

Estimate

Date: 29 May 2025



To: **Mr & Mrs Sample**

For: **1 Sample Street**

Example Builders Ltd

The Barn

Elm House

Stowupland

IP14 4DS

01449 763954

07908970083

enquiries@example.co.uk

https://www.example.co.uk/

Dear Mr & Mrs Sample,

Many thanks for giving us the opportunity to quote for your **Example Job at 1 Sample Street**.

We have attached a quotation for you to look over. If you have any questions please do call us on , or email us at **enquiries@example.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 **https://www.example.co.uk/**.

Please note - as requested we have not allowed for the Cart Lodge/Parking Bays

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

Kind Regards

Example Builders Ltd

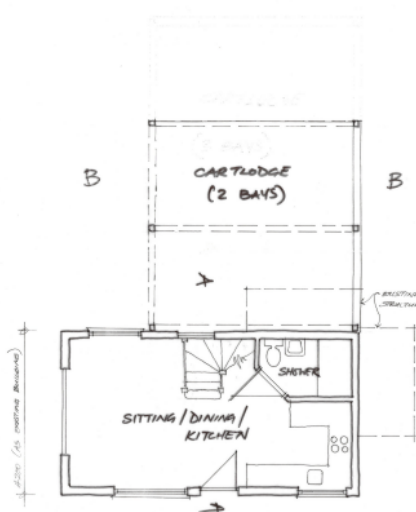
Website: <https://www.example.co.uk/>

Mobile: 07908970083

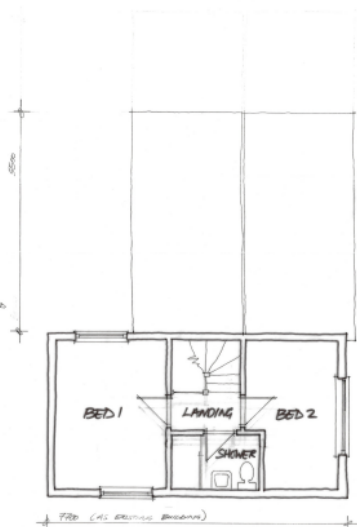
Phone: 01449 763954

E-mail address: enquiries@example.co.uk

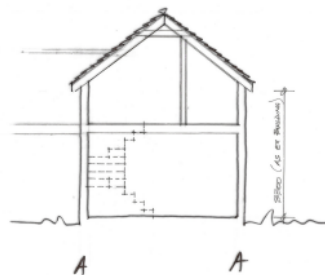
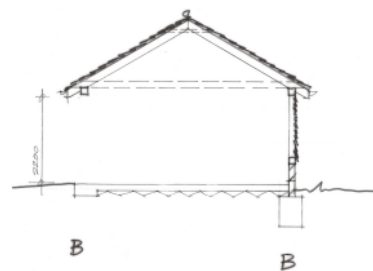
Address: The Barn, IP14 4DS, Stowupland, United Kingdom



GROUND



FIRST



Scaffolding & Access Equipment

	Qty	Unit	Unit Price	Total
Allowance to supply and erect scaffolding	1	Each	£4,500.00	£4,500.00
				£4,500.00

Raft Foundation

	Qty	Unit	Unit Price	Total
Muckaway Lorry (8 wheel / 16 tonne)	3	Each	£360.00	£1,080.00
3 Tonne Excavator	2	Days	£114.00	£228.00
ROM Concrete Reinforcement Merchant Steel Metal Fabric A142 Mesh 3.6m x 2m	9	Each	£55.32	£497.88
ROM Concrete Reinforcement Spacer Double Cover Flat Base SF4050 40/50mm	180	Each	£0.20	£36.00
Ready Mix Concrete Allowance	13	M3	£180.00	£2,340.00
Electric Poker Vibrator	1	Days	£88.92	£88.92
Groundworker	4	Days	£240.00	£960.00
Labourer	4	Days	£180.00	£720.00
				£5,950.80

