



## **LOVE ARCHITECTURE**

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Ref: 000a913 Revision T00

Date: March 2010

# **Schedule of Works**

for

**Mr & Mrs Sample**

for works at

**Sample St  
Sampletown**

### **Revisions**

D01 – Feb 0000 – Preliminary Issue

D02 – March 0000 – Pre Tender

T00 – March 0000 – Tender

## **SCHEDULE OF WORKS**

Mr & Mrs Sample  
Sample St, Sampletown

## **PRELIMINARIES**

### The Site & Premises

The premises consist of a detached two storey house in a residential street. Access is via a large front garden. Parking for a skip or vehicle is possible in the garden. No skips are permitted in the street.

### The Works

The works are to:

- Demolition of existing garage
- Construction of two storey side extension
- Refurbishment of ground floor

### Phasing of Works

The house will be unoccupied during the works, and the project proceed in a single phase.

### Drawings & Documents

This Schedule of Works is to be read in conjunction with the following drawings and documents

X300 Rev T00 – Plans as Existing

X500 Rev T00 – Elevations as Existing

A300 Rev T00 – Plans as Proposed

A500 Rev T00 – Elevations as Proposed

A915 Rev T00 – Door, Window & Finishes Schedule

E915 Rev T00 – Electrical Schedule

M915 Rev T00 – Mechanical Schedule

Eur Ing Robert Jones DM Ceng - CR09.1005 Calc Sheets: 1-2, 5-6, 10, 12-18, 20-50, 53, 55-93

Eur Ing Robert Jones DM Ceng - CR09.1005 Calc Sheets (Revision A): 3-4, 7-9, 11, 19, 51-52, 54

NB. The following abbreviations are used in this document:

o.s.a. - Or Similar Approved

c/w - Complete With

### Tendering

Pricing The following schedule is not intended to be a definitive summary of the Works, but should be completed by the Tenderer to facilitate the evaluation of the tender and administration of the contract. Any portions of the Works not listed below are deemed to be included in the sums quoted. An individual price should be entered for each item. If any items are unpriced, it will be assumed that their cost has been included elsewhere in the document. The totals of all priced work should be carried to the summary.

### Contact Sum

This shall be a fixed all inclusive price based upon the contract documents, and a careful inspection of the site, including an allowance for all work and risk. It should include for handing over the Works clean, functional and complete, fit for following trades or immediate occupation and use as intended.

### Evaluation of Tender

The tender shall remain open for 12 weeks. The Employer does not undertake to accept the lowest or any tender and will not pay tendering costs.

### Site Inspection

Before tendering inspect the site and ascertain all factors relating to its location and working space, together with any other factors that may effect the tender. Access may be obtained by prior appointment with the Client, Mr & Mrs Sample, tel. ////////////////

**FORM OF TENDER**

for the proposed works at:

Sample St, Sampletown

To: Mr & Mrs Sample

I/We having read the Conditions of Contract and Schedule of Works delivered to us and having examined the Drawings referred to therein do hereby offer to execute and complete in accordance with the contract documents the whole of the Works described for the sum of

£.....

and within ..... weeks from the date of possession. As witness our had this .....day of .....2010. I/We hold a current valid construction industry registration card or certificate, and Inland Revenue self-employed reference number

Signed (stating role in company where relevant)

.....

Registered name and address

.....

.....

.....

Registered name of Company (where relevant)

.....

Witness:

Contract

Form of Contract

JCT Building Contract for a home owner/occupier.

Use of Facilities

The contractor may use free of charge: Electricity; Washroom/Toilet & Water, but not Telephone/Fax.

Payment

Payments will be made monthly, with a practical completion certificate being issued by the Employer at the end of the Works.

Retention will be 5%. Release of retention will be on satisfactory completion of works after three months when a Final Certificate will be issued

Working Period

The contractor will start work no later than a date to be mutually agreed in advance, and complete the works to an agreed timetable.

Insurance

The contractor to have a current 'all risks' insurance policy with a minimum cover of £500,000

The contractor to have a current public liability insurance policy with a minimum cover of £500,000.

Copies of all policy cover notes shall be provide

Working Hours

Available working hours for noisy works will be Mon - Fri 8am to 5pm and 9am 1pm Sat. Quiet work may be undertaken at weekends by prior arrangement.

Occupation of the Premises

The premises will not be occupied during the Works.

Disputes

Disputes to be decided within 21 days by an adjudicator appointed under the adjudication scheme for this form of contract run by the Royal Institution of Chartered Surveyors.

Contractor's Continuing Responsibility

For 6 years after the carrying out of the work the contractor will remain responsible for any faults in the work and defective materials and products (other than fair wear and tear) which are caused by him.

1. Preliminaries & General Items

Allow for preliminary and general costs for the management and execution of the Works. Temporary works shall include adapting and maintaining as necessary and clearing away and making good when no longer required.

**Price**

Management

Provide proper management of the Works including close supervision of the Contractor's own employees and sub-contractors. Keep records and provide all necessary documentation. Liaise with police, local authorities and all others concerned with the Works.

Programme

Programme the Works and give the Employer due notice of all critical dates.

Security

Keep the site secure and prevent trespass, including trespass by workpeople and plant on or over adjacent property. Ensure that the security of adjacent property is not lessened by Works activities.

Care and Protection

Protect the Works, Premises and everything on or adjacent to the site from any form of damage or deterioration. Keep the Works and site clean and tidy. Prevent smoke, dust, unreasonable noise and other forms of pollution or nuisance.

Handover

Hand over the Works thoroughly clean, functional and secure, ready for occupation and use as intended. Test and commission all plumbing, drainage, mechanical and electrical systems. Provide the Employer with all Certificates, keys, spares, and instruction manuals.

Workmanship & Quality

All workmanship to be in accordance with current Codes of Practice. All products to be installed strictly in accordance with manufacturer's instructions and relevant British and European Standards.

TOTAL CONTRACT SUM

0

## 1. PROTECTIONS & ENABLING WORKS

1.1 Garage G.01, Ex  
No Works

**Price**

1.2 Living Room G.02, Ex

1.2.1 – Protections

Supply and fix hardboard protection to all doors and doorframes.

1.3 Hall G.03, Ex

1.3.1 – Protections

Supply and fix hardboard protection to all doors and doorframes.

1.4 WC G.04, Ex

1.4.1 – Door frames

Supply and fix hardboard protection to all doors and doorframes

1.5 Dining Room G.05, Ex

1.5.1 – Door frames

Supply and fix hardboard protection to all doors and doorframes

1.6 Conservatory G.06, Ex

No Works

1.7 Kitchen G.07, Ex

1.7.1 – Door frames

Supply and fix hardboard protection to all internal doors and doorframes

1.7.2 – Dishwasher

Strip out and store for reuse

1.8 Utility, Ex

1.8.2 – Appliances

Strip out and store for reuse

1.9 Store G.09, Ex

No Works

1.10 Store G.10, Ex

No Works

1.11 Passage G11, Ex

No Works

1.12 Rear Garden G.12, Ex

No Works

1.13 Front Garden G.13, Ex

No Works

1.14 – Master Bed 1.01, Ex

No Works

1.15 – Bed 4, 1.02, Ex

No Works

1.16 – Landing, 1.03, Ex

No Works

1.17 – Bed 2, 1.04, Ex

No Works

1.18 – Store, 1.05, Ex

No Works

1.19 – Bath, 1.06, Ex

No Works

1.20 – WC, 1.07, Ex

No Works

1.21 – Bed 3, 1.08, Ex  
No Works

1.22 – Dressing, 1.09, Nb  
To be created

1.23 – Master Bath, 1.10, Nb  
To be created

1.24 – Existing House Roof, 2.01, Ex  
No Works

1.25 – Existing Garage and Utility Roof, Ex  
No Works

1.26 – New Extension Roof, 2.02, Nb  
To be created

1.27 - Services  
No Works

TOTAL CONTRACT SUM

0

## 2. DEMOLITIONS

For Making Good see Section 7, Item 7.0

### 2.1 Garage G.01, Ex

Price

2.1.1 – Roof – See item 2.25

2.1.2 – Walls

Demolish and set aside bricks for reuse where possible. When not possible to use for hardcore cart away.

2.1.3 – Floor

Excavate as required to accommodate new foundations to SE detail. Cart away all material not required.

