



# ESTIMATE

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

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

**BILL TO**  
**Alissa and Greg**  
Alissa  
4802 North 29th Street  
Tacoma, Washington 98407  
United States

253-355-1708

**Estimate Number:** EST121  
**Customer Ref:** GARAGE  
**Estimate Date:** July 19, 2025  
**Valid Until:** August 18, 2025  
**Grand Total (USD):** \$97,636.20

Items	Amount
<b>Site Preparation, Foundation</b> Site Preparation: Clearing, leveling, and compacting the soil to create a stable base. Formwork Installation: Setting up forms to define the slab's shape and dimensions. 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. We can use monolithic slab, - footings and the slab are poured as one continuous piece. The thickened edges of the slab act as integral footings, providing support for the structure's weight.  Thickness: 4 inches thick, with the thickened edges (footings) ranging from 12 inches Gravel Bed: The concrete slab rests on a bed of compacted gravel, which aids in drainage and prevents moisture buildup. Reinforcement: Rebar or wire mesh is embedded within the concrete to add strength and minimize cracking.	\$18,600.00
<b>Framing and 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 and installed. Trusses should be installed per manufacturer directions. Roof Sheathing: Plywood is installed over the trusses. 1/2-inch plywood Roof Covering: Asphalt Shingles	\$28,100.00
<b>Electrical</b> General wiring: Cost to wire a garage \$5,200, Subpanel installation: Installing a subpanel - \$1,500	\$6,700.00



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<b>Insulation and Drywall</b> Based on the Washington State Energy Code, whether you're required to insulate garage in Sammamish 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. The minimum ceiling insulation R-value for heated garages in Climate Zones 0-4 (Sammamish) is R-19  Unheated Garages: While not explicitly mandated by the code, it is generally recommended to insulate an unheated garage, especially in a region like Sammamish, WA, where temperatures can fluctuate significantly. Drywall: 5/8" Type X drywall ( "XP" ) By Code, includes Table R302.6 which outlines the dwelling-garage fire separation requirements, confirming the need for 5/8-inch Type X drywall in ceilings under habitable rooms above the garage. Place, Patch.	\$6,900.00
<b>Doors and Windows</b> Material: Garage Doors & Openers \$6,000 Entry Doors \$1,500, Windows \$1,000, Installation: \$1900. Material + Installation	\$10,400.00
<b>Drain for Gutters</b> Drain for gutters A French drain can be installed particularly on the side where the roof slope directs water towards the structure. Trench depth and width: Typically, a trench is 9 to 12 inches wide and 18 inches deep. Slope: The trench should be sloped at a minimum of 1% (meaning a 1-foot drop for every 100 feet of length) The system involves a perforated pipe laid on a bed of gravel, enveloped by landscape fabric to prevent clogging from soil and sediment.	\$3,700.00
<b>Gutters</b> Total linear footage 68' + downspout 24 feet.	\$3,200.00
<b>Siding</b> Estimated Total for Vinyl Siding (material, installation)	\$9,500.00
<b>Painting and Baseboards</b> Interior Paint - \$2900, Baseboards - \$1200	\$4,100.00



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Subtotal:	\$91,200.00
STAX 10.2%:	\$6,436.20
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Grand Total (USD):	\$97,636.20
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Notes / Terms

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