Underground Drainage

	Qty	Unit	Unit Price	Total
Groundworker	3	Days	£240.00	£720.00
Labourer	3	Days	£180.00	£540.00
1.5 Tonne Excavator	2	Days	£90.00	£180.00
Osmadrain Drainage Plain End Pipe 110mm 6 Meter	3	Each	£54.04	£162.12
OsmaDrain Drainage Double Socket Short Radius Bend 87Degree 110mm 4D561	2	Each	£21.65	£43.30
OsmaDrain Double Socket Long Radius bend 87.5° 110mm 4D581	1	Each	£32.46	£32.46
Osmadrain Drainage Equal Junction 45 Degree Double Socket 110mm	2	Each	£42.18	£84.36
Bulk Bag 10mm Gravel	3	Each	£60.00	£180.00
Osma 450mm Universal Inspection Chamber Base Straight Channel and 4x110mm Branches 4D922	1	Each	£78.28	£78.28
Osma 450mm Universal Inspection Chamber A15 Round Cover & Frame				

4D927	1	Each	£63.62	£63.62
Osma 450mm Universal Inspection Chamber Shaft 4D975	3	Each	£55.86	£167.58
				£2,251.72

Walls below DPC

	Qty	Unit	Unit Price	Total
Solid Dense 7.3N Concrete Block Grey 100mm	181	Each	£2.35	£425.35
Bulk Bag Building Sand	1	Each	£60.00	£60.00
Blue Circle Mastercrete Grey Cement in Plastic Bag 25kg	4	Each	£9.18	£36.72
Bricklayer	2	Days	£240.00	£480.00
Labourer	2	Days	£180.00	£360.00
Cementone Freeflo Plasticiser 5L	1	Each	£9.70	£9.70
DPC 30m x 100mm	3	Each	£6.11	£18.33
Petrol Concrete Mixers	2	Days	£27.50	£55.00
				£1,445.10

Plinth Walls

	Qty	Unit	Unit Price	Total
Recticel Eurowall Cavity Insulation Board 1200 x 450 x 50mm	37	Each	£13.26	£490.62
Insulation Retaining Disc	48	Each	£0.14	£6.72
DPC 30m x 450mm	2	Each	£27.66	£55.32
Staifix Housing Wall Ties HRT4 200mm HRT4 (Box 250)	1	Each	£45.82	£45.82
Facing Brick Allowance	1226	Each	£1.44	£1,765.44
100mm Thermalite Shield Block 3.6N	205	Each	£2.39	£489.95
Type W Caviweep Brick Vent Terracotta	10	Each	£0.47	£4.70
Multicor Rigid Cavity Closer 2.44m	2	Each	£11.52	£23.04
Blue Circle Mastercrete Grey Cement in Plastic Bag 25kg	9	Each	£8.88	£79.92
Bulk Bag Building Sand	2	Each	£60.00	£120.00
Petrol Concrete Mixers	4	Days	£27.50	£110.00
Bricklayer	4	Days	£240.00	£960.00
Labourer	4	Days	£180.00	£720.00
				£4,871.53

Floor Screed & Insulation

Qty	Unit	Unit Price	Total
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Ndc Polipak Dpm 4m x 25m 300mu	1	Each	£75.71	£75.71
25mm x 2400mm x 1200mm Recticel Eurothane GP Insulation Board	3	Each	£17.26	£51.78
120mm x 2400mm x 1200mm Recticel Eurothane GP Insulation Board	18	Each	£54.14	£974.52
Vista TPS Polythene 4M X 25M Clear	1	Each	£15.48	£15.48
General builder	1	Days	£240.00	£240.00
Labourer	1	Days	£180.00	£180.00
Ready Mix Screed Allowance	4	M3	£222.00	£888.00
Pump Allowance	1	Each	£600.00	£600.00
Plasterer	1	Days	£240.00	£240.00
Plasterer	1	Days	£240.00	£240.00
				£3,505.49

