fix wallplate straps | Joiner | 1 Hours |
| Fix gable straps at joist level | Joiner | 1 Hours |
| Fix gable straps at verge level | Joiner | 2 Hours |
| Fix gutter | Joiner | 2 Hours |
| Fix down Pipe | Joiner | 2 Hours |
| Fix eaves soffits (side 1) | Joiner | 1 Hours |
| Fix eaves soffits (side 2) | Joiner | 1 Hours |
|  |  |  |
| Lean to Roof |  |  |
| Fix Lean to roof joists | Joiner + Mate | 1 Hours |
| Fix noggings between roof joists | Joiner | 1 Hours |
| Fix Lean to roof rafters | Joiner + Mate | 1 Hours |
| Fix noggings between rafters | Joiner | 1 Hours |
| Fix tilting fillets | Joiner | 1 Hours |
| Fix tilting fillet support board | Joiner | 1 Hours |
| Fix soffit carriers | Joiner | 1 Hours |
| Fix Lean to roof wall plate | Joiner | 1 Hours |
| Fix Lean to roof apex wall plate | Joiner + Mate | 1 Hours |
| Fix Lean to roof internal wall plate | Joiner + Mate | 1 Hours |
| Fix eaves fascia | Joiner + Mate | 1 Hours |
| Fix eaves ventilator | Joiner | 1 Hours |
| Fix wallplate straps | Joiner | 1 Hours |
| Fix gable straps at verge level | Joiner | 1 Hours |
| Fix gutter | Joiner | 1 Hours |
| Fix down Pipe | Joiner | 1 Hours |
| Fix eaves soffits (side 1) | Joiner | 1 Hours |

Total **Cost Excluding VAT £2,054.13**

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| --- | --- |
| Structural Openings  Form structural openings. | C:\ProgramData\HBXL\Common Files\Images\Quote\Plastered Structural Opening.gif |

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| --- | --- | --- |
| **Material****Extension** Structural Opening to New Wall (Front FF wall support) |  |  |
| Lintel Number 1 | Universal Beam 203 x 102 x 30kg per m | 2.7 m |
| Lintel Number 2 | Universal Beam 203 x 102 x 30kg per m | 2.7 m |
| Padstones to support steelwork | Concrete Padstone 440x140x215mm | 2 Each |
| Slates to pack steelwork | Natural Slate 400 x 250mm (Each) (Allowance £1.50) | 4 Each |
| Noggings to steelwork | Sawn Softwood Kiln Dried Treated 47.0 x 50mm | 2.1 Metre |
|  |  |  |
| **House** |  |  |
| Small Structural Opening (Opening in cavity wall) |  |  |
| Lintel Number 1 | Prestressed Concrete Lintel 100 x 140 x 1050mm | 1.1 Each |
| Lintel Number 2 | Prestressed Concrete Lintel 100 x 140 x 1050mm | 1.1 Each |
|  |  |  |
|  |  |  |
| **Labour** |  |  |
|  |  |  |
| **Extension** |  |  |
| Structural Opening to New Wall (Front FF wall support) |  |  |
| Form opening | Bricklayer | 2 Hours |
| Form opening | Bricklayers Labourer | 2 Hours |
| Fix lintels | Bricklayer | 3 Hours |
| Fix lintels | Bricklayers Labourer | 3 Hours |
|  |  |  |
| **House** |  |  |
| Small Structural Opening (Opening in cavity wall) |  |  |
| Remove spoil from structural opening | 2 Bricklayers and Mate | 1 Hours |
| Form opening | Bricklayer | 4 Hours |
| Form opening | Bricklayers Labourer | 4 Hours |
| Fix lintels | Bricklayer | 1 Hours |
| Fix lintels | Bricklayers Labourer | 1 Hours |
|  |  |  |
|  |  |  |
| **Plant** |  |  |
|  |  |  |
| **House** |  |  |
| Small Structural Opening (Opening in cavity wall) |  |  |
| Plant to remove spoil from site | Skip 7m3 inc. Land Fill Tax | 0.16 Each |
| Plant for propping structural opening | Acrow Props 1, 2 & 3 | 1 Week |
| Plant for removing spoil from structural opening | Wheelbarrow | 0.2 Week |
| Plant for forming structural opening | Disc Cutter 12" Petrol | 0.2 Week |
| Plant for forming structural opening | Shovel | 0.2 Week |

Total **Cost Excluding VAT £972.57**

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| Roof Tiling  Lay roof covering. | C:\ProgramData\HBXL\Common Files\Images\Quote\Apex Roof Tiled Side Elevation.gif |

