

ESTIMATE

Estimate Date: 18/02/2025

Estimate Number: **EST000043**

CUSTOMER DETAILS

3 SANDS LANE, BRIDLINGTON.

Flats 1-4
3 Sands Lane
Bridlington
East Yorkshire
YO15 2JG

BUSINESS DETAILS

D J BROWN PROPERTY MAINTENANCE

07405376999
119 St. Johns Avenue
Bridlington
Yorkshire
YO16 4NP

Thank you for contacting D J Brown Property Maintenance for your property maintenance requirements. Please see the 'estimate' for completion of all works detailed.

Preparation, repair of cracking in stone work and application of silicone based high durability exterior paint to the side elevation of building, rear of extension and rear elevation of building

Estimate for the Preparation, repair and repainting the side elevation, rear and side of extension and rear elevation of 3 Sands Lane.

Access will require a Cherry Picker for high level areas, I estimate hire of this to be 8 working days .The remainder will completed from a mobile scaffolding rig to provide best value. Exterior to be jet washed to provide effective adhesion from the new paint

This estimate specifies a high grade quality commercial silicone based exterior paint with extended life warranty. This cost can be reduced, however, my professional opinion would advise against this option.

All cracks will be resin repaired for longevity.

NOTE: Painting and repair of drainpipes is not included in this estimate,

DESCRIPTION

AMOUNT

| | |
|--|-----------|
| Estimate Labour. | £9,570.00 |
| Paintmaster - Exterior Smooth Acrylic Masonry Paint. Two coats. Spray Application. | £1,250.00 |
| Resin crack repair equipment | £240.00 |

| DESCRIPTION | AMOUNT |
|--|------------|
| Consumables | £450.00 |
| Surface strip and prep equipment | £1,500.00 |
| Niftylift 12m T Access Hoist 8 day hire. | £670.00 |
| Cold Water petrol Pressure Washer | £245.00 |
| Highway Legal 1,100Ltrs Water Bowser 350kg | £569.00 |
| Total Amount | £14,494.00 |

TERMS AND CONDITIONS

THANK YOU FOR CONSIDERING MY SERVICES. BELOW ARE THE TERMS AND CONDITIONS DESIGNED TO ENSURE CLARITY,

FAIRNESS, AND A SMOOTH WORKING RELATIONSHIP. IF YOU HAVE ANY QUESTIONS OR NEED FURTHER EXPLANATION,

PLEASE DON'T HESITATE TO CONTACT ME.

1. ESTIMATE VALIDITY AND SCOPE

A) ESTIMATES ARE PROVIDED BASED ON THE INFORMATION AVAILABLE AT THE TIME AND DO NOT CONSTITUTE A FIXED PRICE QUOTATION. COSTS CAN VARY DUE TO UNFORESEEN CIRCUMSTANCES, OR CHANGES IN THE PROJECT SCOPE CHANGES, OR MATERIAL PRICES INCREASE.

B) ESTIMATES ARE VALID FOR 30 DAYS FROM THE DATE OF ISSUE. AFTER THIS PERIOD, A NEW ESTIMATE MAY BE REQUIRED. THIS IS AT THE DISCRETION OF D J BROWN PROPERTY MAINTENANCE.

2. CLIENT RESPONSIBILITIES

A) CLIENTS ARE ASKED TO ENSURE THE WORKSITE IS SAFE, ACCESSIBLE, AND FREE FROM HAZARDS. PLEASE COMMUNICATE ANY KNOWN ISSUES IN ADVANCE.

B) FOR PERSONAL SAFETY AND INSURANCE VALIDITY, I MAY BE UNABLE TO PROCEED WITH WORK IF I DEEM THE SITE PRESENTS A RISK TO MY HEALTH AND SAFETY OR POSES ANY IDENTIFIABLE DANGER.

B) IF PERMITS OR APPROVALS ARE REQUIRED, IT IS THE CLIENTS RESPONSIBILITY TO OBTAIN THESE UNLESS WE AGREE OTHERWISE. PROOF WILL BE REQUESTED BEFORE WORK BEGINS.

3. CHANGES AND ADDITIONAL WORK

A) IF ADDITIONAL WORK IS NEEDED THAT IS NOT INCLUDED IN THE ORIGINAL ESTIMATE, THIS WILL REQUIRE YOUR APPROVAL OR A SEPARATE ESTIMATE BEFORE IT BEGINS. THIS CAN BE WAIVED BY PRIOR ARRANGEMENT.

B) SHOULD UNFORESEEN ISSUES OR ADJUSTMENTS TO THE PROJECT SCOPE ARISE, BOTH PARTIES MUST AGREE AND DOCUMENT ANY CHANGES TO COSTS BEFORE PROCEEDING.

