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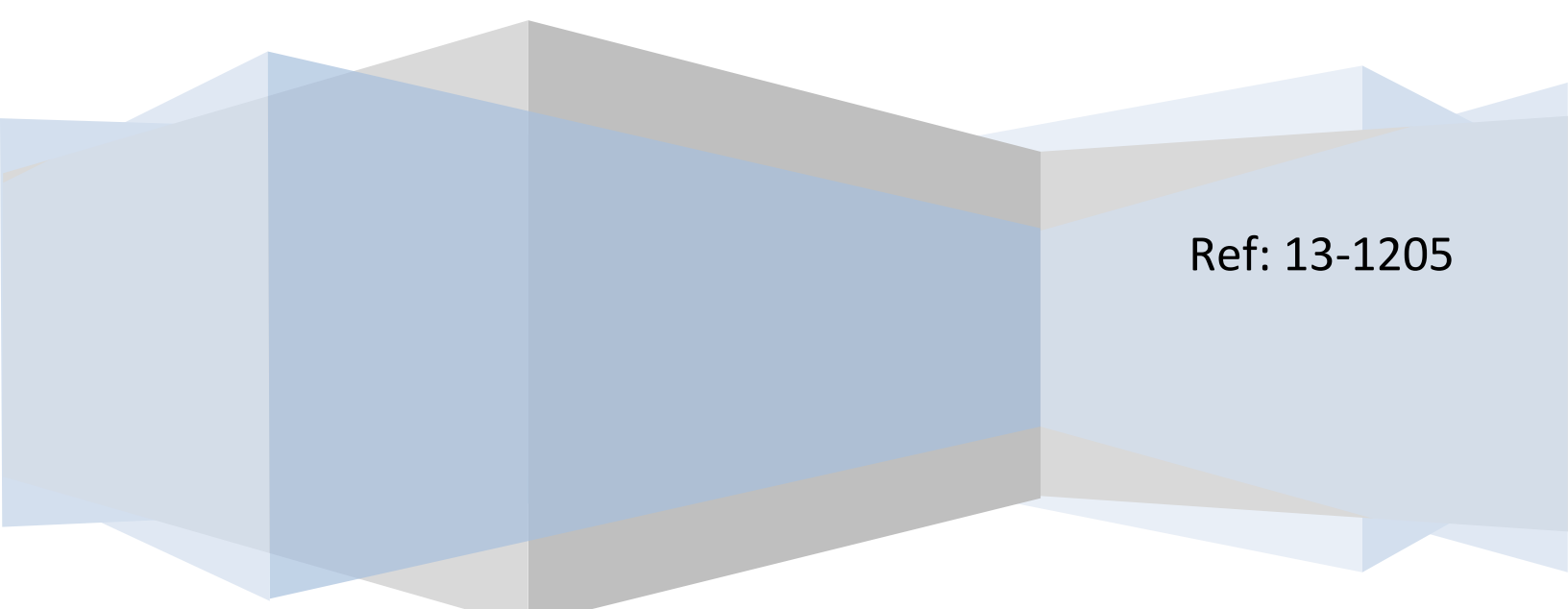
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SPECIFICATION

