

Apartments

for

Mr. Client

at:

London

Mr. Client

Site address:

London

28 June 2013

Dear Mr. Client,

Subject: Apartments

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

Roof Renovation

Material

Main Roof

Roof Renovation (roof renovation)

General roof joists	Sawn Dry Graded Structural Softwood Treated 47.0 x 150mm
Noggings between roof joists	Sawn Softwood Kiln Dried Treated 47.0 x 50mm
General roof rafters	Sawn Dry Graded Structural Softwood Treated 47.0 x 150mm
Noggings between rafters	Sawn Softwood Kiln Dried Treated 47.0 x 50mm
General roof gable Ladder Rafters	Sawn Dry Graded Structural Softwood Treated 47.0 x 150mm
Soffit carriers	Sawn Batten Treated 25.0 x 38mm
Wall plate	Sawn Dry Graded Structural Softwood Treated 75.0 x 100mm
General roof purlins	Sawn Dry Graded Structural Softwood Treated 75.0 x 225mm
General roof binders	Sawn Dry Graded Structural Softwood Treated 47.0 x 175mm
Apex roof ridge	Sawn Dry Graded Structural Softwood Treated 25.0 x 200mm
Hip corner ties	Sawn Dry Graded Structural Softwood Treated 47.0 x 100mm
Eaves fascia	White 175mm Square Fascia x 16mm x 5.0M
Eaves fascia fixings	White plastic top Nail 40mm - 10G (100 box)
Roof structure fixings (allowance)	Round Wire Nails Bright 100mm x 25kg
Lathe	Sawn Batten Treated 25.0 x 38mm
Lathe nails	Round Wire Nails Galvanised 65mm x 25kg
Tilting fillets	Sawn Furring Treated 47.0 x 50mm (2 Pack)
Tilting fillet support board	Cement Soffit Strip 2400 x 150 x 4.5mm
Eaves ventilator	Soffit Vent 2440mm (For 6-10mm soffit board)
Eaves ventilator fixings	Wood Screws Steel CSK Twin Thread 6 x 0.75 inch (200 box)
Eaves soffits (side 1)	White 400mm PVC Board x 9mm x 5.0M
Soffit fixings	White plastic top Nail 40mm - 10G (100 box)
Roofing felt	Breather Membrane 700 1.5 x 50 m
Tiles	Natural Slate 400 x 250mm (Each) (Allowance £1.50)
Tile Nails	Round Wire Nails Galvanised 65mm x 25kg
Ridge tile	External Angle Clay Tile 90 deg (Allowance £12 each)
Eaves tiles	Natural Slate 400 x 250mm (Each) (Allowance £1.50)
Top tiles	Natural Slate 400 x 250mm (Each) (Allowance £1.50)
Additional tile and halves for valleys, hips and abbuttments	Clay Tile & Half (Allowance £1.40 each)
Sand pointing/bedding to ridge	Building Sand Bulk Bag
Cement in pointing/bedding to ridge	Blue Circle Mastercrete Original Cement 25kg Bag
Hip ridge tile	Half Round Clay Ridge (300mm) (Allowance £12 each)
Hip Irons	Scrolled Hip Iron 12 x 6 x 1inch
Sand pointing/bedding to hip ridge	Building Sand Bulk Bag
Cement in pointing/bedding to hip ridge	Blue Circle Mastercrete Original Cement 25kg Bag
Lean to roof ridge tile or flashing	LEAD Flashing Code 4 - 3m x 300mm
Lean to roof cavity tray	Horizontal Cavity Tray 440mm
Gable abutment (On roof)	LEAD Flashing Code 4 - 3m x 300mm
Gable abutment (To abutment)	Cavity Tray Gable Abutment
Gutter	Half Round Gutter 4m x 112mm
Down pipe	Half Round Downpipe 4m x 68mm
Stop ends	Half Round Gutter Stop End External 112mm
Gutter unions	Half Round Gutter Union Bracket 112mm
Gutter clips	Half Round Gutter Support Bracket 112mm
Gutter outlet	Half Round Gutter Running Outlet 112mm
Down pipe unions	Half Round Downpipe Connector 68mm
Down pipe clips	Half Round Downpipe Saddle Bracket 68mm
Swan necks	Half Round Downpipe Bend 67.5 deg 68mm
Gutter Angles	Half Round Gutter Angle 90 deg 112mm
Wallplate straps	Lateral Restraint Strap 30 x 5 x 1200mm bent at 150mm
Plasterboard to sloping ceilings	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Plasterboard fixings for sloping ceilings	Drywall Timber Screws 60mm 500 box
Plasterboard joint treatment for sloping ceilings	Plasterboard Tape 50mm x 90m
Finish to plasterboard for sloping ceilings	Board Finish Plaster 25kg
Insulation to rafters (layer 1)	Polyisocyanurate Insulation Board 2400 x 1200 x 100mm
Insulation to rafters (layer 2)	Polyisocyanurate Insulation Board 2400 x 1200 x 20mm
Decoration to plaster sloping ceiling	Contract Emulsion Brilliant White 5 Litre
Primer for bargeboard and fascia	Undercoat White 5 Litre
Undercoat for bargeboard and fascia	Undercoat White 5 Litre
Paint for bargeboard and fascia	Gloss Brilliant White 5 Litre
Primer for soffits	Undercoat White 5 Litre
Undercoat for soffits	Undercoat White 5 Litre
Paint for soffits	Gloss Brilliant White 5 Litre
Lead to hip	LEAD Flashing Code 4 - 3m x 600mm
Lead to ridge	LEAD Flashing Code 4 - 3m x 600mm
Roof insulation	TLX Gold mambrane

Total Cost Excluding VAT £...

