

# Estimate



Date: 02 July 2024

To: **Mr & Mrs Sample**

For: **Sample House**

**Example Builders & Sons Ltd**

The Barn

Elm House

Stowmarket Road

IP14 4DS

01449 763 954

07908 970083

*sales@examplebuilders.co.uk*

*www.examplebuilders.co.uk*

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Dear Mr & Mrs Sample,

Many thanks for giving us the opportunity to estimate for your **Extension & Alterations at Sample House**.

We have attached a quotation for you to look over. If you have any questions please do call us on **07908 970083**, or email us at **sales@examplebuilders.co.uk**.

We have many satisfied customers and would be happy to let you speak to them if you would like to. Some testimonials can be found at our website **www.examplebuilders.co.uk**.

Please do let us know if you have any questions about the project.

Kind Regards

**Example Builders & Sons Ltd**



*Demolition Garage/Internal Walls/Skirting/Doors/Plasterboard Ceilings etc*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
General builder	7	Days	£330.00	£2,310.00
Labourer	6	Days	£222.00	£1,332.00
Labourer	7	Days	£222.00	£1,554.00
8 Yard Skip	4	Each	£300.00	£1,200.00
Hilti TE2000 Medium Duty Breaker	5	Days	£32.40	£162.00
Wall Supports Hire Packs	6	Weeks	£12.36	£74.16
125mm Angle Grinder	2	Days	£26.71	£53.42
Marcris HW650 Multi-Material Cordless Angle Grinder Diamond Wood Blade 115 x 22.23mm	2	Each	£18.89	£37.78
				<b>£6,723.36</b>

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*Breaking Up GF Concrete and Reinstating for Underfloor Heating*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
General builder	5	Days	£330.00	£1,650.00
Labourer	5	Days	£222.00	£1,110.00
Plasterer	1	Days	£312.00	£312.00
Plasterer	1	Days	£312.00	£312.00
Hilti TE700 Medium Duty Breaker	3	Days	£30.24	£90.72
8 Yard Skip	2	Each	£300.00	£600.00
Screed Delivery ** CALL LOCAL SUPPLIER FOR PRICE **	7	M3	£192.00	£1,344.00
Pump ** CALL LOCAL SUPPLIER FOR PRICE **	1	Each	£360.00	£360.00
				<b>£5,778.72</b>

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*Removing Existing Render*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
General builder	3	Days	£330.00	£990.00
Labourer	3	Days	£222.00	£666.00
8 Yard Skip	1	Each	£300.00	£300.00
Hilti TE700 Medium Duty Breaker	3	Each	£30.24	£90.72
				<b>£2,046.72</b>

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*Setting out the Site Area*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
General builder	1	Days	£330.00	£330.00
Sisal String Ball (2/300) 75m	1	Each	£5.46	£5.46

Road Line Marking Paint Blue 750ml	1	Each	£4.80	£4.80
Sawn Easi Edge Timber 47 x 50mm (2" x 2") Kiln Dried 3m FSC®	1	Each	£9.30	£9.30
				<b>£349.56</b>

### *Foundations*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
General builder	3	Days	£330.00	£990.00
Labourer	3	Days	£222.00	£666.00
Labourer	3	Days	£222.00	£666.00
1.5 Tonne Excavator	3	Day	£102.00	£306.00
Dumper 1T	3	Days	£90.00	£270.00
ROM Concrete Reinforcement Spacer	80	Each	£0.14	£11.52
Concrete delivery ** CALL LOCAL SUPPLIER FOR PRICE **	22	M3	£150.00	£3,300.00
H16 Steel Rebar 3000mm lengths	33	Each	£14.40	£475.20
				<b>£6,684.72</b>

### *Underground Drainage Allowance*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
General builder	4	Days	£330.00	£1,320.00
General builder	4	Days	£330.00	£1,320.00
Osmadrain Drainage Plain End Pipe 110mm 6 Meter	3	No	£54.04	£162.11
OsmaDrain Double Socket Long Radius bend 87.5° 110mm 4D581	4	No	£32.46	£129.84
Osmadrain Drainage Double Socket Slip Coupler 110mm	5	No	£17.75	£88.74
20mm Ballast Mixed Sand & Gravel 25kg Poly Bag	7	No	£4.79	£33.52
Osma 450mm Universal Inspection Chamber Base Straight Channel and 4x110mm Branches 4D922	2	No	£161.93	£323.86
Osma 450mm Universal Inspection Chamber A15 Round Cover & Frame 4D927	2	No	£63.62	£127.25
Osma 450mm Universal Inspection Chamber Shaft 4D975	8	No	£55.86	£446.88
				<b>£3,952.19</b>

