



Modesta Lodge | Specification & Pricing

Specification List Modesta Model



May 2019

Size = 39 ft x 20 ft

* = Or cheaper alternative

UK = Supplied in UK (No Required from China)

Product Reference #	Area	Item	Client BoQ Ref	Specification	Per	Item Totals
		STRUCTURAL SYSTEM				
Lodges 1 -01	Finishes	TRACK & STUD SKELETON SYSTEM	BSL_1714	90mm CE steel	ton	2.1
		EXTERIOR WALL				
Lodges 1 -02	Finishes	INSULATION EXTERIOR WALL	BSL_1714	100mm, Glass wool 14kg/m3 *	sqm	88
Lodges 1 -03	Finishes	MEMBRANE	BSL_1714	0.4mm, 120gsm, Breathable	sqm	88
Lodges 1 -04	Finishes	FIBER CEMENT BOARD	BSL_1714	Nichiha Board Or Log Effect Cladding *	sqm	88
Lodges 1 -05	Finishes	BATTEN 1#	BSL_1714	25 x 50mm, Weather proof	lm	201
Lodges 1 -06	Finishes	OSB BOARD	BSL_1714	12mm, 30 min fire rating	sqm	88
Lodges 1 -07	Finishes	NEOPREME GASKET TAPE	BSL_1714	10m/roll ,50mm width, 5mm thickness *	roll	20
		ROOF				
Lodges 1 -08	Finishes	OSB BOARD	BSL_1714	18mm, Weather proof	sqm	95
Lodges 1 -09	Finishes	ROOF TILES	BSL_1714	PVC Or Steel	sqm	95
Lodges 1 -10	Finishes	TILE FITTINGS	BSL_1714	Standard	set	1

External Effects

- PVC Roof Tiles
- Fibre Cement Board
- Fascia Board
- Soffit
- Barge Board



Lodges 1 -11	Finishes	BATTENING	BSL_1714	25 x 50, Weatherproof	m	220
Lodges 1 -12	Finishes	ROOF INSULATION	BSL_1714	50mm, Foiled back XPS	sqm	95
Lodges 1 -13	Finishes	ROOF MEMBRANE	BSL_1714	0.6mm,160gsm,breathable	sqm	95
Lodges 1 -14	Finishes	GUTTERING TROUGH	BSL_1714	Black plastic	m	33
Lodges 1 -15	Finishes	GUTTERING DOWN PIPE	BSL_1714	Black plastic	m	12
Lodges 1 -16	Finishes	FASCIA BOARD AND SOFFITS	BSL_1714	PVC	m	22
Lodges 1 -17	Finishes	BARGE BOARD	BSL_1714	PVC	m	18
		INTERIOR WALL				
Lodges 1 -18	Finishes	SOUND INSULATION	BSL_1714	100mm,Rock wool	sqm	58
Lodges 1 -19	Finishes	VAPOUR BARRIER	BSL_1714	0.4mm, Un-breathable	sqm	88
Lodges 1 -20	Finishes	PLASTER BOARD	BSL_1714	12mm,Moisture resistant	sqm	40
Lodges 1 -21	Finishes	PLASTER BOARD	BSL_1714	12mm, Standard	sqm	164
Lodges 1 -22	Finishes	WALL TILES	BSL_1714	Ceramic, for bathroom and kitchen	* sqm	40
Lodges 1 -23	Finishes	TILE GROUT	BSL_1714	Non mildew	* sqm	40
Lodges 1 -24	Finishes	PAINT UNDERCOAT	BSL_1714	Standard	sqm	164
Lodges 1 -25	Finishes	PAINT TOP COAT	BSL_1714	White gloss	sqm	164
Lodges 1 -26	Finishes	SKIRTING	BSL_1714	MDF, painted	lm	76

