**CONTRACTOR ESTIMATE TEMPLATE **

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **JOB TITLE** |   | **PROJECT MGR** |   | **PROJECTED START DATE** |   |  |  |
| **LOCATION** |   | **PROJECTED END DATE** |   |  |  |
|  |  |  |  |  |  |  |  |  |  |  |
|  |  | **PROJECTED TOTAL** | **ACTUAL TOTAL** | **VARIANCE** |  |  |  | **CURRENT PAID** | **AMOUNT DUE** |  |
|  |  |  |  |  |  |  |  |  |  |  |
| **CATEGORY & ITEMS** | **PROJECTED SUBTOTAL** | **ACTUAL SUBTOTAL** | **VARIANCE** | **PARTY RESPONSIBLEVendor, Contractor, etc.** | **STATUS** | **PCT OF TASK COMPLETE** | **CURRENT PAID** | **AMOUNT DUE** | **COMMENTS** |
| **PLANNING** |  |  |  |   |   |  |  |  |   |
| Admin Fees |   |   |   |   |   |  |   |   |   |
| Engineering |   |   |   |   |   |  |   |   |   |
| Financing Costs |   |   |   |   |   |  |   |   |   |
| Legal |   |   |   |   |   |  |   |   |   |
| Permit - Building |   |   |   |   |   |  |   |   |   |
| Permit - Environmental |   |   |   |   |   |  |   |   |   |
| Permit - Zoning |   |   |   |   |   |  |   |   |   |
| Plans + Specs |   |   |   |   |   |  |   |   |   |
| Review |   |   |   |   |   |  |   |   |   |
| Survey |   |   |   |   |   |  |   |   |   |
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|   |   |   |   |   |   |  |   |   |   |
| **SITE PREP** |  |  |  |   |   |  |  |  |   |
| Dumpster / Waste Removal |   |   |   |   |   |  |   |   |   |
| Equipment Rental |   |   |   |   |   |  |   |   |   |
| Lot Clearing |   |   |   |   |   |  |   |   |   |
| Portable Restroom Facilities |   |   |   |   |   |  |   |   |   |
| Remodel - Demo |   |   |   |   |   |  |   |   |   |
| Remodel - Dust Control |   |   |   |   |   |  |   |   |   |
| Remodel - Jacking + Shoring |   |   |   |   |   |  |   |   |   |
| Remodel - Surface Protection |   |   |   |   |   |  |   |   |   |
| Scaffolding Rental |   |   |   |   |   |  |   |   |   |
| Site Access |   |   |   |   |   |  |   |   |   |
| Site Security |   |   |   |   |   |  |   |   |   |
| Site Storage |   |   |   |   |   |  |   |   |   |
| Temporary Heat |   |   |   |   |   |  |   |   |   |
| Temporary Power |   |   |   |   |   |  |   |   |   |
| Tool Rental |   |   |   |   |   |  |   |   |   |
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| **EARTHWORK / EXCAVATION** |  |  |  |   |   |  |  |  |   |
| Backfill |   |   |   |   |   |  |   |   |   |
| Blasting |   |   |   |   |   |  |   |   |   |
| Compaction |   |   |   |   |   |  |   |   |   |
| Culverts |   |   |   |   |   |  |   |   |   |
| Curtain Drains |   |   |   |   |   |  |   |   |   |
| Cut + Fill |   |   |   |   |   |  |   |   |   |
| Dirt + Stone Removal |   |   |   |   |   |  |   |   |   |
| Finish Grading |   |   |   |   |   |  |   |   |   |
| Foundation - Excavation |   |   |   |   |   |  |   |   |   |
| Foundation - Footing Drains |   |   |   |   |   |  |   |   |   |
| Ponds |   |   |   |   |   |  |   |   |   |
| Retaining Walls |   |   |   |   |   |  |   |   |   |
| Rough Grading |   |   |   |   |   |  |   |   |   |
| Seeding / Sodding |   |   |   |   |   |  |   |   |   |
| Site Drainage - Additional |   |   |   |   |   |  |   |   |   |
| Swales |   |   |   |   |   |  |   |   |   |
| Top Soil |   |   |   |   |   |  |   |   |   |
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| **UTILITIES** |  |  |  |   |   |  |  |  |   |
| Electrical - Connection |   |   |   |   |   |  |   |   |   |
| Electrical - Install |   |   |   |   |   |  |   |   |   |
| Electrical - Permit |   |   |   |   |   |  |   |   |   |