### *Concrete Pads For Goal Posts*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
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General builder	2	Days	£330.00	£660.00
Labourer	2	Days	£222.00	£444.00
Labourer	2	Days	£222.00	£444.00
1.5 Tonne Excavator	2	Day	£102.00	£204.00
Dumper 1T	2	Days	£90.00	£180.00
Concrete delivery ** CALL LOCAL SUPPLIER FOR PRICE **	4	M3	£150.00	£600.00
Rawplug Steel Threaded Rods M20 x 260mm 5 Pack	4	Each	£49.99	£199.97
350 x 350 x 15mm Steel Base Plates	2	Each	£56.40	£112.80
Sika 300ml Anchorfix-1 Epoxy Resin	3	Each	£124.99	£374.98
				<b>£3,219.74</b>

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*Walls to the Foundation to DPC*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Bricklayer	3	Days	£330.00	£990.00
Labourer	3	Days	£222.00	£666.00
Petrol Concrete Mixers	3	Days	£27.50	£82.51
Concrete Block Dense 7N 100mm Solid	73	Each	£2.50	£182.21
65mm Class B Engineering Brick	847	Each	£0.64	£538.69
Building Sand Bulk Bag	1	Each	£75.42	£75.42
Blue Circle Mastercrete Cement, 25kg Bag	7	Each	£7.50	£52.50
Cementone Freeflo Plasticiser 5L	1	Each	£23.71	£23.71
Visqueen Polyethylene Damp Proof Course (DPC) 100mm x 30m	1	Each	£6.04	£6.04
				<b>£2,617.08</b>

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*Retaining Wall Blockwork*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Bricklayer	4	Days	£330.00	£1,320.00
Labourer	4	Days	£222.00	£888.00
Building Sand Bulk Bag	1	No	£75.42	£75.42
Hollow Dense Concrete Block 7.3N 215mm	95	No	£5.09	£483.36
Concrete delivery ** CALL LOCAL SUPPLIER FOR PRICE **	3	M3	£150.00	£450.00
Blue Circle Mastercrete Cement 25kg Bag	3	No	£4.70	£14.11
Electric Poker Vibrator	1	Days	£84.60	£84.60
Twice Weathered Concrete Coping Stone 275 x 610mm	17	Each	£20.87	£354.76

**£3,670.25**

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*Fill and compact Type 1*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
General builder	1	Days	£330.00	£330.00
Labourer	1	Days	£222.00	£222.00
MOT type 1 Subbase, Bulk Bag	11	Each	£43.00	£472.96
Vibrating Plate	1	Day	£40.00	£40.00
				<b>£1,064.95</b>

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*Concrete slab, Insulation & 75mm Screed*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
General builder	1	Days	£330.00	£330.00
Labourer	2	Days	£222.00	£444.00
Plasterer	1	Days	£312.00	£312.00
Plasterer	1	Days	£312.00	£312.00
Building Sand Bulk Bag	1	Each	£75.42	£75.42
Visqueen Black Polythene Damp ProMembrane Centrally Folded BBA 4m x 25m 250mu	1	Each	£45.44	£45.44
IKO Enertherm PIR Insulation Board 2400 x 1200 x 100mm	12	Each	£52.79	£633.46
IKO Enertherm PIR Insulation Board 2400 x 1200 x 25mm	1	Each	£26.39	£26.39
Capital Valley Plastics Ltd General Purpose Sheeting Clear 150ga 25 x 4m	1	Pack	£16.99	£16.99
Concrete delivery ** CALL LOCAL SUPPLIER FOR PRICE **	4	M3	£150.00	£600.00
Pump ** CALL LOCAL SUPPLIER FOR PRICE **	1	Each	£360.00	£360.00
Screed Delivery ** CALL LOCAL SUPPLIER FOR PRICE **	3	M3	£192.00	£576.00
				<b>£3,731.70</b>

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*Cavity Wall above DPC*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Bricklayer	6	Days	£330.00	£1,980.00
Labourer	6	Days	£222.00	£1,332.00
Tip-Up Concrete Mixers	6	Days	£14.40	£86.40
Knauf Insulation DriTherm 32 Cavity Insulation Slab 150mm 1200mm x 455mm	24	Each	£63.56	£1,525.54

