



## MATERIAL ORDER TAKE OFF

**Estimates are prepared and priced on a pre-agreed bulk project volume order discount basis, with the understanding that Contractors will place orders for all material for the project, as listed in the material breakdown project pack reports (in total and no single products bought in isolation).**

All pricing is subject to change from the merchant and/or manufacturers increases with no notice. Products purchased in isolation will be charged at normal account term/local rates.

It is your sole responsibility as the Main Contractor/Purchaser of this report to ensure that the specification included in our estimate complies with all the Building Regulations and that all building systems and product stated meets the required standards in relation to both; "Building Practices" and "Warranty Guarantee" satisfactions. Build Aviator and its affiliate partners take no responsibility for any errors or omissions within this estimate. Any structural items within the estimate must be checked to ensure they are suitable for requirements.

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## Material Order

Printed 20/08/2020

Foundations	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
Sawn Pointed Peg Treated Green *IT-Std.* FSC. 47 x 50 x 600mm	FEG47STD	212.8	Stakes	£1.35	£287.28
Sawn Carcassing Unseasoned Treated Green *Standard* FSC. 22.0 x 100mm	PZGF2295	81	LM	£1.30	£105.30
NOVIPro Orange Poly Chalk Line 36M	THNOVOP6	5	EA	£4.43	£22.15
HANSON Gen 1 Ready Mixed Concrete per M3	HANSRMC1	40.5	M3	£142.72	£5,780.16
				<b>Total</b>	<b>£6,194.89</b>

Ground Floor	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
Allowance per Thousand Bricks £780.58		983	Bricks	£0.78	£767.31
THERMALITE Block Trench T & G 3.6N 440 x 215 x 355mm SGAA355A	BLTLE660	168	Blocks	£7.59	£1,274.62
Dense Concrete Block Solid 7N 440 x 215 x 100mm	BLDCE102	1613	Blocks	£1.20	£1,933.99
JEWSON Building Sand Single Trip Large Bulk Bag	AGSTB001	6	EAs	£37.99	£227.94
HANSON Multicem Cement	CCASTMCP	31	Bags	£4.89	£151.59
ANCON Staifix General Purpose Tie 250mm RT2250	CIWT2250	1	No	£91.43	£91.43
STRESSLINE Prestressed Concrete Lintel 100 x 65 x 600mm	LNSTR001	4	No	£315	£12.60
SUPREME 155mm Prestressed Floor Beam 4.800mm	SUPPFL04	11	Beams	£32.68	£359.48
SUPREME 155mm Prestressed Floor Beam 4.200mm	SUPPFL03	24	Beams	£28.59	£686.16
SUPREME 155mm Prestressed Floor Beam 3.600mm	SUPPFL02	14	Beams	£24.52	£343.28
SUPREME 155mm Prestressed Floor Beam 5.5	SUPPFL05	29	Beams	£57.57	£1,669.53
SUPREME 155mm Prestressed Floor Beam 3.000mm	SUPPFL01	3	Beams	£20.45	£61.35
TIMLOC Telescopic Underfloor Vent Black 1201	RFVTC478	48	No	£314	£150.72
TIMLOC Airbrick Plastic 9 x 3 Interlocking Terracotta 1201AB	RFVTC481	48	No	£1.84	£88.32
VISQUEEN Polythene DPM BBA 300mu Black 4m x 25.0m	FNPYF203	2	Roll	£38.61	£77.22
VISQUEEN Double Sided Jointing Tape Black 50mm x 10m RS000343	FNPYF353	1	No	£11.13	£11.13
Steel Fabric Reinforcement Mesh 3.6m x 2.0m A142S	FNREST08	3	EAs	£19.24	£57.72
				<b>Total</b>	<b>£7,964.39</b>

Walls	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
Allowance per Thousand Bricks £780.58		15269	Bricks	£0.78	£11,909.82
THERMALITE Block Shield 440 x 215 x 100mm SXAA100A	BLTLE267	3803	Blocks	£1.32	£5,019.96
Ultra L/W Aggregate Block Solid 3.6N 440 x 215 x 100mm	BLLWA041	333	Blocks	£1.40	£466.20
Kiln Dried C16 Regularised Joist Treated *Premium* FSC. 470 x 150mm	FBJT4715	63	LM	£3.27	£194.24
THERMALITE Block Shield 440 x 215 x 50mm SXAA050A	BLTLE300	579	Blocks	£1.61	£932.19
Brick Special 65mm Plinth Stretcher Blue PL3.2	BRSP1123	290	No	£3.17	£919.30
Allowance for Plinth Brick External Angle £3.00		16	No	£3.00	£48.00

