

Your Logo Here

Single Storey Extension

for

Clients Name

at

Clients Address,
READING,
RG30 2NU

Clients Name
Clients Address,
READING,
RG30 2NU

Site address:
Clients Address,
READING,
RG30 2NU

23 July 2024

Dear Clients Name

Subject: Any Shape Single Storey Pitched Roof Extension

I would like to thank you for giving me the opportunity to quote for work to be carried out at your property.

Kindly Note;

This specification is written for the purpose of describing to the client the scope of the work and quality of materials. It is also to be used by the contractor for estimating and the contractor is to supply and undertake all materials and works not mentioned in this specification which are necessary for the completion of works as described herein or on the drawings. All dimensions are in m.m unless otherwise specified

The contractor is to comply with all regulations including building regulations; safety at work polices etc, which apply to all works people.

The contractor is to protect the works against damage and theft and is to include Public Liability Insurance of no less than £5,000.000 for proper protection. He is to make good any damage caused to existing property or persons by reason of the works and is to be properly insured against such damage.

Unless otherwise described all materials shall be in accordance with the latest British standard specifications where such exist, and all workmanship shall not be inferior to the standards set in the latest British standard code of practice or standard specification.

The contractor shall allow for cleaning up, clearing away refuse and leaving clean and tidy at the completion of the works. The contractor is not responsible for necessary increase in the amount of dust throughout the premises, providing that he takes limited steps to limit this.

Guarantees;

All works carried out are guarantee.

12 months of free services calls on property Maintenance and repairs.

10 year guarantee with 12 months of free services calls.

25 years on extensions, loft conversions and structural works with 12 months of free services calls.

Guarantees exclude manufactures warranty's

Yours sincerely

Your Name
Your company Name

Provisional Sums

Please note we have allowed the following Provisional Sums within this estimate:

Kitchen installation, excluding kitchen products	£6,000.00
utility room installation of cabinet ,excluding products.	£1,400.00
Decommission heating system, Flush and clean existing system to remove historical sludge/debris. Extent heating/water system, supply and install 4x standard Radiators in extension, excluding radiators	£1,100.00
demolish and dispose of conservatory	£540.00

* All costs above exclude VAT

SAMPLE

Summary

Provisional Sums	£9,040.00
Brick & Block Wall	£37,283.10
Universal Cut Roof	£39,012.18
Timber Stud Wall	£2,893.27
Connecting Wall Plastering	£52.00
Extension Slab	£10,255.80
Floor Screed to Extensions	£2,781.83
Crystal Direct Aluminium Bi-fold Doors	£8,539.07
Crystal Direct PVCu Single Panel Doors	£1,378.48
Velux Roof Windows	£3,988.21
Window	£3,745.16
Bathroom Electrics	£160.32
Electrical Sockets	£701.68
General Electrical Installation	£136.50
Internal Lighting	£1,092.08
Kitchen Electrics	£580.66
Pipe Install Horizontal Copper End Feed	£155.14
Copper Pipe End Feed 22mm Fixings	£33.90
Universal Flat Roof	£9,943.98
Aluminium Rooflight	£4,370.09
Scaffolding	£2,798.24
Internal Stripping Out	£776.04
Total cost excluding VAT	£139,717.73
Total VAT (20.0%)	£27,943.55
Total cost including VAT	£167,661.28

Carry out the following building work comprising:

Provisional Sums

Total cost excluding VAT

£9,040.00

Brick & Block Wall

Construct facing brick in sand/cement mortar, leaving all joints with recessed finish. Internal leaf to be formed in blockwork.