Lead Sides for Wall Dormer

Form Lead Sides for Wall Dormer comprising:



Material

Roof

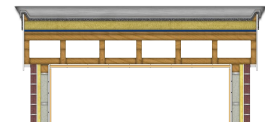
Lead Sides for Wall Dormer (lead sides dormer)

Top trimmer to rear of dormer	Sawn Dry Graded Structural Softwood Treated 47.0 x 200mm
Side trimmers/double rafters	Sawn Dry Graded Structural Softwood Treated 47.0 x 150mm
Corner posts to front of dormer	Sawn Dry Graded Structural Softwood Treated 47.0 x 100mm
Side top plates	Sawn Dry Graded Structural Softwood Treated 47.0 x 100mm
Side sole plates	Sawn Dry Graded Structural Softwood Treated 47.0 x 100mm
Side vertical studding	Sawn Dry Graded Structural Softwood Treated 47.0 x 100mm
Side noggings	Sawn Dry Graded Structural Softwood Treated 47.0 x 100mm
Fixings allowance for dormer structure	Round Wire Nails Bright 100mm x 5kg
Ply facing to side of dormer	Hardwood Ply WBP 2440 x 1220 x 12mm
Fixings for ply facing	Round Wire Nails Bright 50mm x 2.5kg
Insulation to dormer front and sides	Polyisocyanurate Insulation Board 2400 x 1200 x 100mm
Insulation to dormer front and sides (layer 2)	Polyisocyanurate Insulation Board 2400 x 1200 x 20mm
Underlay to dormer	Breather Membrane 700 1.5 x 50 m
Lead to front and sides of dormer	LEAD Flashing Code 4 - 3m x 600mm
Flashing or soakers to sloping bottom sides of dormers	LEAD Flashing Code 4 - 3m x 240m
Internal vapour barrier	Polythene Vapour Barrier Green 125mu 4 x 50m
Plasterboard to dormer sides and adjacent to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Plasterboard fixings	Drywall Timber Screws 60mm 500 box
Plasterboard joint treatment	Plasterboard Tape 50mm x 90m
Plasterboard finish	Board Finish Plaster 25kg
Angle bead to dormer opening	PVC Plastering Corner Bead 2.44m
Decoration of plasterboard	Contract Emulsion Magnolia 5 Litre

Total Cost Excluding VAT £...

Flat Roof

Form Flat Roof comprising:



Material

Extension

Flat Roof (flat roof)

Flat roof joists	Sawn Dry Graded Structural Softwood Treated 75.0 x 225mm
Noggings between flat roof joists	Sawn Softwood Kiln Dried Treated 47.0 x 50mm
Flat roof firrings or diminishing strips	Sawn Furring Treated 47.0 x 50mm (2 Pack)
Flat roof wall plate 1	Sawn Dry Graded Structural Softwood Treated 75.0 x 100mm

Flat roof wall plate 1 wall plate fixings
Flat roof wall plate 2
Flat roof wall plate 2 wall plate fixings
Flat roof fixings allowance
Fascias to ends of joists on flat roof
Fascias parallel to joists on flat roof
Flat roof fascia fixings
Flat roof deck 1
Flat roof deck 2
Counter batten to flat roof
Counter batten nails for flat roof
Cocking fillet to edge upstand and flashing
Ventilators to ends of joists on flat roof
Flat roof ventilator fixings
Flat roof restraint straps to joist sides
Flat roof restraint straps to joist ends
Flat roof cavity tray
Gutter
Down pipe
Stop ends
Gutter unions
Gutter clips
Gutter outlet
Gutter angles
Down pipe clips
Swan necks
Plasterboard to roof ceilings
Plasterboard fixings for roof ceilings
Plasterboard joint treatment for roof ceilings
Finish to plasterboard for roof ceilings
Insulation to flat roofs
Vapour barrier to flat roofs
Decoration to plaster roof ceiling

Hammer in Fixing 8mm x 100mm (12 Bag)
Sawn Dry Graded Structural Softwood Treated 75.0 x 100mm
Hammer in Fixing 8mm x 100mm (12 Bag)
Round Wire Nails Bright 100mm x 25kg
White Shiplap Cladding 150 x 5M
White Shiplap Cladding 150 x 5M
White plastic top Nail 40mm - 10G (100 box)
Hardwood Ply WBP 2440 x 1220 x 18mm
Hardwood Ply WBP 2440 x 1200 x 15mm
Sawn Softwood Kiln Dried Treated 47.0 x 50mm
Round Wire Nails Bright 100mm x 25kg
Sawn Angle Fillet Treated 47.0 x 50mm (2 Pack)
Soffit Vent 2440mm (For 6-10mm soffit board)
Wood Screws Steel CSK Twin Thread 6 x 0.75 inch (200 box)
Lateral Restraint Strap 30 x 5 x 1200mm bent at 150mm
Lateral Restraint Strap 30 x 5 x 1200mm bent at 150mm
Horizontal Cavity Tray 440mm
Half Round Gutter 4m x 112mm
Half Round Downpipe 4m x 68mm
Half Round Gutter Stop End External 112mm
Half Round Gutter Union Bracket 112mm
Half Round Gutter Support Bracket 112mm
Half Round Gutter Running Outlet 112mm
Half Round Gutter Angle 90 deg 112mm
Half Round Downpipe Saddle Bracket 68mm
Half Round Downpipe Bend 67.5 deg 68mm
Plasterboard Square Edge 1200 x 2400 x 12.5mm
Drywall Timber Screws 41mm 1000 box
Plasterboard Tape 50mm x 90m
Board Finish Plaster 25kg
Polyisocyanurate Insulation Board 2400 x 1200 x 100mm
Polythene DPM Blue 300mu 4 x 25m PIFA (27.6kg)
Contract Emulsion Brilliant White 5 Litre

Total Cost Excluding VAT £...

Demolition of Walls

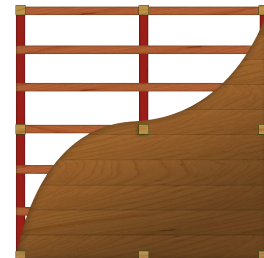
Carry out Demolition of Walls comprising:



Total Cost Excluding VAT £...

