



ESTIMATE

SAMPLE FOR REFERENCE

Estimate no. MD-E-SAMPLE

Date: October 2026

Valid for 30 days

PREPARED FOR

Sample Homeowner
Dallas, TX

FROM

Monarch Development LLC
Dallas, TX 75216
(214) 404-2840
monarchdevelopmentdfw.com

PROJECT

Open the wall between kitchen and
living room, install a flush beam, finish to
match

This is a sample. It shows how every Monarch estimate is laid out: each line priced, partner work shown separately, and the payment schedule in writing. The prices reflect a typical Dallas project of this size. Your written estimate is based on your home after we walk the job with you.

DESCRIPTION	AMOUNT
1. Engineering and permit	
Structural engineer letter and beam specification	\$650
City of Dallas building permit and inspections	\$450
Section subtotal	\$1,100
2. Protection and demolition	
Floor protection and dust walls in work area	\$350
Remove 12 ft section of wall, haul off debris	\$900
Section subtotal	\$1,250
3. Structure	
Temporary shoring on both sides of the opening	\$600
Flush LVL beam, posts, hangers and hardware (materials)	\$2,150
Set beam and posts, connect to existing framing (labor)	\$1,800
Section subtotal	\$4,550
4. By licensed partner	
Relocate 2 outlets and 1 switch from the wall (independently licensed electrician)	\$650
Section subtotal	\$650
5. Finish	
Drywall patch, tape, float and texture match on walls and ceiling	\$1,100
LVP floor patch where the wall stood (about 12 sq ft), blended to existing	\$450
Paint affected walls and ceiling, 2 coats, colors matched	\$700
Final cleanup and walkthrough with you	\$200
Section subtotal	\$2,450
TOTAL	\$10,000

PAYMENT SCHEDULE

Deposit at signing	\$3,000
After the beam is set and the framing inspection passes	\$4,000
At the final walkthrough	\$3,000

What is included

Schedule: about 6 to 9 working days once the permit is issued. Your substantial completion date goes in the contract.

Trade-matched crews: framing, drywall, flooring and paint are each done by a crew that does that trade every day, on one schedule with one point of contact.

Price Lock: your signed price does not go up if material or labor costs rise. It changes only by a written change order you approve.

Cleanup: the work area is cleaned daily and debris is hauled off.

Not included unless added in writing

Moving HVAC ductwork, plumbing or gas lines found inside the wall. If we find them, we document them with photos and price the work in writing before doing it.

Concealed conditions such as rot, termite damage or code issues behind the wall, handled the same way.

New flooring beyond the patch, or repainting rooms outside the work area.

Accepted by (homeowner)

Monarch Development LLC

Signature and date

Preston Aguinaga, Owner