

# Material Summary

Site Address: Loft conversion 1

Proposal: Loft conversion and associated works.

Estimators Product Description	Build Stage Reference	UoM	Material Quantity	Rate	Total Ex VAT
Sawn Timber Dry Graded C16 47x175mm Treated	2nd Flr	M <sup>1</sup>	118.300	5.62	664.85
Chipboard Flooring MR 2400x600x22mm	2nd Flr	Sh	24.000	9.89	237.36
Mineral Acoustic Partition Roll 2x600 100mm	Resilient Flr	M <sup>2</sup>	31.000	4.85	150.35
MDF Window Cill Board Primed 25x225mm	1st Flr	M <sup>1</sup>	4.000	5.41	21.64
Silicone General Purpose White 310ml tube	1st Flr	Ea	2.000	5.01	10.02
Velux Window GGL PK10 2070 940x1600	Velux	Ea	2.000	313.27	626.54
Velux Flashing EDW PK10	Velux	Ea	2.000	63.99	127.98
Gutter Plastic Round 4000mm	Guttering	Ea	2.000	11.24	22.48
Gutter Plastic Round Fascia Bracket	Guttering	Ea	8.000	0.92	7.36
Gutter Plastic Round Straight Running Outlet	Guttering	Ea	1.000	3.91	3.91
Gutter Plastic Round External Stop End	Guttering	Ea	2.000	1.66	3.32
Rain Water Plastic Round Pipe 5.5M	Rain Water	Ea	1.000	16.04	16.04
Rain Water Plastic Round Bracket	Rain Water	Ea	2.000	1.86	3.72
Rain Water Plastic Round Offset Bend	Rain Water	Ea	4.000	2.40	9.60
Lead Roll 240x3000mm Code 4 Nominal Weight 15Kg	Roofing	RI	5.000	47.04	235.20
Sawn Timber Dry Graded C16 47x100mm Treated	Partitions	M <sup>1</sup>	149.000	3.22	479.78
Internal Door Casing Fire Check 63x125mm	Door Frame	M <sup>1</sup>	45.900	6.82	313.04
Sawn Timber Dry Graded C16 47x100mm Treated	Timber Frame	M <sup>1</sup>	122.000	3.22	392.84
Oriented Strand Board OSB3 2397x1197x9mm	Timber Frame	Sh	9.000	17.52	157.68
Dupont Tyvek Housewrap Breather Membrane 1.4x100m Roll	Timber Frame	RI	1.000	96.62	96.62
Sawn Timber Dry Graded C16 47x150mm Treated	General Timber	M <sup>1</sup>	34.000	4.96	168.64
Sawn Timber Dry Graded C16 47x175mm Treated	General Timber	M <sup>1</sup>	15.000	5.62	84.30
Sawn Timber Dry Graded C16 75x100mm Treated	General Timber	M <sup>1</sup>	5.000	4.90	24.50
Steel Galvanised Restraint Strap 1200x30x5 Bent 100mm	Restraint Strps	Ea	8.000	3.86	30.88
Foil Faced Rigid PIR Insulation Board 2400x1200x50mm	Insulation	Ea	12.000	35.62	427.44
Foil Faced Rigid PIR Insulation Board 2400x1200x100mm	Insulation	Ea	6.000	71.29	427.74
25mm Mesh Wire Netting 0.9x10m Roll	Carpentry	RI	7.000	18.59	130.13
Internal Fire Door Style and Type TBC	Fire Door	Ls	1.000	900.00	900.00