6 Kings Drive, HA8 8EE

24/04/2014



Ref: 13-1205

SECTION 1**Use of Documents & Definitions:**

1. C.A. - Means the person nominated in the Contract as Contract Administrator or his authorised representative, in this case the clients Mr and Mrs Alexander are the contract administrators.
2. S.E. - Means the person nominated in the Contract as Structural Engineer or his authorized representative.
3. The Contractor must, before proceeding, obtain clarification or instructions in relation to any discrepancy or ambiguity, which he may discover.
4. British Standard Products - Where any product is specified to comply with a British Standard, it may be substituted by a product complying with a grade or category within a national standard or other member state of the European Community or an international standard recognized in the UK specifying equivalent requirements and assurances in respect of material, safety, reliability, fitness for purpose and, where relevant, appearance. The Contractor must notify the C.A. of any such substitutions in advance ordering and provide documentary evidence confirming that the products comply with the specified requirements.
5. Or Equivalent Approved - Means products of different manufacture may be substituted if prior approval has been obtained, but the C.A. reserves the right to insist on the named product (s). The rates or prices will be held to be based on the product(s) specified, unless agreed otherwise.
6. Demolishing Removing/Curtailing - These terms mean remove existing work so described and all associated accessories, fastenings, linings and bedding materials, without damaging adjacent work to be retained and dispose of unwanted materials.
7. Re-Fix - Means carefully remove existing work required to be re-fixed. Remove fastenings and bedding materials from products / materials and clean and repair as necessary. Set aside and adequately protect for as long as necessary. Relocate accurately and fix securely using fixing and jointing materials and methods to match existing, or alternatives if approved, and make good. Comply with additional specified requirements.
8. Make Good - Means carry out local remedial work, including the following as appropriate and necessary to leave the work in a sound and neat condition. Remove defective parts of existing finishes and components around any stated features. Fill, dress down, piece-in, patch, extend existing finishes, make minor repairs and adjustments.
9. To Match Existing - Means use products, materials and methods to closely match all visual characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible, all to approval of appearance and to additional specified requirements.



- 10.** Renew - Means carefully remove existing work and replace with materials I products identical to those removed or equivalent substitutes of approved appearance, using methods similar to those used in constructing the removed works or to meet additional specified requirements.
- 11.** Fix Only - Means carry out all labour regarding the unloading, handling, storing and fixing in position of Client supplied goods, including use of all plant.
- 12.** Provide Supply and Fix - Unless stated otherwise, all items given in the schedule of work and / or in the drawings are to be supplied and fixed by the Contractor.
- 13.** Dimensions - The accuracy of dimensions scaled from the drawings is not guaranteed. Measure and confirm all dimensions on site, or obtain from the C.A. any dimensions required but not given in figures on the drawings nor calculable from figures on the drawings.
- 14.** The Contractor shall use specified dimensions shown and shall not scale from the drawings. Before commencing any works, the contractor shall verify all dimensions on site and report any discrepancies to the c.a. Where materials articles and/or workmanship are specified, these are to be in accordance with the latest standards and codes of practice.
- 15.** All dimensions and suitability of existing affected walls, lintels, beams and foundations to be checked on site prior to start by the Contractor to the satisfaction of the LA Building Inspector.
- 16.** Ordering of Materials - The accuracy and sufficiency of the measured quantities is not guaranteed for purposes of ordering materials or constructing the work.
- 17.** Do not demolish or cart away any existing elements which are not clearly indicated or specified for demolition, unless asked to do so by the C.A. If in any doubt, please confirm with the C.A. prior to demolishing / carting away.
- 18.** Insurance Claims - Should any event occur, which may give rise to any claim or proceeding, in respect of loss or damage to the Works, or injury or damage to persons or property, arising out of the Works, forthwith give notice in writing to the Client, his C.A. and the insurers. Indemnify the Client against any loss which may be caused by failure to give such notice.
- 19.** Public liability insurance in the sum of £500,000 must be held.
- 20.** The defects liability period will be six months from practical completion.
- 21.** On agreement of final account 97.5% will be clarified leaving 2.5% retention for the remainder of the 6 months maintenance period.
- 22.** The final account should be submitted within 1 month of practical completion.
- 23.** No extra work will be admitted unless written authorisation is obtained by the C.A.
- 24.** PARTY WALL ACT 1996 Owner to serve all necessary notices on relevant adjoining owners and to appoint a party wall surveyor if required. Adjoining neighbour written permission to be obtained in order to carry out any work from their land.

SECTION 2**Part One- The arrangements for the work*****[A] Preliminaries:***

1. There must be a Health & Safety plan that ensures compliance with Health and Safety regulations are adhered to at all times.
2. Protection of common parts and completed works during offload and distribution of materials.
3. To clear all rubbish from site, this includes provisions for skips etc. The site to be cleared and left clean upon completion.
4. Liaising and co-coordinating with building Control for inspections.
5. The contractor is required to survey the property and familiarise himself with the site conditions, including the location of any nature, public areas adjacent to the site, entry and exit to the site, suitable locations for skips and the execution of the contract generally prior to submitting his tender as no claims for extras arising from ignorance of these conditions will be entertained. He is expected to include costs under preliminaries for the safe and quick removal of all debris arising from all demolition works.