Outer Leaf	£2.00 Facing Brick
Cavity	140mm Cavity With 90mm Board Insulation
Inner Leaf	100mm Aerated Block
Internal Parge Coat	5:1:1 Sand lime cement parge coat - 6mm thick
Internal Finishes	Skimmed 12.5mm Plasterboard Dot and Dab
Internal Decoration	Decoration to plaster

Any Shape Single Storey Pitched Roof Extension

Brick & Block Wall (External Walls Downstairs)

Bricks above dpc less openings in outer brickwork	Facing Bricks
Cavity insulation	Phenolic Insulated Cavity Wall Board 90mm
Structural concrete	Readymix Concrete GEN 1
Blocks above dpc less openings in inner blockwork	Insulation Block 100mm
Bricks for use in splash course	Engineering Brick
Blockwork to inner leaf below dpc	Dense Block 100mm
Cavity Fill	Readymix Concrete GEN 1
Facing masonry below splash course	Facing Bricks
Coursing blocks above dpc in inner blockwork	Insulation Coursing Block 3.5N 100mm
Sand above dpc in outer brickwork	Building Sand
Plasterboard to walls	Plasterboard Square Edge 12.5mm
Blockwork to outer leaf below dpc	Dense Block 100mm
Skirting boards	Skirting Torus/Ovolo 25 x 125mm
Cement above dpc in outer brickwork	Cement
Lime to internal parge coat	Natural Hydraulic Lime
Plasterboard adhesive to walls	Plasterboard Adhesive
Decoration to wall or plaster	Contract Emulsion
Cavity insulation jointing tape	Jointing Tape
Sand above dpc in inner blockwork	Building Sand
Wall ties	Brickwork Tie 275mm

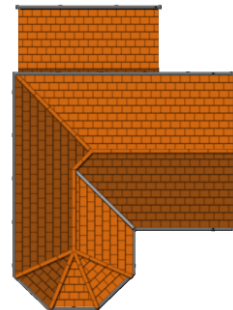
Plaster finish to walls
 Soft sand to internal parge coat
 Cement to internal parge coat
 Cement above dpc in inner blockwork
 Cement below dpc in blockwork to inner leaf
 Sharp sand to internal parge coat
 Cement below dpc in facing masonry
 Sand below dpc in facing masonry
 DPC to inner leaf
 DPC to outer leaf
 Sand below dpc in blockwork to inner leaf
 Cement below dpc in blockwork to outer leaf
 Sand below dpc in blockwork to outer leaf
 Adhesive to skirtings
 Cavity insulation retaining clips
 Plastering joint tape to walls
 Corner beads for walls
 Additional wall ties
 Paint for skirting boards
 Primer for skirting boards, Under Coat for skirting boards

Board Finish Plaster
 Building Sand
 Cement
 Cement
 Cement
 Sharp Sand
 Cement
 Building Sand
 Pitch Polymer DPC 100mm
 Pitch Polymer DPC 100mm
 Building Sand
 Cement
 Building Sand
 Grab Adhesive
 Insulation Retaining Clip
 Plasterboard Tape 50mm
 Galvanised Thin Coat Plastering Bead
 Brickwork Tie 275mm
 Gloss
 Undercoat

Total cost excluding VAT

£37,283.10

Universal Cut Roof



Form Universal Cut Roof comprising:

Any Shape Single Storey Pitched Roof Extension

Universal Cut Roof (Roof to Ground Floor)

Tiles
 General roof rafters
 General roof joists
 Lean to roof ridge tile or flashing
 Lean to roof cavity tray
 Lathe
 Top tiles
 Ridge tile

Plain Clay Tile
 Sawn Dry Graded Structural Softwood Treated 47 x 150mm
 Sawn Dry Graded Structural Softwood Treated 47 x 150mm
 Lead Flashing Code 4 - 300mm
 Horizontal Cavity Tray 440mm
 Sawn Batten Treated 25 x 38mm
 Clay Eaves Tile
 Half Round Clay Ridge (300mm)

