VATRA
DEVELOPMENTS
Planned. Crafted. Delivered.

SAMPLE ITEMISED PRICE

Every item priced on its own line, agreed before you sign

SAMPLE. One imaginary project runs through all five VATRA samples (itemised price, payment schedule and application, variation order, weekly update and aftercare), so the figures agree with each other. The figures are illustrative, are not a quotation and must not be used to budget a real project. Your own documents carry your project, your name and our bank details.

Project	**Example project: single-storey rear extension, 4 m × 5 m (about 20 m²)**
Prepared for	**Example client**
Quote reference	**VD-SAMPLE-Q1**
Prepared by	**Punit Depala, Managing Director**
Based on	**Example drawings, Sheets 01 to 07 Rev B; engineer's drawings S1 and S2**
Valid for	**[30] days from the date of issue (your quote states its own period)**
Programme	**16 weeks on site, for example Monday 1 March 2027 to Monday 21 June 2027**

NO.	DESCRIPTION	DRAWING	QTY	RATE (£)	PRICE INC. VAT (£)
1	Preliminaries: site set-up, welfare, fencing, skips, insurance and management	Programme	16 week	520.00	8,320.00
2	Break out the rear wall opening and strip out	Sheet 02	1 item	3,950.00	3,950.00
3	Excavate foundations and remove spoil	Engineer S1	7.8 m³	210.00	1,638.00
4	Trench-fill concrete foundations	Engineer S1	7.8 m³	260.00	2,028.00
5	Brick and blockwork below ground to the damp-proof course	Sheet 03	13 m	190.00	2,470.00
6	Ground slab, membrane, insulation and screed	Sheet 03, A-A	20 m²	180.00	3,600.00
7	Insulated cavity walls with facing brick to match the house	Sheet 04	31 m²	310.00	9,610.00
8	Steel beam and padstones to the engineer's design	Engineer S2	1 item	5,980.00	5,980.00
9	Flat roof: joists, deck, insulation, covering and fascia	Sheet 03, A-A	22 m²	250.00	5,500.00
10	Fit two rooflights (you supply)	Sheet 05	2 nr	440.00	880.00
11	Fit bi-fold doors (you supply)	Sheet 04	1 nr	810.00	810.00
–	Kitchen units and worktops (you supply)	Sheet 06	–	–	Not in price
12	Electrics, first and second fix, tested and certified	Sheet 06	1 item	4,500.00	4,500.00
13	Plastering to walls and ceiling	Sheet 03	70 m²	30.00	2,100.00
14	Carpentry: skirtings, architraves and internal door	Sheet 03	1 item	1,450.00	1,450.00
15	Decoration: mist coat and two finish coats	Sheet 03	1 item	1,350.00	1,350.00
16	Builder's clean before handover	–	1 item	360.00	360.00

NO.	DESCRIPTION	DRAWING	QTY	RATE (£)	PRICE INC. VAT (£)
PS	Provisional sum: drainage alterations (adjusted to the actual cost, agreed with you in writing)	Sheet 07	1 sum	3,120.00	3,120.00
	Total agreed price, including VAT (changes only by a signed Variation Order or adjustment of the provisional sum shown)				**57,666.00**
	Price excluding VAT				48,055.00
	VAT at 20% (VAT no. GB 531 6018 23)				9,611.00

RATES FOR CHANGES (INC. VAT)

Additional double socket, first and second fix	nr	122.50
Additional downlight	nr	95.00
Tradesperson, daywork (last resort only)	day	320.00
Labourer, daywork (last resort only)	day	240.00

Changes are valued at these rates or at fair rates built from the prices above, agreed with you first. Daywork only as a last resort.

PAYMENTS

A 5% deposit (£2,883.30) on signing, then five stage payments as each stage is finished. 2.5% of the price excluding VAT (£1,201.38) is kept by you from the completion payment for the 12-month defects period. See the sample payment schedule.

NOT INCLUDED

Items you supply (kitchen, sanitaryware, tiles, radiators, doors and second-fix fittings), planning and Building Control fees, party wall surveyors' fees and any design work.

HOW TO READ IT

- Every item in the drawings is priced on its own line, with its quantity and rate, so every line can be checked and quotes compared like for like.
- The shaded row is a provisional sum: work that cannot be measured until it is uncovered, shown with its amount so you can see what could change. It is adjusted to the actual cost, agreed with you in writing.
- After you sign, every change is agreed in writing before it is built: on a VATRA Variation Order signed by you, or, where an architect administers the contract, through their written instruction, with price and time agreed first wherever the contract allows.

ACCEPTED BY THE CLIENT	FOR VATRA DEVELOPMENTS LTD	QUOTE REFERENCE
Signature and date	*Director's signature and date*	*VD-SAMPLE-Q1*