

FOR PLANNING PURPOSES

Preliminary *DADU Budget*

A line-by-line planning budget for a detached accessory dwelling unit — built to support feasibility conversations and next-step decisions before final design, engineering, and detailed pricing.

PREPARED BY

Waltier Homes

BUDGET TYPE

Conceptual / Planning

PLANNING RANGE

\$400K – \$500K

01 Planning range, before plans exist.

This document provides an early planning budget for a detached accessory dwelling unit (DADU) in the Edmonds and Seattle market. It is intended to support feasibility conversations and next-step planning *before* final design, engineering, permitting, and detailed construction pricing.

PREPARED BY

Waltier Homes

BUDGET TYPE

Conceptual

CONSTRUCTION

Wood-framed
DADU

TOTAL RANGE

\$400K – \$500K

PLANNING RANGE ASSUMES

A well-built, wood-framed DADU with durable, mid-level finishes; standard utility tie-ins; a typical residential kitchen and bath scope; mini-split HVAC; and typical site conditions for the Edmonds market.

WHY RANGES, NOT A SINGLE NUMBER

Until plans are drawn, lot conditions confirmed, and selections made, a single fixed price is fiction. Showing a range for each line item is more honest — and helps you see exactly where the project's variability lives.

The right side of each range typically covers higher-end finishes, more demanding sites, or larger square footages. The left side reflects efficient, well-executed builds with mid-level finishes and a forgiving lot.

WHAT CAN SHIFT THE BUDGET

- ☐ Final square footage and layout
- ☐ Site access, grading, drainage, retaining
- ☐ Utility agency requirements & service upgrades
- ☐ Permit costs by jurisdiction
- ☐ Finish-level upgrades & specialty features
- ☐ Site work, landscaping, hardscape

02 Preliminary line-item breakdown.

Planning allowances intended to provide a realistic project target before final drawings and trade pricing are complete. Ranges reflect the spread between an efficient, mid-finish build and a higher-finish or more complex site. *Continued on the next page.*

PHASE	LINE ITEM	RANGE
PLANNING	Pre-Construction & Planning Coordination Project setup, consultant scoping, schedule and submittal management.	\$10K – \$13K
SITE	Site Preparation, Demolition, Earthwork Clearing, grading, removal of existing surfaces, tree protection setup.	\$16K – \$20K
SITE	Utilities, Trenching, Service Connections Water, sewer, electrical, gas; trench depth and run length drive variability.	\$25K – \$31K
STRUCTURE	Foundation Footings, stem walls, slab; complex sites with retaining sit higher.	\$28K – \$35K
STRUCTURE	Framing, Sheathing, Structural Wall and roof framing; engineered lumber where required.	\$58K – \$72K
ENVELOPE	Roofing Architectural composition or metal; flashing and underlayment.	\$13K – \$16K
ENVELOPE	Siding & Exterior Trim Lap, panel, or shingle siding with painted or stained trim.	\$22K – \$28K
ENVELOPE	Windows & Exterior Doors Vinyl to clad-wood; quantity and size are the biggest drivers.	\$19K – \$24K
INTERIOR	Insulation & Drywall Code-compliant insulation, vapor strategy, finish drywall.	\$19K – \$23K
INTERIOR	Interior Trim, Doors, Hardware Base, casing, interior doors, knob and lock packages.	\$15K – \$18K

CONTINUED — INTERIOR, SYSTEMS & PROJECT

PHASE	LINE ITEM	RANGE
INTERIOR	Cabinets & Countertops Kitchen and bath cabinetry; quartz, butcher block, or higher stone.	\$19K – \$24K
INTERIOR	Flooring LVP, engineered wood, tile in wet areas.	\$11K – \$14K
INTERIOR	Tile, Shower & Bath Finishes Shower surrounds, accent walls, niches.	\$11K – \$13K
INTERIOR	Interior & Exterior Painting Full prime and finish coats; spec changes drive material time.	\$13K – \$16K
SYSTEMS	Plumbing Rough-in and finish; fixture allowances increase upper end.	\$20K – \$26K
SYSTEMS	Electrical Service, rough-in, finish; smart-home options at the upper end.	\$21K – \$27K
SYSTEMS	HVAC, Mini-Split, Ventilation Ductless heat pump system with required ventilation.	\$14K – \$17K
SYSTEMS	Water Heater & Appliances Allowance Heat-pump or tankless water heater; standard appliance package.	\$11K – \$14K
PERMIT	Permit, Inspection & Misc. Allowance City fees, third-party inspections, miscellaneous administrative costs.	\$13K – \$16K
PM	General Conditions, Project Management, Overhead On-site management, supervision, jobsite logistics, indirect costs.	\$22K – \$28K
RISK	Builder Margin & Contingency Margin and held contingency for change orders, allowances, and unknowns.	\$20K – \$25K

TOTAL PRELIMINARY BUDGET RANGE

A typical wood-framed DADU on a standard Edmonds-area lot

Single-family DADU; mid-level finishes; standard utility tie-ins; mini-split HVAC; typical access.

\$400K–\$500K

CONCEPTUAL PLANNING TARGET

03 What's behind the numbers.

Every line above rests on a set of assumptions about how the DADU will be built, what it's made of, and what kind of lot it sits on. The list below makes those assumptions explicit — and flags the items that need confirmation as design develops.

Budget Assumptions

- Detached, wood-framed DADU construction
- Mid-level, durable finish selections throughout
- Standard residential kitchen and bath scope
- Mini-split HVAC with typical ventilation allowance
- Typical utility connection distances and access
- Single-story or modest two-story footprint
- Standard residential code path (no specialty engineering)

Items to Confirm in Design

- Final square footage and layout
- Site access, grading, drainage, and retaining needs
- Utility agency requirements and service upgrades
- Permit costs and jurisdictional review path
- Finish-level upgrades or specialty features
- Sitework, landscaping, hardscape, and fencing
- Tree protection, arborist requirements, and stormwater

"Numbers without assumptions are guesses dressed up. The strongest preliminary budget is the one that tells you what it believes — and where it's still listening."