		CEILING				
Lodges 1 -27	Finishes	PVC CEILING	BSL_1714	8mm PVC	sqm	84
		FLOOR				
Lodges 1 -28	Finishes	CARPET	BSL_1714	Axminster pile, for bedrooms,Living,	sqm	50
Lodges 1 -29	Finishes	CARPET UNDERLAY	BSL_1714	10mm	sqm	50
Lodges 1 -30	Finishes	KITCHEN VINYL FLOORING	BSL_1714	VINYL & For Dining Area	sqm	7
Lodges 1 -31	Finishes	BATHROOM VINYL FLOORING	BSL_1714	VINYL	sqm	8
		EXTERIOR				
Lodges 1 -32	Finishes	LED EXTERNAL LIGHTING	BSL_1714	LED	pcs	2
Lodges 1 -33	Finishes	DOOR BELL	BSL_1714	Wireless	pcs	1
		WINDOWS				
Lodges 1 -34	Exterior	WINDOWS 1#	BSL_1714	1400 x 1100mm ,UPVC double glazed	qty	1
Lodges 1 -35	Exterior	WINDOWS 2#	BSL_1714	1200 x 1100mm ,UPVC double glazed	qty	1
Lodges 1 -36	Exterior	WINDOWS 3#	BSL_1714	715 x 100mm, UPVC double glazed	qty	2
Lodges 1 -37	Exterior	WINDOWS 4#	BSL_1714	715 x 1980mm, UPVC double glazed	qty	4
Lodges 1 -38	Exterior	VELUX WINDOW	BSL_1714	980 x 550mm, Velux Windows	qty	1
Lodges 1 -39	Exterior	WINDOW SILL	BSL_1714	MDF	m	8
Lodges 1 -40	Exterior	MASTIK	BSL_1714	Non mildew	set	9
		DOORS & JOINERY ITEMS				
Lodges 1 -41	Interior	FRONT DOOR	BSL_1714	762 x 2080mm, UPVC Glass Glazeed doors	pcs	1
Lodges 1 -42	Interior	REAR DOOR	BSL_1714	1330 x 2080mm,Standard French Doors	pcs	2

Lodges 1 -43	Interior	INTERNAL DOOR	BSL_1714	686 x 1981mm, Consider Moulded Door Units	pcs	5
Lodges 1 -44	Interior	INTERAL DOOR SURROUNDS (FRAMES + ARCHITRAVE)	BSL_1714	Solid wood, 75mm architrave	pcs	6
Lodges 1 -45	Interior	DOOR HARDWARE	BSL_1714	Brushed SS	set	9
		PLUMBING / SANITARY				
Lodges 1 -46	Interior	TOILET	BSL_1714	Glazed vitreous China *	pcs	2
Lodges 1 -47	Interior	TOILET ROLL HOLDER	BSL_1714	Brass and stainless steel cover *	pcs	2
Lodges 1 -48	Interior	HEATED TOWEL RAIL	BSL_1714	Brass and stainless steel tube *	pcs	2
Lodges 1 -49	Interior	SINKS	BSL_1714	Glazed vitreous China *	pcs	2
Lodges 1 -50	Interior	SINK TAPS	BSL_1714	Water saving brushed Satin *	pcs	2
Lodges 1 -51	Interior	EXTRACTOR FAN	BSL_1714	Low noise *	pcs	2
Lodges 1 -52	Interior	BATH TAPS	BSL_1714	Brushed satin *	pcs	1
Lodges 1 -53	Interior	BATH	BSL_1714	Standard	pcs	1
Lodges 1 -54	Interior	BATH SCREEN	BSL_1714	8mm Tempered clear glass *	pcs	1
Lodges 1 -55	Interior	SHOWER CUBICAL	BSL_1714	8mm Tempered clear glass *	pcs	1
Lodges 1 -56	Interior	SHOWER SET	BSL_1714	Thermostatic shower mixer with rain shower *	set	1
Lodges 1 -57	Interior	WASTE PIPES	BSL_1714	PPR *	set	2
Lodges 1 -58	Interior	WATER PIPE	BSL_1714	PPR *	set	2
		HEATING/COOLING				
Lodges 1 -59	Interior	RADIATOR 1#	BSL_1714	1100mm, 33 Sections, Steel eco rads *	pcs	1