4. PAYMENT TERMS

A) PAYMENT IS DUE UPON COMPLETION OF WORK UNLESS WE AGREE OTHERWISE IN ADVANCE.

B) LARGER PROJECTS WILL REQUIRE A DEPOSIT OF UP TO 50%, WITH THE BALANCE PAYABLE UPON COMPLETION.

C) LATE PAYMENTS WILL INCUR ADDITIONAL CHARGES TO TIME SPENT RECOVERING MONIES AND ANY FEES INCURRED BY D J BROWN PROPERTY MAINTENANCE ARISING DIRECTLY FROM LATE PAYMENT.

5. WORKMANSHIP AND MATERIAL WARRANTIES

A) ALL WORK IS GUARANTEED TO BE FREE FROM DEFECTS IN WORKMANSHIP FOR A PERIOD OF 30 DAYS. THIS GUARANTEE APPLIES ONLY TO THE WORK I HAVE CARRIED OUT AND DOES NOT EXTEND TO EXISTING SYSTEMS OR STRUCTURES NOT ADDRESSED DURING THE PROJECT. D J BROWN PROPERTY MAINTENANCE RESERVES THE RIGHT TO MAKE FINAL JUDGEMENT ON THE SCOPE AND DEFINITION OF 'PRE-EXISTING'

B) MATERIALS PROVIDED ARE SUBJECT TO THE MANUFACTURER'S WARRANTY. SHOULD ANY ISSUES ARISE WITH MATERIALS, I WILL HELP YOU LIAISE WITH THE MANUFACTURER.

6. LIMITATIONS OF LIABILITY

NOTE: I AM UNABLE TO ACCEPT RESPONSIBILITY FOR:

- A) DAMAGE CAUSED BY PRE-EXISTING OR STRUCTURAL DEFECTS IN THE PROPERTY.
- B) ISSUES RESULTING FROM MISUSE, NEGLIGENCE, OR ALTERATIONS MADE BY OTHERS AFTER THE WORK IS COMPLETED.
- C) INDIRECT OR CONSEQUENTIAL LOSSES, SUCH AS LOSS OF USE OR INCOME.
- D) MY LIABILITY IS LIMITED TO THE COST OF REPAIR OR REPLACEMENT IF DAMAGE IS CAUSED DIRECTLY BY NEGLIGENCE DURING THE WORK.
- E) D J BROWN PROPERTY MAINTENANCE RESERVES THE RIGHT TO MAKE FINAL JUDGEMENT ON THE SCOPE AND DEFINITIONS OF LIABILITY.

7. EXCLUSIONS

NOTE: I CANNOT PROVIDE GUARANTEES FOR REPAIRS OR INSTALLATIONS THAT:

- A) ARE SUBJECT TO EXCESSIVE WEAR AND TEAR OR IMPROPER USE.
- B) ARE AFFECTED BY EXTERNAL FACTORS SUCH AS WATER DAMAGE, ENVIRONMENTAL CONDITIONS, OR UNAUTHORISED MODIFICATIONS.
- C) WORK CARRIED OUT ON OLDER SYSTEMS OR ITEMS BEYOND THEIR REASONABLE LIFE EXPECTANCY IS UNDERTAKEN WITHOUT WARRANTY, AS THESE MAY FAIL UNPREDICTABLY.
- D) D J BROWN PROPERTY MAINTENANCE RESERVES THE RIGHT TO MAKE FINAL JUDGEMENT ON THE SCOPE AND DEFINITIONS OF EXCLUSIONS, EXCESSIVE WEAR AND TEAR, IMPROPER USE, WATER DAMAGE, ENVIRONMENTAL CONDITIONS, OR UNAUTHORISED MODIFICATIONS.

8. INSPECTION AND NOTIFICATION

- A) CLIENTS ARE ENCOURAGED TO INSPECT COMPLETED WORK AND NOTIFY ME OF ANY ISSUES WITHIN 7 DAYS. REPORTING ISSUES WITHIN THIS TIMEFRAME ENSURES THEY CAN BE RESOLVED UNDER WARRANTY.
- B) ISSUES REPORTED OUTSIDE THIS TIMEFRAME MAY NOT BE ELIGIBLE FOR WARRANTY COVERAGE.

9. REPAIR OR REWORK PROCESS

NOTE: IF A PROBLEM IS IDENTIFIED AND FALLS WITHIN WARRANTY:

- A) I WILL INSPECT THE ISSUE FREE OF CHARGE.
- B) ANY DEFECTS CAUSED BY MY WORKMANSHIP WILL BE REPAIRED OR REWORKED AT NO ADDITIONAL COST.