| Gas - Connection |   |   |   |   |   |  |   |   |   |
| Gas - Hookup |   |   |   |   |   |  |   |   |   |
| Gas - Permit |   |   |   |   |   |  |   |   |   |
| Oil Tank Install |   |   |   |   |   |  |   |   |   |
| Sewer - Tap Fees & Hookup |   |   |   |   |   |  |   |   |   |
| Telecom - Hookup |   |   |   |   |   |  |   |   |   |
| Telecom - Install |   |   |   |   |   |  |   |   |   |
| Water - Tap Fees & Hookup |   |   |   |   |   |  |   |   |   |
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| **WATER + SEWER** |  |  |  |   |   |  |  |  |   |
| High Water Table Dewatering |   |   |   |   |   |  |   |   |   |
| Perc Test |   |   |   |   |   |  |   |   |   |
| Plumbing to House |   |   |   |   |   |  |   |   |   |
| Pressure Tank |   |   |   |   |   |  |   |   |   |
| Pump |   |   |   |   |   |  |   |   |   |
| Septic - Design |   |   |   |   |   |  |   |   |   |
| Septic - Fees |   |   |   |   |   |  |   |   |   |
| Septic - Inspection |   |   |   |   |   |  |   |   |   |
| Septic - Permits |   |   |   |   |   |  |   |   |   |
| Septic - Tie to House |   |   |   |   |   |  |   |   |   |
| Soil Test |   |   |   |   |   |  |   |   |   |
| Trenching |   |   |   |   |   |  |   |   |   |
| Well |   |   |   |   |   |  |   |   |   |
| Well - Fees |   |   |   |   |   |  |   |   |   |
| Well - Permits |   |   |   |   |   |  |   |   |   |
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| **FOUNDATION** |  |  |  |   |   |  |  |  |   |
| Anchor Bolts |   |   |   |   |   |  |   |   |   |
| Bulkheads |   |   |   |   |   |  |   |   |   |
| Crawlspace Vapor Barrier |   |   |   |   |   |  |   |   |   |
| Crawlspace Vents |   |   |   |   |   |  |   |   |   |
| Damp Proofing |   |   |   |   |   |  |   |   |   |
| Exterior Foundation Insulation |   |   |   |   |   |  |   |   |   |
| Exterior Insulation Coating |   |   |   |   |   |  |   |   |   |
| Footings |   |   |   |   |   |  |   |   |   |
| Foundation - Drain Board |   |   |   |   |   |  |   |   |   |
| Foundation - Walls |   |   |   |   |   |  |   |   |   |
| Foundation - Windows |   |   |   |   |   |  |   |   |   |
| Grade Beams |   |   |   |   |   |  |   |   |   |
| Hold Downs |   |   |   |   |   |  |   |   |   |
| Pads |   |   |   |   |   |  |   |   |   |
| Piers |   |   |   |   |   |  |   |   |   |
| Slab - Basement |   |   |   |   |   |  |   |   |   |
| Slab - Foundation |   |   |   |   |   |  |   |   |   |
| Slab - Garage |   |   |   |   |   |  |   |   |   |
| Slab Insulation |   |   |   |   |   |  |   |   |   |
| Steel Reinforcing |   |   |   |   |   |  |   |   |   |
| Stem Walls |   |   |   |   |   |  |   |   |   |
| Sub-Slab Vapor Barrier |   |   |   |   |   |  |   |   |   |
| Sump Pump |   |   |   |   |   |  |   |   |   |
| Waterproofing |   |   |   |   |   |  |   |   |   |
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| **ROUGH FRAMING** |  |  |  |   |   |  |  |  |   |
| Exterior Walls |   |   |   |   |   |  |   |   |   |
| Fasteners / Nails / Screws |   |   |   |   |   |  |   |   |   |
| Floor Framing |   |   |   |   |   |  |   |   |   |
| Interior Walls |   |   |   |   |   |  |   |   |   |
| Lally Columns |   |   |   |   |   |  |   |   |   |
| Plaster / Drywall Prep |   |   |   |   |   |  |   |   |   |
| Roof Framing / Trusses |   |   |   |   |   |  |   |   |   |
| Rough Stairs |   |   |   |   |   |  |   |   |   |
| Sheathing |   |   |   |   |   |  |   |   |   |
| Sill + Seal |   |   |   |   |   |  |   |   |   |
| Steel / Wood Carrying Beam |   |   |   |   |   |  |   |   |   |
| Steel Framing Connectors |   |   |   |   |   |  |   |   |   |
