Home Build Estimate: 2,500 SF Single-Story Home on Slab

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 2,500 sq ft single-story, three-bedroom, two-and-a-half-bath production-quality home on a slab, with a hip roof, fiber cement siding, and mid-grade finishes. Garage and land costs are not included.

Site Work and Foundation	Qty	Unit	Unit Cost	Total
Survey and building layout	1	lot	$1,500.00	$1,500.00
Plans and engineering	1	lot	$7,500.00	$7,500.00
Permits and impact fees allowance	1	lot	$12,000.00	$12,000.00
Temporary fence, power, and portable toilet	1	lot	$3,000.00	$3,000.00
Site clearing and rough grading	1	lot	$5,500.00	$5,500.00
Footing excavation	1	lot	$3,500.00	$3,500.00
Concrete footings with rebar	220	lin ft	$40.00	$8,800.00
CMU stem wall	220	lin ft	$52.00	$11,440.00
4-inch slab with gravel, vapor barrier, and rebar	2,500	sq ft	$7.00	$17,500.00
Termite pretreatment	1	lot	$400.00	$400.00
Backfill and final grade	1	lot	$3,500.00	$3,500.00
Water, sewer, and electric connections allowance	1	lot	$15,000.00	$15,000.00
Site Work and Foundation Subtotal				**$89,640.00**

Framing	Qty	Unit	Unit Cost	Total
Wall framing lumber package (9 ft plates)	2,500	sq ft	$8.00	$20,000.00
Engineered beams and LVL headers	1	lot	$5,500.00	$5,500.00
Wall sheathing (7/16 in OSB)	2,100	sq ft	$2.00	$4,200.00
Roof trusses	1	lot	$13,500.00	$13,500.00
Roof sheathing (OSB)	3,000	sq ft	$2.20	$6,600.00
Framing labor	2,500	sq ft	$10.00	$25,000.00
Connectors, hardware, and fasteners	1	lot	$2,200.00	$2,200.00
Framing Subtotal				**$77,000.00**

Roofing	Qty	Unit	Unit Cost	Total
Architectural shingle roof, installed with underlayment	32	squares	$440.00	$14,080.00
Ridge vent, flashing, and roof accessories	1	lot	$1,800.00	$1,800.00

Gutters and downspouts	200	lin ft	$9.00	$1,800.00
Roofing Subtotal				**$17,680.00**

Exterior	Qty	Unit	Unit Cost	Total
Windows (vinyl, double hung)	16	each	$600.00	$9,600.00
Entry door, prehung with sidelights	1	each	$2,200.00	$2,200.00
Sliding patio door (6 ft)	1	each	$2,000.00	$2,000.00
Housewrap and flashing tape	2,100	sq ft	$0.45	$945.00
Fiber cement siding, installed	1,800	sq ft	$8.50	$15,300.00
Soffit, fascia, and exterior trim	1	lot	$5,500.00	$5,500.00
Exterior paint	1	lot	$4,000.00	$4,000.00
Driveway and walkways (concrete)	1	lot	$9,000.00	$9,000.00
Landscaping and final grading allowance	1	lot	$6,000.00	$6,000.00
Exterior Subtotal				**$54,545.00**

MEP Rough-In and Systems	Qty	Unit	Unit Cost	Total
Electrical rough-in, wiring, and devices	2,500	sq ft	$6.50	$16,250.00
Service panel (200 amp)	1	each	$3,200.00	$3,200.00
HVAC (4-ton split system and ductwork)	1	lot	$14,500.00	$14,500.00
Plumbing rough-in and finish (subcontract)	1	lot	$18,500.00	$18,500.00
Tankless water heater	1	each	$2,800.00	$2,800.00
Low-voltage and data wiring	1	lot	$1,500.00	$1,500.00
MEP Rough-In and Systems Subtotal				**$56,750.00**