Decking

Construct decking comprising:



Material

Back roof

Decking (decking)

Timber for joist bearers

FSC Sawn Carcassing 47 x 150mm

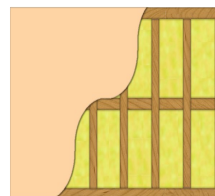
Timber for joists
Timber for decking

FSC Regularised Kiln Dried Graded Joist 47 x 100 x 6000mm
Decking Boards Grooved 38 x 125mm

Total Cost Excluding VAT £...

Removal of Plaster Ceilings

Carry out Removal of Plaster Ceilings comprising:



Total Cost Excluding VAT £...

Hacking Plaster from Walls

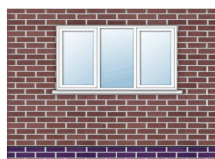
Carry out Hacking Plaster from Walls comprising:



Total Cost Excluding VAT £...

Repointing Brickwork

Carry out Repointing Brickwork comprising:



Material

Exterior

Repointing Brickwork (repointing brickwork)

Sand in repointing
Cement in repointing

Building Sand Bulk Bag
Blue Circle Mastercrete Original Cement 25kg Bag

Total Cost Excluding VAT £...

Replace Existing Floorboards

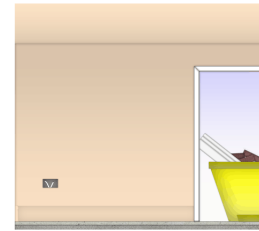
Replace Existing Floorboards comprising:



Total Cost Excluding VAT £...

Internal Stripping Out

Carry out Internal Stripping Out comprising:



Material

House

Internal Stripping Out (Chimney breast)

Noggings to make good ceiling
Make good wall ready for plastering
Make good wall ready for plastering

Sawn Dry Graded Structural Softwood 47.0 x 100mm
Building Sand Standard Bag
Blue Circle Mastercrete Original Cement 25kg Bag

Internal Stripping Out (Fireplace)

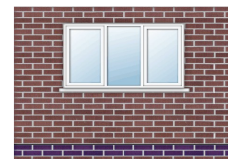
Block up fireplace ready for plastering
Block up fireplace ready for plastering
Block up fireplace ready for plastering

Solid Dense Concrete Block 7N 440 x 215 x 100mm
Building Sand Standard Bag
Blue Circle Mastercrete Original Cement 25kg Bag

Total Cost Excluding VAT £...

Brick and Block Cavity Wall

Build Brick and Block Cavity Wall .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

Back

Brick and Block Cavity Wall (extension)

Bricks above dpc less openings
Blocks above dpc less openings
Cavity Insulation
Brick ties

Facing Bricks - Provisional (Allowance £0.40 each)
Insulation Block Standard 440 x 215 x 100mm
Cavity Wall Insulation 100 x 455 x 1200mm 10 Sheets 5.46m2
Brickwork Tie DD140 Type 4 225mm

DPC to brickwork
DPC to blockwork
Sand above dpc in brickwork
Sand above dpc in blockwork
Cement above dpc in brickwork
Cement above dpc in blockwork
Plaster finish to walls
Plastering to inner blockwall
Wall plastering fixing system / basecoat
Wall plastering joint treatment
Skirting boards
Decoration to wall or plaster
Primer for skirting boards
Under Coat for skirting boards
Paint for skirting boards

Pitch Polymer DPC 100mm x 20m
Pitch Polymer DPC 100mm x 20m
Building Sand Bulk Bag
Building Sand Bulk Bag
Blue Circle Mastercrete Original Cement 25kg Bag
Blue Circle Mastercrete Original Cement 25kg Bag
Board Finish Plaster 25kg
Plasterboard Square Edge 1200 x 2400 x 12.5mm
Plasterboard Adhesive 25kg
Plasterboard Tape 50mm x 90m
Skirting Torus/Ovolo 19 x 125mm (Redwood)
Contract Emulsion Magnolia 5 Litre
Undercoat White 5 Litre
Undercoat White 5 Litre
Gloss Brilliant White 5 Litre

Total Cost Excluding VAT £...

Suspended Floor

Construct Suspended Floor comprising:



Material

House

Suspended Floor (suspended floor)

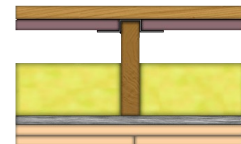
Floor joists
Bracing between floor joists
Floor joist straps
Floor joist hangers
Floor Boards
Nailing allowance to floor structure
Nailing to floorboards
Perimeter floor sealant

Sawn Dry Graded Structural Softwood Treated 47.0 x 200mm
Sawn Dry Graded Structural Softwood Treated 47.0 x 200mm
Lateral Restraint Strap 30 x 5 x 1200mm bent at 150mm
Joist Hanger 50mm Standard Leg
Whitewood Tongue & Grooved Flooring 22.0 x 125mm
Round Wire Nails Bright 100mm x 25kg
Lost Head Round Wire Nails Bright 65mm x 25kg
Acoustic Floor Sealant 380ml

Total Cost Excluding VAT £...

