



E.01.2.1.0.01.a Detached house
Provided by RICS 2019



Estimation for an individual house (family house - 3 bedrooms)

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Preamble

The building is a two-storey detached house built in England in 2017, and located on the outskirts of a suburb of a large city with a small front garden and the building site limited to the backyard. There is to be no interference with road traffic. The building time is limited to 12 months, with work to start in April and occupation the following April. Total GIFA is 125m² with the storey height being 2.5m.

External walls are facing brick and block cavity partially filled with insulation. Internal walls on the ground floor are load bearing block and non-load bearing timber stud partitions. On the second floor all internal walls are non-load bearing timber stud partitions. The roof comprises timber trusses covered with clay pan tiles and includes non-converted loft space.

Neither the associated street excavation and mains connection work nor the connection charges are included in the estimate. Costs for energy and water incurred on site should be included in unit prices. Transport of waste to a spoil pit is calculated on the basis of a distance of 10km unless otherwise specified. All services to be cleaned and tested before hand being handed over to the client.

"Make good" refers to finishes and means the specified item is finished to a professional level leaving no visible imperfections and may include provision like filling voids created by installation and touching up paintwork if necessary.

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Item ref	Item specification	Unit	Quantity	2019 Unit price	2019 Total price	Items to be priced	Pricing notes	Expert's comments
1. Earthworks						99	99 items in total	
10.aa	Machine excavation for site strip and foundations, up to 1m deep below bottom of site excavation or ground level; load and dump on site stockpile, up to 300m distance	m ³	39		-	X		
10.ab	Machine excavation of foul and surface water drainage trenches; including disposal and filling; 450mm wide; 1m deep	m	25		-	X		
10.ac	Granular material; type B (20-40mm); supply and place; 150mm thick as sub-base; levelled and compacted	m ³	9		-	X		
10.ad	Supply, spread and level 50mm layer of sand as blinding to sub-base	m ³	3		-	X		
10.ae	Removal of uncontaminated excess spoil from site, loading and transporting, distance 5km (including tipping fees)	m ³	39		-	X		
			TOTAL 1		-			
2. Concrete								
20.aa	Trench fill foundations under walls in C20/25 concrete; including steel rebar reinforcement (130kg/m ³), tamped surface to levels	m ³	18		-	X		
20.ab	Ground floor slab in C25/30 concrete, including steel fabric reinforcement (150kg/m ³), levelled and tamped; 100mm thick	m ³	6		-	X		
20.ac	Filling to cavity of hollow walls to ground level in C12/15 concrete; cavity not exceeding 150mm thick	m ³	1		-	X		
20.ad	1200 gauge polythene damp proof membrane laid under floor insulation on sand blinding, lapped joints; dressed up wall and into DPC course	m ²	69		-	X		
20.ae	Expanded polystyrene (XPS) insulation; 150mm thick laid horizontally over 300mm wide, (0.13W/m ²)	m ²	62		-	X		
20.af	Expanded polystyrene (XPS) insulation; 25mm thick fixed vertically not exceeding 300mm wide	m	51		-	X		
			TOTAL 2		-			

