

REAL PAINTING ESTIMATE EXAMPLE

Powered by PaintPricing.com · The 4-minute painting estimate alternative

This is an anonymized real-world example. Use it to compare against bids you've received.

COMMERCIAL PAINTING ESTIMATE

Sample contractor: [Your business name] · License #: [your license] · Insurance: [carrier · policy #]

| | |
|-----------------------|--|
| Customer: | [Property Management Co — on behalf of tenant] |
| Property: | [8,000 sq ft second-floor office space] |
| Job Scope: | Full interior repaint, 2 coats, weekend completion required |
| Estimate Date: | [Date] · Valid Until: [Date + 30 days] |
| Coordination: | COI required (PM + tenant parent named as additional insureds) |

| Item | Hours | Amount |
|--|-------|----------|
| Pre-job coordination | | |
| COI issuance + tenant-onboarding paperwork | 4 | \$240 |
| Security coordination (escort schedule, badges) | 3 | \$180 |
| Pre-job walkthrough with property + tenant rep | 3 | \$180 |
| Prep phase (Friday 6 PM - Saturday 6 PM) | | |
| Furniture relocation + computer/monitor protection | 16 | \$1,280 |
| Drywall patch + skim coat (scuffs, anchor holes) | 18 | \$1,440 |
| Caulk + sand + mask trim, outlets, fixtures | 14 | \$1,120 |
| Tinted primer on color-change walls | 10 | \$800 |
| Paint phase (Sat 6 PM - Mon 6 PM) | | |
| First coat — 8,000 sq ft, 4 painters | 32 | \$2,560 |
| Drying + ceiling roll-out (8 hrs between coats) | 16 | \$1,280 |
| Second coat — 8,000 sq ft, 4 painters | 32 | \$2,560 |
| Trim, doors, baseboards repaint | 14 | \$1,120 |
| Closeout (Mon 6 PM - Tue 6 AM) | | |
| Furniture re-placement + computer reconnect | 12 | \$960 |
| Final cleanup + touch-ups + punch-list | 8 | \$640 |
| Materials | | |
| SW ProMar 200 zero-VOC, 60 gallons | | \$4,200 |
| Tinted primer, 14 gallons | | \$840 |
| Trim enamel (ProClassic), 8 gallons | | \$640 |
| Drywall compound, caulk, masking, drops | | \$520 |
| Subtotals | | |
| Labor (182 hrs, weekend after-hours rate) | 182 | \$14,360 |
| Materials | | \$6,200 |
| Overhead + margin (19.6%) | | \$4,040 |

TOTAL

\$24,600

Payment Schedule

10% deposit (\$2,460) on signature · 40% at prep completion (\$9,840) · 40% at substantial completion (\$9,840) · 10% retainage (\$2,460) released 30 days after punch-list closure.

Warranty

5 years on workmanship. Manufacturer warranty on paint per Sherwin-Williams ProMar 200 (5 years). Partial lien waiver with each progress payment. Full unconditional lien waiver with retainage payment.

Customer Signature:

Date:

Contractor Signature:

Date:

WANT YOUR OWN VERSION OF THIS ESTIMATE?

PaintPricing builds a branded proposal with this level of detail in 4 minutes from your phone. Walk the property, tap the rooms, send the PDF before you've packed the ladder.

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