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Walls (Continued)	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
VISQUEEN Brickgrip Polythene DPC Black Embossed 500mu 100.0mm x 30m	FNPYDP50	12	Rolls	£2.66	£31.92
L/W Medium Dense Aggregate Block Solid 7N 440 x 215 x 100mm	BLLWA012	396	Blocks	£1.61	£638.75
JEWSON Building Sand Single Trip Large Bulk Bag	AGSTB001	18	EAs	£37.99	£683.82
HANSON Multicem Cement	CCASTMCP	102	Bags	£4.89	£498.78
ANCON Staifix General Purpose Tie 250mm RT2250	CIWT2250	5	No	£91.43	£457.15
ISOVER Cavity Wall System 32 [Pk/ 4] 455 x 1200mm [2.18m2] 150mm	IWHC3215	114	PKs	£55.74	£6,354.36
Round Wire Nails Galvanised 1.00kg Bag 2.65mm x 65mm	NRG65K10	3	Packs	£5.40	£16.20
Poplar HW Ply BB/CC CE2+ E1 EN314-2 Class 2 FSC. 2440 x 1220 x 12.0mm	PPSBFC12	3	Sheets	£24.83	£74.49
Cempanel Cement Particle Board 2400 x 1200 x 12.0mm	IBCEMP12	4	Sheets	£33.42	£100.26
Round Wire Nails Galvanised 2.50kg Pack 4.50mm x 100mm	NRG95U25	1	Pack	£15.76	£15.76
CROMAR ENT 3 Pro 165GSM 50M x 1.5M	RFTV3P75	1	Roll	£71.82	£71.82
Kiln Dried C16 Regularised Joist Treated *Premium* FSC. 47.0 x 200mm	FBJT4720	10	LM	£4.54	£45.40
Kiln Dried C16 Regularised Joist Treated *Standard* FSC. 45.0 x 145mm	FVRT4514	8	MT	£2.54	£20.32
SUPERGLASS Timber & Rafter Roll 35 2x 570 x 4.50m [5.13m2] 140mm	ISTR3514	2	ROs	£55.49	£110.98
SIMPSON Restraint Strap Flat 5.0mm x 1500mm H15F00	HWH15F00	5	EA	£14.21	£71.05
SIMPSON Expanded Metal Lathing Galvansied DML26/10	HWSDML26	5	Sheets	£9.06	£45.30
Netting Staples Galvanised 0.50kg Pack 3.35mm x 30mm	NSG30O05	1	PK	£7.66	£7.66
REDBANK Rediflow Class 1 300mm Int. Dia Circ R.Flue Lining 225mm RM30	RBRFRM30	25	No	£37.04	£926.00
REDBANK Rediflow Class 1 22.5" Circ. Reb. Flue Lining Bend 300mm RM32	RBRFRM32	2	No	£68.65	£137.30
HEPWORTH Milner Scored Fireback 450mm Y125	JG111115	1	No	£115.99	£115.99
REDBANK Roll Top Chimney Pot 450mm Red No.1	CLRED027	1	No	£61.40	£61.40
SILVAPERL Standard V4 Vermiculite 100 Litre Bag	INSVM001	20	No	£13.93	£278.60
REDBANK Rediflow Class 1 960mm Wide Fyrelintel RM35	RBRFRM35	1	No	£25.64	£25.64
POLYPIPE Soil 110mm Black Plain End Pipe 3m P430	PBPSS048	2	No	£22.70	£45.40
POLYPIPE Soil 110mm Black Single Socket Bend 92.1/2 Deg SB409	PBPSS074	2	No	£12.00	£24.00
HEPWORTH Airbrick Square Hole Blue 215 x 140mm YA14X	CLHEP803	2	No	£6.86	£13.72
TIMLOC Through Wall Vent Cavity Sleeve 9" x 3" Black 1202-1	RFVTC604	2	No	£5.33	£10.66
TIMLOC Telescopic Underfloor Vent Black 1201	RFVTC478	1	No	£3.14	£3.14
YBS Easi-Close Silver Cavity Closer 50mm -> 100mm 2.4 Metre	IY816261	33	EA	£7.12	£234.96
Oak Beam Reclaim 150 x 150mm (above 5LM) Per LM		8.4	LM	£69.96	£587.66
				<b>Total</b>	<b>£31,198.20</b>

Windows and Doors	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
Dormers		2	No	£315.00	£630.00
Bedroom 3		2	No	£1,102.50	£1,710.00

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Windows and Doors (Continued)	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
Bathroom		1	No	£468.75	£468.75
Landing		1	No	£405.00	£405.00
Landing		1	No	£506.25	£506.25
Living Room		2	No	£607.50	£1,327.50
Hall		1	No	£787.50	£787.50
Garden Room 2		2	No	£1,260.00	£2,520.00
En-Suite		1	No	£205.50	£205.50
Utility Room & Sidelight		1	No	£1,176.00	£1,176.00
Entrance Door & Sidelights		1	No	£1,470.00	£1,470.00
Dining Room French Doors		1	No	£2,425.50	£2,425.50
Bedroom 2 French Doors		1	No	£1,323.00	£1,323.00
Bedroom 1		1	No	£2,205.00	£2,205.00
Garden Room		1	No	£2,425.50	£2,425.50
Kitchen		1	No	£720.00	£720.00
Bedroom 4		1	No	£506.25	£506.25
Bedroom 2		2	No	£205.50	£411.00
NOVIPro Speed-Drive Screws 5.0mm x 80mm (Box of 200)	LFNY5080	2	Boxes	£14.56	£29.12
				<b>Total</b>	<b>£7,964.39</b>

Lintels	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
CATNIC Standard Duty Cavity Wall Lintel 1050mm CG150/1001050	CG151050	3	No	£70.63	£211.89
CATNIC Standard Duty Cavity Wall Lintel 1350mm CG150/1001350	CG151350	2	No	£90.78	£181.56
STRESSLINE Prestressed Concrete Lintel 100 x 65 x 1800m	LNSTR015	2	No	£9.41	£18.82
CATNIC Standard Duty Cavity Wall Lintel 1800mm CG150/1001800	CG151800	2	No	£121.04	£242.08
CATNIC External Channel Lintel 1950mm CCS1950	LNCCCS19	1	No	£70.95	£70.95
CATNIC Standard Duty Cavity Wall Lintel 2100mm CG150/1002100	CG152100	4	No	£145.80	£583.20
CATNIC Standard Duty Cavity Wall Lintel 2400mm CG150/1002400	CG152400	3	No	£232.21	£696.63
CATNIC Standard Duty Cavity Wall Lintel 3000mm CG150/1003000	CG153000	3	No	£290.26	£870.78
CATNIC External Channel Lintel 3300mm CCS3300 LNCCCS33	LNCCCS33	1	No	£256.04	£256.04
CATNIC Standard Duty Cavity Wall Lintel 3300mm CG150/1003300	CG153300	1	No	£319.28	£319.28
CATNIC External Channel Lintel 3900mm CCS3900 LNCCCS39	LNCCCS39	1	No	£302.60	£302.60
CATNIC 100 Wide Box Lintel Standard Duty 1200mm BSD1001200	LNBSD001	12	No	£37.15	£445.80
Universal Beam 178mm x 102mm x 19kg		8.69	LM	£46.06	£400.27
C Channel 230mm x 90mm x 32kg Steel		17.85	LM	£75.00	£798.00
C Channel 180mm x 90mm x 26kg Steel		3.73	LM	£69.29	£258.45

