

John Ruck Construction Ltd

Terms and Conditions of Contract

- 1) All invoices are subject to the addition of V.A.T. at the current rate.
- 2) If not specifically stated after the quoted price, this quotation is based on material prices and wage rates ruling at today's date. Any cost fluctuations levied by our suppliers, will be applied for and appended to the final account.
- 3) Interim stage payments will be applied for, once materials are delivered and work started on site, for within 14 days of application. A final account will be submitted on completion for payment within 30 days. No retentions are to be deducted from the contract figures. On receipt of all monies due, we will issue a letter of indemnity document to cover a 12 month maintenance period from the date of completion.
- 4) Title and ownership of all materials supplied and the completed building, together with access thereafter belong to JRC Ltd., until paid for in full by the purchaser/builder.
- 5) We require a reasonable access to and a hardstanding down the centre of the building for use by our lorries and mobile crane. If we are required to provide scaffolding or towers, then a level clear passage is to be provided around the perimeter of the building.
- 6) Start and completion dates could be subject to planning or engineering approvals by other third parties. Adverse weather conditions may effect progress during the erection period.
- 7) If we have quoted for the foundations, unless stated to the contrary, we assume normal ground conditions and a minimum bearing pressure of 150kN/m².

Should rock, concrete or hard ground be encountered, requiring the use of a compressor/breaker or alternatively low bearing running sand or wet ground requiring the use of pumps. Work will be temporarily stopped to ascertain the extra costs involved and agreement to proceed with the purchaser.

Excavation spoils will be deposited next to each hole (or onto a trailer) for disposal or spreading by the purchaser.

We must be notified in writing of any underground drains, cables or installations which run below the building. We will not be held responsible for any accidental damage or consequential reinstatement.

This quotation is subject to the above terms and conditions.

If you cannot comply and wish to make amendments, then these must be confirmed back to us in writing, before work commences.