10. INSURANCE AND INDEMNITY

- A) I HOLD LIABILITY INSURANCE TO COVER DAMAGE TO PROPERTY OR INJURIES DIRECTLY CAUSED BY MY ACTIONS DURING WORK.
- B) CLIENTS AGREE TO INDEMNIFY ME AGAINST CLAIMS ARISING FROM UNSAFE CONDITIONS ON-SITE THAT WERE NOT DISCLOSED IN ADVANCE.

11. CANCELLATIONS AND RESCHEDULING

- A) PLEASE NOTIFY ME AT LEAST 7 DAYS IN ADVANCE IF YOU NEED TO CANCEL OR RESCHEDULE WORK.
- B) SHORT-NOTICE CANCELLATIONS WILL INCUR A FEE TO COVER LOST TIME OR EXPENSES.

12. PAYMENT FOR MATERIALS IN ADVANCE

A) FOR PROJECTS REQUIRING MATERIALS, A DEPOSIT COVERING THEIR COST MAY BE REQUESTED BEFORE WORK BEGINS. THIS ENSURES MATERIALS ARE PURCHASED AND READY IN TIME FOR THE PROJECT.

13. MATERIAL COSTS AND TRANSPARENCY

A) A DETAILED BREAKDOWN OF THE REQUIRED MATERIALS AND THEIR ESTIMATED COSTS WILL BE INCLUDED IN YOUR ESTIMATE. ANY CHANGES IN MATERIAL COSTS WILL BE COMMUNICATED BEFORE PURCHASE.

14. PAYMENT PROCESS FOR MATERIALS

A) ADVANCE PAYMENTS FOR MATERIALS SHOULD BE MADE WITHIN 5 WORKING DAYS OF ACCEPTING THE ESTIMATE TO AVOID PROJECT DELAYS.

B) PAYMENTS CAN BE MADE VIA CASH, BANK TRANSFER, OR CARD. PLEASE NOTE THAT CHEQUES ARE NOT ACCEPTED.

15. NON-REFUNDABLE DEPOSIT

A) ONCE MATERIALS HAVE BEEN PURCHASED, THE DEPOSIT BECOMES NON-REFUNDABLE. THIS IS TO COVER ANY LOSSES ON SPECIALISED OR NON-RETURNABLE ITEMS.

16. UNUSED MATERIALS

A) ANY MATERIALS PURCHASED IN ADVANCE AND NOT USED IN THE PROJECT WILL REMAIN MY PROPERTY UNLESS AGREED OTHERWISE IN WRITING. UNOPENED MATERIALS MAY BE ELIGIBLE FOR A REFUND, SUBJECT TO THE SUPPLIER'S RETURN POLICY.

17. SCOPE OF THE DAY RATE

NOTE: THE QUOTED DAY RATE INCLUDES ALL TIME SPENT ON THE PROJECT, INCLUDING:

A) ON-SITE WORK.

B) TRAVEL TIME TO AND FROM YOUR PROPERTY.

C) TIME SPENT COLLECTING MATERIALS OR SUPPLIES NEEDED FOR THE JOB.

18. EFFICIENCY IN MATERIAL COLLECTION

A) WHEREVER POSSIBLE, I WILL PLAN AND MINIMISE TRIPS TO COLLECT MATERIALS TO REDUCE TIME SPENT AWAY FROM THE SITE. MATERIALS WILL BE PROCURED IN ADVANCE WHEN FEASIBLE.

19. CLIENT COMMUNICATION

A) IF UNEXPECTED MATERIALS ARE REQUIRED DURING THE PROJECT, I WILL INFORM YOU BEFORE PROCEEDING TO ENSURE TRANSPARENCY ABOUT ANY TIME SPENT OFF-SITE.

20. FAIR USAGE OF TIME

□ WHILE THE DAY RATE INCLUDES TRAVEL AND MATERIAL COLLECTION, IT DOES NOT COVER DELAYS CAUSED BY FACTORS OUTSIDE MY CONTROL, SUCH AS SIGNIFICANT CHANGES TO THE SCOPE OF WORK OR SUPPLY CHAIN ISSUES.

21. ADDITIONAL COSTS

A) THE DAY RATE DOES NOT INCLUDE CHARGES FOR ADDITIONAL MATERIALS OR SPECIALIST EQUIPMENT. THESE COSTS WILL BE DISCUSSED AND AGREED UPON WITH YOU IN ADVANCE.

THANK YOU FOR TAKING THE TIME TO REVIEW THESE TERMS. I LOOK FORWARD TO WORKING WITH YOU!