



Construction Estimate and Proposal

Estimated is prepared on	2/18/21
Property owner	Ed and Terri Lang
Contractor	Bystry Construction Inc., TN License # 56156
Contractor contact	BDIC@ConstructionTN.com, (423) 836-2947
For the project:	Custom home - Design/Build
Development:	Lashbrooke
Lot number / Address:	
Special conditions:	Standard
Optional contract additions (not included in base price):	NA
Standard allowances (included in base price):	As they are described in the estimate below

Conditioned areas	Square footages	Comments
Lower floor heated semi-finished	0.0	
Lower floor heated and finished	0.0	
Main floor heated	2710.0	
Upper floor heated	2600.0	
Total for conditioned areas	5310.0	
Unconditioned areas	Square footages	Comments
Covered porches	964.0	
Patios	0.0	
Suspended concrete porches	0.0	
Garage	1152.0	
Storage	400.0	
Unfinished basement or under dwelling	0.0	
Total for Unconditioned areas	2116.0	
TOTAL ON BOTH	7426.0	

Estimated	Special features
2710	Basement square footage
0	Factory manufactured and insulated 5000 PSI precast concrete walls.
2	Custom fireplace
0	Landscaping
1	Residential 2 stories' elevator
YES	Insulated sheathing DOW SIS
YES	Connections for the generator
NO	Concrete crawl slab
Estimated	Premium features
YES	Design and planning professional assistance and guidance
YES	Cloud server package with daily photographs and documents updates

Estimated	Structural features
YES	2"x6" wall framing
YES	In line structural integrity framing
YES	Full insulation prepped headers and corners
Estimated	Energy features
YES	Energy Star framing and foundation seal
YES	Energy Star caulk package
YES	Energy Star reflective roof covering
YES	High efficiency HVAC system
YES	High efficiency water heater
YES	Pitched window seals- for additional moisture protection
Estimated	Exterior features
YES	Oversized and waterproofed concrete porches
YES	Custom porches with T&G ceilings and woodwork
YES	Stained concrete applications
YES	Foundation French drain
YES	Metal roofing
YES	Oversized 6" gutters
YES	LED security flood lights
YES	Stone capped column pedestals
YES	Carriage style garage doors with custom iron hardware and keyless entry.
YES	Buried propane tank
Estimated	Interior features
YES	PECs plumbing
YES	Low VOC paint
YES	Custom designer trim and niches
YES	Custom fireplace construction and cladding
YES	Light weight reinforced (gypsum) drywall board, screwed not nailed.
YES	Finished and dormered bonus room(except the trim and flooring)
YES	Custom granite counter tops of higher tier
YES	All wood maple glazed cabinets, crowned and staggered in height and in depth
YES	Stainless steel appliances
YES	Energy Star premium windows and doors
YES	Oversized pantry
YES	Custom designer high ceilings
YES	Custom walk in shower
YES	Additional options as per owner
YES	Comfort height elongated toilets
YES	Under cabinet LED lighting
YES	Multiple recessed lights

Appliances					
					0.00%
Labor Contractors	Total	Dimension description	Quantity	Item price	Taxes
Installation labor	\$452.00	Typically provided by supplier	1	452.00	0.00
Other	\$0.00			0.00	0.00
Subtotal Labor Contractors	\$452.00				
					9.25%
Materials (allowances)	Total W/ Tax	Dimension description	Quantity	Item price	Taxes
Microwave	\$1,851.79		1	1695.00	156.79
Cooktop	\$18,517.88		1	16950.00	1567.88
Exhaust fan	\$864.17		1	791.00	73.17
Dishwasher	\$1,049.35		1	960.50	88.85
Disposal	\$186.02		1	170.27	15.75
Main floor refrigerator and freezer	\$9,382.39		1	8588.00	794.39
Wine cooler	\$0.00		0	791.00	73.17
Cords	\$56.50		1	51.72	4.78
Lines and hoses	\$67.80		1	62.06	5.74
French door oven unit	\$8,024.41		1	7345.00	679.41
Washer and dryer set	\$2,715.96		1	2486.00	229.96
Exterior kitchen appliances	\$6,882.75	Cabinetry exterior kitchen	14.00	450.00	41.63
Secondary kitchen appliances	\$0.00	Cabinetry 2nd kitchen	0	3390.00	313.58
Subtotal Materials	\$49,599.00				
					0.00%
Permits and Services	Total		Quantity	Item price	Taxes
Delivery	\$99.21		1	99.21	0.00
Protective supplies and labor	\$113.00		1	113.00	0.00
Subtotal Permits and Services	\$212.21				
Total	\$50,263.22	Appliances			

Brick					
					0.00%
Labor Contractors	Total	Dimension description	Quantity	Item price	Taxes
Installation labor brick	\$26,103.00	Brick in thousands	42	621.50	0.00
Brick cleaning	\$949.20	Brick in thousands	42	22.60	0.00
Band labor	\$5,378.80	Footage length	476	11.30	0.00
Arches labor	\$3,457.80	Footage of arched windows/doors	51	67.80	0.00
Precast quoins	\$0.00	Quoins length	0	11.30	0.00
Precast keystones	\$0.00	Not estimated		0.00	0.00
Subtotal Labor Contractors	\$35,888.80				
					9.25%
Materials (allowances)	Total W/ Tax	Dimension description	Quantity	Item price	Taxes
Bricks	\$23,332.52	Brick in thousands	42	508.50	47.04
Lintels windows with covers	\$2,471.52	Footage of windows	143	15.82	1.46
Lintels doors with covers	\$740.72	Footage of exterior doors	24	28.25	2.61
Lintels garage doors with covers	\$345.67	Number of garage doors	4	79.10	7.32
Mortar	\$4,148.00	Automatic calculation	420	9.04	0.84
Brick sand	\$3,214.70	Automatic calculation	65.1	45.20	4.18
Brick wall ties	\$570.35	Automatic calculation	42	12.43	1.15
Flashing and tape	\$949.82	Automatic calculation	4.2	207.00	19.15
Weep holes	\$386.96	Automatic calculation	14	25.30	2.34
Nails	\$158.30	Automatic calculation	4.2	34.50	3.19
Straw	\$633.21	Automatic calculation	42	13.80	1.28
Precast quoins	\$0.00	Quoins length	1	0.00	0.00
Precast keystones	\$0.00	Not estimated	1	0.00	0.00
Subtotal Materials	\$36,951.78				
					0.00%
Permits and Services	Total	Dimension description	Quantity	Item price	Taxes
Delivery	\$0.00		1	0.00	0.00
Protective supplies and labor	\$0.00		1	0.00	0.00
Subtotal Permits and Services	\$0.00				
Total	\$72,840.58	Brick			

Cabinetry		
Labor Contractors	Total	Dimension description
Laundry/ butler	\$406.80	Cabinetry laundry
Vanities	\$1,271.25	Vanities
Kitchen cabinetry	\$1,830.60	Cabinetry kitchen
Secondary kitchen cabinetry - Exterior	\$0.00	Cabinetry 2nd kitchen
Pantry kitchen cabinetry	\$508.50	Cabinetry pantry
Mirror trim	\$0.00	
Pull out trays for base cabinets	\$316.40	
Cabinetry hardware	\$194.93	
Soft closing doors	\$0.00	
Stairs built-in unit	\$0.00	
Window seat	\$271.20	Feet
Bookshelves	\$1,118.70	Bookshelves and built-ins
Subtotal Labor Contractors	\$5,918.38	
Materials (allowances)	Total W/ Tax	Dimension description
Laundry/ butler	\$4,543.05	Cabinetry laundry
Vanities	\$5,246.73	Vanities
Kitchen cabinetry	\$20,443.73	Cabinetry kitchen
Secondary kitchen cabinetry - Exterior	\$0.00	Cabinetry 2nd kitchen
Pantry kitchen cabinetry	\$4,543.05	Cabinetry pantry
Mirror trim	\$454.05	
Pull out trays for base cabinets	\$701.21	
Cabinetry hardware	\$214.09	
Soft closing doors	\$214.09	
Stairs built-in unit	\$0.00	
Window seat	\$987.62	Feet
Bookshelves	\$13,332.87	Bookshelves and built-ins
Subtotal Materials	\$50,680.50	
Permits and Services	Total	Dimension description
Delivery	\$157.35	
Protective supplies and labor	\$113.00	
Subtotal Permits and Services	\$270.35	
Total	\$56,869.22	Cabinetry

Carpet					
					0.00%
Labor Contractors	Total	Dimension description	Quantity	Item price	Taxes
Carpet installation labor	\$2,034.00	Carpet S.f..	1800	1.13	0.00
Other	\$0.00			0.00	0.00
Subtotal Labor Contractors	\$2,034.00				
					9.25%
Materials (allowances)	Total W/ Tax	Dimension description	Quantity	Item price	Taxes
Carpet allowance	\$2,666.57	Carpet S.f..	1800	1.36	0.13
Pad allowance	\$888.86	Carpet S.f..	1800	0.45	0.04
Adhesive	\$0.00	Carpet S.f..	1800	0.00	0.00
Transitions	\$0.00			0.00	0.00
Subtotal Materials	\$3,555.43				
					0.00%
Permits and Services	Total	Dimension description	Quantity	Item price	Taxes
Delivery	\$113.00		1	113.00	0.00
Protective supplies and labor	\$90.40		1	90.40	0.00
Subtotal Permits and Services	\$203.40				
Total	\$5,792.83	Carpet			

Concrete flatwork						0.00%
Labor Contractors	Total	Dimension description	Quantity	Item price	Taxes	
14' broom finish driveway and parking	\$9,605.00	Driveway S.f..	3400	2.83	0.00	
Broom finish sidewalks	\$101.70	Sidewalks S.f..	36	2.83	0.00	
Slick finish garage	\$3,254.40	Garage S.f..	1152	2.83	0.00	
Slick finish basement slab	\$0.00	Lower floor total S.f..	0	2.83	0.00	
Porches stamped	\$6,535.92	Concrete porches stamped	964	6.78	0.00	
Porches NOT stamped, sealed	\$0.00	Concrete porches NOT stamped	0	3.00	0.00	
Crawl space slab 4" labor	\$0.00	NOT ESTIMATED	0	2.26	0.00	
Curing disposable blankets installed	\$1,568.44	Total SF	5552	0.28	0.00	
Acid and sealer labor for stained concrete	\$1,089.32	Concrete porches stamped	964	1.13	0.00	
Foam board insulation, polystyrene	\$0.00	Lower floor total S.f..	0	0.10	0.00	
Color seal & diamond cut on 6'x6' except garage	\$3,842.00	Driveway S.f..	3400	1.13	0.00	
Concrete pumping	\$3,764.26	Automatic calculation	5552	0.68	0.00	
Pavers and decorative applications allowance	\$0.00		0	45200.00	0.00	
Surface cracks of the concrete will sometimes appear. The policy of dealing with those is based on the Spearing Doctrine. Named after the 1918 United States Supreme Court case of United States v. Spearing, 248 U.S. 132, 54 Court of Claims 187, 39 Supreme Ct. 59, 63 L.Ed. 166 (1918), this doctrine states that "it is well established that a contractor who performs according to detailed plans and specifications is not responsible for defects in the result." Thus, a contractor who can demonstrate that they have strictly complied with all aspects of the plans and specifications can successfully argue that their work was not defective and their work is not the cause of the defects.						
Subtotal Labor Contractors	\$29,761.04					
						9.25%
Materials	Total W/ Tax	Dimension description	Quantity	Item price	Taxes	
Concrete and fiber-delivered for all flatwork	\$20,562.25	Automatic calculation	5552	3.39	0.31	
Form boards and stakes	\$685.41	Automatic calculation	5552	0.11	0.01	
Rebar	\$1,370.82	Automatic calculation	5552	0.23	0.02	
Expansion joint bituminous fiber, 1/2" x 6"	\$137.08	Automatic calculation	5552	0.02	0.00	
Foam board insulation, polystyrene	\$0.00	Lower floor total S.f..	0	0.34	0.03	
Curing disposable blankets installed	\$2,057.54	Upper floor total S.f..	3000	0.63	0.06	
Moister underlayment garage	\$426.65	Garage S.f..	1152	0.34	0.03	
Moister underlayment basement	\$0.00	Lower floor total S.f..	0	0.34	0.03	
Sealer, release and color porches	\$2,380.16	Concrete porches stamped	964	2.26	0.21	
Sealer, release and color driveway	\$8,394.77	Driveway S.f..	3400	2.26	0.21	
Subtotal Materials	\$36,014.68					
						0.00%
Permits and Services	Total	Dimension description	Quantity	Item price	Taxes	
Delivery	\$0.00		1	0.00	0.00	
Protective supplies and labor	\$226.00		1	226.00	0.00	
Subtotal Permits and Services	\$226.00					
Total	\$66,001.72	Concrete flatwork				

