

Corner Hip & Lean to Roof Single Storey Extension

for

Mr & Mrs Smith

at

5 The Barn
Clutton
Bristol
BS14 8WS



Mr & Mrs Smith
5 The Barn
Clutton
Bristol
BS14 8WS

Site address:
5 The Barn
Clutton
Bristol
BS14 8WS

06 May 2020

Dear Mr & Mrs Smith

Subject: Extension Quotation

Thank you for your enquiry. It was a pleasure meeting you to discuss your plans.

Please find enclosed the estimate as requested. If you have any queries or anything you would like to discuss further, 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. Every effort has been made to accurately estimate your project.

We look forward to hearing from you.

Yours sincerely,

Matthew George
Orbit Construction

Summary

| | |
|---------------------------------|-------------------|
| Demolition | £839.26 |
| Foundations | £1,683.17 |
| Footings | £877.64 |
| Oversite and Slabbing | £1,356.39 |
| Internal Preparation | £82.33 |
| Masonry Shell | £5,397.06 |
| Structural Openings | £4,534.72 |
| Roof Structure | £2,547.87 |
| Roof Tiling | £2,289.10 |
| Plastering | £1,989.60 |
| Joinery 2nd Fix | £108.31 |
| Internal Decoration | £272.60 |
| Landscaping | £445.90 |
| External Decoration | £105.44 |
| Total cost excluding VAT | £22,529.39 |
| Total VAT (20.0%) | £4,505.88 |
| Total cost including VAT | £27,035.27 |

Carry out the following building work comprising:

Demolition



An allowance has been made to carry out the demolition works as described. All demolition material to be either removed from site or recycled where possible. All demolition material becomes the property of the contractor.

Corner Hip & Lean to Roof Single Storey Extension

Removal of Concrete Slab (Demolition)

| | | |
|-------------------------------------|--------------|----------|
| Labour to break out and remove slab | Groundworker | 16 Hours |
|-------------------------------------|--------------|----------|

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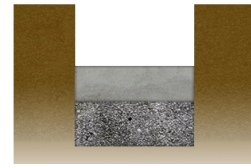
Removal of Concrete Slab (Demolition)

| | | |
|----------------------------------|-------------|---------|
| Removal of debris from site | Skip | <1 Each |
| Plant delivery and collection | Delivery | 2 Each |
| Breaker for removal of slab | Breaker | <1 Week |
| Shovel for removal of slab | Shovel | <1 Week |
| Wheel barrow for removal of slab | Wheelbarrow | <1 Week |

Total cost excluding VAT

£839.26

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.

Corner Hip & Lean to Roof Single Storey Extension

Brick and Block Cavity Wall (External Walls)

| | | |
|---------------------|-------------------------|------------------|
| Structural concrete | Readymix Concrete GEN 1 | 3 m ³ |
|---------------------|-------------------------|------------------|

Corner Hip & Lean to Roof Single Storey Extension

Brick and Block Cavity Wall (External Walls)

| | | |
|--------------------------|---------------------|---------|
| Remove spoil from site | Groundworker | 7 Hours |
| Lay structural concrete | Groundworker & Mate | 3 Hours |
| Place cavity fill | Groundworker | 2 Hours |
| Excavate trench | Groundworker | 1 Hours |
| Prepare bottom of trench | Groundworker | 1 Hours |

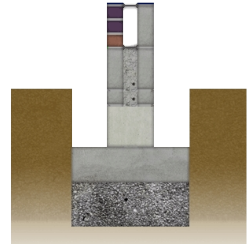
Corner Hip & Lean to Roof Single Storey Extension

Brick and Block Cavity Wall (External Walls)

| | | |
|---|-------------|---------|
| Plant to remove excavated spoil from site | Skip | 1 Each |
| Plant for excavation of trench | Mini Digger | <1 Day |
| Plant for placing concrete | Shovel | <1 Week |

| | |
|---------------------------------|------------------|
| Total cost excluding VAT | £1,683.17 |
|---------------------------------|------------------|

Footings



Construct brick and block footings off prepared foundations.

Corner Hip & Lean to Roof Single Storey Extension

Brick and Block Cavity Wall (External Walls)

| | | |
|---|-------------------------|-------------------|
| Trench Blocks | Trench Block 300mm | 2 m ² |
| Bricks for use in splash course | Engineering Brick | 97 Each |
| Blockwork to inner leaf below dpc | Dense Block 100mm | 4 m ² |
| Cavity Fill | Readymix Concrete GEN 1 | <1 m ³ |
| Bricks below splash course | Facing Bricks | 48 Each |
| Blockwork to outer leaf below dpc | Dense Block 100mm | 2 m ² |
| Cement below dpc in brickwork, Cement below dpc in blockwork, Cement below dpc in trench blocks | Cement | |
| Sand below dpc in brickwork, Sand below dpc in blockwork, Sand below dpc in trench blocks | Building Sand | |

