



Green
ESTIMATE

Green Estimate

Hyde, Manchester

08009991853

info@greenestimate.co.uk

www.greenestimate.co.uk

Site Address:

Date:

Subject :Single Storey Extension

Dear Sir/Madam

Thank you for your instruction to quote for the above project.

We have the pleasure of enclosing our Estimate for the amount of:£56,587.74(VAT not applicable). The Estimate is valid for 90 days from the date of this letter.

All works and specifications are detailed within the Estimate.

Please ensure that you carefully read over the enclosed Estimate, to make sure that all works meet your requirements.

If you have any queries, or require any amendments to the specifications, please do not hesitate to contact us and we will be happy to assist further.

We look forward to hearing from you in due course.

Yours Sincerely,
Green Estimate



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Quote



General Preliminaries

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- ✓ Site Supervision for 13 x Weeks
- ✓ 1 x General Labourer for 13 x Weeks



Demolition / Removal

Demolition.

Demolition / removal includes:

- ✓ Breaking up plain concrete bed 100mm ; load into skip - 13.44 m2
- ✓ Demolish half brick thick wall - 16.84 m2
- ✓ Removing roof timbers; rafters, purlins, ceiling joists, plates - 16 m2
- ✓ Removing fascia or soffits - 8.2 m
- ✓ Removing gutters, downpipes - 6 m
- ✓ Removing single layer felt - 16 m2
- ✓ Remove garage door - 1 each
- ✓ Remove upvc window - 1 each
- ✓ Remove upvc door - 1 each
- ✓ Disposal surplus materials off site
- ✓ We have allowed for 1.175 x 8 Yard Skip



Site Equipment

Site Equipment.

- Toilet - 1 each
- ✓ Hire 1 x Portable Toilet 5ft x 4ft for 1 week
- ✓ We have allowed for delivery and collection cost



Drain Runs

Drainage run construction:

- ✓ Excavate trench 750mm deep by machine
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 0.7 x 2 Yard Skip 1.2m(L) x 0.61(W) x 0.76(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Bedding and surround in pea gravel
- ✓ 3 - Underground Pipe 3m - Single Socket 110mm
- ✓ Backfilling to trench with Soil.



UPVC Manhole

UPVC Manhole.

Polypropylene Inspection Chamber. Quantity: 1

- ✓ Excavate pit 750mm deep by hand
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 26 x Rubble Sack 30kg
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ 150mm thick bedding in pea gravel
- ✓ Fill surround with pea gravel
- ✓ 1 - 5 Inlets Inspection Chamber Base Ø450mm x 290mm (H)
- ✓ 2 - Manhole Riser Ø450mm x 235 mm (H)
- ✓ 1 - Circular Plastic Cover & Frame Ø450mm



Foundation

Trench Foundation. Length 13.443m:

- ✓ Excavate trenches by machine, Width - 600mm, Depth - 1000mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 1.6 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Ready mixed concrete - C25 Mix



Cavity Walls Below DPC

Cavity Walls Below DPC.

- ✓ Constructed in cement sand mortar 1:3
- ✓ Outer skin: concrete blocks below ground level and bricks above ground level
- ✓ Supply and install London Brick Company Commons
- ✓ Cavity formed with stainless steel wall ties, cavity 150mm wide
- ✓ Site mixed concrete
- ✓ Concrete blocks inner skin
- ✓ Damp proof course built into walls



Concrete Floors

Concrete Floor. Concrete ground floor slab, floor area 18.2m²:

- ✓ Excavate reduced levels by machine, excavation depth: - 350mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 1.3 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ 150mm backfilling to make up levels with hardcore obtained off site, compacting fill with vibrating plate
- ✓ 50mm sand or quarry dust blinding spread and levelled over hardcore, compacting blinding with vibrating plate
- ✓ 1200 gauge damp proof membrane
- ✓ Celotex or similar flooring insulation board, 75mm thick
- ✓ Celotex or similar flooring insulation board to perimeter of floor screed, 25mm thick x 225mm high
- ✓ 500 gauge separating layer/vapour barrier
- ✓ Ready mixed concrete - C25 Mix
- ✓ Cement and sand (1:3) floor screed, 75mm thick
- ✓ Tamped Finish

External Walls

Cavity Wall. Area - 28.37 m2

- ✓ Outer Skin - Brick wall 102.5 mm thick in cement sand mortar (1:3)
 - ✓ Supply and install Wienerberger Facing Brick Tuscan Red Multi
 - ✓ Cavity formed with stainless steel wall ties
 - ✓ Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)
 - ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
 - ✓ Supply and install 100mm Celotex Insulation GA4100 Board 2400mm x 1200mm
 - ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs
 - ✓ We have allowed for skim coat
- Accessories and Extras:
- ✓ Stainless steel wall starter kit 2.4 m - 4 each

Internal Walls

Block Wall. Area - 5.36 m2

- ✓ Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs
- ✓ We have allowed for skim coat

Soldier Course

Soldier Course

- ✓ Facing brick in cement sand mortar 1:3
- ✓ Supply and install London Brick Company Heather



Windows

Windows. Quantity 1:

- ✓ Supply and install 1 x White uPVC Window 0.5(W) x 1.05(H), Clear glass
- ✓ Includes all ironmongery, double glazing fitting and sealing
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Includes 1 trickle vent



External Doors

French Door. Quantity: 1 each.