[B] The Property:

Location: 6 Kings Drive, HA8 8EE, the premises will not be occupied during the works.

Site Visits: The site may be visited at any time with the CA.

[C]The Client:

Mr & Mrs Alexander, 6 Kings Drive, London, HA8 8EE (hereinafter referred to as the Client and CA)

[D] The Project:

The site is a two storey residential house. The project consists of a number of internal alterations to the ground and first floor as part of upgrading the house. The schedule of works detailed in these documents provides a guideline for the proposed works. This schedule is to be read in conjunction with the attached drawings. Any items that are unclear must be clarified with the CA prior.

[E] Working Hours:

Monday to Friday 08:00 till 18:00. No work to be carried out on Saturdays or Jewish Holidays (Jewish holidays until 20th Sep 2014 are only 4th June and 5th June).

[F] Services:

Lighting & Power: Electricity for the works to be provided free of cost to the contractor by the client. All cables must be secured and positioned so as not to cause any danger damage nuisance or inconvenience.

Water: Water for the works will be supplied free of cost to the contractor by the client. Temporary pipes & cables must be secured and positioned so as not to cause any danger damage nuisance or inconvenience.

[G] Occupation and security of the premises:

The premises will not be lived in.



[H] Working Period:

If the work is not completed within the working or extended working period the contractor will allow to the client liquidated damages at the rate of **£500** per week until the work is completed.

[I] Payment:

The Client will pay **95%** of the total price on completion PRE snagging. A further **2.5%** is to be paid no later than 14 days after the C.A. has certified that the Contractor has finished all the work. The Client will not have to pay the remaining **2.5%** of the total price until 14 days after the Contractor has put right all the faults he is responsible for, and which arose in the work at any time up to **6** months after it was finished. When the consultant certifies a progress payment is due the contractor will invoice the customer for 95% of the amount due after taking into account any price increases or decreases for changes made to the work details. The invoice will show the rate of VAT charged.

[J] Changing the work details:

The client may, without invalidating this contract, order any changes in the work or the order or period in which it is to be carried out. Any such instruction shall be valued on a fair and reasonable basis, using where relevant prices in the priced specification or schedules and such valuation shall include any direct loss and/or expense incurred by the contractor due to the regular progress of the works being affected by compliance with such an instruction.

[K] Drawings:

Architectural Drawings to include:	Drawing Number/s:
Existing Plans	BR-1205-001
Proposed Plans	BR-1205-002
Elevations	BR-1205-003
Construction Layout and Details	BR-1205-004
Drainage and Rainwater	BR-1205-005
Electrics and Heating	BR-1205-006
Lighting Layout	BR-1205-007
Structural engineers drawings	



Part Two- The Conditions

1. The Contractor shall provide all necessary gear, tools, labour and materials for proper execution of the works and is to include all incidental work required for the satisfactory completion of the works whether specifically stated or otherwise.
2. The drawings and specification are to be interpreted and read together. The Contractor is to bring to the attention of the Architect any discrepancies between the specification and the drawings for clarification and if any such discrepancies are found, the drawings are to take precedence.
3. The Contractor's quotation shall be a fixed price and not subject to any adjustments excepting variations instructed by the Architect in accordance with the Contract terms and conditions.
4. Dates for commencement and completion of the works shall be agreed and confirmed in writing prior to commencement.
5. The Contractor will, if requested by the Architect, submit a fully detailed and realistic progress chart for the works.
6. The Contractor shall supply if requested evidence that he has the necessary documents issued by HM Inspector of Taxes under the construction industry statutory tax deduction scheme.
7. Any defects, shrinkage or other faults which occur within six months of completion shall be made good by the Contractor at his own cost.
8. All Contractors' plant and equipment brought onto the site shall stand at the Contractor's risk and the Contractor shall insure them for their full value against loss or damage by fire or theft.
9. The Contractor is to take all reasonable measures to secure the premises against theft and vandalism throughout the contract period and shall ensure that the works are executed with the minimum of annoyance, disturbance or inconvenience to adjoining owners or occupiers and that roadways and footpaths are left free and safe at all times for pedestrians and motor traffic.
10. The Contractor is to protect the works/materials on site from frost and other inclement weather as the work proceeds and at the end of each day's work. The Contractor will be required to make good all work damaged by frost and other inclement weather, at his own expense.
11. The Employer will provide power and water for the works. The Contractor is to provide all temporary power, lighting and water supply facilities required including all temporary cables, piping, draw-off points etc. maintain same remove and make good on completion of the works.
12. The Contractor shall be responsible for supervision and administration of all Sub-contractors and shall remain wholly responsible for properly carrying out and completing the works.
13. The Contractor is to keep all records relating to this contract including receipted accounts and invoices for all goods and services, time sheets, wages books and other documents and is to provide every facility to enable the Architect to examine such documents.
14. The prime cost of materials and good obtained by the Contractor from stockists or manufacturers will be the invoice cost after deduction of all trade discounts, including cash discounts and includes cost of delivery to site.
15. The prime cost of materials and goods supplied from the Contractor's stock will be the current market price plus an appropriate handling charge.
16. On completion the Contractor shall clear away from the premises all rubbish and surplus materials, clean all paving's and external surfaces, remove all stains and other blemishes and remove and take away all protective coverings, signboards etc.



