Extension

for

Mr and Mrs A S and D Smith

38 Wattisford Corner

Wells

BA6 9PQ

at:

38 Wattisford Corner

Wells

BA6 9PQ

Mr and Mrs A S and D Smith
38 Wattisford Corner
Wells
BA6 9PQ

Site address:
38 Wattisford Corner
Wells
BA6 9PQ

Tuesday, 27 October 2015

Dear Mr and Mrs A S and D 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.

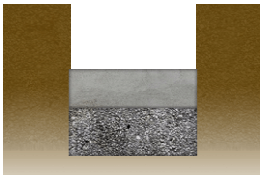
This estimate is valid for a period of 28 days from date of issue.

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

Foundations



Excavate for foundations using mechanical plant (if required) and cast foundations. Please note that the Building Control Officer will inspect the foundation prior to concreting and may require changes to the foundation depth and construction. Variations for additional excavation, trench support and concrete etc. will incur additional costs.

Material

External Walls

Brick and Block Cavity Wall (External Walls)

Structural concrete	R'mix Concrete GEN 1 50 - 70mm slump 6m3 (Allowance £100)	3.7 m³

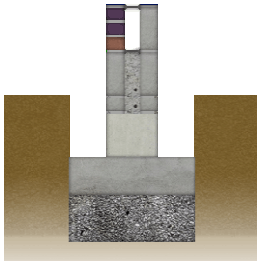
Ground Floor

Block Wall (Ground Floor)

Structural concrete	R'mix Concrete GEN 1 50 - 70mm slump 6m3 (Allowance £100)	0.38 m³

Total Cost Excluding VAT £2,061.49

Footings



Construct brick and block footings off prepared foundations.

Material

External Walls

Brick and Block Cavity Wall (External Walls)

Cavity Fill	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £105)	0.35 m³
Trench Blocks	THERMALITE Block Trench ..... 440 x 215 x 300mm	3.5 m²
Blockwork to Inner leaf below dpc	Solid Concrete Blocks 7N 440 x 215 x 100mm	7 m²
Blockwork to outer leaf below dpc	Solid Concrete Blocks 7N 440 x 215 x 100mm	3.5 m²
Bricks below splash course	Facing Bricks - Provisional (Allowance £0.80 each)	70 Each
Bricks for use in splash course	Engineering Brick Blue Solid Class A 65mm	139 Each
Sand below dpc in brickwork	Building Sand Bulk Bag	0.15 Each
Sand below dpc in blockwork	Building Sand Bulk Bag	0.14 Each
Sand below dpc in trench blocks	Building Sand Bulk Bag	0.09 Each
Cement below dpc in brickwork	Blue Circle Mastercrete (Plastic) 25kg	1.7 Each
Cement below dpc in blockwork	Blue Circle Mastercrete (Plastic) 25kg	1.6 Each
Cement below dpc in trench blocks	Blue Circle Mastercrete (Plastic) 25kg	1.1 Each

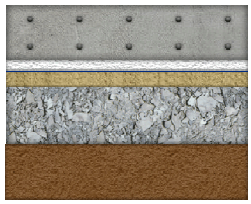
Ground Floor

Block Wall (Ground Floor)

Blockwork below dpc	Solid Concrete Blocks 7N 440 x 215 x 100mm	1.1 m²
Bricks for use in splash course	Engineering Brick Blue Solid Class A 65mm	22 Each
Coursing blocks to inner leaf below dpc	BRICK 215X103X 65MM NATL	11 Each
Sand below dpc in brickwork	Building Sand Bulk Bag	0.02 Each
Sand below dpc in blockwork	Building Sand Bulk Bag	0.02 Each
Cement below dpc in brickwork	Blue Circle Mastercrete (Plastic) 25kg	0.18 Each
Cement below dpc in blockwork	Blue Circle Mastercrete (Plastic) 25kg	0.2 Each

Total Cost Excluding VAT £1,542.43

Oversite and slabbing



Lay and compact subbase on reduced levels and form concrete slab.

Material

Ground Slab

Floor Slab Accessories (Ground Slab)

Perimeter insulation	Jabfloor 2400 x 1200 x 25mm	1.2 Sheet

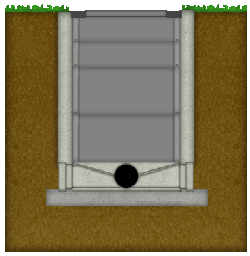
Slab

Extension Slab (Slab)

Sub-base to concrete slab	MOT Type 1 Bulk Bag	7 Each
Sand blinding to slab	Building Sand Bulk Bag	1.2 Each
Concrete in slab	R'mix Concrete RC 30, 50mm slump 6m3 (Allowance £95)	2.1 m³
DPM to concrete slab	Polythene DPM Blue 4 x 25m x 300mu	0.01 Each
Insulation to underside of slab	Jabfloor 2400 x 1200 x 100mm	7.3 Sheet

Total Cost Excluding VAT £1,824.15

Drains



Excavate for all drains and manholes. Lay drains and form manholes as required. Provide all necessary trench supports during installation of drainage.