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Lintels	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
Box Section 200mm x 100mm x 10mm		11.46	LM	£68.76	£787.99
Box Section 150mm x 100mm x 5mm		26.6	LM	£50.00	£1,330.00
Angle Iron 150mm x 90mm x 10mm Mild Steel		11	LM	£70.00	£770.00
Pre Fabrication to Above Beams					£350.00
SUPREME Concrete Padstone 440 x 215 x 102mm PAD12		16	No	£21.43	£342.88
TIMLOC Through Wall Vent Cavity Sleeve 9' x 3' Black 1202-1	RFVTC604	22	EA	£5.33	£117.26
				<b>Total</b>	<b>£9,354.48</b>

Above Ground Floors	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
Kiln Dried C24 Regularised Joist Treated *Premium* FSC. 470 x 200mm	FAJT4720	478.2	LM	£6.51	£3,113.09
SIMPSON Restraint Strap Bent (at 100mm) 5.0mm x 1200mm H12B10	HWSIH12A	14	No	£8.75	£122.50
Kiln Dried C16 Regularised Joist Treated *Premium* FSC. 470 x 100mm	FBJT4710	18	LM	£2.18	£39.24
Kiln Dried --> Regularised Joist Treated *Premium* FSC. 470 x 50mm	FBJT4750	44	MT	£1.24	£54.56
Cup Square Carriage Bolt & Nut DIN Spec B.Zinc Plated M12 x 130mm	BCD12130	73	No	£0.94	£68.62
SIMPSON Square Plate Washer 50mm x 50mm x 2.5mm SPWGC50	HWSISPWG	146	No	£0.54	£78.84
Timber Connector Galvanised M12 x 2.00' (50mm) Double Sided	CIBFX671	73	No	£0.34	£24.82
SIMPSON Joist Hanger - Masonry Supported 200mm x 47mm JHM200/47	HWSIJM85	170	No	£3.72	£632.40
Sawn Batten Graded BS5534 Treated Red *Premium* PEFC 25.0 x 50mm	SBTP2550	59	LM	£0.68	£40.12
Round Wire Nails Galvanised 1.00kg Bag 2.65mm x 65mm	NRG65K10	1	PK	£5.40	£5.40
Round Wire Nails Galvanised 2.50kg Pack 3.75mm x 75mm	NRG75Q25	2	PK	£15.76	£31.52
Square Twist Nails Sheradised 0.50kg Pack 3.75mm x 30mm	NTS30Q05	8	PK	£3.72	£29.76
Round Wire Nails Galvanised 2.50kg Pack 2.65mm x 50mm	NRG50K25	1	PK	£15.76	£15.76
				<b>Total</b>	<b>£4,256.63</b>

Roof Structure	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
Trusses		54	No	£65.00	£6,120.00
ISOVER Spacesaver Roll 2x580/3x386/1x1160 x 12.18m [14.13m2] 100mm	IVSR2100	7	EAs	£33.95	£237.65
ISOVER Spacesaver Roll 2x580/3x386/1x1160 x 8.05m [9.34m2] 150mm	IVSR2150	20	EAs	£34.10	£682.00
Sawn Carcassing Unseasoned Treated Green *Standard* FSC. 22.0 x 200mm	sZGF229I	79.2	LM	£2.81	£222.56
ISOVER Spacesaver Roll 2x580/3x386/1x1160 x 5.20m [6.03m2] 200mm	IVSR2200	26	EAs	£33.96	£882.96
RECTICEL Eurothane GP 2400 x 1200 x 150.0mm	IRESR150	36	SHs	£65.60	£2,361.60
Kiln Dried C24 Regularised Joist Treated *Premium* FSC. 470 x 125mm	FAJT4712	63	LM	£4.07	£256.41
Kiln Dried C16 Regularised Joist Treated *Premium* FSC. 470 x 150mm	FBJT4715	6	LM	£3.27	£19.62
Kiln Dried C24 Regularised Joist Treated *Premium* FSC. 470 x 175mm	FAJT4717	115.2	LM	£5.70	£656.64