Eaves fascia
Insulation to ceiling (layer 1)
Insulation to ceiling (layer 2)
Roofing felt
Eaves tiles
Plasterboard to roof ceilings
Lean to roof apex wall plate
Lean to roof internal wall plate
Wall plate
Eaves ventilator
Eaves soffits (side 1)
Noggings between roof joists
Wallplate straps
Gutter
Tilting fillets
Decoration to plaster roof ceiling
Finish to plasterboard for roof ceilings
Gutter clips
Proprietary ridge fixing system
Hip Irons
Gutter unions
General roof purlins
Tilting fillet support board
Down pipe
Apex roof ridge
Swan necks
Soffit carriers
Hip corner ties
Down pipe clips
Gutter Angles
Plasterboard joint treatment for roof ceilings
Gutter outlet
Stop ends
Down pipe unions

White 175mm Square Fascia x 16mm
Fibreglass Insulation Roll 150mm
Fibreglass Insulation Roll 150mm
Breather Membrane
Clay Eaves Tile
Plasterboard Square Edge 12.5mm
Sawn Dry Graded Structural Softwood Treated 47 x 150mm
Sawn Dry Graded Structural Softwood Treated 47 x 150mm
Sawn Dry Graded Structural Softwood Treated 75 x 100mm
Soffit Vent
White 400mm PVC Board x 9mm
Sawn Softwood Kiln Dried Treated 47 x 50mm
Lateral Restraint Strap 30 x 5 x 1200mm bent at 150mm
Plastic Half Round Gutter 112mm
Sawn Furring Treated 47 x 50mm
Contract Emulsion
Board Finish Plaster
Plastic Half Round Gutter Support Bracket 112mm
PVC Dry Ridge Vent System
Hip Iron
Plastic Half Round Gutter Union Bracket 112mm
Sawn Dry Graded Structural Softwood Treated 75 x 225mm
Cement Soffit Strip 150 x 4.5mm
Plastic Round Downpipe 68mm
Sawn Dry Graded Structural Softwood Treated 25 x 200mm
Plastic Round Downpipe Bend 68mm
Sawn Batten Treated 25 x 38mm
Sawn Dry Graded Structural Softwood Treated 47 x 100mm
Plastic Round Downpipe Bracket 68mm
Plastic Half Round Gutter Angle 90 deg 112mm
Plasterboard Tape 50mm
Plastic Half Round Gutter Running Outlet 68mm Downpipe
Plastic Half Round Gutter Stop End External 112mm
Plastic Round Downpipe Connector 68mm

Total cost excluding VAT

£39,012.18

Timber Stud Wall

Construct internal wall comprising:

Internal Decoration Side 1
Internal Finishes Side 1
Structural Leaf

Decoration to plaster
Skimmed 12.5mm Plasterboard to Studwork
100mm Timber Studwork - Acoustically Insulated

Internal Finishes Side 2
Internal Decoration Side 2

Skimmed 12.5mm Plasterboard to Studwork
Decoration to plaster

Bathroom 1 and utility room

Timber Stud Wall (Insulated Lightweight Partition Walls without Foundations Downstairs)

Timber stud insulation	Acoustic Rockwool Insulation
Timber stud vertical studding	Sawn Dry Graded Structural Softwood 47 x 100mm
Plasterboard to walls side 1	Plasterboard Square Edge 12.5mm
Plasterboard to walls side 2	Plasterboard Square Edge 12.5mm
Timber stud nailing allowance	Round Wire Nails
Skirting boards to side 1	Skirting Torus/Ovolo 25 x 125mm
Skirting boards to side 2	Skirting Torus/Ovolo 25 x 125mm
Timber stud horizontal rails (noggings)	Sawn Dry Graded Structural Softwood 47 x 100mm
Decoration to wall or plaster side 1	Contract Emulsion
Decoration to wall or plaster side 2	Contract Emulsion
Timber stud head runner	Sawn Dry Graded Structural Softwood 47 x 100mm
Timber stud sole plate	Sawn Dry Graded Structural Softwood 47 x 100mm
Plaster finish to walls side 1	Board Finish Plaster
Plaster finish to walls side 2	Board Finish Plaster
Plasterboard fixings to walls side 1, Plasterboard fixings to walls side 2	Gyproc Drywall Screws
Plastering joint tape to walls side 1, Plastering joint tape to walls side 2	Plasterboard Tape 50mm
Fixings to skirtings to side 1, Fixings to skirtings to side 2	Lost Head Round Wire Nails
Paint for skirting boards to side 1, Paint for skirting boards to side 2	Gloss
Primer for skirting boards to side 1, Primer for skirting boards to side 2, Under Coat for skirting boards to side 1, Under Coat for skirting boards to side 2	Undercoat

