



# ZARAH

BATHROOMS

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# GENERAL SCOPE OF WORKS

## Stripping & Removals

- To strip bathroom of two internal walls, ceilings, existing tiles, sanitary ware and accessories (We cannot guarantee all items can be removed without breakage).
- To remove door, door frames, window safety bars (to be re-installed).
- To remove & dispose of all rubble and excess material to a registered legal dump site.

## Plumbing & Wetworks

- To install complete new plumbing to bathroom as per new bathroom layout:
- Shower Mixer, Arm & Rose (Hot/Cold/) x 1
- Hand Shower (Diverter/Mixer Option) x 1 - Optional
- Shower Trap (Waste) x 1
- Geberit Wall Hung Cistern & Toilet (Cold/Overflow/Inlet) x 1
- Vanity Basin (Hot/Cold/Waste) x 1
- All materials supplied as per SABS Standards & NHBRC Guidelines as follows:
  - PVC: 50mm/110mm pipes as required - SABS Approved
  - Copper: 15mm/22mm Class /0/1/2 as required - SABS Approved
- To build up 50mm-100mm new walk-in shower base with correct waste drainage falls and angles.
- To waterproof shower floor and walls with SikaLite.
- To plaster patch new walls as required.

**(Owner to supply - Refer to Finishing List)**

## Ceilings & Electrical

- To install new ceiling boards & cornicing as required.
- To skim ceiling to smooth finish.
- To prepare ceiling for paint. This includes filling and sanding until smooth.
- To paint one coat plaster primer, two mould resistant coats & two finishing coats of paint.
- To install new track lighting as per new bathroom layout.
- To install new vanity plug point.
- All materials supplied as per SABS Standards & NHBRC Guidelines as follows:
  - Dulux Ceiling PVA - Brilliant White
  - Dulux Bathroom+ - Mould protection paint with sheen finish for bathrooms

**(Owner to supply - Refer to Finishing List)**

## Tiling & Finishes

- To tile all bathroom floors & walls including feature walls as per approved tile layout.
- To grout all installed tiles as per approved grout colours.
- To dust and clean all tiles, trims & interior surfaces for sanitary fitment.
- To fit all sanitary ware & accessories.

**(Owner to supply - Refer to Finishing List)**

## Duration

The above scope of works will take between 10-14 working days to complete. We require a minimum lead time of one working week on all projects prior to commencement unless otherwise discussed/agreed in advance.

## Materials

All included as per above first fix scope work unless otherwise specified. Please refer to comprehensive Finishing List for ALL owner choice/supply items. Please note these items should be on-site prior to commencement to prevent any unforeseen delays.

## Payment Terms:

- Confirmation Deposit to secure commencement date & project planning - 10%
- Commencement Deposit due at least 5 working days prior to commencement - 50%
- Completion & Handover - 40%

# FINISHING LIST

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Kindly see below list of materials to be supplied to on-site prior to bathroom project commencement. This will assist to prevent any delays and to ensure completion is done in a timeous manner:

## ITEM

## QTY

### Tiles & Consumables

Floor Area: SQM  
General Wall Area: SQM  
Feature Wall Area: SQM  
Tile Fix - Porcelain/Ceramic 20kg  
Tile Trims  
Tile Spaces  
Grouts - Colour choice dependant on tiles.  
Tile Key

### Sanware & Fixtures

1 x Basin  
1 x Basin Mixer  
1 x Shower Arm & Rose  
1 x Shower Mixer  
1 x Geberit Wall-Hung & Flush Plate  
1 x Shower Channel  
1 x Shower Glass Max. 1000mm Walk-In  
1 x Accessory Set as required  
1 x Mirror  
Other

### Electrical & Lighting

Sockets  
Switches  
Extractor Fans  
Lighting



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# TERMS & CONDITIONS

## Working Times

On-site Mon - Fri 8am - 4pm (No Weekends/Public Holidays unless in exceptional circumstances)

If for any unforeseen reason we are not able to work on a particular day please be understanding and considerate thereof. This may arise due to staff illness, unforeseen logistical delays, or an emergency. Any delays or variations in working times will be communicated within reasonable time.

## Communication

- WhatsApp - 081 323 8936
- Call - 081 323 8936
- Email - [info@zarahcon.co.za](mailto:info@zarahcon.co.za)/[billing@zarahcon.co.za](mailto:billing@zarahcon.co.za)
- Instagram/Facebook - @zarahconstruction

Please employ patience in the event we may have missed your call or are busy on-site, any enquiry or information in this regard can be directed via WhatsApp/Email so it can be attended to as soon as possible.

## Commencement Of Work Scope

**Once all documents are received and applicable deposits are paid we will then order all applicable materials to be delivered to site as well as schedule project commencement as per agreed agreed date.**

Commencement of work scope will only begin once the following have been completed:

1. Signed Project Pack (Quotation, T&Cs, Material Lists, Etc) - Return via Email/WhatsApp
2. Deposit as per payment terms within quotation.
3. All required materials have been delivered on-site and available for work to commence.

All deviations/additions to work scope must be signed/paid for prior for to work being done if applicable.

## Interaction With Staff

Kindly refrain from unnecessary interaction with staff whilst on working time and direct all queries to the relevant superior on-site. We accept no liability for incorrect work being directed to our staff by our customers.

## Pick-up/Deliveries

We do not facilitate any pick-ups/deliveries of items that are required to be supplied by the customer due to the fragile nature and value of items. Kindly ensure all items are on-site accordingly as to avoid any delays.

## On-site Amenities

- Water & Electricity - Kindly ensure that we are able to make use of Electricity & Water on-site as required. In the event this is not provided for, project progress may be delayed causing unnecessary setbacks as we strive for productivity on a daily basis.
- Access Control - Kindly ensure ease of access by means of separate keys accordingly if applicable.