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Roof Structure (Continued)	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
Kiln Dried C16 Regularised Joist Treated *Premium* FSC. 470 x 100mm	FBJT4710	69.5	LM	£2.18	£151.51
SIMPSON Fixing Band Plastic Dispenser 20mm FB20A	HWSIFB2A	187	LM	£1.64	£306.12
SIMPSON Restraint Strap Bent (at 150mm) 5.0mm x 1500mm HI5B15	HWSIH15C	69	No	£10.23	£705.87
FREEFOAM 200mm General Purpose Board - White GPB200	FFGPB200	11	EA	£14.99	£164.89
FREEFOAM 300mm Hollow Soffit - White F312	FFF31230	22	EA	£8.43	£185.46
TIMLOC Soffit Vent Strip Type C 25mm x 2400mm White 1138 Wh	RFVTC484	23	EA	£9.16	£210.68
FREEFOAM 150mm General Purpose Board - White GPB150	FFGPB150	11	EA	£11.05	£121.55
Sheathing Ply C+/C CE2+ E1 EN314-2 Class 3 FSC. 2440 x 1220 x 12.0mm	PLYFCE12	5	Sheets	£23.38	£116.90
Round Wire Nails Galvanised 2.50kg Pack 3.75mm x 75mm	NRG75Q25	3	Pack	£15.76	£47.28
Cup Square Carriage Bolt & Nut DIN Spec B.Zinc Plated M12 x 130mm	BCD12130	21	EA	£0.94	£19.74
SIMPSON Square Plate Washer 50mm x 50mm x 2.5mm SPWGC50	HWSISPWG	40	EA	£0.54	£21.60
Timber Connector Galvanised M12 x 2.00' (50mm) Double Sided	CIBFX671	20	EA	£0.34	£6.80
FREEFOAM Plastop Nails 65mm - White N65 (Pk/100)	FFN65WHT	1	Pack	£7.34	£7.34
FREEFOAM Plastop Pins 30mm - White P30 (Pk/200)	FFP30WHT	1	Pack	£7.34	£7.34
Round Wire Nails Galvanised 0.50kg Pack 2.65mm x 50mm	NRG50K05	2	Pack	£5.02	£10.04
Round Wire Nails Galvanised 0.50kg Pack 3.75mm x 75mm	NRG75Q05	1	Pack	£5.02	£5.02
				<b>Total</b>	<b>£13,527.58</b>

Roof Tiling	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
CROMAR VENT 3 Light 95GSM 50M x 1.5M Breathable Membrane	RFTV3L75	5	EA	£55.00	£275.00
Sawn Batten Graded BS5534 Treated Red *Premium* PEFC 25.0 x 50mm	SBTP2550	1173	MT	£0.68	£797.64
MARLEY ETERNIT Ashmore Tile Smooth Grey 14228	RFCET041	6651	No	£1.03	£6,850.53
MARLEY Modern Ridge Mosborough Red MA20939	RFCTM422	90	No	£3.76	£338.23
ARIEL B Type 3M Std Valley Trough HB30	RFSHA941	9	EA	£17.51	£157.59
CEMBRIT*BLUNN Soffit Strip 1200 x 150mm	J1157200	44	EA	£0.66	£29.04
LEAD Flashing Code 4 6.0 Metre x 350mm	IF112430	2	RO	£116.08	£232.16
EVO-STIK Trade Sealant Roof & Gutter Black C20 30814537	LESRG2ZZ	2	EA	£4.94	£9.88
KLOBER Dry Ridge Pack Half Round Ridge 5.0 Metre KR974600	RFKLB800	9	EA	£72.80	£655.20
KLOBER Tile Valley Trough 360mm x 3000mm KR965200	RFKLB990	9	EA	£28.80	£259.20
JEWSON Sharp Concreting Sand Single Trip Large Bulk Bag	AGSTB005	1	EA	£37.99	£37.99
HANSON Multicem Cement	CCASTMCP	4	EA	£4.89	£19.56
Round Wire Nails Galvanised 1.00kg Bag 2.65mm x 65mm	NRG65K10	7	PK	£5.40	£37.80
Round Wire Nails Galvanised 0.50kg Pack 2.65mm x 50mm	NRG50K05	31	PK	£5.02	£155.62
				<b>Total</b>	<b>£9,855.44</b>

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Guttering	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
OSMA Squareline 4.0inch Gutter 4.0 metre Black 4T874B	PO4T874B	15	EA	£14.81	£222.15
OSMA Squareline 4.0inch Gutter Support Bracket Black 4T819B	PO4T819B	67	EA	£1.40	£93.80
OSMA Squareline 4.0inch Angle 90.0 Degree Black 4T803B	PO4T803B	2	EA	£5.24	£10.48
OSMA Squareline 4.0inch Running Outlet Black 4T806B	PO4T806B	11	EA	£5.40	£59.40
OSMA Squareline 4.0inch Stopend - External - Black 4T811B	PO4T811B	18	EA	£2.40	£43.20
OSMA Squareline 4.0inch Gutter Union Black 4T809B	PO4T809B	6	EA	£5.19	£31.14
OSMA Squareline 2.1/4inch Pipe 2.75metre Black 4T886B	PO4T886B	2	EA	£11.15	£22.30
OSMA Squareline 2.1/4inch Pipe 5.5 metre Black 4T888B	PO4T888B	5	EA	£22.23	£111.15
OSMA Squareline 2.1/4inch Pipe Bracket Black 4T834B	PO4T834B	30	EA	£1.58	£47.40
OSMA Squareline 2.1/4inch Offset Bend Black 4T826B	PO4T826B	28	EA	£3.88	£108.64
Allowance for Strainer £1.50 11 EA £1.50		11	EA	£1.50	£16.50
OSMA Squareline 2.1/4inch Pipe Shoe & Fixing Bracket Black 4T832B	PO4T832B	4	EA	£4.63	£18.52
OSMA Squareline 2.1/4inch Drain Adaptor Squ to Rnd Black 4T836B	PO4T836B	7	EA	£4.47	£31.29
				<b>Total</b>	<b>£815.97</b>