Total cost excluding VAT

£2,893.27

Connecting Wall Plastering



Connecting Wall Plastering comprising:

Any Shape Single Storey Pitched Roof Extension

Connecting Wall Plastering (Existing Connecting Wall Plastering)

Allowance for sundry materials

Sundry Materials

Total cost excluding VAT

£52.00

Extension Slab



Construct Extension Slab comprising:

Any Shape Single Storey Pitched Roof Extension

Extension Slab (Ground Floor)

Concrete in slab

Readymix Concrete RC 30

Sub-base to concrete slab

Sub Base MOT Type 1

Insulation to underside of slab

PIR Insulation Board 120mm

Reinforcement to top of slab

Steel Fabric Reinforcement Mesh A393

Reinforcement to underside of slab

Steel Fabric Reinforcement Mesh A393

Sand blinding to slab

Building Sand

DPM to concrete slab

Polythene DPM Blue

Perimeter insulation

Flooring Grade Polystyrene Insulation Sheet 25mm

Total cost excluding VAT

£10,255.80

Floor Screed to Extensions



Construct Floor Screed comprising:

Any Shape Single Storey Pitched Roof Extension

Floor Screed to Extensions (Ground Floor Finish)

Floor screed sand

Sharp Sand

Floor screed cement

Cement

Mesh reinforcement to screed

Steel Reinforcement Mesh A142

Floor screed vapour barrier

Polythene Vapour Barrier

Total cost excluding VAT

£2,781.83

Crystal Direct Aluminium Bi-fold Doors



Install Crystal Direct Aluminium Bi-Fold Doors comprising:

Extension

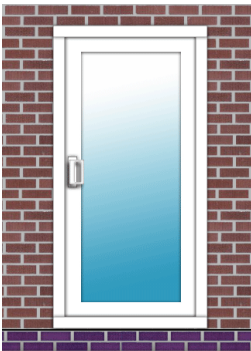
Crystal Direct Aluminium Bi-fold Doors (Aluminium Ext Bi-fold Door (4 Leaf, RH, Open Out) 2090 x 3890mm - 1.6 uValue (Grey))

Door	Aluminium Ext Bi-fold Door (4 Leaf, RH, Open Out) 2090 x 3890mm - 1.6 uValue
External/Combination lintel	Standard Duty Cavity Wall Lintel 130-145 mm cavity 4200 mm
Cavity closure	Cav-Crystal Window Former, Cavity Closer and DPC 2100 (high) x 3900 x 125mm
Corner Bead	PVC Plastering Corner Bead
Internal threshold board	Hardwood Ply WBP 12mm
Vertical DPC	Pitch Polymer DPC 150mm
Reveal and cill plaster finish	Plasterboard Square Edge 12.5mm
Reveal and cill plastering fixing system / basecoat	Plasterboard Adhesive
Decoration to reveal plastering	Contract Emulsion
Sealant	Silicone Sealant White
Reveal and cill finish to plaster	Board Finish Plaster
Paint for threshold board	Gloss
Primer for threshold board, Undercoat for threshold board	Undercoat
Reveal and cill plaster joint treatment	Plasterboard Tape 50mm

Total cost excluding VAT

£8,539.07

Crystal Direct PVCu Single Panel Doors



Install Crystal Direct PVCu Single Panel Doors comprising:

Utility

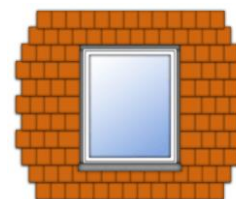
Crystal Direct PVCu Single Panel Doors (Ext Panel Door Style 3 Artisan (Sng Door, RH, Open Out) 2090 x 890mm - 1.6 uValue (Grey))

Door	Ext Panel Door Style 3 Artisan (Sng Door, RH, Open Out) 2090 x 890mm - 1.6 uValue
External/Combination lintel	Heavy Duty Cavity Wall Lintel 110 -125 mm cavity 1200 mm
Cavity closure	Cavity closer 125mm
Corner Bead	PVC Plastering Corner Bead
Vertical DPC	Pitch Polymer DPC 150mm
Reveal and cill plaster finish	Plasterboard Square Edge 12.5mm
Reveal and cill plastering fixing system / basecoat	Plasterboard Adhesive
Decoration to reveal plastering	Contract Emulsion
Sealant	Silicone Sealant White
Reveal and cill finish to plaster	Board Finish Plaster
Paint/varnish for external cill, Primer for external cill, Undercoat/varnish for external cill	Outdoor Varnish Gloss
Reveal and cill plaster joint treatment	Plasterboard Tape 50mm

Total cost excluding VAT

£1,378.48

Velux Roof Windows



Install Velux Roof Windows comprising:

Any Shape Single Storey Pitched Roof Extension

Velux Roof Windows (Velux PK04 Centre Pivot Manual Opening Window White Painted with Safety Glazing - 942mm (w) x 978mm (h))

Window	Velux PK04 Centre Pivot Manual Opening Window White Painted with Safety Glazing - 942mm (w) x 978mm (h)
Flashing kit for roof window	Velux EDW Standard Window Flashing for PK04
Double rafters (trimmers)	Regularised Joist Kiln Dried C16 Graded 47 x 150mm
Insulation collar	Velux Insulation Collar for PK04
Vapour barrier collar	Velux Vapour Barrier Collar for PK04
Underfelt collar	Velux Underfelt Collar for PK04
Top and bottom trimmers	Regularised Joist Kiln Dried C16 Graded 47 x 150mm
Window reveal corner bead	PVC Plastering Corner Bead
Reveal and cill plaster finish to window	Plasterboard Square Edge 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive
Window decoration to reveal plastering	Contract Emulsion
Window reveal and cill finish to plaster	Board Finish Plaster

Window reveal and cill plaster joint treatment

Plasterboard Tape 50mm

Total cost excluding VAT

£3,988.21

Window



Windows comprising:

Extension

Window (PVCu Double Glazed (1.4 U-value) Casement Window, White Style 63 1800 x 1200mm)

Window

PVCu Double Glazed (1.4 U-value) Casement Window, White Style 63 1800 x 1200mm

External/Combination lintel

Standard Duty Cavity Wall Lintel 110-125 mm cavity 2250 mm

Internal window board

Window Board 25 x 219mm

Cavity closer

Cavity closer 125mm

Cavity tray

Cavity Trays Standard

Window reveal corner bead

PVC Plastering Corner Bead

Reveal and cill plaster finish to window

Plasterboard Square Edge 12.5mm

Window reveal & cill plaster fixing system / base coat

Plasterboard Adhesive

Window decoration to reveal plastering

Contract Emulsion

Sealant to sides and top of window

Silicone Sealant White

Paint for window board

Gloss

Primer for window board, Undercoat for window board

Undercoat

Window reveal and cill finish to plaster

Board Finish Plaster

Window reveal and cill plaster joint treatment

Plasterboard Tape 50mm

Bathroom 1

Window (PVCu Double Glazed (1.4 U-value) Casement Window, White Style 24 1125 x 1200mm)