Corner Hip & Lean to Roof Single Storey Extension

Brick and Block Cavity Wall (External Walls)

| | | |
|---------------------------------------|----------------------|---------|
| Lay blockwork to inner leaf below dpc | 2 Bricklayers & Mate | 1 Hours |
| Lay Trench Blocks | 2 Bricklayers & Mate | 1 Hours |
| Lay bricks for use in splash course | 2 Bricklayers & Mate | <1 Hour |
| Lay blockwork to outer leaf below dpc | 2 Bricklayers & Mate | <1 Hour |
| Lay bricks below splash course | 2 Bricklayers & Mate | <1 Hour |
| Backfill trench | Groundworker | 1 Hours |

Corner Hip & Lean to Roof Single Storey Extension

Brick and Block Cavity Wall (External Walls)

| | | |
|--------------------------|--------|---------|
| Plant to backfill Trench | Shovel | <1 Week |
|--------------------------|--------|---------|

Total cost excluding VAT

£877.64

Oversite and Slabbing



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

Corner Hip & Lean to Roof Single Storey Extension

Floor Screed to Extensions (Ground Floor Finish)

| | |
|----------------------|--|
| Perimeter insulation | Flooring Grade Polystyrene Insulation Sheet 25mm |
|----------------------|--|

Extension Slab (Ground Floor)

| | | |
|---------------------------|-------------------------|------------------|
| Sub-base to concrete slab | Sub Base MOT Type 1 | 4 Each |
| Concrete in slab | Readymix Concrete RC 30 | 1 m ³ |
| Sand blinding to slab | Building Sand | <1 Each |
| DPM to concrete slab | Polythene DPM Blue | |

Corner Hip & Lean to Roof Single Storey Extension

Floor Screed to Extensions (Ground Floor Finish)

| | | |
|--------------------------|---------------------|---------|
| Fix Perimeter insulation | Groundworker & Mate | <1 Hour |
|--------------------------|---------------------|---------|

Extension Slab (Ground Floor)

| | | |
|------------------------------------|---------------------|---------|
| Float finish to concrete slab | Groundworker & Mate | 1 Hours |
| Place and compact sub-base to slab | Groundworker & Mate | 1 Hours |
| Place and compact concrete slab | Groundworker & Mate | 1 Hours |
| Lay sand blinding | Groundworker & Mate | <1 Hour |
| Lay DPM to slab | Groundworker & Mate | <1 Hour |

Corner Hip & Lean to Roof Single Storey Extension

Extension Slab (Ground Floor)

| | | |
|---|-----------------|---------|
| Plant delivery and collection | Delivery | 4 Each |
| Excavator for preparation of slab | Mini Digger | <1 Day |
| Power float for slab construction | Power Float | <1 Week |
| Concrete vibrator for slab construction | Vibrating Poker | <1 Week |
| Plate compactor for preparation of slab | Plate Compactor | <1 Week |
| Shovel for slab construction | Shovel | <1 Week |
| Bolt croppers for slab construction | Bolt Croppers | <1 Week |
| Wheel barrow for slab construction | Wheelbarrow | <1 Week |

Total cost excluding VAT

£1,356.39

Internal Preparation



An allowance has been made to carry out the preparation works as described. All stripped out material to be either removed from site or recycled where property. All material removed becomes the property of the contractor.

Corner Hip & Lean to Roof Single Storey Extension

Connecting Wall Plastering (Existing Connecting Wall Plastering)

| | | |
|--------------------------------|------------------|---------|
| Allowance for sundry materials | Sundry Materials | 40 Each |
|--------------------------------|------------------|---------|

Corner Hip & Lean to Roof Single Storey Extension

Connecting Wall Plastering (Existing Connecting Wall Plastering)

| | | |
|---------------------------|------------------|---------|
| Remove plaster from walls | General Labourer | <1 Hour |
|---------------------------|------------------|---------|

| | | |
|------------------------|------------------|---------|
| Remove skirting boards | General Labourer | <1 Hour |
|------------------------|------------------|---------|

Corner Hip & Lean to Roof Single Storey Extension

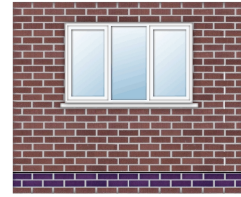
Connecting Wall Plastering (Existing Connecting Wall Plastering)

| | | |
|---------------------------------------|------|---------|
| Dispose of timber mouldings from site | Skip | <1 Each |
|---------------------------------------|------|---------|

Total cost excluding VAT

£82.33

Masonry 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.

