

Quotation

Q-1042 REV A SAMPLE QUOTE

PREPARED FOR	SITE	PROJECT	DATE	VALID UNTIL
Mr and Mrs Carter	12 Elm Grove, Harpenden AL5 9ZZ	Single storey side- return extension	3 Oct 2026	2 Nov 2026

Dear Mr and Mrs Carter,

Thank you for asking us to quote for the work at 12 Elm Grove, Harpenden AL5 9ZZ. Our quotation Q-1042 REV A follows: it sets out what's included, what isn't, and how the price is made up.

If anything isn't clear, or you'd like to change what's included, just ask and we'll revise it. We'd be glad to do the work for you.

Kind regards,

Oakley Build Ltd

PRICE

Strip-out	£2,155.00
Substructure	£7,731.93
Structure	£21,648.21
Services	£3,145.83
Finishes	£2,609.10
Subtotal	£37,290.07
VAT 20%	£7,458.01

Total including VAT £44,748.08

WHAT'S INCLUDED

- Strip-out: Demolition and strip-out: conservatory, old rear extension, kitchen
 - Substructure: Trench foundation, Cavity walls below DPC, Concrete floor, Drainage run
 - Structure: Knock-through into the kitchen, Cavity wall, Parapet on the boundary 6.3 m: box gutter and coping, Lean-to roof, concrete interlocking tiles to match, 20° and more
 - Services: Electrics: 1st and 2nd fix, Plumbing: 1st and 2nd fix
 - Finishes: Walls: dot and dab, Ceiling
- Every item is set out in full on the following pages.

ALLOWANCES INCLUDED

Figures for items not yet chosen or not yet known. You pay what they actually cost; we'll agree any difference with you before ordering.

Drainage run	Drainage allowance £350.00 + VAT
Cavity wall 20.9 m ²	Bricks allowance £1.77 + VAT per brick

STRIP-OUT

£2,155.00

Demolition and strip-out: conservatory, old rear extension, kitchen · Side extension

£2,155.00

- ✓ Demolish half-brick wall, 12 m²
- ✓ Remove window × 1
- ✓ Remove French door × 2
- ✓ Remove uPVC door × 1
- ✓ Remove door and frame × 1
- ✓ Break up 100 mm concrete bed, load skip, 14 m²
- ✓ Break out strip foundation (per m run), 8 m
- ✓ Remove gutter or downpipe, 2 m
- ✓ Remove worktop × 2
- ✓ Remove WC, basin or sink × 1
- ✓ Disconnect and remove electrical point × 4
- ✓ Trace and isolate circuits, Minor Works certificate × 1
- ✓ Strip-out allowance, 3 hours
- ✓ Skips for the job's waste (8 yard), removed and disposed of

SUBSTRUCTURE

£7,731.93

Trench foundation 8.1 m · Side extension

£2,880.42

- ✓ Trench foundation 8.1 m long, 600 × 1000 mm, C25 concrete 750 mm deep, pumped
- ✓ Spoil taken away

Note: Depth subject to Building Control inspection of the trench

Cavity walls below DPC · Side extension

£1,066.85

- ✓ Cavity wall from foundation to DPC, 8.1 m outer and 8.1 m inner skin: blocks below ground, engineering bricks above, cavity filled with concrete
- ✓ Damp proof course to both skins

Concrete floor 8.7 m² · Side extension

£2,580.18

- ✓ New ground floor 8.7 m²: dig out 325 mm, 150 mm hardcore, sand blinding, DPM, 120 mm PIR insulation, 100 mm C25 slab, A142 mesh, 75 mm screed

Drainage run · Side extension

ALLOWANCE

£1,204.48

- ✓ 110 mm drain run 6 m, 750 mm deep, dug by hand, on a pea gravel bed and surround, backfilled
- ✓ 1 back-inlet gully on a concrete bed, connected to the run
- ✓ Remove the old gully and cap off the disused drain

Note: Drains tested for Building Control

Knock-through 5.4 m into the kitchen (beam A: UC 203×203×60 on padstones) · Side extension**£2,791.13**

- ✓ Form new opening 5.4 × 2.1 m in the cavity wall, with temporary propping
- ✓ One UC 203×203×60 steel beam, primed, on concrete padstones