Gypsum Silent Floor Renovation

Construct Gypsum Silent Floor Renovation comprising:



Material

House

Gypsum Silent Floor Renovation (gypsum silent floor)

Floor channel
Edge floor channel
Gyproc plank
Floor board

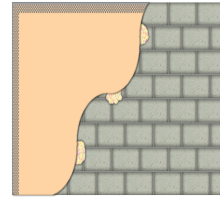
Gyproc SIF1 Floor Channel 2000mm
Gyproc SIF2 Floor Channel 2000mm
Gyproc Plank Square Edge 600 x 2400 x 19mm
Moisture Resistant Chipboard Flooring TG4 P5 2400 x 600 x 22.0mm

Floor board screws	Gyproc Drywall Screws 42mm 1000 box
Insulation	GP fibreglass insulation Roll 100mm 10.64m2
Resilient bar	Gyproc RB1 Resilient Bar 3000mm
Resilient bar noggings	Gyproc RB1 Resilient Bar 3000mm
Resilient bar screws	Gyproc Drywall Screws 25mm 1000 box
Ceiling base board	Gyproc SoundBloc Tapered Edge 1200 x 2400 x 15mm
Base board screws	Gyproc Drywall Screws 25mm 1000 box
Ceiling board	Gyproc SoundBloc Tapered Edge 1200 x 2400 x 15mm
Ceiling board screws	Gyproc Drywall Screws 42mm 1000 box
Sealant	Gyproc Sealant 0.38 Litre
Decoration to ceiling	Contract Emulsion Brilliant White 5 Litre

Total Cost Excluding VAT £...

Plasterboard to Walls

Carry out Plasterboard to Walls comprising:



Material

House

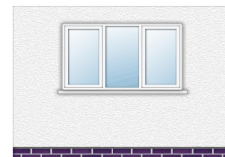
Basic Plasterboard and Skim to Walls (plasterboards)

Plaster boarding to walls	Gyproc SoundBloc Tapered Edge 1200 x 2400 x 15mm
Plaster boarding fixing dabs to walls	Plasterboard Adhesive 25kg
Jointing tape to plaster boarding to walls	Plasterboard Tape 50mm x 90m
Angle bead	PVC Plastering Corner Bead 2.44m

Total Cost Excluding VAT £...

Basic Rendering to Walls

Carry out Rendering to Walls comprising:



Material

House

Basic Rendering to Walls (rendering)

Sand in basecoat to walls	Plastering Sand Bulk Bag
Cement in basecoat to walls	Blue Circle Mastercrete Original Cement 25kg Bag
Sand in finishing coat to walls	Plastering Sand Bulk Bag
Cement in finishing coat to walls	Blue Circle Mastercrete Original Cement 25kg Bag
Corner beads	External Render Stop 3000mm

Total Cost Excluding VAT £...

Internal Renovation

Material

House

Internal Renovation (internal renovation)

Corner beads for walls
Skirting boards
Fixings for skirting boards
Cornice
Adhesive for cornice
Decoration for cornice
Coving
Adhesive for coving
Decoration for coving
Allowance for sundry materials

PVC Plastering Corner Bead 2.44m
Skirting Torus/Ovolo 19 x 125mm (Redwood)
Cut Clasp Nails 65mm x 25kg
Plaster 135 mm Cornice 3M (Allowance £6.50)
Panel Adhesive
Contract Emulsion Brilliant White 5 Litre
Plaster 100 mm Cove 3M (Allowance £6.50)
Panel Adhesive
Contract Emulsion Brilliant White 5 Litre
Sundry Materials (£)

Total Cost Excluding VAT £...

Front Door

Install Front Door comprising:



Material

Front

Front Door (838 Wide 4 Panel Door)

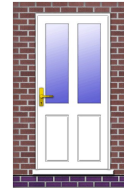
Door frame fixings to sides
Sealant
Vertical DPC
Reveal and cill plaster finish
Reveal and cill plastering fixing system / basecoat
Reveal and cill plaster joint treatment
Reveal and cill finish to plaster
Corner Bead
Decoration to reveal plastering
Primer for door frame internally
Undercoat for door frame internally
Paint for door frame internally
Primer for door frame externally
Undercoat for door frame externally
Paint for door frame externally
Primer for door internally
Undercoat for door internally
Paint for door internally
Primer for door externally
Undercoat for door externally
Paint for door externally
Primer for external cill
Undercoat/varnish for external cill
Paint/varnish for external cill
Door
Door frame
Door furniture
Door furniture
Weather bar
Hinges
External/Combination lintel
Cavity closure

Hammer in Fixing 8mm x 100mm (12 Bag)
Silicone Sealant White 0.31 Litre
Pitch Polymer DPC 150mm x 20m
Plasterboard Square Edge 1200 x 2400 x 12.5mm
Plasterboard Adhesive 25kg
Plasterboard Tape 50mm x 90m
Board Finish Plaster 25kg
PVC Plastering Corner Bead 2.44m
Contract Emulsion Magnolia 5 Litre
Undercoat White 5 Litre
Undercoat White 5 Litre
Gloss Brilliant White 5 Litre
Undercoat White 5 Litre
Undercoat White 5 Litre
Gloss Brilliant White 5 Litre
Undercoat White 5 Litre
Undercoat White 5 Litre
Gloss Brilliant White 5 Litre
Undercoat White 5 Litre
Undercoat White 5 Litre
Gloss Brilliant White 5 Litre
Outdoor Varnish Clear Gloss 750ml
Outdoor Varnish Clear Gloss 750ml
Outdoor Varnish Clear Gloss 750ml
4 Panel Hardwood Front Door 838 x 1981mm
Hardwood 2'9 Door Frame (Open in)
Georgian Brass 5 Lever BS Exterior Door Pack
Georgian Brass Letter Plate 254 x 75mm
Hardwood Weatherboard
Butt Hinge Brassed 102mm
Steel Lintel 100 mm Cavity x 1200mm
Cavity Closer 100mm x 3m

Total Cost Excluding VAT £...