1st Fix Carpentry	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
RECTICEL Eurothane GP. 2400 x 1200 x 150.0mm	IRESR150	2	SHs	£65.60	£131.20
ISOVER Acoustic Partition Roll 2x 600 x 9.17m [11.00m2] 100mm	IWAPR100	15	ROs	£71.84	£1,077.60
Caberfloor Moisture Resistant P5. TG4 FSC. 2400 x 600 x 22.0mm	FH22C4TA	108	SH	£10.38	£1,121.04
Caberfix D4. Flooring Adhesive Bottle 1.0kg	CDFASFD4	27	EA	£11.66	£314.82
Kiln Dried C16 Regularised Joist Treated *Premium* FSC. 470 x 100mm	FBJT4710	159	LM	£2.18	£346.62
GYPROC WallBoard Square Edge 1200 x 2400 x 12.5mm	PRBBG112	90	Sheets	£6.25	£562.50
GYPROC Moisture Resistant Board Square Edge 1200 x 2400 x 12.5mm	PRBBG270	3	Sheets	£12.92	£38.76
ISOVER Acoustic Partition Roll 2x 600 x 12.20m [14.64m2] 75mm	IWAPR075	1	RO	£82.18	£82.18
Redwood Rebated Door Casing Set 2'6" (762) PEFC 38 x 138 x 5100mm	PPC38140	15	No	£15.44	£231.60
Kiln Dried --> Regularised Joist Treated *Premium* FSC. 470 x 50mm	FBJT4750	346	LM	£1.24	£429.04
GYPROC Fireline Square Edge 1200 x 2400 x 12.5mm	PRBBG221	30	SH	£10.38	£311.40
RECTICEL Eurothane GP. 2400 x 1200 x 100.0mm	IRESR100	7	SHs	£36.46	£255.22
JELD-WEN Stairs Type P Standard Plus Oak Balustrade		1	No	£1,952.00	£1,952.00
SAM52 MDF Windowboard Primed FSC. 25.0 x 294 x 3660mm	F522529C	6	EA	£35.92	£215.52
KINGSPAN Kooltherm Insulated Plasterboard K118 1200 x 2400 x 60.0mm	IK118060	52	Sheets	£62.34	£3,241.68
Round Wire Nails Galvanised 2.50kg Pack 2.65mm x 50mm	NRG50K25	3	PK	£15.76	£47.28
NOVIPro Collated Drywall Black Coarse 3.5 x 42mm	TPNOVC28	19	EA	£13.91	£264.29

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1st Fix Carpentry (Continued)	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
Lost Head Nails Bright --- 0.50kg Pack 3.00mm x 50mm	NNB50L05	1	PK	£4.98	£4.98
NOVIPro Speed-Drive Screws 6.0mm x 100mm (Box of 100)	LFNY6095	2	BX	£15.08	£30.16
NOVIPro Speed-Drive Screws 4.0mm x 40mm (Box of 200)	LFNY4040	19	BX	£6.31	£110.92
RECTICEL Eurothane GP. 2400 x 1200 x 25.0mm	IRESR025	2	SH	£15.80	£31.60
				<b>Total</b>	<b>£10,800.41</b>

1st Fix Plumbing	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
Provisional Sum 1st Fix Plumbing Allowance		323	M2	£20.00	£6,460.00
				<b>Total</b>	<b>£6,460.00</b>

1st Fix Electrics	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
B/G Dry Lining Box 1-Gang 35mm 907	EL907000	58	EA	£0.73	£42.34
APPLEBY IG 16mm Metal Box SB623	ELSB6231	36	EA	£8.16	£293.76
B/G 2-Gang Surface Mounting Box White 902	EL902000	2	EA	£1.39	£2.78
MLA Single Dry Lining Box 35mm 8370	ELMLA450	2	EA	£0.77	£1.54
B/G Rubber Grommets 20mm Pack 10 GRRB20/10	ELGRRB20	20	EA	£1.53	£30.60
PX 3093Y Heat Resist 3C 2.50mm White 3093Y:002.5:WHT:050	ELPXM036	12.5	Rolls	£2.18	£27.25
B/G Cable Clips To Suit 2.5mm T&E Grey Box 50 (TC6x10) CCF 2.5/50	ELCTE025	22	No	£1.11	£24.42
Allowance for Telephone Cable 100LM £14		1	Roll	£14.00	£14.00
B/G Cable Clips To Suit Co-Axial Cable (TC7-10) White 50 CCR7W/50	ELCCO070	3	No	£1.31	£3.93
B/G Cable Clips To Suit 10mm T&E Grey Box 50 CCF10.0/50	ELCTE100	1	No	£3.57	£3.57
6242Y Twin & Earth Cable 10.0mm 25m Roll 6242Y:010;GRY:025	E42Y1025	0.5	Roll	£90.08	£45.04
B/G Cable Clips To Suit 4/6mm T&E Grey Box 50 (TC7x14) CCF 6.0/50	ELCTE060	7	No	£1.96	£13.72
NOVIPro Speed-Drive Screws 4.0mm x 40mm (Box of 200)	LFNY4040	2	Boxes	£6.31	£12.62
RAWLPLUG Universal Plug - Yellow (Clip/96) 5.0mm 68500	LFR68500	3	Packs	£2.12	£6.36
6242Y Twin & Earth Cable 2.5mm 10m Roll 6242Y:002.5;GRY:010	E42Y2510	46.5	EA	£14.97	£696.11
6242Y Twin & Earth Cable 1.5mm 10m Roll 6242Y:001.5;GRY:010	E42Y1510	72	EA	£10.47	£753.84
B/G Cable Clips To Suit 1.5mm T&E Grey Box 50 (TC5x8) CCF 1.5/50	ELCTE015	37	No	£1.00	£37.00
6242Y Twin & Earth Cable 6.0mm 25m Roll 6242Y:006;GRY:025	E42Y0625	3	EA	£47.68	£143.04
Allowance for Trunking 2LM £2		156	LM	£2.00	£312.00
Clout (Slate) Nails Galvanised 25.00kg Box 2.65mm x 40mm	FXNL0160	1	Pack	£61.04	£61.04
				<b>Total</b>	<b>£2,524.96</b>