Corner Hip & Lean to Roof Single Storey Extension

Brick and Block Cavity Wall (External Walls)

| | | |
|------------------------------------|---------------------------|-------------------|
| Bricks above dpc less openings | Facing Bricks | 1555 Each |
| Blocks above dpc less openings | Insulation Block 100mm | 25 m ² |
| Cavity Insulation | PIR Insulation Board 75mm | 8 Each |
| Sand above dpc in brickwork | Building Sand | 1 Each |
| Brick ties | Brickwork Tie 225mm | 92 Each |
| Cement above dpc in brickwork | Cement | 6 Each |
| Sand above dpc in blockwork | Building Sand | <1 Each |
| Cement above dpc in blockwork | Cement | |
| DPC to blockwork, DPC to brickwork | Pitch Polymer DPC 100mm | |

Extended Half Hip Roof (Roof to Ground Floor)

| | | |
|------------------------------|----------------------------|---------|
| Gable abutment (To abutment) | Cavity Tray Gable Abutment | 11 Each |
|------------------------------|----------------------------|---------|

Lean To Roof (Roof to Ground Floor)

| | | |
|------------------------------|----------------------------|--------|
| Gable abutment (To abutment) | Cavity Tray Gable Abutment | 8 Each |
|------------------------------|----------------------------|--------|

Corner Hip & Lean to Roof Single Storey Extension

Brick and Block Cavity Wall (External Walls)

| | | |
|------------------------------------|----------------------|----------|
| Lay bricks above dpc less openings | 2 Bricklayers & Mate | 15 Hours |
| Lay blocks above dpc less openings | 2 Bricklayers & Mate | 7 Hours |
| Fix cavity Insulation | 2 Bricklayers & Mate | <1 Hour |

Extended Half Hip Roof (Roof to Ground Floor)

| | | |
|----------------------------------|------------|---------|
| Fix gable abutment (To abutment) | Bricklayer | 3 Hours |
|----------------------------------|------------|---------|

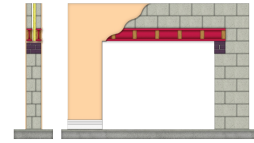
Lean To Roof (Roof to Ground Floor)

| | | |
|----------------------------------|------------|----------|
| Fix Lean to roof cavity tray | Bricklayer | 10 Hours |
| Fix gable abutment (To abutment) | Bricklayer | 2 Hours |

Total cost excluding VAT

£5,397.06

Structural Openings



Form structural openings.

Corner Structural Openings

Corner Structural Alterations (Corner Opening)

| | | |
|---|--|----------|
| Steel Posts | Universal Column 203 x 203 x 46kg | 4 m |
| Steel Number 1 | Universal Column 203 x 203 x 46kg | 3 m |
| Steel Number 2 | Universal Column 203 x 203 x 46kg | 3 m |
| Allowance for fabrication and treatment | Sundry Materials | 250 Each |
| Allowance for holding down bolts | Sundry Materials | 50 Each |
| Padstones to support steelwork | Concrete Padstone 440 x 140 x 215mm | 1 Each |
| Noggings to steelwork | Sawn Softwood Kiln Dried Treated 47 x 50mm | |
| Bricks to support steelwork | Engineering Brick | |
| Slates to pack steelwork | Natural Slate 400 x 250mm | |

Corner Structural Openings

Corner Structural Alterations (Corner Opening)

| | | |
|--------------------------------------|----------------------|---------|
| Install steelwork | 2 Bricklayers & Mate | 8 Hours |
| Install wall supports | 2 Bricklayers & Mate | 8 Hours |
| Remove spoil from structural opening | 2 Bricklayers & Mate | 2 Hours |

Corner Structural Openings

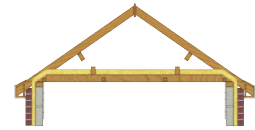
Corner Structural Alterations (Corner Opening)

| | | |
|---------------------------------|---------------------------|----------|
| Plant to remove spoil from site | Skip | 1 Each |
| Specialist lifting equipment | Sundry Plant | 300 Unit |
| Strong boy supports | Strongboy Masonry Support | 12 Weeks |
| Adjustable steel props | Acrow Props | 12 Weeks |
| Disk cutter | Disc Cutter | <1 Week |
| Shovel to remove debris | Shovel | <1 Week |
| Wheel barrow to remove debris | Wheelbarrow | <1 Week |

Total cost excluding VAT

£4,534.72

Roof Structure



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

Corner Hip & Lean to Roof Single Storey Extension

Extended Half Hip Roof (Roof to Ground Floor)