Clean Up, Safety						
						0.00%
Labor Contractors	Total	Dimension description	Quantity	Item price	Taxes	
Safety(signage, gear, railing...)	\$619.04	Total under roof S.f..	7826	0.08	0.00	
Recycling and returns	\$707.47	Total under roof S.f..	7826	0.09	0.00	
Clean Up - Daily Costs	\$884.34	Total under roof S.f..	7826	0.11	0.00	
Dumpsters, dump fees	\$3,537.35	Total under roof S.f..	7826	0.45	0.00	
Protection paper and mid term clean up prior drywall	\$353.74	Total under roof S.f..	7826	0.05	0.00	
Pressure washing	\$353.74	Total under roof S.f..	7826	0.05	0.00	
Clean Up - Final Costs	\$5,306.03	Total under roof S.f..	7826	0.68	0.00	
Window cleaning	\$1,292.72	Footage of windows	143	9.04	0.00	
Subtotal Labor Contractors	\$13,054.42					
						9.25%
Materials	Total W/ Tax	Dimension description	Quantity	Item price	Taxes	
Bags	\$96.61	Total under roof S.f..	7826	0.01	0.00	
Protection Paper and tape	\$77.29	Total under roof S.f..	7826	0.01	0.00	
Cleaning supplies	\$212.55	Total under roof S.f..	7826	0.02	0.00	
Towels	\$193.23	Total under roof S.f..	7826	0.02	0.00	
Other	\$0.00			0.34	0.03	
Subtotal Materials	\$579.68					
						0.00%
Permits and Services	Total	Dimension description	Quantity	Item price	Taxes	
Deliveries	\$0.00			0.00	0.00	
Protective supplies and labor	\$0.00			0.00	0.00	
Subtotal Permits and Services	\$0.00					
Total	\$13,634.10	Clean Up, Safety				

Countertops					0.00%
Labor Contractors	Total	Dimension description	Quantity	Item price	Taxes
Solid surface (granite or like) allowance	\$966.15	Counters S.f..	95	10.17	0.00
Counters secondary kitchen	\$0.00	Cabinetry 2nd kitchen	0	10.17	0.00
Formica	\$0.00			5.65	0.00
Quartz	\$0.00			13.56	0.00
Edging standard	\$0.00			1.13	0.00
Sink cuts and installation	\$542.40		6	90.40	0.00
Faucet cuts and installation	\$406.80		12	33.90	0.00
Prefabricated vanity tops	\$0.00			0.00	0.00
Other	\$0.00			0.00	0.00
Subtotal Labor Contractors	\$1,915.35				
					9.25%
Materials (allowances)	Total W/ Tax	Dimension description	Quantity	Item price	Taxes
Solid surface (granite or like) allowance	\$9,382.39	Counters S.f..	95	90.40	8.36
Counters secondary kitchen	\$0.00	Cabinetry 2nd kitchen	0	90.40	8.36
Formica materials	\$0.00			0.00	0.00
Quartz materials	\$0.00			0.00	0.00
Prefabricated vanity tops	\$0.00			0.00	0.00
Other	\$0.00			0.00	0.00
Subtotal Materials	\$9,382.39				
					0.00%
Permits and Services	Total	Dimension description	Quantity	Item price	Taxes
Deliveries	\$0.00			0.00	0.00
Protective supplies and labor	\$0.00			0.00	0.00
Subtotal Permits and Services	\$0.00				
Total	\$11,297.74	Countertops			

Electrical Systems					
					0.00%
Labor Contractors	Total	Dimension description	Quantity	Item price	Taxes
Electrical systems labor lower floor unconditioned	\$0.00	Lower floor semi finished S.f..	0	1.92	0.00
Electrical systems labor lower floor conditioned	\$0.00	Lower floor conditioned, finished S.f..	0	3.16	0.00
Electrical Labor Main Floor	\$8,574.44	Main floor conditioned S.F.	2710	3.16	0.00
Electrical systems labor upper floor unconditioned	\$1,265.60	Upper floor unconditioned S.f..	400	3.16	0.00
Electrical systems labor upper floor conditioned	\$8,226.40	Upper floor conditioned S.f..	2600	3.16	0.00
Electrical Labor Garage	\$3,644.93	Garage S.f..	1152	3.16	0.00
Electrical Labor Porches	\$3,050.10	Decks and porches under roof	964	3.16	0.00
Low Voltage Lighting Labor	\$678.00		1	678.00	0.00
Speaker System Installation Labor-NOT ESTIMATED	\$0.00		0	0.00	0.00
Cable and phone- 6 locations	\$678.00		6	113.00	0.00
Electric labor reassessed lighting	\$395.50		50	7.91	0.00
ELECTRICAL MATERIALS, WIRE AND PANELS	\$17,686.76	Total under roof S.f..	7826	2.26	0.00
Surge protector installed	\$678.00		1	678.00	0.00
Mailbox lights	\$339.00		1	339.00	0.00
In slab receptacles	\$0.00	Not estimated	0	452.00	0.00
400 AMP service upgrade - if estimated!	\$0.00	400 AMP service upgrade	0	1808.00	0.00
Subtotal Labor Contractors	\$45,216.72				
					9.25%
Electric fixtures (allowances)	Total W/ Tax	Dimension description	Quantity	Item price	Taxes
Reassessed lights and bulbs	\$4,682.38	Total conditioned S.f..	75.85714	56.50	5.23
Staircase LED lighting	\$395.05	Number of interior staircases	1	361.60	33.45
Light bulbs	\$966.14	Total under roof S.f..	7826	0.11	0.01
Dining room chandelier	\$370.36		1	339.00	31.36
Kitchen lights	\$617.26		1	565.00	52.26
Bedrooms' ceiling fans	\$1,481.43	Number of bedrooms and offices	6	226.00	20.91
Bathrooms' fixtures	\$740.72	Number of bathrooms	5	135.60	12.54
Living Room ceiling fan	\$493.81		1	452.00	41.81
Ceiling Fans Porches	\$543.19		2	248.60	23.00
Closet fixtures	\$740.72	Number of bedrooms and offices	6	113.00	10.45
Laundry	\$246.91		1	226.00	20.91
Garage Light Fixtures	\$987.62	Number of garage doors	4	226.00	20.91
Garage Industrial fans	\$0.00		0	384.20	35.54
Carriage fixtures	\$1,283.91	Number of garage doors	4	293.80	27.18
Ext. Cans	\$444.43		6	67.80	6.27
Ext Flood Lights	\$345.67		4	79.10	7.32
Bath Vent Fans	\$617.26	Number of bathrooms	5	113.00	10.45
Extension Rods	\$296.29	Number of bedrooms and offices	6	45.20	4.18
Sconces	\$246.91	Number of interior staircases	1	226.00	20.91
Door bell chime transformer, 2 buttons, economy model	\$172.83		1	158.20	14.63
Smoke detectors	\$483.07	Total under roof S.f..	7826	0.06	0.01
LED accent lights	\$1,234.53		1	1130.00	104.53
Subtotal Materials	\$17,390.45				
					0.00%
Permits and Services	Total	Dimension description	Quantity	Item price	Taxes
State inspection fees	\$226.00		5	45.20	0.00
Installation of the underground to the house 225 AMP	\$661.05	Underground utilities length	117	5.65	0.00
Materials of the underground to the house	\$1,586.52	Underground utilities length	117	13.56	0.00
Trenching of the underground to the house	\$356.97	Underground utilities length	117	3.05	0.00
Temporary power supply poll	\$339.00		1	339.00	0.00
Electrical utility bills are to be paid be the Home Owner	\$0.00			0.00	0.00
Subtotal Permits and Services	\$3,169.54				
Total	\$65,776.71	Electrical Systems			

Fireplaces					
					0.00%
Labor Contractors	Total	Dimension description	Quantity	Item price	Taxes
Fireplaces ALLOWANCE (including installation and materials)	\$6,780.00	Number of fireplaces	2	3390.00	0.00
Mantle and hearth installation	\$1,130.00	Number of fireplaces	2	565.00	0.00
Decorative termination cap and shrouds installed	\$2,147.00	Number of fireplaces	2	1073.50	0.00
Marble mantle office	\$0.00		0	5650.00	0.00
Wood Stove	\$0.00		0	1356.00	0.00
Subtotal Labor Contractors	\$10,057.00				
					9.25%
Materials (allowances)	Total W/ Tax	Dimension description	Quantity	Item price	Taxes
Mantle and hearth materials	\$2,222.15	Number of fireplaces	2	1017.00	94.07
Decorative surrounds	\$0.00		0	0.00	0.00
Other	\$0.00			0.00	0.00
Subtotal Materials	\$2,222.15				
					0.00%
Permits and Services	Total	Dimension description	Quantity	Item price	Taxes
Delivery	\$226.00	Number of fireplaces	2	113.00	0.00
Protective supplies and labor	\$339.00	Number of fireplaces	2	169.50	0.00
Subtotal Permits and Services	\$565.00				
Total	\$12,844.15	Fireplaces			

Footings						
						0.00%
Labor Contractors	Total	Dimension description	Quantity	Item price	Taxes	
Dirt Disposal	\$1,075.76	Footing length	476	2.26	0.00	
Dig Footing	\$2,151.52	Footing length	476	4.52	0.00	
Footing layout	\$806.82	Footing length	476	1.70	0.00	
Reinforce Footing	\$806.82	Footing length	476	1.70	0.00	
Install Ground As Per Code	\$161.36	Footing length	476	0.34	0.00	
Other	\$0.00			0.00	0.00	
Subtotal Labor Contractors	\$5,002.28					
						9.25%
Materials	Total W/ Tax	Dimension description	Quantity	Item price	Taxes	
Concrete	\$5,876.34	Footing length	476	11.30	1.05	
Reinforcing Steel	\$1,469.08	Footing length	476	2.83	0.26	
C.I.P. concrete forms, footing, spread, plywood, 1 use, includes erecting, bracing, stripping and cleaning	\$1,116.50	Footing length	476	2.15	0.20	
Other	\$0.00			0.00	0.00	
Subtotal Materials	\$8,461.93					
						0.00%
Permits and Services	Total	Dimension description	Quantity	Item price	Taxes	
Concrete pumping	\$2,474.25	Footing length	476	5.20	0.00	
Protective supplies and labor	\$0.00			0.00	0.00	
Subtotal Permits and Services	\$2,474.25					
Total	\$15,938.46	Footings				

Foundation systems					
					0.00%
Labor Contractors	Total	Dimension description	Quantity	Item price	Taxes
CMU, foundation block installation	\$6,723.50	Block count	2380	2.83	0.00
Lintels installation	\$1,075.76	Block count	2380	0.45	0.00
Termite treatment	\$872.54	Total foot print S.f..	4826	0.18	0.00
Precast concrete walls installed	\$0.00	Precast walls length	0	135.60	0.00
Safe room installed	\$0.00	Safe room S.f..	0	50.85	0.00
Crawl space door installed	\$0.00	NOT ESTIMATED	1	0.00	0.00
Other	\$0.00		1	0.00	0.00
Subtotal Labor Contractors	\$8,671.80				
					9.25%
Materials	Total W/ Tax	Dimension description	Quantity	Item price	Taxes
CMU, foundation block units	\$5,876.34	Block count	2380	2.26	0.21
Mortar	\$1,028.36	Block count	2380	0.40	0.04
Sand	\$1,175.27	Block count	2380	0.45	0.04
Anchor bolts	\$352.58	Block count	2380	0.14	0.01
Corrugated Sock Drain Pipe Installed	\$587.63	Block count	2380	0.23	0.02
Lintels	\$975.49	Block count	2380	0.34	0.07
Other	\$0.00			0.00	0.00
Subtotal Materials	\$9,995.67				
					0.00%
Permits and Services	Total	Dimension description	Quantity	Item price	Taxes
Delivery	\$0.00			90.40	0.00
Protective supplies and labor	\$0.00			0.00	0.00
Subtotal Permits and Services	\$0.00				
Total	\$18,667.47	Foundation systems			