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| --- | --- | --- |
| **Material****Extension** Apex Truss Roof (Main roof) |  |  |
| Lathe | Sawn Batten Treated 25.0 x 38mm | 125 Metre |
| Lathe nails | Round Wire Nails Galvanised 65mm x 25kg | 0.09 Box |
| Roofing felt | Breather Membrane 700 1.5 x 50 m | 0.36 Each |
| Tiles | Roof Tile Concrete Interlocking Low Profile Each (10 per m2 approx.) (Allowance £1.50 each) | 241 Each |
| Tile Nails | Round Wire Nails Galvanised 65mm x 25kg | 0.04 Box |
| Ridge tile | Segmental Ridge Tile 457mm | 6 Each |
| Tile undercloak 1 | Cement Soffit Strip 2400 x 150 x 4.5mm | 3.6 Each |
| Sand pointing/bedding to ridge | Building Sand Bulk Bag | 0.03 Each |
| Sand pointing/bedding to verge | Building Sand Bulk Bag | 0.18 Each |
| Cement in pointing/bedding to ridge | Blue Circle Mastercrete Original Cement 25kg Bag | 0.31 Each |
| Cement pointing/bedding to verge | Blue Circle Mastercrete Original Cement 25kg Bag | 2 Each |
|  |  |  |
| Lean to Roof (lean to roof) |  |  |
| Lathe | Sawn Batten Treated 25.0 x 38mm | 21 Metre |
| Lathe nails | Round Wire Nails Galvanised 65mm x 25kg | 0.01 Box |
| Roofing felt | Breather Membrane 700 1.5 x 50 m | 0.06 Each |
| Tiles | Roof Tile Concrete Interlocking Low Profile Each (10 per m2 approx.) | 39 Each |
| Tile Nails | Round Wire Nails Galvanised 65mm x 25kg | 0.01 Box |
| Lean to roof ridge tile or flashing | LEAD Flashing Code 4 - 3m x 300mm | 1 Roll |
| Lean to roof cavity tray | Horizontal Cavity Tray 440mm | 6.9 Each |
| Tile undercloak 1 | Cement Soffit Strip 2400 x 150 x 4.5mm | 0.53 Each |
| Tile undercloak 2 | Cement Soffit Strip 2400 x 150 x 4.5mm | 0.53 Each |
| Sand pointing/bedding to ridge | Building Sand Bulk Bag | 0.03 Each |
| Sand pointing/bedding to verge | Building Sand Bulk Bag | 0.03 Each |
| Cement in pointing/bedding to ridge | Blue Circle Mastercrete Original Cement 25kg Bag | 0.35 Each |
| Cement pointing/bedding to verge | Blue Circle Mastercrete Original Cement 25kg Bag | 0.3 Each |
|  |  |  |
|  |  |  |
| **Labour** |  |  |
|  |  |  |
| **Extension** |  |  |
| Apex Truss Roof (Main roof) |  |  |
| Fix tiles, felt and lathe. | 3 Roof tilers + mate | 7 Hours |
| Fix verge tiles | Roof tiler | 1 Hours |
| Fix ridge tile | Roof tiler + mate | 1 Hours |
| Fix tile undercloak 1 | Roof tiler | 1 Hours |
|  |  |  |
| Lean to Roof (lean to roof) |  |  |
| Fix tiles, felt and lathe. | 3 Roof tilers + mate | 1 Hours |
| Fix verge tiles | Roof tiler | 1 Hours |
| Fix Lean to roof ridge tile or flashing | Roof tiler + mate | 2 Hours |
| Fix tile undercloak 1 | Roof tiler | 1 Hours |
| Fix tile undercloak 2 | Roof tiler | 1 Hours |

Total **Cost Excluding VAT £1,834.75**

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| --- | --- |
| Joinery 1st Fix  Form carcassing and first fix timbers. | C:\ProgramData\HBXL\Common Files\Images\Quote\Stud Wall elevation.gif |