Ground Floor External Timber Frame

	Qty	Unit	Unit Price	Total
Carpenter	8	Days	£240.00	£1,920.00
Labourer	8	Days	£180.00	£1,440.00
47mm x 150mm x 4.8m Regularised Treated Sawn Timber C24	86	Each	£33.76	£2,903.36
Paslode Galvanised-Plus IM360 Collated Nails 3.1mm x 90mm 1100 Pack	0.75	Each	£47.50	£35.63
Simpson Strong-Tie Heavy Restraint Bend Strap 900mm 10 Pack	3	Each	£74.99	£224.97
Goldscrow PZ Double-Countersunk Self-Tapping Multipurpose Screws 5mm x 50mm 200 Pack	0.5	Each	£6.49	£3.25
Easydrive TX Countersunk Concrete Screws 7.5mm x 50mm 100 Pack	2	Each	£12.49	£24.98
Rockwool Flexi 140mm	29	Each	£54.00	£1,566.00
Vista TPS Polythene 4M X 25M Clear	1	Each	£15.48	£15.48
SterlingOSB Zero OSB3 Board 2440 x 1220 x 11mm FSC®	28	Each	£19.60	£548.80
Goldscrow PZ Double-Countersunk Self-Tapping Multipurpose Screws 5mm x 50mm 200 Pack	2	Each	£6.49	£12.98
Easy Trim Master Breather Membrane 50m X 1m	2	Each	£85.84	£171.68
Stanley Heavy Duty Staples Zinc-Plated 8mm x 10mm 1000 Pack	1	Each	£3.59	£3.59
50mm x 2400mm x 1200mm Recticel Eurothane GP Insulation Board	29	Each	£26.16	£758.64
				£9,629.35

150mm Internal Partition

	Qty	Unit	Unit Price	Total
Carpenter	1	Days	£240.00	£240.00
Labourer	1	Days	£180.00	£180.00
47mm x 150mm x 4.8m Regularised Treated Sawn Timber C24	8	Each	£33.76	£270.08
Knauf Insulation Acoustic Roll 50mm Covers 16.2m²	1	Each	£68.22	£68.22
Paslode Galvanised-Plus IM360 Collated Nails 3.1mm x 90mm 1100 Pack	0.2	Each	£47.50	£9.50
				£767.80

Floor Joists, Insulation & Chipboard Deck

	Qty	Unit	Unit Price	Total
Carpenter	4	Days	£240.00	£960.00
Carpenter	4	Days	£240.00	£960.00
47mm x 200mm x 4.2m Regularised Treated Sawn Timber C24	29	Each	£39.22	£1,137.38
Unifix Cup Square Hex Bolt & Nut M12 x 130mm Pack of 12	4	Each	£10.86	£43.44
Simpsons Light Engineered Bent Restraint Strap 1000mm	14	Each	£2.75	£38.50
Simpson Strong-tie JHA270/47 Timber to Timber Joist Hanger 47mm	40	Each	£1.10	£44.00
Easyfix Square Twist Nails Sheradised 3.75mm x 30mm 1kg Pack	3	Each	£7.39	£22.17
Knauf Insulation OmniFit Roll 150mm	6	Each	£68.86	£413.16
Egger D4 Chipboard Flooring Adhesive 1kg	3	Each	£20.66	£61.98
22mm x 2400mm x 600mm Egger Peelclean Xtra Tongue and Grooved Chipboard Flooring TG4	21	Each	£26.76	£561.96
Goldscrow PZ Double-Countersunk Self- Tapping Multipurpose Screws 5mm x 50mm 200 Pack	2	Each	£6.49	£12.98
				£4,255.57

Upper External Timber Frame Walls

	Qty	Unit	Unit Price	Total
Carpenter	5	Days	£240.00	£1,200.00
Labourer	5	Days	£180.00	£900.00

