

## GENERAL CLARIFICATIONS & CONDITIONS



- GC01 All prices are subject to VAT at the applicable rate of the works undertaken.
- GC02 It is assumed that the condition of the existing building is acceptable for the planned works.
- GC03 We have assumed no further structural works are required to the building and the foundations, fabric, and structure of the building is suitable.
- GC04 We have assumed unhindered access will be available and able to complete the project in one phase.
- GC05 We have allowed to discharge waste water to the existing foul sewer and the rain water to either a separate storm water drain or a combined sewer drain.
- GC06 We are working on the basis that there are sufficient services and no upgrades will be necessary (gas, water electric, telecom etc.)
- GC07 For foundations, we have allowed for strip footings to 0.6m in stable sand or 0.9m in solid clay, as would be considered 'normal' conditions. It has been assumed that all digging will be good without obstructions.
  
- GC08 Drainage alterations – assumed not serving any neighbours.
- GC09 We have assumed the Building Control officer (BCO) is satisfied with the design and no changes will need to be made.
- GC10 We have not allowed for applying to any statutory body i.e. power, gas, water discharge notices or the like, as this can only be done by the customer.
- GC11 Any services meters will require connection by the customer as they are the end user and the utility companies will not deal with a contractor.
- GC12 We have assumed that we will have access to clean water and power to service the works.
- GC13 When items become obsolete or may not be suitably available at the time of building; an alternative will be sourced of similar specification.
- GC14 We reserve the right to alter the construction methodology or design to suit the needs of the build.
- GC15 No allowance for asbestos, ecology, environmental requirements, reports or any remedy of any report findings unless specified in our scope.
- GC16 We reserve the right to change any specified manufacturer to an alternative of similar specification.
- GC17 We have not allowed for an EPC certificate, SAP or U-Value calculations.
- GC18 If applicable we have allowed for white matt emulsion paint to walls and satin to woodwork. Wet areas to be painted in kitchen/bathroom paint.
- GC19 Customer to contact Scottish Power and organise for an insulating sleeve to be installed on the power lines to allow scaffolding and deliveries to take place if a power line is within 6m of the works area.
- GC20 We have allowed for demarcation fencing around the site if required.
- GC21 All skips are for Platinum Construction use only unless agreed otherwise.
- GC22 Skips are not exclusively for the project they are situated on as when finishing off a project where it is not possible to use a skip, the rubbish will be transferred to another project skip. Towards the end of this project we will take your rubbish to another site.
- GC23 If applicable; fascias, soffits, gutters, and downspouts are white PVCu unless stated otherwise.
- GC24 All masonry wall cavities to be 150mm width with full cavity fill
- GC25 Generally, all flooring, sanitaryware, non standard radiators, internal doors, external windows and external doors to be procured by the customer unless stated otherwise.

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- GC26 Customer to organise with the utility provider the relocation of any incoming services if necessary or protection to services.
- GC27 Price of this quotation is fixed for 2 months due to high volatility of supply chain price changes.
- GC28 We have allowed to match as best as possible the materials to the existing, however this may not be possible in some situations. We will work with you to seek the best solution.
- GC29 All materials salvaged will become the property of Platinum Construction and any salvage value has been considered within this price.
- GC30 Plumbing & heating in PEX plastic pipe.
- GC31 We will use images and videos on our website, social media and for marketing purposes. If you wish to opt out then please let us know.
- GC32 The law requires us to operate to a H&S policy which requires all staff and visitors including customers to sign in and wear suitable PPE.
- GC33 All external windows and doors are assumed to be standard in colour: white, black or anthracite, unless otherwise stated above.
- GC34 If the Customer purchases materials but requires Platinum to organise delivery, and/or coordinate works, an attendance allowance of 10% will be added to the cost or a fixed pre-agreed fee.
- GC35 Any Building control certificate, electrical certificate, structural certificate etc will be issued upon receipt of cleared funds for the final invoice
- GC36 Invoicing will be weekly and to be paid within 5 days of the date of the invoice.
- GC37 All prices for variations when discussed are gross and subject to VAT
- GC38 Any management costs for taking on the responsibility of a nominated subcontractor or supplier will attract a 10% fee unless agreed otherwise.
- GC39 We have not allowed for planning or building control fees unless agreed otherwise
- GC40 If we have allowed for plastered finish, we have not allowed for preparation for the painting / filling / sanding etc as this is a decorator task.
- GC41 Where we have knocked a wall down or poured a new slab we have allowed to level it with the adjacent slab with concrete only and it will require a final self level ready for the flooring finish as this is the floor finishers task.
- GC42 When pouring a new slab we have allowed to take a level from the closest adjacent door threshold and no allowance has been allowed for self levelling if the existing floor slabs are out of level.
- GC43 When completing a flat roof, There may be occasions to utilise patch kits for awkward details and minor repairs.
- GC44 All glazing to be standard UPVC double glazed unless specified
- GC45 Payment terms will be weekly drawing down on the balance of the remaining sum. A 10% deposit (which is non refundable if the works is cancelled by the customer) to secure a start date and allow structural design and procurement to commence.