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| **Material****Extension** Stud Wall (internal stud walls) |  |  |
| Vertical studding | Sawn Dry Graded Structural Softwood Treated 47.0 x 100mm | 30 Metre |
| Horizontal rails (noggings) | Sawn Dry Graded Structural Softwood Treated 47.0 x 100mm | 4.8 Metre |
| Head runner | Sawn Dry Graded Structural Softwood Treated 47.0 x 100mm | 4.8 Metre |
| Sole plate | Sawn Dry Graded Structural Softwood Treated 47.0 x 100mm | 3.1 Metre |
| Nailing allowance to studding | Round Wire Nails Bright 100mm x 25kg | 0.16 Box |
|  |  |  |
| Suspended Floor (suspended floor) |  |  |
| Floor Boards | V313 T & G Chipboard 2400x600 x 19mm | 10 Each |
| Nailing to floorboards | Lost Head Round Wire Nails Bright 65mm x 25kg | 0.12 Box |
| fix pole plate to ex. wall | Rawlbolt M12 | 11 Each |
|  |  |  |
| **House** |  |  |
| PVCu Windows 1050 Deep (110 C 600 x 1050 window) |  |  |
| Window fixings to sides | Hammer in Fixing 8mm x 100mm (12 Bag) | 0.5 Pack |
| Window fixings to top and bottom | Wood Screws Steel CSK Twin Thread 10 x 3 inch (100 box) | 0.04 Box |
| Internal window board | Window Board 25 x 219mm | 0.7 Metre |
| Fixings to window board | Wood Screws Steel CSK Twin Thread 10 x 3 inch (100 box) | 0.02 Box |
| Window | 110C PVC Window Clear Low E Glass 600 x 1050mm | 1 Each |
|  |  |  |
| PVCu Windows 1200 Deep (212C 1200 x 1200 window) |  |  |
| Window fixings to sides | Hammer in Fixing 8mm x 100mm (12 Bag) | 0.67 Pack |
| Window fixings to top and bottom | Wood Screws Steel CSK Twin Thread 10 x 3 inch (100 box) | 0.08 Box |
| Internal window board | Window Board 25 x 219mm | 1.3 Metre |
| Fixings to window board | Wood Screws Steel CSK Twin Thread 10 x 3 inch (100 box) | 0.04 Box |
| Window | 212C PVC Window Clear Low E Glass 1200 x 1200mm | 1 Each |
|  |  |  |
| **Upstairs** |  |  |
| Typical Panel Doors (762 Door into Studding) |  |  |
| Door casing fixings to sides | Cut Clasp Nails 75mm x 25kg |  |
| Door casing fixings | Cut Clasp Nails 75mm x 25kg |  |
| Door casing | Unprimed 115 x 32mm Door Lining Set No Stops 5100mm | 2 Each |
|  |  |  |
|  |  |  |
| **Labour** |  |  |
|  |  |  |
| **Extension** |  |  |
| Stud Wall (internal stud walls) |  |  |
| Fix studding | Joiner + Mate | 2 Hours |
| Fix horizontal rails (noggings) | Joiner + Mate | 1 Hours |
| Fix head runner | Joiner + Mate | 1 Hours |
| Fix sole plate | Joiner + Mate | 1 Hours |
|  |  |  |
| Suspended Floor (suspended floor) |  |  |
| Fix floorboarding | Joiner + Mate | 4 Hours |
| fix pole plate to ex. wall | Joiner + Mate | 2 Hours |
|  |  |  |
| **House** |  |  |
| PVCu Windows 1050 Deep (110 C 600 x 1050 window) |  |  |
| Fix internal window board | Joiner | 1 Hours |
| Fix window | Joiner | 1 Hours |
| Fix glazing | Joiner | 1 Hours |
|  |  |  |
| PVCu Windows 1200 Deep (212C 1200 x 1200 window) |  |  |
| Fix internal window board | Joiner | 1 Hours |
| Fix window | Joiner | 1 Hours |
| Fix glazing | Joiner | 1 Hours |
|  |  |  |
| **Upstairs** |  |  |
| Typical Panel Doors (762 Door into Studding) |  |  |
| Fix door casing | Joiner | 2 Hours |
|  |  |  |
| Typical Panel Doors (864 Door into Studding) |  |  |
| Fix door casing | Joiner | 5 Hours |

Total **Cost Excluding VAT £1,588.07**

|  |  |
| --- | --- |
| Plastering  Apply plastering system to walls and ceilings. | C:\ProgramData\HBXL\Common Files\Images\Quote\Dry Lining Wall.gif |

