Home Addition Estimate: Single-Story Room Addition

Your Company Name
Street Address, City, ST ZIP
Phone | Email | License #

Estimate # 1001
Date
Valid Until

Prepared for: Customer Name
Job address: Street, City, ST ZIP

This template assumes a 400 sq ft (20 x 20) single-story room addition on a slab, attached to the existing house, with a ductless mini-split and finishes matched to the home. Adjust quantities for your footprint and site.

Plans, Permits, and General Conditions	Qty	Unit	Unit Cost	Total
Architectural plans	1	lot	$2,500.00	$2,500.00
Structural engineering	1	lot	$1,200.00	$1,200.00
Building permit and plan review	1	each	$1,800.00	$1,800.00
Dust barriers and interior protection	1	lot	$600.00	$600.00
Dumpster rental (20-yard)	1	each	$550.00	$550.00
Final cleaning	1	lot	$500.00	$500.00
Plans, Permits, and General Conditions Subtotal				**$7,150.00**

Site Work and Foundation	Qty	Unit	Unit Cost	Total
Demo and tie-in at existing exterior wall (new header)	1	lot	$1,500.00	$1,500.00
Excavation and rough grading	1	lot	$1,800.00	$1,800.00
Haul-off of excess soil	1	lot	$700.00	$700.00
Concrete footings, formed and poured	60	lin ft	$62.00	$3,720.00
4-inch slab with gravel base and vapor barrier	400	sq ft	$7.50	$3,000.00
Rebar, anchor bolts, and hold-downs	1	lot	$450.00	$450.00
Termite pretreatment	1	lot	$200.00	$200.00
Site Work and Foundation Subtotal				**$11,370.00**

Framing	Qty	Unit	Unit Cost	Total
Wall framing lumber (2x6 at 16 in on center)	60	lin ft	$28.00	$1,680.00
Headers and beams (LVL)	1	lot	$900.00	$900.00
Wall sheathing (7/16 in OSB)	540	sq ft	$2.10	$1,134.00
Roof trusses	1	lot	$2,600.00	$2,600.00
Roof sheathing (OSB)	480	sq ft	$2.40	$1,152.00
Framing labor	400	sq ft	$11.00	$4,400.00
Connectors, hardware, and fasteners	1	lot	$450.00	$450.00
Framing Subtotal				**$12,316.00**

Roofing	Qty	Unit	Unit Cost	Total
Architectural shingle roof, installed with underlayment	5	squares	$480.00	$2,400.00
Tie-in flashing, ridge, and vents	1	lot	$700.00	$700.00
Gutters and downspouts	40	lin ft	$10.00	$400.00
Roofing Subtotal				**$3,500.00**

Exterior	Qty	Unit	Unit Cost	Total
Windows (vinyl, double hung)	3	each	$580.00	$1,740.00
Sliding patio door (6 ft)	1	each	$1,400.00	$1,400.00
Housewrap and flashing tape	540	sq ft	$0.50	$270.00
Siding to match existing, installed	540	sq ft	$7.00	$3,780.00
Soffit, fascia, and exterior trim	1	lot	$1,800.00	$1,800.00
Exterior paint and caulk	1	lot	$1,500.00	$1,500.00
Exterior Subtotal				**$10,490.00**

MEP Rough-In and Systems	Qty	Unit	Unit Cost	Total
Electrical rough-in and devices	400	sq ft	$5.50	$2,200.00
Panel work and new circuits	1	lot	$1,200.00	$1,200.00
Ductless mini-split (1.5 ton), installed	1	each	$3,800.00	$3,800.00
Low-voltage and data rough-in	1	lot	$300.00	$300.00
MEP Rough-In and Systems Subtotal				**$7,500.00**