Back Door

Install Back Door comprising:



Material

Back

Back Door (838 3 Panel 6 Pane Door)

Door frame fixings to sides	Hammer in Fixing 8mm x 100mm (12 Bag)
Sealant	Silicone Sealant White 0.31 Litre
Vertical DPC	Pitch Polymer DPC 150mm x 20m
Reveal and cill plaster finish	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Reveal and cill plastering fixing system / basecoat	Plasterboard Adhesive 25kg
Reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Reveal and cill finish to plaster	Board Finish Plaster 25kg
Corner Bead	PVC Plastering Corner Bead 2.44m
Decoration to reveal plastering	Contract Emulsion Magnolia 5 Litre
Primer for door frame internally	Undercoat White 5 Litre
Undercoat for door frame internally	Undercoat White 5 Litre
Paint for door frame internally	Gloss Brilliant White 5 Litre
Primer for door frame externally	Undercoat White 5 Litre
Undercoat for door frame externally	Undercoat White 5 Litre
Paint for door frame externally	Gloss Brilliant White 5 Litre
Primer for door internally	Undercoat White 5 Litre
Undercoat for door internally	Undercoat White 5 Litre
Paint for door internally	Gloss Brilliant White 5 Litre
Primer for door externally	Undercoat White 5 Litre
Undercoat for door externally	Undercoat White 5 Litre
Paint for door externally	Gloss Brilliant White 5 Litre
Primer for external cill	Outdoor Varnish Clear Gloss 750ml
Undercoat/varnish for external cill	Outdoor Varnish Clear Gloss 750ml
Paint/varnish for external cill	Outdoor Varnish Clear Gloss 750ml
Door	KXT Back Door Softwood 3 Panel 6 Pane D&G 838 x 1981mm
Door frame	External Softwood Door Frame 838 x 1981 Open in
Door furniture	Georgian Brass 5 Lever BS Exterior Door Pack
Hinges	Butt Hinge Brassed 102mm
Sealed units	Toughened Seal Units/ Ext Door (Prov)
External/Combination lintel	Steel Lintel 100 mm Cavity x 1200mm
Cavity closure	Cavity Closer 100mm x 3m

Total Cost Excluding VAT £...

Hardwood 1200 French Door

Install Hardwood 1200 French Door comprising:



Material

House

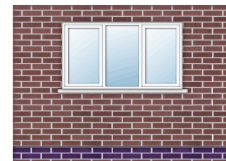
Hardwood 1200 French Door

Door frame fixings to sides	Hammer in Fixing 8mm x 100mm (12 Bag)
Door frame fixings to top and bottom	Wood Screws Steel CSK Twin Thread 10 x 3 inch (100 box)
Sealant	Silicone Sealant Brown 0.31 Litre
Vertical DPC	Pitch Polymer DPC 150mm x 20m
Internal threshold board	Hardwood Ply WBP 2440 x 1220 x 12mm
Fixings to threshold board	Wood Screws Steel CSK Twin Thread 10 x 2.5 inch (100 box)
Reveal and cill plaster finish	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Reveal and cill plastering fixing system / basecoat	Plasterboard Adhesive 25kg
Reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Reveal and cill finish to plaster	Board Finish Plaster 25kg
Corner Bead	PVC Plastering Corner Bead 2.44m
Decoration to reveal plastering	Contract Emulsion Magnolia 5 Litre
Primer for door frame internally	Wood Stain Undercoat 5 Litre
Undercoat for door frame internally	Wood Stain Finishing coat 5 Litre
Paint for door frame internally	Wood Stain Finishing coat 5 Litre
Primer for door frame externally	Wood Stain Undercoat 5 Litre
Undercoat for door frame externally	Wood Stain Finishing coat 5 Litre
Paint for door frame externally	Wood Stain Finishing coat 5 Litre
Primer for door internally	Wood Stain Undercoat 5 Litre
Undercoat for door internally	Wood Stain Finishing coat 5 Litre
Paint for door internally	Wood Stain Finishing coat 5 Litre
Primer for door externally	Wood Stain Undercoat 5 Litre
Undercoat for door externally	Wood Stain Finishing coat 5 Litre
Paint for door externally	Wood Stain Finishing coat 5 Litre
Primer for threshold board	Wood Stain Undercoat 5 Litre
Undercoat for threshold board	Wood Stain Finishing coat 5 Litre
Paint for threshold board	Wood Stain Finishing coat 5 Litre
Undercoat/varnish for external cill	Wood Stain Finishing coat 5 Litre
Paint/varnish for external cill	Wood Stain Finishing coat 5 Litre
Door	Hardwood French Doors 1200 Wide
Door frame	Hardwood French Doors 1200 Frame Pack
Weather bar	Hardwood Weatherboard
External/Combination lintel	Steel Lintel 100 mm Cavity x 1500mm
Dummy frame timber	Sawn Softwood Kiln Dried Treated 47.0 x 75mm
Cavity closure	Cavity Closer 100mm x 3m

Total Cost Excluding VAT £...

Softwood Sash Windows 1050 Deep

Install Softwood Sash Windows 1050 Deep comprising:



Material

House

Softwood Sash Windows 1050 Deep (SO910 900 x 1050 Sash)

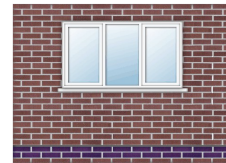
Window fixings to sides	Hammer in Fixing 8mm x 100mm (12 Bag)
Window fixings to top and bottom	Wood Screws Steel CSK Twin Thread 10 x 3 inch (100 box)
Sealant to sides and top of window	Silicone Sealant White 0.31 Litre
Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m
Internal window board	Window Board 25 x 219mm
Fixings to window board	Wood Screws Steel CSK Twin Thread 10 x 3 inch (100 box)
Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Window reveal and cill finish to plaster	Board Finish Plaster 25kg
Window reveal corner bead	PVC Plastering Corner Bead 2.44m
Window decoration to reveal plastering	Contract Emulsion Magnolia 5 Litre
Primer to interior of window	Undercoat White 5 Litre
Undercoat to interior of window	Undercoat White 5 Litre

Gloss to interior of window	Gloss Brilliant White 5 Litre
Primer to exterior of window	Undercoat White 5 Litre
Undercoat to exterior of window	Undercoat White 5 Litre
Gloss to exterior of window	Gloss Brilliant White 5 Litre
Primer for window board	Undercoat White 5 Litre
Undercoat for window board	Undercoat White 5 Litre
Paint for window board	Gloss Brilliant White 5 Litre
Window	Softwood Glazed Sash Window 900 x 1050..... SO910
External/Combination lintel	Steel Lintel 100 mm Cavity x 1200mm
Dummy frame timber	Sawn Softwood Kiln Dried 47.0 x 75mm
Cavity closure	Cavity Closer 100mm x 3m

Total Cost Excluding VAT £...

