

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

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

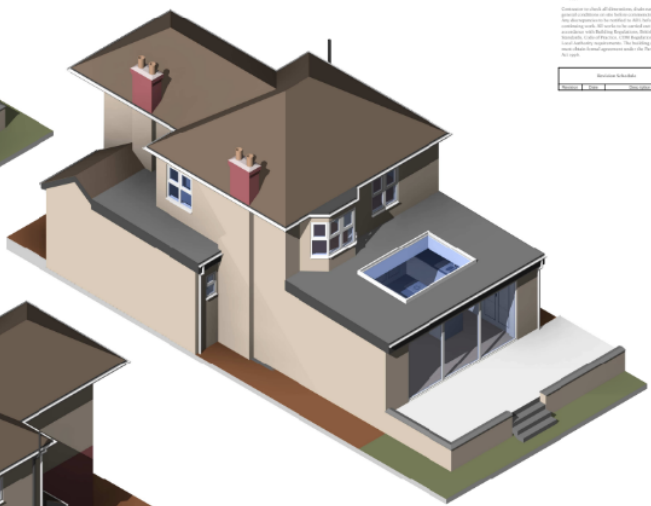


Approved Design Services
 1. Approved Design Services
 2. Approved Design Services
 3. Approved Design Services

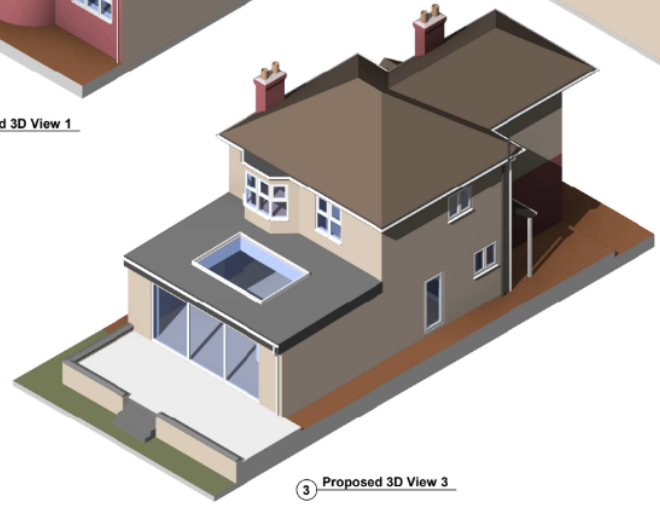
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1 Proposed 3D View 1



2 Proposed 3D View 2



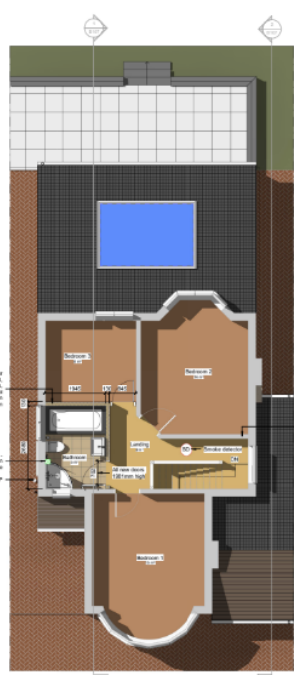
3 Proposed 3D View 3



Project Name	12345678901234567890
Client Name	ABCDEF
Project No.	1234567890
Scale	1:100
Author	ADL
Date	2023-01-01



1 Proposed Ground Floor Plan
T: 100



2 Proposed First Floor Plan
T: 100



3 Proposed Roof Plan
T: 100



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<i>Demolition Garage/Internal Walls/Skirting/Doors/Plasterboard Ceilings etc</i>	£6,723.36
<i>Breaking Up GF Concrete and Reinstating for Underfloor Heating</i>	£5,778.72
<i>Removing Existing Render</i>	£2,046.72
<i>Setting out the Site Area</i>	£349.56
<i>Foundations</i>	£6,684.72
<i>Underground Drainage Allowance</i>	£3,952.19
<i>Concrete Pads For Goal Posts</i>	£3,219.74
<i>Walls to the Foundation to DPC</i>	£2,617.08
<i>Retaining Wall Blockwork</i>	£3,670.25
<i>Fill and compact Type 1</i>	£1,064.95
<i>Concrete slab, Insulation & 75mm Screed</i>	£3,731.70
<i>Cavity Wall above DPC</i>	£8,955.48
<i>Internal Blockwork Wall</i>	£761.93
<i>Steel Beam Allowance</i>	

	£6,485.57
<i>Rear Flat Roof Structure</i>	£3,498.53
<i>Roof Structure to the Front Extension</i>	£2,062.16
<i>Scaffold Allowance</i>	£3,000.00
<i>Timber Beams</i>	£1,258.40
<i>Warm Deck</i>	£9,149.24
<i>Fixed Rooflight Allowance</i>	£5,316.00
<i>Tile Roof Covering Low Level</i>	£1,309.15
<i>Cavity Wall To Bed 3</i>	£3,151.81
<i>Bed 3 Roof Structure</i>	£3,821.39
<i>Fascia and Soffit</i>	£2,207.59
<i>Rainwater</i>	£498.84
<i>Main Roof Covering</i>	£1,966.57
<i>Windows & Door Allowance</i>	£12,988.39

<i>Rendering</i>	£12,591.12
<i>Studwork</i>	£2,632.80
<i>Plasterboarding</i>	£4,254.20
<i>Loft Insulation - Pitched Roofs</i>	£434.40
<i>Making Good Disturbed Areas & Boxings & Understair Storage</i>	£2,808.79
<i>Plastering</i>	£13,490.86
<i>2nd Fix Carpentry</i>	£7,014.49
<i>Painting and Decorating</i>	£5,302.87
<i>Patio Area</i>	£8,563.69
<i>Coving Allowance</i>	£2,706.90
<i>Provisional Cost For Engineered Herringbone Oak Flooring</i>	£11,664.00
<i>Kitchen Allowance</i>	£7,705.58
<i>Wet Underfloor Heating Allowance</i>	£6,216.00
<i>Tiling Allowance</i>	

£3,413.47

1st & 2nd Fix Electrical Provisional Sum

£12,000.00

1st & 2nd Fix Plumbing Provisional Sum

£12,000.00

Summary

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

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
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.