| Sub-Fascia |   |   |   |   |   |  |   |   |   |
| Subflooring |   |   |   |   |   |  |   |   |   |
| Labor Costs |   |   |   |   |   |  |   |   |   |
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| **WINDOWS + DOORS (Exterior)** |  |  |  |   |   |  |  |  |   |
| Exterior Door - Frames + Sills |   |   |   |   |   |  |   |   |   |
| Exterior Door - Hardware |   |   |   |   |   |  |   |   |   |
| Exterior Door - Prehung |   |   |   |   |   |  |   |   |   |
| Exterior Door - Slabs |   |   |   |   |   |  |   |   |   |
| Garage Doors |   |   |   |   |   |  |   |   |   |
| Membrane + Flashing |   |   |   |   |   |  |   |   |   |
| Sidelights |   |   |   |   |   |  |   |   |   |
| Sliding / Hinged Doors |   |   |   |   |   |  |   |   |   |
| Transoms |   |   |   |   |   |  |   |   |   |
| Windows |   |   |   |   |   |  |   |   |   |
| Labor Costs |   |   |   |   |   |  |   |   |   |
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| **FINISH - EXTERIOR** |  |  |  |   |   |  |  |  |   |
| Foam Sheathing |   |   |   |   |   |  |   |   |   |
| Weather Barrier |   |   |   |   |   |  |   |   |   |
| Membrane + Flashing |   |   |   |   |   |  |   |   |   |
| Siding |   |   |   |   |   |  |   |   |   |
| Veneer |   |   |   |   |   |  |   |   |   |
| Stucco |   |   |   |   |   |  |   |   |   |
| Fascia |   |   |   |   |   |  |   |   |   |
| Soffit |   |   |   |   |   |  |   |   |   |
| Frieze |   |   |   |   |   |  |   |   |   |
| Corner Boards |   |   |   |   |   |  |   |   |   |
| Water Table |   |   |   |   |   |  |   |   |   |
| Soffit / Gable Vents |   |   |   |   |   |  |   |   |   |
| Trim - Windows |   |   |   |   |   |  |   |   |   |
| Trim - Doors |   |   |   |   |   |  |   |   |   |
| Trim - Finishing |   |   |   |   |   |  |   |   |   |
| Stairs |   |   |   |   |   |  |   |   |   |
| Landing |   |   |   |   |   |  |   |   |   |
| Paint |   |   |   |   |   |  |   |   |   |
| Stain |   |   |   |   |   |  |   |   |   |
| Caulk |   |   |   |   |   |  |   |   |   |
| Labor Costs |   |   |   |   |   |  |   |   |   |
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| **ROOFING** |  |  |  |   |   |  |  |  |   |
| Drip Edge |   |   |   |   |   |  |   |   |   |
| Gutters + Downspouts |   |   |   |   |   |  |   |   |   |
| Installation / Labor |   |   |   |   |   |  |   |   |   |
| Membrane + Flashing |   |   |   |   |   |  |   |   |   |
| Ridge & Roof Vents |   |   |   |   |   |  |   |   |   |
| Skylights |   |   |   |   |   |  |   |   |   |
| Underlayment |   |   |   |   |   |  |   |   |   |
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| **MASONRY / PAVING** |  |  |  |   |   |  |  |  |   |
| Driveway |   |   |   |   |   |  |   |   |   |
| Walkways |   |   |   |   |   |  |   |   |   |
| Chimneys |   |   |   |   |   |  |   |   |   |
| Stairs - Exterior |   |   |   |   |   |  |   |   |   |
| Patios |   |   |   |   |   |  |   |   |   |
| Fireplaces + Hearths |   |   |   |   |   |  |   |   |   |
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| **PORCHES + DECKS** |  |  |  |   |   |  |  |  |   |
| Porch - Open |   |   |   |   |   |  |   |   |   |
| Porch - Screened |   |   |   |   |   |  |   |   |   |
| Deck - Composite |   |   |   |   |   |  |   |   |   |
| Deck - Wood |   |   |   |   |   |  |   |   |   |
| Fencing |   |   |   |   |   |  |   |   |   |
| Railings |   |   |   |   |   |  |   |   |   |
| Outdoor Built-Ins |   |   |   |   |   |  |   |   |   |
| Additional Structures |   |   |   |   |   |  |   |   |   |
