

Builders Sample Estimate

Extension & Alterations

Materials Schedule



Please insert best rate prices into rate column below

Ref	Description	Quant	Unit	Rate	Sub Total
1	Demolitions/Excavations/Groundworks				
	Demolish existing single storey construction	1	item	£	-
	Cart away demolition waste	1	item	£	-
	Break out existing slab	1	item	£	-
	Excavate for foundations	10	m3	£	-
	Cart away demolition waste & foundation waste	2	no	£	-
	Concrete foundations	8	m3	£	-
	Cavity wall to DPC	6	m2	£	-
	Import sub base 150mm inc level & compact	22	m2	£	-
	Sand blinding & DPM	22	m2	£	-
	Concrete slab 100mm	22	m2	£	-
2	Superstructure				
	Cavity wall construction	72	m2	£	-
	Furfix cavity wall starter	10	m	£	-
	Cavity wall lintols	3	no	£	-
	Render scat/stipple finish	72	m2	£	-
	Joist hangers	28	no	£	-
	Timber joists (say 175 x 50mm)	57	m	£	-
	Chipboard flooring	17	m2	£	-
	RSJ's to stepped cavity wall	2	no	£	-
	Strip roof tiles/gutters fascia to existing for intersection	1	item	£	-
	Wall plate inc straps	18	m	£	-
	Ridge timber (say 250 x 75mm)	5	m	£	-
	Hip timber (say 250 x 75mm)	11	m	£	-
	Timber rafters (say 175 x 50mm)	82	m	£	-
	Ceiling joists (say 225 x 75mm)	42	m	£	-
	Construct dormer window	1	item	£	-
	Ply valleys (to existing sound roof timbers)	11	m	£	-
	Tying in with existing structure	1	item	£	-
	Felt & batten	46	m2	£	-
	Rosemary roof tiles	46	m2	£	-
	Ridge & hip tiles in plain half round	16	m	£	-
	Glass lean too roof to kitchen	1	item	£	-
	Lead valleys & flashings	1	item	£	-
	Timber fascia board	19	m	£	-
	Ply soffit board	19	m	£	-
	UPVC guttering	19	m	£	-
	UPVC downpipes	8	m	£	-
	Bends/outlets/outlets	1	item	£	-
	Connect foul & storm drains to existing	1	item	£	-
	UPVC Windows	1	item	£	-
	UPVC Bi Fold Door (£2340 supply cost allowed)	1	item	£	-
	Extra over for Aluminium Bi fold	1	item	£	-

3 Internal Works

Demolish chimney breast from roof to FF level	1	item	£	-
Demolish external cavity wall & form openings	1	item	£	-
Demolish partitions to existing FF	1	item	£	-
Cart away demolition waste	2	no	£	-
Quilt insulation 100mm between floor joists	22	m2	£	-
Quilt insulation 300mm to ceiling FF	17	m2	£	-
Screed 65mm & insulation 70mm to GF	22	m2	£	-
Timber studwork 100 x 50mm	34	m2	£	-
Plasterboard noggins	1	item	£	-
Plasterboard ceiling GF	22	m2	£	-
Plasterboard ceiling FF	17	m2	£	-
Plasterboard to timber studwork	68	m2	£	-
Render and set masonry walls (new & existing)	102	m2	£	-
Plaster skim to ceilings & walls	39	m2	£	-
Make good to existing bedrooms/new works	1	item	£	-
Door sets complete (£50/door allowed)	2	no	£	-
Wardrobes doors (£30/door allowed)	3	no	£	-
Window boards in MDF	5	m	£	-
Timber skirting	34	m	£	-
Timber flooring (£40/m2 supply)	22	m2	£	-
Ceramic tiling (type & area tba)	15	m2	£	-
Decoration works	1	item	£	-

4 Non time related

Scaffolding & Access	1	item	£0.00	£	-
Skips and disposal	2	no	£0.00	£	-
Small tools & towers/access etc	16	weeks	£0.00	£	-

Total**£****-**