Framing systems		
Labor Contractors	Total	Dimension description
Framing systems labor lower floor unconditioned	\$0.00	Lower floor semi finished S.f..
Framing systems labor lower floor conditioned	\$0.00	Lower floor conditioned, finished S.f..
Framing Labor Main Floor	\$24,498.40	Main floor conditioned S.F.
Framing systems labor upper floor unconditioned	\$3,616.00	Upper floor unconditioned S.f..
Framing systems labor upper floor conditioned	\$23,504.00	Upper floor conditioned S.f..
Framing Labor Garage	\$10,414.08	Garage S.f..
	\$0.00	
Subtotal Labor Contractors	\$62,032.48	
Materials	Total W/ Tax	Dimension description
First floor I joists	\$0.00	Main floor conditioned S.F.
First floor trusses and floor components	\$16,727.81	Main floor conditioned S.F.
First floor 2xby system	\$0.00	Main floor conditioned S.F.
Second floor I joists	\$0.00	Upper floor conditioned S.f..
Second floor trusses	\$16,048.83	Upper floor conditioned S.f..
Second floor 2xby system	\$0.00	Upper floor conditioned S.f..
Foundation level		
2X12-18 #2&BTR SYP	\$327.28	Automatic calculation
2X12-24 #2&BTR SYP	\$503.94	Automatic calculation
2X12-20 #2&BTR SYP	\$750.06	Automatic calculation
2X12-18 #2&BTR SYP	\$226.83	Automatic calculation
2X12-10 #2&BTR SYP	\$33.67	Automatic calculation
11 7/8"X1 1/8" TJ RIM BOARD 16'	\$813.24	Automatic calculation
11 7/8 TJ 210 32'-0"	\$397.88	Automatic calculation
BFS SUB FLR GLUE 28OZ	\$697.95	Automatic calculation
QUICK DRIVE 13/4" LUB SUBFLR SC	\$470.47	Automatic calculation
4X8-3/4 OSB T&G ADVANTECH UL	\$3,122.53	Automatic calculation
First Floor Walls		
2X6-14 #2&BTR SPF DRY	\$637.35	Automatic calculation
2X6-16 #2&BTR SPF DRY	\$923.55	Automatic calculation
2X6-116 5/8 #2&BTR SPF SDRY	\$17,385.91	Automatic calculation
4X8-7/16 OSB	\$2,792.95	Automatic calculation
4X8 OSB WALL / ROOF	\$2,338.15	Automatic calculation
9'X100' HOUSEWRAP BFS	\$309.10	Automatic calculation
1.88"X164' TYVEK TAPE	\$88.64	Automatic calculation
2X4-10 #2&BTR SPF SDRY	\$24.20	Automatic calculation
2X4-14 #2&BTR SPF SDRY	\$295.48	Automatic calculation
2X4-16 #2&BTR SPF SDRY	\$244.67	Automatic calculation
2X4-116 5/8 #2&BTR SPF SDRY	\$1,019.68	Automatic calculation
2X6-16' #2 BORATE NON WTHR	\$95.49	Automatic calculation
2X12-14 #2&BTR SYP	\$426.85	Automatic calculation
	\$0.00	
2nd Floor Subfloor		
MICROLAM/LVL 11 7/8" X 36'	\$2,666.57	Automatic calculation
MICROLAM/LVL 11 7/8" X 32'	\$1,245.82	Automatic calculation
MICROLAM/LVL 11 7/8" X 24'	\$350.39	Automatic calculation
2X12-10 #2&BTR SYP	\$22.27	Automatic calculation
2X4-16 #2&BTR SPF SDRY	\$51.09	Automatic calculation
2X4-14 #2&BTR SPF SDRY	\$20.21	Automatic calculation

2X4-18 #2&BTR SPF SDRY	\$15.44	Automatic calculation
2X4-12 #2&BTR SPF SDRY	\$8.51	Automatic calculation
2X4-10 #2&BTR SPF SDRY	\$3.47	Automatic calculation
2X4-8 #2&BTR SPF SDRY	\$2.52	Automatic calculation
SUB FLR GLUE 28OZ	\$121.28	Automatic calculation
QUICK DRIVE 13/4"LUB SUBFLR SC	\$266.66	Automatic calculation
4X8-3/4 OSB T&G ADVANTECH UL	\$5,349.61	Automatic calculation
2nd Floor Walls		
2X6-104 5/8 #2&BTR SPF SDRY	\$1,769.00	Automatic calculation
2X6-14 #2&BTR SPF DRY	\$225.26	Automatic calculation
2X6-16 #2&BTR SPF DRY	\$370.12	Automatic calculation
2X4-14 #2&BTR SPF SDRY	\$146.54	Automatic calculation
9'X100' HOUSEWRAP BFS	\$122.64	Automatic calculation
1.88"X164' TYVEK TAPE	\$36.63	Automatic calculation
2X6-92 5/8 #2&BTR SPF SDRY	\$130.94	Automatic calculation
2X4-16 #2&BTR SPF SDRY	\$76.64	Automatic calculation
2X4-104 5/8 SPF STUD SDRY	\$248.26	Automatic calculation
2X4-12 #2&BTR SPF SDRY	\$70.18	Automatic calculation
2X12-14 #2&BTR SYP	\$116.80	Automatic calculation
4X8-7/16 OSB	\$607.18	Automatic calculation
	\$0.00	
Roof system framing		
MICROLAM/LVL 11 7/8" X 28'	\$2,075.31	Automatic calculation
MICROLAM/LVL 11 7/8" X 18'	\$848.99	Automatic calculation
MICROLAM/LVL 11 7/8" X 16'	\$1,018.79	Automatic calculation
2X10-10 #2&BTR SYP	\$997.60	Automatic calculation
2X10-12 #2&BTR SYP	\$1,152.90	Automatic calculation
2X10-14 #2&BTR SYP	\$1,256.50	Automatic calculation
2X10-16 #2&BTR SYP	\$1,253.89	Automatic calculation
2X10-18 #2&BTR SYP	\$1,180.41	Automatic calculation
2X10-20 #2&BTR SYP	\$1,180.41	Automatic calculation
2X10-22 #2&BTR SYP	\$1,650.27	Automatic calculation
2X10-24 #2&BTR SYP	\$1,546.26	Automatic calculation
2X10-28 #2&BTR FJ SPF/HEM FIR	\$1,747.84	Automatic calculation
2X10-8 #2&BTR SYP	\$1,229.61	Automatic calculation
4X8-OSB	\$11,319.85	Automatic calculation
Subtotal Materials	\$109,205.14	
Permits and Services	Total	Dimension description
Crane	\$1,414.94	Total under roof S.f..
Deliveries and returns	\$707.47	Total under roof S.f..
Subtotal Permits and Services	\$2,122.41	
Total	\$173,360.03	Framing systems

Gas / LP Systems					
Labor Contractors	Total	Dimension description	Quantity	Item price	Taxes
Tank excavation and installation	282.50	Underground propane tank	1.00	282.50	0
Special connections	0.00	Underground propane tank	1.00	0.00	0
Labor installation of pipe \$5 L.F.	912.05	Total conditioned S.f..	5310.00	0.17	0
Gas location connections	497.20		4.00	124.30	0
Subtotal Labor Contractors	1691.75				
					9.25%
Materials	Total W/ Tax	Dimension description	Quantity	Item price	Taxes
Pipe materials \$6 L.F.	852.19	Total conditioned S.f..	5310	0.15	0.01
Hook up and fittings	458.87	Total conditioned S.f..	5310	0.08	0.01
Materials to install underground tank	246.91	Underground propane tank	1	226.00	20.91
Propane tank anode bag	49.38	Underground propane tank	1	45.20	4.18
Tank leased fee	61.73	Underground propane tank	1	56.50	5.23
Tank purchased	0.00	Underground propane tank	1	0.00	0.00
Propane 500 GAL	0.00		500	0.00	0.00
Subtotal Materials	1669.08				
					0.00%
Permits and Services	Total	Dimension description	Quantity	Item price	Taxes
Delivery	0.00	Underground propane tank	1	0.00	0.00
Permits purchased	113.00	Underground propane tank	1	113.00	0.00
Subtotal Permits and Services	113.00				
Total	3473.82	Gas / LP Systems			

Gravel and Crushed Rock		
Labor Contractors	Total	Dimension description
Gravel and crushed rock compacting labor	\$313.69	Concrete and fiber-delivered for all flatwork
Gravel Crushed Rock Delivery	\$0.00	Concrete and fiber-delivered for all flatwork
Gravel Crushed Rock Spreading	\$690.11	Concrete and fiber-delivered for all flatwork
Gravel Crushed Rock Backfilling	\$545.34	Total foot print S.f..
Subtotal Labor Contractors	\$1,549.14	
Materials	Total W/ Tax	Dimension description
Fill, gravel fill under slabs	\$1,370.82	Concrete and fiber-delivered for all flatwork
Fill, gravel fill - foundation backfill	\$1,191.56	Total foot print S.f..
Fill, gravel fill - crawl space surface	\$669.11	Crawl space S.f..
Base course drainage layers, aggregate base for roadways	\$2,518.43	Driveway S.f..
Fill, gravel fill - temporary access	\$2,518.43	Driveway S.f..
Fill, gravel fill - basement slab	\$0.00	Lower floor total S.f..
Fill, gravel fill - precast walls	\$0.00	Precast walls length
Subtotal Materials	\$8,268.35	
Permits and Services	Total	Dimension description
Road cleanup-throughout project	\$339.00	
Delivery	\$0.00	
Subtotal Permits and Services	\$339.00	
Total	\$10,156.49	Gravel and Crushed Rock

Gutters and downspouts					
					0.00%
Labor Contractors	Total	Dimension description	Quantity	Item price	Taxes
Gutters installation	\$1,404.03	Soffit and fascia length	497.0	2.83	0.00
Downspouts installation	\$795.90	Total under roof S.f..	7826.0	0.10	0.00
Gutter screens and leaf guards-NOT ESTIMATED	\$0.00	NOT ESTIMATED	497.0	0.00	0.00
Collection boxes-6	\$0.00	NOT ESTIMATED	6.0	0.00	0.00
Subtotal Labor Contractors	\$2,199.93				
					9.25%
Materials	Total W/ Tax	Dimension description	Quantity	Item price	Taxes
Gutters supplies	\$2,147.46	Soffit and fascia length	497.0	3.96	0.37
Downspouts	\$966.14	Total under roof S.f..	7826.0	0.11	0.01
Gutter screens and leaf guards-NOT ESTIMATED	\$0.00	NOT ESTIMATED	497.0	0.00	0.00
Collection boxes-NOT ESTIMATED	\$0.00			0.00	0.00
Subtotal Materials	\$3,113.60				
					0.00%
Permits and Services	Total	Dimension description	Quantity	Item price	Taxes
Delivery	\$0.00		1	0.00	0.00
Other	\$0.00		1	0.00	0.00
Subtotal Permits and Services	\$0.00				
Total	\$5,313.52	Gutters and downspouts			

Gypsum systems		
Labor Contractors	Total	Dimension description
Installing gypsum labor	\$10,132.01	Automatic calculation
Finishing gypsum labor	\$20,264.02	Automatic calculation
Special designs	\$0.00	
Round corners	\$0.00	
Subtotal Labor Contractors	\$30,396.03	
Materials	Total W/ Tax	Dimension description
1/2" x4' x 12' Regular	\$8,718.59	Automatic calculation
1/2" x 4.5' x 12' Stretch	\$578.18	Automatic calculation
1/2" x 4' x 8' Green	\$784.67	Automatic calculation
1/2" x 4' x 12' XP	\$256.49	Automatic calculation
Lightweight Joint Compound / Gallons	\$1,106.92	Automatic calculation
Tape and fasteners	\$691.83	Automatic calculation
Subtotal Materials	\$12,136.68	
Permits and Services	Total	Dimension description
Pre move-in patch work	\$600.03	Total conditioned S.f..
Other	\$0.00	
Subtotal Permits and Services	\$600.03	
Total	\$43,132.74	Gypsum systems

