COMPLETED EXAMPLE

Garage conversion estimate

Assessed garage to home office

BUSINESS
Daniel & Sons

CONTACT DETAILS

CUSTOMER
Sample customer

PROJECT / ADDRESS
Assessed garage to home office

DOCUMENT REFERENCE
EST-001

DATE / VALID UNTIL

Illustrative USD selling prices. Quantities and rates are examples, not market benchmarks.

Work / material	Qty / unit	Rate	Taxable?	Amount
Protection and garage-door removal Protect access and remove the existing garage door; disposal included.	1 job	$650.00	Yes	$650.00
Specified infill and window package Supply and fit the front infill and window to the project design; no assumed structural sizing.	1 package	$2,600.00	Yes	$2,600.00
Wall insulation and lining Scheduled wall system supplied, installed and finished.	1 package	$2,400.00	Yes	$2,400.00
Insulated floor and finish Specified floor build-up and finish supplied and installed.	240 sq ft	$9.00	Yes	$2,160.00
Ceiling package Specified insulation, lining and finishing supplied and installed.	240 sq ft	$5.00	Yes	$1,200.00
Electrical package Four outlets and three lights at agreed locations, with installation and testing; no service upgrade.	1 package	$1,500.00	Yes	$1,500.00
Heating installation allowance Provisional selling allowance for the specified heating solution; confirm after assessment.	1 allowance	$1,200.00	Yes	$1,200.00
Decoration and final handover Painting, trim and remaining cleanup; no duplicated garage-door waste charge.	1 package	$1,100.00	Yes	$1,100.00

Subtotal	$12,810.00
Tax (0%)	$0.00
Total (USD)	**$12,810.00**

Scope / products / finish

Fit out an assessed 12 by 20 ft garage as an office to an agreed specification. Include designed front infill/window package, scheduled lining, insulated floor finish, electrical work, heating allowance and decoration.

Exclusions / allowances

Design, permit fees, structural strengthening, bathroom, kitchen, utility upgrades and concealed defects excluded. This sample is a defined construction scope, not the full cost of securing an approved change of use.

Schedule / payment / acceptance

Agree the schedule, payment and acceptance arrangements for the actual job.

0% tax is shown for illustration only. Use the applicable tax treatment for your job.

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