- ✓ Supply and install White uPVC French Door 1.5m - 1 each
- ✓ Fixing in position and sealing, double glazed
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation

Lintels



Lintel 1

Lintel 1. Quantity 1:

- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation



Lintel 1

Lintel 1. Quantity 1:

- ✓ Precast concrete lintels bedded and pointed in cement sand mortar (1:3)



Internal Doors

Single Door. Softwood single door x 1:

- ✓ Supply and install Softwood Door Lining Set + Stops 32 x 95mm - 1 each
- ✓ Supply and install Softwood 6 Panel Door 762 x 1981mm - 1 each
- ✓ Lock, handles and hinges
- ✓ Apply 1 coat of primer, 1 coat of gloss, 1 coat of undercoat



Skirting Boards

Skirting Board 1. MDF Torus skirting 144 mm, length 12m:

- ✓ Supply and install MDF Primed Torus Skirting 144mm
- ✓ Apply 1 coat of primer, 2 coats of gloss, 1 coat of undercoat



Architraves

Architrave 1. MDF Torus architrave 69 mm, length 6m:

- ✓ Supply and install MDF Primed Torus Architrave 69mm
- ✓ Apply 1 coat of primer, 2 coats of gloss, 1 coat of undercoat

Boxing



Boxing

Boxing.

- ✓ Boxing in using Treated Batten 47 x 50mm
- ✓ Filling the void with appropriate insulation
- ✓ Cladding with Hardwood Plywood 2440 x 1220 x 18mm



Boxing(1)

Boxing(1).

- ✓ Boxing in using Treated Batten 47 x 50mm
- ✓ Filling the void with appropriate insulation
- ✓ Cladding with Hardwood Plywood 2440 x 1220 x 18mm

Roof Structure

Monopitch Roof Roof Pitch 25° Roof area 28.7m²

- ✓ Softwood treated rafters 47 x 145 mm (2" x 6") fixed with screws or nails at 400mm centres
- ✓ 47 x 95 mm (2" x 4") softwood treated wall plate, bedded on cement sand mortar (1:3)
- ✓ Fixing with galvanised mild steel wall plate straps at maximum 2.00m centres
- ✓ Softwood treated ridge board 47 x 225 mm (2" x 9")



Pitched Roof Covering

Plain Range.

- ✓ Supply and install Tyvek Supro Breather Membrane 1 x 50m
- ✓ Fix softwood treated tile batten 25 x 38mm with nails or screws
- ✓ Supply and install Sandtoft 20/20 Clay Interlocking Plain Tiles
- ✓ Install Lead flashing and pointing with coloured mortar or grey sealant. Supply:
- ✓ Code 4 Lead Roll 360mm x 6m - 1 roll



Roof Windows

Pitched Roof Windows. 780 x 980mm. Quantity 3:

- ✓ Supply and install Velux GGL MK04 Pine Roof Window 780 x 980mm - 3 each
- ✓ Supply and install Velux EDW MK04 Tile Flashing 780 x 980mm - 3 each
- ✓ Softwood treated timber trimming to openings

Roof Insulation

Rafters Insulation

- One layer of insulation fitted between rafters 20.3 m²
- ✓ 100mm Celotex Insulation GA4100 Board 2400mm x 1200mm



Fascia and Soffit

Upvc. Supply and fit Upvcfascias and soffits:

- Fascia. Length - 7.6m✓ Supply and install uPVC White Fascia Board 18 x 200mm x 5m
- Eave Soffit. Length - 7m✓ Supply and install uPVC White Vented Soffit Board 9 x 200mm x 5m



Rainwater Goods

Rainwater Goods.

uPVC Gutters

Half Round Gutter 3 m length - Black - 7.6 Half Round External Stop End - Black - 2 Half Round Fascia Bracket - Black - 6 Half Round Running Outlet - Black - 1

uPVC Downpipes

Round Downpipe 2.5 m lengths 68mm - Black - 1 Half Round Clip 68 mm - Black - 4 Round Shoe 68 mm - Black - 1 Round Socket 68 mm Black - 1 Round Bend 92.5° Black 68 mm - 1



Electrics

Electrics 2nd Fix, 1 each

Lights Fittings: ✓ 1 - Circular Bathroom Ceiling Light IP44 ✓ 2 - MK Pendant Set 150mm ✓ 2 - Fire Rated Adjustable GU10 Downlight White ✓ 2 - Bulkhead LED Light 9W

Switches: ✓ 4 - MK Light Switch 1 Gang 2 Way White ✓ 2 - MK Light Switch 2 Gang 2 Way White