|  |  |  |
| --- | --- | --- |
| **Material****Extension** Apex Truss Roof (Main roof) |  |  |
| Plasterboard to roof ceilings | Plasterboard Square Edge 1200 x 2400 x 12.5mm | 5.3 Sheet |
| Plasterboard fixings for roof ceilings | Drywall Timber Screws 41mm 1000 box | 0.15 Box |
| Plasterboard joint treatment for roof ceilings | Plasterboard Tape 50mm x 90m | 0.3 Each |
| Finish to plasterboard for roof ceilings | Board Finish Plaster 25kg | 1.3 Each |
| Insulation to ceiling (layer 1) | GP fibreglass insulation Roll 150mm 6.99m2 | 2.3 Each |
| Insulation to ceiling (layer 2) | GP fibreglass insulation Roll 150mm 6.99m2 | 2.3 Each |
|  |  |  |
| External Cavity Block Wall (external walls) |  |  |
| Plastering to inner blockwall | Plasterboard Square Edge 1200 x 2400 x 12.5mm | 11 Sheet |
| Wall plastering fixing system / basecoat | Plasterboard Adhesive 25kg | 3.7 Each |
| Wall plastering joint treatment | Plasterboard Tape 50mm x 90m | 0.61 Each |
| Plaster finish to walls | Board Finish Plaster 25kg | 2.7 Each |
| Render/Plaster to outer blockwall | Plastering Sand Bulk Bag | 1.2 Each |
| Outer blockwork finish fixing system / base | Blue Circle Mastercrete Original Cement 25kg Bag | 14 Each |
|  |  |  |
| Lean to Roof (lean to roof) |  |  |
| Plasterboard to roof ceilings | Plasterboard Square Edge 1200 x 2400 x 12.5mm | 0.46 Sheet |
| Plasterboard fixings for roof ceilings | Drywall Timber Screws 41mm 1000 box | 0.01 Box |
| Plasterboard joint treatment for roof ceilings | Plasterboard Tape 50mm x 90m | 0.03 Each |
| Finish to plasterboard for roof ceilings | Board Finish Plaster 25kg | 0.12 Each |
| Insulation to ceiling (layer 1) | GP fibreglass insulation Roll 150mm 6.99m2 | 0.34 Each |
| Insulation to ceiling (layer 2) | GP fibreglass insulation Roll 150mm 6.99m2 | 0.34 Each |
|  |  |  |
| Structural Opening to New Wall (Front FF wall support) |  |  |
| Reveal plaster finish to structural opening | Fire Protective Plasterboard Square Edge 1200 x 2400 x 12.5mm | 0.69 Sheet |
| Reveal plastering fixing system / basecoat to opening | Plasterboard Adhesive 25kg | 0.24 Each |
| Reveal plaster joint treatment structural opening | Plasterboard Tape 50mm x 90m | 0.04 Each |
| Reveal finish to plaster structural opening | Board Finish Plaster 25kg | 0.18 Each |
| Corner Bead to structural opening reveal | PVC Plastering Corner Bead 2.44m | 5.5 Each |
|  |  |  |
| Stud Wall (internal stud walls) |  |  |
| Plasterboard to side 1 of stud wall | Plasterboard Square Edge 1200 x 2400 x 12.5mm | 2.8 Sheet |
| Plaster fixings to side 1 of stud wall | Drywall Timber Screws 41mm 1000 box | 0.08 Box |
| Plaster joint treatment to side 1 of stud wall | Plasterboard Tape 50mm x 90m | 0.16 Each |
| Finish to plaster to side 1 of stud wall | Board Finish Plaster 25kg | 0.72 Each |
| Insulation to stud wall | 50mm rockwool flexi slab (5.76m2 per pack) | 1.4 Each |
| Plasterboard to side 2 of stud wall | Plasterboard Square Edge 1200 x 2400 x 12.5mm | 2.8 Sheet |
| Plaster fixings to side 2 of stud wall | Drywall Timber Screws 41mm 1000 box | 0.08 Box |
| Plaster joint treatment to side 2 of stud wall | Plasterboard Tape 50mm x 90m | 0.16 Each |
| Finish to plaster to side 2 of stud wall | Board Finish Plaster 25kg | 0.72 Each |
|  |  |  |
| Suspended Floor (suspended floor) |  |  |
| Plasterboard to floor ceilings | Plasterboard Square Edge 1200 x 2400 x 12.5mm | 5.2 Sheet |
| Plaster fixings to floor ceilings | Drywall Timber Screws 41mm 1000 box | 0.15 Box |
| Plaster joint treatment to floor ceilings | Plasterboard Tape 50mm x 90m | 0.3 Each |
| Finish to plaster to floor ceilings | Board Finish Plaster 25kg | 1.3 Each |
| Insulation to floors | 100mm rockwool flexi slab (4.32m2 per pack) | 3.7 Each |
|  |  |  |
| **House** |  |  |
| Brick and Block Cavity Wall (ext. walls) |  |  |
| Plaster finish to walls | Board Finish Plaster 25kg | 0.43 Each |
| Plastering to inner blockwall | Plasterboard Square Edge 1200 x 2400 x 12.5mm | 1.7 Sheet |
| Wall plastering fixing system / basecoat | Plasterboard Adhesive 25kg | 0.58 Each |
| Wall plastering joint treatment | Plasterboard Tape 50mm x 90m | 0.1 Each |
|  |  |  |
| PVCu Windows 1050 Deep (110 C 600 x 1050 window) |  |  |
| Reveal and cill plaster finish to window | Plasterboard Square Edge 1200 x 2400 x 12.5mm | 0.14 Sheet |
| Window reveal & cill plaster fixing system / base coat | Plasterboard Adhesive 25kg | 0.05 Each |
| Window reveal and cill plaster joint treatment | Plasterboard Tape 50mm x 90m | 0.01 Each |
