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Detailed Schedule of Works

Site:

Preliminaries and general items

1.1 Project:

Rear Extension and ground floor reconfiguration

1.2 The parties:

The client:

1.3 Description of site:

Address:

Access to the property should be arranged with the client. The contractor must allow for a provisional cost for general protection to the entrance, hallway, floors and walls. The existing services on-site includes electricity, water and drainage. The contractor should acquaint themselves with the positioning of said services. The contractor should check local parking restrictions and allow for the necessary costs. The contractor will have to allow for the cost of renting a Porta-loo for his team while the works take place if access to a toilet is not available. The contractor is expected to ascertain the nature of the site, access, restrictions and all borough specific working conditions which may affect the execution of the works. All queries and requests for further information should be directed to the client. Any discrepancies within the tender documents should be referred to the client prior to the agreement of the contract.

1.4 Drawings and relevant documentation:

- Existing and proposed building drawings
- Structural drawings
- Construction issue calculations
- Tekla annex



Detailed schedule of works

1.5 Pricing procedure:

Payment schedule will be discussed and agreed between the client and the contractor.

1.5.1 Tender return:

Tenders should be returned to the client within 14 days.

1.5.2 Acceptance of tender:

The client offers no guarantee that any particular tender (ie. the lowest tender) will be accepted. The client will not be responsible for any cost incurred in the preparation of any tender.

1.5.3 Costing:

Tenders should be returned by post or email with a fully itemised schedule of works enclosed. The schedule of works should include a breakdown per item and conclude with a summary of costs. Any items not specifically identified within the schedule of works should be included within the summary of costs. Provisional items should also be identified within the summary of costs.

1.6 Construction documents:

The measurements on the drawings are approximate and must be checked and confirmed on-site. If an alternative product needs to be used while carrying out the building work, the contractor should notify Home Tales Limited for approval prior to commencement of the works.

1.7 Management of works:

1.7.1 Program:

The works are expected to commence as soon as practicable, as agreed with the client. The contractor should allow for adequate time for delivery of all materials and products to ensure all items are available on-site as required.

1.7.2 Statutory authorities:

Permission for the works will have been obtained by the client. If variations are made to the scheme, the necessary permissions must be obtained. Give all necessary notices to the relevant authorities and parties before commencement. Give reasonable notice to the assigned Building Control officer so that they can visit at the necessary stages during the



build phase. Do not cover up work that is required to be inspected by Building Control until there is written confirmation they are satisfied.

1.7.3 Site supervision:

A capable foreman should be available on-site at all times, while the works are on-going.

1.8 Obligations and restrictions imposed by the client:

1.8.1 Pricing instructions:

No alterations made to this schedule will be recognised unless authorised in writing by the client. Should the contractor leave any of the items that are mentioned within this schedule unpriced, they shall be deemed to have considered the rates for such items within the rates. It is assumed that the contractor has accounted for the preliminaries to include any expenditure in respect of the work represented by the provisional sums further on in this document. All prices are to be on a supply and fit basis unless stated to the contrary.

1.8.3 Verification of sizes:

The contractor, sub-contractors and any suppliers must verify all sizes on-site, quantities and description of the works, drawings and any other relevant documentation prior to ordering materials or commencing with the building work.

1.8.4 Prevention of trespass:

The contractor should take all necessary precautions to prevent any trespass on the property during the build. The contractor should allow for the entire site to be protected with hoarding.

1.8.5 Maintenance and protection of public and private services:

The contractor will protect, maintain and where necessary temporarily divert all pipes, ducts, sewers, service mains and overhead cables during the execution of the works. They should notify other or affected occupants in advance of these temporary diversions. The contractor will, at their expense, make good any damage to any items within their control.

1.8.6 Building in adverse weather conditions:

The contractor is expected to adopt all reasonable measures to prevent or minimise the harmful effects of weather conditions during the execution of the works.