Insulation and Drywall	Qty	Unit	Unit Cost	Total
Wall insulation (R-21 batt)	2,100	sq ft	$1.50	$3,150.00
Attic insulation (R-38 blown)	2,500	sq ft	$1.75	$4,375.00
Drywall hang, tape, and finish	8,500	sq ft	$2.60	$22,100.00
Texture and primer	8,500	sq ft	$0.60	$5,100.00
Insulation and Drywall Subtotal				**$34,725.00**

Interior Finishes	Qty	Unit	Unit Cost	Total
Flooring (LVP and carpet), installed	2,500	sq ft	$6.50	$16,250.00
Bath tile and shower surrounds allowance	1	lot	$6,000.00	$6,000.00
Interior doors, prehung	12	each	$280.00	$3,360.00
Trim package (baseboard, casing, crown) allowance	1	lot	$6,500.00	$6,500.00

Interior paint (two coats)	8,500	sq ft	$1.40	$11,900.00
Kitchen cabinets, installed	1	lot	$15,000.00	$15,000.00
Kitchen countertops (quartz)	60	sq ft	$65.00	$3,900.00
Bath vanity tops	1	lot	$2,000.00	$2,000.00
Closet shelving	1	lot	$1,500.00	$1,500.00
Interior Finishes Subtotal				**$66,410.00**

Fixtures and Appliances	Qty	Unit	Unit Cost	Total
Appliance package allowance	1	lot	$6,000.00	$6,000.00
Lighting fixtures allowance	1	lot	$3,000.00	$3,000.00
Plumbing fixtures allowance	1	lot	$5,000.00	$5,000.00
Door hardware allowance	1	lot	$1,200.00	$1,200.00
Mirrors and shower doors	1	lot	$2,200.00	$2,200.00
Fixtures and Appliances Subtotal				**$17,400.00**

General Conditions	Qty	Unit	Unit Cost	Total
Builder's risk insurance	1	lot	$3,000.00	$3,000.00
Dumpster rental (30-yard)	5	each	$550.00	$2,750.00
Special inspections and testing	1	lot	$1,500.00	$1,500.00
Final cleaning	1	lot	$1,200.00	$1,200.00
Punch list and warranty reserve	1	lot	$2,500.00	$2,500.00
General Conditions Subtotal				**$10,950.00**

Summary

Site Work and Foundation		$89,640.00
Framing		$77,000.00
Roofing		$17,680.00
Exterior		$54,545.00
MEP Rough-In and Systems		$56,750.00
Insulation and Drywall		$34,725.00
Interior Finishes		$66,410.00
Fixtures and Appliances		$17,400.00
General Conditions		$10,950.00
Direct Cost Subtotal		**$425,100.00**
Overhead	10.0%	$42,510.00
Profit (on direct cost + overhead)	10.0%	$46,761.00
TOTAL ESTIMATE		**$514,371.00**

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 Build Estimate: 1,800 SF Home with Crawl Space

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 1,800 sq ft single-story, three-bedroom, two-bath home on a vented crawl space with a gable roof and vinyl and fiber cement siding. Land, garage, and site-specific utility runs beyond the allowance are not included.

Site Work and Foundation	Qty	Unit	Unit Cost	Total
Survey and building layout	1	lot	$1,400.00	$1,400.00
Plans and engineering	1	lot	$5,300.00	$5,300.00
Permits and impact fees allowance	1	lot	$8,000.00	$8,000.00
Temporary fence, power, and portable toilet	1	lot	$2,700.00	$2,700.00
Site clearing and rough grading	1	lot	$4,900.00	$4,900.00
Footing excavation	1	lot	$3,700.00	$3,700.00
Concrete footings with rebar	190	lin ft	$40.00	$7,600.00
CMU crawl space stem wall (3 ft)	190	lin ft	$53.50	$10,165.00
Crawl space piers and girders	1	lot	$3,400.00	$3,400.00
Crawl space vapor barrier and vents	1,800	sq ft	$0.60	$1,080.00
Backfill and final grade	1	lot	$3,700.00	$3,700.00
Water, sewer, and electric connections allowance	1	lot	$10,700.00	$10,700.00
Site Work and Foundation Subtotal				**$62,645.00**

