Residential Remodel Estimate: Living Room Remodel

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 living room remodel template covers a refresh of a 15x20 room (300 sq ft) with new flooring, drywall repair, paint, trim, recessed lighting, and two replacement windows. Adjust for your room size and finish level.

Demolition and Prep	Qty	Unit	Unit Cost	Total
Demo existing flooring and baseboard (labor)	300	sq ft	$1.00	$300.00
Demo drywall and partial wall (labor)	120	sq ft	$3.06	$367.20
Remove and dispose of old light fixtures and doors	1	lot	$250.00	$250.00
Dumpster rental (10-yard)	1	each	$450.00	$450.00
Floor and furniture protection	1	lot	$150.00	$150.00
Demolition and Prep Subtotal				**$1,517.20**

Materials	Qty	Unit	Unit Cost	Total
2x4 framing for modified wall section	24	lin ft	$3.20	$76.80
R-15 acoustic wall insulation	120	sq ft	$1.71	$205.20
1/2 in drywall (4x8 sheets)	14	sheets	$16.00	$224.00
Joint compound, tape, and texture	1	lot	$140.00	$140.00
Luxury vinyl plank flooring	330	sq ft	$3.99	$1,316.70
Underlayment and transition strips	1	lot	$160.00	$160.00
Replacement windows, vinyl double hung	2	each	$550.00	$1,100.00
Window blinds, cordless	2	each	$50.00	$100.00
MDF baseboard, 3-1/4 in	72	lin ft	$3.04	$218.88
Window casing set	34	lin ft	$2.39	$81.26
MDF crown molding	70	lin ft	$3.26	$228.20
Prehung interior door	1	each	$200.00	$200.00
Recessed LED light fixtures (wafer style)	6	each	$32.00	$192.00
Dimmer switches	2	each	$28.00	$56.00
Outlets and wire (additional receptacles)	1	lot	$160.00	$160.00
Primer	2	gallons	$38.00	$76.00
Interior paint, walls and ceiling	4	gallons	$45.00	$180.00
Trim paint	1	gallon	$52.00	$52.00
Materials Subtotal				**$4,767.04**

Labor	Qty	Unit	Unit Cost	Total

Framing	10	hours	$62.00	$620.00
Insulation installation	1	lot	$140.00	$140.00
Hang and finish drywall	1	lot	$950.00	$950.00
Install flooring	300	sq ft	$2.50	$750.00
Install windows	2	each	$150.00	$300.00
Install interior door	1	each	$150.00	$150.00
Trim carpentry	18	hours	$62.00	$1,116.00
Painting (walls, ceiling, and trim)	1	lot	$1,650.00	$1,650.00
Final cleanup	6	hours	$45.00	$270.00
Labor Subtotal				**$5,946.00**

Subcontractors	Qty	Unit	Unit Cost	Total
Electrician (recessed lights, switches, circuits)	1	lot	$1,400.00	$1,400.00
Subcontractors Subtotal				**$1,400.00**

Equipment and Other Costs	Qty	Unit	Unit Cost	Total
Permit fee	1	each	$200.00	$200.00
Contingency allowance	1	lot	$600.00	$600.00
Equipment and Other Costs Subtotal				**$800.00**

Summary

Demolition and Prep		$1,517.20
Materials		$4,767.04
Labor		$5,946.00
Subcontractors		$1,400.00
Equipment and Other Costs		$800.00
Direct Cost Subtotal		**$14,430.24**
Overhead	15.0%	$2,164.54
Profit (on direct cost + overhead)	12.0%	$1,991.37
TOTAL ESTIMATE		**$18,586.15**

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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Residential Remodel Estimate: Basement Finish

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 basement finishing template covers an 800 sq ft unfinished basement with framing, insulation, drywall, flooring, lighting, a half bath rough-in, and finish carpentry. Adjust for moisture conditions, ceiling height, and your local code.

Prep and Moisture Control	Qty	Unit	Unit Cost	Total
Moisture test and waterproofing prep	1	lot	$350.00	$350.00
Dimple-mat wall membrane at exterior walls	500	sq ft	$1.60	$800.00
Subfloor panels (dimpled or OSB)	800	sq ft	$2.90	$2,320.00
Dumpster rental (10-yard)	1	each	$450.00	$450.00
Prep and Moisture Control Subtotal				**$3,920.00**

Materials	Qty	Unit	Unit Cost	Total
2x4 pressure-treated bottom plate and studs	1	lot	$1,600.00	$1,600.00
Rigid foam insulation, 1.5 in at exterior walls	800	sq ft	$1.40	$1,120.00
R-13 batt insulation for interior walls	600	sq ft	$1.10	$660.00
Fire-blocking and sound insulation	1	lot	$420.00	$420.00
1/2 in drywall (4x8 sheets)	80	sheets	$16.00	$1,280.00
Joint compound, tape, and texture	1	lot	$420.00	$420.00
Luxury vinyl plank flooring	800	sq ft	$3.99	$3,192.00
Interior doors, prehung	4	each	$185.00	$740.00
Door hardware	4	each	$35.00	$140.00
MDF baseboard	260	lin ft	$3.04	$790.40
Door and window casing	160	lin ft	$2.39	$382.40
Recessed LED lights	18	each	$32.00	$576.00
Switches, outlets, and boxes	1	lot	$420.00	$420.00
Smoke and CO detectors (hardwired)	3	each	$55.00	$165.00
Egress window with well kit (code requirement)	1	each	$2,400.00	$2,400.00
Half bath: vanity, toilet, faucet, and fan	1	lot	$1,150.00	$1,150.00
Closet and storage shelving	1	lot	$380.00	$380.00
Drop ceiling or drywall ceiling materials	800	sq ft	$2.20	$1,760.00
Primer	6	gallons	$38.00	$228.00
Interior paint, walls and ceiling	10	gallons	$45.00	$450.00
Materials Subtotal				**$18,273.80**