Hardware Door & Closet						0.00%
Labor Contractors	Total	Dimension description	Quantity	Item price	Taxes	
Interior doors lockset hardware installation labor	\$293.80	Number of interior doors	26	11.30	0.00	
Exterior doors lockset hardware installation labor	\$406.80	Footage of exterior doors	24	16.95	0.00	
Door stops	\$113.00	Automatic calculation	50	2.26	0.00	
Bath Hardware Installation Labor	\$452.00	Number of bathrooms	5	90.40	0.00	
Subtotal Labor Contractors	\$1,265.60					
						9.25%
Materials (allowances)	Total W/ Tax	Dimension description	Quantity	Item price	Taxes	
Interior doors lockset hardware	\$1,123.42	Number of interior doors	26	39.55	3.66	
Exterior doors lockset hardware	\$799.97	Footage of exterior doors	24	30.51	2.82	
Mirrors Installed	\$1,234.53	Number of bathrooms	5	226.00	20.91	
Shower doors-Allowance	\$4,938.10	Number of bathrooms	5	904.00	83.62	
18" Towel bars	\$185.18	Number of bathrooms	5	33.90	3.14	
24" Towel bars	\$185.18	Number of bathrooms	5	33.90	3.14	
Paper holders	\$185.18	Number of bathrooms	5	33.90	3.14	
Towel rings	\$185.18	Number of bathrooms	5	33.90	3.14	
Robe hooks	\$185.18	Number of bathrooms	5	33.90	3.14	
16 D CC SINKER	\$338.15	Total under roof S.f..	7826	0.04	0.00	
8D CC SINKER	\$386.46	Total under roof S.f..	7826	0.05	0.00	
8D BRIGHT FINISH	\$289.84	Total under roof S.f..	7826	0.03	0.00	
6D BRIGHT FINISH	\$193.23	Total under roof S.f..	7826	0.02	0.00	
4D BRIGHT FINISH	\$96.61	Total under roof S.f..	7826	0.01	0.00	
8D HD SPIRAL SIDING	\$338.15	Total under roof S.f..	7826	0.04	0.00	
1/2X6 HEX LAG EA	\$483.07	Total under roof S.f..	7826	0.06	0.01	
Other	\$0.00			0.00	0.00	
Subtotal Materials	\$11,147.42					
						0.00%
Permits and Services	Total	Dimension description	Quantity	Item price	Taxes	
Delivery	\$56.50		1	56.50	0.00	
Protective supplies and labor	\$0.00			0.00	0.00	
Subtotal Permits and Services	\$56.50					
Total	\$12,469.52	Hardware Door & Closet				

HVAC systems					
					0.00%
Labor Contractors	Total	Dimension description	Quantity	Item price	Taxes
HVAC System 15 SEER	\$42,002.10	Total conditioned S.f..	5310	7.91	0.00
Platforms and supports for Units	\$203.40		1	203.40	0.00
Exhaust fans	\$452.00	Number of bathrooms	5	90.40	0.00
Manual J, Energy Star	\$169.50		1	169.50	0.00
Manual D, Energy Star	\$169.50		1	169.50	0.00
Dryer vent	\$384.20		1	384.20	0.00
Professional duct cleaning before turn-over	\$0.00	Not estimated	1	0.00	0.00
Mini-split system allowance	\$0.00		0	5650.00	0.00
Built-in humidifier	\$0.00		0	1243.00	0.00
Built-in dehumidifier	\$0.00		0	2373.00	0.00
Electrostatic Air Filters-AccuClean™ Whole-Home System	\$0.00		0	1356.00	0.00
Subtotal Labor Contractors	\$43,380.70				
					9.25%
Materials	Total W/ Tax	Dimension description	Quantity	Item price	Taxes
Dryer box	\$74.07		1	67.80	6.27
Specialty thermostats- NOT ESTIMATED	\$0.00			0.00	0.00
Dehumidifier	\$0.00		0	226.00	20.91
Humidifier- NOT ESTIMATED	\$0.00			0.00	0.00
Specialty filtration system- NOT ESTIMATED	\$0.00			0.00	0.00
Other	\$0.00			0.00	0.00
Subtotal Materials	\$74.07				
					0.00%
Permits and Services	Total	Dimension description	Quantity	Item price	Taxes
Filter replacements throughout the project	\$113.00		1	113.00	0.00
Other	\$0.00			0.00	0.00
Subtotal Permits and Services	\$113.00				
Total	\$43,567.77	HVAC systems			

Insulation systems		
Labor Contractors	Total	Dimension description
Exterior walls foam flash OPTION	\$12,000.60	Total conditioned S.f..
Energy Efficiency Air Sealing and Caulk Package OPTION	\$1,800.09	Total conditioned S.f..
Walls R19	\$5,400.27	Total conditioned S.f..
Ceiling and slopes R38	\$6,600.33	Total conditioned S.f..
Conditioned crawl space Bilar-heavy membrane	\$1,531.15	Crawl space S.f..
Conditioned Crawl Space OPTION	\$6,737.06	Crawl space S.f..
Soundproofing of the master bedroom	\$0.00	Not estimated
Subtotal Labor Contractors	\$34,069.50	
Materials	Total W/ Tax	Dimension description
Insulated headers-Included above	\$0.00	
Sealed framing - included	\$0.00	
Additional soundproofing	\$0.00	Not estimated
Other	\$0.00	
Subtotal Materials	\$0.00	
Permits and Services	Total	Dimension description
Clean up	\$0.00	
Replacement	\$0.00	
Subtotal Permits and Services	\$0.00	
Total	\$34,069.50	Insulation systems

Jobsite Facilities		
Labor Contractors	Total	Dimension description
Plumbing utilities during the construction to be turned into to homeowner's name and serviced/paid through the homeowners accounts	\$0.00	Paid by the Home Owner
Electric utilities during the construction to be turned into to homeowner's name and serviced/paid through the homeowners accounts	\$0.00	Paid by the Home Owner
Gas utilities during the construction to be turned into to homeowner's name and serviced/paid through the homeowners accounts	\$0.00	Paid by the Home Owner
Portable restrooms delivery fee	\$28.25	
Portable restrooms pickup fee	\$28.25	
Portable restrooms rental for the duration of the project	\$1,122.09	Project duration
	\$0.00	
Subtotal Labor Contractors	\$1,178.59	
Materials	Total W/ Tax	Dimension description
Drop cords	\$0.00	Included
Generators	\$0.00	Included
Temporary spigots	\$0.00	Included
Internet	\$0.00	Included
Phone service	\$0.00	Included
Subtotal Materials	\$0.00	
Permits and Services	Total	Dimension description
Supplies	\$0.00	
Other	\$0.00	
Subtotal Permits and Services	\$0.00	
Total	\$1,178.59	Jobsite Facilities

Landscaping services					
					0.00%
Labor Contractors	Total	Dimension description	Quantity	Item price	Taxes
Installation of all plant material listed on the design	\$452.00	Landscaping package allowance	1	452.00	0.00
Trees installation	\$1,356.00	Landscaping package allowance	1	1356.00	0.00
River rock installation	\$565.00	Landscaping package allowance	1	565.00	0.00
Mulch installation as per design	\$2,034.00	Landscaping package allowance	1	2034.00	0.00
Top soil installation	\$113.00	Landscaping package allowance	1	113.00	0.00
Irrigation system installation	\$5,650.00	Landscaping package allowance	1	5650.00	0.00
Landscaping timber installation	\$3,503.00	Landscaping package allowance	1	3503.00	0.00
Fescue sod installed	\$3,390.00	Landscaping package allowance	1	3390.00	0.00
Water feature installed	\$0.00		0	15820.00	0.00
Gate installation	\$0.00	NOT ESTIMATED	0	0.00	0.00
Hill covering	\$0.00	NOT ESTIMATED	0	0.01	0.00
Sides of the road gravel edging and fill in.	\$0.00	NOT ESTIMATED	0	0.00	0.00
Retaining walls installation, \$18 per S.f.. Allowed	\$0.00	Retaining walls S.f..	0	20.34	0.00
Hardscape allowance	\$22,600.00		1	22600.00	0.00
Subtotal Labor Contractors	\$39,663.00				
					9.25%
Materials (allowances)	Total W/ Tax	Dimension description	Quantity	Item price	Taxes
Installation of all plant material listed on the design	\$5,308.46	Landscaping package allowance	1	4859.00	449.46
Trees and supports	\$4,938.10	Landscaping package allowance	1	4520.00	418.10
Mulch installation as per design	\$987.62	Landscaping package allowance	1	904.00	83.62
Top soil delivered	\$555.54	Landscaping package allowance	1	508.50	47.04
Irrigation system installation	\$1,851.79	Landscaping package allowance	1	1695.00	156.79
Landscaping timber installation	\$987.62	Landscaping package allowance	1	904.00	83.62
Fescue sod installed	\$14,814.30	Landscaping package allowance	1	13560.00	1254.30
River rock delivered	\$0.00	NOT ESTIMATED	0	0.00	0.00
Hill covering	\$0.00	NOT ESTIMATED	0	1582.00	146.34
Sides of the road gravel edging and fill in.	\$0.00	NOT ESTIMATED	0	0.00	0.00
Retaining walls materials, \$11 per S.f.. Allowed	\$0.00	Retaining walls S.f..	0	12.43	1.15
Patio option allowance	\$0.00		0	4520.00	418.10
Subtotal Materials	\$29,443.42				
					0.00%
Permits and Services	Total	Dimension description	Quantity	Item price	Taxes
Flower bed treatment	\$0.00	Landscaping package allowance	0	0.00	0.00
				0.00	0.00
Subtotal Permits and Services	\$0.00				
Total	\$69,106.42	Landscaping services			

Paint and coatings		
Labor Contractors	Total	Dimension description
Interior paint labor lower floor finished	\$0.00	Lower floor conditioned, finished S.f..
Interior paint labor lower floor unfinished	\$0.00	Lower floor semi finished S.f..
Interior paint labor main floor	\$12,249.20	Main floor conditioned S.F.
Interior paint labor upper floor	\$11,752.00	Upper floor conditioned S.f..
Interior paint labor garage	\$5,207.04	Garage S.f..
Interior staircase stain and paint labor	\$3,390.00	Number of interior staircases
Exterior staircase stain and paint labor	\$0.00	Number of exterior staircases
Exterior paint labor shakers	\$0.00	Shakers S.f..
Exterior paint labor siding	\$0.00	Fiber cement siding
Exterior paint labor fascia and soffit	\$0.00	Soffit and fascia length
Exterior stain/paint labor porches	\$1,633.98	Decks and porches under roof
Exterior stain/paint labor T&G= IF ESTIMATED	\$1,627.20	T&G exterior S.f..
Exterior brick paint labor	\$9,492.00	Brick in thousands
Garage floor protective covering	\$6,508.80	
Faux paint	\$0.00	NOT ESTIMATED
Subtotal Labor Contractors	\$51,860.22	
Materials	Total W/ Tax	Dimension description
Exterior paint and coatings materials	\$2,779.16	Automatic calculation
Interior paint and coatings materials	\$7,977.50	Automatic calculation
Sealer materials	\$630.47	Automatic calculation
Special stains	\$0.00	NOT ESTIMATED
	\$0.00	
Subtotal Materials	\$11,387.14	
Permits and Services	Total	Dimension description
Punch work prior to turnover	\$113.00	
Protective supplies and labor	\$0.00	
Subtotal Permits and Services	\$113.00	
Total	\$63,360.36	Paint and coatings

Planning services		
Professional design and engineering services	Total	Dimension description
Plans & design services ALLOWANCE	\$13,800.69	Total conditioned S.f..
Site Plan by licensed surveyor with home layout	\$2,825.00	
Engineering, water run off plan	\$0.00	Paid by the Home Owner
Topographical map	\$0.00	Paid by the Home Owner
Photocopying of documents and plans	\$395.50	
Other	\$0.00	
Subtotal Labor Contractors	\$17,021.19	
Permits	Total	Dimension description
Building permits county	\$4,652.44	Total under roof S.f..
HERS energy inspection fees	\$1,243.00	
Permits labor	\$226.00	
Impact fees	\$0.00	Paid by the Home Owner
Neighborhood construction deposit	\$0.00	Paid by the Home Owner
Other	\$0.00	
Subtotal Materials	\$6,121.44	
Others	Total	Dimension description
NA	\$0.00	
Posting	\$0.00	
Subtotal Permits and Services	\$0.00	
Total	\$23,142.63	Planning services

