

Date: 07/05/2020

Written quotation for extension and internal alteration works

This quotation is for structural works to be carried out on the following property:-

Quote to include all work/methods detailed in drawing number -----, prepared by ----- Quotation is inclusive of supply of all necessary plant, power tools, and materials unless otherwise stated within this document. Please read carefully the following exemptions, conditions, and additions.

Site preparation:-

- Driveway or agreed storage/workspace, to be covered down with protective sheeting, and made safe in accordance with health and safety regulations.
- Quote does not include removal or disposal of any trees, shrubs, hard landscaping, or external structures, unless otherwise stated in this document.
- Demolish and dispose of existing -----

Footings and floor slab:-

- Quoted price is for a foundation depth of 1000mm, any further depth requested by building control, will be chargeable at the rate set out in the extras section.
- Specifications for footings to be 600x600x1000mm mass concrete foundation, 7n or trench blocks, with 3 course external engineering brick up to FFL, 150mm type 1 aggregate, compacted, sand blinded, under 1200mu dpm, under 100mm Celotex floor insulation, under 100mm concrete subfloor.
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- Quote assumes existing floors to be level, even, and undamaged, any work required to modify an uneven or damaged existing floor slab, in order for it to level into the new floor, will be chargeable

Drainage:-

- Quote includes only drain laying and existing drainage alterations detailed in drawing, any extra necessary drainage work discovered, or requested by building control, will be chargeable.
- Quote does not include any associated charges or fees for shared drain build over permit or wrc standard inspections, which are now required by law when constructing over or altering any shared access drain. Approx. fees to severn trent for a build over application are

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between 300 and 500 pounds, and a wrc inspection costs approx. 165 pounds, which you may need pre and post build.

- Assumed in quote that existing shared drain can be left in place, bridged over by footings, existing I/C to be removed and a new chamber placed outside footprint of new extension, possibly in garage or side of build. Re routing outside the footprint of the extension and requiring further excavation, needing to form further inspection chambers, or possibly even needing permission to start the re route next door in the worst case, will need to be discussed with building control before we could supply a price for said works
- New outside gulleys to be installed as required for any new waste pipes, connected to existing foul drains, and for rainwater downpipes, which will either connect to existing storm drain, foul drain if on a shared foul/storm system, or to a soakaway to be designed and formed by the contractor, at least 2m from the property

Services:-

- Quote does not include any relocation, removal or alteration of any gas, water, electricity mains or meters, telephone, cable tv, broadband, security systems, main sewers, or any other service or utility, unless specified in this document

Masonry shell:-

- Quote includes, unless otherwise stated, sourcing and supply of facing bricks and roof tiles, matching or closely matching original structure.
- Facing brick supplied: to match or closely match existing
- Inner leaf external walls: ultra light or equivalent
- Roof tiles supplied: matching in colour, although due to expected pitch of roof, a Redland regent or similar profiled tile will likely be required by building control, as that design of tile is the only one capable of working down to a pitch of 12.5 degrees
- Internal stud walls: 3x2 timber studwork frame, cavity insulated, boarded with 12mm plasterboard

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- External walls to be 300mm cavity wall, insulated, with inner and outer leaf to be tied in with stainless steel cavity wall ties. As illustrated
- Cavity tray with weep holes to be installed above top damp proof course
- Cavity lintels with weep vents over all external doors and windows



- External blockwork to be used where extension meets next doors conservatory, up to window height of conservatory, after which the remaining visible external masonry will be built in facing bricks

Roof construction:-

- Roof specifications to be as detailed in drawing. It is assumed that specified design will meet building control approval. Any changes to design requested by building control will be charged at a rate agreed with the client prior to commencement of works
- Double rafters either side of any skylight window openings
- Timber noggins placed as necessary
- All roof timber to be c24 graded unless otherwise stated in drawings

Insulation:-

- Dritherm cavity slab insulation in all new external walls
- Vaulted ceiling to have 100mm Celotex or similar insulation between rafters, covered over with 50mm Celotex backed plasterboard

