CONSTRUCTION ESTIMATE

The 11-line template — yours-tim.com/blog/estimate-template-construction

Company:	[Your Company Name]	**Estimate #:**	[####]
Client:	[Client Name]	**Date:**	[Estimate Date]
Project Address:	[Address]	**Valid Until:**	30 days from date above

1. SCOPE OF WORK

[Describe the work covered by this estimate — be specific. "Full kitchen remodel: demo, framing, electrical rough-in, cabinets, countertops, flooring" — not "kitchen work."]

2–4 & 9–10. LINE ITEMS

Description	Amount
Labor (fully burdened rate — includes payroll tax, insurance, benefits)	$[amount]
Materials + markup	$[amount]
Subcontractor costs	$[amount]
Contingency (5–10% typical; 10–15% for pre-1980 or structural work)	**$[amount]**
Allowance items (stated cap — overage billed at cost + markup)	**$[cap amount]**
TOTAL ESTIMATE	**$[total]**

5. EXCLUSIONS

This estimate does not include: permits, engineering/architectural fees, disposal fees beyond [X] dumpster loads, appliance/fixture purchase, or work related to conditions not visible at time of estimate.

6. SITE CONDITION ASSUMPTIONS

This estimate assumes standard soil/structural conditions, no hazardous materials present (asbestos, mold, lead paint), and existing utilities in working order. If any assumption proves incorrect, a change order will be issued before continuing.

7. PAYMENT SCHEDULE

Milestone	Amount	Due
Deposit at signing	$[amount]	At signing
[Milestone — e.g. rough-in complete]	$[amount]	[date/trigger]
Final payment	$[amount]	At completion

8 & 11. TERMS

- Pricing on [specific material] is valid through [date]; beyond that, current pricing applies at time of order.
- Work outside this scope requires a signed change order — including price and schedule impact — before it proceeds.
- This estimate becomes a binding agreement upon signature, a specific written reply stating approval, or receipt of the deposit — whichever occurs first.

Client Signature: _____ Date: _____	**Contractor Signature:** _____ Date: _____

Template from TIM — yours-tim.com. For the full explanation of all 11 lines, see the blog post this template accompanies.