Plumbing systems						0.00%
Labor Contractors	Total	Dimension description	Quantity	Item price	Taxes	
Radon vent	\$519.80	AS PER PLANS	1	519.80	0.00	
Kitchen sinks	\$519.80	AS PER PLANS	1	519.80	0.00	
Water heaters	\$519.80	AS PER PLANS	1	519.80	0.00	
Exterior spigots	\$1,356.00	AS PER PLANS	4	339.00	0.00	
Toilets	\$2,599.00	Number of bathrooms	5	519.80	0.00	
Lavatory sinks	\$2,079.20	AS PER PLANS	4	519.80	0.00	
Laundry sinks	\$519.80	AS PER PLANS	1	519.80	0.00	
Shop/ garage sinks	\$519.80	AS PER PLANS	1	519.80	0.00	
Showers or shower/tub units fiberglass	\$519.80	AS PER PLANS	1	519.80	0.00	
Showers tiled	\$1,039.60	Number of tiled showers	2	519.80	0.00	
Tubs	\$519.80	AS PER PLANS	1	519.80	0.00	
Dishwashers	\$519.80	AS PER PLANS	1	519.80	0.00	
Icemakers	\$339.00	AS PER PLANS	1	339.00	0.00	
Washers	\$519.80	AS PER PLANS	1	519.80	0.00	
Dryers	\$339.00	AS PER PLANS	1	339.00	0.00	
Floor drains	\$519.80	AS PER PLANS	1	519.80	0.00	
Manifold	\$519.80	AS PER PLANS	1	519.80	0.00	
Pressure reducing valve	\$519.80	AS PER PLANS	1	519.80	0.00	
Pot filler	\$519.80	If estimated	1	519.80	0.00	
Water softener - Saltless	\$0.00	Aquasana Rhino Whole House Water Filtration	0	678.00	0.00	
Recirculating system	\$565.00	Self Learning system	1	565.00	0.00	
Sewer pressure release valve	\$474.60	https://www.backwater-valves.com/Backwater-Valves.asp	1	474.60	0.00	
Reverse osmosis	\$0.00		0	565.00	0.00	
Instant water heater	\$0.00		0	339.00	0.00	
Urinal	\$0.00		0	904.00	0.00	
Subtotal Labor Contractors	\$15,548.80			30		
						9.25%
Materials (allowances)	Total W/ Tax	Dimension description	Quantity	Item price	Taxes	
Hybrid water heater OPTION-80 GAL	\$1,357.98	AS PER PLANS	1	1243.00	114.98	
Kitchen sinks	\$987.62	AS PER PLANS	1	904.00	83.62	
Kitchen sinks others	\$0.00	AS PER PLANS	0	316.40	29.27	
Kitchen faucets	\$617.26	AS PER PLANS	1	565.00	52.26	
Laundry room sinks	\$246.91	AS PER PLANS	1	226.00	20.91	
Laundry room faucets	\$259.25	AS PER PLANS	1	237.30	21.95	
Shop/ garage sinks	\$246.91	AS PER PLANS	1	226.00	20.91	
Shop/ garage sinks faucets	\$259.25	AS PER PLANS	1	237.30	21.95	
Exterior spigots	\$197.52	AS PER PLANS	4	45.20	4.18	
Toilets	\$2,469.05	AS PER PLANS	5	452.00	41.81	
Lavatory sinks	\$493.81	AS PER PLANS	4	113.00	10.45	
Lavatory sinks' faucets	\$740.72	AS PER PLANS	4	169.50	15.68	
Showers or shower/tub units fiberglass	\$740.72	AS PER PLANS	1	678.00	62.72	
Showers fiberglass' faucets	\$370.36	AS PER PLANS	1	339.00	31.36	
Tiled showers' fixtures	\$1,012.31	AS PER PLANS	2	463.30	42.86	
Tubs	\$3,209.77	AS PER PLANS	1	2938.00	271.77	
Tub Faucets	\$308.63	AS PER PLANS	1	282.50	26.13	
Manifold	\$148.14	AS PER PLANS	1	135.60	12.54	
Pressure reducing valve	\$0.00	NOT ESTIMATED	1	0.00	0.00	
Pot filler	\$617.26	If estimated	1	565.00	52.26	
Water softener - Saltless	\$0.00	Aquasana Rhino Whole House Water Filtration	0	1356.00	125.43	
Recirculating system	\$678.99	Self Learning system	1	621.50	57.49	

Instant water heater	\$0.00		0	0.00	0.00
Pipe insulating	\$0.00		0	0.00	0.00
Urinal	\$0.00		0	0.00	0.00
Subtotal Materials	\$14,962.44				
					0.00%
Permits and Services	Total	Dimension description	Quantity	Item price	Taxes
Underground water and sewer	\$2,379.78	Underground utilities length	117	20.34	0.00
Water meter	\$1,695.00		1	1695.00	0.00
Permits, connection, account setup fee	\$0.00	PAID BY HOME OWNER	0	0.00	0.00
Subtotal Permits and Services	\$4,074.78				
Total	\$34,586.02	Plumbing systems			

Porches and decks					
					0.00%
Labor Contractors	Total	Dimension description	Quantity	Item price	Taxes
Framing labor roof covered porches	\$13,071.84	Decks and porches under roof	964	13.56	0.00
Framing labor roof covered porches TIMBER	\$0.00	Timber porches	0	15.82	0.00
Framing labor concrete suspended decks	\$0.00	Elevated slab timber porches S.f..	0	11.30	0.00
Framing labor exterior columns	\$497.20	Number of timber/or substantial columns	4	124.30	0.00
T&G ceilings installation	\$2,260.00	T&G exterior S.f..	800	2.83	0.00
Metal railing installation	\$0.00	Exterior railing length	0	28.25	0.00
Exterior metal prefab balcony	\$339.00	Exterior metal prefab balcony	1.00	339.00	0.00
Deck waterproofing labor	\$0.00	Elevated slab timber porches S.f..	0	7345.00	0.00
Porch flooring installation	\$0.00	Framed decks with flooring S.f..	0	2.26	0.00
Screen and screen doors installation	\$0.00	Screened porches S.f..	0	6.78	0.00
Timber designs production and installation	\$0.00	Number of timber designs	0	339.00	0.00
Subtotal Labor Contractors	\$16,168.04				
					9.25%
Materials	Total W/ Tax	Dimension description	Quantity	Item price	Taxes
Framing materials roof covered porches	\$11,900.82	Decks and porches under roof	964	11.30	1.05
Framing materials roof covered porches TIMBER	\$0.00	Timber porches	0	4.52	0.42
Framing materials concrete suspended decks	\$0.00	Elevated slab timber porches S.f..	0	18.08	1.67
Framing materials exterior columns	\$790.10	Number of timber/or substantial columns	4	180.80	16.72
T&G ceilings installation	\$888.86	T&G exterior S.f..	800	1.02	0.09
Metal railing materials	\$0.00	Exterior railing length	0	50.85	4.70
Deck waterproofing materials	\$0.00	Elevated slab timber porches S.f..	0	6.78	0.63
Porch flooring- composite	\$0.00	Framed decks with flooring S.f..	0	9.04	0.84
Screen and screen doors installation	\$0.00	Screened porches S.f..	0	10.17	0.94
Specialty fasteners	\$595.04	Decks and porches under roof	964	0.57	0.05
Timber designs materials	\$0.00	Number of timber designs	0	242.95	22.47
Subtotal Materials	\$14,174.82				
					0.00%
Permits and Services	Total	Dimension description	Quantity	Item price	Taxes
Deliveries	\$113.00		1	113.00	0.00
Protective supplies and labor	\$0.00			0.00	0.00
Subtotal Permits and Services	\$113.00				
Total	\$30,455.86	Porches and decks			

Roofing						0.00%
Labor Contractors		Total	Dimension description	Quantity	Item price	Taxes
Asphalt shingles installation labor		\$5,425.32	Shingle roof S.f..	8729.4	0.62	0.00
Metal panels installation labor		\$497.20	Metal roof S.f..	440	1.13	0.00
Roof barrier labor		\$1,036.14	Total roof S.f..	9169.4	0.11	0.00
Flashing labor		\$1,139.76	Total roof S.f..	9169.4	0.12	0.00
Lath installation		\$0.00	NOT NEEDED	0	0.23	0.00
Roof removal labor		\$0.00	NOT NEEDED	0	28.25	0.00
Subtotal Labor Contractors		\$8,098.42				
						9.25%
Materials asphalt shingles		Total W/ Tax	Dimension description	Quantity	Item price	Taxes
3D asphalt shingle		\$7,543.66	Shingle roof S.f..	8729.4	0.79	0.07
OMNI RIDGE		\$538.83	Shingle roof S.f..	8729.4	0.06	0.01
Single Ridge Vent 10' Per-bundles		\$1,185.43	Shingle roof S.f..	8729.4	0.12	0.01
RC134111 1 ¾ Coil Roofing-boxes		\$323.30	Shingle roof S.f..	8729.4	0.03	0.00
1 ¼ Plastic Caps-boxes		\$215.53	Shingle roof S.f..	8729.4	0.02	0.00
F4 Econ. Alum Drip – Brown – 10'-pieces		\$646.60	Shingle roof S.f..	8729.4	0.07	0.01
LOMANCO 30' LO-OMNIROLL RIDGE		\$431.07	Shingle roof S.f..	8729.4	0.05	0.00
Underlayment roof decking, felt typical		\$1,077.67	Shingle roof S.f..	8729.4	0.11	0.01
Ice water		\$431.07	Shingle roof S.f..	8729.4	0.05	0.00
Drip edge, rake edge, aluminum, 3-1/2" x 1-1/2"		\$153.39	Soffit and fascia length	497	0.28	0.03
Subtotal materials asphalt shingles		\$12,546.55				
						9.25%
Materials metal roofing		Total W/ Tax	Dimension description	Quantity	Item price	Taxes
ROOFING & SHEET METAL Panels		\$434.55	Metal roof S.f..	440	0.90	0.08
Rake 10'		\$54.32	Metal roof S.f..	440	0.11	0.01
Ridge 10'		\$108.64	Metal roof S.f..	440	0.23	0.02
Flat Ridge 10'		\$32.59	Metal roof S.f..	440	0.07	0.01
Flat Sheet 10'		\$108.64	Metal roof S.f..	440	0.23	0.02
Wall Metal 10'		\$124.93	Metal roof S.f..	440	0.26	0.02
Touch up Paint		\$27.16	Metal roof S.f..	440	0.06	0.01
Screws		\$48.89	Metal roof S.f..	440	0.10	0.01
Lath		\$0.00	NOT NEEDED	0	0.00	0.00
Subtotal Materials		\$939.72				
						0.00%
Permits and Services		Total	Dimension description	Quantity	Item price	Taxes
Deliveries		\$7.46	Metal roof S.f..	440	0.02	0.00
Subtotal Permits and Services		\$7.46				
Subtotal Permits and Services		\$14.92				
Total		\$21,599.61	Roofing			

Septic sewer service		
Labor Contractors	Total	Dimension description
Holding tank	\$678.00	
Pump tank	\$678.00	Pump septic system
Septic field drain lines installation	\$960.50	Drain field septic system
Electric pump connection labor	\$847.50	Pump septic system
Main drain connection	\$330.53	Underground utilities length
Other	\$0.00	
Subtotal Labor Contractors	\$3,494.53	
Materials	Total W/ Tax	Dimension description
Conduit and wire	\$577.76	Underground utilities length
Pump	\$716.02	Pump septic system
Septic field drain lines installation	\$802.44	Drain field septic system
Holding tank and accessories	\$2,469.05	
Pump tank and accessories	\$1,481.43	Pump septic system
Alarm kit	\$1,111.07	Pump septic system
Subtotal Materials	\$7,157.78	
Permits and Services	Total	Dimension description
Permits and inspection fees	\$513.64	
Sewer connection fees	\$0.00	Sewer
Subtotal Permits and Services	\$513.64	
Total	\$11,165.94	Septic sewer service