47mm x 150mm x 4.8m Regularised Treated Sawn Timber C24	48	Each	£33.76	£1,620.48
Simpson Strong-Tie Heavy Restraint Bend Strap 900mm 10 Pack	2	Each	£74.99	£149.98
Unifix Cup Square Hex Bolt & Nut M12 x 130mm Pack of 12	5	Each	£10.86	£54.30
Vista TPS Polythene 4M X 25M Clear	1	Each	£15.48	£15.48
Rockwool Flexi 140mm	12	Each	£45.60	£547.20
SterlingOSB Zero OSB3 Board 2440 x 1220 x 11mm FSC®	12	Each	£19.60	£235.20
Goldscrew PZ Double-Countersunk Self- Tapping Multipurpose Screws 5mm x 50mm 200 Pack	2	Each	£6.49	£12.98
Easy Trim Master Breather Membrane 50m X 1m	2	Each	£85.84	£171.68
Stanley Heavy Duty Staples Zinc-Plated 8mm x 10mm 1000 Pack	2	Each	£3.59	£7.18
Paslode Galvanised-Plus IM360 Collated Nails 3.1mm x 90mm 1100 Pack	0.5	Each	£47.50	£23.75
50mm x 2400mm x 1200mm Recticel Eurothane GP Insulation Board	12	Each	£26.16	£313.92
				£5,252.15

Roof Structure

	Qty	Unit	Unit Price	Total
47mm x 100mm x 4.8m Regularised Treated Sawn Timber C24	6	Each	£22.18	£133.08
47mm x 175mm x 3.6m Regularised Treated Sawn Timber C24	42	Each	£29.03	£1,219.26
75mm x 225mm x 4.8m Regularised Treated Sawn Timber C16	4	Each	£85.02	£340.08
47mm x 225mm x 4.8m Regularised Treated Sawn Timber C24	3	Each	£44.23	£132.69
Heavy Duty Engineered Bent Strap 1000mm	15	Each	£3.95	£59.25
Heavy Duty Engineered Bent Strap 1500mm	16	Each	£6.47	£103.52
Paslode Galvanised-Plus IM360 Collated Nails 3.1mm x 90mm 1100 Pack	1	Each	£47.50	£47.50
Goldscrew PZ Double-countersunk Yellow-passivated Carbon steel Screw (Dia)5mm (L)80mm, Pack of 100	2	Each	£5.21	£10.42
Sabrefix Universal Framing Anchors Galvanised 124mm x 67mm 10 Pack	13	Each	£7.99	£103.87

Sheradized Square Twist Nails 30 x 3.75mm 500g	4	Each	£7.24	£28.96
Carpenter	9	Days	£240.00	£2,160.00
Labourer	9	Days	£180.00	£1,620.00
Timber Nailer	9	Days	£14.40	£129.60
				£6,088.23

Roof Covering & Insulation

	Qty	Unit	Unit Price	Total
Rofer	7	Days	£240.00	£1,680.00
Labourer	7	Days	£180.00	£1,260.00
Easy Trim Grafter Breather Membrane 50m X 1m	2	Each	£86.23	£172.46
John Brash BS5534 Red Graded Treated Timber Roofing Batten 25mm x 50mm x 4.8m	62	Each	£9.28	£575.36
Easy Trim 3 In 1 Ventilation Accessory Pack	3	Each	£45.66	£136.98
Easy Trim Easyridge Plus 10m Dryfix Ridgekit Black	2	Each	£84.08	£168.16
Calder Industrial Code 4 Lead Flashing 390mm x 3000mm	1	Each	£140.54	£140.54
Felt Support Tray Black 1.5m	4	Each	£4.39	£17.56
Timber Nailer	7	Days	£46.80	£327.60
125mm Angle Grinder	7	Days	£54.60	£382.20
Tile & Half	48	Each	£5.40	£259.20
Clay Pantiles	1426	Each	£2.34	£3,336.84
Angled Ridge	27	Each	£6.00	£162.00
Soakers	1	Each	£21.50	£21.50
Calder Industrial Code 4 Lead Flashing 150mm x 6000mm	1	Each	£79.27	£79.27
Paslode Galvanised-Plus IM360 Collated Nails 2.8mm x 63mm 1100 Pack	1	Each	£49.99	£49.99
Marcris CK650SF Multi-Material Diamond Blade 115mm x 22.2mm	1	Each	£19.98	£19.98
150mm x 2400mm x 1200mm Recticel Eurothane GP Insulation Board	20	Each	£67.14	£1,342.80
50mm x 2400mm x 1200mm Recticel Eurothane GP Insulation Board	20	Each	£26.16	£523.20
Carpenter	2	Days	£240.00	£480.00
				£11,135.64