Staifix Housing Wall Ties HRT4 225mm HRT4 (Box 250)	2	Each	£84.10	£168.19
Hemelite Solid Medium Density 7.3N Concrete Block 100mm	511	Each	£3.52	£1,796.68
100mm Thermalite Shield Block 3.6N	554	Each	£2.03	£1,123.51
Facing Brick Allowance	257	Each	£1.44	£370.08
Multicor Rigid Cavity Closer 2.44m	2	Each	£23.66	£47.33
Blue Circle Mastercrete Cement, 25kg Bag	10	No	£7.50	£75.00
Building sand Bulk, Bag	3	No	£64.00	£191.99
L1/S100 Standard Cavity Lintel 2400mm	1	Each	£172.19	£172.19
L1/S100 Standard Cavity Lintel 1200mm	1	Each	£86.58	£86.58
				<b>£8,955.48</b>

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*Internal Blockwork Wall*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Bricklayer	1	Days	£330.00	£330.00
Labourer	1	Days	£222.00	£222.00
Solid Medium Density 7.3N Concrete Block 100mm	65	No	£2.96	£192.66
Tarmac Building sand, Large Bag	3	No	£2.98	£8.93
Blue Circle Mastercrete Grey Cement in Plastic Bag 25kg	1	No	£8.34	£8.34
				<b>£761.93</b>

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*Steel Beam Allowance*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
General builder	5	Days	£330.00	£1,650.00
Labourer	5	Days	£222.00	£1,110.00
203 x 203 x 46kg UC 2500mm	2	Each	£312.00	£624.00
203 x 203 x 86kg UC 6400mm	1	Each	£816.00	£816.00
203 x 102 x 23kg UB 5400mm	1	Each	£348.00	£348.00
178 x 102 x 19kg UB 3300mm	1	Each	£174.00	£174.00
203 x 203 x 46kg UC 2540mm	1	Each	£324.00	£324.00
203 x 203 x 46kg UC 2400mm	1	Each	£288.00	£288.00
203 x 203 x 52kg UC 6800mm	1	Each	£912.00	£912.00
152 x 152 x 23kg UC 1000mm	2	Each	£60.00	£120.00
127 x 76 x 13kg UB 2000mm	1	Each	£72.00	£72.00
Easyfix A2 Stainless Steel Bolts M12 x 100mm 10 Pack	4	Each	£11.89	£47.57
				<b>£6,485.57</b>

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*Rear Flat Roof Structure*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Carpenter	4	Days	£336.00	£1,344.00
Labourer	4	Days	£222.00	£888.00
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 3m	10	Each	£16.02	£160.20
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 4.8m	20	Each	£25.55	£510.96
Sawn Treated Easi Edge 200 x 47mm (8" x 2") Kiln Dried C24 3.6m FSC®	6	Each	£24.11	£144.65
OJ Unifix Cup Square Hex Bolt&Nut BZP M12x220Mm(2)	3	Bag	£8.12	£24.37
4TRADE Hexagon Full Nuts M12 Pack of 10	6	Each	£3.26	£19.58
Sabrefix Jiffy Hangers 50 x 275mm 10 Pack	10	Each	£11.50	£114.96
Paslode 3.1 x 90mm Smooth Galv Plus Nail Fuel Pack (Qty 2200) & 2 Fuel Cells for IM360 Nailers	1	Each	£131.22	£131.22
Sawn Treated Easi Edge 100 x 47mm (4" x 2") Kiln Dried C24 4.8m	2	Each	£15.47	£30.94
Heavy Duty Engineered Bent Strap 1200mm	12	Each	£5.58	£66.96
Treated Roofing Batten 25 x 50MM 4.8M BS5534	8	Each	£7.84	£62.69
				<b>£3,498.53</b>

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*Roof Structure to the Front Extension*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Carpenter	2	Days	£336.00	£672.00
Labourer	2	Days	£222.00	£444.00
Simpsons Masonry Joist Hanger Galvanised 47 x 150mm	11	No	£4.86	£53.46
Easyfix Square Twist Nails Sheradised 3.75 x 30mm 1kg Pack	1	No	£7.28	£7.28
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 3.6m	11	Each	£19.14	£210.54
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 3m	3	Each	£16.02	£48.06
Sawn Treated Easi Edge 200 x 47mm (8" x 2") Kiln Dried C24 3.6m FSC®	1	Each	£24.11	£24.11
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 3.6m	7	Each	£19.14	£133.98



Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 4.8m	12	Each	£25.55	£306.58
Sawn Treated Easi Edge 100 x 47mm (4" x 2") Kiln Dried C24 4.8m	2	Each	£15.47	£30.94
Paslode 3.1 x 90mm Smooth Galv Plus Nail Fuel Pack (Qty 2200) & 2 Fuel Cells for IM360 Nailers	1	Each	£131.22	£131.22
				<b>£2,062.16</b>

