Scope & Estimate Worksheet

Turn the calculator range into a written scope every contractor has to bid against

Project _____ **Calculator used** _____

Date run _____

Run this site's calculator for the project, then copy the inputs and the range here. The inputs ARE the scope: size, material grade, and scope of work. Hand this sheet (not a verbal description) to every bidder, so all three bids price the same job.

Calculator inputs and result

Input	What I entered	Notes
Size / quantity (sq ft, linear ft, openings, or 1 job)		
Material / grade		
Scope of work		
ZIP code or city		
Estimated range (low to high)		

The calculator's math: base cost per unit x quantity x material multiplier x scope multiplier x regional multiplier. It is an estimate for planning, not a quote.

Line-item scope

Line item	Quantity	Unit	Grade / brand	Included?

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Write what the finished job includes: removal and disposal, prep, materials, installation, trim or flashing, permit and inspection, cleanup. Anything not written here is where a change order starts.

Hidden-condition allowances

Some costs only show up once walls, floors or roofs are opened (rotted decking, old wiring, water damage). Ask each bidder to price these as a per-unit allowance rather than leaving them out, and carry your contingency (10 to 20 percent, more for older homes and gut projects) on sheet 12.

Possible hidden condition	Allowance asked for (per unit)	Notes

Researched guidance, not professional advice. Researched, not professional advice. Check permits and licensing with your local building department and state licensing board.