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| **INSULATION + AIR SEALING** |  |  |  |   |   |  |  |  |   |
| Air Sealing |   |   |   |   |   |  |   |   |   |
| Blower Door |   |   |   |   |   |  |   |   |   |
| Infrared |   |   |   |   |   |  |   |   |   |
| Insulation - Basement Interior |   |   |   |   |   |  |   |   |   |
| Insulation - Crawlspace |   |   |   |   |   |  |   |   |   |
| Insulation - Foam Board |   |   |   |   |   |  |   |   |   |
| Insulation - Roof / Attic |   |   |   |   |   |  |   |   |   |
| Insulation - Spray Foam |   |   |   |   |   |  |   |   |   |
| Insulation - Wall Cavity |   |   |   |   |   |  |   |   |   |
| Roof / Eave Baffles |   |   |   |   |   |  |   |   |   |
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| **PLUMBING** |  |  |  |   |   |  |  |  |   |
| Drain |   |   |   |   |   |  |   |   |   |
| Waste |   |   |   |   |   |  |   |   |   |
| Vent |   |   |   |   |   |  |   |   |   |
| Piping - Water Supply |   |   |   |   |   |  |   |   |   |
| Piping - Gas |   |   |   |   |   |  |   |   |   |
| Water Heater |   |   |   |   |   |  |   |   |   |
| Water Treatment |   |   |   |   |   |  |   |   |   |
| Toilets |   |   |   |   |   |  |   |   |   |
| Tubs |   |   |   |   |   |  |   |   |   |
| Sinks |   |   |   |   |   |  |   |   |   |
| Showers |   |   |   |   |   |  |   |   |   |
| Faucets |   |   |   |   |   |  |   |   |   |
| Mixing Valves |   |   |   |   |   |  |   |   |   |
| Shower Heads |   |   |   |   |   |  |   |   |   |
| Disposal |   |   |   |   |   |  |   |   |   |
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| **ELECTRICAL** |  |  |  |   |   |  |  |  |   |
| Service Panels |   |   |   |   |   |  |   |   |   |
| Sub-Panels |   |   |   |   |   |  |   |   |   |
| Rough Wiring |   |   |   |   |   |  |   |   |   |
| Phone / Cable / Internet Wiring |   |   |   |   |   |  |   |   |   |
| Lighting Fixtures |   |   |   |   |   |  |   |   |   |
| Low-Voltage Fixtures |   |   |   |   |   |  |   |   |   |
| Low-Voltage Transformers |   |   |   |   |   |  |   |   |   |
| Outlets |   |   |   |   |   |  |   |   |   |
| Switches |   |   |   |   |   |  |   |   |   |
| Dimmers |   |   |   |   |   |  |   |   |   |
| Lighting Control System |   |   |   |   |   |  |   |   |   |
| Doorbell |   |   |   |   |   |  |   |   |   |
| Smoke + CO2 Alarms |   |   |   |   |   |  |   |   |   |
| Intercom System |   |   |   |   |   |  |   |   |   |
| Security System |   |   |   |   |   |  |   |   |   |
| Home Theater |   |   |   |   |   |  |   |   |   |
| Home Entertainment System |   |   |   |   |   |  |   |   |   |
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| **HVAC** |  |  |  |   |   |  |  |  |   |
| Air Handler |   |   |   |   |   |  |   |   |   |
| Boiler |   |   |   |   |   |  |   |   |   |
| Central AC |   |   |   |   |   |  |   |   |   |
| Ductwork |   |   |   |   |   |  |   |   |   |
| Furnace / Heat Pump |   |   |   |   |   |  |   |   |   |
| Grilles |   |   |   |   |   |  |   |   |   |
| HVAC Controls |   |   |   |   |   |  |   |   |   |
| Piping |   |   |   |   |   |  |   |   |   |
| Radiators |   |   |   |   |   |  |   |   |   |
| Registers |   |   |   |   |   |  |   |   |   |
| Solar Hot Water |   |   |   |   |   |  |   |   |   |
| Whole-House Ventilation |   |   |   |   |   |  |   |   |   |
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| **DRYWALL + PLASTER** |  |  |  |   |   |  |  |  |   |
| Walls |   |   |   |   |   |  |   |   |   |
| Ceilings |   |   |   |   |   |  |   |   |   |
| Soffits |   |   |   |   |   |  |   |   |   |
