



SPECIFICATION FOR WORKS

EXTENSIONS AND ALTERATIONS

AT:

Sample

FOR:

Mr and Mrs ..

REF: EP2503SPEC01

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1. PRELIMINARIES

1.1 GENERAL

Copyright of this document shall remain the property of YOUR PROPERTY TEAM

This Specification shall be read in conjunction with the working drawings and any structural calculations for the proposed works. Where building regulations drawings have not been completed or approved, all parties are to be aware that additional works may be requested by Building Control and these will be quoted separately as a variation to the works.

Where there is any discrepancy between the drawings and this Specification, this Specification shall take precedent unless otherwise agreed with YOUR PROPERTY TEAM.

1.2 METHOD OF WORK

The Contractor is to advise the client of their proposed start date, a total project time and the general method of operation of the works. If possible, a basic programme of works shall be provided.

1.3 INSURANCE

The Contractor is to provide the client with a copy of their current insurance policy prior to works commencing.

1.4 WARRANTY

The Contractor is to advise the client of any warranty they will provide for the works.

1.5 CONTRACT SUM PAYMENT

The Contractor is to provide a fixed price quotation for the works based on the contract drawings, this specification and any other related contract documents such as structural calculations or party wall awards.

The costs for items shown as **provisional sums** are to be confirmed with the client prior to ordering any materials or commencing work on these items. These are generally items that are subject to the client's final decision on design, material, type, etc.

Any items that the contractor considers to be variations to the contract are to be advised to the client before those items are commenced and a cost is to be provided.

Payment terms are to be agreed with the client.

1. PRELIMINARIES

1.6 INCLUDED IN QUOTED WORKS

1. Protection to property, garden and driveway
2. Scaffolding as required
3. Skips as required
4. Cleaning site and removal of all debris.
5. Health and Safety provision as required

1.7 EXCLUDED FROM QUOTED WORKS

1. Building Inspection and Completion Certificate Fees
2. Party Wall Agreement or Public Sewer Build Over Agreement Fees
3. Removal of furniture, pictures, household items, etc. required to execute the works
4. Any specialist removal of asbestos bearing or other hazardous materials
5. Supply of portaloos – it is assumed clients WC can be used.

2. DEMOLITION

2.1 GENERAL

All demolished materials are to be removed from site.

Note – the client may carry out some of the following items – contractor to check extent of works with client.

2.2 INCLUDED IN QUOTED WORKS

1. Demolish existing external and internal walls as shown on the plans.
2. Remove existing pitched roof structure including removal of roof tiles, felt, battens, etc. N.B. It is assumed the complete roof structure will need to be removed due to the extent of the works. All roof tiles are to be replaced.
3. Demolish central chimney.
4. Remove paving, patio, etc in area of works as required.
5. Remove existing doors and windows throughout – all to be replaced.
6. Strip out existing kitchen including removal of cupboards and worktops, floor and wall finishes. Liaise with client regarding any items to be retained.
7. Strip out existing bathroom including removal of sanitaryware, wall and floor finishes and existing redundant services.
8. Form new openings as shown on plans including installation of lintels and steel beams over.
9. Remove existing boiler and associated services. Note – system to be changed to a pressurized system.
10. Remove cold water tanks which are not required.
11. Remove any existing radiators/heating services which are affected by the works.
12. Remove all existing floor coverings.
13. Remove any internal joinery including doors, skirtings and architraves which are being replaced.

2.3 EXCLUDED FROM QUOTED WORKS

1. Removal or pruning of any trees
2. Removal of any plants that are to be retained by the Client (Client to arrange this prior to commencement of works).
3. Temporary scaffolding roof – this to be quoted separately if required.

3. FOUNDATIONS AND GROUND FLOORS

3.1 GENERAL

Foundation depths often vary from the original plans once works commence as they are subject to ground conditions encountered on site. Where foundations are required to be formed deeper than specified below, this will be treated as a variation to the works.

Note – the client may carry out some of the following items – contractor to check extent of works with client.

3.2 INCLUDED IN QUOTED WORKS

1. Dig trial hole to expose existing foundations for inspection by building control. Make good after.
2. Form new foundations to extensions as shown on plans – all to approval of Building Inspector and party wall surveyor if appointed.
3. Form new ground floor to extensions as shown on plans. Note floor may be constructed as beam and block floor subject to building inspector approval. It is assumed existing floor can be retained to existing rooms.
4. Include for making good existing floors where disrupted by the works.

3.3 EXCLUDED FROM QUOTED WORKS

1. Underpinning existing foundations except where new pad foundations shown.

4. DRAINAGE WORK

4.1 GENERAL

Drainage works are assumed to be as shown on plans and where these are found to vary on site once works commence, additional works will be treated as a variation to the contract.