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*Scaffold Allowance*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Scaffold Allowance	1	Each	£3,000.00	£3,000.00
				<b>£3,000.00</b>

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*Timber Beams*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Carpenter	2	Days	£336.00	£672.00
Labourer	2	Days	£222.00	£444.00
Sawn Treated Easi Edge 200 x 47mm (8" x 2") Kiln Dried C24 3.6m FSC®	3	Each	£24.11	£72.32
Sawn Easi Edge Timber 175 x 47mm (7" x 2") Kiln Dried C16 3m FSC®	3	Each	£13.98	£41.94
Easyfix General Purpose Threaded Coach Bolts Carbon Steel Bright Zinc- Plated M12 x 150mm 25 Pack	1	Each	£19.36	£19.36
Easyfix BZP Steel Hex Nuts M12 100 Pack	1	Each	£8.78	£8.78
				<b>£1,258.40</b>

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*Warm Deck*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Carpenter	5	Days	£336.00	£1,680.00
Carpenter	5	Days	£336.00	£1,680.00
Celotex XR4150 General Application Insulation Board 150mm x 1200mm x 2400mm (2.88m <sup>2</sup> /Sheet)	13	No	£155.52	£2,021.76
General Purpose Plywood 2440 x 1220 x 18mm	26	No	£16.74	£435.24
TimbaScrew TX Wafer Timber Screws 6.7 x 200mm 50 Pack	6	No	£29.99	£179.93
Single Ply Membrane	33	M2	£90.00	£2,970.00
Kerb Trim 2.5M	6	Each	£20.14	£120.82

Upstand Flashing 3M	5	ea	£12.30	£61.50
				<b>£9,149.24</b>

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*Fixed Rooflight Allowance*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Carpenter	2	Days	£336.00	£672.00
Labourer	2	Days	£222.00	£444.00
3000 x 2000mm Fixed Flat Rooflight Allowance	1	Each	£4,200.00	£4,200.00
				<b>£5,316.00</b>

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*Tile Roof Covering Low Level*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Roofer	1	Days	£294.00	£294.00
Labourer	1	Days	£222.00	£222.00
Timber Nailer	1	Day	£35.59	£35.59
125mm Angle Grinder	1	Day	£26.71	£26.71
Proctor Roofshield Membrane 1x50m	1	Each	£177.37	£177.37
Graded Roof Batten Treated 50 x 25mm (2" x 1") 4.8m PEFC	10	Each	£8.58	£85.80
Easytrim 3 In 1 Eaves Ventilation Accessory Pack	1	Each	£32.32	£32.32
Easytrim Easyridge Plus 10M Dryfix Ridgekit Black	1	Each	£105.25	£105.25
Tile & Half	6	Each	£4.00	£23.98
Interlocking Tiles	149	Each	£1.06	£157.34
Angled Ridge	13	Each	£6.00	£78.00
Paslode 141259 Galvanised Ring Handy Pack 63mm x 2.8mm	1		£53.45	£53.45
Marcris CK650SF Diamond Tile Blade 115 x 22.2mm	1		£17.34	£17.34
				<b>£1,309.15</b>

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*Cavity Wall To Bed 3*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Bricklayer	3	Days	£330.00	£990.00
Labourer	3	Days	£222.00	£666.00
Tip-Up Concrete Mixers	3	day	£14.40	£43.20
Knauf Insulation DriTherm 32 Cavity Insulation Slab 150mm 1200mm x 455mm	5	Each	£63.56	£317.82

Staifix Housing Wall Ties HRT4 225mm HRT4 (Box 250)	1	Each	£84.10	£84.10
Hemelite Solid Medium Density 7.3N Concrete Block 100mm	143	Each	£3.52	£502.79
100mm Thermalite Shield Block 3.6N	143	Each	£2.03	£290.00
Simpsons Wall Starter Kit C2KS Stainless Steel	0	Each	£15.35	£0.00
Blue Circle Mastercrete Cement, 25kg Bag	3	No	£7.50	£22.50
Building Sand Bulk Bag	1	No	£75.42	£75.42
L1/S100 Standard Cavity Lintel 2100mm	1	Each	£136.32	£136.32
Multicor Rigid Cavity Closer 2.44m	1	Each	£23.66	£23.66
				<b>£3,151.81</b>