1.8.7 Maintenance of temperature and humidity levels:

The contractor should provision for artificial heating and for the necessary measures to enable the proper drying out of the building. This is both for the purposes of the execution of



the building work and also in preparation for the fixing of joinery, carrying out of finishing and other specialist operations.

1.8.8 Lighting and power:

The client will provide electrical power and pay all associated charges. The contractor should provide all temporary connections, leads, fittings, and any other relevant materials.

1.8.9 Maintenance of roads:

The contractor should maintain public and private roads, footpaths, kerbs and any other public areas around the site and keep the approaches clear of mud and debris. The contractor shall make good any damage caused by their own employees, sub-contractors or suppliers transport at their own expense.

1.8.10 Area of operation:

The contractor will take all reasonable precautions to prevent contractors or suppliers from trespassing on adjoining owners' property or property not in the possession of the client of contractor.

1.8.11 Rubbish removal:

The contractor will arrange for the removal of all rubbish, soil, debris, and any other waste caused as a result of the works. This should be removed as it accumulates and at completion. On completion, the site should be left completely clear of rubbish and left in a reasonable state of cleanliness.

1.8.12 Protection:

The contractor will put adequate measures in place to protect the property during the works. This includes the existing structure, decoration and fabric of the property. Any repairs to the property, not covered within the detailed schedule of works and caused by failure to properly protect the property shall be made good at the contractor's expense. The contractor will be held responsible for any damage sustained to the boundary fences, gates, public and private road roadways, paved areas, footpaths, car parks, curbs and to the adjacent buildings from any cause whatsoever in connection to this schedule. In the event of damage, the contractor must make good at their own expense and pay any relevant claims legally demanded. The client is to be informed immediately should any damage occur, accidental or otherwise.

1.8.13 Drying of the works:

The contractor will provide all necessary equipment, materials and labour for the appropriate drying of the works. They are also responsible for controlling the humidity of the site and works as and when required.

1.9 General facilities and obligations:



1.9.1 Plant, tools and vehicles:

Provide all plant (mechanical and non-mechanical), tools and vehicles necessary for the proper execution of the works.

1.9.2 Site management costs:

The contractor will allow and provide for all on and off-site management costs.

1.9.3 Safeguarding the works:

The contractor is responsible for safeguarding the works, materials and plant against weather, damage or theft including all necessary watching and lighting for the security of the works and the protection of the public.

1.9.4 Transport for work people:

The contractor will allow a cost provision for transport for their tradesmen, employees, sub-contractors and suppliers.

1.9.5 Avoidance of nuisance:

The contractor shall take all necessary precautions to ensure noise, dust, pollution and similar items are kept to a minimum whenever possible. The execution of exceptionally noisy operations shall be restricted to appropriate times and days. The contractor shall fit all compressors, percussion tools and vehicles with effective silencers, recommended by the relevant manufacturer. The contractor should be aware of Section 60 of the Control of Pollution Act 1974 with reference to the control of noise in relation to the demolition of construction works. Local borough restrictions should be known, acknowledged and adhered to. The restrictions may relate to the type of plant and the methods of working that should be used. In addition, there may be a maximum noise level at the site boundary which must not be exceeded.

1.10 Health and safety of workman:

The contractor is responsible for all costs incurred to ensure compliance with all health and safety regulations appertaining to all workpeople employed on-site, including those identified or employed by sub-contractors.

1.11 Communications:

1.11.1 The payment terms should be agreed between the client and the contractor and project manager (if applicable) when negotiating contract.



2. Demolition

General notes:

The contractor shall refer to the drawings and relevant documentation in pricing for the following works. No claim based on want of knowledge will be entertained. The description of the works below is not indicative or suggestive of the sequencing of the works.