Note – the client may carry out some of the following items – contractor to check extent of works with client.

4.2 INCLUDED IN QUOTED WORKS

1. Allow for new storm drains as shown on the plans.
2. Allow for new foul drains and connecting foul drains to existing foul system on site to approval of Building Inspector.
3. Allow for 1 new soakaway to rear garden and one to front garden.
4. Adapt/extend existing SVP as required.

4.3 EXCLUDED FROM QUOTED WORKS

1. Build over agreement – client to arrange this if required.

5. BRICKWORK AND BLOCKWORK

5.1 GENERAL

New external walls to be cavity construction in blockwork and render.. Note rendered finish to be smooth render.

5.2 INCLUDED IN QUOTED WORKS

1. Allow for forming new external walls to extension as shown on plans. Form new/adapt existing openings as shown on plans and described under Section 2 of this specification including installation of new lintels. Liaise with client regarding structural sizes of doors and windows.
2. Install dpc's, as required.
3. Form movement or expansion joints as required.
4. Stainless steel starter profiles at junction of new walls and existing property.
5. Install steel beams as shown and to structural engineers calculations.
6. Allow for internal block partitions as shown on the plans.

5.3 EXCLUDED FROM QUOTED WORKS

1. Forming new chimney stacks or fireplaces.
2. External insulation – this to be costed separately if required.

6. CARPENTRY AND JOINERY

6.1 GENERAL

All new joinery will be supplied to match existing as closely as possible but no allowance is made for purpose made items such as architraves, skirtings, etc.

6.2 INCLUDED IN QUOTED WORKS

1. Allow for roof carcassing as shown on plans. Include for all new trusses, rafters, joists, firrings, decking, etc as required. Allow for new fascias and soffits in PVCu or painted timber subject to client choice.
2. Allow for fitting new client issue internal doors – client to supply doors and ironmongery.
3. Allow for replacing all existing internal doors with client issue doors and ironmongery.
4. Allow for fixing rooflight to landing – client to issue.
5. Fit client issue stairs and balustrading. Client to supply all components.
6. Fit client issue balcony balustrading to rear bedroom doors.
7. Allow for thermal insulation as shown on plans.
8. Fit skirtings and architraves to all new and existing walls and doors to clients choice. Client to issue. All existing to be replaced.
9. Allow for plaster boarding to all new ceilings and stud walls.
10. Supply and fit new floor joists to first floor and 22mm t&g moisture resistant chipboard flooring (plywood to bathrooms suitable for tiling).
11. Box in wastes and SVP's.
12. Allow for boarding loft with 18mm t and g chipboard flooring.

6.3 EXCLUDED FROM QUOTED WORKS

1. Supply or fitting of specialist wooden flooring
2. Shelving or storage cupboards – these to be quoted separately if required.
3. Picture rails or dado rails
4. Supply or fitting of kitchen or utility room units or worktops.
5. Supply of rooflight or blinds.
6. Supply of stairs or stair components including balustrading, hand rails, etc.
7. Supply of balcony balustrading.
8. Supply of internal doors and ironmongery.
9. Supply or installation of external doors or windows – client to arrange and pay for directly.
10. Supply of skirtings and architraves.
11. Glazed framework to front extension – client to source

7. ROOFING WORK

7.1 INCLUDED IN QUOTED WORKS

1. Note – the roof is to be completely replaced and tiled in new tiles to clients choice (client to supply roof tiles). Fit new breathable felt and battens to all new pitched roof surfaces and fit tiles in accordance with manufacturers specification.
2. Allow for guttering and downpipes to match existing.
3. Allow for flashings as required to vertical abutments.
4. Flat roof to be finished in GRP or resin by specialist roofing contractor. Provide warranty to client.

7.2 EXCLUDED FROM QUOTED WORKS

1. Replacing main roof gutters.
2. Retiling existing roof
3. Supply of roof tiles.

. PLUMBING AND HEATING

8.1 GENERAL

All plumbing works to be in accordance with plans and relevant Building Regulations/Water Authority Bye-Laws.

Note – the client may carry out some of the following items – contractor to check extent of works with client.

