

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

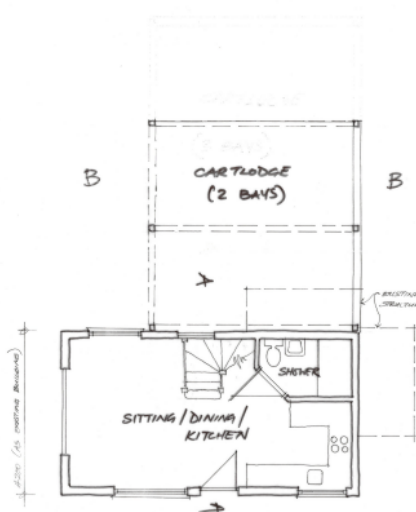
Website: <https://www.example.co.uk/>

Mobile: 07908970083

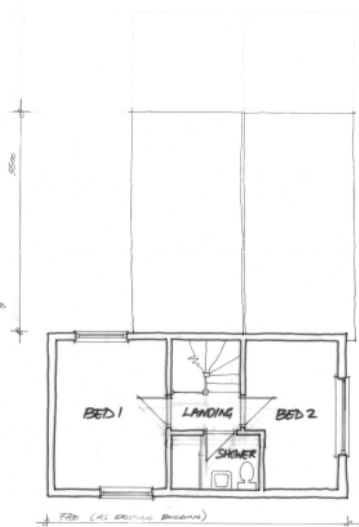
Phone: 01449 763954

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

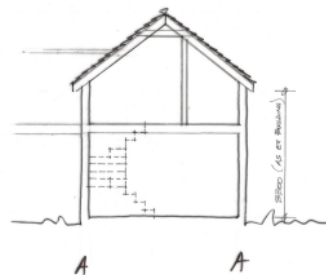
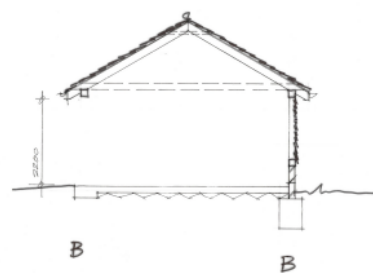
Address: The Barn, IP14 4DS, Stowupland, United Kingdom



GROUND



FIRST



<i>Scaffolding & Access Equipment</i>	£4,500.00
<i>Raft Foundation</i>	£5,950.80
<i>Underground Drainage</i>	£2,251.72
<i>Walls below DPC</i>	£1,445.10
<i>Plinth Walls</i>	£4,871.53
<i>Floor Screed & Insulation</i>	£3,505.49
<i>Ground Floor External Timber Frame</i>	£9,629.35
<i>150mm Internal Partition</i>	£767.80
<i>Floor Joists, Insulation & Chipboard Deck</i>	£4,255.57
<i>Upper External Timber Frame Walls</i>	£5,252.15
<i>Roof Structure</i>	£6,088.23
<i>Roof Covering & Insulation</i>	£11,135.64
<i>Fascia and Soffit Softwood</i>	£2,132.10
<i>Rainwater</i>	

£644.98

External Doors & Windows

£14,449.10

Wall Cladding

£9,492.00

Studwork

£1,503.12

Internal Doors & Linings

£1,690.01

Plasterboard

£3,665.64

Plastering

£4,279.22

Internal Joinery

£3,426.39

Wall Tiling Allowance

£1,059.91

Painting and Decorating

£4,882.73

Kitchen Allowance

£11,040.00

Provisional Sum for 1st & 2nd Fix Plumbing

£12,000.00

Provisional Sum for 1st & 2nd Fix Electrics

£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.