Fascia and Soffit Softwood

	Qty	Unit	Unit Price	Total
Carpenter	3	Days	£240.00	£720.00
Labourer	3	Days	£180.00	£540.00
Graded BS5534 Pressure Treated Timber Roofing Batten 25mm x 38mm x 4.8m	9	Each	£4.82	£43.38
22mm x 100mm x 4.8m Green Treated Sawn Carcassing	9	Each	£9.67	£87.03
Goldscrow PZ Double-Countersunk Self-Tapping Multipurpose Screws 5mm x 50mm 200 Pack	1	Each	£6.49	£6.49
25x150 (20.5x144) 5th Premium Redwood PSE (Per M)	40	LM	£7.21	£288.40
25x225 (20.5x216) 5th Premium Redwood PSE (Per M)	40	LM	£11.17	£446.80
				£2,132.10

Rainwater

	Qty	Unit	Unit Price	Total
Carpenter	1	Days	£240.00	£240.00
Wavin Osma RoundLine gutter 112mm black 4m OT074B	5	Each	£12.29	£61.45
Wavin Osma RoundLine gutter support bracket 112mm black OT019B	30	Each	£1.64	£49.20
Wavin Osma RoundLine stopend external 12mm black OT011B	10	Each	£3.36	£33.60
Wavin Osma RoundLine straight running outlet 112mm black OT624B	5	Each	£4.75	£23.75
Wavin Osma RoundLine pipe 68mm black 2.75m OT086B	10	Each	£12.79	£127.90
Wavin Osma RoundLine pipe bracket 68mm black OT034B	17	Each	£1.70	£28.90
Wavin Osma RoundLine offset bend socket 68mm black OT025B	10	Each	£4.98	£49.80
Ultra Screw PZ Double-Countersunk Multipurpose Screws 5mm x 50mm 200 Pack	1	Each	£28.00	£28.00
Wall Plug Red 6mm Box of 100	2	Each	£1.19	£2.38
				£644.98

External Doors & Windows

	Qty	Unit	Unit Price	Total
Timber Glazed Doorset & Sidelights 2000x2100mm	1	Each	£2,520.00	£2,520.00

Timber Glazed Doorset & Sidelight 1200x2100mm	1	Each	£1,512.00	£1,512.00
Timber Doorset 900x2100mm	1	Each	£1,134.00	£1,134.00
Timber Garage Door 2100x2100mm	1	Each	£3,000.00	£3,000.00
Timber Window 1200x900mm	4	Each	£648.00	£2,592.00
Timber Window 1800x900mm	1	Each	£972.00	£972.00
Timber Window 1800x500mm	1	Each	£540.00	£540.00
Timber Window 900x600mm	1	Each	£324.00	£324.00
Simpson 20mm x 10mtr Fixing Band Galv FB20	1	Each	£24.71	£24.71
TurboGold PZ Double-countersunk Yellow-passivated Carbon steel Screw (Dia)5mm (L)60mm, Pack of 100	1	Each	£8.38	£8.38
Geocel Dupont Great Stuff Pro Gun Foam Fixer Window & Door 750ml	1	Each	£12.05	£12.05
Geocel Trade Mate Paintable Frame Seal White 310ml	6	Each	£11.66	£69.96
Carpenter	5	Days	£240.00	£1,200.00
Labourer	3	Days	£180.00	£540.00
				£14,449.10

