

Framing and Carpentry Estimate: New Construction Residential Frami

Your Company Name

Street Address, City, ST ZIP

Phone | Email | License #

Estimate # 1001

Date 10/30/2026

Valid Until 11/29/2026

Prepared for: Customer Name

Job address: Street, City, ST ZIP

This template covers a standard 2,200 square foot single-story home with a basic rectangular footprint, 8-foot walls, and a gable roof with a 6/12 pitch. Adjust quantities and rates for your specific project.

Foundation and Sill Plate	Qty	Unit	Unit Cost	Total
Pressure-treated 2x6 sill plate	320	LF	\$1.45	\$464.00
Sill seal foam gasket	320	LF	\$0.35	\$112.00
Anchor bolt washers and nuts	80	EA	\$1.25	\$100.00
Sill plate installation labor	8	HR	\$55.00	\$440.00
Foundation and Sill Plate Subtotal				\$1,116.00

Exterior Walls	Qty	Unit	Unit Cost	Total
2x6 studs, 8 ft (16" OC)	420	EA	\$7.85	\$3,297.00
2x6 top and bottom plates	640	LF	\$1.45	\$928.00
2x6 double top plate	320	LF	\$1.45	\$464.00
Headers (2x10 built-up) for windows and doors	14	EA	\$48.00	\$672.00
Corner assemblies and blocking	1	LS	\$385.00	\$385.00
Exterior wall sheathing (7/16" OSB, 4x8)	88	SHT	\$28.50	\$2,508.00
House wrap (Tyvek or equal)	2,200	SF	\$0.22	\$484.00
Framing nails (16d and 8d)	8	BX	\$62.00	\$496.00
Exterior wall framing labor	120	HR	\$55.00	\$6,600.00
Exterior Walls Subtotal				\$15,834.00

Interior Walls	Qty	Unit	Unit Cost	Total
2x4 studs, 8 ft (16" OC)	310	EA	\$4.95	\$1,534.50
2x4 plates (top, bottom, double top)	780	LF	\$0.98	\$764.40
Interior door headers (2x6 built-up)	12	EA	\$32.00	\$384.00
Blocking for cabinets and fixtures	1	LS	\$280.00	\$280.00
Interior wall framing labor	64	HR	\$55.00	\$3,520.00
Interior Walls Subtotal				\$6,482.90

Floor System	Qty	Unit	Unit Cost	Total
2x10 floor joists, 16" OC	140	EA	\$18.50	\$2,590.00
2x10 rim board	320	LF	\$3.25	\$1,040.00
3/4" tongue-and-groove OSB subfloor (4x8)	70	SHT	\$38.00	\$2,660.00
Joist hangers (2x10)	140	EA	\$2.85	\$399.00
Construction adhesive	12	TB	\$6.50	\$78.00
Floor system installation labor	56	HR	\$55.00	\$3,080.00

Floor System Subtotal **\$9,847.00**

Roof Framing	Qty	Unit	Unit Cost	Total
Pre-fabricated roof trusses (gable, 6/12 pitch)	35	EA	\$285.00	\$9,975.00
2x6 fascia board	320	LF	\$2.10	\$672.00
2x4 subfascia	320	LF	\$0.98	\$313.60
Roof sheathing (7/16" OSB, 4x8)	75	SHT	\$28.50	\$2,137.50
Hurricane ties and truss clips	70	EA	\$2.45	\$171.50
Ridge board or ridge beam	55	LF	\$4.80	\$264.00
Crane rental for truss setting	1	DAY	\$950.00	\$950.00
Roof framing labor	72	HR	\$55.00	\$3,960.00

Roof Framing Subtotal **\$18,443.60**

Miscellaneous and Cleanup	Qty	Unit	Unit Cost	Total
Temporary bracing materials	1	LS	\$450.00	\$450.00
Dumpster rental (framing waste)	1	EA	\$575.00	\$575.00
Layout and supervision	16	HR	\$70.00	\$1,120.00
Permits and inspections (framing only)	1	LS	\$350.00	\$350.00

Miscellaneous and Cleanup Subtotal **\$2,495.00**

Summary

Foundation and Sill Plate		\$1,116.00
Exterior Walls		\$15,834.00
Interior Walls		\$6,482.90
Floor System		\$9,847.00
Roof Framing		\$18,443.60
Miscellaneous and Cleanup		\$2,495.00
Direct Cost Subtotal		\$54,218.50
Overhead	18.0%	\$9,759.33
Profit (on direct cost + overhead)	12.0%	\$7,677.34
TOTAL ESTIMATE		\$71,655.17

Scope of work

[Describe the work included in this estimate.]