It will be deemed that in pricing the works, the contractor has visited the site if necessary and has allowed for all implications, conditions and matters affecting the works in the prices offered within this schedule. All materials that arise from the demolition should be disposed of by the contractor unless specifically requested otherwise. In the pricing of the demolition works, the contractor should refer to the relevant drawings and specification as necessary. The contractor will provide all temporary supports and propping for the works at each stage of the demolition works and ensure all structures are in stable condition. The contractor will maintain the stability of the existing building and the adjacent buildings for the entire duration of the contract.

Detailed works:

- 2.1 Where required, disconnect, make safe and strip out existing electrical installations including removing all fittings, switch plates, socket outlets, wiring, conduits and other products alike in ground floor working areas.
- 2.2 Where required, cap off services, disconnect and strip out heating, ventilation and cooling installation including removal of all equipment, plant, radiators, pipework, fittings, fixings, plinths and products alike.
- 2.3 Strip-out ceilings and plaster in the kitchen area and dispose.
- 2.4 Strip-out existing floor finishes where required.
- 2.5 Strip-out kitchen units in GF.
- 2.6 Remove all existing light fittings, electrical fixtures, switches and sockets throughout the working areas.
- 2.7 Take out and dispose of external rear door and windows where required.
- 2.8 Demolish existing extension and dispose.
- 2.9 Removal and disposal of the existing conservatory
- 2.10 Demolish partitions as per the drawings and dispose accordingly.
- 2.11 Strip off existing utility and dispose
- 2.12 Removal of garage door.



3. Substructure

General Notes

The contractor shall refer to the drawings and relevant documentation in pricing for the following works. No claim based on want of knowledge will be entertained. The description of the works below is not indicative or suggestive of the sequencing of the works.

The contractor shall provide all necessary shorting and temporary support as found to be necessary during the demolition and installation of the new structure. This should be constructed in agreement with the building control officer. Please refer to the structural engineer drawings and specifications.

Detailed works:

- 3.1 Excavate foundations as per structural drawings and dispose debris from site (pads and strip footings).
- 3.2 Pour new concrete foundations as per the drawings and structural requirements and building control recommendation.
- 3.3 Excavate to reach required extension levels as per the scope of the detailed drawings and pour concrete slab with A393 mesh on 1200 grade 'Visqueen' DPM, on 50 mm sand blinding, on 150mm hardcore.
- 3.4 Fit airbricks and under structure pipes to allow for cross ventilation.
- 3.5 Excavate to reach required new garage room levels as per the scope of the detailed drawings and pour concrete slab with A393 mesh on 1200 grade 'Visqueen' DPM, on 50 mm sand blinding, on 150mm hardcore.



4 Steel and structural

General notes:

The contractor shall refer to the drawings and relevant documentation in pricing for the following works. No claim based on want of knowledge will be entertained. The description of the works below is not indicative or suggestive of the sequencing of the works.

All labour, fixings, fittings and any other relevant items as detailed on the drawings will be deemed to be included in the prices submitted. The contractor will provide all necessary shoring and temporary support during demolition and installation of the new structure.

Detailed works:

- 4.1 Create pad stones and brick infill where necessary. Refer to structural calculations for details.
- 4.2 Supply and fit steel as per structural engineer's specification to allow new door and window opening.
- 4.3 Brick infill to meet steels and bed down.
- 4.4 Supply and fit steel frame structure as per engineer specification to allow extension.



5 Roof

General notes:

The contractor shall refer to the drawings and relevant documentation in pricing for the following works. No claim based on want of knowledge will be entertained. The description of the works below is not indicative or suggestive of the sequencing of the works.

The contractor shall allow for the coordination of the steel work including forming of profiles to receive the roofing system. All labour, fixings, fittings and any other relevant items as detailed on the drawings will be deemed to be included in the prices submitted. The contractor will provide all necessary shoring and temporary support during demolition and installation of the new structure.

Detailed works:

5.1 Construct timber flat roof with single ply membrane or equivalent, follow specification of roof as per detailed drawings.