Wall Cladding

	Qty	Unit	Unit Price	Total
Carpenter	6	Days	£240.00	£1,440.00
Carpenter	6	Days	£240.00	£1,440.00
Graded Roof Batten Treated 50 x 25mm (2" x 1") 4.8m	75	Each	£6.35	£476.25
32mm x 175mm x 4.2m Green Treated Featheredge Fencing Board 2EX	150	Each	£14.24	£2,136.00
PAR Redwood Boards 75 x 25mm (3" x 1") NOM PEFC	50	LM	£3.77	£188.50
47x50 Imported Treated Carcassing Timber 3m	50	Each	£67.70	£3,385.00
Paslode 141257 Stainless Steel Ring Handy Pack 51 x 2.8mm	3	Each	£121.34	£364.02
TurboGold PZ Double-Countersunk Multipurpose Screws 5mm x 80mm 100 Pack	7	Each	£8.89	£62.23
				£9,492.00

Studwork

	Qty	Unit	Unit Price	Total
Carpenter	2	Days	£240.00	£480.00

Labourer	2	Days	£180.00	£360.00
47mm x 100mm x 2.4m Regularised Treated Sawn Timber C24	54	Each	£10.06	£543.24
Knauf Insulation Acoustic Roll 50mm Covers 16.2m²	2	Each	£54.00	£108.00
Paslode Galvanised-Plus IM360 Collated Nails 3.1mm x 90mm 1100 Pack	0.25	Each	£47.50	£11.88
				£1,503.12

Internal Doors & Linings

	Qty	Unit	Unit Price	Total
Carpenter	2	Days	£240.00	£480.00
Labourer	2	Days	£180.00	£360.00
Door Lining Sawn/Metal Stud 32 x 115mm NOM	4	Each	£29.48	£117.92
Door - Allowance	4	Each	£120.00	£480.00
Ironmongery Allowance	4	Each	£54.00	£216.00
Goldscrew PZ Double-Countersunk Self- Tapping Multipurpose Screws 5mm x 70mm 100 Pack	1	Each	£4.90	£4.90
Broadfix Precision Wedgepackers Medium 77mm x 8mm x 45mm 200 Pack	1	Each	£31.19	£31.19
				£1,690.01

Plasterboard

	Qty	Unit	Unit Price	Total
Carpenter	5	Days	£240.00	£1,200.00
Labourer	5	Days	£180.00	£900.00
Siniat Standard Square Edge Plasterboard 2400 x 1200 x 12.5mm	88	Each	£11.00	£968.00
British Gypsum Gyproc Thermaline PIR Tapered Edge insulated plasterboard 2400mm x 1200mm x 63mm	8	Each	£64.25	£514.00
Fine Thread Drywall Screw Black 3.5 x 42mm Pk 1000	3	Each	£12.36	£37.08
Siniat Universal Bonding Compound 25kg	3	Each	£15.52	£46.56
				£3,665.64

Plastering

	Qty	Unit	Unit Price	Total
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Plasterboard Joint / Scrim Tape 48mm x 90m	7	Each	£4.88	£34.16
Mini Mesh Angle Bead 2.4m	32	Each	£2.58	£82.56
British Gypsum Thistle MultiFinish Coat Plaster 25kg	30	Each	£10.75	£322.50
Plasterer	8	Days	£240.00	£1,920.00
Plasterer	8	Days	£240.00	£1,920.00
				£4,279.22

Internal Joinery

	Qty	Unit	Unit Price	Total
Primed MDF Torus Skirting 119 x 18 x 4200mm FSC®	15	Each	£23.47	£352.05
Primed MDF Torus Architrave 69 x 18 x 4200mm FSC®	11	Each	£14.57	£160.27
Primed MDF Window Board 245 x 25 x 3660mm FSC®	4	Each	£58.08	£232.32
Pinkgrip Gap Filling Adhesive 350ml	8	Each	£4.14	£33.12
Paslode Galvanised Angled Brads 16ga x 38mm 2000 Pack	1	Each	£31.99	£31.99
Evo-Stik Mitre Fix 2-Part 351882	1	Each	£18.64	£18.64
Staircase Allowance	1	Each	£1,440.00	£1,440.00
Carpenter	4	Days	£240.00	£960.00
Labourer	1	Days	£198.00	£198.00
				£3,426.39