Part Three- Works Description**Ground Floor Works to Include:**

1. Demolish part of the existing side and rear wall to open up the kitchen.
2. Dismantle existing kitchen (some of it is to be reused where possible) and builder is to fit client supplied new kitchen and appliances.
3. Create new utility room, client is to supply and builder is to fit units/ appliances including washer/ dryer. Reuse existing kitchen units in utility wherever possible.
4. Install new boiler to be repositioned in suitable location in the utility room.
5. Create new partitions, as per drawings.
6. New downstairs WC. Client is to supply sanitary ware/ fittings and builder is to fit.
7. All existing doors are to be replaced with new client supplied doors and builder is to fit.
8. New UPVC double glazed windows to be installed throughout. To be supplied and fit by the builder but to be approved by the client prior to ordering.
9. Reposition wall of the dining room to create a bigger hall.
10. Create cloak cupboard under stairs, as per drawings.
11. Close up some existing doors/openings, as per drawings.
12. Create new openings, as per drawings.
13. Existing folding doors in dining room to be removed and opening to be made wider.
14. Builder is to ensure floor is level throughout the entire ground floor. All new flooring to ground floor, to be supplied by the client and builder to fit. Client will supply and builder to fit tiles to ground floor WC, kitchen and utility and parquet flooring throughout the rest of the ground floor except the T.V. room. Carpet in the T.V. room is to be subcontracted by the client.
15. 50mm insulation, ply, plasterboard and skimming to interior of external side wall in T.V. room.
16. Builder is to install all the skirting and coving in all the rooms where he has laid the flooring.
17. Re-skim entire ground floor.
18. Fit spotlights, sockets, switches etc, as per drawings.
19. Supply and fit new radiators, as per drawings.

First Floor Works to Include:

1. All existing doors are to be replaced with new client supplied doors and builder is to fit.
2. New UPVC double glazed windows to be installed throughout. To be supplied and fit by the builder but to be approved by the client prior to ordering.
3. Remove all tiling in prayer room and bi-folding doors.
4. All fitted furniture in bedroom 3 is to be dismantled as well as removal of the sink.
5. Walls and ceiling in bedroom 3 are to be stripped and plastered.
6. Create new en-suite for master bedroom by reducing the size of bedroom 2.
7. Dismantle existing bathroom and fit new sanitary ware for the en-suite and communal bathroom which is to be supplied by the client and fit by the builder.
8. Tiling in bathroom and en-suite to be supplied by client and fit by the builder.
9. Carpet to the stairs, landing and bedrooms is to be subcontracted by the client.
10. Create new partitions, as per drawings.
11. Re-skim first floor, where necessary.
12. Make good/ smooth bedroom ceilings, by re-plastering as necessary.
13. Fit all spotlights, sockets, switches, shaver sockets etc (as indicated in the drawings).
14. Supply and fit all new radiators, to be approved by client prior to ordering.
15. Builder is to ensure floor is level throughout the entire first floor, particularly the existing bathroom on the right hand side of the house.



SECTION 3**Preparation/ Site setup**

£

- 1.1 Provide temporary support for retained walls and floors throughout the property.
- 1.2 Skips and van waste removal, as necessary.
- 1.3 Provisions and cleaning of the site daily and on completion.

