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REMODELING ESTIMATE

Priced by phase, with allowances

ESTIMATE NO.	DATE	VALID UNTIL	ROOMS / AREAS

CLIENT AND JOB SITE

Name _____

Job site _____

Phone / email _____

REMODELER

Company _____

Address _____

License / phone _____

Work by phase

Phase	Room / scope of work	Hours	Rate	Labor	Materials	Phase total
Demolition, haul-off						
Framing, blocking						
Plumbing						
Electrical						
HVAC						
Insulation, drywall						
Tile						
Cabinets, counters						
Flooring						
Paint, trim						
Final clean, punch list						
Totals						

Allowances (client selections)

Item	What the allowance assumes	Amount
Total allowances		

Change orders: any change to the scope above, and any selection that costs more than its allowance, is priced on a written change order signed by both parties before that work starts. Unused allowance is credited on the final invoice.

Markups and fees

O&P %	Contingency %	Permit, dumpster

Labor and materials	
Allowances	
Subtotal	
Overhead and profit	
Contingency	
Permit and dumpster	
ESTIMATED TOTAL	

EXCLUSIONS AND NOTES

Accepted by client (signature and date)

Remodeler (signature and date)