5.2 Insert recommended insulation to roof voids as per drawings

5.3 Fit code 5 lead flashings

5.4 Supply and fit 3 double glazed aluminium skylight as per the drawings including flashing.

5.5 Supply and fit new lantern as per the detailed drawings flashing to be included

5.5 Supply and fit rainwater goods to accommodate drainage.



6 External walls

General notes:

The contractor shall refer to the drawings and relevant documentation in pricing for the following works. No claim based on want of knowledge will be entertained. The description of the works below is not indicative or suggestive of the sequencing of the works.

The contractor shall allow for all fittings, fixings, accessories, cavity closures, supports and anything alike as required for the proper installation of the works as per the structural engineer's specification.

Detailed works:

- 6.1 Construct new brick / block cavity or block/block wall to form new extension print. Please refer to drawings for full wall scope and print.
- 6.2 Render and paint to match as existing
- 6.3 Create new door openings to align with relevant drawings and the structural engineer's specification, ready to receive new doors.
- 6.4 Create new window opening in the front property for new window as per details. Bricks to match.
- 6.5 Allow for Simpson wall ties between new and existing masonry.



7 External doors and windows

General notes:

The contractor shall refer to the drawings and relevant documentation in pricing for the following works. No claim based on want of knowledge will be entertained. The description of the works below is not indicative or suggestive of the sequencing of the works.

The contractor will ensure the openings are adequately provided for supplier's fitters. They should assist with access to allow sub-contractors to install. Please retain existing bricks to be used as infill if/when necessary. The contractor shall make good around the area once the doors are fitted.

Detailed works:

7.1 2 Patio French doors to the side: supplier and scope to be chosen by the client.

7.1.1 Supply and fit new window in old garage as per the drawings. Scope and supplier to be chosen by client.



8 Internal walls and partitions

General notes:

The contractor shall refer to the drawings and relevant documentation in pricing for the following works. No claim based on want of knowledge will be entertained. The description of the works below is not indicative or suggestive of the sequencing of the works.

Refer to drawings for details of stud partitions.

Detailed works:

8.1 Construct timber stud partition, insulate, plasterboard and plaster to form WC and new utility as per the drawings.

8.2 Fit new plasterboards as per current regulations and skim and plaster full new areas

8.3 Re-skimmed and plastered full reception areas.



9 Internal doors

General notes:

The contractor shall refer to the drawings and relevant documentation in pricing for the following works. No claim based on want of knowledge will be entertained. The description of the works below is not indicative or suggestive of the sequencing of the works.

The contractor should refer to relevant clauses in the drawings when pricing for the works. The contractor will allow for making good (sand down and prepare for final painting) existing door frames. Standard pivot doors, ironmongery, hinges and frames should be supplied by the contractor. The contractor will allow for a provisional amount to supply and fit two FD30 doors to receptions in GF and bedrooms in FF in the instance the existing doors do not meet current standards and needs to be replaced to satisfy Building Control.

Detailed works:

- 9.1 Supply and fit two 4 panel standard swing door to WC and utility
- 9.2 Supply and fit fire rated 4 panel swing door to kitchen entrance.
- 9.3 Supply and fit internal door from living to kitchen details and scope to be chosen by client.



10 Wall finishes

General notes:

The contractor shall refer to the drawings and relevant documentation in pricing for the following works. No claim based on want of knowledge will be entertained. The description of the works below is not indicative or suggestive of the sequencing of the works.

The contractor is advised that all wall finishes should be cleaned and kept clean until practical completion and handover. The contractor is deemed to have to included additional protection to the walls for the duration of the contract. The contractor must ensure that all backgrounds and bases provide flatness and/or regularity to the finished surfaces. The contractor must inform the client if falls are inadequate. No alterations to the thickness of bedding materials can be made without prior approval from the client. The contractor will prepare retained existing surfaces to receive finishes as specified by the client. Should it become necessary to apply levelling compounds as a preliminary measure, the cost of the work will be deemed to be included. All concrete and blockwork surfaces shall be brushed down to remove any dust or loose particles from the surface. Blockwork must be free from all dust, mould, oil and other release agents. Ends, angles, intersections and alike are deemed to be included in the cost offered within this schedule. The contractor is advised that all painting, tiling and all other sundry wall finished are to be cleaned and kept clean until completion and handover, and they are included in the rates offered within this schedule.