Insulation and Drywall	Qty	Unit	Unit Cost	Total
Wall insulation (R-21 batt)	540	sq ft	$1.50	$810.00
Ceiling insulation (R-38 blown)	400	sq ft	$1.60	$640.00
Drywall hang, tape, and finish	1,100	sq ft	$3.00	$3,300.00
Texture and primer	1,100	sq ft	$0.75	$825.00
Insulation and Drywall Subtotal				**$5,575.00**

Interior Finishes	Qty	Unit	Unit Cost	Total
Flooring (LVP), installed	400	sq ft	$6.50	$2,600.00
Baseboard, casing, and window trim	1	lot	$900.00	$900.00
Interior paint (two coats)	1,100	sq ft	$1.40	$1,540.00
Interior doors, prehung	2	each	$250.00	$500.00

Interior Finishes Subtotal				**$5,540.00**

Fixtures and Allowances	Qty	Unit	Unit Cost	Total
Recessed LED lights	6	each	$110.00	$660.00
Ceiling fan with light	1	each	$350.00	$350.00
Lighting and hardware allowance	1	lot	$700.00	$700.00
Fixtures and Allowances Subtotal				**$1,710.00**

Summary

Plans, Permits, and General Conditions		$7,150.00
Site Work and Foundation		$11,370.00
Framing		$12,316.00
Roofing		$3,500.00
Exterior		$10,490.00
MEP Rough-In and Systems		$7,500.00
Insulation and Drywall		$5,575.00
Interior Finishes		$5,540.00
Fixtures and Allowances		$1,710.00
Direct Cost Subtotal		**$65,151.00**
Overhead	12.0%	$7,818.12
Profit (on direct cost + overhead)	12.0%	$8,756.29
TOTAL ESTIMATE		**$81,725.41**

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: _____

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Home Addition Estimate: Second-Story Addition

Your Company Name
Street Address, City, ST ZIP
Phone | Email | License #

Estimate # 1001
Date
Valid Until

Prepared for: Customer Name
Job address: Street, City, ST ZIP

This template assumes a 600 sq ft second story built over an existing single-story house, including roof removal, structural reinforcement, a new stair, one bathroom, and a second HVAC zone. Engineering and existing-condition surprises can move the numbers a lot.

Plans, Permits, and General Conditions	Qty	Unit	Unit Cost	Total
Architectural plans	1	lot	$4,000.00	$4,000.00
Structural engineering	1	lot	$3,200.00	$3,200.00
Building permit and plan review	1	each	$3,000.00	$3,000.00
Temporary roof protection and tarping	1	lot	$2,000.00	$2,000.00
Dumpster rental (30-yard)	2	each	$650.00	$1,300.00
Interior protection and dust containment	1	lot	$1,000.00	$1,000.00
Final cleaning	1	lot	$800.00	$800.00
Plans, Permits, and General Conditions Subtotal				**$15,300.00**

Demolition and Structural Prep	Qty	Unit	Unit Cost	Total
Remove existing roof and attic framing	1	lot	$5,000.00	$5,000.00
First-floor wall and foundation reinforcement allowance	1	lot	$4,000.00	$4,000.00
Steel and LVL beams, delivered	1	lot	$3,500.00	$3,500.00
Crane or lift rental	1	day	$1,200.00	$1,200.00
Demolition and Structural Prep Subtotal				**$13,700.00**

Framing	Qty	Unit	Unit Cost	Total
Floor system (I-joists)	600	sq ft	$4.50	$2,700.00
Subfloor (3/4 in tongue and groove)	600	sq ft	$2.60	$1,560.00
Wall framing lumber (2x6 at 16 in on center)	100	lin ft	$28.00	$2,800.00
Wall sheathing (7/16 in OSB)	900	sq ft	$2.10	$1,890.00
Stair framing	1	lot	$2,800.00	$2,800.00
Roof trusses	1	lot	$5,800.00	$5,800.00
Roof sheathing (OSB)	780	sq ft	$2.40	$1,872.00
Framing labor	600	sq ft	$12.00	$7,200.00
Connectors, hardware, and fasteners	1	lot	$900.00	$900.00