Wall Tiling Allowance

	Qty	Unit	Unit Price	Total
Wall Tile Allowance	10	M2	£36.00	£360.00
Dunlop RX-3000 Waterproof Wall Tile Adhesive 15kg	2	Each	£21.98	£43.96
2mm Long Leg Tile Spacers Pack of 1500	1	Each	£16.91	£16.91
Dunlop GX-500 Flexible Floor & Wall Tile Grout Mist Grey 2.5kg	2	Each	£9.59	£19.18
L Shaped Aluminium Tile Trim Silver 8mm x 2.4m	9	Each	£15.54	£139.86
Tiler	2	Days	£240.00	£480.00
				£1,059.91

Painting and Decorating

	Qty	Unit	Unit Price	Total
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Painter Decorator	8	Days	£240.00	£1,920.00
Painter Decorator	8	Days	£240.00	£1,920.00
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	1	Each	£14.99	£14.99
Leyland Trade Fast Drying Paint Brilliant White 2.5Ltr	1	Each	£29.99	£29.99
Leyland Trade 10Ltr Brilliant White Vinyl Matt Emulsion Paint	10	Each	£38.99	£389.90
Dulux Trade Weathershield External Undercoat 2.5L Paint Brilliant White	1	Each	£67.90	£67.90
Dulux Trade Weathershield Gloss 2.5L Paint Pure Brilliant White	1	Each	£67.31	£67.31
Bedec Barn Paint Black 5L	4	Each	£86.03	£344.12
Geocel Decorators Caulk White 380ml	4	Each	£1.67	£6.68
ProDec Ice Fusion Roller Kit	2	Each	£11.99	£23.98
ProDec Synthetic Decorators Brush Set	2	Each	£15.59	£31.18
P120 Grade (Fine) Green Aluminium Oxide Abrasive Roll (115mm x 5m)	2	Each	£9.23	£18.46
Cotton Twill Dust Sheet 3.6 x 2.7m (12' x 9')	2	Each	£13.58	£27.16
Hippo Low Tac Masking Tape 50mm x 50m	3	Each	£7.02	£21.06
				£4,882.73

Kitchen Allowance

	Qty	Unit	Unit Price	Total
Kitchen Allowance	1	Each	£9,600.00	£9,600.00
Misc Fixings	1	Each	£240.00	£240.00
Carpenter	5	Days	£240.00	£1,200.00
				£11,040.00

Provisional Sum for 1st & 2nd Fix Plumbing

	Qty	Unit	Unit Price	Total
Provisional Sum for 1st & 2nd Fix Plumbing	1	Each	£12,000.00	£12,000.00
				£12,000.00

Provisional Sum for 1st & 2nd Fix Electrics

	Qty	Unit	Unit Price	Total
Provisional Sum for 1st & 2nd Fix Electrics	1	Each	£7,800.00	£7,800.00

Summary

Total before VAT	£137,718.58
VAT (20%)	£27,543.72
Total Cost	£165,262.30

Terms and Conditions

1. Example Builders Ltd will provide all customers with a written estimate, 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 Ltd is an agreement by the client to have work undertaken based on a written estimate headed 'Quote/Estimate' submitted directly to the client on an official Example Builders Ltd letterhead and is a clear and straightforward undertaking between the two parties to form a contract.
3. Once the estimate 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. The estimate is valid for one months from the date on the estimate.
4. Once the client has entered into a contract with Example Builders 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 Ltd. 07908970083 enquiries@example.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 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 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 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 Ltd and will be disposed of accordingly,
11. Example Builders 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 GAS SAFE registered. Electricians are Part P certified. Example Builders 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 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 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.