# Material Order

Printed 20/08/2020

Plastering	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
THISTLE MultiFinish Plaster Nominal Bag Weight 25.0kg	PRTLETMF	108	Bags	£5.74	£619.92
GYPROC WallBoard Square Edge 1200 x 2400 x 12.5mm	PRBBG112	194	Sheets	£6.25	£1,212.50
GYPROC DriWall Adhesive 25.0kg Bag	PRTBG613	112	Bags	£8.82	£987.84
SIMPSON Thin Coat Angle Bead Galvanised 25mm x 2.4m TCB2404	HWTCB244	49	Lengths	£1.05	£51.45
GYPROC Thistle ProTape FT50 Fibre Tape 50mm x 90 Metres	PRTAC875	23	Rolls	£6.93	£159.39
NOVIPro Collated Drywall Zinc Fine 3.5 x 35mm	TPNOVC30	3	Packs	£13.06	£39.18
K-REND UF Base Coat Grey 25kg Bag 0231KA	KW0231KA	42	EAs	£10.19	£427.98
K-REND Texture Coat Silicone E-Grade Sp Buttermilk 25kg Bag 0332KA	KW0332KA	42	EAs	£12.84	£539.28
SIMPSON Angle Bead W.Wing Galvanised 53mm x 3.0m SAB30W	HSAB30W0	10	Lengths	£4.28	£42.80
SIMPSON PVC-u Bellcast Bead White 15mm x 3.0m PBC1530W	HPB1530W	6	Lengths	£7.03	£42.18
Clout (Slate) Nails Galvanised 2.50kg Tub 2.65mm x 30mm	NCG30K25	1	Packs	£17.74	£17.74
Floor Screed Mix Hanson 4:1 Screed Mix M3	HNSSMX41	13.5	M3	£160.19	£2,162.57
RECTICEL Eurothane GP 2400 x 1200 x 150.0mm	IRESR150	63	SHs	£65.60	£4,132.80
VISQUEEN Vapour Check 125mu Green 4m x 50.0m 23.0kg RS052151	FNPYF029	1	Roll	£71.93	£71.93
				<b>Total</b>	<b>£10,507.56</b>

2nd Fix Carpentry	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
JEWSON Oak Door 5-Panel Vertical+ FSC. 838mm x 1981mm	DOV5P838	15	Doors	£98.66	£1,479.90
GB BUTT HINGE 76MM BZP PK OF 2	GBHI3242	23	BG	£3.16	£72.68
JEWSON Victorian Internal Pack (Handles/Tub.Latch/Hinges) CP. STEJD403	STEJD403	15	EA	£12.86	£192.90
SAM09 MDF Torus Architrave Primed FSC. 18.0 x 69 x 5490mm	F091869F	29	EA	£11.43	£331.47
SAM09 MDF Torus Skirting Primed FSC. 18.0 x 144 x 5490mm	F091814F	58	EA	£20.60	£1,194.80
Sawn Batten Graded BS5534 Treated Red *Premium* PEFC 25.0 x 50mm	SBTP2550	15	LM	£0.68	£10.20
Caberwood MDF Trade FSC. 2440 x 1220 x 12.0mm	FDFCL12A	2	Sheets	£17.89	£35.78
TIMLOC Drop In Loft Access Door 562mm x 662mm White 1168	RFVTC496	2	No	£35.57	£71.14
NOVIPro Speed-Drive Screws 5.0mm x 40mm (Box of 200)	LFNY5040	1	Box	£9.93	£9.93
Round Wire Nails Galvanised 1.00kg Bag 2.65mm x 65mm	NRG65K10	2	Pack	£5.40	£10.80
Lost Head Nails Bright 2.50kg Pack 3.00mm x 50mm	NNB50L25	2	Pack	£15.93	£31.86
NOVIPro Speed-Drive Screws 5.0mm x 60mm (Box of 200)	LFNY5060	1	Pack	£11.92	£11.92
Lost Head Nails Bright 0.50kg Pack 3.00mm x 50mm	NNB50L05	1	Pack	£4.98	£4.98
RAWLPLUG Universal Plug - Brown Trade Pack (Pack/288) 7.0mm 68565	LFR68565	1	Box	£6.40	£6.40
				<b>Total</b>	<b>£3,464.76</b>

2nd Fix Plumbing	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
STELRAD Towel Rail Type 'A' 350 Watt Element	HTTRA300	5	No	£197.96	£989.80
STELRAD Vita Compact P+ 600 x 1000mm 76602110	H6602110	1	No	£58.61	£58.61

## Material Order

Printed 20/08/2020

2nd Fix Plumbing (Continued)	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
STELRAD Vita Compact KI 600 x 1400mm 76601114	H6601114	2	No	£60.01	£120.02
ESSENTIAL 15mm X-Head Radiator Valve Pair CP 148994	HI148994	8	EA	£34.58	£276.64
Allowance for Boiler £1750		1	No	£1,750.00	£1,750.00
Allowance for Mega-Flo Cylinder		1	No	£1,600.00	£1,600.00
Allowance for Sink £100		4	No	£100.00	£400.00
Allowance for Toilet £150		4	No	£150.00	£600.00
Allowance for Bath £750		2	No	£750.00	£1,500.00
Allowance for Taps £50		12	No	£50.00	£600.00
Allowance for Shower and enclosure complete £1500		3	No	£1,500.00	£4,500.00
Waste Trap £10		9	No	£10.00	£90.00
Solid Floor System. Clipped to insulation		172	M2	£70.00	£12,040.00
				<b>Total</b>	<b>£24,525.07</b>