### *Bed 3 Roof Structure*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Carpenter	4	Days	£336.00	£1,344.00
Timber Nailer	4	Days	£52.92	£211.68
Labourer	4	Days	£222.00	£888.00
Sawn Treated Easi Edge 100 x 47mm (4" x 2") Kiln Dried C16 4.8m FSC®	4	Each	£19.02	£76.08
Sawn Treated Easi Edge 200 x 47mm (8" x 2") Kiln Dried C16 4.8m FSC®	1	Each	£37.43	£37.43
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C16 3.6m FSC®	23	Each	£22.50	£517.50
Sawn Treated Easi Edge 200 x 47mm (8" x 2") Kiln Dried C16 4.8m FSC®	4	Each	£37.43	£149.71
Sawn Treated Easi Edge 225 x 47mm (9" x 2") Kiln Dried C16 4.8m FSC®	10	Each	£42.18	£421.80
Simpsons Heavy Engineered Bent Restraint Strap 1000mm	10	Each	£5.03	£50.28
Spax Wood Screws 5.0 x 50mm (Pk 500)	0	Each	£24.54	£0.00
Paslode Nail Fuel Pack 90 x 3.1mm ST Galv+ (Pk 2200) & 2 Fuel Cells For IM350+	1	Each	£91.43	£91.43
General Purpose Plywood 2440 x 1220 x 9mm	2	Each	£16.74	£33.48
				<b>£3,821.39</b>

### *Fascia and Soffit*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Labourer	6.75	Days	£222.00	£1,498.50

Single Leg White Universal Fascia Board 250mm x 5m	7	Pack	£46.07	£322.48
Multi-Purpose Board White 225mm x 5m	7	Pack	£40.74	£285.18
uPVC Nails White Head A4 Stainless Steel Shank 3 x 50mm 100 Pack	1	Each	£16.19	£16.19
600mm External Fascia Corner Joint White	6	Each	£10.14	£60.84
300mm Fascia In-Line Joiner White	6	Each	£4.07	£24.41
				<b>£2,207.59</b>

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### *Rainwater*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Carpenter	1	Days	£336.00	£336.00
FloPlast Black Half Round Gutter 112mm x 4m	6	No	£11.27	£67.61
FloPlast Half Round Fascia Brackets Black 112mm 10 Pack	3	No	£7.78	£23.33
FloPlast Half Round Internal Stop End Black 112mm	7	No	£1.14	£7.98
FloPlast 90° Half Round Angle Black 112mm	2	No	£3.43	£6.86
FloPlast Round Downpipe Black 68mm x 2.5m	3	No	£5.98	£17.93
FloPlast Half Round Clips Black 68mm 10 Pack	1	No	£9.12	£9.12
FloPlast 112.5° Round Offset Bend Black 68mm	6	No	£3.00	£18.00
Ultra Screw PZ Double-Countersunk Multipurpose Screws 5 x 50mm 200 Pack	0.32	No	£25.00	£8.00
Rawplug Uno Wall Plugs 7 x 30mm 96 Pack	0.67	No	£5.99	£4.01
				<b>£498.84</b>

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### *Main Roof Covering*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Rofer	2	Days	£294.00	£588.00
Labourer	2	Days	£222.00	£444.00
Timber Nailer	2	Day	£35.59	£71.18
125mm Angle Grinder	2	Day	£26.71	£53.42
Proctor Roofshield Membrane 1x50m	1	Each	£177.37	£177.37
Graded Roof Batten Treated 50 x 25mm (2" x 1") 4.8m PEFC	12	Each	£8.58	£102.96

Easytrim 3 In 1 Eaves Ventilation Accessory Pack	2	Each	£32.32	£64.63
Code 3 Lead Roll 450mm x 6m	1	Each	£63.23	£63.23
Tile & Half	10	Each	£4.00	£39.96
Interlocking Tiles	179	Each	£1.06	£189.02
Angled Ridge	17	Each	£6.00	£102.00
Paslode 141259 Galvanised Ring Handy Pack 63mm x 2.8mm	1	Each	£53.45	£53.45
Marcris CK650SF Diamond Tile Blade 115 x 22.2mm	1	Each	£17.34	£17.34
				<b>£1,966.57</b>