| Window reveal and cill finish to plaster | Board Finish Plaster 25kg | 0.04 Each |
| Window reveal corner bead | PVC Plastering Corner Bead 2.44m | 1.1 Each |
|  |  |  |
| PVCu Windows 1200 Deep (212C 1200 x 1200 window) |  |  |
| Reveal and cill plaster finish to window | Plasterboard Square Edge 1200 x 2400 x 12.5mm | 0.19 Sheet |
| Window reveal & cill plaster fixing system / base coat | Plasterboard Adhesive 25kg | 0.06 Each |
| Window reveal and cill plaster joint treatment | Plasterboard Tape 50mm x 90m | 0.01 Each |
| Window reveal and cill finish to plaster | Board Finish Plaster 25kg | 0.05 Each |
| Window reveal corner bead | PVC Plastering Corner Bead 2.44m | 1.5 Each |
|  |  |  |
| Small Structural Opening (Opening in cavity wall) |  |  |
| Reveal plaster finish to structural opening | Fire Protective Plasterboard Square Edge 1200 x 2400 x 12.5mm | 0.53 Sheet |
| Reveal plastering fixing system / basecoat to opening | Plasterboard Adhesive 25kg | 0.18 Each |
| Reveal plaster joint treatment structural opening | Plasterboard Tape 50mm x 90m | 0.03 Each |
| Reveal finish to plaster structural opening | Board Finish Plaster 25kg | 0.14 Each |
| Corner Bead to structural opening reveal | PVC Plastering Corner Bead 2.44m | 4.3 Each |
|  |  |  |
|  |  |  |
| **Labour** |  |  |
|  |  |  |
| **Extension** |  |  |
| Apex Truss Roof (Main roof) |  |  |
| Fix plasterboard to roof ceilings | 2 Plasterers and 1 Plasterers Mate | 2 Hours |
| Apply finish to ceiling plaster to roofs | 2 Plasterers and 1 Plasterers Mate | 3 Hours |
| Fix insulation to ceiling (layer 1) | Insulation Specialist | 1 Hours |
| Fix insulation to ceiling (layer 2) | Insulation Specialist | 1 Hours |
|  |  |  |
| External Cavity Block Wall (external walls) |  |  |
| Apply finish to wall plastering | 2 Plasterers and 1 Plasterers Mate | 5 Hours |
| Fix/apply plastering to walls | 2 Plasterers and 1 Plasterers Mate | 4 Hours |
| Apply finish to outer wall rendering | 2 Plasterers and 1 Plasterers Mate | 5 Hours |
| Apply rendering to outer walls | 2 Plasterers and 1 Plasterers Mate | 9 Hours |
|  |  |  |
| Lean to Roof (lean to roof) |  |  |
| Fix plasterboard to roof ceilings | 2 Plasterers and 1 Plasterers Mate | 1 Hours |
| Apply finish to ceiling plaster to roofs | 2 Plasterers and 1 Plasterers Mate | 1 Hours |
| Fix insulation to ceiling (layer 1) | Insulation Specialist | 1 Hours |
| Fix insulation to ceiling (layer 2) | Insulation Specialist | 1 Hours |
|  |  |  |
| Structural Opening to New Wall (Front FF wall support) |  |  |
| Fix structural opening reveal plaster | 2 Plasterers and 1 Plasterers Mate | 1 Hours |
| Apply finish to structural opening reveal plaster | 2 Plasterers and 1 Plasterers Mate | 1 Hours |
|  |  |  |
| Stud Wall (internal stud walls) |  |  |
| Fix plasterboard to side 1 | 2 Plasterers and 1 Plasterers Mate | 1 Hours |
| Apply finish to plaster to side 1 | 2 Plasterers and 1 Plasterers Mate | 2 Hours |
| Fix insulation | Plasterers Mate | 1 Hours |
| Fix plasterboard to side 2 | 2 Plasterers and 1 Plasterers Mate | 1 Hours |
| Apply finish to plaster to side 2 | 2 Plasterers and 1 Plasterers Mate | 2 Hours |
|  |  |  |
| Suspended Floor (suspended floor) |  |  |
| Fix plasterboard to floor ceilings | 2 Plasterers and 1 Plasterers Mate | 2 Hours |
| Apply finish to plaster to floors | 2 Plasterers and 1 Plasterers Mate | 3 Hours |
| Fix floor insulation | General Labourer | 2 Hours |
|  |  |  |
| **House** |  |  |
| Brick and Block Cavity Wall (ext. walls) |  |  |
| Fix/apply plastering to walls | 2 Plasterers and 1 Plasterers Mate | 1 Hours |
| Apply finish to wall plastering | 2 Plasterers and 1 Plasterers Mate | 1 Hours |
|  |  |  |
| PVCu Windows 1050 Deep (110 C 600 x 1050 window) |  |  |
| Fix window reveal and cill plastering | 2 Plasterers and 1 Plasterers Mate | 1 Hours |
| Apply window reveal and cill finish to plaster | 2 Plasterers and 1 Plasterers Mate | 1 Hours |
|  |  |  |
| PVCu Windows 1200 Deep (212C 1200 x 1200 window) |  |  |
| Fix window reveal and cill plastering | 2 Plasterers and 1 Plasterers Mate | 1 Hours |
| Apply window reveal and cill finish to plaster | 2 Plasterers and 1 Plasterers Mate | 1 Hours |
|  |  |  |
| Small Structural Opening (Opening in cavity wall) |  |  |
| Fix structural opening reveal plaster | 2 Plasterers and 1 Plasterers Mate | 1 Hours |
| Apply finish to structural opening reveal plaster | 2 Plasterers and 1 Plasterers Mate | 1 Hours |