Material

Drainage

Drainage Accessories (Drainage)

Drainage rodding acesses	OsmaDrain Drainage Square Rodding Eye 110mm 4D360	1 Each

Drains

Drain Runs (Drains)

Pipe bedding	Pea Gravel 10mm Bulk Bag	6.6 Each
Pipe cover material	Pea Gravel 10mm Bulk Bag	6.6 Each
Drainage pipe	OsmaDrain Drainage 110 x 3000mm Pipe Plain End 4D073	12 Each
Drainage pipe collars	OsmaDrain Drainage 110 Double Socket Pipe Coupler 4D205	2 Each
22.5 Drainage bends	OsmaDrain Drainage 110 Double Socket Short Radius Bend 67 degree	1 Each
Drainage junctions	OsmaDrain Drainage 110 Double Socket Equal Junction 45 degree 4D213	6 Each

Inspection Chamber (Drains)

Concrete to manhole base	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £105)	0.1 m³
Inspection chamber	Hepworth Supersleve Inspection Chamber PPIC 100 x 940mm Deep	1 Each
Inlet bends	OsmaDrain Drainage 110 Single Socket Short Radius Bend 11 degree 4D168	3 Each
Concrete surround to manhole	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £105)	0.3 m³
Manhole cover	HEPWORTH Square Cover C 600 x 600 x 45 ..... IDC7	1 Each

Shallow Access Manhole (Drains)

Concrete to manhole base	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £105)	0.05 m³
Manhole base	Hepworth Supersleve Universal Inspection Chamber Base Unit SDC5	1 Each
Inlet bends	OsmaDrain Drainage 110 Single Socket Short Radius Bend 11 degree 4D168	2 Each
Manhole raising pieces	Hepworth Supersleve Universal Inspection Chamber Raising Piece SDC4	2 Each
Concrete surround to manhole	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £105)	0.2 m³
Manhole cover	Hepworth Supersleve Universal Inspection Chamber Polymer Cover & Frame SDC3	1 Each
Concrete to manhole base	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £105)	0.05 m³
Manhole base	Hepworth Supersleve Universal Inspection Chamber Base Unit SDC5	1 Each
Inlet bends	OsmaDrain Drainage 110 Single Socket Short Radius Bend 11 degree 4D168	2 Each
Manhole raising pieces	Hepworth Supersleve Universal Inspection Chamber Raising Piece SDC4	2 Each
Concrete surround to manhole	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £105)	0.2 m³
Manhole cover	Hepworth Supersleve Universal Inspection Chamber Polymer Cover & Frame SDC3	1 Each
Concrete to manhole base	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £105)	0.05 m³
Manhole base	Hepworth Supersleve Universal Inspection Chamber Base Unit SDC5	1 Each
Inlet bends	OsmaDrain Drainage 110 Single Socket Short Radius Bend 11 degree 4D168	2 Each
Manhole raising pieces	Hepworth Supersleve Universal Inspection Chamber Raising Piece SDC4	2 Each
Concrete surround to manhole	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £105)	0.2 m³
Manhole cover	Hepworth Supersleve Universal Inspection Chamber Polymer Cover & Frame SDC3	1 Each

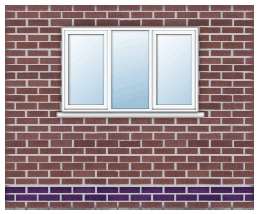
Garden

Soakaway (Garden)

Concrete to soakaway base	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £105)	0.27 m³
Deep soakaway sections	FP McCann P/C M/H Soakaway Unit - Dbl Step Irons 1050mm Dia x 1000mm	1 Each
Medium depth soakaway sections	FP McCann P/C M/H Soakaway Unit - Dbl Step Irons 1050mm Dia x 750mm	1 Each
Soakaway cover slab	Hepworth Cover Slab 1050mm 600 x 600mm Eccentric Kitemarked KSC1056060	1 Each
Soakaway regulating brickwork	WIENERBERGER TERCA 73mm Clay Engineering Brick Class B Red Solid	81 Each
Soakaway cover	Rapide Slide Out Manhole Cover & Frame 600 x 600 x 40mm B125 H042	1 Each
Sand for soakaway mortar	Building Sand Handy Bag	3.2 Each
Cement for soakaway mortar	Blue Circle Mastercrete (Plastic) 25kg	1 Each
Membrane	Lotrak 1800 Geotextile 4.5m x 100m	0.06 Each
Backfill material	Pea Gravel 10mm Bulk Bag	3 Each

Total Cost Excluding VAT £8,047.92

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.

Material

External Wall

Soldier Course (External Wall)

Feature bricks	Facing Bricks - Provisional (Allowance £1.00 each)	45 Each
Omit standard bricks	Facing Bricks - Provisional (Allowance £0.80 each)	-44.55 Each

External Walls

Brick and Block Cavity Wall (External Walls)

