

Flooring estimate

floor-optimizer.com

Job details

Prepared for

Site address

Prepared by

Phone / email

Date _____

Quote ref

Valid until

Proposed start

Rooms and measurements

Measure alcoves, bays and cupboards as their own rows and add them on.

Room

Length (m)

Width (m)

Area (m²)

Notes

Total floor area (m²)

Materials

Qty

Unit price

Line total

Flooring (packs)

area + waste margin, divided by pack coverage, rounded up

Waste margin used (%)

see the measured margins on the last page

Underlay

Vapour barrier / DPM

Thresholds and trims

Beading / scotia

Levelling compound

Adhesive / fixings / other

Materials subtotal

Labour and prep

	Qty	Unit price	Line total
Uplift and dispose of old floor			
Subfloor preparation			
Fitting			
per m ² or day rate; angled patterns need far more cuts			
Doors trimmed, pipes, radiator pipework			
Labour subtotal			

Totals

Materials subtotal
Labour subtotal
Contingency
VAT
Total

Notes

Batch / shade buy every pack from one batch; note the batch number here

Acclimatisation boards need 48 hours on site before fitting

Terms

Waste margins, measured

The margin you add for cutting waste decides whether the estimate survives contact with the room. These figures come from laying 250 simulated rooms per pattern with a layout engine: the share of rooms a flat margin left short of boards. Every number is measured, not folklore.

Pattern	Short at +10%	Short at +15%	Margin to quote
Straight lay	3.2%	0.8%	10% plain rooms, 15% awkward rooms
Running bond ½	1.2%	0%	15% covered every test room
Random stagger	0.8%	0%	15% covered every test room
Herringbone	3.6%	0%	15% covered every test room
Chevron and blocks	100%	99.6%	no flat margin works, plan the room

Rules of thumb the numbers support: 10% on a plain rectangle in a straight lay; 15% for herringbone or any room with alcoves, an island or more than four corners; and no flat margin at all for chevron and block patterns, which came up short in over 99% of test rooms even at +15%. A per-room layout plan replaces the margin with an exact pack count and a cut list.

Full study and free data: floor-optimizer.com/guides/is-10-percent-extra-flooring-enough
Plan a room exactly: floor-optimizer.com/app