2.1.4 – Boiler

Strip out and cart way c/w all flues, services, etc

### 2.2 Living Room G.02, Ex

2.2.1 – Wall opening

Demolish and cart away wall as required to form opening. Allow for temporary support.

2.2.2 – Floor Finishes & Skirting

Strip out and cart way

2.2.3 – Door

Strip out existing door and set aside for reuse

2.2.4 – Chandelier

Strip out and set aside for client

2.2.5 – Fireplace

Strip out and set aside for reuse marble hearth slab. Strip out and cart away rest of fireplace

### 2.3 Hall, Stairs & Porch G.03, Ex

2.3.1 – Floor Finishes & Skirting

Strip out and cart way

2.3.2 – Door

Strip out existing inner front door and cart away

2.3.3 – Porch Door

Strip out existing porch doors and cart away

2.3.4 – Porch Roof

Strip off existing tiles and set aside for reuse where in good condition. Strip out and cart away roofing felt and defective tiles

### 2.4 WC G.04, Ex

2.4.1 – Sanitaryware and tiles

Strip out and cart way

2.4.2 – Floor Finishes & Skirting

Strip out and cart way

2.4.3 – Door

Strip out existing door and set aside for reuse

### 2.5 Dining Room G.05, Ex

2.5.1 – Floor Finishes & Skirting

Strip out and cart way

2.5.2 – Electrical Sockets

Strip out and cart way 2 No. redundant sockets & TV socket

2.5.3 – Door

Strip out existing door and set aside for reuse

### 2.6 Conservatory G.06, Ex

2.5.1 – Radiator

Strip out and set aside for reuse



2.7 Kitchen G.07, Ex

- 2.7.1 – Kitchen units, seating, boxing, sink and wallpaper  
Strip out and cart way
- 2.7.2 – Floor Finishes & Skirting  
Strip out and cart way
- 2.7.3 – Doors  
Strip out existing doors and set aside for reuse
- 2.7.4 – Walls  
Demolish and cart away walls as required to form opening. Allow for temporary support.
- 2.7.5 – Windows  
Strip out and cart way

2.8 Utility, Ex

- 2.8.1 – Roof – See item 2.25
- 2.8.2 – Walls & Chimney  
  
Demolish and set aside bricks for reuse where possible. When not possible to use for hardcore cart away.
- 2.8.3 – Floor  
Excavate as required to accommodate new foundations and drainage to SE detail. Cart away all material not required.
- 2.8.4 – Drainage  
Strip out and cart away items not required.

2.9 Store G.09, Ex

- Strip out and cart away existing ceiling

2.10 Store G.10, Ex

No Works

2.11 Passage G11, Ex

- 2.11.1 – Gate  
Strip out gate and frame and set aside for reuse.
- 2.11.2 – Paving  
Take up crazy paving as required and set aside for reuse
- 2.11.3 – Excavations  
Excavate as required to accommodate new drainage to SE detail. Cart away all material not required.

2.12 Rear Garden G.12, Ex

- 2.12.1 – Rear Patio  
Strip out existing patio paving and set aside sufficient for reuse in side passage. Surplus to be carted away.
- 2.13.2 – Excavations  
Excavate as required to accommodate new drainage to SE detail. Cart away all material not required.

2.13 Front Garden G.13, Ex

- 2.13.1 – Paving  
Take up crazy paving as required and set aside for reuse
- 2.13.2 – Excavations  
Excavate as required to accommodate drainage to SE detail. Cart away all material not required.
- 2.13.3 – Driveway  
Demolish garden bed walls either side of entrance and set aside stone for reuse

2.14 – Master Bed 1.01, Ex

- 2.14.1 – Floor Finishes, Cabinets & Skirting  
Strip out and cart way
- 2.7.3 – Door  
Strip out existing door and set aside for reuse
- 2.14.1 – Wall opening  
Demolish as required to form opening and cart away. Set aside bricks for reuse where possible. When not possible to use for hardcore cart away. Allow for temporary support.
- 2.14.2 – Chimney  
Demolish below location of new support beams and cart away. Set aside bricks for reuse where possible. When not possible to use for hardcore cart away. Allow for temporary support.

2.15 – Bed 4, 1.02, Ex

2.15.1 – Floor Finishes, Cabinets, Skirting & Defective Wallpaper  
Strip out and cart way

2.16 – Landing, 1.03, Ex

2.16.1 – Floor Finishes & Skirting  
Strip out and cart way

2.16.2 – Loft hatch opening

Demolish and cart away ceiling as required to form opening. Allow for all temporary supports

2.16.3 – Panelling to store 1.05

Strip out and cart away defective plywood infill panels. Retain timber frame.

2.17 – Bed 2, 1.04, Ex

2.17.1 – Floor Finishes, Cabinets, Skirting & Defective Wallpaper  
Strip out and cart way

2.18 – Store, 1.05, Ex

No Works

2.19 – Bath, 1.06, Ex

2.19.1 – Sanitaryware

Strip out and cart way

2.19.2 – Floor Finishes, Wall Tiling, Mirror & Ceiling

Strip out and cart way

2.19.3 – Chimney

Demolish and cart away to full height.

2.19.4 – Walls

Demolish and cart away wall as required to form opening. Allow for temporary support.

Strip out and cart way tiles and mirrors

2.20 – WC, 1.07

2.20.1 – Door

Strip out and set aside for reuse.

2.20.2 – Wall with Bed 3.

Demolish and cart away wall as required to form opening. Allow for temporary support.

2.20.3 – Extract Fan & Radiator

Strip out and cart away

2.21 – Bed 3, 1.08, Ex

2.22.1 – Door D1.08 + Frame

Strip out and set aside for reuse

2.22.2 – Frame & Window W1.08.1

Strip out and cart away

2.22 – Dressing, 1.09, Nb

To be created

2.23 – Master Bath, 1.10, Nb

To be created

2.24 – Existing House Roof, 2.01, Ex

Strip off existing tiles as required to accommodate new extension and set aside for reuse

Strip off associated felt, battens and gutters and cart away.

2.25 – Existing Garage and Utility Roof, Ex

Strip off existing tiles and set aside for reuse where in good condition

Strip off associated felt, batten, gutters etc and cart away.

2.26 – New Extension Roof, 2.02, Nb

To be created

2.27 – Services

TOTAL CONTRACT SUM

0

### 3. STRUCTURAL

For Making Good see Section 7, Item 7.0

#### 3.1 Living Extension G.01, Ex Garage

Price

##### 3.1.1– New foundations

Form new foundation as SE detail

##### 3.1.2– Below Ground RW Drainage , Ex

Supply and install new Hepflow Polypropylene access gully c/w Hepworth PlastiDrain house drain 110mm Ø osa. connected to existing drainage laid strictly in accordance with manufacturer's recommendations

##### 3.1.3 - New external wall to extension

3.1.3.1 Build new wall tied to existing structure by frame cramps with 12mm Flexel at junction sealed externally with exterior quality mastic to match existing mortar of External leaf 102mm bricks to match existing outer leaf, minimum 50mm air gap, 40mm Kingspan K8 insulation 100mm Thermalite – Turbo 0.150W/m/K inner leaf with DPC to minimum BS 6398:1983 minimum 150mm above external ground level falling to weep holes in outer leaf at 900mm centres and lapped to DPM in floor slab all on below ground structure and foundations to SE detail. Allow for movement joints in inner leaf at Max 3m centres and outer leaf Max 12m centres of 12mm Flexel and SS ties finished externally quality mastic

3.1.3.2 Allow for building in of Red Set Gas Fire Recess (see p.4 of product info) and flue for log effect gas fire of Dunbrik (01924 373694 [www.dunbrik.co.uk](http://www.dunbrik.co.uk)) Mini Clearflow Gas Flue Block System c/w all necessary associated items strictly in accordance with manufacturer's instructions and recommendations. Allow for smoke test during construction.

##### 3.1.4 – Steel Structure

Provide new steel structure and all associated structural works as SE details. Note: Beam 1/E to be at ceiling joist level to give continuous flat ceiling in whole room.

##### 3.1.5 – Floor

Form insitu ground floor concrete slab of 65mm sand cement screed on 80mm Kingspan Kooltherm® K3 Floorboard insulation with perimeter insulation upstand on protection board on Bituthene 2000 Damp Proof Membrane lapped with existing DPM and new DPCs on good quality compacted fill or dry lean concrete to SE spec on existing concrete slab.