Total **Cost Excluding VAT £3,840.91**

|  |  |
| --- | --- |
| Joinery 2nd Fix  Fix doors and windows, fixtures and fittings. | C:\ProgramData\HBXL\Common Files\Images\Quote\Internal Painted Door Elevation.gif |

|  |  |  |
| --- | --- | --- |
| **Material****Extension** External Cavity Block Wall (external walls) |  |  |
| Skirting boards | Skirting Torus/Ovolo 19 x 125mm (Redwood) | 10 Metre |
| Fixings to skirtings | Cut Clasp Nails 65mm x 25kg | 0.02 Box |
|  |  |  |
| Stud Wall (internal stud walls) |  |  |
| Skirting board side 1 of stud wall | Skirting Torus/Ovolo 19 x 125mm (Redwood) | 3.1 Metre |
| Skirting board side 2 of stud wall | Skirting Torus/Ovolo 19 x 125mm (Redwood) | 3.1 Metre |
|  |  |  |
| Suspended Floor (suspended floor) |  |  |
| Perimeter floor sealant | Acoustic Floor Sealant 380ml | 2.1 Each |
|  |  |  |
| **House** |  |  |
| Brick and Block Cavity Wall (ext. walls) |  |  |
| Skirting boards | Skirting Torus/Ovolo 19 x 125mm (Redwood) | 2.6 Metre |
| Fixings to skirtings | Cut Clasp Nails 65mm x 25kg |  |
|  |  |  |
| PVCu Windows 1050 Deep (110 C 600 x 1050 window) |  |  |
| Sealant to sides and top of window | Silicone Sealant White 0.31 Litre | 0.1 Each |
|  |  |  |
| PVCu Windows 1200 Deep (212C 1200 x 1200 window) |  |  |
| Sealant to sides and top of window | Silicone Sealant White 0.31 Litre | 0.14 Each |
|  |  |  |
| **Upstairs** |  |  |
| Typical Panel Doors (762 Door into Studding) |  |  |
| Architrave | Torus Architrave 25 x 75mm (Redwood) | 20 Metre |
| Fixings to architrave | Panel Pins Bright 40mm x 0.25kg | 0.72 Each |
| Door | Internal Door 4 Panel Solid Oak 686mm x 1981mm | 2 Each |
| Door furniture | Georgian Brass Internal Latch Pack | 2 Each |
| Hinges | Butt Hinge Brassed 76mm | 3 Pair |
|  |  |  |
| Typical Panel Doors |  |  |
| Door | Internal Door 4 Panel Solid Oak 762mm x 1981mm | 6 Each |
| Door furniture | Georgian Brass Internal Latch Pack | 6 Each |
| Hinges | Butt Hinge Brassed 76mm | 9 Pair |
|  |  |  |
|  |  |  |
| **Labour** |  |  |
|  |  |  |
| **Extension** |  |  |
| External Cavity Block Wall (external walls) |  |  |
| Fix skirting boards | Joiners Mate | 3 Hours |
|  |  |  |
| Stud Wall (internal stud walls) |  |  |
| Fix skirting board to side 1 | Joiners Mate | 1 Hours |
| Fix skirting board to side 2 | Joiners Mate | 1 Hours |
|  |  |  |
| Suspended Floor (suspended floor) |  |  |
| Apply perimeter floor sealant | Joiners Mate | 4 Hours |
|  |  |  |
| **House** |  |  |
| Brick and Block Cavity Wall (ext. walls) |  |  |
| Fix skirting boards | Joiners Mate | 1 Hours |
|  |  |  |
| PVCu Windows 1050 Deep (110 C 600 x 1050 window) |  |  |
| Apply sealant to sides and top of window | Joiner | 1 Hours |
|  |  |  |
| PVCu Windows 1200 Deep (212C 1200 x 1200 window) |  |  |
| Apply sealant to sides and top of window | Joiner | 1 Hours |
|  |  |  |
| **Upstairs** |  |  |
| Typical Panel Doors (762 Door into Studding) |  |  |
| Fix architrave | Joiners Mate | 4 Hours |
| Hang door | Joiner | 2 Hours |
| Fix door furniture | Joiner | 2 Hours |
|  |  |  |
| Typical Panel Doors |  |  |
| Hang door | Joiner | 6 Hours |
| Fix door furniture | Joiner | 5 Hours |

Total **Cost Excluding VAT £2,481.47**

|  |  |
| --- | --- |
| 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.) | C:\ProgramData\HBXL\Common Files\Images\Quote\Copy of Internal Plastered Wall Elevation With dado.gif |