| | | |
|--------------------------------------|--|---------|
| Hip roof rafters | Sawn Dry Graded Structural Softwood Treated 47 x 125mm | 30 m |
| Hip roof joists | Sawn Dry Graded Structural Softwood Treated 47 x 150mm | 15 m |
| Eaves fascia | White 175mm Square Fascia x 16mm | 1 Each |
| Gutter | Half Round Gutter 112mm | 1 Each |
| Purlins to hip roof | Sawn Dry Graded Structural Softwood Treated 75 x 225mm | 5 m |
| Hip ridge rafter | Sawn Dry Graded Structural Softwood Treated 47 x 200mm | 7 m |
| Down pipe | Half Round Downpipe 68mm | 1 Each |
| Eaves ventilator | Soffit Vent | 3 Each |
| Eaves soffitts (side 1) | White 400mm PVC Board x 9mm | <1 Each |
| Wall plate | Sawn Dry Graded Structural Softwood Treated 75 x 100mm | 6 m |
| Wallplate straps | Lateral Restraint Strap 30 x 5 x 1200mm bent at 150mmm | 6 Each |
| Swan necks | Half Round Downpipe Bend 67.5 deg 68mm | 4 Each |
| Tilting fillets | Sawn Furring Treated 47 x 50mm | |
| Roof structure fixings (allowance) | Round Wire Nails | |
| Gutter clips | Half Round Gutter Support Bracket 112mm | |
| Noggings between roof joists | Sawn Softwood Kiln Dried Treated 47 x 50mm | |
| Hip roof binders | Sawn Dry Graded Structural Softwood Treated 47 x 175mm | |
| Gutter angles | Half Round Gutter Angle 90 deg 112mm | |
| Gutter outlet | Half Round Gutter Running Outlet 112mm | |
| Down pipe clips | Half Round Downpipe Saddle Bracket 68mm | |
| Hip corner ties | Sawn Dry Graded Structural Softwood Treated 47 x 100mm | |
| Soffit carriers | Sawn Batten Treated 25 x 38mm | |
| Gutter unions | Half Round Gutter Union Bracket 112mm | |
| Tilting fillet support board | Cement Soffit Strip 150 x 4.5mm | |
| Stop ends | Half Round Gutter Stop End External 112mm | |
| Down pipe unions | Half Round Downpipe Connector 68mm | |
| Eaves fascia fixings, Soffit fixings | Cladding Nails | |
| Eaves ventilator fixings | Wood Screws | |

| | | |
|-----------------|--|--|
| Apex roof ridge | Sawn Dry Graded Structural Softwood Treated 25 x 200mm | |
|-----------------|--|--|

Lean To Roof (Roof to Ground Floor)

| | | |
|--|--|---------|
| Lean to roof rafters | Sawn Dry Graded Structural Softwood Treated 47 x 150mm | 17 m |
| Lean to roof joists | Sawn Dry Graded Structural Softwood Treated 47 x 150mm | 7 m |
| Gutter | Half Round Gutter 112mm | <1 Each |
| Gable straps at verge level | Lateral Restraint Strap 30 x 5 x 1600mm bent at 100mmm | 2 Each |
| Down pipe | Half Round Downpipe 68mm | <1 Each |
| Eaves ventilator | Soffit Vent | 1 Each |
| Lean to roof eaves wall plate | Sawn Dry Graded Structural Softwood Treated 75 x 100mm | 3 m |
| Lean to roof apex wall plate fixings, Lean to roof internal wall plate fixings | Anchor bolt | |
| Eaves soffits (side 1) | White 400mm PVC Board x 9mm | |
| Lean to roof apex wall plate, Lean to roof internal wall plate | Sawn Dry Graded Structural Softwood Treated 47 x 150mm | |
| Swan necks | Half Round Downpipe Bend 67.5 deg 68mm | |
| Noggings between rafters, Noggings between roof joists | Sawn Softwood Kiln Dried Treated 47 x 50mm | |
| Wallplate straps | Lateral Restraint Strap 30 x 5 x 1200mm bent at 150mmm | |
| Roof structure fixings (allowance) | Round Wire Nails | |
| Tilting fillets | Sawn Furring Treated 47 x 50mm | |
| Stop ends | Half Round Gutter Stop End External 112mm | |
| Gutter clips | Half Round Gutter Support Bracket 112mm | |
| Gutter outlet | Half Round Gutter Running Outlet 112mm | |
| Down pipe clips | Half Round Downpipe Saddle Bracket 68mm | |
| Gutter unions | Half Round Gutter Union Bracket 112mm | |
| Tilting fillet support board | Cement Soffit Strip 150 x 4.5mm | |
| Lean to roof eaves wall plate fixings | Hammer in Fixings | |
| Soffit carriers | Sawn Batten Treated 25 x 38mm | |
| Soffit fixings | Cladding Nails | |
| Eaves ventilator fixings | Wood Screws | |