Cavity wall 20.9 m² · Side extension ALLOWANCE**£5,625.56**

- ✓ Facing brick outer skin, 20.9 m²
- ✓ Block inner skin, 20.9 m²
- ✓ 100 mm PIR cavity insulation and stainless steel wall ties

Parapet on the boundary 6.3 m: box gutter and coping · Side extension**£1,472.88**

- ✓ Timber box gutter behind the parapet, lined in Code 5 lead, 6.3 m, with an outlet and hopper to the downpipe
- ✓ Aluminium coping on DPC to the parapet, 6.3 m

Lean-to roof, concrete interlocking tiles to match, 20° · Side extension**£2,489.64**

- ✓ Lean-to roof at 20°, 13.1 m² of slope: 47 × 175 rafters at 400 mm centres, 47 × 95 wall plate bedded in mortar, restraint straps
- ✓ 47 × 145 ceiling joists at 400 mm centres
- ✓ Breathable roofing membrane and treated battens
- ✓ Concrete interlocking roof tiles, colour to be agreed
- ✓ Dry verge
- ✓ Eaves support trays
- ✓ Cover flashing in Code 4 lead, 150 mm, 6.3 m
- ✓ Half-round gutters and 1 downpipe

Note: Rafter and joist sizes to be confirmed by the structural engineer**Roof windows: 4 × Velux MK04 (78 × 98 cm) · Side extension****£4,335.14**

- ✓ Reveals lined with plasterboard, beaded and skimmed
- ✓ 4 - Velux GGL MK04 Centre-Pivot Roof Window 78 × 98 cm, with tile flashing kit and insulation collar, fitted
- ✓ Rafters trimmed around the opening

Widen the rear opening to 3.0 m for the bifold (beam B) · Side extension**£941.89**

- ✓ Form new opening 3 × 2.1 m in the cavity wall, with temporary propping

Steel beam B: PFC 300×90×41, 3.8 m, with welded base plate · Side extension**£833.75**

- ✓ 1 - PFC 300×90×41 steel channel, 3.8 m, primed, on padstones
- ✓ 1 bolted steel connection
- ✓ 1 welded steel plate, fabricated with the steel

Aluminium bifold door set, 3.0 m · Side extension**£2,826.42**

- ✓ 1 - Aluminium bifold door, 3 × 2.1 m, supplied and fitted
- ✓ Insulated cavity closers

Render to the rear wall to match existing · Side extension **£331.80**

- ✓ Through-colour render system, 5 m², on fibreglass mesh
- ✓ Render beads to corners and stops

Note: Colour to be agreed

SERVICES **£3,145.83**

Electrics: 1st and 2nd fix · Side extension **£1,945.16**

- ✓ Fit 6 - double sockets supplied by the client
- ✓ Fit 6 - fire-rated downlights supplied by the client
- ✓ Fit 2 - light switchs supplied by the client
- ✓ 1 - Mains Smoke Detector
- ✓ 1 - Mains Heat Detector
- ✓ Fit 2 - fused spurs supplied by the client
- ✓ Fit 1 - cooker point (45a switch) supplied by the client

Not included: Sockets, switches and plates (supplied by the client)

Not included: Light fittings (supplied by the client)

- ✓ Electrical work notified to building control for inspection (Part P)

Note: All work to BS 7671 (18th Edition), tested and certified

Note: First and second fix

Plumbing: 1st and 2nd fix · Side extension **£1,200.67**

Not included: Sink supplied by client

- ✓ 1 - Sink plumbed in
- ✓ 1 - Washing machine plumbed in
- ✓ 1 - Dishwasher plumbed in
- ✓ New waste pipework, 4 m
- ✓ New hot and cold supplies and wastes to the fittings above, first and second fix

FINISHES **£2,609.10**

Walls: dot and dab 40 m² (new walls and the existing kitchen) · Side extension **£1,204.53**

- ✓ Walls dry-lined with standard plasterboard (dot and dab) and skimmed, 40 m²

Ceiling 30 m² (new and the existing kitchen, disturbed by the opening) · Side extension **£1,404.57**

- ✓ Take down existing plasterboard ceiling, 30 m²
- ✓ New standard plasterboard ceiling, skimmed, 30 m²

Subtotal **£37,290.07**

VAT 20% **£7,458.01**

Total including VAT **£44,748.08**

EXCLUSIONS AND NOTES

Building Control fees are not included; they are paid by the client.