Demolition.

£

- 1.4 Demolish part of the side and rear load bearing wall in the kitchen, as per drawings.
- 1.5 Demolish some internal walls, as per drawings.
- 1.6 Provide temporary support where necessary to engineer's specification.
- 1.7 Strip out old and remove kitchen (reuse as much of existing kitchen in utility as possible).
- 1.8 Strip out old and remove existing bathroom.
- 1.9 Clear away and dispose of materials to licensed tip including any asbestos (if found).
- 1.10 Transportation of all materials to and from the site.
- 1.11 The existing fireplace should be taken out and should be entirely covered up so that it looks like the other chimney breast in the front room. No new fireplace is to be installed.

Floors

£

Ground Floor:

- 2.1 Builder is to ensure floor is level and ready for client supplied new flooring.
- 2.2 Client to supply floor finishes to ground floor only, to include, tiles and wood (to be decided at a later stage). Allow for all preparation including 18mm ply sub floor.
- 2.3 Flexible grouting and adhesives etc for fixing floor and wall tiles to be supplied by the builder.
- 2.4 If necessary to ensure level flooring throughout entire ground and first floor, builder to fit 22mm t/g plywood over existing floor to create a fully levelled floor finish.

Structural steelwork:

£

- 3.1 Supply and fit of steel beams, columns, lintels and padstones, as indicated in the drawings.
- 3.2 All steel beams are to be read in conjunction with the structural engineers calculations. All beams to be on padstones sizes as per calculation sheets.
- 3.3 All steelworks in contact with external walls to receive two coats of bitumen paint applied on site at the supports, including any steel plate padstones.
- 3.4 All steelworks painted prior to installation with zinc phosphate or red oxide primer & touched up after installation. Steelworks to receive in tumescent paint to manufacturer's instruction. The contractor must ensure the steelworks surface is clear of any dust, moisture and water.
- 3.5 All structural steelwork to be encased in 1.6mm expanded metal or 25 x 38mm S.W. cradling at 450 C/C and 20mm plasterboard and skim plaster finish to give minimum half hour fire resistance.

- 3.6 New beams to be secured down with HD bolts down through 20mm thick galvanised MS bearing plate on to 225 x 225 x 150mm deep concrete padstones/spreaders.
- 3.7 Allow for making good any existing floors walls and ceilings which will be altered affected or damaged as a result of the installation of structural elements.
- 3.8 All structural SW to be SC3 Grade unless otherwise stated and pressure impregnated with preservative. Where joists are cut on site treat ends with preservative.
- 3.9 CN81 Catnic lintels or Durox Type A patent lintels, to be used over all new windows/doors openings with 150mm minimum end bearing to manufacturer's specification and load tables and with built in insulation. To be agreed with structural engineer.
- 3.10 Provide lateral support where joist run parallel by strapping last 3 No. joists at 2m C/C or using 800mm long galvanised straps at 1.2m C/C.

Walls:**£**Studwork (Internal) Partition:

- 4.1 Construct new SW stud partitions in the positions indicated.
- 4.2 Finish both sides with 12.7mm tapered edged plasterboard, with tapered joints and set with 3mm Thistle Multi Finish plaster.
- 4.3 Voids in stud walls throughout to be filled with 75mm fibreglass quilt. Joists to be doubled up under stud partitions.
- 4.4 Stagger plasterboard joints and fix in accordance with manufactures recommendations.
- 4.5 Apply 3mm 2 coat skim finish to all new internal walls, use galvanised angel and stop beads on all horizontal/vertical angles.
- 4.6 50mm insulation to interior of external side wall in T.V. room. Finish with ply, plasterboard and skimming, all to the approval of building control.

Roofing:**£**Pitched Roof:

- 5.1 Builder is to advise if any of the roofing needs upgrading prior to commencing any work.

Ceilings:

- 5.2 All ceilings to be standard 12.5mm thick plasterboard and skim (plasterboard edges supported on timber noggins between joists).