Bathroom Effects

Lodges 1 -60	Interior	RADIATOR 2#	BSL_1714	1600mm,48 Sections,Steel eco rads	*	pcs	1
Lodges 1 -61	Interior	RADIATOR 3#	BSL_1714	700mm,21 Sections,Steel eco rads	*	pcs	1
Lodges 1 -62	Interior	RADIATOR 4#	BSL_1714	600mm,18 Sections,Steel eco rads	*	pcs	1
Lodges 1 -63	Interior	RADIATOR 5#	BSL_1714	500mm,15 Sections,Steel eco rads	*	pcs	1
Lodges 1 -64	Interior	RADIATOR 6#	BSL_1714	400mm,12 Sections,Steel eco rads	*	pcs	1
Lodges 1 -65	Interior	RADIATOR VALVES	BSL_1714	Chrome	*	pcs	6
Lodges 1 -66	Interior	RADIATOR PIPES	BSL_1714	PP		set	6
Lodges 1 -67	Interior	COMBI BOILER	BSL_1714	UK Supply		set	1
		ELECTRICAL					
Lodges 1 -68	Interior	ELEC CONDUIT	BSL_1714	PVC, 25mm dia		m	112
Lodges 1 -69	Interior	ELECTRICAL CABLE	BSL_1714	Standard		m	112
Lodges 1 -70	Interior	ELEC CONDUIT JOINTS	BSL_1714	PVC		pcs	25
Lodges 1 -71	Interior	FUSE BOARD	BSL_1714	ABB		pcs	1
Lodges 1 -72	Interior	FUSES	BSL_1714	ABB		pcs	8
Lodges 1 -73	Interior	MAIN SWITCH	BSL_1714	ABB		pcs	1
Lodges 1 -74	Interior	COAX	BSL_1714	Standard		m	56
Lodges 1 -75	Interior	TELEPHONE CABLE	BSL_1714	Standard		m	56
Lodges 1 -76	Interior	LED RECESSED LIGHTS WHITE SMALL	BSL_1714	As per designer specification Happy with Anything		pcs	23
Lodges 1 -77	Interior	CEILING DOWNLIGHTS	BSL_1714	Stanard Light		pcs	4
Lodges 1 -78	Interior	SHOWER DOWNLIGHTS	BSL_1714	Waterproof		pcs	2



Kitchen Effects

Lodges 1 -79	Interior	LIGHT SWITCH 1#	BSL_1714	Plastic,one way switch	pcs	7
Lodges 1 -80	Interior	LIGHT SWITCH 2#	BSL_1714	Plastic,two way switch	pcs	6
Lodges 1 -81	Interior	COOKER SWITCH	BSL_1714	White Plastic	pcs	1
Lodges 1 -82	Interior	SHAVER SWITCH	BSL_1714	White Plastic	pcs	2
Lodges 1 -83	Interior	TELEPHONE POINTS	BSL_1714	White Plastic	pcs	3
Lodges 1 -84	Interior	TV POINTS	BSL_1714	White Plastic	pcs	1
Lodges 1 -85	Interior	ELECTRICAL BLOCKS	BSL_1714	White Plastic	pcs	9
Lodges 1 -86	Interior	SPURS	BSL_1714	White Plastic	pcs	3
Lodges 1 -87	Interior	ELEC SOCKETS 1#	BSL_1714	Plastic,Single power point	pcs	4
Lodges 1 -88	Interior	ELEC SOCKETS 2#	BSL_1714	Plastic,Double power point	pcs	7
Lodges 1 -89	Interior	SOCKET/SWITCH BOXES	BSL_1714	Plastic	pcs	29
		KITCHEN				
Lodges 1 -90	Interior	KIT BASE CUPBOARDS	BSL_1714	I	set	1
Lodges 1 -91	Interior	KIT WALL CUPBOARDS	BSL_1714	I	pcs	
Lodges 1 -92	Interior	CUPBOARD DOORS	BSL_1714	I	pcs	
Lodges 1 -93	Interior	KIT DRAWER UNITS	BSL_1714	I	pcs	
Lodges 1 -94	Interior	CUPBOARD DRAWER FRONTS	BSL_1714		pcs	
Lodges 1 -95	Interior	DRAWER SOFT CLOSERS	BSL_1714		pcs	
Lodges 1 -96	Interior	CUPBOARD DOOR HANDLES	BSL_1714	I	pcs	
Lodges 1 -97	Interior	BACK SPLASH	BSL_1714	Stainless Steel	* m	