Party wall surveyor fees and agreements are not included.

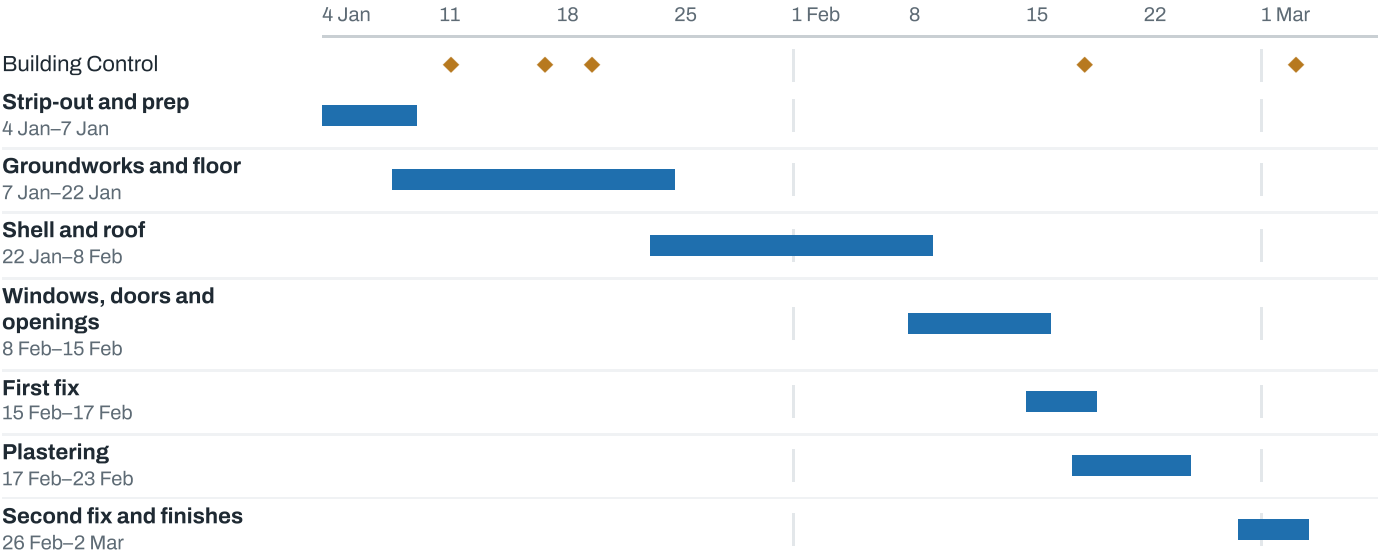
Structural engineer's calculations and drawings are not included unless listed.

Not included: testing for or removing asbestos. If we find material we think may contain asbestos, we stop work in that area and agree the next step with you.

The client will remove the conservatory, the lean-to roof, the kitchen units and the sink before we start, leaving the area clear.

TIMELINE

Approximately 9 weeks on site, starting 4 Jan 2027. Building Control inspect at each ♦. Dates move if the start moves or the work changes.



- Work ♦ Building Control inspection
- ♦ 11 Jan 2027: foundations inspected before concrete
 - ♦ 15 Jan 2027: DPC and oversite
 - ♦ 19 Jan 2027: drains tested
 - ♦ 17 Feb 2027: pre-plaster (insulation, first fix)
 - ♦ 2 Mar 2027: Completion and Building Control final inspection

TERMS AND CONDITIONS

1. This quotation is valid for 30 days from its date.
2. The price covers the work described in this quotation. Anything extra, or any change you ask for, is a variation: we'll agree its price with you in writing before we do it.
3. Invoices are due as stated on them. If a payment is late we may pause the work until it's paid.
4. You'll give us access to the site during working hours, with water and electricity, and somewhere safe to keep materials.
5. Planning, Building Control, party wall and structural engineer's fees aren't included unless they're listed in the quotation.
6. We put right any fault in our workmanship that shows within 12 months of completion. Products carry their makers' guarantees.
7. If you agree this contract at your home or away from our premises, you can cancel it within 14 days without giving a reason. If you ask us to start within those 14 days and then cancel, you pay for the work done up to then.

To accept, reply to this quote or sign below.

Signed

Name

Date