Windows and doors:-

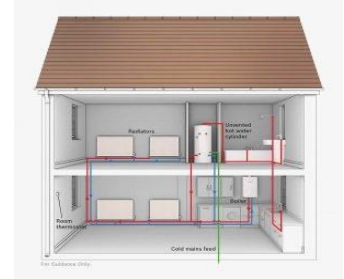
- Supply and fit all new upvc doors and windows specified in drawing, with the following exceptions:-
- Quote for proposed skylight windows is based on minimum pitch of 15.5 degrees for new roof. Any pitch below this will require a pitched up flashing kit for skylights, at an estimated cost of £250 per window

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Plumbing overview:-

Quote to include supply and install of the following first and second fix plumbing work:-

- Remove cut off and water feed or waste pipe necessary to carry out work
- Supply and fit unvented high pressure tank and boiler system to run extra load. Boiler to be relocated to rear corner of new utility room, with flu to pass through into garage, and out through new garage roof. High pressure tank system to be fitted in place of existing immersion tank upstairs
- Supply and install boiler fed underfloor heating with heat control system in new kitchen diner, where there are no kitchen units or free standing appliances. This area is approx. 6000mm x 4000mm
- Supply and install of 2 no. radiators
- Supply and fit of 1 outside tap to rear of property



Electrical overview:-

Quote to include supply and install of the following first and second fix electrical work:-

- Remove cut off and electrical socket or wiring necessary to carry out work
- Supply of new power supply and consumer unit for extension
- Supply of 6 no spotlights in new kitchen/Diner
- Supply of 1 no. surface ceiling mounted dome light in utility room
- Supply of 1 no. pendant light in shower room
- Supply and install of 5 no. double sockets in kitchen/diner extension, and supply and install all necessary cooker points, power feeds etc for kitchen install
- Supply and fit of one no. double socket in utility room
- Supply and fit 2 no. tv aerial and single plug sockets for wall mounted tv, in new dining area
- Supply and install of 2 smoke detectors (required by building regs)
- Supply and fit of 1 heat detector (required by building regs)
- Supply and fit of 3 wall mounted outside lights to rear of property
- Supply and fit of 1 wall mounted outside socket to rear of property
- Supply and fit of 1 no. strip light in garage
- Supply and fit 1 no. double socket and 1 no. single socket in garage
- Quote includes only basic necessary relocation, alteration, cutting or capping off of existing electrics and plumbing. Any unforeseen work required will be chargeable.

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Internal carpentry:-

Quote includes supply and installation of all first and second fix carpentry within new or modified rooms, including stud walls, internal doors, window boards, architrave and skirting, to match as closely as possible materials used in existing build, with the following exemptions, conditions and additions:-

- Quote includes only new internal doors where new build or altered rooms are proposed, either standard press moulded or flush doors from howdens. Upgraded quality doors will be additional cost
- Quote to include off the shelf 3 panel softwood internal bifold doors with clear glass. Aperture size may vary slightly from the drawing, either slightly larger or smaller, dependant on closest off the shelf unit available. Client to choose final design of door, within an allowed budget of £600 included in our quotation for the bifold doors, glass, frame, hinges and handles. If the client decides on a door outside of this budget, the excess will be chargeable as an extra. Cost of fitting is included in our quotation
- Quote does not include skirting boards, this is due to the unknown style of flooring to be fitted, which determines fitting of skirting pre or post flooring. A quote for skirting can be supplied on request

Kitchen and utility room:-

- Quote includes installation of, and first and second fix plumbing and electrics for kitchen/utility room base units, wall units and appliances, as specified in design number -----
 --- supplied by -----



Downstairs bathroom:-

- labour only cost of downstairs bathroom installation, based on standard glass shower door, with low slung fitted shower tray, boiler fed shower, toilet and wash hand basin, with all walls and floor tiled. Client to supply all white goods, shower door, Shower unit, additional pump if needed for spec of shower chosen, taps and shower, contractor to supply and necessary materials for fitting and piping up to water and waste
- Supply and fit of 1no. small radiator, air vent, hot and cold water supply to all appliances, and 1 no. round surface mounted ceiling light to be included in quote.
- Client to supply tiles only, contractor to supply adhesive, spacers and grout, this is simply common practise, as all tilers have a favoured brand and type of adhesive and grout, and will have a better idea of quantities. This quote is based on fitting ceramic tiles of no more than 400x 400mm, any larger tiles, or tiled formed in stone, slate, granite, quartz or other material may require further support or timber lining of new and existing walls, and further

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levelling of existing floor. An accurate quote for which cannot be supplied until such tile is chosen.