Detailed works:

- 10.1 Install tiles (scope to be confirmed with the client) for the splashback in kitchen. The cost of materials required should be included, for example grout, silicon, adhesive and any other required materials.
- 10.2 Paint any exposed pipes, ductwork, cables and any other works associated with mechanical and electrical services.
- 10.3 Prepare as described and apply three coats of approved quick drying eggshell finish paint to all new woodwork.
- 10.4 Prepare as described and apply 2 mist coats and three approved coats of quick drying eggshell wall finish paint as recommended by the manufacturer to general surfaces of new kitchen and extension, utility, and WC. Make good to any areas damage by the works.



11 Floor finishes

General notes:

The contractor shall refer to the drawings and relevant documentation in pricing for the following works. No claim based on want of knowledge will be entertained. The description of the works below is not indicative or suggestive of the sequencing of the works.

The contractor is advised that all floor finishes should to be cleaned and kept clean until practical completion and handover. The contractor is deemed to have to included additional protection to the floors for the duration of the contract. The contractor should allow for substrate to the floors to be suitably flat and structured to take additional load, and any loose floorboards to be fixed. The substrate must not deviate by more than 3mm over 3000mm. Skirting will be supplied by the client and fitted by the contractor after the floor has been completed.

Detailed works:

- 11.1 Lay floor in the new WC, utility, and kitchen extension. Flooring to be confirmed and supplied by client. Grout / adhesive / relevant materials to be supplied by contractor.
- 11.2 Allow for fit only (to be supplied by client) new skirtings 120mm height in full GF.



12 Ceiling finishes

General notes:

The contractor shall refer to the drawings and relevant documentation in pricing for the following works. No claim based on want of knowledge will be entertained. The description of the works below is not indicative or suggestive of the sequencing of the works.

The contractor is advised that all ceiling finishes should to be cleaned and kept clean until practical completion and handover. The contractor is deemed to have to included additional protection to the ceiling for the duration of the contract. The contractor is advised that all necessary hangers and supports that are required to support bulkheads, the various light, supply and extract grilles and any other associated service fittings are deemed to be included in the rate offered and no extra materials or labour will be entertained. The contractor is advised where hangers cannot be fixed at centres as specified, a sub grid of appropriate span performance should be installed, and the contractor is deemed to include this item within the rate. The new ceiling should be flat, allow for levelling the existing joists if necessary. It is advised that the contractor should asses the overall condition of the existing ceiling prior to strip out.

Detailed works:

- 12.1 Strip off existing ceilings and remove any existing insulation in working areas
- 12.2 Level up ceilings where necessary in GF and insert new rockwool insulation.
- 12.3 Insert insulation Kingspan or equivalent in new roof as per drawing detail.
- 12.4 Provide and fix ceiling system comprising of two layers of 12.5mm moisture resistant and fire-resistant plasterboard in working areas. The ceiling should have tapered edges, taped and skimmed. Insert 100 Kingspan or equivalent insulation and allow for cross ventilation in new exposed roof ceiling two layers of 12.5mm moisture resistant and fire-resistant plasterboard.
- 12.5 Finish mentioned ceilings with skim coat plaster to soffits.
- 12.6 Prepare as described and apply three coats of approved quick drying eggshell wall finish paint as recommended by the manufacturer to mentioned ceilings. Colour to be confirmed with the client.
- 12.7 Create the above mention ceilings in the new utility area according with current regulations.



13 Sanitary appliances

General notes:

The contractor shall refer to the drawings and relevant documentation in pricing for the following works. No claim based on want of knowledge will be entertained. The description of the works below is not indicative or suggestive of the sequencing of the works.