##### 3.1.5.1

Allow for building in of gas supply in plastic sleeve through both floor and walls with minimum 25mm screed cover as item 5.1.1

##### 3.1.5.2

##### 3.1.6 – Vents to existing below slab void

Supply and fit minimum 100mm diam cast in UPVC vent pipe as shown leading to similar vertical piping terminating in new air brick leading to MV253 vent pipe adaptor to MV 251 periscope to MV250 airbrick all by Glidevale Tel: 0161-962 711 to ensure ventilation minimum 500sqmm/sqm floor area

##### 3.1.7 – New window lintel

Install new lintel to window WG.01 to SE specification

##### 3.1.8.- New Roof

Form new roof as item 3.26

#### 3.2 Living Room G.02, Ex

##### 3.2.1 – Floor

Ensure any damaged sections of floorboards are replaced to give a clean and flat surface. Supply and fix Hardibacker250 fibereinforced cement sheets ([www.jameshardieEU.com](http://www.jameshardieEU.com)) strictly in accordance with Manufacturer's instructions.

##### 3.2.2 – Structural Opening

Provide new steel structure and all associated structural works as SE details.

#### 3.3 Hall, Stairs & Porch G.03, Ex

##### 3.3.1 – Floor

Upgrade existing suspended ground floor as Item 3.2.1

##### 3.3.2 – Porch Roof

Replace any slipped tiles, etc and ensure fully watertight

##### 3.3.3 – Porch Brickwork

Minor repointing of bricks around the door

#### 3.4 WC G.04, Ex

##### 3.4.1 – Floor

Upgrade existing suspended ground floor as Item 3.2.1

#### 3.5 Play Room G.05, Ex Dining Rm

##### 3.5.1 – Floor

Upgrade existing suspended ground floor as Item 3.2.1

#### 3.6 Conservatory G.06, Ex

##### 3.6.1 – Roof

Repair defective ridge to seal minor leakage and ensure fully weathertight

##### 3.6.2 – Brick walls

Repair defective pointing and minor brickwork spalling

### 3.7 Kitchen G.07, Ex

#### 3.7.1– New foundations

Form new foundation as SE detail

#### 3.7.2– Below Ground Drainage , Ex

Supply and install connection for new Stub Stack as item 5.7.1 of new Hepworth Supersleeve house drain 100mm Ø osa. connected to existing drainage strictly in accordance with manufacturer's instructions

#### 3.7.3 – Structural Opening

Provide new steel structure and all associated structural works as SE details. Note: Beam 1/D to be as high as possible to enable suspended ceiling to give continuous flat ceiling in whole room.

#### 3.7.4 - New walls

##### 3.7.4.1 Build new external wall tied to existing structure as Item 3.1.3.1 c/w opening for door and lintel as SE details.

##### 3.7.4.2 Build new Internal wall tied to existing structure by frame cramps with 12mm Flexel at junction of 100mm Thermalite – Turbo 0.150W/m/K inner leaf with DPC to minimum BS 6398:1983 on below ground structure and foundations to SE detail.

##### 3.7.4.3 Build up new 150mm high external wall in bricks to match existing tied to existing structure in window opening (to raise cill)

#### 3.7.5.1 – New Concrete Floor

Form new floor as item 3.1.5. Allow for ventilation as item 3.1.6

#### 3.7.5.2 – Existing Floor

Upgrade existing suspended ground floor as Item 3.2.1

### 3.8 Lobby, Nb

#### 3.8.1– New foundations

Form new foundation as SE detail

#### 3.8.2– Below Ground Drainage , Ex

Supply and install new connection for floor gulley item 5.8.1 c/w Hepworth Supersleeve house drain 100mm Ø osa. connected to existing drainage strictly in accordance with manufacturer's instructions

#### 3.8.3 - New walls

##### 3.8.3.1 Build new External Cavity wall tied to existing structure as Item 3.1.3.1 c/w opening for door and lintel as SE details.

##### 3.8.3.2 Build new External Single Leaf wall of bricks to match existing tied to existing structure by frame cramps with 12mm Flexel at junction of bricks to match existing with DPC to minimum BS 6398:1983 on below ground structure and foundations to SE detail lapped to DPM and finished internally 20mm two coat render 1:1:6 cement:lime:sand.

#### 3.8.3.3 – Stud Wall above access to Store G.09

Form new Stud wall of code 5 lead 25mm external quality ply on treated SW battens on 50x50mm treated SW counter battens on Kingspan Nilvent Breatheable membrane on 10mm External Quality ply on treated 100x50mm SW studs with 40mm Kingspan K8 insulation between. Allow for screw secured flexible straps over rafters and onto wall plate and all necessary soakers and lead flashing to main house wall and roof of Store G.09

#### 3.8.4 – Steel Structure

Provide new steel structure and all associated structural works as SE details.

#### 3.8.5 – Floor

##### 3.8.5.1 Form insitu ground floor concrete slab of 65mm sand cement screed on 80mm Kingspan Kooltherm® K3 Floorboard insulation with perimeter insulation upstand on protection board on Bituthene 2000 Damp Proof Membrane lapped with existing DPM and new DPCs on good quality compacted fill or dry lean concrete to SE spec on existing concrete slab.

Allow for building in of gas supply in plastic sleeve through both floor and walls with minimum 25mm screed cover as item 5.1.1

#### 3.8.5.3 – Steps

Form new steps to kitchen of mass concrete to take tile finish

#### 3.8.6 – Roof

Form new roof of tiles to match existing on treated SW battens sized to manufacturer's recommendations to BS 5534 nailed at 100 mm gauge on Kingspan Nilvent breather membrane installed in horizontal runs under counter–battens with laps sealed on rafters with 90mm Kingspan Kooltherm K7 insulation between rafters at 600mm centres Kingspan Kooltherm K18 Insulated Dry–lining Board comprising 12.5 mm plasterboard and 25 mm of insulation below rafters. Eaves detail to match existing Store G.09 roof. Allow for corner tile hanging tiles over 25mm HW bargeboard verge at junction with tile hung stud wall.

### 3.9 Store G.09, Ex

Make good roof where disturbed.

### 3.10 Store G.10, Ex

Make good roof where disturbed.

3.11 Passage G11, Ex

3.11.1– Below Ground RW Drainage , Ex

Supply and install new Hepflow Polypropylene access gulley c/w Hepworth Supersleeve house drain 100mm Ø osa. connected to existing manhole.

3.12 Rear Garden G.12, Ex

3.12.1– Below Ground RW Drainage

Supply and install new Hepworth Polypropylene paved area gulley c/w Hepworth PlastiDrain drain 110mm Ø osa. connected to existing manhole strictly in accordance with manufacturer's instructions

3.13 Front Garden G.13, Ex

3.13.1– Below Ground RW Drainage

Supply and install new Hepflow Polypropylene access gulley c/w Hepworth Supersleeve house drain 100mm Ø osa. connected to existing manhole.

3.14 – Master Bed 1.01, Ex

3.14.1 – New steelwork

Provide new steel structure and all associated structural works as SE details. Beam 2/D to be at rafter level and not to protrude below ceiling.

3.14.2 – Floor

Ensure all existing boards are flat and level. Supply and fix new 6mm plywood laid at 90 degrees to boards securely screwed to joists at 150mm centres and allowing 10mm perimeter gap in preparation for new timber floor finish

3.15 – Bed 4, 1.02, Ex

3.15.1 Supply and fix new subfloor as item 3.14.2

3.16 – Landing, 1.03, Ex

3.16.1 – Floor

Supply and fix new subfloor as item 3.14.2

3.17 – Bed 2, 1.04, Ex

3.17.1 – Damp Rectification

Investigate source of damp penetration and make good. Allow Provisional Sum of £300

300 Provisional Sum

3.17.2 – Floor

Supply and fix new subfloor as item 3.14.2

3.18 – Store, 1.05, Ex

No Works

3.19 – Bath, 1.06, Ex

3.19.1 Build new external cavity wall as item 3.1.3.1. Allow for opening for extract fan.

3.19.2 – New steelwork

Provide new steel structure and all associated structural works as SE details. Note: Beam 2/C to be at ceiling joist level to give continuous flat ceiling in whole room.

