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DETACHED RESIDENTIAL DWELLING

New Build House

Three storeys including roof accommodation | Triple garage



Concept illustration based on estimate description - not an approved elevation

PROJECT TYPE

High-spec detached dwelling

ESTIMATED PROGRAMME

46 weeks

TOTAL NEW BUILD AREA

Approx. 743 m²

GARAGE

Triple garage

Take-off and cost estimate

Figures exclude VAT

Detailed quantities, assumptions and terms follow.

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Substructure & Foundations

Description	Qty	Unit	Rate	Total
C25 ready-mix concrete to 600mm wide mass strip foundations (perimeter ~185 lin.m x 0.6m x 0.9m deep, incl waste) - Level 4 derived from footprint perimeter	105	m^3	£150.00	£15,750.00
C25 ready-mix concrete to pad foundations (1200x1200 & 1200x1200mm pads, C1-C3, chimney pad, 8 No. avg 1.0m deep)	14	m^3	£150.00	£2,100.00
Concrete block 100mm to foundation walls below DPC (perimeter cavity walls, ~185m x 0.9m avg x 2 leaves)	3,700	No.	£2.20	£8,140.00
150mm beam & block suspended ground floor (ground floor GIA 361m^2 incl waste)	380	m^2	£32.00	£12,160.00
165mm PIR insulation to ground floor (F.01/F.02 build-up)	380	m^2	£22.00	£8,360.00
50mm sand/cement screed to ground floor	380	m^2	£13.00	£4,940.00
DPM 1200g, DPC, cavity trays, weep vents, sundries	361	m^2	£4.50	£1,624.50
Hardcore/Type 1 fill, blinding to oversite	110	m^3	£38.00	£4,180.00
Section Subtotal (Materials):				**£57,254.50**

Frame & Upper Floors

Description	Qty	Unit	Rate	Total
304mm deep Posi-joists @ 600 c/c to first floor (over 361m^2 footprint incl waste)	380	m^2	£38.00	£14,440.00
304mm deep Posi-joists @ 600 c/c to second floor (over ~260m^2 footprint incl waste)	275	m^2	£38.00	£10,450.00
22mm T&G chipboard floor decking (Egger P5), both upper floors incl waste	655	m^2	£11.00	£7,205.00
Structural steel supply/fabrication - Beams 5,6,7,17, cranked & ring beams (est. 11 tonnes)	11	tonne	£1,500.00	£16,500.00
Steel padstones, bearing plates, restraint straps, joist hangers, connections	1	item	£4,200.00	£4,200.00
Steel/concrete columns C1-C3, C25-C29 (9 No. pad-supported)	9	No.	£850.00	£7,650.00
100mm insulation & resilient bars between joists (acoustic, upper floors)	655	m^2	£5.50	£3,602.50
Section Subtotal (Materials):				**£64,047.50**

Stairs

Description	Qty	Unit	Rate	Total
Bespoke timber staircase ground-to-first (main feature stair, drawing shows sweeping flight)	1	No.	£6,500.00	£6,500.00
Timber staircase first-to-second (secondary/leisure floor)	1	No.	£4,200.00	£4,200.00
Balustrade, handrails, newels, spindles to both stairs (supply)	1	item	£5,800.00	£5,800.00
Section Subtotal (Materials):				**£16,500.00**

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Roof Structure & Covering

Description	Qty	Unit	Rate	Total
Cut roof timbers - C24 rafters 225x50 @300 c/c, ridge, purlins, hips (main hipped roof over ~340m² plan)	340	m²	£28.00	£9,520.00
Cut roof timbers to garage roof (~70m² plan)	70	m²	£28.00	£1,960.00
Roofing membrane + 38x25 treated battens (main + garage, roof slope area ~480m² incl waste)	480	m²	£4.50	£2,160.00
Concrete/clay roof tiles as specification, incl waste (slope area)	480	m²	£38.00	£18,240.00
150mm PIR insulation between/over rafters + 100mm between + insulated plasterboard to warm roof	420	m²	£40.00	£16,800.00
72.5mm insulated plasterboard to sloped ceilings (sealed & taped)	200	m²	£16.00	£3,200.00
Ridge tiles, hip tiles, valleys, verges, dry-fix systems	1	item	£4,800.00	£4,800.00
Rooflights (2 No. over kitchen) + dormer windows (front elevation, 3 No.)	5	No.	£1,450.00	£7,250.00
Lead flashings, soakers, chimney weathering, RWP outlets	1	item	£3,600.00	£3,600.00
uPVC/aluminium fascia, soffit, gutters & downpipes (perimeter ~200m)	200	m	£18.00	£3,600.00
Brick chimney stack construction (facing brick, flue liners, pot)	1	item	£5,500.00	£5,500.00
Section Subtotal (Materials):				**£76,630.00**