The works shall comply with the drawings and specification and should be completed to the satisfaction of and in accordance with the rules, regulations and requirements of the relevant authorities.

The contractor should allow for all costs in connection with labour, details and coordination of the drawings. The contractor will seek client approval prior to pursuing the works. The contractor should fit all sanitary appliances complete with all fixing and accessories. This includes providing brackets, supports, fixings, fittings, waterproof mastic sealant around appliances and making good finishes. The contractor will allow for storing all sanitary appliances in a safe and secure location. They will allow for removal and disposal of the packaging and installation including making all final connections to pipework.

Detailed works:

- 13.1 Install all sanitary and kitchen items and fixings, including, taps, traps, basins, external tap and any other relevant items as detailed within the drawings in kitchen area.
- 13.2 Install all sanitary items and fixings to allow a taps, traps, wc and basin within new WC and utility.



14 Gas appliances and boiler work

General notes:

The contractor shall refer to the drawings and relevant documentation in pricing for the following works. No claim based on want of knowledge will be entertained. The description of the works below is not indicative or suggestive of the sequencing of the works.

The works included within this section are to be carried out by a specialist that has been approved by the services consultant on a domestic sub-contract basis to the main contractor. The works shall align with the drawings layout and shall be carried out to the satisfaction of and in accordance with the rules, regulations and requirements of relevant authorities. The contractor should allow for all costs in connection with labour, details and coordination of the drawings. The contractor should seek client approval prior to pursuing the works. All work detailed should allow for providing and fixing additional supports, brackets, battens and alike as required for the proper execution of the works. Items indicated on the drawings and not mentioned specifically in this schedule shall be deemed to be included in the tender price. The contractor is responsible for the coordination of all domestic and nominated sub-contractors and must ensure they fit into the overall build schedule. The contractor should allow for work in connection with the gas installation including cutting and forming holes, chases, recesses, mortices and a like in and making good finishes. They should provide a gas certification and cooker certification (if applicable) at completion of the job.

Detailed works:

- 14.1 Fit new system boiler and run the new flue and extractor system as per current regulations. The position should be confirmed with the client. The client will provide the boiler. The contractor should commission, test and provide all necessary certification.
- 14.2 Run gas pipe from the mains to the cooker position. This should be tested and certified where applicable.



15 Electrical services

General notes:

The contractor shall refer to the drawings and relevant documentation in pricing for the following works. No claim based on want of knowledge will be entertained. The description of the works below is not indicative or suggestive of the sequencing of the works.

The works included within this section are to be carried out by a specialist that has been approved by the services consultant on a domestic sub-contract basis to the contractor. The works shall align with the drawings layout and shall be carried out to the satisfaction of and in accordance with the rules, regulations and requirements of relevant authorities. The contractor should allow for all costs in connection with labour, details and coordination of the drawings. The contractor should seek client approval prior to pursuing the works. All work detailed should allow for providing all conduits, concealed wiring, switch plates, outlets, distribution boards, isolators, switches, skirting trunking, fittings, fixings, accessories and alike as required for the proper execution of the works. Items indicated on the drawings and not mentioned specifically in this schedule shall be deemed to be included in the tender price. All work detailed should allow for providing and fixing additional supports, brackets, battens and alike as required for the proper execution of the works. Items indicated on the drawings and not mentioned specifically in this schedule shall be deemed to be included in the tender price. The contractor is responsible for the coordination of all domestic and nominated sub-contractors and must ensure they fit into the overall build schedule. The contractor should allow for protecting all existing services including identifying and clearly marking the services as required. Add for profits, overheads, general attendance and any other incidental costs in connection with electrical installation. The contractor should allow for work in connection with the electrical installation including cutting and forming holes, chases, recesses, mortices and a like in and making good finishes.