Window

PVCu Double Glazed (1.4 U-value) Casement Window, White Style 24 1125 x 1200mm

External/Combination lintel

Heavy Duty Cavity Wall Lintel 110 -125 mm cavity 1500 mm

Internal window board

Window Board 25 x 219mm

Cavity closer

Cavity closer 125mm

Cavity tray

Cavity Trays Standard

Window reveal corner bead

PVC Plastering Corner Bead

Reveal and cill plaster finish to window

Plasterboard Square Edge 12.5mm

Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive
Window decoration to reveal plastering	Contract Emulsion
Sealant to sides and top of window	Silicone Sealant White
Paint for window board	Gloss
Window reveal and cill finish to plaster	Board Finish Plaster
Primer for window board, Undercoat for window board	Undercoat
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm

Total cost excluding VAT

£3,745.16

Bathroom Electrics

Install Bathroom Electrics comprising:

Bathrooms

Bathroom Electrics (Extractor Fan)

Second fix Bathroom Extractor Fan	Bathroom Extractor Fan
First fix Bathroom Extractor Fan	Twin & Earth Cable 1mm
First fix Bathroom Extractor Fan	Sheathing Metal 12.5mm

Bathroom Electrics (Shaver Light Socket)

Second fix Shaver	Shaver Light Socket
First fix Shaver	Twin & Earth Cable 1mm
First fix Shaver	Sheathing Metal 12.5mm

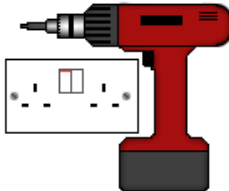
Total cost excluding VAT

£160.32

Electrical Sockets

Install Electrical Sockets comprising:

Extension



Electrical Sockets (Double Socket Downstairs)

Cable for double socket	Twin & Earth Cable 2.5mm
Double socket	Double Socket 13A
Sheathing for double socket	Sheathing Metal 25mm
Back box for double socket	Back Box Metal 2G 25mm
Grommets to back box for double socket	Grommets 20mm
Cable clips for double socket	Cable Clips 2.5mm

Total cost excluding VAT

£701.68

General Electrical Installation



Install General Electrical Installation comprising:

Total cost excluding VAT

£136.50

Internal Lighting



Install Internal Lighting comprising:

Extension

Internal Lighting (Mains Downlight Fire Rated)

Downlight unit	Mains Downlight Fire Rated
Cable for downlighter	Twin & Earth Cable 1.5mm

Total cost excluding VAT

£1,092.08

Kitchen Electrics



Install Kitchen Electrics comprising:

Kitchen

Kitchen Electrics (Electrical Hob)

Cabling to electric hob circuit
Switch for electric hob
Connection plate to electric hob
Sheathing to electric hob circuit
Back box to electric hob switch
Back box to electric hob connector
Cable clips to electric hob circuit
Grommets to back box

Twin & Earth Cable 6mm
Double Pole Switch 45A
Cooker Connection Plate
Sheathing Metal 25mm
Back Box Metal 2G 47mm
Back Box Metal 1G 47mm
Cable Clips 6mm
Grommets 20mm

Kitchen Electrics (Extractor Fan)

Kitchen fan ducting kit
Cable for extractor fan fused spur
Kitchen extractor circuit
Sheathing for extractor fan fused spur
Back box for extractor fan fused spur
Cable clips for extractor fan fused spur

Kitchen Fan Ducting Kit
Twin & Earth Cable 2.5mm
Fused Spur 13A
Sheathing Metal 25mm
Back Box Metal 1G 25mm
Cable Clips 2.5mm

Kitchen Electrics (Oven Circuit)

Cabling to oven circuit
Oven control unit
Oven connection plate
Sheathing to oven circuit
Back box to oven switch
Back box to oven connector
Cable clips to oven circuit
Grommets to back box to oven circuit

Twin & Earth Cable 6mm
Cooker Control Unit
Cooker Connection Plate
Sheathing Metal 25mm
Back Box Metal 2G 47mm
Back Box Metal 1G 47mm
Cable Clips 6mm
Grommets 20mm