Corner Hip & Lean to Roof Single Storey Extension

Extended Half Hip Roof (Roof to Ground Floor)

| | | |
|----------------------------|---------------|---------|
| Fix hip roof rafters | Joiner & Mate | 4 Hours |
| Fix hip ridge board | Joiner & Mate | 1 Hours |
| Fix hip roof joists | Joiner & Mate | 1 Hours |
| Fix hip corner ties | Joiner | 1 Hours |
| Fix eaves ventilator | Joiner | 1 Hours |
| Fix gutter | Joiner | 1 Hours |
| Fix hip roof purlins | Joiner & Mate | <1 Hour |
| Fix eaves fascia | Joiner & Mate | <1 Hour |
| Fix eaves soffits (side 1) | Joiner | 1 Hours |

| | | |
|--|---------------|---------|
| Fix tilting fillets | Joiner | 1 Hours |
| Fix wallplate straps | Joiner | <1 Hour |
| Fix noggings between roof joists | Joiner | <1 Hour |
| Fix down Pipe | Joiner | <1 Hour |
| Fix tilting fillet support board | Joiner | <1 Hour |
| Fix soffit carriers | Joiner | <1 Hour |
| Fix wall plate | Joiner | <1 Hour |
| Prepare bargeboard and fascia for painting | Joiner | <1 Hour |
| Prime bargeboard and fascia | Joiner | <1 Hour |
| Prime soffits | Joiner | <1 Hour |
| Fix hip roof binders | Joiner & Mate | <1 Hour |
| Fix apex roof ridge board | Joiner & Mate | <1 Hour |

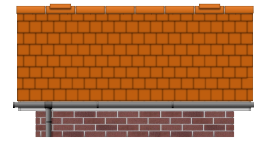
Lean To Roof (Roof to Ground Floor)

| | | |
|--------------------------------------|---------------|---------|
| Fix Lean to roof rafters | Joiner & Mate | 1 Hours |
| Fix Lean to roof joists | Joiner & Mate | <1 Hour |
| Fix noggings between rafters | Joiner | 1 Hours |
| Fix noggings between roof joists | Joiner | 1 Hours |
| Fix Lean to roof apex wall plate | Joiner & Mate | <1 Hour |
| Fix Lean to roof internal wall plate | Joiner & Mate | <1 Hour |
| Fix eaves ventilator | Joiner | <1 Hour |
| Fix gutter | Joiner | <1 Hour |
| Fix eaves soffits (side 1) | Joiner | <1 Hour |
| Fix tilting fillets | Joiner | <1 Hour |
| Fix down Pipe | Joiner | <1 Hour |
| Fix Lean to roof wall plate | Joiner | <1 Hour |
| Fix tilting fillet support board | Joiner | <1 Hour |
| Fix gable straps at verge level | Joiner | <1 Hour |
| Fix soffit carriers | Joiner | <1 Hour |
| Fix wallplate straps | Joiner | <1 Hour |
| Prime soffits | Joiner | <1 Hour |

Total cost excluding VAT

£2,547.87

Roof Tiling



Lay roof covering.

Corner Hip & Lean to Roof Single Storey Extension

Extended Half Hip Roof (Roof to Ground Floor)

| | | |
|--|---|---------|
| Hip ridge tile | Half Round Clay Ridge (300mm) | 23 Each |
| Tiles | Roof Tile Concrete Interlocking Low Profile | 98 Each |
| Gable abutment (On roof) | Lead Flashing Code 4 - 300mm | 1 Each |
| Proprietary hip ridge fixing system | PVC Dry Ridge Vent System | 7 m |
| Lathe | Sawn Batten Treated 25 x 38mm | 41 m |
| Hip Irons | Hip Iron | 2 Each |
| Roofing felt | Breather Membrane | |
| Lathe nails, Tile Nails, Proprietary ridge fixings | Round Wire Nails Galvanised | |
| Proprietary hip ridge fixings | Clout Nails Galvanised | |
| Proprietary ridge fixing system | PVC Dry Ridge Vent System | |
| Ridge tile | Segmental Ridge Tile 457mm | |

Lean To Roof (Roof to Ground Floor)

| | | |
|---|---|---------|
| Tiles | Roof Tile Concrete Interlocking Low Profile | 59 Each |
| Lean to roof ridge tile or flashing | Lead Flashing Code 4 - 300mm | 1 Each |
| Gable abutment (On roof) | Lead Flashing Code 4 - 300mm | 1 Each |
| Lean to roof cavity tray | Horizontal Cavity Tray 440mm | 8 Each |
| Proprietary ridge fixing system | PVC Dry Ridge Vent System | 3 m |
| Proprietary gable fixing system | PVC Dry Verge System | 3 m |
| Lathe | Sawn Batten Treated 25 x 38mm | |
| Roofing felt | Breather Membrane | |
| Proprietary ridge fixings, Lathe nails, Proprietary gable fixings, Tile Nails | Round Wire Nails Galvanised | |
| Tile undercloak 1, Tile undercloak 2 | Cement Soffit Strip 150 x 4.5mm | |

Corner Hip & Lean to Roof Single Storey Extension

Extended Half Hip Roof (Roof to Ground Floor)

| | | |
|---|----------------------|---------|
| Fix tiles, felt and lathe. | 3 Roof Tilers & Mate | 2 Hours |
| Fix gable abutment (On roof) | Roof Tiler & Mate | 3 Hours |
| Fix hip ridge tile | Roof Tiler & Mate | 1 Hours |
| Fix proprietary hip ridge fixing system | Roof Tiler & Mate | 1 Hours |
| Fix verge tiles | Roof Tiler | <1 Hour |
| Fix hip irons | Roof Tiler | <1 Hour |
| Fix ridge tile | Roof Tiler & Mate | <1 Hour |

