

Labour Day Rate (£)	£300.00
Working Hours/Day	8
Material Markup (%)	15.00%

Hourly Rate Calc:	£37.50
VAT Status:	Standard 20%

Item/Scope	Work Description	Scope Qty	Status	Total (£)
Sanitaryware Installation	First & second fix installation of bathroom fixtures.	4 Points	(Included)	
Boiler Installation	Boiler hook-up, magnetic filter, scale reducer & standard flue.	0 Unit(s)	(Included)	
Flue Extension & Terminal	Vertical roof terminals & concentric flue extension runs.	0 Items	(Included)	
Gas Supply Pipework Run	22mm / 28mm copper gas pipe run clipped to regs.	0 Metres	(Included)	
Radiators	Radiator point assembly, valves & pipe tail connections.	1 Points	(Included)	
Underfloor Heating (UFH)	UFH pipe layout, clips, & manifold connection.	0 m²	(Included)	
Hot Water Cylinder	Unvented/Vented cylinder installations & controls.	0 Unit(s)	(Included)	
Prep & Pipework Alterations	Strip out, soil/waste rerouting & supply pipe alterations.	9 Points/Lots	(Included)	
Sanitaryware & Product Supply	Supply of sanitaryware, brassware & appliances.	1 Client Supply/Allowance	Excluded	
Wall & Floor Tiling/Finishes	Substrate prep, tanking kit, wall/floor tiling & grouting.	0 m²	(Included)	
Sundries & Consumables	Pipework, fittings, traps, valves & chemicals.	1 Lot	(Included)	

Total Materials Cost (Net):	£2,229.85
Total Estimated Labour (40.5 hrs):	£1,518.75
Net Subtotal:	£3,748.60
VAT (20%)	£749.72
TOTAL ESTIMATE (INC VAT)	£4,498.32

Scope Notes & terms of Estimate

1. All sanitaryware, brassware, tiles, and appliances are to be supplied by the customer unless explicitly listed as 'Included' or covered under an agreed Supply Allowance.
2. Tiling rates cover standard substrate preparation, tanking (where specified), laying, grouting, and sealing. Unforeseen remedial work to rotted substrates, structural floor joists, or extensive plastering will be quoted separately as a variation.
3. **Exclusions & Variations:** Any general building works, structural joinery, plastering, or making good are excluded unless explicitly itemised as 'Included' in the scope of works above. Wall and floor tiling is only included when specific meterage is scheduled.
4. **Validity & Acceptance:** This estimate is valid for 30 days from the date of issue. Acceptance of this quotation constitutes agreement to the specified scope of works, payment milestones, and terms outlined herein. Work commenced outside of this 30-day window may be subject to material price reviews.