3.19.3 Install new lintel to window W1.06.2 to SE specification

3.19.4 – New Floor

Form new timber floor of Hardibacker250 fibrereinforced cement sheets fitted strictly in accordance with Manufacturer's instructions 20mm WBP ply with density of 15kg/sqm on joists as SE spec with 100mm mineral wool minimum density 10kg/cu.m. between joists

3.19.5 – Existing Floor

Ensure any damaged sections of floorboards are replaced to give a clean and flat surface. Supply and fix Hardibacker250 fibrereinforced cement sheets ([www.jameshardieEU.com](http://www.jameshardieEU.com)) strictly in accordance with Manufacturer's instructions.

3.20 – WC, 1.07, Ex

See item 4.20

3.21 – Bed 3, 1.08, Ex

3.21.1 Fill in window W1.08.1 opening with Thermalite Shield blocks. For finishes see items 4.21 & 4.19.

3.21.2 Form new ceiling trimmer as SE spec

3.21.3 – Floor

Supply and fix new subfloor as item 3.14.2

3.22 – Dressing, 1.09, Nb

3.22.1 - New external wall to extension

Build new external cavity wall as item 3.1.3.1

3.22.2 – Steel Structure

Provide new steel structure and all associated structural works as SE details.

3.22.3 Install new lintel to window W1.09 to SE specification c/w brick on edge detail to match existing

Form new timber floor of 6mm ply installed as item 3.14.1 on 20mm WBP ply on joists as SE spec with min

3.22.4 100mm Rockwool insulation between joists

3.23 – Master Bath, 1.10, Nb

3.23.1.1 Build new external cavity wall as item 3.1.3.1. Allow for opening for extract fan.

3.23.1.2 Form new opening for window c/w lintel to SE spec and DPCs, etc

3.23.1.3 Allow for building in of flue as item 3.1.3.2. Allow for smoke test during construction

3.23.2 Form new timber floor as item 3.19.4

3.24 – Existing House Roof, 2.01, Ex

Supply and fix strictly in accordance with manufacturer's recommendations 100mm Kingspan Kooltherm K7

3.24.1 insulation between rafters

3.24.2 Allow for making good of any slipped tiles or other defects

3.25 – Existing Garage and Utility Roof, Ex

Demolished

3.26 – New Extension Roof, 2.02, Nb

3.26.1 Form new roof of existing tiles set aside and new tiles to match existing on treated SW battens sized to manufacturer's recommendations to BS 5534 nailed at 100 mm gauge on minimum 38x38mm treated SW counter-battens with ventilated batten space by means of proprietary eaves and ridge vents on Kingspan Nilvent breather membrane installed in horizontal runs with laps sealed on rafters with any penetration sealed in accordance with manufacturer's recommendations with 100mm Kingspan Kooltherm K7 insulation between rafters at 600mm centres Kingspan Kooltherm K18 Insulated Dry-lining Board comprising 12.5 mm plasterboard and 25 mm of insulation below rafters. Allow for eaves detail to match existing of treated SW boards, and for all necessary valleys, soakers, Code 4 lead flashings, etc.

3.26.2 – Flue & SmartStack Chimney

Supply and fit Dunbridge vent terminal c/w with all necessary fluepipes, connections, etc in conjunction with StormKing Plastics Ltd (01827 311100) 450x450 SmartStack GRP Brick 1 Pot Rafter Cut Chimney installed on minimum 15mm marine ply base 1200mm wide finish two coat varnish screwed and glued to 3 rafters strictly in accordance with manufacturer's instructions c/w all necessary flashings and finished with brick slips (to be provided to StormKing for factory fixing) and pointing to match bricks elsewhere. Allow for smoke test during construction and draw test on complete flue.

3.26.3 - New Valley Gutter

Form new gutter minimum 225mm wide of Code 5 lead sheet divided into bays in lengths not exceeding 2000mm with drips not less than 50mm deep on Class A building paper to BS1521 on 20mm external quality ply on treated ex 100x50mm SW firrings to give minimum depth 150mm gutter with 1:60 fall with ventilation grill at lower end of National Ventilation (01823 690 290) 793 Ventilation Louvre and min 25mm continuous free area with lead cover flashing at upper end all on 70mm Kingspan Kooltherm K7 insulation between rafters and Kooltherm K18 Insulated Dry-lining Board comprising 12.5 mm plasterboard and 25 mm of insulation below rafters.

TOTAL CONTRACT SUM

0

#### 4. NEW PARTITIONS, DOORS & FIRST FIX JOINERY

##### 4.1 Living Extension G.01, Ex Garage

Price

###### 4.1.1 – New Window

Supply and fix new Aluminium fumed double glazed unit minimum U-value 1.8 w/sqm in style to match existing as Schedule A915

###### 4.1.2 – Dry lining to walls

Supply and fix 12.5mm plasterboard on plaster dabs

###### 4.1.3 – Ceiling

Form new ceiling of 15mm Firelineboard nailed to joists

##### 4.2 Living Room G.02, Ex

###### 4.2.1 – Fire protection to steel

Supply and fix 3 mm skim coated 15mm Fireline board on SW framing

###### 4.2.2 – Door

Cut down existing door to accommodate new floor finishes and rehang

##### 4.3 Hall, Stairs & Porch G.03, Ex

###### 4.3.1 – Front Door

Supply & fix new door DG.03.1 as Schedule A915 c/w all necessary fittings, ironmongery, etc

###### 4.3.2 – Porch Doors

Supply & fix new door DG.03.1 as Schedule A915 c/w all necessary fittings, ironmongery, etc

###### 4.3.3 – Porch side window

Secure existing loose DG unit

##### 4.4 WC G.04, Ex

###### 4.4.1 – Door

Cut down existing door to accommodate new floor finishes and rehang

##### 4.5 Play Room G.05, Ex Dining Rm

###### 4.5.1 – Door

Cut down existing door to accommodate new floor finishes and rehang

##### 4.6 Conservatory G.06, Ex

No Works

##### 4.7 Kitchen G.07, Ex

###### 4.7.1 – Fire protection to steel

Supply and fix 3 mm skim coated 15mm Fireline board on SW framing

###### 4.7.2 – Dry lining to new walls

Supply and fix 12.5mm plasterboard on plaster dabs

###### 4.7.3 – New Suspended Ceiling

Form new ceiling of 15mm Firelineboard on Gyproc Casoline MF suspended ceiling system in accordance with manufacturer's instructions. Note: Ceiling to be flat throughout all the room with no downstands

###### 4.7.4 – Boxing in to drainage & plumbing

Form new boxing in as shown of 10mm MDF or 12.5mm plasterboard on SW studding c/w all necessary access panels

###### 4.7.5 – New Window

Supply and fix new Aluminium fumed double glazed window minimum U-value 1.8 w/sqm as Schedule A915

###### 4.7.6 – Doors

###### 4.7.6.1 Door to hall – Cut down existing door to accommodate new floor finishes and rehang

###### 4.7.6.2 Door to Lobby – Rehang door set aside in new opening c/w frame

##### 4.8 Lobby, Nb

###### 4.8.1 – New Entrance Door

Supply and fix new timber door with fanlight over as Schedule A915 c/w all necessary fittings, ironmongery, etc

###### 4.8.2 – New Boiler Door

Supply and fix new timber door and frame as Schedule A915 c/w all necessary fittings, ironmongery, etc

##### 4.9 Store G.09, Ex

###### 4.9.1 – New Ceiling

Form new ceiling of 12.5mm plasterboard

##### 4.10 Store G.10, Ex

No Works

4.11 Passage G11, Ex

Reinstall gate and frame set aside

4.12 Rear Garden G.12, Ex

No Works

4.13 Front Garden G.13, Ex

No Works

4.14 – Master Bed 1.01, Ex

4.14.1 – Fire protection to steel

Supply and fix 3 mm skim coated 15mm Fireline board on SW framing

4.14.1 – Door

Cut down existing door to accommodate new floor finishes and rehang

4.15 – Bed 4, 1.02, Ex

4.15.1 – Door

Cut down existing door to accommodate new floor finishes and rehang

4.16 – Landing, 1.03, Ex

4.16.1 – Loft Access

Form new loft access opening as shown c/w trimmers all to SE specification

4.16.2 – Loft Hatch & Ladder

Supply and fix loft hatch as Schedule A915

4.17 – Bed 2, 1.04, Ex

4.17.1 – Door

Cut down existing door to accommodate new floor finishes and rehang

4.18 – Store, 1.05, Ex

4.18.1 – Door

Cut down existing door to accommodate new floor finishes and rehang

4.19 – Bath, 1.06, Ex - NOTE: No fixings to be made into blockwork of chimney

4.19.1 – Fire protection to steel

Supply and fix 3 mm skim coated 15mm Fireline board on SW framing

4.19.2 – New stud partition

Form new stud partitions of 12.5mm moisture resistant plasterboard on treated 100x50mm SW studs