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*Windows & Door Allowance*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Carpenter	3	Days	£336.00	£1,008.00
Labourer	2	Days	£222.00	£444.00
1810 x 1435mm Aluminium Window Allowance	1	Each	£1,560.00	£1,560.00
500 x 900mm Aluminium Window Allowance	1	Each	£270.00	£270.00
4950 x 2395mm Sliding Aluminium Window Allowance	1	Each	£7,140.00	£7,140.00
900 x 2100mm Aluminium Door Allowance	1	Each	£1,134.00	£1,134.00
1770 x 1200 Aluminium Window Allowance	1	Each	£1,320.00	£1,320.00
Fischer 750ml Gun Foam Expanding B3	4	Each	£20.05	£80.21
Broadfix Universal Flat Packer 28x100mm (Pack of 120) Mixed 1-6mm	1	Each	£15.16	£15.16
Rawlplug Concrete Screws 7.5 x 92mm Pack of 30	1	Each	£17.03	£17.03
				<b>£12,988.39</b>

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*Rendering*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Plasterer	10	Days	£312.00	£3,120.00
Plasterer	10	Days	£312.00	£3,120.00
Labourer	10	Days	£222.00	£2,220.00
K Rend Silicone FT Render White	195	No	£20.47	£3,992.04
K Rend Render Reinforcing Mesh 1 x 50m	2	Each	£69.54	£139.08
				<b>£12,591.12</b>

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### *Studwork*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Carpenter	3	Days	£336.00	£1,008.00
Labourer	3	Days	£222.00	£666.00
47mm x 100mm x 3.0m Regularised Treated Sawn Timber C24	55	No	£12.28	£675.18
Knauf Insulation OmniFit Roll 100mm	4	No	£59.21	£236.83
Paslode Galvanised-Plus IM360 Collated Nails 3.1 x 90mm 1100 Pack	1	Each	£46.79	£46.79
				<b>£2,632.80</b>

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### *Plasterboarding*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Carpenter	6	Days	£336.00	£2,016.00
Labourer	6	Days	£222.00	£1,332.00
Siniat Standard Square Edge Plasterboard 2400 x 1200 x 12.5mm	76	No	£10.79	£819.89
Fine Thread Drywall Screw Black 3.5 x 50mm Pk 1000	3	Each	£7.02	£21.06
CaberMDF Pro Board 2440 x 1220 x 12mm FSC®	2	Each	£32.63	£65.26
				<b>£4,254.20</b>

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### *Loft Insulation - Pitched Roofs*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Labourer	1	Days	£222.00	£222.00
Knauf Insulation Loft Roll 44 100mm Covers 13.89m <sup>2</sup> Ready-Cut	2	No	£53.10	£106.20
Knauf Insulation Loft Roll 44 100mm Covers 13.89m <sup>2</sup> Ready-Cut	2	No	£53.10	£106.20
				<b>£434.40</b>

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### *Making Good Disturbed Areas & Boxings & Understair Storage*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Carpenter	7	Days	£336.00	£2,352.00
Siniat Standard Square Edge Plasterboard 2400 x 1200 x 12.5mm	10	Each	£10.79	£107.88
Bond It Drywall Self Adhesive Scrim Tape 48mm x 90m	2	Each	£7.86	£15.72
Fine Thread Drywall Screw Black 3.5 x 50mm Pk 1000	1	Each	£7.02	£7.02

John Brash BS5534 Red Graded Treated Timber Roofing Batten 25mm x 50mm x 4.2m	10	Each	£6.91	£69.12
Thistle MultiFinish Plaster 25kg	1	Each	£9.47	£9.47
CaberMDF Pro Board 2440 x 1220 x 12mm FSC®	4	Each	£32.63	£130.51
47x50 Imported Treated Carcassing Timber 3m	8	Each	£11.32	£90.53
Bullet 5.0 x 70mm Gold Wood Screw Qty 250	1	Each	£26.54	£26.54
				<b>£2,808.79</b>

### *Plastering*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Plasterer	12	Days	£312.00	£3,744.00
Plasterer	12	Days	£312.00	£3,744.00
Plasterer	12	Days	£312.00	£3,744.00
Labourer	8	Days	£222.00	£1,776.00
Bond It Drywall Self Adhesive Scrim Tape 48mm x 90m	5	Rolls	£7.86	£39.30
Thincoat Angle Bead 2.4m	21	Each	£2.27	£47.63
Thistle Board Finish Plaster 25kg Bag	54	Bags	£7.33	£395.93
				<b>£13,490.86</b>