Bricks above dpc less openings	Facing Bricks - Provisional (Allowance £0.80 each)	1624 Each
Blocks above dpc less openings	Celcon Standard Block 440 x 215 x 100mm 3.6N	25 m²
Coursing blocks above dpc	Celcon Standard 4N Coursing Units 4N 65 x 215 x 100mm	139 Each
Cavity Insulation	Dry-Therm 100mm Cavity Insulation (1200 x 455 mm 6.55m2)	4.1 Each
Brick ties	Class 4 Wall Tie 225mm (250 Box)	0.41 Box
DPC to brickwork	Polythene DPC 100mm x 30m	0.52 Each
DPC to blockwork	Polythene DPC 100mm x 30m	0.52 Each
Sand above dpc in brickwork	Building Sand Bulk Bag	1.2 Each
Sand above dpc in blockwork	Building Sand Bulk Bag	0.39 Each
Cement above dpc in brickwork	Blue Circle Mastercrete (Plastic) 25kg	7 Each
Cement above dpc in blockwork	Blue Circle Mastercrete (Plastic) 25kg	2.2 Each

Ground Floor

Block Wall (Ground Floor)

Partition blocks above dpc less openings	Solid Medium Density Block 440 x 215 x 100mm 3.6N	6.4 m²
Coursing blocks above dpc	Celcon Standard 4N Coursing Units 4N 65 x 215 x 100mm	22 Each
DPC to blockwork	Polythene DPC 100mm x 30m	0.08 Each
Sand above dpc in blockwork	Building Sand Bulk Bag	0.1 Each
Cement above dpc in blockwork	Blue Circle Mastercrete (Plastic) 25kg	0.56 Each

House

Crystal Direct PVCu Windows (House)

Vertical DPC to sides of window	Polythene DPC 150mm x 30m			0.08 Each
Window	White PVC-U Window Type 25 1038 (high)	x 1188mm - 1.1 uValue		1 Each
Vertical DPC to sides of window	Polythene DPC 150mm x 30m			0.09 Each
Window	White PVC-U Window Type 25 1188 (high)	x 1188mm - 1.1 uValue		1 Each
Vertical DPC to sides of window	Polythene DPC 150mm x 30m			0.08 Each
Window	White PVC-U Window Type 25 1038 (high)	x 1188mm - 1.1 uValue		1 Each

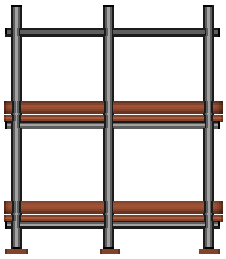
Rear

Crystal Direct PVCu Bi-fold Doors (Rear)

Vertical DPC	Polythene DPC 150mm x 30m		0.15 Each
External/Combination lintel	CATNIC Cougar Timber Frame Lintel 3600mm	CTF53600	1 Each
Vertical DPC	Polythene DPC 150mm x 30m		0.15 Each
External/Combination lintel	CATNIC Cougar Timber Frame Lintel 3300mm	CTF53300	1 Each

Total Cost Excluding VAT £7,256.51

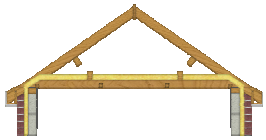
Erect Scaffold



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.

Total Cost Excluding VAT £678.88

Roof Structure



Form roof structure including any fascias and bargeboards and associated guttering as described.

Material

Ceiling

Cut Roof (Ceiling)

General roof joists	Dry Graded C16 Regularised Treated 47 x 150mm	32 m
Noggings between roof joists	Sawn Treated 47 x 50mm	9.3 m
Noggings between rafters	Sawn Treated 47 x 50mm	6.5 m

External Walls

Sloping Roof Accessories (External Walls)

Down pipe	Osma Roundline Black Pipe 5.5m	0.95 Each
Stop ends	Osma Half Round External Stop End	4 Each
Down pipe clips	Osma Roundline Down Pipe Bracket	6 Each
Swan necks	Osma Roundline Down Pipe Bend	4 Each
Gutter outlet	Osma Half Round Running Outlet	2 Each
Gutter Angles	Osma Half Round Gutter Angle 90 Deg	1 Each

Loft

Roof Windows (Loft)

Top and bottom trimmers	Sawn Dry Graded C16 Treated 47 x 150mm	3.6 m
Double rafters (trimmers)	Sawn Dry Graded C16 Treated 47 x 150mm	20 m
Window	Velux 780 x 1180mm 3059 M06 GGL Centre Pivot Pine Window	2 Each
Vapour barrier collar	Velux Vapour Barrier Collar BBX MKO6	2 Each

Main Roof

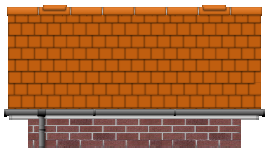
Cut Roof (Main Roof)

General roof joists	Dry Graded C16 Regularised Treated 47 x 150mm	5.9 m
Noggings between roof joists	Sawn Treated 47 x 50mm	1.6 m
General roof rafters	Dry Graded C16 Regularised Treated 47 x 150mm	31 m
Noggings between rafters	Sawn Treated 47 x 50mm	4.5 m
General roof gable Ladder Rafters	Dry Graded C16 Regularised Treated 47 x 150mm	11 m
Gable ladder noggings	Sawn Treated 47 x 50mm	2.7 m
Soffit carriers	Treated Batten 25 x 38mm	1 m
Wall plate	Dry Graded C16 Regularised Treated 75 x 100mm	1.8 m
Apex roof ridge	Sawn Carcassing Treated 25 x 200mm	3.3 m
Valley lay boards	Sawn Carcassing Treated 25 x 150mm	7.3 m
Valley boards	Sawn Carcassing Treated 25 x 150mm	15 m
Eaves fascia	Universal Fascia Board White 175mm x 5m	0.36 Each
Bargeboard	Universal Fascia Board White 175mm x 5m	1.1 Each
Bargeboard fixings	Swish Trimtop Nail 40mm White (250 Pack) C081	0.11 Box
Gable soffits (side 1)	Multi Purpose Fascia Board White 400 x 10mm X 5m	0.54 Each
Eaves soffitts (side 1)	Multi Purpose Fascia Board White 400 x 10mm X 5m	0.18 Each
Soffit fixings	Swish Trimtop Nail 40mm White (250 Pack) C081	0.11 Box
Tile undercloak valley strip	Treated Batten 25 x 38mm	15 m
Gutter	Osma Half Round Gutter Black 4m	0.45 Each
Gutter clips	Osma Half Round Gutter Support Bracket	3 Each
Wallplate straps	Simpson Strap 30 x 5 x 1200 @ 150mm	1 Each

