Saguaro Ridge Builders
2425 E Camelback Rd, Suite 450, Phoenix, AZ 85016

+1 602 555 0131
tom@saguaroridge.example
saguaroridge.example

Saguaro Ridge Builders, 2425 E Camelback Rd, Phoenix

Kim Residence
Attn: David Kim
4119 E Calle Redonda
Phoenix, AZ 85018

QUOTE # Q-26-0407

ISSUED Sep 15, 2026

VALID UNTIL Oct 15, 2026

CONTACT Tom Reyes

Detached garage and workshop, 24 × 30 ft

Dear David, thank you for having us out to measure the side yard. Below is our firm price to build the garage you described: two cars, a workshop bench wall with 240 V power, and a roof that matches the house. The price is fixed for the scope on these pages and holds until Oct 15, 2026.

The quote at a glance

Everything you need to decide, on one page.

BUILDING	TIME ON SITE	FIRM PRICE
720 sq ft	**9 weeks**	**$88,458.02**
24 × 30 ft, 10 ft walls	Once the permit is issued	Tax included

Made with ExtraflowDoc

extraflowdoc.com

Price

A fixed price for the scope below. Arizona transaction privilege tax is charged on 65% of the price, as the law for prime contractors requires.

#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Foundation					
1	**Layout, excavation and compaction** Code: FDN-01	1 lot	$2,400.00	–	5.59%	$2,534.16
2	**Monolithic slab, 4 in, with thickened edges** Code: FDN-02 24 × 30 ft, on a compacted base with a vapor barrier and rebar at 18 in.	720 sq ft	$11.25	–	5.59%	$8,552.79
3	**Apron and driveway extension** Code: FDN-03	180 sq ft	$13.00	–	5.59%	$2,470.81
				Subtotal: Foundation		**$13,557.76**
	Framing and roof					
4	**Wall framing package, 2×6, 10 ft walls** Code: FRM-01 Labor and lumber, with the header for the 16 ft door and hold-downs at the corners. 	1 lot	$14,600.00	–	5.59%	$15,416.14
5	**Roof trusses and sheathing** Code: FRM-02	1 lot	$9,800.00	–	5.59%	$10,347.82
6	**Concrete tile roof to match the house** Code: FRM-03	8 squares	$720.00	–	5.59%	$6,081.98
				Subtotal: Framing and roof		**$31,845.94**
	Exterior					
7	**Three-coat stucco, color matched** Code: EXT-01	1,100 sq ft	$10.75	–	5.59%	$12,486.02
8	**Garage door 16 × 7 ft, insulated, with opener** Code: EXT-02	1 ea	$3,450.00	–	5.59%	$3,642.86
9	**Side entry door, steel, with lever lock** Code: EXT-03	1 ea	$1,280.00	–	5.59%	$1,351.55
10	**Windows, 3 × 4 ft, low-E** Code: EXT-04	2 ea	$760.00	–	5.59%	$1,604.97
				Subtotal: Exterior		**$19,085.40**

Made with ExtraflowDoc

extraflowdoc.com

#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Electrical					
11	**60 A subpanel and feeder from the house** Code: ELE-01 Trenched from the main panel, 52 ft, in conduit.	1 lot	$3,900.00	–	5.59%	$4,118.01
12	**LED lighting and outlets** Code: ELE-02 Six LED shop lights, eight 20 A outlets, two exterior lights with sensors.	1 lot	$3,200.00	–	5.59%	$3,378.88
13	**240 V circuits for workshop tools** Code: ELE-03	2 circuits	$450.00	–	5.59%	$950.31
14	**Circuit for a future EV charger** Code: ELE-04 50 A circuit and outlet; the charger itself is not included.	1 circuit	$850.00	–	5.59%	$897.52
					Subtotal: Electrical	**$9,344.72**
	Interior					
15	**Insulation and drywall, taped and finished** Code: INT-01	1 lot	$6,900.00	–	5.59%	$7,285.71
16	**Interior paint, walls and ceiling** Code: INT-02	1 lot	$2,600.00	–	5.59%	$2,745.34
					Subtotal: Interior	**$10,031.05**
	Permits and site					
17	**Plans and City of Phoenix permit** Code: PRM-01	1 lot	$2,950.00	–	5.59%	$3,114.91
18	**Dumpster and final cleanup** Code: PRM-02	1 lot	$1,400.00	–	5.59%	$1,478.26
					Subtotal: Permits and site	**$4,593.17**

Subtotal	$83,775.00
Arizona TPT, prime contracting (65% × 8.6%)	$4,683.02
Total	**$88,458.02**

Made with ExtraflowDoc

extraflowdoc.com

What the price includes

Built to the 2018 IRC as adopted by the City of Phoenix.

Included

- Slab, framing, roof and stucco, matched to the house
- Garage door with opener, side door and two windows
- Subpanel, lighting, outlets and two 240 V circuits
- Insulation, drywall and paint inside
- Plans, permit, inspections and cleanup

Not included

- The EV charger itself, and any HOA approval
- Moving the irrigation line in the side yard
- Cabinets, shelving and the workbench
- Rock or caliche below 18 in, priced if found

If we hit rock or caliche when digging, we stop, show you, and price it in writing before going on.

Our warranty

COVERAGE

Workmanship: 2 years

Roof leaks: 5 years

Garage door and opener: Manufacturer, 3 years

NOT COVERED

- Hairline slab cracks that do not affect use
- Damage from storms or misuse

HOW TO CLAIM

1. Call or email Tom with photos
2. We come out within 5 business days

Made with ExtraflowDoc

extraflowdoc.com

How the job runs

Nine weeks on site after the permit, which the city usually issues in 3 to 4 weeks.

WEEK 1

Slab

Dig, form, inspect and pour.

WEEKS 2–3

Framing

Walls, trusses and sheathing.

WEEKS 4–5

Roof and rough-in

Tile roof, electrical rough-in.

WEEKS 6–7

Stucco and doors

Three coats, doors set.

WEEKS 8–9

Finish

Drywall, paint, final inspection.

Payments

Three payments tied to inspections, so you never pay ahead of the work.

PAYMENT 1, 20%

$17,691.60

Deposit

On signing, for the permit and materials

PAYMENT 2, 40%

$35,383.21

Framing inspection

When the framing passes

PAYMENT 3, 40%

$35,383.21

Final inspection

When the city signs off

Total	**$88,458.02**

Made with ExtraflowDoc

extraflowdoc.com

Terms

1. Firm price

1.1 The price is fixed for the scope in this quote. It changes only through a written change order you sign.

2. Validity

2.1 This quote holds until Oct 15, 2026. After that, lumber and tile prices are checked again.

3. Permit

3.1 Work starts when the City of Phoenix issues the permit. If the city requires changes to the plans, we price them before going on.

4. Licensing

4.1 Arizona ROC license B-387102. Arizona law lets homeowners file a complaint with the Registrar of Contractors and claim on the recovery fund.

Accept this quote

Sign to accept the price and the terms. We then apply for the permit and book the slab pour.

CUSTOMER SIGNATURE

_____

DATE

_____

FULL NAME

_____

POSITION

_____

Questions: Tom Reyes, +1 602 555 0131.

Made with ExtraflowDoc

extraflowdoc.com