Joinery and Ironmongery:**£**

- 6.1 Client to supply and builder to fit the kitchen including all units and appliances
- 6.2 Kitchen is a kosher kitchen and will include 2 sinks, 2 ovens, 2 dishwashers etc.
- 6.3 Client to supply and builder to fit all units and appliances in the utility room as well as accommodating the washing machine, dryer and boiler.
- 6.4 Reuse some of the existing kitchen where possible in the utility room.
- 6.5 New skirting to be supplied, fitted and treated by builder, only in rooms where he has laid the flooring.

6.6 Builder is to supply and fit new cloak cupboard under the stairs, as per drawings.

Internal doors & Ironmongery:

- 6.7 Doors to be supplied by the client and fit by the builder.
- 6.8 Create openings for some ground and first floor internal doors, as per drawings.
- 6.9 Client is to supply all internal doors, frames, hinges, ironmongery and finishes etc. Builder to fit all and is to confirm all door sizes on site prior to client ordering.

External Doors, Windows & Ironmongery:

- 6.1 Builder to supply and fit approved white U-PVC windows to match the existing, complying with BS 7413, glazed with min 28mm hermetically sealed double glazed units to BS 5713 as indicated. Window to be fitted with friction stays, lockable fastener and trickle vent as indicated with white handle.
- 6.2 Provide manufacturers guarantee for windows and glazing.
- 6.3 Check all dimensions on site before ordering.
- 6.4 Allow for 3 point locking mechanisms suitable for maximum security and insurance cover.
- 6.5 Apply mastic seal around each external door & window during and after fixing. All glass to be left clean and scratch free on completion.
- 6.6 Confirm all doors and windows on site prior to ordering.

Heating and Plumbing:

£

- 7.1 Run new gas supply from meter. Position hidden pipe work to 2 cooker positions in main kitchen and 1 in the utility room. Include for insuring that all pipe work is hidden.
- 7.2 Position new boiler in the utility room. The exact position of the boiler is to be decided at a later stage and is to be confirmed with the client prior to installation. Viessmann boiler or Worcester boiler is to be installed with a megaflow and all is to be supplied by the builder and is to be approved by a corgi plumber.
- 7.3 From existing water meter run new cold water main and connect up as required. Main to be laid in accordance with water company regulation and have second isolating valve run supply with isolating valve to garden.
- 7.4 Central heating for the ground and first floors are via radiators with hidden pipe work.
- 7.5 All to Corgi plumbers approval. The position of each sink, toilet, tap etc is to be checked and confirmed by the client before commencing work.

New gas instillation:

- 7.6 Provide 2 gas points at ground floor kitchen precise location to be agreed on site with the client and 1 gas point in the utility room.
- 7.7 All instillation and diameters of gas pipes to be to the approval of qualified corgi plumber.

Drainage (foul and surface):

£

Construct and connect new foul water and surface water below ground drainage systems providing the following:



- 8.1 The first floor, floor joists run from the left to the right of the house (not front to back). This must be taken into consideration for the layout of the drainage for the en-suite.
- 8.2 Excavate for and lay new foul and surface water drainage system. Supply and install inspection chambers, gullies etc. and connect to drains, as necessary.
- 8.3 Below ground drainage: All new drainage below ground to be 100mm diameter clayware or stoneware to B.S. 2760 flexibly jointed and bedded on pea shingle at 1:40 gradient. All new foul drains to be discharged into the existing foul sewer system and new surface water drains to surface water sewer. All drains to be inspected, tested and approved by Building Inspector.
- 8.4 All below ground water systems to be constructed as per drawings and to the approval of a qualified plumber.
- 8.5 Above ground drainage: 100mm diameter half round P.V.C. gutters at 1:20 fall. 75mm diameter P.V.C. rainwater pipes and shoes with inspection plates. Flashing to be provided at all wall and roof junctions.
- 8.6 If needed new Inspection Chamber to be min 450 x 600mm internal dimension (to CP301) constructed in 215mm Class B semi engineering brickwork laid in 1:3 cement mortar on 150mm deep sulphate resisting cement concrete and sand/cement to form channel. New 450 x 600mm steel cover and frame to BS497. Double seal, air tight bolted cover and frame to internal inspection chamber to BS497.
- 8.7 Inspection Chamber to be connected to the existing drains (manhole).
- 8.8 All new soil pipes, as per drawings - connection at kitchen, utility and WC at ground floor to be connected to existing ground drainage.
- 8.9 New soil pipes for new bathroom and en-suite on the first floor, as per drawings.
- 8.10 Connect new foul water drainage to existing foul water system.
- 8.11 Connect new surface water drainage to existing surface water system.
- 8.12 If needed remove existing manhole.
- 8.13 Carry out a full test for the drainage system, to the satisfaction of the local authority on completion. Backfill drainage trenches.