Softwood Sash Windows 1350 Deep

Install Softwood Sash Windows 1350 Deep comprising:



Material

House

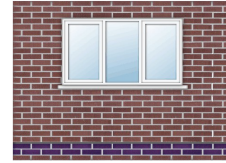
Softwood Sash Windows 1350 Deep (SO913 900 x 1350 Sash)

Window fixings to sides	Hammer in Fixing 8mm x 100mm (12 Bag)
Window fixings to top and bottom	Wood Screws Steel CSK Twin Thread 10 x 3 inch (100 box)
Sealant to sides and top of window	Silicone Sealant White 0.31 Litre
Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m
Internal window board	Window Board 25 x 219mm
Fixings to window board	Wood Screws Steel CSK Twin Thread 10 x 3 inch (100 box)
Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Window reveal and cill finish to plaster	Board Finish Plaster 25kg
Window reveal corner bead	PVC Plastering Corner Bead 2.44m
Window decoration to reveal plastering	Contract Emulsion Magnolia 5 Litre
Primer to interior of window	Undercoat White 5 Litre
Undercoat to interior of window	Undercoat White 5 Litre
Gloss to interior of window	Gloss Brilliant White 5 Litre
Primer to exterior of window	Undercoat White 5 Litre
Undercoat to exterior of window	Undercoat White 5 Litre
Gloss to exterior of window	Gloss Brilliant White 5 Litre
Primer for window board	Undercoat White 5 Litre
Undercoat for window board	Undercoat White 5 Litre
Paint for window board	Gloss Brilliant White 5 Litre
Window	Softwood Glazed Sash Window 900 x 1350..... SO913
External/Combination lintel	Steel Lintel 100 mm Cavity x 1200mm
Dummy frame timber	Sawn Softwood Kiln Dried 47.0 x 75mm
Cavity closure	Cavity Closer 100mm x 3m

Total Cost Excluding VAT £...

Softwood Sash Windows 1500 Deep

Install Softwood Sash Windows 1500 Deep comprising:



Material

House

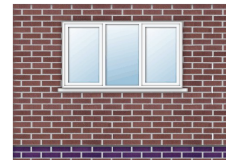
Softwood Sash Windows 1500 Deep (S1215 1200 x 1500 Sash)

Window fixings to sides	Hammer in Fixing 8mm x 100mm (12 Bag)
Window fixings to top and bottom	Wood Screws Steel CSK Twin Thread 10 x 3 inch (100 box)
Sealant to sides and top of window	Silicone Sealant White 0.31 Litre
Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m
Internal window board	Window Board 25 x 219mm
Fixings to window board	Wood Screws Steel CSK Twin Thread 10 x 3 inch (100 box)
Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Window reveal and cill finish to plaster	Board Finish Plaster 25kg
Window reveal corner bead	PVC Plastering Corner Bead 2.44m
Window decoration to reveal plastering	Contract Emulsion Magnolia 5 Litre
Primer to interior of window	Undercoat White 5 Litre
Undercoat to interior of window	Undercoat White 5 Litre
Gloss to interior of window	Gloss Brilliant White 5 Litre
Primer to exterior of window	Undercoat White 5 Litre
Undercoat to exterior of window	Undercoat White 5 Litre
Gloss to exterior of window	Gloss Brilliant White 5 Litre
Primer for window board	Undercoat White 5 Litre
Undercoat for window board	Undercoat White 5 Litre
Paint for window board	Gloss Brilliant White 5 Litre
Window	Softwood Glazed Sash Window 1200 x 1500..... S1215
External/Combination lintel	Steel Lintel 100 mm Cavity x 1500mm
Dummy frame timber	Sawn Softwood Kiln Dried 47.0 x 75mm
Cavity closure	Cavity Closer 100mm x 3m

Total Cost Excluding VAT £...

Softwood Sash Windows 900 Deep

Install Softwood Sash Windows 900 Deep comprising:



Material

House

Softwood Sash Windows 900 Deep (SO609 600 x 900 Sash)

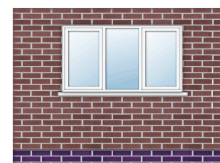
Window fixings to sides	Hammer in Fixing 8mm x 100mm (12 Bag)
Window fixings to top and bottom	Wood Screws Steel CSK Twin Thread 10 x 3 inch (100 box)
Sealant to sides and top of window	Silicone Sealant White 0.31 Litre
Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m
Internal window board	Window Board 25 x 219mm
Fixings to window board	Wood Screws Steel CSK Twin Thread 10 x 3 inch (100 box)
Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm

Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Window reveal and cill finish to plaster	Board Finish Plaster 25kg
Window reveal corner bead	PVC Plastering Corner Bead 2.44m
Window decoration to reveal plastering	Contract Emulsion Magnolia 5 Litre
Primer to interior of window	Undercoat White 5 Litre
Undercoat to interior of window	Undercoat White 5 Litre
Gloss to interior of window	Gloss Brilliant White 5 Litre
Primer to exterior of window	Undercoat White 5 Litre
Undercoat to exterior of window	Undercoat White 5 Litre
Gloss to exterior of window	Gloss Brilliant White 5 Litre
Primer for window board	Undercoat White 5 Litre
Undercoat for window board	Undercoat White 5 Litre
Paint for window board	Gloss Brilliant White 5 Litre
Window	Softwood Glazed Sash Window 600 x 900..... SO609
External/Combination lintel	Steel Lintel 100 mm Cavity x 900mm
Dummy frame timber	Sawn Softwood Kiln Dried 47.0 x 75mm
Cavity closure	Cavity Closer 100mm x 3m

Total Cost Excluding VAT £...

