



DRAFT QUOTE

PH Estate Agents

Date
15 Jan 2021

Expiry
14 Feb 2021

Quote Number
QU-0030

Reference
9 Victoria Street

VAT Number
334 4197 05

ABSOLUTE PLUMBING
AND MAINTENANCE
LIMITED

Repairs to bring the property to a lettable standard

Description	Quantity	Unit Price	VAT	Amount GBP
Remove all existing wallpaper Remove damaged plaster app 1m in both alcoves Remove skirting Chimney breast is showing signs of damp remove where required Remove Fire (Ray) Block in existing Air brick . Exposed plaster will have to be left for 24hrs to expose to air for drying out All exposed brickwork will be treated with a Antisulphat to combat Salt build up Feb Tank Super will be applied to exposed brickwork Replaster both alcoves and part of Chimney breast with Renderlite plaster. Recommend Moisture check wall to be applied to whole of Chimney breast area. All chimney Breast and alcoves to have a full reskim. Remove all rubbish from site.	1.00	900.00		900.00
Front elevation Lower roof Replace x 5/7 slates Replace guttering Fix down pipe Fix flashing to wall	1.00	364.00		364.00
Carpets & Underlay, Vinyl in bathroom & kitchen.	1.00	1,500.00		1,500.00
Outside front: Part of the gutter is missing on the bay, requires replacing. Passage: There is no internal doors, requires a new door, handles, hinges & latch. (760x1990) Front room: Front large bay sealed unit (1170x1170) (Toughened) Light switch is missing, requires replacement.	1.00	3,030.00		3,030.00

Description	Quantity	Unit Price	VAT	Amount GBP
<p>Dining room: Door handles & latch is missing, requires replacing. Kitchen: Under stairs cupboard door is badly damaged & requires replacing, new door handles, hinges & latch. (769x1990) 1G socket is broken, requires replacing. Cooker outlet is broken, requires replacing. Fan isn't working, requires replacing. Hot water controller is broken, requires replacing. Bathroom: Wall heater fan is broken, requires replacing. Light pull cord string requires replacement. Bath panel is broken, requires replacing (white cladding) Sink waste requires fixing. Door is beyond repair, requires replacement door, hinges, handles & latch. (760x1990) Airing cupboard door is beyond repair, requires replacement door, hinges, handles & latch. (760x1990) Back bedroom: Door latch requires adjusting. Front bedroom: Lamp holder is incomplete, requires replacing. Wall heater requires reattaching to the wall & a plug fitting. General: Internally the property requires a full redecoration. Ceilings mat white emulsion. Walls mat white/magnolia emulsion. Woodwork gloss white. Replaced missing light bulbs, fit x8 LED light bulb</p>				
<p>New kitchen: Replacement of units, worktops, sink, tap & any associated plumbing. Smooth white unit doors Black granite effect worktops Single bowl sink. Recommend tiling a splash back above the kitchen worktops & installing a plastic internal window sill</p>	1.00	2,550.00		2,550.00
<p>Estimate Replaced broken sealed unit in dining room window. (960x840x28)</p>	1.00	94.00		94.00
Subtotal				8,438.00
TOTAL GBP				8,438.00