Gable straps at joist level	Simpson Strap 30 x 5 x 1200 @ 150mm	3 Each
Gable straps at verge level	Simpson Strap 30 x 5 x 1600 @ 150mm	3 Each

Total Cost Excluding VAT £2,991.61

Roof Tiling



Lay roof covering.

Material

Loft

Roof Windows (Loft)

Flashing kit for roof window	Velux Flashing EDP MO6 For P Tiles Up to 15mm Thick	2 Each
Underfelt collar	Velux Underfelt Collar BFX1000 MKO6 & Trans Drainage Gutter	2 Each

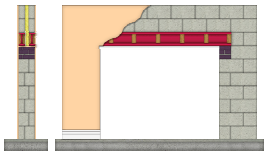
Main Roof

Cut Roof (Main Roof)

Lathe	Treated Batten 25 x 38mm	63 m
Lathe nails	65MM ROUND GALV 1KG	1.1 Each
Roofing felt	Ruberoid Rubershield Pro Breather Membrane 50m x 1.5m	0.18 Each
Tiles	Marley Modern Roofing Tile Smooth Brown	119 Each
Tile Nails	65MM ROUND GALV 1KG	0.45 Each
Ridge tile	MARLEY ETERNIT Segmental Ridge 457mm ..... Antique Brown MA20620	7.3 Each
Tile undercloak 1	Soffit Strip Non Asbestos 4 X 2440 X 150mm	2.2 Each
Sand pointing/bedding to ridge	Building Sand Bulk Bag	0.03 Each
Sand pointing/bedding to verge	Building Sand Bulk Bag	0.05 Each
Cement in pointing/bedding to ridge	Blue Circle Mastercrete (Plastic) 25kg	0.38 Each
Cement pointing/bedding to verge	Blue Circle Mastercrete (Plastic) 25kg	0.62 Each
Valley Lining (Tile, Lead or preformed)	Lead Flashing Code 4 450 x 3000mm	2.4 Roll
Sand pointing/bedding to valley	Building Sand Bulk Bag	0.07 Each
Cement in pointing/bedding to valley	Blue Circle Mastercrete (Plastic) 25kg	0.83 Each

Total Cost Excluding VAT £2,006.29

Structural Openings



Form structural openings.

Material

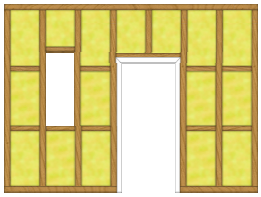
House

Structural Opening (House)

Lintel Number 1	ADVANCED STEELS RSJ 178 X 102 X 19 KG/M	LP142	3.9 Metre
Lintel Number 2	ADVANCED STEELS RSJ 178 X 102 X 19 KG/M	LP142	3.9 Metre
Bricks to support steelwork	Engineering Brick Blue Solid Class A 65mm		12 Each
Padstones to support steelwork	Supreme Concrete Padstone 440 x 215 x 140mm		2 Each
Slates to pack steelwork	Natural Roofing Slate	400 x 250mm	4 Each
Noggings to steelwork	Sawn Treated 47 x 50mm		3 m
Lintel Number 1	ADVANCED STEELS RSJ 178 X 102 X 19 KG/M	LP142	3.3 Metre
Lintel Number 2	ADVANCED STEELS RSJ 178 X 102 X 19 KG/M	LP142	3.3 Metre
Bricks to support steelwork	Engineering Brick Blue Solid Class A 65mm		12 Each
Padstones to support steelwork	Supreme Concrete Padstone 440 x 215 x 140mm		2 Each
Slates to pack steelwork	Natural Roofing Slate	400 x 250mm	4 Each
Noggings to steelwork	Sawn Treated 47 x 50mm		2.7 m
Lintel Number 1	ADVANCED STEELS RSJ 178 X 102 X 19 KG/M	LP142	4.2 Metre
Bricks to support steelwork	Engineering Brick Blue Solid Class A 65mm		12 Each
Slates to pack steelwork	Natural Roofing Slate	400 x 250mm	4 Each

Total Cost Excluding VAT £4,081.01

Joinery 1st Fix



Form carcassing and first fix timbers.