Domestic water supply:

£

Provide the following as shown in the Architectural drawings and to the approval of a qualified corgi plumber:

- 9.1 Hot/cold waste and overflow services to the kitchen, utility and WC at ground floor and communal bathroom and en-suite on the first floor.
- 9.2 To provide pipe work and cold water connection and waste to all necessary appliances such as washing machine dishwasher etc.
- 9.3 Hot and cold water connection to rear garden tap. Ensure sufficient pressure to the approval of qualified plumber. Assess condition of all existing pipe works SVP trap gullies and other existing components of waste system to be retained. Inform the client if any items need replacing.
- 9.4 Fix only client supplied new sanitary ware. Builder to supply and fit radiators and provide the necessary pipe work for that, however if the client requires any decorated radiators, they will be supplied by the client and fit by the builder only.
- 9.5 Provide and connect new radiators complete with thermostatic valves and all required pipe work at ground and first floor. Ensure that new radiators give the room design temperatures. Toilet towel rail temperature at 25C other rooms 18C (when temperature outside is -1C)
- 9.6 Fix only client supplied towel rails, to be connected to radiator system.



- 9.7 Note: All radiators and towel rails shown in drawings are indicative. Only precise required quantity and size of radiators to be verified by a qualified corgi plumber to meet the required capacity.

Sanitary Appliances:

- 9.8 Water services and heating pipe work to be min. 15mm copper comply with BS2871, Part 1 Table X 1971 and jointed with capillary copper fittings.
- 9.9 Supplies and overflows to be run in floor construction generally and rising vertically from the floor and directly below their termination position. Horizontal surfaced fixed supplied and overflows are not permitted.
- 9.10 All plumbing work to BS 5572 1978.
- 9.11 All new sanitary appliances to C.P 304. New 100mm dia. S.V.P to extend 1m min. above head of highest window within 3m with cowl top. Roding access at 450mm above ground level then large radius bend at base to new drain. 75mm minimum deep sealed traps to all sanitary appliances with minimum 38mm dia P.V.C. wastes to sink/bath/shower and minimum 32mm dia. Pipes to WH basin. Roding eyes to be positioned at all changes of direction.
- 9.12 Any S.V.P inside the building to be encased in 1 layer 15mm plasterboard plus 1 layer 15mm fireline board on 50 x 50m SW frame, apply 5mm plaster finish coat to give 1 hr fire resistance. Wrap all pipe work in duct in 25mm mineral wool quilt ram rockwool in void where soil stacks pass through floors as sound insulation.
- 9.13 Carry out a full test of the water system and boiler upon completion to the approval of qualified corgi plumber. Provide the client with a compliance certificate for the whole system.

Electrics:

£

- 10.1 All new wiring is to meet part P of current building regulations.
- 10.2 TIME SWITCH: The ground floor is to be on one system and the first floor is to be on a separate timer system.
- 10.3 Builder is to provide electrical installation covering the following as specified in the Architectural drawings to the approval of the client:
- a. Internal and external power lighting
 - b. Satin stainless steel recessed switches spurs
 - c. Satin stainless recessed double sockets etc
 - d. All recessed light fitting to be approved by the client and to be compatible with LED and regular spots
 - e. All pendant lights to be provided by the client all electrical fittings to be MK or similar approved by the client. All bedrooms to have pendant lights.
 - f. All down light to be 50V 12 Volt 60 white round recessed be non glare sealed reflector down lights with independent transformers "Osram" bulbs. Client is to supply all bulbs.
 - g. Telephone points
 - h. TV data points
 - i. CAT6 cabling throughout entire house on ground and first floor.
- 10.4 All spotlights on ground and first floor to have fire hoods [Part P]
- 10.5 Hand wired smoke detectors with battery back up to be fitted on the ground and first floor. Detectors to be on separate circuit and protected by individual MCB.