Framing Subtotal				$27,522.00

Roofing and Exterior	Qty	Unit	Unit Cost	Total
Architectural shingle roof, installed with underlayment	8	squares	$480.00	$3,840.00
Flashing, ridge, and vents	1	lot	$1,400.00	$1,400.00
Windows (vinyl, double hung)	6	each	$600.00	$3,600.00
Housewrap and flashing tape	900	sq ft	$0.50	$450.00
Siding to match existing, installed	900	sq ft	$7.00	$6,300.00
Soffit, fascia, and exterior trim	1	lot	$2,200.00	$2,200.00
Gutters and downspouts	60	lin ft	$10.00	$600.00
Exterior paint and caulk	1	lot	$2,000.00	$2,000.00
Roofing and Exterior Subtotal				**$20,390.00**

MEP Rough-In and Systems	Qty	Unit	Unit Cost	Total
Electrical rough-in and devices	600	sq ft	$5.00	$3,000.00
Service panel upgrade	1	each	$2,200.00	$2,200.00
Second HVAC zone (equipment and ductwork)	1	lot	$7,500.00	$7,500.00
Bathroom plumbing rough-in and drain extension	1	lot	$3,000.00	$3,000.00
MEP Rough-In and Systems Subtotal				**$15,700.00**

Insulation and Drywall	Qty	Unit	Unit Cost	Total
Wall insulation (R-21 batt)	900	sq ft	$1.50	$1,350.00
Ceiling insulation (R-38 blown)	600	sq ft	$1.60	$960.00
Drywall hang, tape, and finish	1,800	sq ft	$3.00	$5,400.00
Texture and primer	1,800	sq ft	$0.75	$1,350.00
Insulation and Drywall Subtotal				**$9,060.00**

Interior Finishes	Qty	Unit	Unit Cost	Total
Flooring (LVP), installed	600	sq ft	$6.50	$3,900.00
Bathroom tile floor and tub surround	1	lot	$3,200.00	$3,200.00
Stair treads, rails, and balusters	1	lot	$2,800.00	$2,800.00
Baseboard, casing, and window trim	1	lot	$2,000.00	$2,000.00
Interior paint (two coats)	1,800	sq ft	$1.40	$2,520.00
Interior doors, prehung	5	each	$260.00	$1,300.00
Interior Finishes Subtotal				**$15,720.00**

Fixtures and Allowances	Qty	Unit	Unit Cost	Total
Bathroom fixtures allowance (vanity, toilet, tub or shower)	1	lot	$2,800.00	$2,800.00
Lighting fixtures and fans allowance	1	lot	$1,600.00	$1,600.00
Closet shelving and hardware allowance	1	lot	$1,200.00	$1,200.00
Fixtures and Allowances Subtotal				**$5,600.00**

Summary

Plans, Permits, and General Conditions		$15,300.00
Demolition and Structural Prep		$13,700.00
Framing		$27,522.00
Roofing and Exterior		$20,390.00
MEP Rough-In and Systems		$15,700.00
Insulation and Drywall		$9,060.00
Interior Finishes		$15,720.00
Fixtures and Allowances		$5,600.00
Direct Cost Subtotal		**$122,992.00**
Overhead	15.0%	$18,448.80
Profit (on direct cost + overhead)	12.0%	$16,972.90
TOTAL ESTIMATE		**$158,413.70**

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: _____

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Home Addition Estimate: Detached Two-Car Garage

Your Company Name
Street Address, City, ST ZIP
Phone | Email | License #

Estimate # 1001
Date
Valid Until

Prepared for: Customer Name
Job address: Street, City, ST ZIP

This template assumes a 576 sq ft (24 x 24) detached two-car garage on a monolithic slab with two insulated overhead doors, a subpanel fed from the house, and an unfinished interior.

