

## Travis Perkins Estimating Service - Service Outline

### Material costs

The material costs within your estimate are based on regional prices typically paid by a general builder buying materials in moderation through the Travis Perkins network. Where Travis Perkins suppliers can supply specialist materials not stocked in our branches, where available and upon your acceptance of your submitted plans being shared, we will include quotations from specialist suppliers to make your estimate as accurate as possible. Where appropriate, your estimate will include provisional costs for items unspecified or to be designed, such as Kitchens and Bathrooms. Delivery costs will not be included in our estimate due to the variances in material requirements and unknown distances between supplier and site. Quotations supplied by Travis Perkins are provided on the basis of our terms and conditions of sale, a copy of which is available at your local branch or upon request from the Travis Perkins Estimating Team. If you have a Travis Perkins Trade / Cash account, where applicable your template prices will be applied to your estimate. Material costs are not fixed, as such are subject to price increases without prior notification.

### Labour Costs

Labour rates are based on a combination of the Hutchins UK Building Costs Blackbook and a guide from local trades in your area. If you would like to customise your labour rates, you can submit these alongside your request. The labour rates are regularly checked but can vary, we strongly recommend that the estimate is fully checked according to your local labour market and project requirements. Labour costs can also be customised in your final estimate free of charge upon request.

Travis Perkins reserves the right to change labour rates or remove labour inclusion from estimates without prior notification.

### Labour Hours

This is the unit of measurement used to qualify the time taken to perform a given task. For the purposes of this estimate, and as we have not visited your site, Travis Perkins will assume that the principal builder is qualified and professional.

### Limitations

Travis Perkins will not have detailed knowledge of the site's topography and, therefore, unless accurate engineering layouts are provided, we will not be able to provide estimates for most external works.

Travis Perkins can only work from drawings and specifications provided, and may have to assume certain build methods and materials, if not detailed in the information submitted with your request. While every effort is made to provide an accurate estimate, it is your

responsibility to check that the types and quantities of any materials you purchase are suitable for your project.

Our service will provide provisional basic costs inclusions for areas of the build subject to additional design for standard items. E.g Kitchens, Bathrooms, Stairs, Roof Lanterns, Block & Beam floors, Trusses, Engineered Floors. PC Sums are a guide only. For a full quotation on these elements please contact your local branch.

Waste service estimated prices must be checked with TP Waste Management Solutions (0844 892 1873) before turning into a customer quote. The following information is required for an accurate waste quote : site, postcode, waste type, container size and location of container ( on / off road ).

Sub-Group items are specialist items which your local branch can provide a price for, the enclosure of these items within the estimate are for take-off purposes only Your local branch can provide the price during estimate review to complete the estimate. Until this is complete, no allowance has been made for materials or labour.

#### Exclusions

The customer and any person tendering for this project, or any part of it, is responsible for ensuring that all required works and materials are covered by the estimate, and for ascertaining the prices at which work and materials will actually be available.

Where items require bespoke design / engineering / manufacturing we will not include for these items: Basement formers, Piling, Timber frame SIPS, manufactured roof finishes i.e zinc, aluminium & thatch, staircases, conservatories / glazed orangery, Oak framing, bespoke windows and doors. As noted within the limitations, most external works are excluded from the estimate. Internal finishes will be paint in main areas walls and ceilings where applicable, finished floor covering will be excluded unless details provided upon request. Please note we are unable to price for carpet. The Travis Perkins Estimating Service forms no part of the planning process and excludes, permits, indemnities, legal/contract, all associated fees and Insurances required for your project.

Please note that no allowance is made for the following:

1. VAT is not included on the estimate.
2. Builders profit margin is not included on the estimate.

Any additional limitations and exclusions to your specific project from those listed in the service outline will be confirmed to you in writing prior to payment for the service and noted within your final estimate.