Bedroom Effects

Lodges 1 -98	Interior	CUPBOARD FEET	BSL_1714	Brushed satin	*	pcs	
Lodges 1 -99	Interior	KICK BOARD	BSL_1714	Brushed satin	*	m	
Lodges 1 -100	Interior	KITCHEN SINK	BSL_1714	Double bowl	*	pcs	1
Lodges 1 -101	Interior	KITCHEN TAPS	BSL_1714	Brushed satin water saving	*	pcs	1
Lodges 1 -102	Interior	HEAT ALARM	BSL_1714			pcs	1
Lodges 1 -103	Interior	SMOKE ALARM	BSL_1714			pcs	1
Lodges 1 -104	Interior	HOB EXTRACTOR	BSL_1714	Brushed satin	*	pcs	1
Lodges 1 -105	Interior	COOKER INDUCTION HOB	BSL_1714	induction	*	pcs	1
Lodges 1 -106	Interior	COOKER OVEN	BSL_1714	Fan assisted TBC	*	pcs	1
		FURNITURE					
Lodges 1 -107	Interior	BED 1#	BSL_1714	2000mm x 1370mm		set	1
Lodges 1 -108	Interior	BED 2#	BSL_1714	2000mm x 920mm		m	2
Lodges 1 -109	Interior	DRAWER 1#	BSL_1714	400mm		pcs	6
Lodges 1 -110	Interior	DRWERS 2#	BSL_1714	500mm Freestanding with Mirror		pcs	1
Lodges 1 -111	Interior	HAT LOCKERS 1#	BSL_1714	900mm	NOT REQUIRED	pcs	2
Lodges 1 -112	Interior	HAT LOCKERS 2#	BSL_1714	500mm	NOT REQUIRED	pcs	1
Lodges 1 -113	Interior	WARDROBE 1#	BSL_1714	400mm		pcs	1
Lodges 1 -114	Interior	WARDROBE 2#	BSL_1714	800mm		m	1
Lodges 1 -115	Interior	DRESSING TABLE	BSL_1714	920mm with mirror		pcs	1
Lodges 1 -116	Interior	BILT IN WARDROBE	BSL_1714	1129mm x 520mm x 2000mm		pcs	2



Lounge Effects

Lodges 1 -117	Interior	WASH UNIT 1#	BSL_1714	500mm x 380mm x 2300mm wiht 1550mm x 640mm Mirror	pcs	1
Lodges 1 -118	Interior	WASH UNIT 2#	BSL_1714	640mm x 380mm x 2300mm wiht 1550mm x 640mm Mirror	pcs	1
Lodges 1 -119	Interior	SOFA 1#	BSL_1714	Single seat NOT REQUIRED	pcs	1
Lodges 1 -120	Interior	SOFA 2#	BSL_1714	Double seat	pcs	1
Lodges 1 -121	Interior	SOFA 3#	BSL_1714	Thriple seat	pcs	1
Lodges 1 -122	Interior	DINING - TABLE	BSL_1714	1510mm x 930mm 'With 4 Chairs	set	1
		CHASSIS	BSL 99	To fit size and weight of Lodge		1

Wholesale Price



• Basic Price	£26,999.00
• Chassis	£3,500.00
• Boiler	£750.00
• Kitchen	£1200.00
• White Goods	£1450.00 (Oven, hob,ext, fridge freeze ,washer, dishwasher, Micro)
• Utensils	£250.00 (Cutlery, plates, Cups, glasses)
• Furniture	£2600.00 (Wardrobes, Beds, Sofas, Bedding)
• Freight	£2750.00
• Build	£5000.00
• Total	£41,999.00