Total cost excluding VAT

£580.66

Pipe Install Horizontal Copper End Feed



Plumb in Pipe Install Horizontal Copper End Feed comprising:

Any Shape Single Storey Pitched Roof Extension

Pipe Install Horizontal Copper End Feed (22mm Copper In Timber Floor)

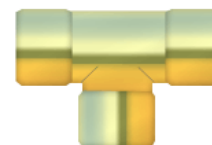
Copper pipe
Connect pipe
Secure pipe

Copper Tube 22mm
Copper End Feed Straight Coupler 22mm
Clip Over Pipe Clip 22mm

Total cost excluding VAT

£155.14

Copper Pipe End Feed 22mm Fixings



Plumb in Copper Pipe End Feed 22mm Fixings comprising:

Any Shape Single Storey Pitched Roof Extension

Copper Pipe End Feed 22mm Fixings (Pipe fixings)

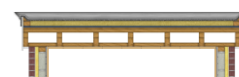
Elbows
Equal tees

Copper End Feed Elbow 22mm
Copper End Feed Equal Tee 22mm

Total cost excluding VAT

£33.90

Universal Flat Roof



Form Universal Flat Roof comprising:

Extension

Universal Flat Roof (Typical Roof)

Insulation to flat roofs	PIR Flat Roof Insulation Board 140mm
Flat roof joists	Sawn Dry Graded Structural Softwood Treated 47 x 200mm
Flat roof waterproofing system layer 1	GRP Fibreglass Fabric Mat
Flat roof deck 1	Hardwood Ply WBP 18mm
Flat roof joist hangers	Heavy Duty Joist Hanger 50 x 200mm
Flat roof waterproofing trim accessories 2	GRP Fibreglass Trim Adhesive 310ml
Flat roof flashing	Lead Flashing Code 4 - 300mm
Counter batten to flat roof	Sawn Softwood Kiln Dried Treated 47 x 50mm
Flat roof cavity tray	Horizontal Cavity Tray 440mm
Flat roof waterproofing system layer 2	GRP Fibreglass Resin 20kg
Fascias to ends of joists on flat roof	White Shiplap Cladding 150mm
Flat roof restraint straps to joist ends	Lateral Restraint Strap 30 x 5 x 1200mm bent at 150mm
Flat roof firrings or diminishing strips	Sawn Furring Treated 47 x 50mm
Plasterboard to roof ceilings	Plasterboard Square Edge 12.5mm
Flat roof waterproofing system layer 4	GRP Fibreglass Topcoat 20kg
Fascias parallel to joists on flat roof	White Shiplap Cladding 150mm
Flat roof waterproofing drip trim	GRP Fibreglass Drip Trim 3m
Flat roof wall plate 2	Sawn Dry Graded Structural Softwood Treated 75 x 100mm
Allowance for sundry materials	Sundry Materials
Flat roof waterproofing corner detail	GRP Fibreglass External Corner Fillet
Flat roof insulation stop 1	Sawn Dry Graded Structural Softwood Treated 47 x 100mm
Flat roof restraint straps to joist sides	Lateral Restraint Strap 30 x 5 x 1200mm bent at 150mm
Flat roof insulation stop 2	Sawn Dry Graded Structural Softwood 47 x 100mm
Flat roof insulation stop 3	Sawn Dry Graded Structural Softwood 47 x 100mm
Flat roof wall plate 1	Sawn Dry Graded Structural Softwood Treated 75 x 100mm
Flat roof waterproofing abutment upstand trim	GRP Fibreglass Angle Fillet Trim 3m
Noggings between flat roof joists	Sawn Softwood Kiln Dried Treated 47 x 50mm
Flat roof soffits at end of joists (side 1)	White 400mm PVC Board x 9mm
Flat roof waterproofing verge upstand trim	GRP Fibreglass Upstand Trim 3m
Flat roof waterproofing system layer 3	GRP Fibreglass Catalyst 1kg
Flat roof gutter	Plastic Half Round Gutter 112mm
Vapour barrier to flat roofs	Polythene DPM Blue
Decoration to plaster roof ceiling	Contract Emulsion
Flat roof waterproofing system layer 1 to edge trims	GRP Fibreglass Resin 20kg
Finish to plasterboard for roof ceilings	Board Finish Plaster
Flat roof drip rail	Sawn Softwood Kiln Dried Treated 47 x 50mm
Flat roof soffits parallel to joists (side 1)	White 400mm PVC Board x 9mm
Flat roof waterproofing system layer 3 to edge trims	GRP Fibreglass Topcoat 20kg
Flat roof waterproofing trim accessories 1	GRP Fibreglass 75mm Detail Bandage 50m Roll
Flat roof gutter clips	Plastic Half Round Gutter Support Bracket 112mm
Flat roof down pipe	Plastic Round Downpipe 68mm
Flat roof swan necks	Plastic Round Downpipe Bend 68mm
Flat roof down pipe clips	Plastic Round Downpipe Bracket 68mm
Flat roof gutter unions	Plastic Half Round Gutter Union Bracket 112mm