Detailed works:

- 15.1 Supply and fit 25 points of light. Position and outlets to be discussed with client.
- 15.2 Supply and fit 15 double sockets. Position and outlets to be discussed with client.
- 15.3 Allow for 12 circuits.
- 15.4 Supply and fit interlink fire alarms in the landings as per current regulations if necessary.
- 15.5 Allow for the feeds and connections for the combi boiler, depending on contractor's design. CO alarm to be included, location should be discussed and confirmed with the client and Building Control.
- 15.6 Supply and fit all necessary fuses and outlets for a full kitchen installation.
- 15.7 Fit 3x outside lights. Outside lights to be supplied by the client. Fit 1 outside socket and 1 feed for garden lights. Position to be confirmed with the client.
- 15.8 Supply and fit heat detector.



16 Mechanical and plumbing

The contractor shall refer to the drawings and relevant documentation in pricing for the following works. No claim based on want of knowledge will be entertained. The description of the works below is not indicative or suggestive of the sequencing of the works.

The works included within this section are to be carried out by a specialist that has been approved by the services consultant on a domestic sub-contract basis to the main contractor. The works shall align with the drawings layout and shall be carried out to the satisfaction of and in accordance with the rules, regulations and requirements of relevant authorities. The contractor should allow for all costs in connection with labour, details and coordination of the drawings. All work detailed should allow for providing the mechanical, plumbing and ventilation service installation including providing pipework, equipment, fittings, accessories, insulation, isolating valves, making all the connections and alike as required for the proper execution of the works. All work detailed should allow for providing and fixing additional supports, brackets, battens, the plant, equipment and alike as required for the proper execution of the works. Items indicated on the drawings and not mentioned specifically in this schedule shall be deemed to be included in the tender price. The contractor is responsible for the coordination of all domestic and nominated sub-contractors and must ensure they fit into the overall build schedule. The contractor should allow for new pipework within the fee given as well as proper testing and commissioning for the complete mechanical, plumbing, ventilation and cooling service installation. Add for profits, overheads, general attendance and any other incidental costs in connection with mechanical, plumbing and ventilation installation. The contractor should allow for work in connection with the mechanical, plumbing and ventilation installation including cutting and forming holes, chases, recesses, mortices, providing pipework, equipment, fittings, accessories, insulation, isolating valves, making good connections and alike and making good finishes.

Detailed works:

- 16.1 Run required plumbing connections for hot and cold water in kitchen, WC, and utility
- 16.2 Run all required extraction in WC and utility as per current regulations.
- 16.3 Fit new ducting for extractor fan in the kitchen in line with current regulations.



17 Drainage and waste

The contractor shall refer to the drawings and relevant documentation in pricing for the following works. No claim based on want of knowledge will be entertained. The description of the works below is not indicative or suggestive of the sequencing of the works.

The works shall be carried out to the satisfaction of and in accordance with the rules, regulations and requirements of relevant authorities including the district inspector.

Detailed works:

- 17.1 Connect new drainage for the kitchen, utility, and WC to existing downpipes.
- 17.2 Build in ends of existing pipework in 225mm brickwork including all making good.
- 17.3 Connect new pipework to manhole including all labour in adapting, altering, forming holes in brickwork, altering benching, replacing channels and alike and making good to the satisfaction of the services engineer.
- 17.4 Allow for connecting to existing drains.
- 17.5 Allow for moving existing manhole 1.5m from the rear property if requested by building control officer.
- 17.6 Allow for testing the drainage installation.
- 17.7 New drainage in garden to comprise aco-drainage next to doors and gullies connection to manhole.



Summary of costs

	£
Demolition	
Substructure	
Steel and structural	
Roof	
External walls	
External doors & windows	
Internal walls and partitions	
Internal doors	
Wall finishes	
Floor finishes	
Ceiling finishes	
Sanitary appliances	
Gas appliances and boiler work	
Electrical services	
Mechanical and plumbing	
Drainage and waste	
Total Sum	