| Decorative Plaster |   |   |   |   |   |  |   |   |   |
| Labor Costs |   |   |   |   |   |  |   |   |   |
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|   |   |   |   |   |   |  |   |   |   |
| **FINISH - INTERIOR** |  |  |  |   |   |  |  |  |   |
| Built-In Cabinets |   |   |   |   |   |  |   |   |   |
| Built-In Shelving |   |   |   |   |   |  |   |   |   |
| Ceilings - Function |   |   |   |   |   |  |   |   |   |
| Ceilings - Decorative |   |   |   |   |   |  |   |   |   |
| Closet Hardware |   |   |   |   |   |  |   |   |   |
| Closet Shelving |   |   |   |   |   |  |   |   |   |
| Flooring - Carpet |   |   |   |   |   |  |   |   |   |
| Flooring - Tile / Stone Materials |   |   |   |   |   |  |   |   |   |
| Flooring - Tile / Stone Prep |   |   |   |   |   |  |   |   |   |
| Flooring - Vinyl |   |   |   |   |   |  |   |   |   |
| Flooring - Wood |   |   |   |   |   |  |   |   |   |
| Interior Door - Frames + Thresholds |   |   |   |   |   |  |   |   |   |
| Interior Door - Hardware |   |   |   |   |   |  |   |   |   |
| Interior Door - Prehung |   |   |   |   |   |  |   |   |   |
| Interior Door - Slabs |   |   |   |   |   |  |   |   |   |
| Interior Paint |   |   |   |   |   |  |   |   |   |
| Interior Stain |   |   |   |   |   |  |   |   |   |
| Paneling |   |   |   |   |   |  |   |   |   |
| Stairs / Railings / Newels |   |   |   |   |   |  |   |   |   |
| Wainscoting |   |   |   |   |   |  |   |   |   |
| Labor Costs |   |   |   |   |   |  |   |   |   |
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| **KITCHEN** |  |  |  |   |   |  |  |  |   |
| Accessories |   |   |   |   |   |  |   |   |   |
| Backsplash |   |   |   |   |   |  |   |   |   |
| Built-Ins |   |   |   |   |   |  |   |   |   |
| Cabinets |   |   |   |   |   |  |   |   |   |
| Cabinets - Hardware |   |   |   |   |   |  |   |   |   |
| Countertops |   |   |   |   |   |  |   |   |   |
| Shelving |   |   |   |   |   |  |   |   |   |
| Tile / Stone |   |   |   |   |   |  |   |   |   |
| Labor Costs |   |   |   |   |   |  |   |   |   |
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| **BATH** |  |  |  |   |   |  |  |  |   |
| Accessories |   |   |   |   |   |  |   |   |   |
| Backsplash |   |   |   |   |   |  |   |   |   |
| Built-Ins |   |   |   |   |   |  |   |   |   |
| Cabinets |   |   |   |   |   |  |   |   |   |
| Cabinets - Hardware |   |   |   |   |   |  |   |   |   |
| Countertops |   |   |   |   |   |  |   |   |   |
| Medicine Cabinets |   |   |   |   |   |  |   |   |   |
| Mirrors |   |   |   |   |   |  |   |   |   |
| Raised Tub Platform |   |   |   |   |   |  |   |   |   |
| Shelving |   |   |   |   |   |  |   |   |   |
| Shower Enclosure |   |   |   |   |   |  |   |   |   |
| Tile / Stone |   |   |   |   |   |  |   |   |   |
| Tub Enclosure |   |   |   |   |   |  |   |   |   |
| Labor Costs |   |   |   |   |   |  |   |   |   |
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| **APPLIANCES** |  |  |  |   |   |  |  |  |   |
| Cooktop |   |   |   |   |   |  |   |   |   |
| Deep Freeze |   |   |   |   |   |  |   |   |   |
| Dishwasher |   |   |   |   |   |  |   |   |   |
| Microwave Oven |   |   |   |   |   |  |   |   |   |
| Oven |   |   |   |   |   |  |   |   |   |
| Range Hood |   |   |   |   |   |  |   |   |   |
| Refrigerator |   |   |   |   |   |  |   |   |   |
| Washer + Dryer |   |   |   |   |   |  |   |   |   |
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| **OTHER** |  |  |  |   |   |  |  |  |   |
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