Softwood Standard Windows 900 Deep

Install Softwood Standard Windows 900 Deep comprising:



Material

House

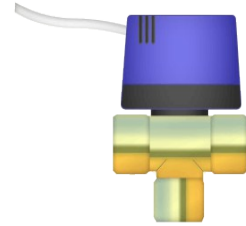
Softwood Standard Windows 900 Deep (209C 1200 x 900 Standard)

Window fixings to sides	Hammer in Fixing 8mm x 100mm (12 Bag)
Window fixings to top and bottom	Wood Screws Steel CSK Twin Thread 10 x 3 inch (100 box)
Sealant to sides and top of window	Silicone Sealant White 0.31 Litre
Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m
Internal window board	Window Board 25 x 219mm
Fixings to window board	Wood Screws Steel CSK Twin Thread 10 x 3 inch (100 box)
Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Window reveal and cill finish to plaster	Board Finish Plaster 25kg
Window reveal corner bead	PVC Plastering Corner Bead 2.44m
Window decoration to reveal plastering	Contract Emulsion Magnolia 5 Litre
Primer to interior of window	Undercoat White 5 Litre
Undercoat to interior of window	Undercoat White 5 Litre
Gloss to interior of window	Gloss Brilliant White 5 Litre
Primer to exterior of window	Undercoat White 5 Litre
Undercoat to exterior of window	Undercoat White 5 Litre
Gloss to exterior of window	Gloss Brilliant White 5 Litre
Primer for window board	Undercoat White 5 Litre
Undercoat for window board	Undercoat White 5 Litre
Paint for window board	Gloss Brilliant White 5 Litre
Window	209C 1200 x 900 Standard Window Side Hung LH
External/Combination lintel	Steel Lintel 100 mm Cavity x 1500mm
Dummy frame timber	Sawn Softwood Kiln Dried 47.0 x 75mm
Cavity closure	Cavity Closer 100mm x 3m

Total Cost Excluding VAT £...

Plumbing and Heating

Allowance for Plumbing and Heating comprising:
Combi boiler to 1st floor flat, boiler and Megaflo to 2nd floor flat, all radiators (Acova), hot and cold water supplies, waste, gas supplies, sanitaryware installation



Total Cost Excluding VAT £...

Subcontract Quotations for Structural Steel

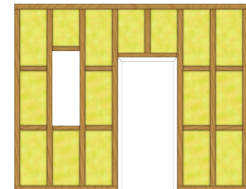
Subcontract Quotations comprising:
All labour and material



Total Cost Excluding VAT £...

Stud Wall

Construct Stud Wall comprising:



Material

House

Stud Wall (stud walls)

Vertical studding
Horizontal rails (noggings)
Head runner
Sole plate
Nailing allowance to studding
Insulation to stud wall

Sawn Dry Graded Structural Softwood Treated 47.0 x 100mm
Sawn Dry Graded Structural Softwood Treated 47.0 x 100mm
Sawn Dry Graded Structural Softwood Treated 47.0 x 100mm
Sawn Dry Graded Structural Softwood Treated 47.0 x 100mm
Round Wire Nails Bright 100mm x 25kg
GP fibreglass insulation Roll 100mm 10.64m2

Total Cost Excluding VAT £...

Typical Panel Doors

Install Typical Panel Doors comprising:



Material

Upstairs

Typical Panel Doors (864 Door into Studding)

Door casing fixings to sides	Cut Clasp Nails 75mm x 25kg
Door casing fixings	Cut Clasp Nails 75mm x 25kg
Architrave	Torus Architrave 25 x 75mm (Redwood)
Fixings to architrave	Panel Pins Bright 40mm x 0.25kg
Primer for architrave	Undercoat White 5 Litre
Undercoat for architrave	Undercoat White 5 Litre
Paint for architrave	Gloss Brilliant White 5 Litre
Internal door threshold board	Hardwood Ply WBP 2440 x 1220 x 12mm
Fixings to internal door threshold board	Wood Screws Steel CSK Twin Thread 10 x 2.5 inch (100 box)
Primer for door casing	Undercoat White 5 Litre
Undercoat for door casing	Undercoat White 5 Litre
Paint for door casing	Gloss Brilliant White 5 Litre
Primer for door	Undercoat White 5 Litre
Undercoat for door	Undercoat White 5 Litre
Paint for door	Gloss Brilliant White 5 Litre
Primer for internal door threshold board	Quick Drying Floor Varnish Clear Gloss 2.5 Litre
Undercoat for internal door threshold board	Quick Drying Floor Varnish Clear Gloss 2.5 Litre
Paint for internal door threshold board	Quick Drying Floor Varnish Clear Gloss 2.5 Litre
Door	Internal Fire Door 6 Panel Textured Undercoated 762 x 1981mm
Door casing	Unprimed 115 x 32mm Door Lining Set No Stops 5100mm
Door furniture	Georgian Brass Internal Latch Pack
Hinges	Butt Hinge Brassed 76mm

Total Cost Excluding VAT £...

Complete Room Plastering

Carry out Room Plastering comprising:

Material

House

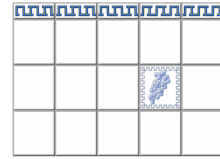
Complete Room Plastering (plastering)

Plastering to walls	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Plastering fixing system/basecoat to walls	Plasterboard Adhesive 25kg
Plastering joint treatment to walls	Plasterboard Tape 50mm x 90m
Plaster finish to walls	Board Finish Plaster 25kg
Corner beads for walls	PVC Plastering Corner Bead 2.44m
Sealer/adhesive to walls	PVA 5 Litre
Sealer/adhesive to ceilings	PVA 5 Litre
Renovation skim to ceiling	Multi Finish Plaster 25kg
Cornice	Plaster 135 mm Cornice 3M (Allowance £6.50)
Adhesive for cornice	Panel Adhesive
Coving	Plaster 100 mm Cove 3M (Allowance £6.50)
Adhesive for coving	Panel Adhesive
Allowance for sundry materials	Sundry Materials (£)
Plastering	Kingspan Kooltherm K18

Total Cost Excluding VAT £...