External Walls

Description	Qty	Unit	Rate	Total
Facing brickwork 102.5mm outer leaf, EW.01 (external perimeter ~195m x 6.9m avg wall height, 2 storeys + gables, incl waste) - Level 4 derived	1,180	m²	£82.00	£96,760.00
Facing brick supply (allowance within above at 60/m² for measured brick element)	1	item	£0.00	£0.00
100mm internal blockwork inner leaf (EW.01 cavity walls)	1,180	m²	£24.00	£28,320.00
100mm full-fill cavity insulation (mineral wool batts) + wall ties	1,180	m²	£10.00	£11,800.00
15mm render finish to EW.01 (rendered elevations - part, ~250m²)	250	m²	£14.00	£3,500.00
215mm solid blockwork EW.02 (part-elevation walls, ~180m²)	180	m²	£45.00	£8,100.00
Lintels 40+ No. (steel/concrete over all openings) - drawings show Lintels 1-43+	44	No.	£165.00	£7,260.00
Cavity closers, DPC, cavity trays, insulation to reveals	1	item	£3,800.00	£3,800.00
Section Subtotal (Materials):				**£159,540.00**

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Windows & External Doors

Description	Qty	Unit	Rate	Total
Timber/alu-clad casement windows (W.03-W.44 series across elevations, ~44 No. incl dormers)	44	No.	£1,650.00	£72,600.00
Bi-fold/sliding doors to rear (D.02, D.03 & rear elevation sets, 3 No.)	3	No.	£4,800.00	£14,400.00
Front entrance door set (hardwood, feature)	1	No.	£3,500.00	£3,500.00
Secondary external doors (utility, boot room, garage personnel)	4	No.	£1,200.00	£4,800.00
Triple garage doors (insulated sectional)	3	No.	£1,900.00	£5,700.00
Section Subtotal (Materials):				**£101,000.00**

Internal Walls & Partitions

Description	Qty	Unit	Rate	Total
215mm blockwork internal partitions IP.01 (structural/separating, ~420m² incl waste) - Level 4 derived from plan wall runs	420	m²	£45.00	£18,900.00
75/70mm stud partitions IP.02 - 2 layers plasterboard either side (~680m² incl waste)	680	m²	£8.00	£5,440.00
Timber studs 70x45 C24 to IP.02 partitions (framing material incl waste)	680	m²	£7.50	£5,100.00
Acoustic insulation within stud partitions (bedrooms/en-suites)	680	m²	£3.50	£2,380.00
Fixings, sealant, jointing compound, tapes	1	item	£3,200.00	£3,200.00
Section Subtotal (Materials):				**£35,020.00**

Internal Doors

Description	Qty	Unit	Rate	Total
Internal doors - solid core, incl frames, architraves, ironmongery (rooms/cpds across 3 floors, ~48 No.)	48	No.	£420.00	£20,160.00
Section Subtotal (Materials):				**£20,160.00**

Wall Finishes

Description	Qty	Unit	Rate	Total
15mm skimmed plasterboard to all walls (external inner + partition faces, ~4,200m² incl waste)	4,200	m²	£6.50	£27,300.00
Plaster skim materials / jointing compounds	4,200	m²	£1.20	£5,040.00
Emulsion paint - trade, 2 coats (walls)	4,200	m²	£1.80	£7,560.00
Ceramic/porcelain wall tiling material to bathrooms/en-suites/WCs (~380m²)	380	m²	£42.00	£15,960.00
Section Subtotal (Materials):				**£55,860.00**

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Floor Finishes

Description	Qty	Unit	Rate	Total
Engineered wood flooring to living/reception/bedroom areas (~430m² incl waste)	430	m²	£45.00	£19,350.00
Porcelain floor tiling material to kitchen/utility/boot/halls/WCs (~200m²)	200	m²	£45.00	£9,000.00
Tiling to bathroom/en-suite floors (~110m²)	110	m²	£42.00	£4,620.00
Screed/self-level prep, underlay, trims	740	m²	£4.50	£3,330.00
Section Subtotal (Materials):				**£36,300.00**