Framing	Qty	Unit	Unit Cost	Total
Floor system (I-joists)	1,800	sq ft	$4.00	$7,200.00
Subfloor (3/4 in tongue and groove)	1,800	sq ft	$2.85	$5,130.00
Wall framing lumber package (9 ft plates)	1,800	sq ft	$6.70	$12,060.00
Engineered beams and LVL headers	1	lot	$4,300.00	$4,300.00
Wall sheathing (7/16 in OSB)	1,750	sq ft	$1.95	$3,412.50
Roof trusses	1	lot	$8,000.00	$8,000.00
Roof sheathing (OSB)	2,300	sq ft	$2.15	$4,945.00
Framing labor	1,800	sq ft	$9.80	$17,640.00
Connectors, hardware, and fasteners	1	lot	$1,800.00	$1,800.00
Framing Subtotal				**$64,487.50**

Roofing	Qty	Unit	Unit Cost	Total
Architectural shingle roof, installed with underlayment	22	squares	$425.00	$9,350.00
Ridge vent, flashing, and roof accessories	1	lot	$1,600.00	$1,600.00

Gutters and downspouts	170	lin ft	$9.80	$1,666.00
Roofing Subtotal				**$12,616.00**

Exterior	Qty	Unit	Unit Cost	Total
Windows (vinyl, double hung)	11	each	$550.00	$6,050.00
Entry door, prehung	1	each	$2,000.00	$2,000.00
Rear door, prehung	1	each	$1,100.00	$1,100.00
Housewrap and flashing tape	1,750	sq ft	$0.45	$787.50
Siding, installed	1,500	sq ft	$6.70	$10,050.00
Soffit, fascia, and exterior trim	1	lot	$4,600.00	$4,600.00
Exterior paint	1	lot	$3,400.00	$3,400.00
Front porch and rear deck (framed)	1	lot	$5,300.00	$5,300.00
Driveway and walkways (concrete)	1	lot	$5,300.00	$5,300.00
Landscaping and final grading allowance	1	lot	$3,600.00	$3,600.00
Exterior Subtotal				**$42,187.50**

MEP Rough-In and Systems	Qty	Unit	Unit Cost	Total
Electrical rough-in, wiring, and devices	1,800	sq ft	$5.80	$10,440.00
Service panel (200 amp)	1	each	$3,400.00	$3,400.00
HVAC (3-ton split system and ductwork)	1	lot	$10,700.00	$10,700.00
Plumbing rough-in and finish (subcontract)	1	lot	$13,400.00	$13,400.00
Water heater (50 gallon)	1	each	$1,600.00	$1,600.00
Low-voltage and data wiring	1	lot	$1,200.00	$1,200.00
MEP Rough-In and Systems Subtotal				**$40,740.00**

Insulation and Drywall	Qty	Unit	Unit Cost	Total
Wall insulation (R-21 batt)	1,750	sq ft	$1.40	$2,450.00
Floor insulation (R-30 batt)	1,800	sq ft	$1.60	$2,880.00
Attic insulation (R-38 blown)	1,800	sq ft	$1.70	$3,060.00
Drywall hang, tape, and finish	6,200	sq ft	$2.30	$14,260.00
Texture and primer	6,200	sq ft	$0.60	$3,720.00
Insulation and Drywall Subtotal				**$26,370.00**

Interior Finishes	Qty	Unit	Unit Cost	Total
Flooring (LVP and carpet), installed	1,800	sq ft	$5.80	$10,440.00
Bath tile and shower surrounds allowance	1	lot	$3,600.00	$3,600.00