2nd Fix Electrics	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
B/G 2-Gang 13Amp Switched Socket Single Pole 922	EL922000	59	No	£2.81	£165.79
B/G 10Amp 2-Gang 2-Way 10AX Switch White 942	EL942W00	9	No	£5.17	£46.53
B/G 10Amp 1-Gang 2-Way 10AX Switch White 912	EL912W00	30	No	£3.95	£118.50
CRABTREE Std Pendant Lampholder 3442PL	ELCRB057	8	No	£1.08	£8.64
Allowance for low energy down light		27	No	£30.00	£810.00
AICO Ionis Smoke Alarm 230v Alkaline Batt EI141RC	EI141RCZ	2	No	£39.86	£79.72
B/G 1-Gang Co-Axial Socket Outlet White 960	EL960000	8	No	£3.00	£24.00
Allowance for Consumer Unit £100		1	No	£100.00	£100.00
AIRFLOW QuietAir Basic fan (no delay) choice of 2 speeds 100mm 9041259	AIR30644	1	No	£83.94	£83.94
AIRFLOW iCON15 Stylish axial fan for toilets Basic switching	SAIRFO01	1	No	£65.49	£65.49
AIRFLOW FAN KIT 4 iCON15	GDT91478	4	No	£55.45	£221.80
Allowance for Outside Lights £25		8	No	£25.00	£200.00
HONEYWELL Room Thermostat 240v Tamperproof 10amp T6360B1069	HTCHL325	1	No	£31.68	£31.68
B/G 45Amp Double Pole Cooker Switch 13Amp Socket & Neon 970	EL970000	1	No	£11.90	£11.90
Allowance for testing & sundries		323	Per unit	£6.00	£1,938.00
				<b>Total</b>	<b>£3,905.99</b>

Drainage	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
OSMADrain 110mm P/E Pipe 6m 4D076	PO4D076Z	25	No	£25.84	£646.00
OSMADrain 110mm S/S Bend 45 4D163	PO4D163Z	4	No	£11.33	£45.32
OSMADrain 110mm D/S Pipe Coupler 4D104	PO4D104Z	6	No	£5.04	£30.24

# Material Order

Printed 20/08/2020

Drainage (Continued)	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
OSMADrain 110mm S/S Bend 87.5 4D161	PO4D161Z	10	No	£11.33	£113.30
OSMADrain 110mm D/S 87.5' Equal Junction 4D193	PO4D193Z	2	No	£18.08	£36.16
OSMADrain 110mm Uni Insp Chamber Base 4D922	PO4D922Z	9	No	£79.32	£713.88
OSMADrain S/S DI Cover & Frame B125 4D942	PO4D942Z	9	No	£68.90	£620.10
OSMADrain Universal Inspection Chamber Shaft 450mm 4D975	PO4D975Z	9	No	£26.82	£241.38
JEWSON Gravel/Shingle 10mm Single Trip Large Bulk Bag	AGSTB006	23	EA	£37.99	£873.77
OSMA Intesio AQUACELL ECO 6LB025	PO6LB025	4	No	£49.00	£196.00
JEWSON Yellow Building Sand Handy Bag	AGSML003	6	No	£2.58	£15.48
GROWTIVATION Weedtex Weed Control Fabric 1 x 15m WWF1	LSGRWWF1	1	No	£8.06	£8.06
				<b>Total</b>	<b>£3,539.69</b>

Kitchen	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
Provisional Sum Kitchen		1	Per unit	£15,000.00	£15,000.00
				<b>Total</b>	<b>£15,000.00</b>

Decorating	Product Code	Quantity	Unit Type	Unit Cost	Total Cost
EVO-STIK Silicone Sealant - Multi-Purpose White C20 30814522	LESMP2WH	33	EA	£6.99	£230.67
DULUX Trade Vinyl Matt Magnolia 7.50 Litre	D5243741	17	No	£24.29	£412.93
DULUX Trade Vinyl Matt Pure Brilliant White 7.50 Litre	D5149186	10	No	£24.29	£242.90
DULUX Trade Wood Primer White 2.50 Litre	LDSPW2WH	6	No	£39.96	£239.76
DULUX Trade Quick Drying Wood Primer Undercoat 2.50 Litre	LDSPQ2ZZ	7	No	£32.99	£230.93
DULUX Trade High Gloss Pure Brilliant White 2.50 Litre	LDTGH2WB	7	No	£24.96	£174.72
				<b>Total</b>	<b>£1,531.91</b>

Other P.C. Sums			Total Cost
Price Increase Contingency Covid 19		Provisional Sum Cost	£16,420.83
Allowance for Juliette Balcony		Provisional Sum Cost	£7,007.00
Allowance for PV panels		Provisional Sum Cost	£4,800.00
			<b>Total</b>
			<b>£28,227.83</b>