5.0 Joinery						
5.1 Carpentry						
X.0	51.aa	Fink or W trusses; preservative treated and stress graded softwood; 400mm overhang at eaves; 30 degree pitch; 600mm centres; span 7.20m over wall plate; steel nail plates for connections in truss construction, all to detail	Nr	15	-	X
X.0	51.ab	Treated sawn softwood; grade GS; 50 x 100mm wall plates, plasterboard edge support and under restraint noggins	m	85	-	X
X.0	51.ac	Treated sawn softwood; grade GS; 25 x 100mm wind bracing to trusses	m	110	-	X
X.0	51.ad	Treated sawn softwood; grade SC3; 50 x 200mm joists at 400mm centres; doubled up under partitions as support	m	167	-	X
X.0	51.ae	Treated sawn softwood; grade GS; 50 x 200mm solid strutting at mid-span of joists	m	14	-	X
X.0	51.af	V313 moisture resistant tongued and grooved chipboard or similar boarding to floors; BS5669; 22mm thick to first floor	m2	60	-	X
X.0	51.ag	Treated sawn softwood; grade GS; 50 x 100mm; studwork in partitions	m	253	-	X
X.0	51.ah	Glass fibre insulation quilt; vertical; to void in partition walls; 100mm thick	m2	134	-	X
X.0	51.ai	Framework; treated sawn softwood; to receive pipe casings; 25 x 38mm vertically; 25 x 25mm horizontally at 450mm centres; two sided; 300mm girth	m	10	-	X
X.0	51.aj	Far Eastern hardwood faced MR boarding ply; grade B/BB; 9mm; fixed to framework; two sided to casings; 300mm girth	m2	2	-	X
X.0	51.ak	Trim out for and install trap assembly in softwood with insulated boarded hatch; linings and stop; 550 x 700mm; situated over landing area	Nr	1	-	X
X.0	51.al	uPVC fascia, bargeboard and soffit assembly; 200mm fascia/argeboard and 200mm soffit; including batten support fixed to external wall	m	38	-	X
X.0	51.am	Supply and install pre-finished internal softwood door and frame in white, standard quality, 25 x 75mm softwood architrave both sides; including ironmongery (pair hinges, latch & lever handles); 826 x 2040mm; to internal door openings	Nr	10	-	X
X.0	51.an	Supply and install MDF white standard quality cupboards (base units) 800mm height, comprising 1Nr 1000mm sink base unit with dummy drawer lines, 1Nr 1000mm corner base unit, 4Nr 600mm single base units with drawer lines and 1Nr 600mm base unit for oven. All cupboards to include standard quality finishings: ironmongery, white glossy surface doors and brushed steel handles	Nr	1	-	X
X.0	51.ao	Supply and install (wall mounted on bracket) 4Nr 600 x 800mm single MDF white cabinets including standard quality finishings: ironmongery, white glossy surface doors and brushed steel handles (total width of cabinets 2.4m)	Nr	1	-	X
X.0	51.ap	Supply and install new 38mm thick white laminate worktop, 640mm wide and make good including sealing with mastic sealant	m	6	-	X

X.O	71.al	uPVC rainwater pipes and fittings; BS 457668; pipes including shoes and offsets; fixing with standard clips to masonry backgrounds; 68mm diameter	m	10				X
X.O	71.am	uPVC rainwater gutters and fittings; BS 4576; gutters including stop ends and running outlets; fixing with standard clips to woodwork or plastic backgrounds; 112mm dia	m	18				X
				TOTAL 7.1				-
7.2 Central Heating								
X.O	72.aa	Install and commission gas-fired 32kW wall mounted fan-assisted condensing boiler, connecting to, and including, inlet/exhaust flue and pipework	Nr	1				X
X.O	72.ab	15mm Polyethylene (PE-X) piping from boiler to radiators and hot and cold services to sanitary fixtures and fittings	m	42				X
X.O	72.ac	22mm Polyethylene (PE-X) piping for flow and return to boiler	m	18				X
X.O	72.ad	Wall mounted double-panel double convector steel radiator 600 x 1200mm white; 7324Btu, 2146W output, including thermostatic valve and manual control valve; including connection to pipework	Nr	10				X
				TOTAL 7.2				-
7.3 Ventilation								
X.O	73.aa	Form a 150mm diameter aperture in 350mm external cavity wall for venting kitchen beside double door. Supply and install 150mm dia x 350mm uPVC pipe and 150mm extractor fan; (c.60Ltr/sec); connect to ducting and electrics and make good wall finishes on completion of work element	Nr	1				X
X.O	73.ab	Form a 100mm diameter aperture in 350mm external cavity wall for venting en-suite. Supply and install 100mm dia x 350mm uPVC pipe and 100mm100mm extractor fan; (c.20Ltr/sec); connect to ducting and electrics and make good wall finishes on completion of work element	Nr	3				X
X.O	73.ac	Supply and install new 100mm extractor fan; (c.20Ltr/sec) connect to ducting and electrics and make good wall finishes on completion of work element	Nr	3				X
X.O	73.ad	Supply and install new 150mm extractor fan; (c.60Ltr/sec) connect to ducting and electrics and make good wall finishes on completion of work element	Nr	1				X
				TOTAL 7.3				-
				TOTAL 7				-
8. Electrical Installations								
X.O	80.aa	Supply and install new 6W 90mm LED recessed ceiling light and switch for en-suite, creating new routes and 3m of wiring to electrics	Nr	14				X
X.O	80.ab	Supply and install new shaving socket to en-suite, creating new routes and 3m of wiring to electrics	Nr	2				X
X.O	80.ac	Supply and install standard built in electric oven (600 x 600 x 600mm) and induction hob including wires and routing to electrics	Nr	1				X
X.O	80.ad	Supply and install smoke detector and wire into electrics for fail-safe, one on each floor	Nr	2				X
X.O	80.ae	Supply and install new carbon monoxide detector and wire into electrics for fail-safe	Nr	1				X