### *2nd Fix Carpentry*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Carpenter	12	Days	£336.00	£4,032.00
Primed MDF Torus Skirting 144 x 18 x 4200mm FSC®	32	No	£38.03	£1,216.90
MDF Torus Architrave 18 x 69 mm x 4.4m	22	No	£23.20	£510.31
Whitewood Door Lining Set and Stops 32 x 115mm 762/838mm Doors Finished size 27.5 x 108mm	5	Each	£46.98	£234.90
Goldscrow PZ Double-Countersunk Multipurpose Screws 5 x 70mm 100 Pack	1	Each	£4.60	£4.60
Broadfix Precision Wedgepackers Medium 77 x 8 x 45mm 200 Pack	1	Each	£23.99	£23.99
Easyfix Panel Pins 1.6 x 40mm 0.5kg Pack	1	No	£5.29	£5.29
Gripfill 350ml Multi Purpose Gap Filling Adhesive	14	No	£6.71	£93.91

Geocel Joiners Mate Mitre Bond 50g/200ml	1	Each	£16.60	£16.60
Landing Ballustrade Allowance	1	Each	£576.00	£576.00
Sliding Door kit Allowance	1	Each	£300.00	£300.00
				<b>£7,014.49</b>

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*Painting and Decorating*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Painter decorator	15	Days	£300.00	£4,500.00
Leyland Trade Acrylic Primer Undercoat 2.5Ltr	2	Each	£14.99	£29.98
Leyland Trade Satin Brilliant White Trim Paint 2.5Ltr	2	Each	£17.99	£35.98
Leyland Trade Vinyl Matt Emulsion Brilliant White 10ltr	14	Each	£39.78	£556.92
Decorator Sundries	1	Each	£180.00	£180.00
				<b>£5,302.87</b>

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*Patio Area*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
General builder	7	Days	£330.00	£2,310.00
Bricklayer	1	Days	£330.00	£330.00
Labourer	1	Days	£222.00	£222.00
Labourer	7	Days	£222.00	£1,554.00
1.5 Tonne Excavator	5	Day	£102.00	£510.00
1T Dumper	5	Days	£90.00	£450.00
Vibrating Plate	3	Day	£40.00	£119.99
MOT type 1 Subbase, Bulk Bag	8	Each	£43.00	£343.97
Sandstone Paving Sunset Buff 900x600	75	Each	£22.51	£1,688.40
Building Sand Bulk Bag	4	Each	£75.42	£301.68
Blue Circle Mastercrete Cement, 25kg Bag	9	No	£7.50	£67.50
ACO RainDrain B 125 Channel with Cast Iron Heelguard Grating 1m	9	Each	£48.59	£437.29
ACO HexDrain Closing End Cap	2	Each	£6.43	£12.86
Facing Brick Allowance	150	No	£1.44	£216.00
				<b>£8,563.69</b>

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*Coving Allowance*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Carpenter	6	Days	£336.00	£2,016.00



SuperCove Polyurethane Coving 127mm x 3m Pack 6	8	Each	£32.10	£256.80
SuperCove Polyurethane Coving Adhesive 310ml	20	Each	£3.59	£71.76
SuperCove Polyurethane Coving Internal Corner 127mm	40	Each	£6.59	£263.52
SuperCove Polyurethane Coving External Corner 127mm	15	Each	£6.59	£98.82
				<b>£2,706.90</b>

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*Provisional Cost For Engineered Herringbone Oak Flooring*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Herringbone Engineered Oak Flooring Allowance	100	M2	£48.00	£4,800.00
Ssikabond Woodfloor Adhesive	6	Each	£144.00	£864.00
Floor Layer	100	M2	£60.00	£6,000.00
				<b>£11,664.00</b>

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*Kitchen Allowance*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Kitchen Allowance	1	Each	£6,000.00	£6,000.00
Carpenter	5	Days	£336.00	£1,680.00
Ulti-Mate II Woodscrews (Zinc & Yellow) - 5.0 x 60mm (200)	1	Each	£25.58	£25.58
				<b>£7,705.58</b>

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*Wet Underfloor Heating Allowance*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Plumber	8	Days	£330.00	£2,640.00
Labourer	8	Days	£222.00	£1,776.00
5 x Port x 500m Kit (100m2) Wet Underfloor Heating Kit	1	Each	£1,020.00	£1,020.00
3 Port x 300m Kit (60m2) Wet Underfloor Heating Kit	1	Each	£780.00	£780.00
				<b>£6,216.00</b>

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*Tiling Allowance*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
Tiler	5	Days	£294.00	£1,470.00
Labourer	5	Days	£222.00	£1,110.00
Tiles Allowance	20	M2	£30.00	£600.00

Dunlop CX-24 Essential Tile Adhesive White 20kg	7	Each	£23.82	£166.74
Dunlop Wall Tile Grout White 10kg	4	Each	£14.03	£56.11
3mm Long Leg Tile Spacers (Pk 250)	3	Each	£3.54	£10.62
				<b>£3,413.47</b>