Outlets: ✓ 1 - MK 13A DP Spur Unit Switched Neon White ✓ 5 - MK DP Switched Socket 13A 2 Gang White

Alarms: ✓ 2 - Mains Smoke Detector With 9V Battery Backup

Fans: ✓ 1 - 100mm Low Profile Extractor Fan Humidistat ✓ 1 - MK Fan Isolator Switch 3 Pole with Padlock

Showers: ✓ 1 - Triton Enrich Manual Electric Shower White 8.5kW

Electrics 1st Fix, 1 each

1st Fix - Cables, Boxes & Accessories: ✓ 0.65 - 1.5mm² Twin and Earth Cable 100m Reel ✓ 0.45 - 2.5mm² Twin and Earth Cable 100m Reel ✓ 0.3 - 10mm² Twin and Earth Cable 50m Reel ✓ 0.34 - 1.0mm² 3-Core and Earth Cable 100m Reel ✓ 5 - Metal Box 2 Gang 35mm ✓ 8 - Metal Box 1 Gang 35mm



Plumbing

Garden Tap.

✓ Supply and install Outside Tap With Double Check Valve 15mm x ½" - 1 each

Advanced Plumbing



Plumbing

Plumbing 2nd Fix, 1 each

Shower: Ⓐ 1 - Shower Tray allowance £70.00 per each + VAT Ⓐ 1 - Shower Mixer allowance £100.00 per each + VAT Ⓐ 1 - Shower Enclosure allowance £150.00 per each + VAT Ⓐ 1 - Shower Pump allowance £150.00 per each + VAT ✓ 1 - Shower Trap 70 mm Chrome

Toilet: Ⓐ 1 - Toilet allowance £80.00 per each + VAT ✓ 1 - 90° Pan Connector

Basin: Ⓐ 1 - Basin allowance £50.00 per each + VAT Ⓐ 1 - Basin Taps allowance £30.00 per each + VAT ✓ 1 - Trap and Waste Kit 32mm

Sink: Ⓐ 1 - Kitchen Sink allowance £50.00 per each + VAT ✗ 1 - Kitchen Tap supplied by client ✓ 1 - Double Bowl Sink Trap Kit 40 mm

Appliances: ✗ 1 - Washing Machine supplied by client ✗ 1 - Dishwasher supplied by client ✓ 2 - Appliance Trap 40 mm

1st Fix Plumbing, 1 each

✓ 7 - Full Bore Isolating Valve 15 mm ✓ 2 - Washing Machine Valve With CV 15mm x 3/4 ✓ 5 - Flexible Hose 15mm x 1/2 x 300mm ✓ 20 - Copper Pipe Ø15 mm, 3 m Length



Plumbing (1)

Plumbing 2nd Fix, 1 each

1st Fix Plumbing, 1 each

✓ 3 - Single Socket Soil Pipe Black 3m x 110mm ✓ 1 - Pipe Clip Black - 110mm ✓ 3 - Air Admittance Valve Black - 110mm



Heating

Heating.

Radiators - 2 each

Bathroom

✓ Type 22 Double Radiator 600 x 1100mm - 1 each ✓ Towel Ladder Radiator 900 x 450mm - 1 each ✓ Drayton RT212 White & Chrome TRV & Lockshield 15 x 15mm - 1 each

1st Fix

⌚ 1st Fix Plumbing Materials allowance - 1 each

Drainage



Ceiling Finishes

Plasterboard on battens to a total area of 20.3m²

✓ Fix Treated Batten 25 x 50mm battens

✓ Ceiling to be lined with 1 Layer Insulated plasterboard

✓ Skim finish internally



Wall Finishes

Dot and Dab walls - 20.44m²:

✓ Standard plasterboard fixed with adhesive dab to masonry walls

✓ Skim finish internally



Internal Decorating

Decorating.

Decorating Walls to a total area of 48.44 m²

✓ Walls to be painted with mist coat only

Decorating ceiling to a total area of 20.3 m²

✓ Ceiling to be painted with mist coat only

Total :

£56,587.74

Notes

Terms and Conditions of Service Costing Criteria applied by Green Estimate in preparing estimates. Materials: in preparing estimates for clients, Green Estimate base the cost of materials on the generic average cost of materials applying throughout the country. It is up to the builder to satisfy himself with the material prices used before submitting his tender. Labour: labour rates are based on the day rates of the tradesmen specified by the client or his/her professional representative/s. Labour Times: labour times are calculated using substantial trade experience together with reference to industry standard estimating sources. Note: Estimates provided do not include floor and wall finishes, landscaping, supply and fit of kitchens, and connections to mains services. All figures exclude VAT. Disclaimer: Whilst all due care is taken to ensure estimates prepared for its clients are undertaken with diligence and precision. Green Estimate accepts no responsibility for any losses the client may incur. All estimates are based on the criteria stated above and in reliance upon the specific information provided by the client relating to the particular job and it remains the responsibility of the client to ensure all aspects of the job to be estimated are included in Green Estimate brief. It is for the client to satisfy himself as to the validity of the estimate provided.