Plans, Permits, and General Conditions	Qty	Unit	Unit Cost	Total
Plans and site plan	1	lot	$1,000.00	$1,000.00
Building permit	1	each	$1,200.00	$1,200.00
Dumpster rental (20-yard)	1	each	$500.00	$500.00
Final cleaning	1	lot	$400.00	$400.00
Plans, Permits, and General Conditions Subtotal				**$3,100.00**

Site Work and Foundation	Qty	Unit	Unit Cost	Total
Excavation and grading	1	lot	$1,800.00	$1,800.00
Gravel base and vapor barrier	576	sq ft	$1.10	$633.60
Monolithic slab, 4 in (5 in at door lines)	576	sq ft	$7.00	$4,032.00
Thickened edge footing	96	lin ft	$22.00	$2,112.00
Rebar, mesh, and anchor bolts	1	lot	$700.00	$700.00
Driveway apron concrete	100	sq ft	$9.00	$900.00
Site Work and Foundation Subtotal				**$10,177.60**

Framing	Qty	Unit	Unit Cost	Total
Wall framing lumber (2x4 at 16 in on center, 10 ft)	96	lin ft	$26.00	$2,496.00
Wall sheathing (7/16 in OSB)	960	sq ft	$2.10	$2,016.00
Garage door headers (LVL)	1	lot	$900.00	$900.00
Roof trusses (24 ft span)	1	lot	$3,400.00	$3,400.00
Roof sheathing (OSB)	700	sq ft	$2.40	$1,680.00
Framing labor	576	sq ft	$7.00	$4,032.00
Connectors, hardware, and fasteners	1	lot	$450.00	$450.00
Framing Subtotal				**$14,974.00**

Roofing	Qty	Unit	Unit Cost	Total

Architectural shingle roof, installed with underlayment	7	squares	$420.00	$2,940.00
Ridge vent, drip edge, and flashing	1	lot	$600.00	$600.00
Gutters and downspouts	48	lin ft	$11.00	$528.00
Roofing Subtotal				**$4,068.00**

Exterior	Qty	Unit	Unit Cost	Total
Insulated overhead door (9 x 8), installed	2	each	$1,100.00	$2,200.00
Garage door openers with remotes	2	each	$350.00	$700.00
Service door (36 in, prehung)	1	each	$650.00	$650.00
Windows (vinyl, 3 x 3)	2	each	$400.00	$800.00
Housewrap and flashing tape	960	sq ft	$0.50	$480.00
Siding, installed	800	sq ft	$5.50	$4,400.00
Soffit, fascia, and exterior trim	1	lot	$1,200.00	$1,200.00
Exterior paint and caulk	1	lot	$1,000.00	$1,000.00
Exterior Subtotal				**$11,430.00**

Electrical	Qty	Unit	Unit Cost	Total
Trench and feeder from house (60 ft)	40	lin ft	$22.00	$880.00
Subpanel (100 amp)	1	each	$800.00	$800.00
Outlets, switches, and lighting circuits	576	sq ft	$2.50	$1,440.00
LED shop lights	6	each	$85.00	$510.00
EV charger outlet (240 volt)	1	each	$450.00	$450.00
Electrical Subtotal				**$4,080.00**

Insulation and Finishes	Qty	Unit	Unit Cost	Total
Wall insulation (R-13 batt)	800	sq ft	$1.20	$960.00
Floor sealer	576	sq ft	$1.20	$691.20
Attic access and pull-down stair	1	each	$450.00	$450.00
Insulation and Finishes Subtotal				**$2,101.20**

Summary

Plans, Permits, and General Conditions	$3,100.00
Site Work and Foundation	$10,177.60
Framing	$14,974.00
Roofing	$4,068.00
Exterior	$11,430.00

Electrical		$4,080.00
Insulation and Finishes		$2,101.20
Direct Cost Subtotal		**$49,930.80**
Overhead	12.0%	$5,991.70
Profit (on direct cost + overhead)	12.0%	$6,710.70
TOTAL ESTIMATE		**$62,633.20**

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: _____

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