Exclusions

[List anything not included, such as permits, repairs to hidden conditions, or work by others.]

Timeline

Estimated [X] working days from start, weather and inspections permitting.

Payment terms

50% deposit at scheduling, 50% due at completion.

Warranty

1-year workmanship warranty. Manufacturer warranties apply to materials.

License and insurance

License #[number]. Insured by [carrier], policy #[number].

Customer signature: _____

Date: _____

Framing and Carpentry Estimate: Room Addition Framing (16x20 Sing

Your Company Name

Street Address, City, ST ZIP

Phone | Email | License #

Estimate # 1001

Date 10/30/2026

Valid Until 11/29/2026

Prepared for: Customer Name

Job address: Street, City, ST ZIP

This template covers a 320 square foot room addition tied into an existing structure. The scope includes foundation sill work, new exterior walls, tying into the existing roof, and a new floor system. It assumes a concrete foundation is already poured.

Sill Plate and Foundation Connection	Qty	Unit	Unit Cost	Total
Pressure-treated 2x6 sill plate	72	LF	\$1.45	\$104.40
Sill seal gasket	72	LF	\$0.35	\$25.20
Anchor bolt hardware	18	EA	\$1.25	\$22.50
Sill plate installation labor	3	HR	\$55.00	\$165.00
Sill Plate and Foundation Connection Subtotal				\$317.10

Exterior Walls (3 New Walls)	Qty	Unit	Unit Cost	Total
2x6 studs, 8 ft	85	EA	\$7.85	\$667.25
2x6 plates (top, bottom, double top)	168	LF	\$1.45	\$243.60
Headers for windows and exterior door	4	EA	\$48.00	\$192.00
Corner posts and blocking	1	LS	\$175.00	\$175.00
7/16" OSB sheathing (4x8)	22	SHT	\$28.50	\$627.00
House wrap	480	SF	\$0.22	\$105.60
Framing nails	3	BX	\$62.00	\$186.00
Wall framing labor	32	HR	\$55.00	\$1,760.00
Exterior Walls (3 New Walls) Subtotal				\$3,956.45

Existing Wall Demolition and Tie-In	Qty	Unit	Unit Cost	Total
Remove existing siding and sheathing section	1	LS	\$450.00	\$450.00
Temporary support and shoring	1	LS	\$380.00	\$380.00
New header for opening to existing house	1	EA	\$285.00	\$285.00
Tie-in framing and flashing prep	8	HR	\$55.00	\$440.00
Existing Wall Demolition and Tie-In Subtotal				\$1,555.00

Floor System	Qty	Unit	Unit Cost	Total
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2x10 floor joists, 16" OC	22	EA	\$18.50	\$407.00
2x10 rim board	72	LF	\$3.25	\$234.00
3/4" T&G OSB subfloor (4x8)	11	SHT	\$38.00	\$418.00
Joist hangers	22	EA	\$2.85	\$62.70
Construction adhesive	4	TB	\$6.50	\$26.00
Floor framing labor	12	HR	\$55.00	\$660.00
Floor System Subtotal				\$1,807.70

Roof Extension	Qty	Unit	Unit Cost	Total
2x8 rafters (new section)	18	EA	\$16.75	\$301.50
Ridge board extension	20	LF	\$4.80	\$96.00
Roof sheathing (7/16" OSB)	14	SHT	\$28.50	\$399.00
Fascia and subfascia	56	LF	\$3.08	\$172.48
Hurricane ties	18	EA	\$2.45	\$44.10
Roof framing labor	24	HR	\$55.00	\$1,320.00
Roof Extension Subtotal				\$2,333.08

Miscellaneous	Qty	Unit	Unit Cost	Total
Temporary bracing	1	LS	\$175.00	\$175.00
Debris removal	1	LS	\$350.00	\$350.00
Layout and supervision	8	HR	\$70.00	\$560.00
Miscellaneous Subtotal				\$1,085.00

Summary

Sill Plate and Foundation Connection		\$317.10
Exterior Walls (3 New Walls)		\$3,956.45
Existing Wall Demolition and Tie-In		\$1,555.00
Floor System		\$1,807.70
Roof Extension		\$2,333.08
Miscellaneous		\$1,085.00
Direct Cost Subtotal		\$11,054.33
Overhead	18.0%	\$1,989.78
Profit (on direct cost + overhead)	12.0%	\$1,565.29
TOTAL ESTIMATE		\$14,609.40

Scope of work

[Describe the work included in this estimate.]