4.19.3 – Dry lining to new walls

Dry line with 12.5mm Moisture Resistant Plasterboard on plaster dabs

4.19.4 – Ceiling

Form new ceiling of 12.5mm plasterboard nailed to joists. See also item 4.26.2 for insulation required below gutter

4.19.5 – Floor

No Works

4.19.6 – New Window

Supply and fix new Aluminium famed double glazed unit c/w cill minimum U-value 1.8 w/sqm in style to match existing as Schedule A915

4.19.7 – Door

Cut down existing door to accommodate new floor finishes and rehang

4.19.8 – Boxing In

Form new boxing in to pipework of 10mm MDF on SW studding c/w all necessary access panels. Note: all pipework to be concealed.

4.20 – WC, 1.07, Ex

Demolished

4.21 – Bed 3, 1.08, Ex

4.21.1 – Door

Install door D1.07 set aside cut down to accommodate new floor finishes c/w new frame to match existing.

4.21.2 – Making Good Floor, Ceiling and Walls

For making good where new trimmer formed and see item 7.0



4.22 – Dressing, 1.09, Nb

4.22.1 – Floor

No Works

4.22.2 – Dry lining to new walls

Dry line with 12.5mm Moisture Resistant Plasterboard on plaster dabs

4.22.3 – Fire protection to steel

Supply and fix 3 mm skim coated 15mm Fireline board on SW framing

4.22.4 – Ceiling

Form new ceiling of 12.5mm plasterboard nailed to joists

4.22.5 – New Door

Rehang existing door D1.08 set aside cut down to accommodate new floor finishes c/w new SW frame as Schedule A915

4.22.6 – New Window

Supply and fix new window W1.09 Aluminium framed double glazed unit minimum U-value 1.8 w/sqm in style to match existing as Schedule A915

4.23 – Master Bath, 1.10, Nb

4.23.1 – Floor

No Works

4.23.2 – Dry lining to new walls

Dry line with 12.5mm Moisture Resistant Plasterboard on plaster dabs

4.23.3 – Fire protection to steel

Supply and fix 3 mm skim coated 15mm Fireline board on SW framing

4.23.4 – Ceiling

Form new ceiling of 12.5mm plasterboard nailed to joists

4.23.5 – Partition

Form new stud partitions of 12.5mm moisture resistant plasterboard on treated 100x50mm SW studs

4.23.6 – Boxing in

Form new boxing in to drainage to approx 800mm height as shown of 10mm MDF on SW studding c/w all necessary access panels. Note: all pipework to be concealed.

4.23.7 – New Door

Supply & fix new door D1.10 as Schedule A915 c/w all necessary fittings, ironmongery, etc

4.23.7 – New Window

Supply and fix new window W1.10 Aluminium framed double glazed unit minimum U-value 1.8 w/sqm in style to match existing as Schedule A915

4.24 – Existing House Roof, 2.01, Ex

4.24.1 Form new opening for Window W2.01 to SE specification

4.24.2 Fix Velux Window W2.01as Schedule A915 c/w all necessary flashings, etc

4.24.3 Supply & fix 20mm MDF boarding to whole area of existing loft

4.25 – Existing Garage and Utility Roof, Ex

Demolished

4.26 – New Extension Roof, 2.02, Nb

4.26.1 Supply & fix 20mm MDF boarding to whole area of new loft

TOTAL CONTRACT SUM

0

## 5. PLUMBING & GAS

NOTE: The existing central heating system is to be overhauled and extended, and a new boiler installed where shown. All radiators are to be sized by the contractor to heat the whole of the room in which they are located in conjunction with electric underfloor heating if installed.

### 5.1 Living Extension G.01. Ex Garage

#### 5.1.1 – Gas Fire

Supply and fix new gas fire NOT EXCEEDING 7KW Manufacturer: FOCAL (focalpointfires.co.uk) Model: Vogue Colour: silver c/w all necessary fittings, etc and grate c/w with all gas feeds and connections. Works to be undertaken only by a Gas Safe Registered installer. Allow for flow testing of flue during appliance fitting. For sleeving of supply see item 3.1.5.2 Seal gap between the gas pipe and sleeve with flexible fire-resistant compound

#### 5.1.2 – Radiator

Supply and fix new radiator as Schedule M915 sized to heat whole room, c/w all necessary thermostats, valves, plumbing, etc

### 5.2 Living Room G.02. Ex

No Works

### 5.3 Hall, Stairs & Porch G.03. Ex

No Works

### 5.4 WC G.04. Ex

#### 5.4.1 – WC & WHB

Supply and fix new sanitaryware as Schedule M915 c/w all connections to supply and drainage. WHB to have 32mm trap with 75mm deep seal. WC pan outlets to be 100mm diam with 50mm deep seal connected with 100mm UPVC pipework with minimum fall 1:40

#### 5.4.2 – Extract Fan

See item 6.4

### 5.5 Play Room G.05. Ex Dining Rm

No Works

### 5.6 Conservatory G.06. Ex

#### 5.6.1 – Radiator

Install radiator set aside

### 5.7 Kitchen G.07. Ex

#### 5.7.1 – New Stub Stack

Supply and fix new 100mm diam UPVC stub stack with air admittance valve connected to new below ground drainage

#### 5.7.2 - Washing Machine

Supply and fit H&CWS, vents and all necessary plumbing connected by min 40mm trap with 75mm deep seal to connect to new Stub Stack for appliance to be installed by Others

#### 5.7.3 - New Sink & Dishwasher

Supply H&CWS and install all necessary supply and drainage connections including 40mm trap with 75mm deep seal for fitting of sink by others

#### 5.7.4 – Radiator

No Works

#### 5.7.5 – Gas Supply to Cooker

Ensure existing gas supply to cooker fully functional for new cooker

#### 5.7.6 – Extract Fan

See item 6.7

### 5.8 Lobby, Nb

#### 5.8.1 – New Floor Gully

Supply and fix new Wade trapped floor gully for tile finish with vertical outlet finished white connected to new drain in floor screed with falls to gully

#### 5.8.2 – New Boiler & Filter

Supply and install new gas fired boiler with SEDBUK Band A-rating in accordance with the Domestic Heating Compliance Guide sized to heat the whole house after the works are complete and provide running hot water to all bathrooms and kitchen simultaneously, c/w flue and all necessary plumbing, fittings, thermostats, mixers, controls, etc and Magnaclean Professional 22 mm magnetic filter

### 5.9 Store G.09. Ex

No Works

### 5.10 Store G.10. Ex

No Works

Price

5.11 Passage G11, Ex

5.11.1 – Hopper & RWP

Supply and fix new black UPVC Marley RH 252 Hopper Head connecting to minimum 75mm diam UPVC RWP discharging via trapped gulley to new connection to existing manhole c/w all necessary fixings & fittings

5.11.2 – SVP

Supply and Fit new black UPVC SVP extending minimum 900mm above any opening within three metres connected to new below ground drainage as item 2.11 c/w all necessary fittings and fixtures

5.12 Rear Garden G.12, Ex

No Works

5.13 Front Garden G.13, Ex

5.13.1 – Gutter & RWP

Supply and fix new 68 mm half round Upvc gutter discharging to 68mm diam black UPVC RWP discharging to new gulley as item 2.13 c/w all necessary fixings & fittings

5.14 – Master Bed 1.01, Ex

No Works

5.15 – Bed 4, 1.02, Ex

No Works

5.16 – Landing, 1.03, Ex

No Works

5.17 – Bed 2, 1.04, Ex

No Works

5.18 – Store, 1.05, Ex

No Works

5.19 – Bath, 1.06, Ex

5.19.1 – WC

Supply WC as Schedule M915 c/w all necessary supply and drainage connections 100mm UPVC pipework with minimum fall 1:40 connecting to new SVP. Allow for all rodding and access points.