Intumescent Strip Firestop 10x4mm Brown 2100mm	Firestop	Ea	22.000	2.78	61.16
Ironmongery Perko Door Closer	Door Closer	Ea	9.000	9.79	88.11
Ironmongery SAA Lever Latch	Ironmongery Pack	Ea	9.000	10.29	92.61
Machined Timber 5" Moulded Skirting Board	Skirting Board	M <sup>1</sup>	38.000	2.51	95.38
Machined Timber 3" Moulded Architrave	Architrave	M <sup>1</sup>	101.000	1.72	173.72
Sawn Timber Dry Graded C24 47x150mm Treated	Flat Roof	M <sup>1</sup>	47.000	5.24	246.28
Sawn Timber Firing Strip 47x50mm	Flat Roof	M <sup>1</sup>	42.200	1.57	66.25
Plywood Wisa Structural 2440x1220x18mm	Flat Roof	Ea	8.000	42.70	341.60
Sawn Timber Arris Rail Diagonal Cut 47x47mm	Flat Roof	M <sup>1</sup>	4.900	1.36	6.66
Planned Timber PSE 5THS Redwood 25x200mm	Flat Roof	M <sup>1</sup>	13.000	3.69	47.97
Plywood Hardwood WBP 2440x1220x6mm	Flat Roof	Sh	2.000	24.04	48.08
Lead Roll 240x3000mm Code 4 Nominal Weight 15Kg	Flat Roof	RI	2.000	47.04	94.08
Plaster Multi Finish 25Kg Bag	Plastering	Ea	9.000	6.62	59.58
Plaster Board Standard 2400x1200x12.5mm	Plastering	Sh	2.000	6.25	12.50
Plaster Board Standard 2400x1200x12.5mm	Plastering	Sh	47.000	6.25	293.75
Plaster Board Standard 2400x1200x12.5mm	Plastering	Sh	13.000	6.25	81.25
Mineral Wool Roll General Purpose 1x1200 100mm	Insulation	M <sup>2</sup>	14.000	1.92	26.88
Mineral Acoustic Partition Roll 2x600 75mm	Insulation	M <sup>2</sup>	22.000	3.59	78.98
Mineral Wool Flexi Slab 1x400x1200 90mm	Insulation	Ea	11.000	3.10	34.10
Foil Faced Rigid PIR Insulation Board 2400x1200x90mm	Insulation	Ea	10.000	64.07	640.70
Mineral Wool Roll 3x386/2x580/1x1160 150mm	Insulation	M <sup>2</sup>	24.000	3.36	80.64
Plaster Multi Finish 25Kg Bag	Plastering	Ea	4.000	6.62	26.48
Self Adhesive Scrim Tape	Plastering	Ea	2.000	4.57	9.14
Angle Skim Bead 2400mm	Plastering	Ea	3.000	1.16	3.48
K-Rend HPX Base Coat 25Kg Bag	Plastering	Ea	3.000	18.49	55.47
K-Rend Coloured Top Coat 25Kg Bag	Plastering	Ea	7.000	10.91	76.37
K-Rend Alkali Resistant Reinforcing Mesh 1.0x50m roll	Plastering	RI	1.000	48.76	48.76
PVC Render Stop Bead 15mm x 3m Length	Plastering	Ea	5.000	4.89	24.45
PVC Render Angle Bead 14mm x 3m Length	Plastering	Ea	2.000	5.20	10.40
Dry Wall Adhesive 25Kg Bag	Plastering	Bg	1.000	7.89	7.89
Energy efficient lamp holder 10/13W compliant with Part L1	Electrical	Ea	3.000	30.38	91.14