Shelving and closets		
Labor Contractors	Total	Dimension description
Solid panel shelving in closets	\$1,017.00	Solid shelving
Solid shelving in pantry	\$189.84	Pantry shelving
Rods installation	\$152.55	Solid shelving
Storage units installation	\$339.00	Closet built-ins
Wire shelving installation	\$0.00	Wire shelving
Special accessories installation	\$0.00	Not estimated
Other	\$0.00	
Subtotal Labor Contractors	\$1,698.39	
Materials (allowances)	Total W/ Tax	Dimension description
Solid panel shelving in closets	\$4,444.29	Solid shelving
Solid shelving in pantry	\$691.33	Pantry shelving
Rods	\$1,111.07	Solid shelving
Storage units	\$1,234.53	Closet built-ins
Wire shelving and brackets	\$0.00	Wire shelving
Special accessories	\$0.00	Not estimated
	\$0.00	
Subtotal Materials	\$7,481.22	
Permits and Services	Total	Dimension description
Delivery	\$0.00	
Protective supplies and labor	\$0.00	
Subtotal Permits and Services	\$0.00	
Total	\$9,179.61	Shelving and closets

Siding					
					0.00%
Labor Contractors	Total	Dimension description	Quantity	Item price	Taxes
Installation labor shaker-shingle siding	\$0.00	Shakers S.f..	0	3.39	0.00
Soffit and fascia installation labor	\$3,369.66	Soffit and fascia length	497	6.78	0.00
Trim labor including eve trim	\$561.61	Soffit and fascia length	497	1.13	0.00
Soffit blocking	\$421.21	Soffit and fascia length	497	0.85	0.00
Vinyl siding installation labor	\$0.00	Vinyl siding	0	1.13	0.00
Fiber cement siding installation labor	\$0.00	Fiber cement siding	0	1.70	0.00
Shutters installation	\$0.00	Number of shutters! pairs	0	113.00	0.00
Special column wrapping	\$0.00	Not estimated	0	113.00	0.00
Special gable designs	\$0.00	Not estimated	0	0.00	0.00
	\$0.00			0.00	0.00
Subtotal Labor Contractors	\$4,352.48				
					9.25%
Materials	Total W/ Tax	Dimension description	Quantity	Item price	Taxes
Staggered shakes	\$0.00	Shakers S.f..	0	5.65	0.52
Soffit materials	\$5,522.03	Soffit and fascia length	497	10.17	0.94
Fiber cement siding materials	\$0.00	Fiber cement siding	0	1.70	0.16
Vinyl siding materials	\$0.00	Vinyl siding	0	1.13	0.10
Trim and corners	\$613.56	Soffit and fascia length	497	1.13	0.10
ALC S24T Trim Sheet White Textured	\$858.98	Soffit and fascia length	497	1.58	0.15
J channeled or 1x fiber cement	\$280.81	Soffit and fascia length	497	0.57	0.00
Exterior PVC trim, frieze, 1" x 6"	\$920.34	Soffit and fascia length	497	1.70	0.16
Soffit blocking	\$245.42	Soffit and fascia length	497	0.45	0.04
Shutters installation	\$0.00	Number of shutters! pairs	0	146.90	13.59
Column wrapping	\$0.00	NOT NEEDED	0	90.40	8.36
Gable designs	\$0.00	NOT NEEDED	0	169.50	15.68
IND SS Trim Nail 1 1/4" #8252 Ring Shank	\$24.54	Automatic calculation	497	0.05	0.00
Grab 1 1/2" EG Roof Nail 30 LB Bucket	\$18.41	Automatic calculation	497	0.03	0.00
Siro Duo-Sill Caulking #2001 White	\$10.43	Automatic calculation	497	0.02	0.00
Other	\$0.00			0.00	0.00
Subtotal Materials	\$8,494.52				
					0.00%
Permits and Services	Total	Dimension description	Quantity	Item price	Taxes
Touch up	\$124.30	Automatic calculation	1	124.30	0.00
Deliveries	\$84.75	Automatic calculation	1	84.75	0.00
Subtotal Permits and Services	\$209.05				
Total	\$13,056.05	Siding			

Site improvements		
Labor Contractors	Total	Dimension description
Final grading and hand grading labor	\$2,034.00	Grass S.f..
Lawn set straw and seed	\$1,356.00	Grass S.f..
Storm water systems installation labor-drain pipes	\$1,326.51	Total under roof S.f..
Backfill	\$2,481.30	Total built S.f..
Lawn repairs and seeding of disturbed areas not receiving sod: Fescue grass seed, starter fertilizer and wheat straw will be applied to back yard / materials and installation	\$904.00	
Subtotal Labor Contractors	\$8,101.81	
Materials	Total W/ Tax	Dimension description
Storm water system materials: drain pipe and fittings	\$2,125.51	Total under roof S.f..
Straw, seed and fertilizer	\$814.79	Grass S.f..
Drainage field rock and fabric	\$0.00	
Other	\$0.00	
Subtotal Materials	\$2,940.29	
Permits and Services	Total	Dimension description
Other	\$0.00	
Other	\$0.00	400 AMP service upgrade
Subtotal Permits and Services	\$0.00	
Total	\$11,042.10	Site improvements

Site maintenance		
Labor Contractors	Total	Dimension description
Initial, by-stage and daily setups	\$884.34	Total under roof S.f..
Miscellanies craftsmen hours	\$1,768.68	Total under roof S.f..
Miscellanies qualified laborer hours	\$972.77	Total under roof S.f..
General laborer hours	\$707.47	Total under roof S.f..
Site supervision	\$17,686.76	Total under roof S.f..
Construction site weeds' maintenance as per HOA	\$1,491.60	
Subtotal Labor Contractors	\$23,511.62	
Materials	Total W/ Tax	Dimension description
Fastening systems, miscellaneous materials	\$1,449.21	Total under roof S.f..
Scaffolding	\$966.14	Total under roof S.f..
Signage	\$193.23	Total under roof S.f..
Miscellaneous waste, delivery and storage, handling	\$1,545.82	Total under roof S.f..
Travel and gas	\$0.00	INCLUDED
Other	\$0.00	
Subtotal Materials	\$4,154.40	
Permits and Services	Total	Dimension description
Call backs Labor	\$0.00	INCLUDED
Call backs Materials	\$0.00	INCLUDED
Subtotal Permits and Services	\$0.00	
Total	\$27,666.02	Site maintenance

Site work and heavy machinery		
Labor Contractors	Total	Dimension description
General reshaping of the site by cut and fill	\$1,830.60	Grass S.f..
Excavation foundation cut	\$0.00	Total foot print S.f..
Site preparation	\$610.20	Grass S.f..
Crawl space preparation and excavation	\$1,837.38	Crawl space S.f..
Basement preparation and excavation	\$0.00	Lower floor total S.f..
Backfill of the dwelling	\$1,133.05	Automatic calculation
Fine grading, fine grade for slab on grade, machine	\$678.00	Grass S.f..
Utility line	\$396.63	Underground utilities length
French drain Installation	\$388.63	Footing length
Compaction	\$407.42	Total foot print S.f..
Lay out	\$407.42	Total foot print S.f..
Install driveway tile	\$508.50	
Silt fence installation and maintenance	\$1,054.29	Silt fence
Driveway rough in	\$1,344.70	Driveway S.f..
Dirt haul out/in, disposal	\$67.80	Site clearing S.f..
Trees clearing, trunks and brush disposal. Estimated for the trees to be removed from the area 15' wider than the footprint of the home	\$3,051.00	Site clearing S.f..
<p>If conditions are encountered at the construction site which are subsurface or otherwise concealed physical conditions or unknown physical conditions of an unusual nature, which differ naturally from those ordinarily found to exist and generally recognized as inherent in construction activities, the Owner will promptly investigate such conditions and, if they differ materially and cause an increase or decrease in the Contractor's cost of, and/or time required for, performance of any part of the work, will negotiate with the Contractor an equitable adjustment in the contract sum, contract time or both. Those are but not limited to rock formation, soils not approved for the footing and foundation construction, sink holes, ground water, etc...</p>		
Subtotal Labor Contractors	\$13,715.61	
Materials		
	Total W/ Tax	Dimension description
Silt fence installation and maintenance	\$2,303.62	Silt fence
French drain pipe and gravel	\$230.89	Footing length
Lay out materials	\$0.00	NOT ESTIMATED
Other	\$0.00	
Subtotal Materials	\$2,534.51	
Permits and Services		
	Total	Dimension description
NA	\$0.00	
Subtotal Permits and Services	\$0.00	
Total	\$16,250.12	Site work and heavy machinery

Specialty options						0.00%
Labor / Contractors (allowances)	Total	Dimension description	Quantity	Item price	Taxes	
Mailbox allowance	\$1,356.00	Mailbox	1.0	1356.00	0.00	
Residential Elevator framing preparation	\$1,356.00	Elevator	1.0	1356.00	0.00	
Electric dog fence allowance	\$0.00		0.0	2260.00	0.00	
Security system and home theater allowance	\$4,972.00	Security system	2.0	2486.00	0.00	
Sound system allowance	\$0.00		0.0	24860.00	0.00	
Generac Guardian™ 22kW Aluminum Standby Generator System (200A Service Disconnect + AC Shedding)	\$0.00	Generator	0.0	5446.60	0.00	
Plantation shutters for windows installed	\$0.00		1.0	0.00	0.00	
Well Allowance	\$0.00	Well	0.0	13560.00	0.00	
Central Vacuum Systems Installed	\$2,938.00	Central Vacuum	1.0	2938.00	0.00	
Window treatments allowance	\$0.00		0.0	28250.00	0.00	
Pool allowance	\$113,000.00		1.0	113000.00	0.00	
Any and all contract price (or fee) for architect-engineer services and preparation of designs, plans, drawings, and specifications: and other services required		To be paid by the Home Owner				
Subtotal Labor Contractors	\$123,622.00					
						9.25%
Materials (allowances)	Total W/ Tax	Dimension description	Quantity	Item price	Taxes	
Residential elevator installed allowance	\$24,690.50	Elevator	1	22600.00	2090.50	
Fence installed	\$0.00		0	0.00	0.00	
Generator installation	\$0.00	Generator	0	2260.00	209.05	
Sauna installation	\$0.00	NOT ESTIMATED	0	0.00	0.00	
Upgrade Allowance	\$0.00	NOT ESTIMATED		0.00	0.00	
Motorized screens	\$0.00	NOT ESTIMATED		0.18	0.02	
Subtotal Materials	\$24,690.50					
						0.00%
Dock (allowances)	Total	Dimension description	Quantity	Item price	Taxes	
Dock built as per specs, pylons, roofing, composite decking	\$0.00	Dock	0	47460.00	0.00	
Material and labor for electrical (6 cans lights, one ceiling fan (\$200), three outlets, one utility light at closet and power for boat lift, 50 amp service box.	\$0.00	Dock	0	1356.00	0.00	
Storage closet- composite siding ,painted	\$0.00	Dock	0	2260.00	0.00	
7000 LB lift installed	\$0.00	Dock	0	5650.00	0.00	
Swim ladder	\$0.00	Dock	0	395.50	0.00	
T&G ceiling	\$0.00	Dock	0	2712.00	0.00	
Rope Hand rail	\$0.00	Dock	0	565.00	0.00	
Excavation and landscaping	\$0.00	Dock	0	0.00	0.00	
Rip Rap	\$0.00	Dock	0	10268.06	0.00	
Dredging	\$0.00	Dock	0	0.00	0.00	
Trenching for underground utilities from house to dock	\$0.00	Dock: Feet of infrastructure to the dock	0	3.39	0.00	
Electrical installed in the trench from house to dock	\$0.00	Dock: Feet of infrastructure to the dock	0	11.30	0.00	
Plumbing installed in the trench from house to dock	\$0.00	Dock: Feet of infrastructure to the dock	0	2.26	0.00	
Subtotal Permits and Services	\$0.00					
Total	\$148,312.50	Specialty options				

Stair systems					
					0.00%
Labor Contractors	Total	Dimension description	Quantity	Item price	Taxes
Interior staircase installation	\$3,390.00	Number of interior staircases	1	3390.00	0.00
Balcony / landing installation	\$1,286.51	Interior balcony-landing length	45	28.59	0.00
Curvature details	\$0.00		0	2260.00	0.00
Exterior staircase installation	\$0.00	Number of exterior staircases	0.0	3503.00	0.00
Subtotal Labor Contractors	\$4,676.51				
					9.25%
Materials (allowances)	Total W/ Tax	Dimension description	Quantity	Item price	Taxes
Interior staircase materials- Oak allowance	\$11,110.73	Number of interior staircases	1	10170.00	940.73
Balcony / landing materials- Oak allowance	\$1,333.29	Interior balcony-landing length	45	27.12	2.51
Curvature details	\$0.00		0	2034.00	188.15
Exterior staircase materials- composite allowance	\$0.00	Number of exterior staircases	0	13560.00	1254.30
Subtotal Materials	\$12,444.01				
					0.00%
Permits and Services	Total	Dimension description	Quantity	Item price	Taxes
Protection materials	\$169.50	Number of interior staircases	1	169.50	0.00
NA	\$0.00			0.00	0.00
Subtotal Permits and Services	\$169.50				
Total	\$17,290.02	Stair systems			