|  |  |  |
| --- | --- | --- |
| **Material****Extension** Apex Truss Roof (Main roof) |  |  |
| Decoration to plaster roof ceiling | Contract Emulsion Brilliant White 5 Litre | 0.53 Each |
|  |  |  |
| External Cavity Block Wall (external walls) |  |  |
| Decoration to wall or plaster | Contract Emulsion Magnolia 5 Litre | 1.1 Each |
| Primer for skirting boards | Undercoat White 5 Litre | 0.03 Each |
| Under Coat for skirting boards | Undercoat White 5 Litre | 0.03 Each |
| Paint for skirting boards | Gloss Brilliant White 5 Litre | 0.03 Each |
|  |  |  |
| Lean to Roof (lean to roof) |  |  |
| Decoration to plaster roof ceiling | Contract Emulsion Brilliant White 5 Litre | 0.05 Each |
|  |  |  |
| Structural Opening to New Wall (Front FF wall support) |  |  |
| Decoration to structural opening reveal plastering | Contract Emulsion Magnolia 5 Litre | 0.07 Each |
|  |  |  |
| Stud Wall (internal stud walls) |  |  |
| Decoration to plaster to side 1 of stud wall | Contract Emulsion Magnolia 5 Litre | 0.28 Each |
| Decoration to plaster to side 2 of stud wall | Contract Emulsion Magnolia 5 Litre | 0.28 Each |
| Priming to skirting board side 1 of stud wall | Undercoat White 5 Litre | 0.01 Each |
| Undercoating to skirting board side 1 of stud wall | Undercoat White 5 Litre | 0.01 Each |
| Finishing coat to skirting board side 1 of stud wall | Gloss Brilliant White 5 Litre | 0.01 Each |
| Priming to skirting board side 2 of stud wall | Undercoat White 5 Litre | 0.01 Each |
| Undercoating to skirting board side 2 of stud wall | Undercoat White 5 Litre | 0.01 Each |
| Finishing coat to skirting board side 2 of stud wall | Gloss Brilliant White 5 Litre | 0.01 Each |
|  |  |  |
| Suspended Floor (suspended floor) |  |  |
| Decoration to plaster | Contract Emulsion Brilliant White 5 Litre | 0.52 Each |
|  |  |  |
| **House** |  |  |
| Brick and Block Cavity Wall (ext. walls) |  |  |
| Decoration to wall or plaster | Contract Emulsion Magnolia 5 Litre | 0.17 Each |
| Primer for skirting boards | Undercoat White 5 Litre | 0.01 Each |
| Under Coat for skirting boards | Undercoat White 5 Litre | 0.01 Each |
| Paint for skirting boards | Gloss Brilliant White 5 Litre | 0.01 Each |
|  |  |  |
| PVCu Windows 1050 Deep (110 C 600 x 1050 window) |  |  |
| Window decoration to reveal plastering | Contract Emulsion Magnolia 5 Litre | 0.01 Each |
| Primer for window board | Undercoat White 5 Litre | 0.01 Each |
| Undercoat for window board | Undercoat White 5 Litre | 0.01 Each |
| Paint for window board | Gloss Brilliant White 5 Litre | 0.01 Each |
|  |  |  |
| PVCu Windows 1200 Deep (212C 1200 x 1200 window) |  |  |
| Window decoration to reveal plastering | Contract Emulsion Magnolia 5 Litre | 0.02 Each |
| Primer for window board | Undercoat White 5 Litre | 0.01 Each |
| Undercoat for window board | Undercoat White 5 Litre | 0.01 Each |
| Paint for window board | Gloss Brilliant White 5 Litre | 0.01 Each |
|  |  |  |
| Small Structural Opening (Opening in cavity wall) |  |  |
| Decoration to structural opening reveal plastering | Contract Emulsion Magnolia 5 Litre | 0.05 Each |
|  |  |  |
| **Upstairs** |  |  |
| Typical Panel Doors (762 Door into Studding) |  |  |
| Primer for architrave | Undercoat White 5 Litre | 0.06 Each |
| Undercoat for architrave | Undercoat White 5 Litre | 0.06 Each |
| Paint for architrave | Gloss Brilliant White 5 Litre | 0.06 Each |
| Primer for door casing | Undercoat White 5 Litre | 0.05 Each |
| Undercoat for door casing | Undercoat White 5 Litre | 0.1 Each |
| Paint for door casing | Gloss Brilliant White 5 Litre | 0.05 Each |
|  |  |  |
| Typical Panel Doors (864 Door into Studding) |  |  |
| Primer for architrave | Undercoat White 5 Litre | 0.18 Each |
| Undercoat for architrave | Undercoat White 5 Litre | 0.18 Each |
| Paint for architrave | Gloss Brilliant White 5 Litre | 0.18 Each |
|  |  |  |
|  |  |  |
| **Labour** |  |  |
|  |  |  |
| **Extension** |  |  |
| Apex Truss Roof (Main roof) |  |  |
| Prepare roof ceiling for decoration | Decorator | 1 Hours |
| Decorate ceiling plaster | Decorator | 2 Hours |
|  |  |  |
| External Cavity Block Wall (external walls) |  |  |
| Prepare wall or plaster for decoration | Decorator | 2 Hours |
| Apply decoration to wall or plaster | Decorator | 4 Hours |
| Prepare skirting boards for decoration | Decorator | 1 Hours |
| Apply primer to skirting boards | Decorator | 1 Hours |
| Apply undercoat to skirting boards | Decorator | 1 Hours |
| Apply paint to skirting boards | Decorator | 1 Hours |
|  |  |  |
| Lean to Roof (lean to roof) |  |  |
| Prepare roof ceiling for decoration | Decorator | 1 Hours |
| Decorate ceiling plaster | Decorator | 1 Hours |
|  |  |  |
| Structural Opening to New Wall (Front FF wall support) |  |  |
| Prepare plaster structural opening reveals for decoration | Decorator | 1 Hours |
| Apply decoration to plaster structural opening reveals | Decorator | 1 Hours |
|  |  |  |
| Stud Wall (internal stud walls) |  |  |
| Decorate plaster to side 1 | Decorator | 1 Hours |
| Decorate plaster to side 2 | Decorator | 1 Hours |
| Prepare skirting for priming/painting 1 | Decorator | 1 Hours |
| Apply primer to skirting to side 1 | Decorator | 1 Hours |
| Apply undercoat to skirting to side 1 | Decorator | 1 Hours |
| Apply finishing to skirting to side 1 | Decorator | 1 Hours |
| Prepare skirting for priming/painting 2 | Decorator | 1 Hours |
| Apply primer to skirting to side 2 | Decorator | 1 Hours |
| Apply undercoat to skirting to side 2 | Decorator | 1 Hours |
| Apply finishing to skirting to side 2 | Decorator | 1 Hours |
|  |  |  |
| Suspended Floor (suspended floor) |  |  |
| Prepare floor ceilings for decoration | Decorator | 1 Hours |
| Decorate plaster to floor ceilings | Decorator | 2 Hours |
|  |  |  |
| **House** |  |  |
| Brick and Block Cavity Wall (ext. walls) |  |  |
| Prepare wall or plaster for decoration | Decorator | 1 Hours |
| Apply decoration to wall or plaster | Decorator | 1 Hours |
| Prepare skirting boards for decoration | Decorator | 1 Hours |
| Apply primer to skirting boards | Decorator | 1 Hours |
| Apply undercoat to skirting boards | Decorator | 1 Hours |
| Apply paint to skirting boards | Decorator | 1 Hours |
|  |  |  |
| PVCu Windows 1050 Deep (110 C 600 x 1050 window) |  |  |
| Prepare window plaster reveals for decoration | Decorator | 1 Hours |
| Apply decoration to window plaster reveals and cill | Decorator | 1 Hours |
| Prepare window board for decoration | Decorator | 1 Hours |
| Apply primer for window board | Decorator | 1 Hours |
| Apply undercoat for window board | Decorator | 1 Hours |
| Apply paint for window board | Decorator | 1 Hours |
|  |  |  |
| PVCu Windows 1200 Deep (212C 1200 x 1200 window) |  |  |
| Prepare window plaster reveals for decoration | Decorator | 1 Hours |
| Apply decoration to window plaster reveals and cill | Decorator | 1 Hours |
| Prepare window board for decoration | Decorator | 1 Hours |
| Apply primer for window board | Decorator | 1 Hours |
| Apply undercoat for window board | Decorator | 1 Hours |
| Apply paint for window board | Decorator | 1 Hours |
|  |  |  |
| Small Structural Opening (Opening in cavity wall) |  |  |
| Prepare plaster structural opening reveals for decoration | Decorator | 1 Hours |
| Apply decoration to plaster structural opening reveals | Decorator | 1 Hours |
|  |  |  |
| **Upstairs** |  |  |
| Typical Panel Doors (762 Door into Studding) |  |  |
| Prepare door casing for decoration | Decorator | 2 Hours |
| Apply primer to door casing | Decorator | 2 Hours |
| Apply undercoat to door casing | Decorator | 2 Hours |
| Apply paint to door casing | Decorator | 2 Hours |