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*1st & 2nd Fix Electrical Provisional Sum*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
1st & 2nd Fix Electrical Provisional Sum	1	Each	£12,000.00	£12,000.00
				<b>£12,000.00</b>

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*1st & 2nd Fix Plumbing Provisional Sum*

	<b>Qty</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
1st & 2nd Fix Plumbing Provisional Sum	1	Each	£12,000.00	£12,000.00
				<b>£12,000.00</b>

## **Summary**

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Total before VAT	£219,069.24
VAT (20%)	£43,813.85
<b>Total Cost</b>	<b>£262,883.09</b>

## Terms and Conditions

1. Example Builders & Sons Ltd will provide all customers with a written quotation, which will include sufficient detail for the completion of the works. If any clarification is required, please contact us so that we can provide it. Extra works can be provided subject to a written confirmation including cost.
2. A 'contract' with Example Builders & Sons Ltd is an agreement by the client to have work undertaken based on a written quotation headed 'Quote/Estimate' submitted directly to the client on an official Example Builders & Sons Ltd letterhead and is a clear and straightforward undertaking between the two parties to form a contract.
3. Once a quotation has been accepted (either verbally or in writing) and the client has paid their deposit, then a contract has been entered into and these terms will come into effect. Quotes are valid for one month from the date on the quote.
4. Once the client has entered into a contract with Example Builders & Sons Ltd, by paying their deposit, they have a 14 day cooling off period should they wish to cancel the contract. The client can cancel their contract within 14 days by either phone or email to Example Builders & Sons Ltd. 07908 970083 [sales@examplebuilders.co.uk](mailto:sales@examplebuilders.co.uk)
5. All prices quoted are calculated on the basis of free access and unimpeded working during our normal working hours (8am – 4pm Mon – Fri), unless otherwise agreed.
6. It is the customer's responsibility to arrange planning permission, building control and any utility changes (eg Anglian Water). If planning permission is required for the work, Example Builders & Sons Ltd may request to see proof that this has been agreed prior to beginning work.
7. Commencement of work is under the assumption of uninterrupted work for the duration of the contract and in accordance with planning permission where applicable. Example Builders & Sons Ltd will not be held liable for any costs incurred as a result of delays due to unforeseen circumstances. (eg planning permission delays resulting in work having to stop)
8. Example Builders & Sons Ltd will agree all practical arrangements with regards to working methods with the client in order to provide minimum disruption to the client and allow work to be carried out efficiently by the contractor.
9. Free access is required for delivery of building materials, plant, machinery, skips etc.
10. All used or removed materials on-site remain the property of Example Builders & Sons Ltd and will be disposed of accordingly,
11. Example Builders & Sons Ltd may directly employ or sub contract labour to work on site. Each sub-contractor takes full responsibility for their own third party liability. Plumbing sub-contracts are CORGI registered. Electricians are Part P certified. Example Builders & Sons Ltd will oversee all works to completion and takes full general and operational responsibility in the running of any contract agreed with the client.
12. Payments can be made by cheque or cash but bank transfer is our preferred method.
13. No responsibility is taken by Example Builders & Sons Ltd for the presence of perished or rotten timber (or any other perished or rotten materials) in existing structures such as doors, windows and frames whether detected or undetected at the time of contract.
14. We will not be held responsible for the suitability of the existing boilers ability to provide for additional plumbing works. If the existing boiler is found to be unsuitable, this shall be discussed with the client and any parts required shall be supplied at trade cost. If we have to remove existing radiators for any reason (eg plastering) we will not be held responsible for their effectiveness once they are replaced.
15. Example Builders & Sons Ltd will endeavour to protect existing surfaces with the use of dustsheets and loose plastic sheeting etc along with care in our working practice. However, responsibility for protection from damage of any existing surface or fabrics etc is the

responsibility of the client. Arrangement can be made to put in place protection of existing surfaces, over and above our basic cover, at a negotiated additional cost. We strongly recommend the clients moves any expensive or sentimental items before work commences. If we are required to move furniture to undertake our work we will not be held responsible for any breakages or stains that may occur. We advice clients to keep all valuables and expensive items safe and secure for the duration of the works, as we cannot be held liable for any theft or loss.

16. We will endeavour to employ a helpful attitude at all times and will always attempt to bring the building works to a satisfactory conclusion as soon as possible taking into account weather conditions, availability of specialist materials and unforeseen circumstances etc.