# Tool Hire Report

Printed 20/08/2020

Plant Type	Duration / Quantity	Plant Cost	Labour Cost
Diamond Disc (12")	1 No	£97.48	
Mini Excavator	2 Days	£179.63	£382.50
Excavator 9 ton	3 Days	£327.00	£517.50
Conveyor Tile Hoist Electric 8m	1 Day	£61.00	
Plasterboard Jack Lift	1 Day	£27.50	£45.00
Superlift SL18	2 Days	£97.50	£70.00
Electric Disc Cutter 300mm (12")	18 Days	£274.50	
4/3 Mini Mix Electric	49 Days	£475.00	
Builders Auto Level	1 Day	£37.00	£135.00
Floorboard Cramp	6 Days	£58.50	
Free Standing	300 M2	£1,200.00	£3,600.00
SDS Plus Medium Duty Rotary Hammer Drill	1 Days hire	£19.00	
Dumper 6 ton	3 Days	£129.00	£382.50
Dumpster Skip Loader	1 Day	£89.50	£202.50
WC	39 Weeks	£1,200.00	£18.75
8 Yard Skip	4 No	£976.00	£204.32
NTipper Lorry with Grab (17.5 Ton)	17 No	£5,950.00	£736.45
		<b>Total Plant Costs</b>	<b>Total Labour Costs</b>
		<b>£11,198.61</b>	<b>£6,294.52</b>

**Please note:** The total costs may differ from the costs on the summary. This will be because some jobs may be P.C. Sums.

# Terms and Conditions

These are the only accepted terms and conditions under which all services are supplied by Build Aviator.

1. Using the drawings/plans and specifications you have provided we (Build Aviator) provide an estimating service and produce an estimate of the expected costs involved in completing the work.
2. You have the option to select each of the services provided by us in the 'Estimating Services' section of our website; samples of what can be expected from each of these services can also be found in the 'Estimating Services' section.
3. We aim to complete the estimate within seven working days following receipt of the drawings/plans (subject to these being received before 4pm). The completed estimate will be returned to you in PDF format via the email address you have supplied at completion of order.
4. If you have selected the Premier Service, we aim to complete the estimate within five working days following receipt of the drawings/plans (subject to these being received before 4pm). The completed estimate will be returned to you in a professional, bound folder by Royal Mail 1st Class Post to the postal address supplied by you at completion of order.
5. If you have selected Express Delivery, we aim to complete the estimate within three working days (depending on what delivery was selected) following receipt of the drawings/plans (subject to these being received before 3pm). The completed estimate will be returned to you in PDF format via the email address you have supplied during completion of order.
6. We can customise and amend items to your specific requirements such as labour rates and profit margins, once you have placed your order you will be navigated to a secure page on our website where you are able to upload your plans and let us know your requirements.
7. Should your drawings/plans not include any dimensions, we will have no choice but to scale from the drawings/plans in order to gauge those dimensions.
8. Due to the nature of plumbing and electrics being so variable in terms of specification, our company policy is to provide PC sums for this work and any specialist items/fittings such as Kitchens, Bathrooms and furnishings to ensure they are allowed for without causing the overall cost of the work to become inaccurate. This is why we provide a quotation details form after payment so customers can let us know how much they would like to allow for these. We provide a free reviewing service and recommend that you use this service before submitting the tender.
9. Due to a vast array of options in construction there will be elements of jobs that cannot be sensibly priced and will either not be priced or a P.C Sum will be used. This will be used for Works such as and not limited to, piled foundations, steel framing, some cladding and some specialist post and frame buildings. Often where specialist contractors are required these works will fall into this type category, other more individual items such as roof trusses; allowance can be used and also on some windows and doors' Purchase, Price and Payment.
10. We agree to provide our services to you once you have paid in full for the requested service(s) and have provided a full set of drawings/plans.
11. The price for the services we provide are available on the 'Estimating Services' page of our website, these prices are not inclusive of VAT.
12. We reserve the right to amend our price lists at any time and without prior notice.
13. We will start work as soon as the payment has been processed and the drawings/plans have been received and we therefore reserve the right to charge the full order price should you cancel your order.
14. Once work has been started on an estimate, a refund cannot be given. Work started becomes in effect from the date of payment.
15. In the instance of complaint, or a request for a refund this will be dealt with within a two week period. All complaints and refund requests must be recorded via email conversation, as to keep all information accessible for reviewing purposes.
16. An invoice will be emailed to you via the email address supplied at completion of order.
17. Any changes that you would like made to your finished estimate that are due to not giving enough information in the way of plans/specifications/details in the quotation details form will be done but an admin fee of £35 per hour will apply, with a minimum of a 1 hour charge, payable before we adjust the estimate.
18. All estimates produced by Build Aviator are estimates and are not intended to be fixed quotations. We cannot guarantee or accept responsibility for any variations in the actual build cost.
19. We have no responsibility to you other than to complete and return the estimates and to provide a free reviewing service.
20. You acknowledge that any estimate of quantities needed, advice as to the suitability of any goods for any particular purpose and any plan or measurement given by us is given for guidance only and without liability.
21. Any typing error or clerical omission in any sales literature, website content, price list, estimate or any other document issued by Build Aviator may be corrected without any liability.
22. Any information or data provided by you will not, under any circumstance, be shared with any other party apart from Build Aviator.
23. We are entitled to cancel the contract or reduce the volume of service provided if we are forced to do so by circumstances out of our control such as industrial action, war, fire, natural disasters and so on; we will not be liable for any loss or damage incurred from this.
24. We accept no liability for any item lost in the post. Any drawings/plans posted to us using Royal Mail should be full size copies of the originals.
25. We may terminate the contract should you become bankrupt or insolvent; notice will be given by us in this event.
26. We may make improvements and changes deemed necessary to the service from time to time without giving you notice.
27. We exclude ourselves and our associates of any liability for loss or profit, business, information/data or any other financial loss or any incidental, indirect, special or punitive damages of any kind.
28. The contract is made once you have paid for the services.



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