



# ESTIMATE

A.D. Master Construction LLC. License #: ADMASMC771RR. Bond Account  
#: 466CF819962

**A.D. Master Construction**  
United States

**BILL TO**  
**Alyssa Gildea**  
Alyssa Gildea  
4802 North 29th Street  
Tacoma, Washington 98407  
United States

253-355-1708

**Estimate Number:** EST133  
**Estimate Date:** November 5, 2025  
**Valid Until:** December 5, 2025  
**Grand Total (USD):** \$87,247.30

Items	Amount
<b>Excavation, Foundation, Garage Slab</b> Build detached 24' x 36' Garage, 864sf with Pitched Roof. Excavation Digging: Excavate the area to the depth required. Soil removal: Remove the excavated soil, including any topsoil, roots, or debris. Compaction: Compact the soil at the bottom of the excavated area to ensure a stable base.  Foundation Thickened edge slab: This involves pouring a deeper footing around the perimeter of the slab, which supports the structure. Gravel base: Lay layer of gravel or crushed stone over the excavated area to helps with drainage and provides a solid base for the concrete. Reinforcement: Install rebar or wire mesh to reinforce the footing and slab, helping to prevent cracking  Garage Slab Vapor barrier: Install vapor barrier over the gravel base to prevent moisture from coming up through the slab. Conduit: For electrical or other utility lines, lay the conduit and vapor barrier at this stage. Pouring: Pour the concrete for the slab Finishing: Smooth the concrete surface and create control joints to manage cracking as the concrete cures. Curing: Allow the concrete to cure properly before placing any heavy loads on it.	\$25,600.00
<b>Framing, Roofing, Sheathing</b> Wall Framing: Wood frame construction : 2x6. Stud spacing can be 24" O.C. if trusses align with studs, but utility grade studs are limited to 16" O.C. and 8 feet in height. Roof Framing : Trusses: Pre-engineered trusses are delivered by client. Trusses should be installed per manufacturer directions Roof Sheathing: Plywood is installed over the trusses. 1/2-inch plywood . Plywood provided by Client Roof Covering: Asphalt Shingles, Included in the quote Shingles are included. Client Provides: Wood Lumber for framing, Plywood For Roof and Trusses.	\$19,300.00
<b>Garage Doors, Doors and Windows Installation</b> 2 Garage Doors and openers	\$6,200.00



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1 Garage Door and openers  
2 Windows 48X48  
1 Sliding Door 72X82  
1 Entry door  
2 Interior Doors  
Garage doors, windows, doors provided by client

<b>Installing a Plywood Wall and Siding</b>	\$10,800.00
Install Plywood for walls	
Install Siding (950 sf) - Hardie board siding , dark grey/black	
Exterior Painting in Black - optional, not included in the price.	
Plywood and Hardie Boards provided by client	

<b>Gutters and downspouts</b>	\$2,900.00
Gutters with downspouts will be installed on two sides of the roof , sloped to one side.	
Labor and rough material included - Regular Black Aluminum Gutters.	

<b>Electrical</b>	\$6,500.00
A separate electrical panel (subpanel) is required for a detached two-car garage .	

The National Electrical Code (NEC), requires a subpanel in a detached building to provide the necessary circuits safely and legally.

A subpanel with a main breaker, Grounding electrode system installed

One 20-amp, 120-volt circuit: The NEC requires at least one 120-volt, 20-amp circuit with GFCI (Ground-Fault Circuit Interrupter) protection for receptacles in garages. This circuit must be dedicated and cannot have other outlets connected to it.

At least one receptacle per car bay: You'll need at least one receptacle outlet in each vehicle bay of the garage, and these must be GFCI protected.

Switched lighting outlet: At least one switched lighting outlet is required in the garage, and it should not be connected to the dedicated 20-amp circuit.

Arc-fault circuit interrupter (AFCI) protection:

Garages in WA require protection by an AFCI device, typically a circuit breaker. AFCIs are generally not compatible with multi-wire branch circuits.

Lighting

1. 8-10 Recessed Ceiling Lights (LED, Dimmable)

On a single wall switch near the main entry door.

Exterior Wall Lamps with Motion Sensors. On the front corners or sides near the garage doors.

2. Outlets / Receptacles

Interior Outlets (GFCI):

Minimum 4 general-purpose outlets, one on each side wall — required by NEC.

+Add 4 more, one on the back wall and one near your workbench/tool area.



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(Total: 8 general-purpose interior outlets )

2. Garage Door Openers:

1 ceiling outlet centered above each garage door opener motor (2 openers)

3. Heaters:

1 dedicated 240V circuit with a receptacle or direct wire for 2-4 electric baseboard heaters. Controlled by a wall-mounted thermostat.

4. Exterior Outlet:

1 GFCI outlet on the outside wall for yard tools, car washing, Christmas lights, etc. Must be weatherproof. 18 inches off the floor

Labor and rough material included. Finished Material , like wall lamps, heaters, etc provided by Client.

**Insulation and Drywall**

\$7,800.00

Insulation

Based on the Washington State Energy Code, whether you're required to insulate garage depends on whether the garage will be heated or not.

Heated Garages: If you plan to heat your garage, it must be fully insulated according to the energy code requirements for conditioned spaces. This includes insulating the walls as well as the ceiling and the perimeter of the slab.

Drywall:

5/8" Type X drywall ( "XP" ) By Code, includes Table R302.6 which out lines the dwelling-garage fire separation requirements, confirming the need for 5/8-inch Type X drywall in ceilings under habitable rooms above the garage. Hang/Place drywall - walls ceiling. Mud, taping, finishing , painting is not included.

Labor and rough material included . Insulation & Drywall material is included. Mud, taping, finishing, painting is not included.

**Subtotal:** \$79,100.00

RT 10.3%: \$8,147.30

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**Grand Total (USD):** **\$87,247.30**

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## Notes / Terms

The customer is responsible for some rough and finished materials ( see the description above) including but not limited to Lumber for Wood frame construction, Trusses, Plywood for roof and walls, Siding Material (Hardie board siding , dark grey/black , Doors and windows: garage doors, windows, entry door, interior doors.

The construction site shall be cleared of all existing structures and foundations prior to the commencement of work.

Optional Service: Demolition existing structures

Notes. Includes: Demolition existing garage/shed structures, Remove concrete, all materials and debris in a dumpster to haul Leave site clean and ready for excavation. The cost of this optional service is \$8, 000 before tax , not included in the project cost above.

Inspections fees:

Notes: Inspection fees are not included in the estimate. The client is responsible for all inspection fees required by the city or other authorities.

Any deviations from the above scope of work, including additional labor, materials, or customer-requested changes, will be executed only upon a written Change Order signed and dated by both the customer and AD Master Construction LLC.

All work will be performed in a good and workmanlike manner, consistent with professional construction standards.

Warranties for parts or materials are limited to the manufacturer's terms and conditions for those products.

This proposal and pricing are valid for thirty (30) days from the date of issue.

Customer is responsible for providing reasonable access to the work area and ensuring that all design and material selections are made in a timely manner to avoid project delays