Material

Ceiling

Cut Roof (Ceiling)

Insulation to rafters (layer 1)	Celotex GA4100 1200 x 2400 x 100mm	3.6 Each
Insulation to rafters (layer 2)	Celotex GA3050 1200 x 2400 x 50mm	3.6 Sheet

House

Crystal Direct PVCu Windows (House)

Internal window board	Softwood Window Board 25 x 225mm	1.3 m
Internal window board	Softwood Window Board 25 x 225mm	1.3 m
Internal window board	Softwood Window Board 25 x 225mm	1.3 m

Loft

Loft Sundries

Loft Hatch	Manthorpe Loft Door Access GL25003	1 Each

Lounge

Double SA Doors (Downstairs)

Door casing	Standard Redwood Door Casing Material PSE ..... 38.0 x 138mm	5.3 Metre

Stud Wall (Upstairs)

Vertical studding	Dry Graded C16 Regularised Treated 47 x 100mm	25 m
Horizontal rails (noggings)	Dry Graded C16 Regularised Treated 47 x 100mm	7.7 m
Head runner	Dry Graded C16 Regularised Treated 47 x 100mm	3.9 m
Sole plate	Dry Graded C16 Regularised Treated 47 x 100mm	3.9 m

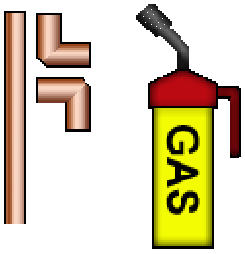
Rear

Crystal Direct PVCu Bi-fold Doors (Rear)

Internal threshold board	Hardwood Ply WBP 2440 x 1200 x 12mm	0.34 Sheet
Internal threshold board	Hardwood Ply WBP 2440 x 1200 x 12mm	0.31 Sheet

Total Cost Excluding VAT £1,355.51

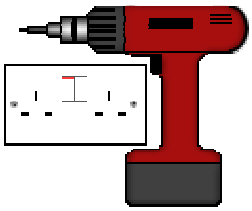
Plumb 1st Fix



Install all pipes and plumbing fittings as described.

Total Cost Excluding VAT £1,237.46

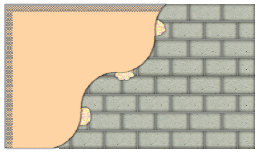
Electrician 1st Fix



Install all cables and conduits prior to plastering. (Please note in the case of extensions to existing supplies it is assumed that the incoming supply is capable of the planned improvements. If the system is to be upgraded additional costs may be incurred.)

Total Cost Excluding VAT £464.10

Plastering



Apply plastering system to walls and ceilings.

Material

Ceiling

Cut Roof (Ceiling)

Plasterboard to roof ceilings	Plasterboard 1200 x 2400 x 12.5mm Square Edge	4.5 Sheet
Plasterboard fixings for roof ceilings	Gyproc Drywall Timber Screws 41mm (1000 Box)	0.13 Box
Plasterboard joint treatment for roof ceilings	Scrim Tape 50mm x 90m	0.26 Each
Finish to plasterboard for roof ceilings	Thistle Board Finish Plaster 25kg	1.1 Each
Plasterboard to sloping ceilings	Plasterboard 1200 x 2400 x 12.5mm Square Edge	3.1 Sheet
Plasterboard fixings for sloping ceilings	Gyproc Drywall Timber Screws 60mm (500 Box)	0.18 Box
Plasterboard joint treatment for sloping ceilings	Scrim Tape 50mm x 90m	0.18 Each
Finish to plasterboard for sloping ceilings	Thistle Board Finish Plaster 25kg	0.8 Each

External Walls

Brick and Block Cavity Wall (External Walls)

Plaster finish to walls	Thistle Board Finish Plaster 25kg	2.1 Each
Plastering to inner blockwall	Plasterboard 1200 x 2400 x 12.5mm Square Edge	8.4 Sheet

Wall plastering fixing system / basecoat	Dri-Wall Adhesive 25kg	2.9 Each
Wall plastering joint treatment	Scrim Tape 50mm x 90m	0.48 Each

Ground Floor

Block Wall (Ground Floor)

Plaster finish to walls	Thistle Board Finish Plaster 25kg	1.2 Each
Plastering to inner blockwall	Plasterboard 1200 x 2400 x 12.5mm Square Edge	4.7 Sheet
Wall plastering fixing system / basecoat	Dri-Wall Adhesive 25kg	1.6 Each
Wall plastering joint treatment	Scrim Tape 50mm x 90m	0.27 Each

House

Crystal Direct PVCu Windows (House)

Reveal and cill plaster finish to window	Plasterboard 1200 x 2400 x 12.5mm Square Edge	0.17 Sheet
Window reveal & cill plaster fixing system / base coat	Dri-Wall Adhesive 25kg	0.06 Each
Window reveal and cill plaster joint treatment	Scrim Tape 50mm x 90m	0.01 Each
Window reveal and cill finish to plaster	Thistle Board Finish Plaster 25kg	0.04 Each
Window reveal corner bead	Pvc 4mm Angle Corner Bead 2500mm	1.4 Each
Reveal and cill plaster finish to window	Plasterboard 1200 x 2400 x 12.5mm Square Edge	0.19 Sheet
Window reveal & cill plaster fixing system / base coat	Dri-Wall Adhesive 25kg	0.06 Each
Window reveal and cill plaster joint treatment	Scrim Tape 50mm x 90m	0.01 Each
Window reveal and cill finish to plaster	Thistle Board Finish Plaster 25kg	0.05 Each
Window reveal corner bead	Pvc 4mm Angle Corner Bead 2500mm	1.5 Each
Reveal and cill plaster finish to window	Plasterboard 1200 x 2400 x 12.5mm Square Edge	0.17 Sheet
Window reveal & cill plaster fixing system / base coat	Dri-Wall Adhesive 25kg	0.06 Each
Window reveal and cill plaster joint treatment	Scrim Tape 50mm x 90m	0.01 Each
Window reveal and cill finish to plaster	Thistle Board Finish Plaster 25kg	0.04 Each
Window reveal corner bead	Pvc 4mm Angle Corner Bead 2500mm	1.4 Each