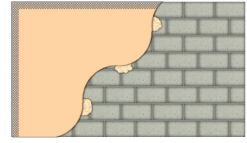
| | | |
|-------------------------------------|------------|---------|
| Fix proprietary ridge fixing system | Roof Tiler | <1 Hour |
|-------------------------------------|------------|---------|

Lean To Roof (Roof to Ground Floor)

| | | |
|---|----------------------|---------|
| Fix tiles, felt and lathe. | 3 Roof Tilers & Mate | 1 Hours |
| Fix gable abutment (On roof) | Roof Tiler & Mate | 2 Hours |
| Fix Lean to roof ridge tile or flashing | Roof Tiler & Mate | 1 Hours |
| Fix proprietary gable fixing system | Roof Tiler | 1 Hours |
| Fix proprietary ridge fixing system | Roof Tiler | <1 Hour |
| Fix verge tiles | Roof Tiler | <1 Hour |
| Fix tile undercloak 1 | Roof Tiler | <1 Hour |
| Fix tile undercloak 2 | Roof Tiler | <1 Hour |

| | | |
|---------------------------------|--|------------------|
| Total cost excluding VAT | | £2,289.10 |
|---------------------------------|--|------------------|

Plastering



Apply plastering system to walls and ceilings.

Corner Structural Openings

Corner Structural Alterations (Corner Opening)

| | | |
|---|---|--------|
| Corner Bead to structural opening reveal | PVC Plastering Corner Bead | 9 Each |
| Reveal plaster finish to structural opening | Fire Protective Plasterboard Square Edge 12.5mm | |
| Reveal plastering fixing system / basecoat to opening | Plasterboard Adhesive | |
| Reveal finish to plaster structural opening | Board Finish Plaster | |
| Reveal plaster joint treatment structural opening | Plasterboard Tape 50mm | |

Corner Hip & Lean to Roof Single Storey Extension

Brick and Block Cavity Wall (External Walls)

| | | |
|--|---------------------------------|--------|
| Plastering to inner blockwall | Plasterboard Square Edge 12.5mm | 9 Each |
| Wall plastering fixing system / basecoat | Plasterboard Adhesive | 3 Each |
| Plaster finish to walls | Board Finish Plaster | |
| Wall plastering joint treatment | Plasterboard Tape 50mm | |

Floor Screed to Extensions (Ground Floor Finish)

| | | |
|------------------------------|---|---------|
| Insulation to screed | Flooring Grade Polystyrene Insulation Sheet 100mm | 5 Each |
| Floor screed sand | Sharp Sand | 1 Each |
| Floor screed cement | Cement | 11 Each |
| Mesh reinforcement to screed | Steel Reinforcement Mesh A142 | 1 Each |

Connecting Wall Plastering (Existing Connecting Wall Plastering)

| | | |
|--|---------------------------------|--|
| Plastering to walls | Plasterboard Square Edge 12.5mm | |
| Plastering fixing system/basecoat to walls | Plasterboard Adhesive | |
| Plaster finish to walls | Board Finish Plaster | |
| Sealer/adhesive to walls | PVA | |
| Plastering joint treatment to walls | Plasterboard Tape 50mm | |

Extended Half Hip Roof (Roof to Ground Floor)

| | | |
|--|----------------------------------|--|
| Insulation to ceiling (layer 1), Insulation to ceiling (layer 2) | Fibreglass Insulation Roll 150mm | |
| Plasterboard to roof ceilings | Plasterboard Square Edge 12.5mm | |
| Finish to plasterboard for roof ceilings | Board Finish Plaster | |
| Plasterboard joint treatment for roof ceilings | Plasterboard Tape 50mm | |
| Plasterboard fixings for roof ceilings | Gyproc Drywall Screws | |

Lean To Roof (Roof to Ground Floor)

| | |
|--|----------------------------------|
| Insulation to ceiling (layer 1), Insulation to ceiling (layer 2) | Fibreglass Insulation Roll 150mm |
| Plasterboard to roof ceilings | Plasterboard Square Edge 12.5mm |
| Finish to plasterboard for roof ceilings | Board Finish Plaster |
| Plasterboard joint treatment for roof ceilings | Plasterboard Tape 50mm |
| Plasterboard fixings for roof ceilings | Gyproc Drywall Screws |

Corner Hip & Lean to Roof Single Storey Extension

Brick and Block Cavity Wall (External Walls)

| | | |
|---------------------------------|---------------------|---------|
| Apply finish to wall plastering | 2 Plasterers & Mate | 3 Hours |
| Fix/apply plastering to walls | 2 Plasterers & Mate | 2 Hours |