Ceiling Finishes

Description	Qty	Unit	Rate	Total
12.5mm plasterboard & skim to ceilings (743m² over 3 floors incl waste)	820	m²	£6.50	£5,330.00
Skim/jointing materials to ceilings	820	m²	£1.20	£984.00
Emulsion paint to ceilings (2 coats)	820	m²	£1.80	£1,476.00
Coving/plaster mouldings to principal reception rooms	180	m	£12.00	£2,160.00
Section Subtotal (Materials):				**£9,950.00**

Fixtures & Fittings (Kitchen PC Sums)

Description	Qty	Unit	Rate	Total
Kitchen / Breakfast / Family Room (88m²) - high-end (PC Sum, value to Summary)	1	PC Sum	£30,000.00	£30,000.00
Utility Room fit-out (PC Sum, value to Summary)	1	PC Sum	£3,000.00	£3,000.00
Pantry / Boot Room joinery (PC Sum, value to Summary)	1	PC Sum	£4,000.00	£4,000.00
Section Subtotal (PC Sums - carried to Summary, £0 in Measured Works):				**£0.00**

Sanitary Appliances (Bathroom PC Sums)

Description	Qty	Unit	Rate	Total
Master En-Suite (16m²) high-end (PC Sum)	1	PC Sum	£8,000.00	£8,000.00
En-Suites 2,3,4,5,6 (5 No. PC Sum @ £2,500)	5	PC Sum	£2,500.00	£12,500.00
Shower Room (ground floor)	1	PC Sum	£3,500.00	£3,500.00
WC / Cloakrooms (ground WC + first WC)	2	PC Sum	£800.00	£1,600.00
Section Subtotal (PC Sums - carried to Summary, £0 in Measured Works):				**£0.00**

Water Installations

Description	Qty	Unit	Rate	Total
Hot & cold water pipework, manifolds, valves (material) to ~12 wet rooms + kitchen/utility	1	item	£14,500.00	£14,500.00
Unvented cylinder(s) + cold water storage / booster	1	item	£4,200.00	£4,200.00
Section Subtotal (Materials):				**£18,700.00**

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Heat Source

Description	Qty	Unit	Rate	Total
Air source heat pump(s) sized for 743m² dwelling (supply)	1	item	£12,500.00	£12,500.00
Buffer tank, controls, plant room equipment	1	item	£3,800.00	£3,800.00
Section Subtotal (Materials):				**£16,300.00**

Space Heating & Air Treatment

Description	Qty	Unit	Rate	Total
Underfloor heating manifolds, pipe, screed clips (ground + first floor ~620m²)	620	m²	£22.00	£13,640.00
Radiators/towel rails to second floor & secondary spaces (material)	1	item	£4,500.00	£4,500.00
MVHR whole-house ventilation system + ductwork (material)	1	item	£11,000.00	£11,000.00
Section Subtotal (Materials):				**£29,140.00**

Electrical Installations

Description	Qty	Unit	Rate	Total
Electrical points - sockets/switches/lighting/fans (derived per ELECTRICAL_POINT_ALLOWANCE from room schedules, ~460 points; material - cable, back boxes, accessories)	460	point	£28.00	£12,880.00
Consumer unit(s) + distribution boards (large dwelling, 2 No.)	2	No.	£650.00	£1,300.00
Smoke/heat alarm system (mains interlinked, per storey + kitchen)	12	No.	£65.00	£780.00
Data/AV/security first-fix cabling, external lighting (material)	1	item	£8,500.00	£8,500.00
Section Subtotal (Materials):				**£23,460.00**

Drainage

Description	Qty	Unit	Rate	Total
Below-ground foul drainage - pipes, fittings, bedding (material)	1	item	£9,500.00	£9,500.00
Inspection chambers, gullies, rodding access (material)	10	No.	£180.00	£1,800.00
Surface water drainage, soakaways/attenuation (material)	1	item	£6,500.00	£6,500.00
Mains connection to foul sewer (Provisional Sum - undefined, distance/depth unknown)	1	PS	£3,000.00	£3,000.00
Section Subtotal (Materials only, PS £3,000 to Summary):				**£17,800.00**