- It is also assumed that existing walls are of adequate condition to directly tile over.

Plastering works:-

- Quote includes dry lining and plastering of all walls and ceilings within new structure and all walls within newly formed rooms, **apart from garage**, other than this any existing walls or ceilings which are cut into for electrical and plumbing work to be carried out, or resulting from works carried out during the project, will be plaster patched to an acceptable standard, and not completely re skimmed
- Quote to include scrape back of artex ceiling in existing kitchen and storage room, prepped with pva adhesive, and overskimmed to smooth finish
- Quote does not include complete re plastering of any walls or ceilings in existing rooms, unless otherwise stated.

Garage:-

Garage finish will be left as bare masonry walls internally, half moon pointing internally and externally, with 2 no. 100mm x 440mm internal blockwork piers on perimeter garage wall, under new ridge board, and at halfway point of wall, an exposed roof timbers with no plaster boarding.

- Supply and fit 1 no. joist mounted strip light, one no. wall mounted double socket, and one no. single socket attached to ceiling joist, placed where required by garage door supplier
- Customer to arrange and cover costs for Supplying and fitting white motorised roller garage door.

Decoration, flooring, fixtures and fittings:-

Quote is for plaster finish only, and does not include any decorating, flooring, or internal fixtures and fittings unless stated above, nor does the quote cover any repair, modification, relaying or repairing of existing decoration, flooring, or fixtures and fittings which were necessary to remove or alter to carry out the project.

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Rear retaining wall and steps:-

- Remove and dispose of existing slab retainer.
- Excavate ground adjacent to extension, to allowed depth below finished floor level (150mm)
- Design, supply and build 9 inch retaining wall, with Marshall or equivalent stone outer skin and capping stone, and 7n blocks inner leaf against retained ground where not visible. Build
- new steps up to garden using same stone, and same coloured real stone slabs as steps. Steps to be 1200mm wide, with approx. 3 risers
- Re use original patio slabs to form 600mm wide path outside new French doors
- Lower existing paved area behind existing garage, re lay same slabs



Site clearance and Landscaping:-

Quote includes clearing of all site waste, cleaning of driveway or other areas soiled by construction works, to the same condition as pre commencement of work.

Quote does not include re laying, repair or replacement of any patio, yard, gravel areas, garden structures, or hard and soft landscaping surrounding new structure, which was unavoidably damaged or removed during construction.

Total cost - £--,---

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Any extra work or deviation from plans requested by the client, or required in addition to quoted work, other than pre quoted extras, will be quoted to the client before being carried out, this will be signed by both parties in an additional contract.

Pre quoted extras:-

Taking rear extension footing depth to 2000mm, trench poured with extra concrete - £_____.

Complete removal of existing garage footings if failed by guilding inspector - TBC

*Please note that footing depth is determined by building control after either initial inspection of tree line and surrounding ground conditions, or after inspection of substrate soil at excavation depth of 1000mm

All quotes valid for 4 weeks.

Regards,

Andy Wellington
Wellington building services



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Staged payment proposal

Deposit	£16,788
Floor slabs complete	£10000
Shell complete	£10000
Knock through complete	£7500
Plaster finish	£7500
All works completed	£4172

This document is to form part of the contract of works, 2 copies are to be signed and dated by client and contractor, and attached to completed fmb standard contract.

I hereby state I have fully read the quote, schedule of works and payment plan, and I am happy to proceed under these conditions

Signed.....(client)
 Address.....
 Date.....

Signed.....(contractor)
 Address.....
 Date.....

Sample copy / not for official use