8.2 INCLUDED IN QUOTED WORKS

1. Existing boiler to be replaced and new condensing boiler to be fitted in locations to be agreed. Allow for all connection to cylinder, hot supplies and heating as required.
2. Supply and fit pressurized cylinder and associated pipework, fittings etc in location to be agreed with client. Allow for adapting any existing pipework to suit new system as required.
3. Supply and fit pressed steel radiators with TRVs in positions to be agreed – assumed 15 in total. Allow for all flow and return heating pipework, etc as required.
4. Fit client issue towel rails to two bathrooms.
5. Fit client issue sanitaryware to two bathrooms. Include for hot and cold supplies and wastes as required.
6. Provide new SVP's and stub stacks as required.
7. Provide hot and cold supplies and wastes to all appliances and sink in kitchen/utility room.
8. Provide new external tap – position to be agreed with client.
9. Allow for gas supply to boiler and hob.

8.3 EXCLUDED FROM QUOTED WORKS

1. Supply of sanitaryware.
2. Supply of heated towel rails
3. New incoming mains
4. Relocation of gas meter costs – assumed remaining in current location.
5. Water softener

9. ELECTRICAL WORK

9.1 GENERAL

All electrical works including testing to be to relevant Codes of Practice and to meet part P (Electrical Safety) and to be designed, installed, inspected and tested by competent person registered with an electrical Competent Person Scheme authorised by the ODPM.

Upon completion the installer will issue a BS7671 certificate to the householder and Building Control and a copy of the Competent Person certificate to the householder. The Competent Person Scheme will issue a certificate by e-mail to Building Control within 30 days.

9.2 INCLUDED IN QUOTED WORKS

General

It is assumed complete property will be rewired due to the extent of the works. Allow for removing all redundant existing switches, sockets, light fittings etc as required. Replace existing consumer unit.

Client to arrange and pay for any new incoming lines for BT, Sky or cable TV, etc.

Allow for mains wired and interlinked smoke alarms to hall and first floor landing.

Porch/Hall

5 LED ceiling downlighters and 2 gang switch
2-way switch to first floor lights
Thermostat for heating controls.
2 recessed twin 13a sockets

Garage

Rewire existing electrics
Electric supplies to boiler and cylinder as required.

Sitting

4 recessed twin 13a sockets
6 LED ceiling downlighters and 2 gang switch

Ground Floor Bed

4 recessed twin 13a sockets

9. ELECTRICAL WORK

9.2 INCLUDED IN QUOTED WORKS

Kitchen/Dining/Living

1 ceiling light point and switch
16 LED ceiling lights and 2 gang switch.
12 recessed twin 13a sockets
4 fused spurs to appliances
Cooker hood supply and isolator
Oven supply
Under cupboard light feed and switch
Electric supply to 4 rooflights

Ground Floor Bath

6 recessed LED downlighters and switch
Extractor fan and isolator switch
Shaver point

Utility

Rewire existing electrics

Bed 1

8 recessed LED downlighters and switch
4 recessed twin 13a sockets.
2 client issue bedside wall lights and switches

Bed 2

8 recessed LED downlighters and switch
4 recessed twin 13a sockets.
2 client issue bedside wall lights and switches

Bed 3

8 recessed LED downlighters and switch
4 recessed twin 13a sockets.
2 client issue bedside wall lights and switches

9. ELECTRICAL WORK

9.2 INCLUDED IN QUOTED WORKS

First Floor Bath

6 recessed LED downlighters and switch
Extractor fan and isolator switch
Shaver point

First Floor Landing

4 recessed LED downlighters and switch
2 recessed twin 13a sockets

Externals

1 external light (client to issue fitting) to front porch.
1 external light (client to issue fitting) to garage side.
1 external light (client to issue fitting) to utility side.
3 external lights and switches (client to issue fittings) to rear

9.3 EXCLUDED FROM QUOTED WORKS

1. Relocation of electric meter.
2. Alarm works
3. Supply of light fittings except LED downlighters

10. PLASTERING WORK

10.1 INCLUDED IN QUOTED WORKS

1. Plaster all new walls and ceilings – it is assumed all ceilings will be renewed.
2. Make good plaster to walls where disturbed by works. It is assumed all existing walls will be reskimmed where existing plaster found to be in sound condition.
3. Screed new ground floors
4. Allow for rendering all new and external walls in smooth rendered finish.

10.2 EXCLUDED FROM QUOTED WORKS

1. Coving except making good
2. Arches
3. External painting/decorating.

SAMPLE

11. MISCELLANEOUS WORK

11.1 INCLUDED IN QUOTED WORKS

1. Remove paving, decking, etc in area of works as required.

11.2 EXCLUDED FROM QUOTED WORKS

1. Supply or fitting of ceramic floor or wall tiles.
2. Supply or fitting of carpets or laminate flooring.
3. Internal or external decoration works.
4. External paving or patio works.
5. External fencing or garden walls.
6. Parking space to front requested by planners.

SAMPLE