Floor Screed to Extensions (Ground Floor Finish)

| | | |
|---------------------------------------|---------------------|---------|
| Lay floor screed | 2 Plasterers & Mate | 3 Hours |
| Fix reinforcement | 2 Plasterers & Mate | <1 Hour |
| Fix insulation to underside of screed | 2 Plasterers & Mate | <1 Hour |

Connecting Wall Plastering (Existing Connecting Wall Plastering)

| | | |
|---|---------------------|---------|
| Apply finish to wall plastering | 2 Plasterers & Mate | <1 Hour |
| Fix/apply plastering to walls | 2 Plasterers & Mate | <1 Hour |
| Apply sealer/adhesive to existing walls | Plasterer | <1 Hour |

Extended Half Hip Roof (Roof to Ground Floor)

| | | |
|--|-----------------------|---------|
| Apply finish to ceiling plaster to roofs | 2 Plasterers & Mate | <1 Hour |
| Fix plasterboard to roof ceilings | 2 Plasterers & Mate | <1 Hour |
| Fix insulation to ceiling (layer 1) | Insulation Specialist | <1 Hour |
| Fix insulation to ceiling (layer 2) | Insulation Specialist | <1 Hour |

Lean To Roof (Roof to Ground Floor)

| | | |
|--|-----------------------|---------|
| Apply finish to ceiling plaster to roofs | 2 Plasterers & Mate | <1 Hour |
| Fix plasterboard to roof ceilings | 2 Plasterers & Mate | <1 Hour |
| Fix insulation to ceiling (layer 1) | Insulation Specialist | <1 Hour |
| Fix insulation to ceiling (layer 2) | Insulation Specialist | <1 Hour |

Corner Structural Openings

Corner Structural Alterations (Corner Opening)

| | | |
|---|---------------------|---------|
| Apply finish to structural opening reveal plaster | 2 Plasterers & Mate | <1 Hour |
| Fix structural opening reveal plaster | 2 Plasterers & Mate | <1 Hour |

Corner Hip & Lean to Roof Single Storey Extension

Floor Screed to Extensions (Ground Floor Finish)

| | | |
|--------------------------------|-------------|---------|
| Wheel barrow for laying screed | Wheelbarrow | <1 Week |
|--------------------------------|-------------|---------|

Total cost excluding VAT

£1,989.60

Joinery 2nd Fix



Fix doors and windows, fixtures and fittings.

Corner Hip & Lean to Roof Single Storey Extension

Brick and Block Cavity Wall (External Walls)

| | | |
|----------------------|---------------------------------|------|
| Skirting boards | Skirting Torus/Ovolo 25 x 125mm | 10 m |
| Fixings to skirtings | Cut Clasp Nails | |

Connecting Wall Plastering (Existing Connecting Wall Plastering)

| | |
|-----------------------------|---------------------------------|
| Skirting boards | Skirting Torus/Ovolo 25 x 125mm |
| Fixings for skirting boards | Cut Clasp Nails |

Corner Hip & Lean to Roof Single Storey Extension

Connecting Wall Plastering (Existing Connecting Wall Plastering)

| | | |
|---------------------|---------------|---------|
| Fix skirting boards | Joiner's Mate | <1 Hour |
|---------------------|---------------|---------|

Brick and Block Cavity Wall (External Walls)

| | | |
|---------------------|---------------|---------|
| Fix skirting boards | Joiner's Mate | 2 Hours |
|---------------------|---------------|---------|

Total cost excluding VAT

£108.31

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.)

Corner Hip & Lean to Roof Single Storey Extension

Connecting Wall Plastering (Existing Connecting Wall Plastering)

| | |
|--|-------------------|
| Decoration to wall or plaster | Contract Emulsion |
| Decoration for skirtings | Gloss |
| Primer for skirtings, Undercoat for skirting | Undercoat |

Brick and Block Cavity Wall (External Walls)

| | | |
|--|-------------------|---------|
| Decoration to wall or plaster | Contract Emulsion | <1 Each |
| Paint for skirting boards | Gloss | |
| Primer for skirting boards, Under Coat for skirting boards | Undercoat | |

Extended Half Hip Roof (Roof to Ground Floor)

| | |
|------------------------------------|-------------------|
| Decoration to plaster roof ceiling | Contract Emulsion |
|------------------------------------|-------------------|

Lean To Roof (Roof to Ground Floor)

| | |
|------------------------------------|-------------------|
| Decoration to plaster roof ceiling | Contract Emulsion |
|------------------------------------|-------------------|

Corner Structural Openings

Corner Structural Alterations (Corner Opening)

| | |
|--|-------------------|
| Decoration to structural opening reveal plastering | Contract Emulsion |
|--|-------------------|

Corner Hip & Lean to Roof Single Storey Extension

Connecting Wall Plastering (Existing Connecting Wall Plastering)

| | | |
|-------------------------------------|-----------|---------|
| Apply decoration to walls | Decorator | <1 Hour |
| Prepare wall for decoration | Decorator | <1 Hour |
| Apply decoration to skirting boards | Decorator | <1 Hour |
| Apply primer to skirting boards | Decorator | <1 Hour |
| Apply undercoat to skirtings | Decorator | <1 Hour |
| Prepare skirtings for decorating | Decorator | <1 Hour |