External Works

Description	Qty	Unit	Rate	Total
Block paving / resin driveway material (allowance ~350m²)	350	m²	£40.00	£14,000.00
Patio/terrace paving to rear (material ~120m²)	120	m²	£45.00	£5,400.00
Landscaping, planting, boundary treatments (Provisional Sum - undefined, not yet designed)	1	PS	£25,000.00	£25,000.00
Section Subtotal (Materials only, PS £25,000 to Summary):				**£19,400.00**

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Materials & Supply Subtotal build-up: Sections 2-22 material subtotals (£57,254.50 + £64,047.50 + £16,500 + £76,630 + £159,540 + £101,000 + £35,020 + £20,160 + £55,860 + £36,300 + £9,950 + £18,700 + £16,300 + £29,140 + £23,460 + £17,800 + £19,400 = £756,062.00) less PS values embedded in sections 21 & 22 (£3,000 + £25,000 = £28,000) = £728,062.00 material; plus Tool Shop List £3,185.00 = £731,247.00.

Labour

Description	Qty	Unit	Rate	Total
— Groundworks & Substructure —				
Excavation, strip & pad foundation labour, concrete placing	361	m²	£55.00	£19,855.00
Foundation blockwork laying below DPC	3,700	No.	£1.20	£4,440.00
Beam & block floor laying, insulation & screed labour	361	m²	£35.00	£12,635.00
— Bricklaying / Blockwork —				
Facing brickwork laying labour (external leaf)	1,180	m²	£38.00	£44,840.00
Internal blockwork laying (inner leaf + IP.01)	1,600	m²	£30.00	£48,000.00
Rendering labour to EW.01	250	m²	£16.00	£4,000.00
Lintel installation labour	44	No.	£45.00	£1,980.00
— Structural Steel / Carpentry —				
Steel beam erection & connection labour	11	tonne	£450.00	£4,950.00
Posi-joist upper floor installation & decking	655	m²	£21.00	£13,755.00
Cut roof carpentry labour (main + garage)	410	m²	£26.00	£10,660.00
Staircase installation (2 No. + balustrade)	1	item	£4,500.00	£4,500.00
— Roofing —				
Tiling, membrane, battens, insulation labour	480	m²	£30.00	£14,400.00
Leadwork, flashings, dormers, rooflights, chimney labour	1	item	£8,500.00	£8,500.00
Fascia/soffit/gutter installation	200	m	£9.00	£1,800.00
— Windows & Doors —				
Window installation labour	44	No.	£140.00	£6,160.00
External door / bi-fold / garage door installation	11	No.	£280.00	£3,080.00
Internal door hanging (incl frames/architrave)	48	No.	£95.00	£4,560.00
— Partitions & Dry Lining —				
Stud partition framing & boarding labour (IP.02, 2 layers)	680	m²	£24.00	£16,320.00
Plasterboard fixing to walls/ceilings	5,020	m²	£11.00	£55,220.00
Plaster skim labour (walls + ceilings)	5,020	m²	£11.00	£55,220.00
— Finishes —				
Wall & floor tiling labour (bathrooms/kitchen/utility)	690	m²	£45.00	£31,050.00
Engineered wood / laminate flooring labour	430	m²	£40.00	£17,200.00
Painting & decorating labour (walls + ceilings)	5,020	m²	£9.50	£47,690.00
— Mechanical & Electrical (measured install labour) —				
Electrical first & second fix labour	460	point	£34.00	£15,640.00
Plumbing first & second fix labour (wet rooms + kitchen)	90	outlet	£108.00	£9,720.00

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Description	Qty	Unit	Rate	Total
Heat pump / UFH / MVHR installation labour	1	item	£18,000.00	£18,000.00
Drainage installation labour (below ground)	1	item	£8,500.00	£8,500.00
— PC Item Installation Labour —				
Kitchen fitting labour (high-end)	1	item	£3,500.00	£3,500.00
Bathroom/en-suite/WC installation labour (10 No.)	10	No.	£1,800.00	£18,000.00
Utility/pantry/boot room joinery fitting labour	1	item	£2,500.00	£2,500.00
— External Works —				
Driveway/patio paving labour	470	m²	£30.00	£14,100.00
General attendant labour / builders work in connection	1	item	£17,290.00	£17,290.00
Section Subtotal (Labour):				**£486,290.00**

Tool Shop List (Consumables)

Description	Qty	Unit	Rate	Total
Cutting discs, blades, drill/masonry bits (large project)	1	item	£850.00	£850.00
Adhesives, sealants, expanding foam, compounds	1	item	£950.00	£950.00
Protective sheeting, dust barriers, floor protection	1	item	£685.00	£685.00
Temporary props, Acrows, strongboy supports (hire/consumable)	1	item	£700.00	£700.00
Section Subtotal (Consumables - included in Materials):				**£3,185.00**

