



Unite 3, 8 Colonial Way, WD24 4PT
info@pecasa.co.uk
www.pecasa.co.uk
020 8146 2200

Pecasa Ltd

Estimate

For: Eddy Selby
eddysselby786@gmail.com
138 Bedford Road
Hitchin, SG5 2UP
07847506728

Estimate No: 172
Date: 20/08/2025

Description	Quantity	Rate	VAT	Amount
Latest Innovative Screw Foundations Installed by our in-house team. Screw foundations are superior to standard concrete foundations. Benefits include speed of installation, environmental friendliness and improved stability.	30	£80.00	20%	£2,400.00
Structural Insulated Panels (SIPS) Environmentally Friendly Our SIPS are manufactured and pre-assembled in our local warehouse allowing the structure to be erected in one day. Thereby minimizing any mess and disturbance.	30	£350.00	20%	£10,500.00
EPDM Rubber Roofing (Ethylene Propylene Diene Monomer) This roof solution is durable, weather resistant, low maintenance, and energy efficient.	34	£90.00	20%	£3,060.00
Internal Dry Wall Finish Expertly crafted plaster boarded walls. Viewed as a must not only for the aesthetic but also for durability, installation, and many more benefits.	45	£50.00	20%	£2,250.00
Painting Decorating & Tape and Jointing Tape and jointing Plaster, Painting Colour of your choice	1	£2,000.00	20%	£2,000.00
Luxury Vinyl Flooring Scratch and Water Resistant. Long-lasting vinyl flooring in a choice of color and easy to keep clean.	32	£50.00	20%	£1,600.00
Armoured cable from home to garden room This includes materials and labour.	1	£1,000.00	20%	£1,000.00
Side and back cladding Shiplap Treated Redwood	20	£50.00	20%	£1,000.00
Internet cable Run an internet cable from the house	1	£300.00	20%	£300.00
Electrics LED downlights, external lights, sockets as per requirements, and an RCD system	30	£90.00	20%	£2,700.00

Description	Quantity	Rate	VAT	Amount
Guttering Back of the Garden Room	1	£250.00	20%	£250.00
Aluminium Doors and windows.	4	£950.00	20%	£3,800.00
Composite front and site Front from the entrance and site facing the garden to be cladding	12	£150.00	20%	£1,800.00
Air Conditioning controlled AC Unit Latest Hot and Cold energy saving system.	1	£1,000.00	20%	£1,000.00
Kitchenet As per the drawing, the kitchen has a sink	1	£5,500.00	20%	£5,500.00
Bathroom Supply and install a new shower, toilet and 1 sink, including an industrial pump	1	£8,500.00	20%	£8,500.00
Subtotal				£47,660.00
Discount				-£2,383.00
VAT 20% (£45,277.00)				£9,055.40
Total				£54,332.40

Total

£54,332.40

Notes

Payment Terms
 30% on order.
 60% on structure completion.
 10% on completion hand over.

Terms and Conditions

The "Company" refers to Pecasa Ltd (Company No. 10714739), whose registered office is located in England and Wales. The "Customer" is the individual, firm, or company purchasing the Product from the Company. The "Product" encompasses the structure, accessories, and optional extras specified in the Order. These Terms and Conditions solely govern the Company's business operations and constitute the entire Agreement between the parties. It is clarified that no additional terms or conditions from the Customer, whether in purchase orders or similar documents, will be part of the Agreement.

1. **Completed Orders**

The Company will formally accept all orders upon issuing an order confirmation, which occurs after the Customer accepts the quotation and pays the deposit. Once issued, the order confirmation can only be canceled or deferred with the Company's written consent, provided the Customer indemnifies the Company for all incurred costs related to the cancellation or deferment. If no formal order confirmation is issued, the Customer's acceptance of delivery and installation binds them to these Terms and Conditions.

2. **Warranty**

The Product is designed for a lifespan exceeding 50 years, although no guarantee is provided. The Company warrants that the structural elements (floor, roof, and external walls) will be free from significant defects for 10 years from the purchase date. Additional warranties apply to materials and workmanship upon installation. If the Product fails to meet these warranties, the Company will take necessary actions to rectify the defects or refund the purchase price, with liability not exceeding the total purchase price. The Customer must notify the Company in writing within one month of any defects to be covered under warranty. The Company is not liable for defects due to settlement or subsidence at the installation site.

"The company does not guarantee that the ground (grass or soil) will remain undisturbed during installation. Due to the nature of the work, tools and equipment must be used on the grass or soil, which may cause disruption."

"Doors and windows are covered by a 10-year guarantee for aluminium and uPVC frames, a 5-year guarantee for the glass, and a 3-year guarantee for the ironmongery."

3. ****Local and National Authorities****

The Customer is responsible for ensuring the Product's installation complies with all relevant regulations. The Company accepts no responsibility for the Customer's failure to comply and may seek indemnification for any resulting issues.

4. ****Changes in Specification****

The Company reserves the right to make non-material changes to the Product's specifications to comply with safety or statutory requirements.

5. ****Delivery and Installation****

Installation will occur at the address specified in the order confirmation unless agreed otherwise. Installation dates are approximate, confirmed at least 6 working days in advance. The Company is not liable for delays in delivery or installation, and the Customer must ensure site accessibility and parking availability for installation. Failure to meet site requirements may result in deferred installation or cancellation of the Agreement, with potential deductions from the Customer's deposit.

6. ****Price and Terms of Payment****

Prices and delivery charges are outlined in the order confirmation. A 30% deposit is required upon ordering, with further payments 60% on structure completion, 10% due at completion of everything and handover . Full payment must be made without deductions, and the Company may alter its price list at any time.

7. ****Property and Risk****

Risk transfers to the Customer upon key handover, while title remains with the Company until full payment is received.

8. ****Failure to Make Payment****

Late payments may incur interest at 5% above the UK Bank base rate, compounded monthly. The Company also reserves the right to claim interest under the Late Payment of Commercial Debts (Interest) Act 1998.

9. ****Enforceability and Severability****

Any unenforceable provision of these Terms and Conditions will be severed, leaving the remaining provisions intact.

10. ****Amendment****

Amendments to these Terms and Conditions must be made in writing and signed by a Company director.

11. ****Assignment****

The Customer may not assign the Agreement without written consent from the Company, which may assign the Agreement freely.

12. ****Damages****

The Company is not liable for any indirect loss or damage, and its liability is limited to the purchase price of the Product.

13. ****Force Majeure****

The Company is not liable for delays caused by factors beyond its control. If such an event lasts longer than 30 days, either party may terminate the Agreement with written notice.

14. ****Termination****

The Company may terminate the Agreement if the Customer enters liquidation or bankruptcy, with immediate recovery of due sums and losses.

15. ****Notices****

Notices must be in writing and will be deemed received if delivered to the last known address or sent via first-class post or facsimile.

****Local and National Authorities**** The Customer shall ensure that the installation of the Product does not contravene any planning or other regulation or legislation and the Company accepts no responsibility for the failure of the Customer to comply with such regulations or legislation and the Customer shall indemnify the Company in respect of any failure to do so.

17. ****Waiver****

Failure to exercise any right under these Terms and Conditions does not constitute a waiver of that right.

18. ****Governing Law****

Any disputes arising from these Terms and Conditions shall be governed by the laws of England.