Structural Opening (House)

Reveal plaster finish to structural opening	Plasterboard 1200 x 2400 x 12.5mm Square Edge	0.75 Sheet
Reveal plastering fixing system / basecoat to opening	Dri-Wall Adhesive 25kg	0.26 Each
Reveal plaster joint treatment structural opening	Scrim Tape 50mm x 90m	0.04 Each
Reveal finish to plaster structural opening	Thistle Board Finish Plaster 25kg	0.19 Each
Corner Bead to structural opening reveal	Pvc 4mm Angle Corner Bead 2500mm	6.6 Each
Reveal plaster finish to structural opening	Plasterboard 1200 x 2400 x 12.5mm Square Edge	0.76 Sheet
Reveal plastering fixing system / basecoat to opening	Dri-Wall Adhesive 25kg	0.26 Each
Reveal plaster joint treatment structural opening	Scrim Tape 50mm x 90m	0.04 Each
Reveal finish to plaster structural opening	Thistle Board Finish Plaster 25kg	0.19 Each
Corner Bead to structural opening reveal	Pvc 4mm Angle Corner Bead 2500mm	6 Each
Reveal plaster finish to structural opening	Plasterboard 1200 x 2400 x 12.5mm Square Edge	0.3 Sheet
Reveal plastering fixing system / basecoat to	Dri-Wall Adhesive 25kg	0.1 Each

opening		
Reveal plaster joint treatment structural opening	Scrim Tape 50mm x 90m	0.02 Each
Reveal finish to plaster structural opening	Thistle Board Finish Plaster 25kg	0.08 Each

Loft

Roof Windows (Loft)

Reveal and cill plaster finish to window	Plasterboard 1200 x 2400 x 12.5mm Square Edge	0.55 Sheet
Window reveal & cill plaster fixing system / base coat	Dri-Wall Adhesive 25kg	0.19 Each
Window reveal and cill plaster joint treatment	Scrim Tape 50mm x 90m	0.03 Each
Window reveal and cill finish to plaster	Thistle Board Finish Plaster 25kg	0.14 Each
Window reveal corner bead	Pvc 4mm Angle Corner Bead 2500mm	3.3 Each

Lounge

Stud Wall (Upstairs)

Plasterboard to side 1 of stud wall	Plasterboard 1200 x 2400 x 12.5mm Square Edge	2.4 Sheet
Plaster fixings to side 1 of stud wall	Gyproc Drywall Timber Screws 41mm (1000 Box)	0.07 Box
Plaster joint treatment to side 1 of stud wall	Scrim Tape 50mm x 90m	0.14 Each
Finish to plaster to side 1 of stud wall	Thistle Board Finish Plaster 25kg	0.61 Each
Insulation to stud wall	ISOVER Spacesaver Ready-Cut ..... 3x 386 x 9.17m [10.62m2] 100mm	0.64 Roll
Plasterboard to side 2 of stud wall	Plasterboard 1200 x 2400 x 12.5mm Square Edge	2.4 Sheet
Plaster fixings to side 2 of stud wall	Gyproc Drywall Timber Screws 41mm (1000 Box)	0.07 Box
Plaster joint treatment to side 2 of stud wall	Scrim Tape 50mm x 90m	0.14 Each
Finish to plaster to side 2 of stud wall	Thistle Board Finish Plaster 25kg	0.61 Each

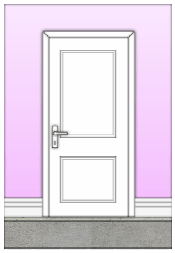
Rear

Crystal Direct PVCu Bi-fold Doors (Rear)

Reveal and cill plaster finish	Plasterboard 1200 x 2400 x 12.5mm Square Edge	0.39 Sheet
Reveal and cill plastering fixing system / basecoat	Dri-Wall Adhesive 25kg	0.14 Each
Reveal and cill plaster joint treatment	Scrim Tape 50mm x 90m	0.02 Each
Reveal and cill finish to plaster	Thistle Board Finish Plaster 25kg	0.1 Each
Corner Bead	Pvc 4mm Angle Corner Bead 2500mm	3.2 Each
Reveal and cill plaster finish	Plasterboard 1200 x 2400 x 12.5mm Square Edge	0.38 Sheet
Reveal and cill plastering fixing system / basecoat	Dri-Wall Adhesive 25kg	0.13 Each
Reveal and cill plaster joint treatment	Scrim Tape 50mm x 90m	0.02 Each
Reveal and cill finish to plaster	Thistle Board Finish Plaster 25kg	0.1 Each
Corner Bead	Pvc 4mm Angle Corner Bead 2500mm	3 Each

Total Cost Excluding VAT £2,359.28

Joinery 2nd Fix



Fix doors and windows, fixtures and fittings.