Flat roof gutter angles
Flat roof gutter outlet
Flat roof waterproofing system layer 2 to edge trims
Flat roof stop ends
Plasterboard joint treatment for roof ceilings

Plastic Half Round Gutter Angle 90 deg 112mm
Plastic Half Round Gutter Running Outlet 68mm Downpipe
GRP Fibreglass Catalyst 1kg
Plastic Half Round Gutter Stop End External 112mm
Plasterboard Tape 50mm

Total cost excluding VAT

£9,943.98

Aluminium Rooflight



Install Aluminium Rooflight comprising:

Extension

Aluminium Rooflight (Hipped Roof Light Grey Aluminium with Blue Glass 1500 x 1000 x 182mm (Style 2))

Rooflight

Hipped Roof Light Grey Aluminium with Blue Glass 1500 x 1000 x 182mm (Style 2)

Allowance for steelwork

Sundry Materials

Trimmers parallel to joists around rooflight

Sawn Dry Graded Structural Softwood 75 x 200mm

Flat roof joist hangers

Heavy Duty Joist Hanger 50 x 200mm

Joist Hangers for flat roof trimmers

Heavy Duty Joist Hanger 75 x 200mm

Allowance for fixings etc. for rooflights

Sundry Materials

Trimmers at right angle to joists around rooflight

Sawn Dry Graded Structural Softwood 75 x 200mm

Upstand head plate to rooflight openings, Upstand sole plate to rooflight openings, Upstand studs to rooflight openings

Sawn Dry Graded Structural Softwood 47 x 100mm

Angle bead to perimeter of rooflight opening

PVC Angle Bead 20mm

Insulation to upstand to rooflight openings

PIR Insulation Board 100mm

Plasterboard to roof ceilings

Plasterboard Square Edge 12.5mm

Decoration to plaster roof ceiling

Contract Emulsion

Finish to plasterboard for roof ceilings

Board Finish Plaster

Plasterboard joint treatment for roof ceilings

Plasterboard Tape 50mm

Total cost excluding VAT

£4,370.09

Scaffolding



Scaffolding comprising:

Total cost excluding VAT

£2,798.24

Internal Stripping Out



Carry out Internal Stripping Out comprising:

Total cost excluding VAT

£776.04

SAMPLE

Acceptance of Estimate

Reference: Single Storey Extension (Estimated dated 23 July 2024)

Clients Name

Site address:
Clients Address,
READING,
RG30 2NU

Please carry out the building works itemised in the Estimate defined above, dated 23 July 2024 to the value of:

Total cost excluding VAT	£139,717.73
Total VAT (20.0%)	£27,943.55
Total cost including VAT	£167,661.28

Signed Clients Name

Date

Signed on behalf of Your company Name

Date

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Terms & Conditions

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

SAMPLE