Schedule of Works

Ref	Work Package / Trade	Duration (weeks)	Start Week	Finish Week	Predecessor	Notes
A	Site setup, enabling, CDM mobilisation	2	1	2	-	Welfare, hoarding, F10
B	Substructure & foundations	6	3	8	A	Strip/pad, beam & block
C	Superstructure - brickwork/blockwork to eaves	12	9	20	B	Cavity walls, steel, floors
D	Roof structure & covering	6	19	24	C	Overlaps end of C
E	Windows & external doors	3	23	25	D	Weathertight target
F	First fix (M&E, carpentry, partitions)	8	25	32	E	Concurrent trades
G	Plastering & drying out	5	31	35	F	Overlaps first fix tail
H	Second fix (M&E, joinery, doors)	6	35	40	G	Concurrent trades
I	Finishes - tiling, flooring, decoration	6	38	43	H	Overlaps second fix
J	Kitchen/bathroom fit-	4	40	43	H	Concurrent with I

Ref	Work Package / Trade	Duration (weeks)	Start Week	Finish Week	Predecessor	Notes
	out (PC)					
K	External works & drainage	6	38	43	D	Concurrent with internal
L	Commissioning, snagging, handover	3	44	46	I,J,K	Test & clean
Total Programme: 46 weeks (critical path A→B→C→D→E→F→G→H→I→L)						

Gate Audit Report

Gate	Checks	Computed Value	Threshold	Result
Gate 1 Area Lock	Areas vs authoritative room schedules	743 m² = 361+257+125 exactly; diff 0%; GIA basis; no Bluebeam export supplied	≤2%	PASS
Gate 2 Composite-Rate Trap	Material rates vs ceilings; composite tells scan	Facing brick element itemised (brick+block+cavity separate lines, tested per component; not aggregated); no supply-and-fix tells; windows/steel/kitchen = ceiling not defined, keyword-scan only, clean	0 breaches	PASS
Gate 3 Single-Location Prelims/Plant	Duplicate prelim/plant item count	0 duplicates; scaffold/skips/welfare/supervision only in Preliminaries % line; % line >£0, no prelims section	0; one location	PASS
Gate 4 Measured Works Purity	Measured − (Materials+Labour)	£1,217,537.00 − (£731,247.00 + £486,290.00) = £0.00; no profit/prelims folded in	£0.00	PASS
Gate 5 Labour Non-Duplication	Gate 2 status; labour share (no fitted lines)	Gate 2 PASS; share £486,290/£1,217,537 = 0.40	pass + 0.30-0.60	PASS
Gate 6 Cost/m² Sanity	Ex-profit figure vs LARGE band	£1,574,698.18 ÷ 743 = £2,119/m²; no profit line applied; LARGE band £1,450-2,050, band_max×1.10 = £2,255; upper test £2,119 < £2,255	≤ band_max×1.10	PASS (top of band - high-spec detached, triple garage, extensive steelwork, 10 wet rooms)
Gate 7 Reconciliation	Headline residual; VAT check	£1,217,537 + £58,300 + £28,000 + £195,875.55 + £74,985.63 = £1,574,698.18; residual £0.00; VAT 0% check £0.00	£0.00	PASS
Gate 8 Scope Fidelity	Untraceable priced elements	All rooms/steels/foundations trace to	0	PASS

Gate	Checks	Computed Value	Threshold	Result
		schedules & drawings; no invented scope; no export lines to reconcile		
Gate 9 Programme Reconciliation	Programme total vs Summary duration	Programme 46 wks = Summary 46 wks; residual 0; all sections scheduled; LARGE band 24+ wks - within	0 weeks; 0 missing	PASS
Measurement Source	Basis & coverage	Printed room schedules (Level 1, HIGH) for areas; dimension chains/ derivation (Level 4, MEDIUM) for wall & element quantities; NO Bluebeam export - 0% export coverage	stated	INFO

Measurement Provenance

Read directly from the uploaded files' Bluebeam markup layer by the server, independently of the generated text.

Where a markup value and the quote disagree, the file's value is authoritative.

No Bluebeam markup measurements were found in any uploaded file.

Every quantity in this quote was measured or inferred from the drawings, not read from a markup.