Material

External Walls

Brick and Block Cavity Wall (External Walls)

Skirting boards	Skirting Torus/Ogee 25 x 125mm	15 m

Ground Floor

Block Wall (Ground Floor)

Skirting boards	Skirting Torus/Ogee 25 x 125mm	4.8 m

Lounge

Double SA Doors (Downstairs)

Architrave	Architrave Torus Standard 25 x 75mm	11 m
Internal door threshold board	Hardwood Ply WBP 2440 x 1200 x 12mm	0.12 Sheet
Hinges	Hinges Butt Pack 2 x 100mm	3 Pair

Stud Wall (Upstairs)

Skirting board side 1 of stud wall	Skirting Torus/Ogee 25 x 125mm	3.9 m
Skirting board side 2 of stud wall	Skirting Torus/Ogee 25 x 125mm	3.9 m

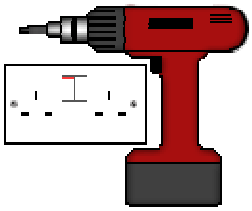
Rear

Crystal Direct PVCu Bi-fold Doors (Rear)

Door	Evolve Ext Bi-fold Door White (4 Leafs, LH) 2090 x 3290mm - 1.6 uValue	1 Each
Door	Evolve Ext Bi-fold Door White (4 Leafs, LH) 2090 x 2990mm - 1.6 uValue	1 Each

Total Cost Excluding VAT £5,736.97

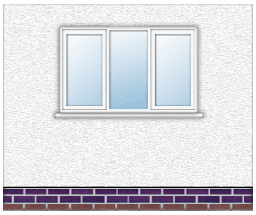
Electrician 2nd Fix



Fix all electrical fixtures and fittings. (Please note that if additional specialist fixtures are required, additional charges may be incurred.)

Total Cost Excluding VAT £464.69

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.)

Material

House

Crystal Direct PVCu Windows (House)

Sealant to sides and top of window	General Purpose Silicone White 310ml	0.14 Each
Sealant to sides and top of window	General Purpose Silicone White 310ml	0.14 Each
Sealant to sides and top of window	General Purpose Silicone White 310ml	0.14 Each

Rear

Crystal Direct PVCu Bi-fold Doors (Rear)

Sealant	General Purpose Silicone White 310ml	0.32 Each
Sealant	General Purpose Silicone White 310ml	0.31 Each

Total Cost Excluding VAT £54.03

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.)

Material

Ceiling

Cut Roof (Ceiling)

Decoration to plaster sloping ceiling	White Trade Matt Emulsion 10L	0.16 10L
Decoration to plaster roof ceiling	White Trade Matt Emulsion 10L	0.22 10L

External Walls

Brick and Block Cavity Wall (External Walls)

Decoration to wall or plaster	Magnolia Trade Matt Emulsion 10L	0.42 10L
Primer for skirting boards	Dulux Trade Undercoat White 5L	0.05 5L
Under Coat for skirting boards	Dulux Trade Undercoat White 5L	0.05 5L
Paint for skirting boards	Dulux Trade High Gloss White 5L	0.05 5L

Ground Floor

Block Wall (Ground Floor)

Decoration to wall or plaster	Magnolia Trade Matt Emulsion 10L	0.24 10L
Primer for skirting boards	Dulux Trade Undercoat White 5L	0.01 5L
Under Coat for skirting boards	Dulux Trade Undercoat White 5L	0.01 5L
Paint for skirting boards	Dulux Trade High Gloss White 5L	0.01 5L

House

Crystal Direct PVCu Windows (House)

Window decoration to reveal plastering	Magnolia Trade Matt Emulsion 10L	0.01 10L
Primer for window board	Dulux Trade Undercoat White 5L	0.01 5L
Undercoat for window board	Dulux Trade Undercoat White 5L	0.01 5L
Paint for window board	Dulux Trade High Gloss White 5L	0.01 5L
Window decoration to reveal plastering	Magnolia Trade Matt Emulsion 10L	0.01 10L
Primer for window board	Dulux Trade Undercoat White 5L	0.01 5L
Undercoat for window board	Dulux Trade Undercoat White 5L	0.01 5L
Paint for window board	Dulux Trade High Gloss White 5L	0.01 5L
Window decoration to reveal plastering	Magnolia Trade Matt Emulsion 10L	0.01 10L
Primer for window board	Dulux Trade Undercoat White 5L	0.01 5L
Undercoat for window board	Dulux Trade Undercoat White 5L	0.01 5L
Paint for window board	Dulux Trade High Gloss White 5L	0.01 5L

Structural Opening (House)

Decoration to structural opening reveal plastering	Magnolia Trade Matt Emulsion 10L	0.04 10L
Decoration to structural opening reveal plastering	Magnolia Trade Matt Emulsion 10L	0.04 10L
Decoration to structural opening reveal plastering	Magnolia Trade Matt Emulsion 10L	0.02 10L

Loft

Roof Windows (Loft)