5.19.2 – Bath, Bidet & WHBs

Supply 2 No. WHBs, 1 No. Bidet & 1 No. Bath/shower as Schedule M915 c/w all necessary supply and drainage connections, WHB & bidet to have 32mm trap with 75mm deep seal, bath to have 40mm trap with 75mm deep seal, all connecting to new SVP. Allow for all rodding and access points.

5.19.3 – Ventilation Extract

Supply and fix New HR100WH heat recovery ventilator with humidity sensor as manufactured by Vent-Axia Ltd, Fleming Way, Crawley, West Sussex, RH10 9YX. To give 30 litres/s intermittent extract rate. Timer overrun 15mins. Minimum 10mm gap to be achieved beneath door.

5.19.4 – Towel Radiator

Supply and fix new radiator as Schedule M915 sized to heat whole room in conjunction w/ underfloor heating, c/w all necessary thermostats, valves, plumbing, etc

5.20 – WC, 1.07, Ex

Demolished

5.21 – Bed 3, 1.08, Ex

No Works

5.22 – Dressing, 1.09, Nb

5.22.1 – Radiator

Supply and fix new radiator as Schedule M915 sized to heat whole room, c/w all necessary thermostats, valves, plumbing, etc

5.23 – Master Bath, 1.10, Nb

5.23.1 – WC

Supply WC as Schedule M915 c/w all necessary supply and drainage connections 100mm UPVC pipework with minimum fall 1:40 connecting to new SVP. Allow for all rodding and access points.

5.23.2 – Bath & WHB

Supply WHB & Bath/shower with pump as Schedule M915 c/w all necessary supply and drainage connections, WHB to have 32mm trap with 75mm deep seal, bath to have 40mm trap with 75mm deep seal, all connecting to new SVP. Allow for all rodding and access points.

5.23.3 – Ventilation Extract

Supply and fix New HR100WH heat recovery ventilator with humidity sensor as manufactured by Vent-Axia Ltd, Fleming Way, Crawley, West Sussex, RH10 9YX. To give 30 litres/s intermittent extract rate. Timer overrun 15mins. Minimum 10mm gap to be achieved beneath door.

5.23.4 – Towel Radiator

Supply and fix new radiator as Schedule M915 sized to heat whole room in conjunction w/ underfloor heating, c/w all necessary thermostats, valves, plumbing, etc

5.24 – Existing House Roof, 2.01, Ex

5.24.1 – Gutters & RWP's

Make good any defects in existing gutters and RWP's, and ensure adequate seal

5.25 – Existing Garage and Utility Roof, Ex

Demolished

5.26 – New Extension Roof, 2.02, Nb

5.26.1 – Gutter

Supply and fix new 125mm UPVC half round gutter discharging to new RWP as item 5.11.1

5.27 Certificates & Manuals

All Certificates, Manuals and Instructions compliant with BS7671 to be supplied for the works for Employer and Building Control Officer at the end of contract.

TOTAL CONTRACT SUM

0

## 6. ELECTRICAL

For Making Good see Section 7, Item 7.0

To be read in conjunction with Schedule E915

**Price**

The existing electrical supply is to be modified to accommodate the new installations. The contractor is to make allowance for all works and equipment associated with this modification.

### General

Preference will be given to contractors holding a current NICEIC certificate. All operators engaged on the project to be JIB registered and graded. Installations are to comply with BS 7671, current IEE regulations 17<sup>th</sup> Edition Wiring Guidance & Building Regulations

### 6.0 – Preliminary Testing & Rectification

Before works begin the existing wiring system is to be fully tested. Any defects are to be rectified in the course of the works. Allow a Provisional Sum of £500.

500 Provisional Sum

### 6.1 Living Extension G.01, Ex Garage

#### 6.1.1- New lighting

Supply and install new lighting as Schedule E915

#### 6.1.2 – New Socket Outlets

Supply and install new. 13amp double sockets as as Schedule E915

#### 6.1.3 – New Phone & Digital Cable Connection

Supply and install new as as Schedule E915

#### 6.1.4 – Electrical underfloor heating

Supply and install new as as Schedule E915 strictly in accordance with manufacturer's instructions

### 6.2 Living Room G.02, Ex

#### 6.2.1- New lighting

Supply and install new lighting as Schedule E915

#### 6.2.2 – New Phone & Digital Cable Connection

Supply and install new as as Schedule E915

#### 6.2.3 – Electrical underfloor heating

Supply and install new as as Schedule E915 strictly in accordance with manufacturer's instructions

### 6.3 Hall, Stairs & Porch G.03, Ex

#### 6.3.1- New lighting

Supply and install new lighting as Schedule E915

#### 6.3.2 – Smoke Detector

Re install 1 No. battery powered detector set aside

### 6.4 WC G.04, Ex

#### 6.4.1- New lighting

Supply and install new lighting as Schedule E915

#### 6.4.2 – Extract fan

Supply and install new as as Schedule E915

#### 6.4.3 – Electrical underfloor heating

Supply and install new as as Schedule E915 strictly in accordance with manufacturer's instructions

### 6.5 Play Room G.05

#### 6.5.1- New lighting

Supply and install new lighting as Schedule E915

#### 6.5.2 – New Phone & Digital Cable Connection

Supply and install new as as Schedule E915

#### 6.5.3 – Electrical underfloor heating

Supply and install new as as Schedule E915 strictly in accordance with manufacturer's instructions

### 6.6 Conservatory G.06, Ex

#### 6.6.1- New lighting

Supply and install new lighting as Schedule E915

6.7 Kitchen G.07, Ex

- 6.7.1- New lighting  
Supply and install new lighting as Schedule E915
- 6.7.2 – New Socket Outlets  
Supply and install new. 13amp double sockets as as Schedule E915
- 6.7.3 – Extract fan  
Supply and install new as as Schedule E915
- 6.7.4 – Electrical underfloor heating  
Supply and install new as as Schedule E915 strictly in accordance with manufacturer's instructions
- 6.7.5 – Smoke Detector  
Supply and install 1 No. battery powered detector for kitchen use

6.8 Lobby, Nb

- 6.8.1- New lighting  
Supply and install new lighting as Schedule E815
- 6.8.2 – New 13 amp supply for boiler  
Supply and install new. 13amp fused spur as Schedule E915

6.9 Store G.09, Ex

No Works

6.10 Store G.10, Ex

No Works

6.11 Passage G11, Ex

- 6.11.1- New lighting  
Supply and install new lighting as Schedule E815

6.12 Rear Garden G.12, Ex

- 6.12.1- New lighting  
Supply and install new lighting as Schedule E815
- 6.12.2 – New Socket Outlets  
Supply and install new. 13amp external sockets as as Schedule E915

6.13 Front Garden G.13, Ex

- 6.13.1- New lighting  
Supply and install new lighting as Schedule E815

6.14 – Master Bed 1.01, Ex

- 6.14.1 – Dimmer Switch  
Supply and install new lighting dimmer switch as as Schedule E915
- 6.14.2 – New wall lights  
Install 2 No. new wall lights c/w new wiring as Schedule E915

6.15 – Bed 4, 1.02, Ex

No Works

6.16 – Landing, 1.03, Ex

- 6.16.1 – Smoke Detector  
Re install 1 No. battery powered detector set aside

6.17 – Bed 2, 1.04, Ex

Install 2 No. new wall lights c/w new wiring and 1 No. ceiling pendant supplied by Client as schedule E915 to existing wiring

6.18 – Store, 1.05, Ex

No Works

6.19 – Bath, 1.06, Ex

- 6.19.1- New lighting  
Supply and install new lighting as Schedule E915
- 6.19.2 – New Socket Outlets  
Supply and install new shaver socket as as Schedule E915
- 6.19.3 – Extract fan  
Supply and install new as as Schedule E915
- 6.19.4 – Electrical underfloor heating  
Supply and install new as as Schedule E915 strictly in accordance with manufacturer's instructions

6.20 – WC, 1.07, Ex

Demolished

6.21 – Bed 3, 1.08, Ex

Install 1 No. ceiling pendant supplied by Client as schedule E915 to existing wiring

