

Bathroom

Quotation for David Jones

Full bathroom refit to a room measuring 2m x 3m with walls 2.4m high.
Existing suite, bath and all tiles are stripped out.

REFERENCE

Q-2026-J030

PREPARED

18/09/2026

VALID UNTIL

18/10/2026

TIME ON SITE

2 weeks

Quotation

Q-2026-J030

bathroom

TOTAL PAYABLE

VAT at 20% included

£10,104

CLIENT	WHERE	PROGRAMME	PREPARED BY
David Jones	24 Norway Street in Bolton	8 working days on site	SiteBooks Demo Builders

FROM

SiteBooks Demo Builders

1 Example Street

Bristol

VAT reg. no. GB 000 0000 00

demo@example.com · 07700 900000

FOR

David Jones

24 Norway Street in Bolton

WHAT THIS QUOTATION COVERS

Full bathroom refit to a room measuring 2m x 3m with walls 2.4m high. Existing suite, bath and all tiles are stripped out. A new shower tray, screen and thermostatic shower are installed in place of the bath. The old basin is replaced with a new vanity unit and an illuminated mirror above it. A new close coupled WC and a new electric heated towel rail are fitted. Walls and floor are fully retiled. Programme is based on the builder's figure of two men for eight days.

HOW THE WORK WILL BE DONE

01 Strip out

- Protect the access route, landing and stair with boards and dust sheets, and isolate the water and power serving the room at the mains and consumer unit.
- Remove the existing bath, basin, WC, taps and any old boxing, and take up all existing wall and floor tiles back to the substrate.
- Bag up debris and cart away to the skip, leaving the room swept and ready for first fix.

02 First fix plumbing

- Reconfigure the hot and cold supplies to serve the new shower valve, vanity basin, WC and the position of the new towel rail, running in copper where it is buried and clipping neatly on the surface where it is not.
- Cap off and remove the redundant bath supplies cleanly at the branch.
- Alter the 40mm waste to pick up the new shower tray, vanity basin and WC pan, run to the required gradient into the existing soil connection.
- Pressure test the new pipework before it is covered, then leave capped, clipped and labelled ready for second fix.

03 First fix electrics

- Chase, clip and label new cabling for the ceiling downlights, the extract fan with timer, the illuminated mirror and the fused spur serving the electric heated towel rail, all run back to the consumer unit position for connection under certificate.
- Fit back boxes for the light switch, the fan isolator and the towel rail spur at agreed heights.

04 Preparation

- Make good walls and floor where the old suite and tiles have come off, patching in bonding and finish plaster and fixing water resistant board out to the shower zone.
- Apply self levelling compound across the floor to bring it true, and prime walls and floor ready to tile.
- Tank the shower enclosure walls and the surrounding wet zone with a proprietary tanking system, taken up to full tile height and lapped into the tray upstand once the tray is set.

05 Shower tray

- Set and level the new shower tray onto the prepared floor, bedded solid, connected to the waste and sealed at the perimeter, so the floor tiles can be cut and finished tight to its edge.

06 Tiling

- Set the floor tiling out from the main sight line into the room so that cut tiles fall at the least visible edges, and lay the floor flat, cutting neatly around pipe penetrations and tight to the shower tray.
- Set the wall tiling out so that full tiles sit at eye level and above the vanity, tile up to ceiling height, and fit aluminium edge trims to all external corners and exposed edges.
- Grout all joints in flexible grout and leave clean, ready for silicone at finishing.

07 Second fix

- Fit the WC pan onto the finished tiles with a concealed fixing and connect to the waste, cutting the tile only where pipework penetrates.
- Install the vanity unit and basin, fit the basin mixer and connect supplies and trap.
- Fit the thermostatic shower valve, head and glass shower screen to the tray.
- Hang the illuminated mirror over the vanity, mount the electric heated towel rail and wire off to the fused spur, and fit the extract fan, downlights and switch, then test and certify.

08 Finishing

- Run sanitary silicone to the tray, vanity, WC and internal tile corners in a clean single bead.
- Touch up decoration, clean down all surfaces, remove protection and hand over.
- Return visit to snag any minor items after the client has used the room.

TIMELINE

A guide based on 8 working days on site. Usually accurate, but not set in stone.

Week 1	Strip out
Week 1	First fix plumbing
Week 1	First fix electrics
Week 1	Preparation
Week 1	Shower tray
Weeks 1 to 2	Tiling
Week 2	Second fix
Week 2	Finishing

WHAT WE WILL BE USING

Everything below is included in the price. Quantities and specification are set out so you know exactly what is going into the job.