Brick and Block Cavity Wall (External Walls)

| | | |
|-------------------------------------|-----------|---------|
| Apply decoration to wall or plaster | Decorator | 3 Hours |
|-------------------------------------|-----------|---------|

| | | |
|--|-----------|---------|
| Prepare wall or plaster for decoration | Decorator | <1 Hour |
| Apply paint to skirting boards | Decorator | <1 Hour |
| Apply primer to skirting boards | Decorator | <1 Hour |
| Apply undercoat to skirting boards | Decorator | <1 Hour |
| Prepare skirting boards for decoration | Decorator | <1 Hour |

Extended Half Hip Roof (Roof to Ground Floor)

| | | |
|-------------------------------------|-----------|---------|
| Decorate ceiling plaster | Decorator | <1 Hour |
| Prepare roof ceiling for decoration | Decorator | <1 Hour |

Lean To Roof (Roof to Ground Floor)

| | | |
|-------------------------------------|-----------|---------|
| Decorate ceiling plaster | Decorator | <1 Hour |
| Prepare roof ceiling for decoration | Decorator | <1 Hour |

Corner Structural Openings

Corner Structural Alterations (Corner Opening)

| | | |
|---|-----------|---------|
| Apply decoration to plaster structural opening reveals | Decorator | <1 Hour |
| Prepare plaster structural opening reveals for decoration | Decorator | <1 Hour |

Total cost excluding VAT

£272.60

Landscaping



Carry out the landscaping works as shown on drawing. Note that where planting is included that this should be carried out during the appropriate growing season.

Garden

Garden Features (Garden Pond)

| | | |
|-----------------------|------------------------|---------|
| Water plants for pond | Pond plants | 12 Each |
| Pond liner | PVC pond liner 4m x 3m | 1 Each |

Garden

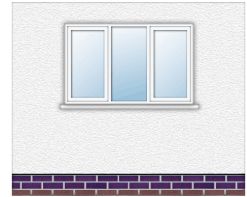
Garden Features (Garden Pond)

| | | |
|---------------------------|--------------------|---------|
| Excavate and install pond | Landscape Gardener | 8 Hours |
|---------------------------|--------------------|---------|

Total cost excluding VAT

£445.90

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.)

Corner Hip & Lean to Roof Single Storey Extension

Extended Half Hip Roof (Roof to Ground Floor)

| | |
|--|-----------|
| Paint for soffits, Paint for bargeboard and fascia | Gloss |
| Primer for soffits, Undercoat for soffits, Primer for bargeboard and fascia, Undercoat for bargeboard and fascia | Undercoat |

Lean To Roof (Roof to Ground Floor)

| | |
|---|-----------|
| Paint for soffits | Gloss |
| Primer for soffits, Undercoat for soffits | Undercoat |

Corner Hip & Lean to Roof Single Storey Extension

Extended Half Hip Roof (Roof to Ground Floor)

| | | |
|---------------------------------|-----------|---------|
| Prepare soffits for painting | Joiner | <1 Hour |
| Paint bargeboard and fascia | Decorator | <1 Hour |
| Paint soffits | Decorator | <1 Hour |
| Undercoat bargeboard and fascia | Decorator | <1 Hour |
| Undercoat soffits | Decorator | <1 Hour |

Lean To Roof (Roof to Ground Floor)

| | | |
|------------------------------|-----------|---------|
| Prepare soffits for painting | Joiner | <1 Hour |
| Paint soffits | Decorator | <1 Hour |
| Undercoat soffits | Decorator | <1 Hour |

Total cost excluding VAT

£105.44

Acceptance of Estimate

Reference: Single Storey Extension (Estimated dated 06 May 2020)

[client not provided]

Site address:

[site address not provided]

Please carry out the building works itemised in the Estimate defined above, dated 06 May 2020 to the value of:

| | |
|---------------------------------|-------------------|
| Total cost excluding VAT | £22,529.39 |
| Total VAT (20.0%) | £4,505.88 |
| Total cost including VAT | £27,035.27 |

Signed [client not provided]

Date

Signed on behalf of HBXL Software

Date

Acceptance of Estimate

Reference: Single Storey Extension (Estimated dated 06 May 2020)

[client not provided]

Site address:

[site address not provided]

Please carry out the building works itemised in the Estimate defined above, dated 06 May 2020 to the value of:

| | |
|---------------------------------|-------------------|
| Total cost excluding VAT | £22,529.39 |
| Total VAT (20.0%) | £4,505.88 |
| Total cost including VAT | £27,035.27 |

Signed [client not provided]

Date

Signed on behalf of HBXL Software

Date

Terms & Conditions

Please copy and paste your terms and conditions using Ctrl+V