6.22 – Dressing, 1.09, Nb

- 6.22.1- New lighting  
Supply and install new lighting as Schedule E915
- 6.22.2 – New Socket Outlets  
Supply and install new socket as as Schedule E915

6.23 – Master Bath, 1.10, Nb

- 6.23.1- New lighting  
Supply and install new lighting as Schedule E915
- 6.23.2 – New Socket Outlets  
Supply and install new shaver socket as as Schedule E915
- 6.23.3 – Extract fan  
Supply and install new as as Schedule E915
- 6.23.4 – Electrical underfloor heating  
Supply and install new as as Schedule E915 strictly in accordance with manufacturer's instructions

6.24 – Existing House Roof, 2.01, Ex

- 6.23.1- New lighting  
Supply and install new lighting as Schedule E915

6.25 – Existing Garage and Utility Roof, Ex

No Works

6.26 – New Extension Roof, 2.02, Nb

- 6.26.1- New lighting  
Supply and install new lighting as Schedule E915

6.27 - Intruder Alarm

Allow attendance on installation by others

6.28 Certificates, & Manuals

All Certificates, Manuals and Instructions compliant with BS7671 to be supplied for the works for Employer and Building Control Officer at the end of contract.

TOTAL CONTRACT SUM

0

**7.FINISHES, FITTINGS AND DECORATIONS**

**Price**

7.0 – Making Good

Make good all defective surfaces and surfaces disturbed.  
Allow for 3mm skim coat plaster to all new plasterboard surfaces.

7.1 Living Extension G.01, Ex Garage

7.1.1 – Flooring

Supply and fix new flooring as Schedule A915 strictly in accordance with manufacturers' and suppliers' instructions

7.1.2 – Skirting

Supply and fix new timber to match existing and finish as Schedule A915

7.1.3 – Walls

Apply two coat paint finish as Schedule A915

7.1.4 - Ceiling

7.1.4.1 Supply and fix new preformed plaster coving to match existing

7.1.4.2 Apply two coat paint finish as Schedule A915

7.1.5 – Fireplace

7.1.5.1 See item 5.1.1

7.1.5.2 Install existing marble hearth slab set aside and new Fire Surround supplied by Client

7.1.6 – Joinery

Supply and fix new timber window cill to match existing

7.1.7 – Joinery finishes

Prepare surfaces and apply two coat paint finish as Schedule A915

7.2 Living Room G.02, Ex

7.2.1 – Flooring

Supply and fix new flooring as Schedule A915 strictly in accordance with manufacturers' and suppliers' instructions

7.2.2 – Skirting

Supply and fix new timber to match existing and finish as Schedule A915

7.2.3 – Walls

Apply two coat paint finish as Schedule A915

7.2.4 - Ceiling

Apply two coat paint finish as Schedule A915

7.2.5 – Joinery & Fittings

No Works

7.2.6 – Joinery finishes

Prepare surfaces and apply two coat paint finish as Schedule A915

7.3 Hall, Stairs & Porch G.03, Ex

7.3.1 – Flooring including stairs

Supply and fix new flooring as Schedule A915 strictly in accordance with manufacturers' and suppliers' instructions

7.3.2 – Skirting

Supply and fix new timber to match existing and finish as Schedule A915

7.3.3 – Walls

Apply two coat paint finish as Schedule A915

7.3.4 - Ceiling

Apply two coat paint finish as Schedule A915

7.3.5 – Joinery & Fittings

No Works

7.3.6 – Joinery finishes

7.3.6.1. Generally – Prepare surfaces and apply two coat paint finish as Schedule A915

7.3.6.1. Front Door – Prepare surfaces and apply two coat paint finish as Schedule A915



7.4 WC G.04. Ex

7.4.1 – Flooring

Supply and fix new flooring as Schedule A915 strictly in accordance with manufacturers' and suppliers' instructions

7.4.2 – Skirting

No Works

7.4.3 – Walls

7.4.3.1 Supply and fix tiles as Schedule A915

7.4.3.2 Apply two coat paint finish as Schedule A915

7.4.4 - Ceiling

Apply two coat paint finish as Schedule A915

7.4.5 – Joinery & Fittings

No Works

7.4.6 – Joinery finishes

Prepare surfaces and apply two coat paint finish as Schedule A915

7.5 Play Room G.05. Ex Dining Rm

7.5.1 – Flooring

Supply and fix new flooring as Schedule A915 strictly in accordance with manufacturers' and suppliers' instructions

7.5.2 – Skirting

Supply and fix new timber to match flooring and finish as Schedule A915

7.5.3 – Walls

Apply two coat paint finish as Schedule A915

7.5.4 - Ceiling

Apply two coat paint finish as Schedule A915

7.5.5 – Joinery & Fittings

No Works

7.5.6 – Joinery finishes

Prepare surfaces and apply two coat paint finish as Schedule A915

7.6 Conservatory G.06. Ex

7.6.1 – Flooring

No Works

7.6.2 – Skirting

Supply and fix where walls dry lined new timber to match existing and finish as Schedule A915

7.6.3 – Walls

7.6.3.1 Supply and fix 12.5mm plasterboard on plaster dabs to all areas of exposed brickwork.

7.6.3.2 Apply two coat paint finish as Schedule A915

7.6.4 - Ceiling

No Works

7.6.5 – Joinery & Fittings

No Works

7.6.6 – Joinery finishes including structure

Prepare surfaces and apply two coat paint finish as Schedule A915

7.7 Kitchen G.07. Ex

7.7.1 – Flooring

Supply and fix new flooring as Schedule A915 strictly in accordance with manufacturers' and suppliers' instructions

7.7.2 – Skirting

Supply and fix where no cabinets new timber to match existing and finish as Schedule A915

7.7.3 – Walls

7.7.3.1 Tiling to splashback above worksurfaces – Supply and fix as Schedule A915

7.7.3.2 Elsewhere – Apply two coat paint finish as Schedule A915

7.7.4 - Ceiling

Prepare surfaces and apply two coat paint finish as Schedule A915

7.7.5 – Joinery & Fittings

Allow for attendance on Kitchen fitted by Others

7.7.6 – Joinery finishes

Prepare surfaces and apply two coat paint finish as Schedule A915

7.8 Lobby, Nb

7.8.1 – Flooring & Steps

Supply and fix new flooring as Schedule A915 strictly in accordance with manufacturers' and suppliers' instructions

7.8.2 – Skirting

No Works

7.8.3 – Walls

Plaster three coat smooth finish plaster finished two coat paint finish as Schedule A915

7.8.4 - Ceiling

Prepare surfaces and apply two coat paint finish as Schedule A915

7.8.5 – Joinery & Fittings

Supply and fix 50x10mm SW architrave to boiler door frame

7.8.6 – Joinery finishes

Prepare surfaces and apply two coat paint finish as Schedule A915

7.9 Store G.09, Ex

7.9.1 – Walls & Ceiling

Prepare surfaces and apply two coat paint finish as Schedule A915

7.10 Store G.10, Ex

No Works

7.11 Passage G11 & West Elevation

7.11.1 – Flooring

Make good crazy paving flooring as Schedule A915

7.11.2 – Skirting

Prepare surfaces and apply two coat paint finish as Schedule A915

7.11.3 – Walls

No Works

7.11.4 - Ceiling

No Works

7.11.5 – Joinery & Fittings

No Works

7.11.6 – Joinery finishes

7.11.6.1 Gate – Prepare surfaces and apply two coat paint finish as Schedule A915

7.11.6.2 New & Existing Eaves - Prepare surfaces and apply two coat paint finish as Schedule A915

7.12 Rear Garden G.12, Exterior of Conservatory & Rear Elevation

7.12.1 – Patio Flooring

Supply and fix new tiles on existing sub base strictly in accordance with manufacturers' and suppliers' instructions falling away from house and to new gully. Allow for 33sqm

7.12.2 – Render Skirting to Rear Elevation

Make good any defects, prepare surfaces and apply two coat paint finish as Schedule A915

7.12.3 – Walls

No Works

7.12.4 - Ceiling

No Works

7.12.5 – Joinery & Fittings

No Works

7.12.6 – Joinery finishes

7.12.6.1 Conservatory – Make good any defective areas of woodwork. Prepare surfaces and apply two coat paint finish as Schedule A915

7.12.6.2 Ground Floor Window Timber Sub Frames – Make good any defective areas of woodwork. Prepare surfaces and apply two coat paint finish as Schedule A915

7.12.6.3 New & Existing Eaves - Prepare surfaces and apply two coat paint finish as Schedule A915

7.13 Front Garden G.13, Ex

7.12.1 – Flooring

7.12.1.1 Relay existing crazy paving where disturbed

7.12.1.2 – Widened driveway entrance

Form widened driveway entrance 30cm on the left hand side, and 50 cm on the right hand side (when facing the house) of crazy paving from slabs set aside on compacted base to match existing. Reform flower bed retaining walls in new location from stones set aside.