Interior doors, prehung	10	each	$285.00	$2,850.00
Trim package (baseboard, casing) allowance	1	lot	$4,300.00	$4,300.00
Interior paint (two coats)	6,200	sq ft	$1.15	$7,130.00
Kitchen cabinets, installed	1	lot	$10,700.00	$10,700.00
Kitchen countertops (laminate or quartz)	45	sq ft	$58.00	$2,610.00
Bath vanity tops	1	lot	$1,400.00	$1,400.00
Closet shelving	1	lot	$1,200.00	$1,200.00
Interior Finishes Subtotal				**$44,230.00**

Fixtures and Appliances	Qty	Unit	Unit Cost	Total
Appliance package allowance	1	lot	$4,000.00	$4,000.00
Lighting fixtures allowance	1	lot	$2,500.00	$2,500.00
Plumbing fixtures allowance	1	lot	$4,000.00	$4,000.00
Door hardware allowance	1	lot	$1,100.00	$1,100.00
Mirrors and shower doors	1	lot	$1,800.00	$1,800.00
Fixtures and Appliances Subtotal				**$13,400.00**

General Conditions	Qty	Unit	Unit Cost	Total
Builder's risk insurance	1	lot	$2,500.00	$2,500.00
Dumpster rental (30-yard)	5	each	$535.00	$2,675.00
Special inspections and testing	1	lot	$1,300.00	$1,300.00
Final cleaning	1	lot	$1,100.00	$1,100.00
Punch list and warranty reserve	1	lot	$2,200.00	$2,200.00
General Conditions Subtotal				**$9,775.00**

Summary

Site Work and Foundation		$62,645.00
Framing		$64,487.50
Roofing		$12,616.00
Exterior		$42,187.50
MEP Rough-In and Systems		$40,740.00
Insulation and Drywall		$26,370.00
Interior Finishes		$44,230.00
Fixtures and Appliances		$13,400.00
General Conditions		$9,775.00
Direct Cost Subtotal		**$316,451.00**
Overhead	10.0%	$31,645.10
Profit (on direct cost + overhead)	10.0%	$34,809.61
TOTAL ESTIMATE		**$382,905.71**

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 Build Estimate: Detached ADU (750 SF)

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 750 sq ft detached accessory dwelling unit on a slab with one bedroom, one bath, a full kitchen, a mini-split, and a separate subpanel and utility trench from the main house.

Site Work and Foundation	Qty	Unit	Unit Cost	Total
Survey and site plan	1	lot	$1,500.00	$1,500.00
Plans and engineering	1	lot	$5,500.00	$5,500.00
ADU permits and impact fees allowance	1	lot	$6,500.00	$6,500.00
Site clearing and grading	1	lot	$3,500.00	$3,500.00
Footing excavation	1	lot	$2,200.00	$2,200.00
Concrete footings with rebar	120	lin ft	$48.00	$5,760.00
4-inch slab with gravel, vapor barrier, and rebar	750	sq ft	$8.00	$6,000.00
Utility trench (water, sewer, electric, 80 ft)	80	lin ft	$75.00	$6,000.00
Backfill and final grade	1	lot	$2,200.00	$2,200.00
Site Work and Foundation Subtotal				**$39,160.00**

Framing	Qty	Unit	Unit Cost	Total
Wall framing lumber package (9 ft plates)	750	sq ft	$7.00	$5,250.00
Engineered beams and LVL headers	1	lot	$2,400.00	$2,400.00
Wall sheathing (7/16 in OSB)	1,080	sq ft	$2.20	$2,376.00
Roof trusses	1	lot	$4,800.00	$4,800.00
Roof sheathing (OSB)	1,000	sq ft	$2.40	$2,400.00
Framing labor	750	sq ft	$11.50	$8,625.00
Connectors, hardware, and fasteners	1	lot	$900.00	$900.00
Framing Subtotal				**$26,751.00**

Roofing	Qty	Unit	Unit Cost	Total
Architectural shingle roof, installed with underlayment	10	squares	$480.00	$4,800.00
Ridge vent and flashing	1	lot	$900.00	$900.00
Gutters and downspouts	120	lin ft	$11.00	$1,320.00
Roofing Subtotal				**$7,020.00**