- 10.6 All electrical fitting necessary for kitchen, include heat detector in kitchen and utility.
- 10.7 Provide all switches & socket outlets for lighting and outdoor equipment at appropriate heights between 450 and 1200mm from finished floor level. All lighting fittings to be fixed minimum 1100mm above finished floor level.
- 10.8 Carry out a full test of the electrical system upon completion. Ensure electrician provides completion and testing certificate and to comply with NICE IC certification procedure under Part P of Building Regulations on completion.
- 10.9 Where indicated for extraction, provide extractor ducts and windbaffled external grills for extract. All extract ducts to be taken through floor/ceiling structure. Extractor units to be xpelair or similar to meet building regulations. Only kitchen extractor to be supplied by client.
- The above details constitute a general specification respect of electrical, alarm, and telecom systems, allow for detailed design.**

Ventilation:

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Mechanical ventilation:

- 11.1 Kitchen, WC, utility area and all bathrooms to have mechanical ventilation with ON/OFF switch with 15 L/p.S capacity. If mechanical fan cannot be fitted on the external wall, foul air to discharge via 2 No. 100mm diameter ducts terminating above roof level. Ducts penetrating roof to be protected with CODE 4 Lead flashing (apron). All waste appliances to be fitted with 75mm deep seal traps.
- 11.2 Ventilation openings to equal at least 1/20th floor area. Mechanical ventilation if provided to achieve at least 3 air changes per hour with 20 minutes overrun.
- 11.3 For kitchen/utility{VA15OUX/WL} mechanical complete with wall kits ducting and external grill.

Natural ventilation:

- 11.1 Habitable room windows to have opening area equal at least 1/20th of the floor area.
- 11.2 Double glazed windows with trickle vent not less than 8000mm sq. or 1/20th floor area. Kitchen vent 30 litres / sec in or adjacent to hob 60 litres/sec elsewhere.

Interior finishes:

£

Interior decoration:

- 12.1 To internal brick and block walls render and set with thistle plaster, plaster to be polished finish ready for decorating. To stud work plasterboard and ceilings, skim joints and skim with thistle plaster, polished to be finished.



SECTION 4**Completion:**

Within 4 week of practical completion the contractor is to submit to the CA the following:

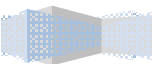
- a) All maintenance instructions and guarantees of equipment supplied.
- b) Electricity test certificate as required in part P building regulations.
- c) Water system and heating test certificate.
- d) Certificate of completion from Building Control.
- e) All other test certificates for the various systems installed as they may be required.



PROPOSED ALTERATIONS TO GROUND AND FIRST FLOORS

at: 6 KINGS DRIVE, EDGWARE, MIDDLESEX, HA8 8EE

Preliminaries.....	£	Incl.
Work described on page 8 of 14.....	£	
Work described on page 9 of 14.....	£	
Work described on page 10 of 14.....	£	
Work described on page 11 of 14.....	£	
Work described on page 12 of 14.....	£	
Work described on page 13 of 14.....	£	
Work described on page 14 of 14.....	£	
Contingency.....	£	
 SUBTOTAL.....	£	
	VAT @ 20%	£
 TOTAL CONTRACT SUM.....	£	



Tender For:

6 KINGS DRIVE, EDGWARE, MIDDLESEX, HA8 8EE

To;

Mr and Mrs Alexander,

I/We having read the conditions of the contract and specification delivered to me/us and having examined the drawings referred to therein do hereby offer to execute and complete in accordance with the conditions of the contract the whole of the works described for the sum of;

£

and within weeks from the date of commencement/possession.
I/We agree that, should obvious errors in pricing or errors in arithmetic be discovered before acceptance of this offer in the priced specification submitted by me/us, these errors will be dealt with as follows:

The tenderer will be given an opportunity of confirming his offer or amending it to correct genuine errors. Should he elect to amend his offer and the revised tender is no longer the lowest, the offer of the firm then lowest in competition will be examined.

The above amount includes all prime cost and provisional sums and the contingency sum specified.

This tender remains open for consideration for 28 days from the date fixed for submission of tenders.

Dated this day of 20.. ..

Name

Address

.. ..

Signature