Total **Cost Excluding VAT £597.17**

|  |  |
| --- | --- |
| 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.) | C:\ProgramData\HBXL\Common Files\Images\Quote\Cavity Block Wall Elevation.gif |

|  |  |  |
| --- | --- | --- |
| **Material****Extension** External Cavity Block Wall (external walls) |  |  |
| Decoration to wall finish outer leaf | Smooth Masonry Paint Brilliant White 10 Litre | 0.56 Each |
|  |  |  |
|  |  |  |
| **Labour** |  |  |
|  |  |  |
| **Extension** |  |  |
| External Cavity Block Wall (external walls) |  |  |
| Prepare outer wall or render for decoration | Decorator | 2 Hours |
| Apply decoration to outer wall or render | Decorator | 7 Hours |

Total **Cost Excluding VAT £205.48**

|  |  |
| --- | --- |
| Completion  Completion of all building works. | C:\ProgramData\HBXL\Common Files\Images\Quote\Completion.gif |

|  |  |  |
| --- | --- | --- |
| **Labour****Upstairs** Typical Panel Doors (762 Door into Studding) |  |  |
| Return to ease door | Joiner | 1 Hours |
|  |  |  |
| Typical Panel Doors (864 Door into Studding) |  |  |
| Return to ease door | Joiner | 3 Hours |

Total **Cost Excluding VAT £104.00**

**Provisional & P.C. Sums**

The following items are either shown or specified with insufficient detail to accurately estimate and are therefore covered by the following Provisional & P.C. Sums

Electrical works £ 1,500.00

Heating and plumbing works £ 2,000.00

Supply of sanitary-ware to ensuite £ 500.00

Supply of sanitary-ware to family bathroom £ 500.00

Supply and fix ceramic wall tiling £ 1,000.00

Re-decoration of existing external render to match new £ 500.00

**Total Provisional & P.C. Sums £ 6,000.00**

Please note:

* No decoration has been allowed for the existing bedrooms.
* No allowance has been made for floor finishes.

**Total Cost Excluding VAT** £27,765.51

**Total VAT** £ 5,553.10

**Total Cost Including VAT** £33,318.61



**Acceptance of Estimate**

**Reference:** Extension

Mr & Mrs Smith

Beaconstone

Hillcommon

Somerset

TA4 1DU

Site address:

1 Station Road

Ilton

Somerset

TA19 9BZ

Please carry out the building works itemised in the Estimate defined above, dated Tuesday, 1st November 2016 to the value of:

**Total Cost Excluding VAT** £27,765.51

**Total VAT** £ 5,553.10

**Total Cost Including VAT** £33,318.61

|  |  |
| --- | --- |
| Signed Mr & Mrs Smith | …………………………. |
| Date | ……/………/20……….. |
|  |  |
| Signed on behalf of “YOUR COMPANY NAME” | …………………………. |
| Date | ……/………/20……….. |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Acceptance of Estimate**  **Reference:** Extension  Mr & Mrs Smith  Beaconstone  Hillcommon  Somerset  TA4 1DU  Site address:  1 Station Road  Ilton  Somerset  TA19 9BZ  Please carry out the building works itemised in the Estimate defined above, dated Tuesday, 1st November 2016 to the value of:  **Total Cost Excluding VAT** £27,765.51  **Total VAT** £ 5,553.10  **Total Cost Including VAT** £33,318.61   |  |  | | --- | --- | | Signed Mr & Mrs Smith | …………………………. | | Date | ……/………/20……….. | |  |  | | Signed on behalf of “YOUR COMPANY NAME” | …………………………. | | Date | ……/………/20……….. | |