Ceramic Wall Tiling

Install Ceramic Wall Tiling comprising:



Material

Bathrooms

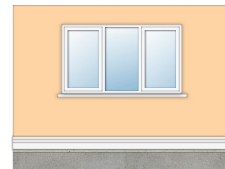
Ceramic Wall Tiling (wall tiling)

Tile adhesive	Waterproof Tile Adhesive Extra Large
Tile grout	Waterproof Tile Adhesive & Grout Large
Tile edge trim	Ceramic Tile Trim 9 x 2500mm
Tile corner trim	Tile Seal Mitre & Corners
Tile bath trim	Bath Seal 1800mm
Tile shower trim	Bath Seal 1800mm
Sealant to tiles	Silicone Sealant White 0.31 Litre
bathrooms	ditramat
waterproofing	Ardex waterproofing
bathrooms	hardie becker 500 board

Total Cost Excluding VAT £...

Complete Room Decoration

Complete Room Decoration comprising:



Material

House

Complete Room Decoration (decorating)

Decoration to wall or plaster	Smooth Masonry Paint Brilliant White 10 Litre
Decoration to ceiling	Contract Emulsion Brilliant White 5 Litre
Primer for skirtings	Undercoat White 5 Litre
Undercoat for skirting	Undercoat White 5 Litre
Decoration for skirtings	Gloss Brilliant White 5 Litre
Primer for architraves and casings	Undercoat White 5 Litre
Undercoat for architrave and casings	Undercoat White 5 Litre
Decoration for architraves and casings	Gloss Brilliant White 5 Litre
Decoration for cornice	Contract Emulsion Brilliant White 5 Litre
Decoration for coving	Contract Emulsion Brilliant White 5 Litre
Primer for threshold strip	Quick Drying Floor Varnish Clear Gloss 2.5 Litre
Undercoat for threshold strip	Quick Drying Floor Varnish Clear Gloss 2.5 Litre
Decoration for threshold strip	Quick Drying Floor Varnish Clear Gloss 2.5 Litre
Primer for internal doors	Undercoat White 5 Litre
Under coat for internal doors	Undercoat White 5 Litre
Decoration for internal doors	Gloss Brilliant White 5 Litre
Primer for window boards	Undercoat White 5 Litre
Undercoat for window boards	Undercoat White 5 Litre
Decoration for window boards	Gloss Brilliant White 5 Litre
Primer for interior of windows	Undercoat White 5 Litre
Undercoat for interior of windows	Undercoat White 5 Litre

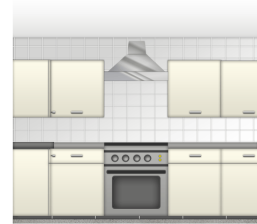
Decoration for interior of windows
Primer for threshold boards
Undercoat for threshold boards
Decoration for threshold boards
Primer for interior of external door
Undercoat for interior of external door
Decoration for interior of external door
Primer for exterior door frame
Undercoat for exterior door frame
Decoration for exterior door frame
Allowance for sundry materials

Gloss Brilliant White 5 Litre
Undercoat White 5 Litre
Undercoat White 5 Litre
Gloss Brilliant White 5 Litre
Undercoat White 5 Litre
Undercoat White 5 Litre
Gloss Brilliant White 5 Litre
Undercoat White 5 Litre
Undercoat White 5 Litre
Gloss Brilliant White 5 Litre
Sundry Materials (£)

Total Cost Excluding VAT £...

Fitted Kitchen

Fitted Kitchen comprising:
Labour and material.



Material

House

Fitted Kitchen (fitted kitchen)
fitted kitchen
fitted kitchen

Wood Screws Steel CSK Twin Thread 10 x 3 inch (100 box)
Hammer in Fixing 8mm x 100mm (12 Bag)

Total Cost Excluding VAT £...

Hardwood Flooring Installation

Custom Item:

Total Cost Excluding VAT £...

Plumbing Electrics

Install Plumbing Electrics comprising:
All electrical fittings, spot lights, switches, sockets, fuse boards,



Total Cost Excluding VAT £...

Cleaning

Carry out Cleaning comprising:



Total Cost Excluding VAT £...

Total Cost Excluding VAT £...
Total VAT £...
Total Cost Including VAT £...

Acceptance of Estimate/Variation

Reference: Apartments (Estimate dated 28 June 2013)

Mr. Client

Site address:

London

Please carry out the building works itemised in the Estimate defined above, dated 28 June 2013 to the value of:

Total Cost Excluding VAT	£...
Total VAT	£...
Total Cost Including VAT	£...

Signed Mr. Client

Date

.....
...../...../20.....

Signed on behalf of Pay As You Go Builders Ltd.

Date

.....
...../...../20.....

Acceptance of Estimate/Variation

Reference: Apartments

Mr. Client

Site address:

London

Please carry out the building works itemised in the Estimate defined above, dated 28 June 2013 to the value of:

Total Cost Excluding VAT	£...
Total VAT	£...
Total Cost Including VAT	£...

Signed Mr. Client
Date/...../20.....

Signed on behalf of Pay As You Go Builders Ltd.
Date/...../20.....

Pay As You Go Builders Ltd., 207 Regent Street, 3rd Floor, London, W1B 3HH. Tel: 08455 277 333, E-mail:
info@payasyougobuilders.co.uk

Terms & Conditions