Exclusions

[List anything not included, such as permits, repairs to hidden conditions, or work by others.]

Timeline

Estimated [X] working days from start, weather and inspections permitting.

Payment terms

50% deposit at scheduling, 50% due at completion.

Warranty

1-year workmanship warranty. Manufacturer warranties apply to materials.

License and insurance

License #[number]. Insured by [carrier], policy #[number].

Customer signature: _____

Date: _____

Framing and Carpentry Estimate: Framing Repair and Structural Fix

Your Company Name

Street Address, City, ST ZIP

Phone | Email | License #

Estimate # 1001**Date** 10/30/2026**Valid Until** 11/29/2026**Prepared for: Customer Name**

Job address: Street, City, ST ZIP

This template is for common residential framing repairs: rotted sill plates, damaged wall studs, sagging floor joists, and minor structural fixes. These jobs are smaller in scale but often more complex because you are working inside an existing structure.

Assessment and Access	Qty	Unit	Unit Cost	Total
On-site structural assessment	1	EA	\$250.00	\$250.00
Remove drywall or finish material for access	1	LS	\$380.00	\$380.00
Temporary shoring and support	1	LS	\$425.00	\$425.00
Assessment and Access Subtotal				\$1,055.00

Sill Plate Replacement	Qty	Unit	Unit Cost	Total
Remove rotted sill plate section	24	LF	\$8.50	\$204.00
New pressure-treated 2x6 sill plate	24	LF	\$1.45	\$34.80
Sill seal gasket	24	LF	\$0.35	\$8.40
Epoxy anchors for new sill attachment	6	EA	\$12.50	\$75.00
Sill plate replacement labor	8	HR	\$60.00	\$480.00
Sill Plate Replacement Subtotal				\$802.20

Wall Stud Repair	Qty	Unit	Unit Cost	Total
Sister or replace damaged 2x4 studs	8	EA	\$4.95	\$39.60
Sister or replace damaged 2x6 studs	4	EA	\$7.85	\$31.40
New blocking between studs	12	EA	\$3.50	\$42.00
Simpson Strong-Tie connectors	12	EA	\$4.25	\$51.00
Wall stud repair labor	12	HR	\$60.00	\$720.00
Wall Stud Repair Subtotal				\$884.00

Floor Joist Repair	Qty	Unit	Unit Cost	Total
Sister new 2x10 alongside damaged joists	6	EA	\$18.50	\$111.00
Joist hangers (replacement)	6	EA	\$2.85	\$17.10
New blocking between joists	8	EA	\$4.50	\$36.00

Steel jack posts (adjustable, permanent)	2 EA	\$85.00	\$170.00
LVL beam for added support (if needed)	12 LF	\$14.50	\$174.00
Floor joist repair labor	16 HR	\$60.00	\$960.00
Floor Joist Repair Subtotal			\$1,468.10

Miscellaneous and Cleanup	Qty	Unit	Unit Cost	Total
Debris removal and disposal	1	LS	\$225.00	\$225.00
Replace removed drywall (patch only)	1	LS	\$320.00	\$320.00
Final inspection coordination	2	HR	\$60.00	\$120.00
Miscellaneous and Cleanup Subtotal				\$665.00

Summary

Assessment and Access		\$1,055.00
Sill Plate Replacement		\$802.20
Wall Stud Repair		\$884.00
Floor Joist Repair		\$1,468.10
Miscellaneous and Cleanup		\$665.00
Direct Cost Subtotal		\$4,874.30
Overhead	18.0%	\$877.37
Profit (on direct cost + overhead)	15.0%	\$862.75
TOTAL ESTIMATE		\$6,614.43

Scope of work

[Describe the work included in this estimate.]

Exclusions

[List anything not included, such as permits, repairs to hidden conditions, or work by others.]

Timeline

Estimated [X] working days from start, weather and inspections permitting.

Payment terms

50% deposit at scheduling, 50% due at completion.

Warranty

1-year workmanship warranty. Manufacturer warranties apply to materials.

License and insurance

License #[number]. Insured by [carrier], policy #[number].

Customer signature: _____

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