



ESTIMATE

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

A.D. Master Construction
United States

BILL TO
Robert Qi
Robert Qi

773-573-8541
roby182@gmail.com

Estimate Number: EST117
Customer Ref: Garage
Estimate Date: July 11, 2025
Valid Until: August 10, 2025
Grand Total (USD): \$95,136.17

Items	Amount
Site Preparation, Foundation Site Preparation: Clearing, leveling, and compacting the soil to create a stable base. Electrical Isolation. Formwork Installation. Utility Installation: Electrical lines are installed within the formwork. Reinforcement: Rebar or wire mesh is placed to strengthen the concrete. Concrete Pouring: The concrete is poured, leveled, and finished.	\$14,200.00
Framing Includes wall framing , Trusses (13), Roof Sheathing , Roof Covering (Metal)	\$15,960.00
Insulation Includes insulating the walls as well as the ceiling and the perimeter of the slab.	\$3,100.00
Electrical Wire a garage , Subpanel installation, EV charger installation including the charger, 240V outlet, and wiring	\$9,200.00
Drywall 5/8" Type X drywall ("XP") Sammamish Code, includes Table R302.6	\$8,200.00
Doors and Windows Garage door, Entry door, Window	\$6,500.00
Drain A French drain can be installed particularly on the side where the roof slope directs water towards the structure.	\$3,700.00
Gutters Total linear footage 48' + downspout 24 feet.	\$2,400.00
Siding We can use Vinyl siding. Color: Newport Bay blue siding color	\$10,500.00
Garage Floor Epoxy Coating Area: 520 sf	\$4,200.00



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OTHER COST: PREPARATION, PLAN, INSPECTION, MANAGEMENT, ADMINISTRATIVE	\$9,100.00
Subtotal:	\$87,060.00
STAX 10.2%:	\$7,696.92
ST 10.25%:	\$379.25
Grand Total (USD):	\$95,136.17