Files with no markup - quantities for these were measured or inferred from the drawing:

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Files with no markup - quantities for these were measured or inferred from the drawing:

Files with no markup - quantities for these were measured or inferred from the drawing:

- Project Number_00_100_P2 GENERAL ARRANGEMENT.pdf
- Project Number_00_110_P2 WALL SETTING OUT.pdf
- Project Number_00_111_P1 FOUNDATIONS.pdf
- Project Number_01_100_P2 GENERAL ARRANGEMENT.pdf
- Project Number_01_110_P2 WALL SETTING OUT.pdf
- Project Number_02_100_P2 GENERAL ARRANGEMENT.pdf
- Project Number_02_110_P2 WALL SETTING OUT.pdf
- Project Number_ZZ_620_P3 ELEVATIONS.pdf
- Project Number_ZZ_621_P1 SECTION.pdf

Quantities established by measurement or inference (not from a markup):

- 743 m^2 - Total GIA (361+257+125 from printed room schedules) (hierarchy level 1)
- 361 m^2 - Ground floor GIA (room schedule) (hierarchy level 1)
- 257 m^2 - First floor GIA (room schedule) (hierarchy level 1)
- 125 m^2 - Second floor GIA (room schedule) (hierarchy level 1)
- 105 m^3 - Strip foundation concrete (derived from footprint perimeter) (hierarchy level 4)
- 14 m^3 - Pad foundation concrete (from pad schedule count) (hierarchy level 4)
- 380 m^2 - Beam & block ground floor (footprint incl waste) (hierarchy level 4)
- 1180 m^2 - Facing brickwork external wall area (derived from perimeter x height) (hierarchy level 4)
- 1180 m^2 - Internal blockwork inner leaf (hierarchy level 4)
- 420 m^2 - IP.01 215mm blockwork partitions (hierarchy level 4)
- 680 m^2 - IP.02 stud partitions (hierarchy level 4)
- 44 No. - Windows (W-series count from setting-out drawings) (hierarchy level 1)
- 44 No. - Lintels (from Lintel 1-43+ labels) (hierarchy level 4)
- 11 tonne - Structural steelwork (inferred from beam schedule extent) (hierarchy level 3)
- 655 m^2 - Posi-joist upper floors (hierarchy level 4)
- 480 m^2 - Roof covering slope area (hierarchy level 4)
- 48 No. - Internal doors (derived from room/cpd count) (hierarchy level 4)
- 460 point - Electrical points (ELECTRICAL_POINT_ALLOWANCE per room schedule) (hierarchy level 4)
- 5020 m^2 - Plasterboard/skim/paint wall+ceiling area (hierarchy level 4)
- 10 No. - Wet rooms (bathrooms/en-suites/WCs from room schedules) (hierarchy level 1)
- 470 m^2 - External paving area (hierarchy level 4)

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TERMS & CONDITIONS — Estimate

These terms govern the preparation of this estimate and apply to any party relying upon it.

1. Basis of Estimate. Material costs are estimated using prevailing average market rates and remain subject to current supplier quotation at the time of order. Prices should be verified before being relied upon. The figures are an estimate and not a fixed-price guarantee unless expressly agreed in writing.

2. Labour. Labour rates and the time allowed for the work are estimates based on trade experience and industry-standard reference sources, and may vary with site conditions and the final scope of works.

3. Guide Prices. Certain specialist or manufactured items — including but not limited to windows, doors, rooflights, staircases and other bespoke items — are shown as indicative guide prices only and should be confirmed with the relevant manufacturer or supplier before ordering.

4. Liability. All due care is taken in preparing this estimate, but no responsibility is accepted for any loss arising from reliance upon it. The estimate is prepared in reliance on the information supplied for the job. Nothing in these terms excludes or limits any liability that cannot be excluded or limited by law.

5. Responsibility for Information. It is the responsibility of the party commissioning this estimate to ensure that the brief, drawings and specification provided are complete and accurate, and to satisfy themselves as to the validity and suitability of the estimate. The estimate covers only the scope of works expressly described in it.

6. General Exclusions. Unless expressly stated, the following are excluded: floor and wall finishes; landscaping and external works; the supply and installation of kitchens, appliances and utility fittings; connections to mains services; and all statutory, planning and building-control fees and charges. Any exclusions specific to this job are listed separately on the estimate.

7. VAT. All figures are exclusive of VAT unless otherwise stated, and VAT will be added at the prevailing rate where applicable.