



You were quoted a Ball-Park amount as a general guide to potential cost of your project, so to help you understand more clearly what to expect to be included, we have prepared the following guide,

Excavation and lowering of your existing floors (including concrete) stone, and to a depth of no more than 300mm (1ft)

- **New concrete floor including integrated perimeter drainage channels and sump pit, A new single 240Lt min pump connected to external drains,**
- **All the walls and floors including stone steps, will be treated using Cavity Drain Membrane, (tanking)**
- **Insulation to floors, external walls, and ceilings**
- **Secondary timber walls, fast-track metal and timber stud walls, door frames,**
- **18mm chipboard floor as your new finished floor, ready for final flooring of your choice**
- **Electrical installation, including new sockets, switches, down lights, isolators, smoke detectors a seperate small consumer unit to house all new electrical installations,**
- **Plumbing installation, including relocating pipe work, new radiators, supply of hot+cold feeds, to be connected to existing boiler.**

Items which are not included and will carry an additional costs:

- **Any external excavation to create new light-well or new external stairs, new openings to outside areas, enlargement of existing door or window openings, any internal stacture work ie, removing walls, installing stractural steel (RSJ) Underpinning, reinforcement of walls or foundations**
- **New external doors**
- **The type of internal doors will be mentioned in your quotation and you will have the option to upgrade to more expensive doors, handles etc, at an additional agreed cost**
- **New banister,**
- **new boiler, we will assume that your existing boiler is in good working order and capable of coping with the additional radiators, a seperate cost for supplying and installing a new boiler can be provided**
- **Any finished flooring including, Laminate, Vinyl, Hardwood, tiles,
You will be given the option to install all of the above, supply & fit, fit only, (we do not do carpets)**
- **Shower room fittings ie, showers, hand basin, wc pans and cistern, waste pumps (macerator)**
- **Kitchen fittings or fitting service, we can provide a competitive price for this service,**
- **tilling walls and floors, adhesives and grouts, tile trims,**
- **Painting and decorating**

If you have any questions, please do not hesitate to contact us: info@backtobasement.co.uk