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**Body Corporates**

Please ensure all relevant arrangements are made with your respective Body Corporate Chairperson/Building Manager regarding our work scope and required provisions that need to be made. We also request all Body Corporate rules & regulations be submitted to us prior to commencement finalisation to ensure any specific requirements are planned for. Please note ALL body corporate related deposits, lift usage costs etc. are to the customers account.

**Other Contractors**

We do not accept any responsibility or accountability with respect to any other contracted 3rd parties on-site. We only accept liability for our scope of works and will not be subject to 3rd party variabilities. If in any case an issue does arise, we prefer to only resume our work scope in accordance with productivity for the applicable period.

**Completion Of Work Scope**

Upon completion of your project all applicable balances are due and payable on demand so kindly ensure all funds are earmarked for your project accordingly. Any overdue balances bare interest at the prescribed rate.

**Payment Terms**

All Deposits/Payments are to be made via EFT/Direct Deposit. We reserve the right to suspend all works in the event there are overdue amounts payable, these amounts are payable on demand.

- 10% Confirmation deposit is required to secure commencement date.
- 50% Payment required hat least 5 working days prior to commencement.
- 40% Payable upon completion & handover.

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**#BespokeBathrooms**

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**zarahconstruction** The true nature of Lines & Levels with that #BespokeFinish....



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**zarahconstruction** Classic Bathroom Details - Black  
Finishings & Trims with Free Standing Bath Tub #ZarahBathr...

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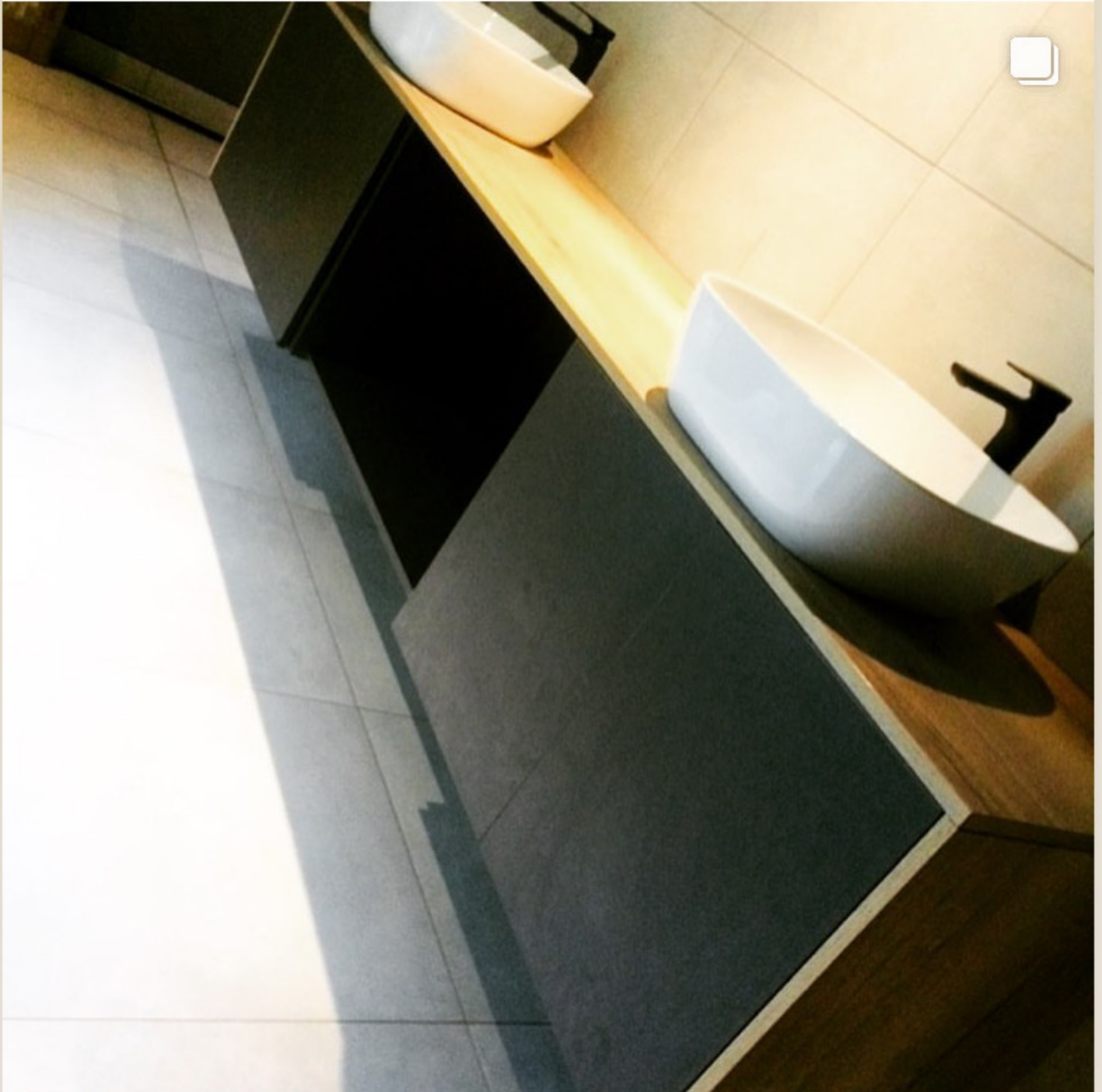
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zarahconstruction Natural Halifax wrapped vanity units customized for this #bespokedarkinterior #ZarahConstructi...

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zarahconstruction Bathroom Project 1/4 - Matt/Gloss Marble  
Dressing Room & Walk-in Shower 👉🔨👷 Call or WhatsAp...

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