QUOTATION

Sample quote

The Best Garage Conversions · 01562 261 071 · thebestgarageconversions.co.uk

Prepared for

[Customer name]

[Address line 1, Town, Postcode]

Project: Attached garage conversion to living room

Schedule of works

Everything we will do to complete your project:

- Building Notice submitted to North Worcestershire Building Control on your behalf, and management of the inspection visits.
- Provision of one builder's skip. Any additional skips charged at cost.
- Driveway protection as required.
- Removal of the existing garage door, retaining the lintel.
- Matching brickwork to the front to support the new window, with a stone cill made to match your existing ones. We've assumed the concrete pad is deep enough to build directly off. Building Control
- Supply and install a new white, A-rated uPVC window with escape hinges, to match the house. Building Control
- Install a structural lintel in the side wall to allow a knock-through into the kitchen. Actual size to be agreed, but allowed for 1200mm.
- Knock-through to create a walk-through, and install a new doorway (door supply excluded). Building Control
- Install a structural lintel to the rear wall to allow bifolds to be installed. Supply and fit approx. 1850mm wide aluminium bifolds, opening out. Building Control
- Insulation to the garage floor, installed within a timber frame over a damp-proof membrane, with Caberfloor flooring suitable for laminate, vinyl or carpet. Building Control
- Full rigid polyurethane insulation to all external wall areas, including the partition wall to the rear of the conversion. Building Control
- Loft roll insulation to the void above the new room. Building Control
- Full plasterboarding and skimming to all walls, making good where structural alterations are completed.
- Electrical layout for the new room: central lighting point, 4 double sockets and a client-supplied electric radiator. Mains-powered smoke alarm.
- Softwood or primed MDF skirting to all wall perimeters.

Not included in this quote

- Building Control application fees, payable to North Worcestershire Building Control (approx. £375).
- Supply and/or fitting of your chosen floor covering.
- Alarm, BT, internet and TV cabling. If you have Sky, Virgin etc. they'll need to cable up any new TV point, but we can install ducting to make that easy later.
- Any gas pipe alterations (not needed in this case).
- Decoration (available as an extra if you'd like it).
- Supply of the internal door or combination to the kitchen. Fitting is included.

Your fixed price

Materials	£6,877.00
Labour	£7,860.00
Total excluding VAT	**£14,737.00**
VAT at 20%	£2,947.40
Total project cost	**£17,684.40**

Good to know

- Fixed price: this is the full price for the work listed above, with no hidden extras.
- Payment: 25% deposit on acceptance, so we can order materials and book your start date. Then two payments of 25%, each after a Building Control inspection as the work progresses, and the final 25% on completion.
- Start date: usually 8 to 10 weeks from booking. School holiday slots book up early.