Labor	Qty	Unit	Unit Cost	Total
Framing	60	hours	$62.00	$3,720.00
Insulation installation	1	lot	$950.00	$950.00
Hang and finish drywall	2,400	sq ft	$2.25	$5,400.00
Install flooring	800	sq ft	$2.50	$2,000.00
Install doors and trim	48	hours	$62.00	$2,976.00
Install egress window and well	1	lot	$1,800.00	$1,800.00
Painting	1	lot	$3,400.00	$3,400.00
Final cleanup	10	hours	$45.00	$450.00
Labor Subtotal				**$20,696.00**

Subcontractors	Qty	Unit	Unit Cost	Total
Electrical (circuits, lighting, panel work)	1	lot	$4,200.00	$4,200.00
Plumbing rough-in for half bath	1	lot	$2,400.00	$2,400.00
HVAC extension and supply registers	1	lot	$1,800.00	$1,800.00
Subcontractors Subtotal				**$8,400.00**

Equipment and Other Costs	Qty	Unit	Unit Cost	Total
Building, electrical, and plumbing permits	1	lot	$700.00	$700.00
Contingency allowance	1	lot	$1,800.00	$1,800.00
Equipment and Other Costs Subtotal				**$2,500.00**

Summary

Prep and Moisture Control		$3,920.00
Materials		$18,273.80
Labor		$20,696.00
Subcontractors		$8,400.00
Equipment and Other Costs		$2,500.00
Direct Cost Subtotal		**$53,789.80**
Overhead	15.0%	$8,068.47
Profit (on direct cost + overhead)	12.0%	$7,422.99
TOTAL ESTIMATE		**$69,281.26**

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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Residential Remodel Estimate: Multifamily Unit Turnover

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 turnover remodel template covers an interior refresh of an 850 sq ft two-bedroom apartment unit: paint, flooring, kitchen and bath updates, appliances, and cleaning. Multiply by the number of units for a multi-unit bid.

Demolition and Prep	Qty	Unit	Unit Cost	Total
Remove old flooring and baseboard (labor)	850	sq ft	$0.90	$765.00
Remove old cabinet hardware, fixtures, and blinds	1	lot	$200.00	$200.00
Haul-off and disposal	1	lot	$325.00	$325.00
Demolition and Prep Subtotal				**$1,290.00**

Materials	Qty	Unit	Unit Cost	Total
Primer	3	gallons	$38.00	$114.00
Interior paint, walls and ceiling	8	gallons	$42.00	$336.00
Trim and door paint	2	gallons	$50.00	$100.00
Luxury vinyl plank flooring	720	sq ft	$3.20	$2,304.00
Sheet vinyl or tile in bath	50	sq ft	$3.50	$175.00
Baseboard and transitions	140	lin ft	$2.50	$350.00
Kitchen counters, laminate or butcher block	20	lin ft	$45.00	$900.00
Kitchen cabinet doors and hardware refresh	1	lot	$650.00	$650.00
Kitchen faucet	1	each	$110.00	$110.00
Bath vanity faucet and shower trim	1	lot	$160.00	$160.00
Toilet seat, supply lines, and wax rings	1	lot	$90.00	$90.00
Appliance allowance (range, hood, or fridge replacement)	1	lot	$700.00	$700.00
LED light fixtures	6	each	$32.00	$192.00
Outlets, switch plates, and smoke detectors	1	lot	$180.00	$180.00
Window blinds	5	each	$25.00	$125.00
Door hardware and closet rods	1	lot	$150.00	$150.00
Caulk, patch compound, and supplies	1	lot	$150.00	$150.00
Materials Subtotal				**$6,786.00**

Labor	Qty	Unit	Unit Cost	Total
Drywall patch and texture	8	hours	$55.00	$440.00

Painting (walls, ceilings, trim, and doors)	1	lot	$1,700.00	$1,700.00
Install flooring	770	sq ft	$2.00	$1,540.00
Install counters and cabinet refresh	16	hours	$58.00	$928.00
Install fixtures, lights, and blinds	10	hours	$58.00	$580.00
Trim and door hardware repairs	8	hours	$58.00	$464.00
Final cleaning (turnover clean)	1	lot	$275.00	$275.00
Punch list and walkthrough	3	hours	$58.00	$174.00
Labor Subtotal				**$6,101.00**

Subcontractors	Qty	Unit	Unit Cost	Total
Plumber (leaks, fixture replacement)	1	lot	$350.00	$350.00
Electrician (fixture and device repairs)	1	lot	$300.00	$300.00
Carpet and upholstery cleaning	1	lot	$160.00	$160.00
Subcontractors Subtotal				**$810.00**

Equipment and Other Costs	Qty	Unit	Unit Cost	Total
Dumpster or haul-off share	1	lot	$300.00	$300.00
Contingency allowance	1	lot	$400.00	$400.00
Equipment and Other Costs Subtotal				**$700.00**

Summary

Demolition and Prep		$1,290.00
Materials		$6,786.00
Labor		$6,101.00
Subcontractors		$810.00
Equipment and Other Costs		$700.00
Direct Cost Subtotal		**$15,687.00**
Overhead	10.0%	$1,568.70
Profit (on direct cost + overhead)	10.0%	$1,725.57
TOTAL ESTIMATE		**$18,981.27**

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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