Exterior	Qty	Unit	Unit Cost	Total
Windows (vinyl, double hung)	5	each	$650.00	$3,250.00
Entry door, prehung	1	each	$1,800.00	$1,800.00
Sliding patio door (6 ft)	1	each	$2,000.00	$2,000.00
Housewrap and flashing tape	1,080	sq ft	$0.50	$540.00
Siding, installed	950	sq ft	$8.00	$7,600.00
Soffit, fascia, and exterior trim	1	lot	$2,400.00	$2,400.00
Exterior paint	1	lot	$2,000.00	$2,000.00
Walkway and small patio (concrete)	1	lot	$3,000.00	$3,000.00
Exterior Subtotal				**$22,590.00**

MEP Rough-In and Systems	Qty	Unit	Unit Cost	Total
Electrical rough-in, wiring, and devices	750	sq ft	$8.50	$6,375.00
Subpanel (100 amp) and feeder	1	lot	$2,200.00	$2,200.00
Ductless mini-split (2 ton), installed	1	each	$4,200.00	$4,200.00
Plumbing rough-in and finish (kitchen, bath, laundry)	1	lot	$9,500.00	$9,500.00
Water heater (40 gallon)	1	each	$1,500.00	$1,500.00
MEP Rough-In and Systems Subtotal				**$23,775.00**

Insulation and Drywall	Qty	Unit	Unit Cost	Total
Wall insulation (R-21 batt)	1,080	sq ft	$1.60	$1,728.00
Attic insulation (R-38 blown)	750	sq ft	$1.90	$1,425.00
Drywall hang, tape, and finish	2,600	sq ft	$2.70	$7,020.00
Texture and primer	2,600	sq ft	$0.75	$1,950.00
Insulation and Drywall Subtotal				**$12,123.00**

Interior Finishes	Qty	Unit	Unit Cost	Total
Flooring (LVP), installed	750	sq ft	$6.00	$4,500.00
Bath tile and shower surround	1	lot	$3,200.00	$3,200.00
Interior doors, prehung	4	each	$300.00	$1,200.00
Trim package (baseboard, casing) allowance	1	lot	$2,200.00	$2,200.00
Interior paint (two coats)	2,600	sq ft	$1.30	$3,380.00
Kitchen cabinets, installed	1	lot	$7,000.00	$7,000.00
Kitchen countertops (quartz)	28	sq ft	$75.00	$2,100.00
Interior Finishes Subtotal				**$23,580.00**

Fixtures and Appliances	Qty	Unit	Unit Cost	Total
Appliance package allowance (compact)	1	lot	$4,200.00	$4,200.00
Lighting fixtures allowance	1	lot	$1,800.00	$1,800.00
Plumbing fixtures allowance	1	lot	$2,800.00	$2,800.00
Door hardware and mirror allowance	1	lot	$1,200.00	$1,200.00
Fixtures and Appliances Subtotal				**$10,000.00**

General Conditions	Qty	Unit	Unit Cost	Total
Builder's risk insurance	1	lot	$1,800.00	$1,800.00
Dumpster rental (20-yard)	3	each	$550.00	$1,650.00
Final cleaning	1	lot	$800.00	$800.00
Punch list and warranty reserve	1	lot	$1,800.00	$1,800.00
General Conditions Subtotal				**$6,050.00**

Summary

Site Work and Foundation		$39,160.00
Framing		$26,751.00
Roofing		$7,020.00
Exterior		$22,590.00
MEP Rough-In and Systems		$23,775.00
Insulation and Drywall		$12,123.00
Interior Finishes		$23,580.00
Fixtures and Appliances		$10,000.00
General Conditions		$6,050.00
Direct Cost Subtotal		**$171,049.00**
Overhead	12.0%	$20,525.88
Profit (on direct cost + overhead)	12.0%	$22,988.99
TOTAL ESTIMATE		**$214,563.87**

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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