Window decoration to reveal plastering	Magnolia Trade Matt Emulsion 10L	0.03 10L

Lounge

Double SA Doors (Downstairs)

Primer for architrave	Dulux Trade Undercoat White 5L	0.03 5L
Undercoat for architrave	Dulux Trade Undercoat White 5L	0.03 5L
Paint for architrave	Dulux Trade High Gloss White 5L	0.03 5L
Primer for door casing	Dulux Trade Undercoat White 5L	0.03 5L
Undercoat for door casing	Dulux Trade Undercoat White 5L	0.05 5L
Paint for door casing	Dulux Trade High Gloss White 5L	0.03 5L
Primer for door	Dulux Trade Undercoat White 5L	0.15 5L
Undercoat for door	Dulux Trade Undercoat White 5L	0.15 5L
Paint for door	Dulux Trade High Gloss White 5L	0.15 5L
Primer for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	0.01 2.5L
Undercoat for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	0.01 2.5L
Paint for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	0.01 2.5L

Stud Wall (Upstairs)

Decoration to plaster to side 1 of stud wall	Magnolia Trade Matt Emulsion 10L	0.12 10L
Decoration to plaster to side 2 of stud wall	Magnolia Trade Matt Emulsion 10L	0.12 10L
Priming to skirting board side 1 of stud wall	Dulux Trade Undercoat White 5L	0.01 5L
Undercoating to skirting board side 1 of stud wall	Dulux Trade Undercoat White 5L	0.01 5L
Finishing coat to skirting board side 1 of stud wall	Dulux Trade High Gloss White 5L	0.01 5L
Priming to skirting board side 2 of stud wall	Dulux Trade Undercoat White 5L	0.01 5L
Undercoating to skirting board side 2 of stud wall	Dulux Trade Undercoat White 5L	0.01 5L
Finishing coat to skirting board side 2 of stud wall	Dulux Trade High Gloss White 5L	0.01 5L

Rear

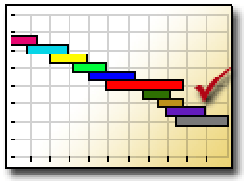
Crystal Direct PVCu Bi-fold Doors (Rear)

Decoration to reveal plastering	Magnolia Trade Matt Emulsion 10L	0.02 10L
Primer for threshold board	Dulux Trade Undercoat White 5L	0.02 5L
Undercoat for threshold board	Dulux Trade Undercoat White 5L	0.02 5L
Paint for threshold board	Dulux Trade High Gloss White 5L	0.02 5L
Decoration to reveal plastering	Magnolia Trade Matt Emulsion 10L	0.02 10L

Primer for threshold board	Dulux Trade Undercoat White 5L	0.02 5L
Undercoat for threshold board	Dulux Trade Undercoat White 5L	0.02 5L
Paint for threshold board	Dulux Trade High Gloss White 5L	0.02 5L

Total Cost Excluding VAT £507.72

Completion



Completion of all building works.

Total Cost Excluding VAT £17.33

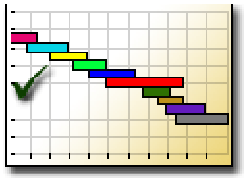
Post Contract

On completion of the building works carry out the post contract activities as described.

Return to ease doors and attend to any minor remaining items.

Total Cost Excluding VAT £116.75

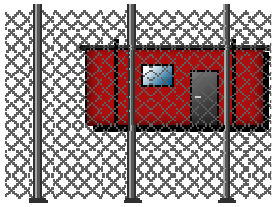
Commencement



Preparation of site and commencement of all building works.

Total Cost Excluding VAT £320.77

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.

Total Cost Excluding VAT £1,400.04

Total Cost Excluding VAT	£44,524.93
Total VAT	£8,904.99
Total Cost Including VAT	£53,429.91

Acceptance of Estimate/Variation

Reference: Extension (Estimate dated Tuesday, 27 October 2015)

Mr and Mrs A S and D Smith
38 Wattisford Corner
Wells
BA6 9PQ

Site address:
38 Wattisford Corner
Wells
BA6 9PQ

Please carry out the building works itemised in the Estimate defined above, dated Tuesday, 27 October 2015 to the value of:

Total Cost Excluding VAT	£44,524.93
Total VAT	£8,904.99
Total Cost Including VAT	£53,429.91

Signed Mr and Mrs A S and D Smith ⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮.
Date ⋮ ⋮/ ⋮ ⋮ ⋮/20 ⋮ ⋮ ⋮..

Signed on behalf of HBXL Ltd ⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮.
Date ⋮ ⋮/ ⋮ ⋮ ⋮/20 ⋮ ⋮ ⋮..

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Total Cost Excluding VAT	£44,524.93
Total VAT	£8,904.99
Total Cost Including VAT	£53,429.91

Signed Mr and Mrs A S and D Smith ⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮.
Date ⋮ ⋮/ ⋮ ⋮ ⋮/20 ⋮ ⋮ ⋮..

Signed on behalf of HBXL Ltd ⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮.
Date ⋮ ⋮/ ⋮ ⋮ ⋮/20 ⋮ ⋮ ⋮..

Terms & Conditions

Sandwiches, tea and coffee every 1 hour!!!

Free access to toilets

Free Bacon Sandwiches

Free Parking

Free Electrics