Stone clad		
Labor Contractors	Total	Dimension description
Stone manufactured veneer installation labor	\$0.00	Stone S.f..
Stone-real(thin cut) veneer installation labor	\$0.00	Stone S.f..
On fireplaces- manufactured veneer installation labor	\$1,582.00	Number of fireplaces
On fireplaces- stone-real(thin cut) veneer installation labor	\$0.00	Number of fireplaces
Water table top edge installation	\$0.00	As per plans
Stone pedestals installation labor	\$542.40	Number of timber/or substantial columns
Chimney through the roof labor	\$904.00	Number of fireplaces
Stone steps labor	\$0.00	NOT ESTIMATED
Special designs labor	\$0.00	NOT ESTIMATED
Subtotal Labor Contractors	\$3,028.40	
Materials (allowances)	Total W/ Tax	Dimension description
Stone manufactured veneer installation materials	\$0.00	Stone S.f..
Stone-real(thin cut) veneer installation materials	\$0.00	Stone S.f..
On fireplaces- manufactured veneer materials	\$1,234.53	Number of fireplaces
On fireplaces- stone-real(thin cut) veneer materials	\$0.00	Number of fireplaces
Water table top edge installation	\$0.00	As per plans
Stone pedestals installation labor	\$493.81	Number of timber/or substantial columns
Chimney materials	\$864.17	Number of fireplaces
Stone steps materials	\$0.00	NOT ESTIMATED
Special designs labor	\$0.00	NOT ESTIMATED
Subtotal Materials	\$2,592.50	
Permits and Services	Total	Dimension description
Protection materials	\$0.00	Stone S.f..
Returns	\$0.00	
Subtotal Permits and Services	\$0.00	
Total	\$5,620.90	Stone clad

Stucco						
						0.00%
Labor Contractors	Total	Dimension description	Quantity	Item price	Taxes	
Cement stucco installation and materials (1/2" cement stucco with acrylic finish)	\$9,944.00	Stucco S.f..	2200	4.52	0.00	
Stucco Trim	\$1,695.00		500	3.39	0.00	
Precast Door Trim	\$813.60	Footage of exterior doors	24	33.90	0.00	
Precast Window Trim	\$3,231.80	Footage of windows	143	22.60	0.00	
Precast Window Sills	\$0.00	NOT ESTIMATED	0	113.00	0.00	
Precast Quoins	\$0.00	NOT ESTIMATED	0	113.00	0.00	
Flashing and caulking	\$762.75	Automatic Calculation	2700	0.28	0.00	
Scaffold building and disassemble	\$1,243.00	Stucco S.f..	2200	0.57	0.00	
Other	\$0.00			0.00	0.00	
Subtotal Labor Contractors	\$17,690.15					
						9.25%
Materials	Total W/ Tax	Dimension description	Quantity	Item price	Taxes	
Cement stucco installation and materials (1/2" cement stucco with acrylic finish)	\$5,431.91	Stucco S.f..	2200	2.26	0.21	
Stucco Trim	\$1,234.53		500	2.26	0.21	
Precast Door Trim	\$592.57	Footage of exterior doors	24	22.60	2.09	
Precast Window Trim	\$2,648.06	Footage of windows	143	16.95	1.57	
Precast Window Sills	\$0.00	NOT ESTIMATED	0	56.50	5.23	
Precast Quoins	\$0.00	NOT ESTIMATED	0	56.50	5.23	
Flashing	\$0.00	Automatic Calculation	2700	0.00	0.00	
Other	\$0.00			0.00	0.00	
Subtotal Materials	\$9,907.06					
						0.00%
Permits and Services	Total	Dimension description	Quantity	Item price	Taxes	
Protection materials and labor	\$248.60	Stucco S.f..	2200	0.11	0.00	
Touch up	\$0.00			0.00	0.00	
Subtotal Permits and Services	\$248.60					
Total	\$27,845.81	Stucco				

Tile						0.00%
Labor Contractors		Total	Dimension description	Quantity	Item price	Taxes
2	Interior floor tile installation labor	\$5,559.60	Floor tile S.f..	820	6.78	0.00
	Installation labor, waterproofing - tiled showers	\$5,424.00	Number of tiled showers	2	2712.00	0.00
	Installation labor specialty tiled items	\$0.00	As per plans	0	2486.00	0.00
	Backsplash installation labor	\$705.12	Cabinetry kitchen	52	13.56	0.00
	Tub surrounds installation labor	\$0.00		0	1243.00	0.00
	Exterior floor tile installation labor	\$0.00		0	5.65	0.00
	Heated tile floor installed	\$6,949.50		410	16.95	0.00
	Subtotal Labor Contractors	\$18,638.22				
						9.25%
Materials (allowances)		Total W/ Tax	Dimension description	Quantity	Item price	Taxes
	Interior floor tile ALLOWANCE	\$6,073.86	Floor tile S.f..	820	6.78	0.63
	Tiled shower tile ALLOWANCE	\$4,938.10	Number of tiled showers	2	2260.00	209.05
	Shower sits	\$246.91	Automatic calculation	2	113.00	10.45
	Backsplash ALLOWANCE	\$770.34	Cabinetry kitchen	52	13.56	1.25
	Cement fiber board	\$2,451.77	Automatic calculation	1324	1.70	0.16
	Grout	\$326.90	Automatic calculation	1324	0.23	0.02
	Vapor Barrier	\$163.45	Automatic calculation	1324	0.11	0.01
	Adhesive	\$245.18	Automatic calculation	1324	0.17	0.02
	Sealer	\$294.21	Automatic calculation	1324	0.20	0.02
	Screws	\$228.83	Automatic calculation	1324	0.16	0.01
	Specialty items	\$0.00		0	1356.00	125.43
	Tub surround allowance	\$0.00		0	565.00	52.26
	Exterior floor tile ALLOWANCE	\$0.00		0	4.52	0.42
	Subtotal Materials	\$15,739.55				
						0.00%
Permits and Services		Total	Dimension description	Quantity	Item price	Taxes
	Protection materials	\$185.32	Floor tile S.f..	820	0.23	0.00
	NA	\$0.00			0.00	0.00
	Subtotal Permits and Services	\$185.32				
	Total	\$34,563.09	Tile			

Interior trim		
Labor Contractors	Total	Dimension description
Installation lower floor finished	\$0.00	Lower floor conditioned, finished S.f..
Installation lower floor unfinished	\$0.00	Lower floor semi finished S.f..
Installation labor main floor	\$6,124.60	Main floor conditioned S.F.
Installation labor upper floor	\$5,876.00	Upper floor conditioned S.f..
Installation labor garage	\$2,603.52	Garage S.f..
Installation rough trim	\$840.04	Total conditioned S.f..
Door installation	\$734.50	Number of interior doors
Interior crown molding installation	\$237.30	Crown molding length
Shoe mold installation	\$0.00	Total conditioned S.f..
Interior Columns	\$2,034.00	Number of interior columns
Other	\$0.00	
Wainscot installation	\$0.00	
T&G ceilings installation -interior	\$2,712.00	T&G ceiling interior S.f..
Coffered ceiling installation	\$4,746.00	Coffered ceiling S.f..
Paneling installation	\$2,712.00	Wood paneling S.f..
Subtotal Labor Contractors	\$28,619.96	
Materials (allowances)	Total W/ Tax	Dimension description
Interior Doors- solid core, paint grade Allowance	\$9,950.27	Number of interior doors
Barn doors	\$555.54	
Weatherproofed doors into - unconditioned spaces	\$666.64	Number of weatherproofed doors
Window stool- paint grade	\$882.69	Footage of windows
Casing- paint grade	\$3,203.59	Automatic calculation
Moldings, ceilings, crown 11/16" x 4-5/8"	\$388.88	Crown molding length
Base board- paint grade	\$1,966.60	Total conditioned S.f..
Primed shoe molding	\$655.53	Total conditioned S.f..
Interior columns materials	\$1,234.53	Number of interior columns
1X8X16	\$118.00	Total conditioned S.f..
1X4X16	\$131.11	Total conditioned S.f..
1X6X16	\$196.66	Total conditioned S.f..
1X8X16	\$124.55	Total conditioned S.f..
1X10X16	\$65.55	Total conditioned S.f..
Fasteners and glue	\$327.77	Total conditioned S.f..
Other	\$0.00	NOT ESTIMATED
T&G ceilings installation -interior	\$3,160.38	T&G ceiling interior S.f..
Coffered ceiling installation	\$3,703.58	Coffered ceiling S.f..
Paneling installation	\$6,913.34	Wood paneling S.f..
Subtotal Materials	\$34,245.19	
Permits and Services	Total	Dimension description
Deliveries	\$113.00	
	\$0.00	
Subtotal Permits and Services	\$113.00	
Total	\$62,978.15	Interior trim

Waterproofing services		
Labor Contractors	Total	Dimension description
Foundation water proofing and air sealing (exterior or interior)	\$5,453.38	Total foot print S.f..
Framing water proofing and air sealing (exterior or interior)	\$1,238.07	Total under roof S.f..
Flashing and sealing labor	\$188.37	Total conditioned S.f..
Other	\$0.00	
Subtotal Labor Contractors	\$6,879.82	
Materials	Total W/ Tax	Dimension description
Water proofing mixes and applications	\$0.00	Total foot print S.f..
Flashing and sealing materials	\$417.05	Total foot print S.f..
Poly film	\$163.20	Total foot print S.f..
Sock pipe and accessories	\$356.08	Total foot print S.f..
Other	\$0.00	
Subtotal Materials	\$936.33	
Permits and Services	Total	Dimension description
Systems and fixtures cleanup	\$442.17	Total under roof S.f..
Protective supplies and labor	\$0.00	
Subtotal Permits and Services	\$442.17	
Total	\$8,258.32	Waterproofing services

Windows and doors		
Labor Contractors	Total	Dimension description
Windows installation labor	\$1,615.90	Footage of windows
Doors installation and assembly labor	\$813.60	Footage of exterior doors
Front door installation labor	\$565.00	
Garage door installation labor	\$1,356.00	Number of garage doors
Subtotal Labor Contractors	\$4,350.50	
Materials (allowances)	Total W/ Tax	Dimension description
Windows allowance- composite	\$52,961.12	Footage of windows
Windows arched sub charge	\$2,518.43	Footage of arched windows/doors
Exterior doors	\$13,332.87	Footage of exterior doors
Front door	\$6,172.63	
Garage / overhead doors	\$9,876.20	Number of garage doors
Other	\$0.00	
Subtotal Materials	\$84,861.25	
Permits and Services	Total	Dimension description
Protective materials and services	\$971.80	Dimension description
Adjustments	\$0.00	
Subtotal Permits and Services	\$971.80	
Total	\$90,183.55	Windows and doors

Wood flooring					
					0.00%
Labor Contractors	Total	Dimension description	Quantity	Item price	Taxes
Hardwood/ Engineered/ Laminate installation	\$9,119.10	Hardwood/ Engineered/ Laminate S.f..	2690	3.39	0.00
Subflooring barrier installation	\$303.97	Hardwood/ Engineered/ Laminate S.f..	2690	0.11	0.00
Glue down installation of flooring	\$0.00	Not estimated	0	2.26	0.00
Floating flooring installation	\$0.00	Not estimated	0	1.41	0.00
Additional in flooring designs and patterns charge	\$0.00	Not estimated	0	0.00	0.00
Subtotal Labor Contractors	\$9,423.07				
					9.25%
Materials (allowances)	Total W/ Tax	Dimension description	Quantity	Item price	Taxes
Hardwood/ Engineered/ Laminate Allowance	\$19,925.23	Hardwood/ Engineered/ Laminate S.f..	2690	6.78	0.63
Fasteners	\$483.15	Hardwood/ Engineered/ Laminate S.f..	2690	0.16	0.02
Underlayment	\$322.11	Hardwood/ Engineered/ Laminate S.f..	2690	0.11	0.01
Vapor Barrier	\$161.05	Hardwood/ Engineered/ Laminate S.f..	2690	0.05	0.01
Decorative custom floor registers	\$2,324.61	Hardwood/ Engineered/ Laminate S.f..	2690	0.79	0.07
Subtotal Materials	\$23,216.15				
					0.00%
Permits and Services	Total	Dimension description	Quantity	Item price	Taxes
Protective materials and services	\$294.82	Automatic calculation	5380	0.05	0.00
Seams sanding and subfloor preparation	\$486.35	Automatic calculation	5380	0.09	0.00
Subtotal Permits and Services	\$781.18				
Total	\$33,420.40	Wood flooring			