Estimators Product Description	Build Stage Reference	UoM	Material Quantity	Rate	Total Ex VAT
Light Switch 6Amp 1Gang 1Way	Electrical	Ea	3.000	1.54	4.62
Cable Grey Two Core and Earth 1.5X50m	Electrical	Ea	1.000	27.75	27.75
Cable Clips T&E 1.5mm Plastic Pack 20	Electrical	Ea	6.000	0.75	4.50
Switched Socket 2Gang 13Amp	Electrical	Ea	6.000	5.36	32.16
Cable Grey Two Core and Earth 2.5X50m	Electrical	Ea	2.000	33.12	66.24
Cable Clips T&E 2.5mm Plastic Pack 20	Electrical	Ea	3.000	0.75	2.25
Mains Wired Smoke Alarm 230v	Electrical	Ea	3.000	22.71	68.13
Cable Grey Three Core and Earth 1.5X50m	Electrical	Ea	1.000	34.01	34.01
Consumer unit.	Electrical	Ea	1.000	83.14	83.14
Metal Back Box 1 Gang 16mm	Electrical	Ea	3.000	1.13	3.39
Metal Back Box 2Gang 25mm	Electrical	Ea	6.000	1.52	9.12
Radiators	Electrical	Ea	3.000	87.28	261.84
Radiator Valve Lock Shield 15mm	Heating	Ea	3.000	2.28	6.84
Radiator Valve Thermostic 15mm	Heating	Ea	3.000	10.40	31.20
Copper Tube 15mm 3M	Heating	Ea	12.000	8.00	96.00
Copper Equal Tee 15mm	Heating	Ea	6.000	0.55	3.30
Copper Elbow 15mm	Heating	Ea	12.000	0.35	4.20
Copper Straight Couplin 15mm	Heating	Ea	12.000	0.41	4.92
Pipe Clip 15mm Plastic	Heating	Ea	44.000	0.12	5.28
Isolating Valve 15mm	Heating	Ea	6.000	1.72	10.32
Paint Vinyl Matt Emulsion 10 Litres	Decorating	Ea	2.000	38.82	77.64
Paint Vinyl Matt Emulsion 6 Litres	Decorating	Ea	1.000	18.09	18.09
Decorators Caulk 310ml Tube	Painting	Ea	10.000	2.15	21.50
Paint Quick Drying Primer 5 Litres	Painting	Ea	2.000	39.95	79.90
Paint Undercoat 5 Litres	Painting	Ea	3.000	22.92	68.76
Paint Gloss 5 Litres	Painting	Ea	3.000	20.93	62.79
White Spirit 2 Litres	Painting	Ea	2.000	2.93	5.86
Sand Paper Medium PK5	Painting	Ea	2.000	2.03	4.06
Sand Paper Fine PK5	Painting	Ea	2.000	2.02	4.04
Fixings Paslode 3.1x75mm Ring Galv BX2200	Fixings	Bx	1.000	47.98	47.98
Fixings Paslode 2.8x51mm Ring Galv BX2200	Fixings	Bx	1.000	57.40	57.40
Fixings Paslode 25mm Staple BX2100	Fixings	Bx	1.000	22.58	22.58
Fixings 100mm Timberlok screws PK50	Fixings	Pack	1.000	33.42	33.42
Fixings Drywall Screw 25mm BX1000	Fixings	Bx	2.000	5.28	10.56
Fixings Drywall Screws 42mm BX1000	Fixings	Bx	1.000	5.01	5.01
Fixings Chippy Screw 4.5x70mm BX100	Fixings	Bx	2.000	5.83	11.66
Fixings Plastic Brown Plugs 100nr	Fixings	Ea	1.000	2.70	2.70
Fixings Chippy Screws 4.5x50mm BX200	Fixings	Bx	1.000	7.96	7.96
Fixings Bright Oval Nails 40mm 2.5Kg	Fixings	Ea	1.000	11.44	11.44
Fixings Chippy Screws 4.0x25mm BX200	Fixings	Bx	1.000	3.57	3.57
Fixings Frame Fixing 8.0x100mm	Fixings	Ea	16.000	0.40	6.40
Universal steel joist hanger timber to timber	Other	Ea	5.000	1.50	7.50
Universal steel joist hanger timber to masonry	Other	Ea	13.000	3.50	45.50
					10,173.35

## Special Order Materials

Estimators Product Description	Build Stage Reference	UoM	Material Quantity	Rate	Total Ex VAT
White UPVC windows inc double glazed glass.	Special Order Materials	M <sup>2</sup>	3.900	187.28	730.39
Bespoke made to measure softwood staircase	Special Order Materials	Ls	1.000	1140.55	1,140.55
Hot bitumen applied felt roof, by specialist subcontractor.	Special Order Materials	M <sup>2</sup>	16.878	54.00	911.41
					2,782.35