Waste removal (1 item)	Copper pipework (12 m)
Edge trim (8 m)	Waste pipework (5 m)
Flexible adhesive (10 bag)	Plumbing fittings (1 job)
Flexible grout (6 bag)	Extract fan (1 item)
Sanitary silicone (4 item)	Electric cable 1.5mm (25 m)
Levelling compound (2 bag)	Electric cable 2.5mm (10 m)
Bonding plaster (2 bag)	Back box (3 item)
Finish plaster (2 bag)	Light switch (1 item)
Water resistant board (4 sheet)	Consumables (1 job)
Waste and trap (3 item)	

TILES PRICED PROVISIONALLY

We have allowed **£25.00 per m²** for tiles, supplied and fitted, so you have a complete price in front of you now. Once you have chosen your tiles we price them at what they actually cost and adjust this quote up or down accordingly, confirmed in writing before we order anything.

ITEM	QTY	UNIT	ALLOWED AT
Porcelain floor tile	7	m2	£25.00 per m2
Ceramic wall tile	24	m2	£25.00 per m2

ITEMS WITH A CHOICE
YOUR SELECTION MOVES THE PRICE

Allowed below, supplied and fitted. These are where taste and budget vary most. Choose cheaper or dearer and the final price moves to match, confirmed in writing before we order.

ITEM	QTY	UNIT	ALLOWED AT
WC and seat	1	item	£300 to £390
Vanity unit and basin	1	item	£450 to £585
Shower tray	1	item	£450 to £585
Shower screen	1	item	£650 to £845
Thermostatic shower and head	1	item	£250 to £325
Basin mixer	1	item	£150 to £195
Heated towel rail	1	item	£250 to £325
Downlight	4	item	£60 to £80

WHAT WE HAVE ASSUMED

- Room dimensions taken as 2m x 3m with walls 2.4m high as stated by the builder.
- Existing soil and mains water positions are accessible and in serviceable condition.
- Programme based on the builder's figure of two men for eight days.
- Wall tile height taken to the existing 2.4m ceiling line.
- The illuminated mirror is supplied by the client unless otherwise agreed.

NOT INCLUDED

- Any alteration to the consumer unit beyond the connection of new circuits from the works.
- Redecoration outside the bathroom.
- Structural alterations, moving of doors or windows.
- Underfloor heating.
- Repairs to concealed timbers or pipework found defective once opened up, quoted separately if required.

Anything found after strip out that could not reasonably be seen beforehand is excluded. We stop, tell you in writing with the cost, and wait for your agreement. Nothing extra is done without your signature.

WHAT YOU PAY US

This is a single price for the works described, not a shopping list you pay line by line. It is broken down below so you can see how it is made up.	
Labour on site, 8 working days	£3,200.00
Fittings and sanitaryware	£2,495.40
Tiling materials	£1,124.60
Plumbing and electrical materials	£770.00
Building materials and consumables	£660.00
Waste removal and tip runs	£170.00
Works as described in this quotation	£8,420.00
VAT at 20%	£1,684.00

Total payable to SiteBooks Demo Builders

£10,104.00

This total includes tiles at £25.00 per m². That figure is settled against the real cost once you have chosen them, and the balance is adjusted in writing before we order.

VAT is charged at the standard rate of 20%. VAT registration number GB 000 0000 00.

PAYMENT

ON ACCEPTANCE 50% £5,052	MIDWAY STAGE 25% £2,526	ON COMPLETION 25% £2,526
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The deposit secures your start date and buys the materials. It is not held by us, it goes straight into your job.

GUARANTEE

24 months on all workmanship from the date of handover. Manufacturer guarantees on supplied fittings pass to you and are additional to ours.

YOUR RIGHT TO CANCEL

You have the right to cancel this contract within 14 days without giving any reason. The cancellation period ends 14 days after the day the contract is made, which is the day you accept this quotation.

To cancel, tell us clearly in writing (a letter or an email to the details above) before the period ends. You can use the cancellation form below, but you do not have to.

If you cancel, we will refund any payment you have made, including the deposit, within 14 days of being told, using the same payment method.

If you want us to start within the 14 days, tick and sign below. If you then cancel, you will pay a proportionate amount for the work done up to the point you tell us, and nothing more.

☐ I expressly request that SiteBooks Demo Builders begins work before the 14 day cancellation period ends, and I understand I will pay a proportionate amount for work carried out if I then cancel.

Cancellation form (complete and return this form only if you wish to cancel the contract)

To: SiteBooks Demo Builders, 1 Example Street, Bristol, demo@example.com

I hereby give notice that I cancel my contract for the supply of the following service: Q-2026-J030, bathroom

Accepted on: _____ Name: _____

Address: _____

Signature: _____ Date: _____

ACCEPTANCE

I accept this quotation and the scope, assumptions and exclusions set out in it.

Client signature and date

For SiteBooks Demo Builders · VAT reg. no. GB 000 0000 00

Valid until 18/10/2026.