7.12.2 – Render Skirting to Front Elevation

Make good any defects, prepare surfaces and apply two coat paint finish as Schedule A915

7.12.3 – Walls

No Works

7.12.4 - Ceiling

No Works

7.12.5 – Joinery & Fittings

No Works

7.12.6 – Joinery finishes

7.12.6.1 Porch – Prepare surfaces and apply two coat paint finish as Schedule A915

7.12.6.2 New & Existing Eaves - Prepare surfaces and apply two coat paint finish as Schedule A915

7.14 – Master Bed 1.01, Ex

7.14.1 – Flooring

Supply and fix new flooring as Schedule A915 strictly in accordance with manufacturers' and suppliers' instructions

7.14.2 – Skirting

Supply and fix new timber to match existing and finish as Schedule A915

7.14.3 – Walls

Apply two coat paint finish as Schedule A915

7.14.4 - Ceiling

Apply two coat paint finish as Schedule A915

7.14.5 – Joinery

No Works

7.14.6 – Joinery finishes

Prepare surfaces and apply two coat paint finish as Schedule A915

7.15 – Bed 4, 1.02, Ex

7.15.1 – Flooring

Supply and fix new flooring as Schedule A915 strictly in accordance with manufacturers' and suppliers' instructions

7.15.2 – Skirting

Supply and fix new timber to match existing and finish as Schedule A915

7.15.3 – Walls

Apply two coat paint finish as Schedule A915

7.15.4 - Ceiling

Apply two coat paint finish as Schedule A915

7.15.5 – Joinery

No Works

7.15.6 – Joinery finishes

Prepare surfaces and apply two coat paint finish as Schedule A915

7.16 – Landing, 1.03, Ex

7.16.1 – Flooring

Supply and fix new flooring as Schedule A915 strictly in accordance with manufacturers' and suppliers' instructions

7.16.2 – Skirting

Supply and fix new timber to match existing and finish as Schedule A915

7.16.3 – Walls

Insert new plywood panels to match originals in existing timber frame where defective items removed.

Apply two coat paint finish as Schedule A915

7.16.4 - Ceiling

Apply two coat paint finish as Schedule A915

7.16.5 – Joinery

No Works

7.16.6 – Joinery finishes

Prepare surfaces and apply two coat paint finish as Schedule A915

7.17 – Bed 2, 1.04, Ex

7.17.1 – Flooring

Supply and fix new flooring as Schedule A915 strictly in accordance with manufacturers' and suppliers' instructions

7.17.2 – Skirting

Supply and fix new timber to match existing and finish as Schedule A915

7.17.3 – Walls

Apply two coat paint finish as Schedule A915

7.17.4 - Ceiling

Apply two coat paint finish as Schedule A915

7.17.5 – Joinery

No Works

7.17.6 – Joinery finishes

Prepare surfaces and apply two coat paint finish as Schedule A915

7.18 – Store, 1.05, Ex

7.18.1 – Flooring

No Works

7.18.2 – Skirting

No Works

7.18.3 – Walls

Apply two coat paint finish as Schedule A915

7.18.4 - Ceiling

Apply two coat paint finish as Schedule A915

7.18.5 – Joinery

No Works

7.18.6 – Joinery finishes

Prepare surfaces and apply two coat paint finish as Schedule A915

7.19 – Bath, 1.06, Ex

7.19.1 – Flooring

Install tiles supplied by Employer on waterproof membrane BAL WP1 from Building Adhesives Ltd (01782 591 160) turned up minimum 1800mm up walls

7.19.2 – Skirting

No Works

7.19.3 – Walls

Install tiles supplied by Employer on waterproof membrane BAL WP1 from Building Adhesives Ltd (01782 591 160) turned up minimum 1800mm up walls. Allow for window cill and reveal

7.19.4 - Ceiling

Apply two coat paint finish as Schedule A915

7.19.5 – Joinery & Fittings

7.19.1 – Vanity Unit

Install cabinet supplied by Client

7.19.2 -Fittings

Install fittings supplied by Client:

John Lewis Tall Stainless Steel Cabinet Product code 80901848

Toilet Roll Holder

Towel Rail

Mirror

7.14.6 – Joinery finishes

Prepare surfaces and apply two coat paint finish as Schedule A915

7.20 – WC, 1.07, Ex

Demolished

7.21 – Bed 3, 1.08, Ex

7.21.1 – Flooring

Supply and fix new flooring as Schedule A915 strictly in accordance with manufacturers' and suppliers' instructions

7.21.2 – Skirting

Supply and fix new timber to match existing and finish as Schedule A915

7.21.3 – Walls

Apply two coat paint finish as Schedule A915

7.21.4 - Ceiling

Apply two coat paint finish as Schedule A915

7.21.5 – Joinery

No Works

7.21.6 – Joinery finishes

Prepare surfaces and apply two coat paint finish as Schedule A915

7.22 – Dressing, 1.09, Nb

7.21.1 – Flooring

Supply and fix new flooring as Schedule A915 strictly in accordance with manufacturers' and suppliers' instructions

7.21.2 – Skirting

Supply and fix new timber to match existing and finish as Schedule A915

7.21.3 – Walls

Apply two coat paint finish as Schedule A915

7.21.4 - Ceiling

Apply two coat paint finish as Schedule A915

7.21.5 – Joinery

Supply and fix SW window cill to match elsewhere

7.21.6 – Joinery finishes

Prepare surfaces and apply two coat paint finish as Schedule A915

7.23 – Master Bath, 1.10, Nb

7.23.1 – Flooring

Install tiles supplied by Employer on waterproof membrane BAL WP1 from Building Adhesives Ltd (01782 591 160) turned up minimum 1800mm up walls

7.23.2 – Skirting

No Works

7.23.3 – Walls

Install tiles supplied by Employer on waterproof membrane BAL WP1 from Building Adhesives Ltd (01782 591 160) turned up minimum 1800mm up walls. Allow for cill and reveal

7.23.4 - Ceiling

Apply two coat paint finish as Schedule A915

7.23.5 – Joinery & Fittings

7.23.1 – Vanity Unit

Install cabinet supplied by Client

7.23.2 -Fittings

Install fittings supplied by Client:

John Lewis Tall Stainless Steel Cabinet Product code 80901848

Toilet Roll Holder

Towel Rail

Mirror

Prepare surfaces and apply two coat paint finish as Schedule A915

7.24 – Existing House Roof, 2.01, Ex

No Works

7.25 – Existing Garage and Utility Roof, Ex

Demolished

7.26 – New Extension Roof, 2.02, Nb

No Works

7.27 – East Elevation

7.27.1 – Joinery finishes

Windows – Make good any defective areas of woodwork. Prepare surfaces and apply two coat paint finish as Schedule A915

New & Existing Eaves - Prepare surfaces and apply two coat paint finish as Schedule A915

TOTAL CONTRACT SUM

0

**SCHEDULE OF WORKS**

**Mr & Mrs Sample  
Sample St, Sampletown**

**Summary**

|   |          |
|---|----------|
| Preliminaries   | 0        |
| Protections   | 0        |
| Demolitions   | 0        |
| Structural  | 0        |
| New Partitions, Doors and Windows   | 0        |
| Plumbing  | 0        |
| Electrics   | 0        |
| Fittings  | 0        |
| Sub Total   | 0        |
| Contingencies – Allow contingency sum of 5% of total costs. To be spent only if and as instructed by Employer in writing. | 0        |
| <b>TOTAL</b>  | <b>0</b> |
| VAT @ 17.5%   | 0        |
| <b>TOTAL COST</b>   | <b>0</b> |