Conditioned areas	Footages	Comments
Lower floor heated semi-finished	0.0	
Lower floor heated and finished	0.0	
Main floor heated	2710.0	
Upper floor heated	2600.0	
Total conditioned areas	5310.0	
Non-conditioned areas	Footages	Comments
Covered porches	964.0	
Patios	0.0	
Suspended concrete porches	0.0	
Garage	1152.0	
Storage	400.0	Attic
Unfinished basement or under dwelling	0.0	
Total non-conditioned areas	1552.0	
TOTAL ON BOTH	6862.0	

Advanced metrics				
Dimension description	Measurement	Comments	Previous	Difference
Lower floor semi finished S.f..	0.00			0.00
Lower floor conditioned, finished S.f..	0.00			0.00
Lower floor total S.f..	0.00			0.00
Crawl space S.f..	2710.00			2710.00
Main floor conditioned S.F.	2710.00			2710.00
Upper floor unconditioned S.f..	400.00			400.00
Upper floor conditioned S.f..	2600.00			2600.00
Upper floor total S.f..	3000.00			3000.00
Garage S.f..	1152.00			1152.00
Total conditioned S.f..	5310.00			5310.00
Total built S.f..	6862.00			6862.00
Decks and porches under roof	964.00			964.00
Screened porches S.f..	0.00	A subset of "Decks and porches under roof"		0.00
Timber porches	0.00	A subset of "Decks and porches under roof"		0.00
Decks and porches WITHOUT roof	0.00			0.00
Framed decks with flooring S.f..	0.00			0.00
Elevated slab timber porches S.f..	0.00			0.00
Patios less than 1' of fill	600.00			600.00
Concrete porches stamped	964.00			964.00
Concrete porches NOT stamped	0.00			0.00
T&G exterior S.f..	800.00			800.00
Total under roof S.f..	7826.00			7826.00
Total foot print S.f..	4826.00			4826.00
Footing length	476.00			476.00
Crawl space heights	5.00			5.00
Block count	2380.00			2380.00
Precast walls length	0.00			0.00
Safe room S.f..	0.00			0.00
French drain length	370.00			370.00
Gutter underground pipe length	311.00			311.00
Roof pitch	12.00			12.00
Roof pitch multiplier	1.90			1.90
Total roof S.f..	9169.40			9169.40

Shingle roof S.f..	8729.40		8729.40
Metal roof S.f..	440.00		440.00
Roof joists length	458.47		458.47
Roof valley length	265.50		265.50
Roof ridges length	325.00		325.00
Brick in thousands	42.00		42.00
Quoins length	0.00		0.00
Stucco S.f..	2200.00		2200.00
Stone S.f..	0.00		0.00
Fiber cement siding	0.00		0.00
Vinyl siding	0.00		0.00
Shakers S.f..	0.00		0.00
Soffit and fascia length	497.00		497.00
Number of shutters' pairs	0.00		0.00
Footage of windows	143.00		143.00
Footage of arched windows/doors	51.00		51.00
Footage of exterior doors	24.00		24.00
Number of weatherproofed doors	3.00		3.00
Number of garage doors	4.00		4.00
Number of interior doors	26.00		26.00
Exterior railing length	0.00		0.00
Exterior metal prefab balcony	1.00		1.00
Number of timber/or substantial columns	4.00		4.00
Number of timber designs	0.00		0.00
Hardwood/ Engineered/ Laminate S.f..	2690.00		2690.00
Floor tile S.f..	820.00		820.00
Carpet S.f..	1800.00		1800.00
Cabinetry kitchen	52.00		52.00
Cabinetry 2nd kitchen	0.00		0.00
Cabinetry exterior kitchen	14.00		14.00
Cabinetry pantry	10.00		10.00
Cabinetry laundry	8.00		8.00
Bookshelves and built-ins	18.00		18.00
Vanities	25.00		25.00
Counters S.f..	95.00		95.00
Closet built-ins	2.00		2.00
Wire shelving	0.00		0.00
Pantry shelving	14.00		14.00
Solid shelving	90.00		90.00
Number of tiled showers	2.00		2.00
Number of fireplaces	2.00		2.00
Number of bathrooms	5.00		5.00
Number of bedrooms and offices	6.00		6.00
Number of interior staircases	1.00		1.00
Number of exterior staircases	0.00		0.00
Number of interior columns	4.00		4.00
Interior balcony-landing length	45.00		45.00
Driveway S.f..	3400.00		3400.00
Sidewalks S.f..	36.00		36.00
Site clearing S.f..	6000.00		6000.00
Silt fence	311.00		311.00
Retaining walls S.f..	0.00		0.00
Grass S.f..	6000.00		6000.00

Crown molding length	210.00		210.00
Coffered ceiling S.f..	600.00		600.00
T&G ceiling interior S.f..	800.00		800.00
Wood paneling S.f..	800.00		800.00
Underground utilities length	117.00		117.00
Underground propane tank	1.00		1.00
Generator	0.00		0.00
Central Vacuum	1.00		1.00
Elevator	1.00		1.00
Well	0.00		0.00
Security system	2.00		2.00
Sewer	0.00		0.00
Pump septic system	1.00		1.00
Drain field septic system	0.50		0.50
Mailbox	1.00		1.00
400 AMP service upgrade	0.00		0.00
Project duration	12.00		12.00
Dock	0.00		0.00
Dock: Feet of infrastructure to the dock	0.00		0.00
Landscaping package allowance	1.00		1.00
Total S.f.. of exterior walls	NA		NA
Lower floor interior walls length	NA		NA
Lower floor exterior walls length	NA		NA
Lower floor framed floor S.f..	NA		NA
Lower floor framed ceiling S.f..	NA		NA
Main floor interior walls length	NA		NA
Main floor exterior walls length	NA		NA
Main floor framed floor S.f..	NA		NA
Main floor framed ceiling S.f..	NA		NA
Upper floor interior walls length	NA		NA
Upper floor exterior walls length	NA		NA
Upper floor framed floor S.f..	NA		NA
Upper floor framed ceiling S.f..	NA		NA

Payment/Draw Schedule

#	%	Draw amount	Services description	% Paid	\$ Paid
1	1.28%	\$20,000.00	Deposit at contract signing - permits, deposits, planning	1.28%	\$20,000.00
2	1.28%	\$20,000.00	At start of construction: deposits for materials and services	2.56%	\$40,000.00
3	13.44%	\$210,259.33	Site prep/excavation. Footings. Foundation walls installed	16.00%	\$250,259.33
4	10.00%	\$156,412.08	Concrete porches. Garage slab. Utilities. Basement framing	26.00%	\$406,671.40
5	10.00%	\$156,412.08	Framing and porch framing	36.00%	\$563,083.48
6	11.00%	\$172,053.29	Roof felt & shingles. Exterior doors & windows installed	47.00%	\$735,136.77
7	10.00%	\$156,412.08	HVAC, plumbing, electrical, fireplace rough-ins	57.00%	\$891,548.85
8	6.00%	\$93,847.25	Insulation. Gypsum	63.00%	\$985,396.09
9	7.00%	\$109,488.45	Interior doors & trim. Interior paint primed	70.00%	\$1,094,884.55
10	5.00%	\$78,206.04	Exterior veneer	75.00%	\$1,173,090.59
11	5.00%	\$78,206.04	Cabinets and countertops	80.00%	\$1,251,296.63
12	5.00%	\$78,206.04	Fireplace finished. Exterior paint	85.00%	\$1,329,502.67
13	5.00%	\$78,206.04	Flooring	90.00%	\$1,407,708.70
14	5.00%	\$78,206.04	Electrical, plumbing fixtures. Appliances. HVAC. Final paint	95.00%	\$1,485,914.74
15	5.00%	\$78,206.04	Landscaping-final Grade. Concrete drives and walks	100.00%	\$1,564,120.78
	100.00%	\$1,564,120.78			

<p>To protect yourself and your investment, always investigate your contractor's references. This is an essential stage of qualifying the right professional for your project. Here are just a few questions to ask previous customers:</p>	1.	Could they communicate well with the contractor?
	2.	Were they pleased with the quality of work?
	3.	Were they satisfied with the contractor's business practices?
	4.	Did the crew show up on time?
	5.	Were they comfortable with the trades people the contractor subcontracted to?
	6.	Was the job completed on schedule?
	7.	Did the contractor fulfill his or her contract?
	8.	Did the contractor stay in touch throughout the project?
	9.	Were the final details finished in a timely manner?
	10.	Would you use the contractor again without hesitation?
	11.	Was the contractor professional, ethical, honest and fair throughout the process?
	12.	Did the contractor manage the overall project and process in such a way to ensure your satisfaction?

Contractor 1	Bystry Inc.	Important items to verify.
Verify	X	The Contractor is financially stable and agreed to a credit check.
Verify	X	The contractor is licensed and has provided a copy of the current license
Verify	X	The valid license status of the contractor has been verified through the State
Verify	X	The contractor has the appropriate insurance to protect my interests: workers compensation, general liability, builder's risk, etc
Verify	X	Contractor offers a written warranty on your work
Verify	X	Contractor has legit well established business. Contractor successfully operated the business for at least 5 years
Verify	X	Contractor provided detailed references of other work previously performed. The references provided have been verified
Verify	X	Contractor employs and understands VALUE Engineering and GREEN Principles to insure quality of my life and lower cost of ownership
Verify	X	Contractor offers design services and assistance. Contractor understands design. Contractor provides 3D virtual designs and visual aids
Verify	X	The contractor has provided me a copy of the valid declarations page of each pertinent insurance policy
Verify	X	The contractor has provided me with a detailed written estimate of all the work to be performed
Verify	X	The contract sets forth all the work to be performed or specifically references the detailed written estimate in that regard.
Verify	X	Each contract bid/estimate from all the contractors reflects similar or comparable building materials and process.
Verify	X	The contractor carefully listened to and explained every question I had concerning the plans, specifications, contracts, or estimate
Verify	X	The contractor will obtain all necessary building permits and comply with all building & zoning laws
Verify	X	The contractor will provide me with a copy of all permits
Verify	X	The contractor has agreed to provide me with the names and addresses of all subcontractors to be used on the job
Verify	X	The contractor has agreed to provide releases of lien from every subcontractor before final payment. The contract specifies the same
Verify	X	The contractor agrees that if the work to be done changes from the original contract a new written addendum will be signed by us both
Verify	X	The contractor will be on my often or I have been introduced to the person(s) who will be in charge of my job
Verify	X	Contractor agrees to an inspection of each stage of the work and my approval of the work done to that point before any draws are paid
Verify	X	The contractor has agreed to a punch list procedure and correction of reasonable punch list items before final payment
Verify	X	The contractor will provide me with the originals of all owner's manuals and warranty agreements for all equipment installed

Project management					
					0.00%
Items	Total	Description	Quantity	Item price	Taxes
Project management fee including overhead -fixed fee	\$167,584.37	Based on the management exposure projected expenditure	1	167,584.37	0.00
Worker compensation and injury insurance	\$0.00	INCLUDED	0	0.00	0.00
General liability and loss insurance	\$0.00	INCLUDED	0	0.00	0.00
Builder's risk insurance	\$0.00	As per contract must be maintained by the Home Owner	0	0.00	0.00
	\$0.00			0.00	0.00
Total	\$167,584.37	Project management			

PROJECT SUBTOTAL TOTAL	\$1,396,536.41
PROJECT GRAND TOTAL	\$1,564,120.78




Andrew Bystry

2/18/21

Bystry Construction Inc.

Ed and Terri Lang