

Name of Company

Master Estimation Schedule
Standard Ranch Model Floor Plan
Project ID #:
Address:

Customer's Name: *John & Jan Doe*

Sq. Footage: **1296**

Type: **3 BR/2Bth**

Small Vinyl Siding, Family Room Home, 5/12 A Frame Roof

Contract \$ Value: \$ **200,000**

Hard Cost Estimate: \$ **109,067**

Full Cost Based

<u>Phase</u>	<u>Item</u>	<u>Estimated Full Cost</u>	<u>% of Phase</u>	<u>Full Costing of Contract</u>		<u>Draw</u>
				<u>Direct (Hard) Costs</u>	<u>Indirect (Soft) Costs</u>	<u>% of Contract</u>
Project Management						
	Permit	\$ 100	0.56%	50	50	0.05%
	Closing Costs (Purchase of Land)	2,745	15.48%	608	2,137	1.37%
	Closing Costs (Sale of Home)	11,802	66.58%	8,141	3,661	5.90%
	Banking	608	3.43%	137	471	0.30%
	Insurance	845	4.77%	485	360	0.42%
	Operational Compliance (Signage etc.)	140	0.79%	63	77	0.07%
	Pest Treatment	175	0.99%	127	48	0.09%
	Interest Capitalization	702	3.96%	284	418	0.35%
	Trash Removal/Port-A-John	610	3.44%	387	223	0.31%
	Sub-Total Project Management:	17,727	100.00%	10,282	7,445	8.86%
Site Development & Landscaping						
	Site Purchase	22,671	52.52%	12,600	10,071	11.34%
	Site Fees	840	1.95%	405	435	0.42%
	Sewage Tap Fee/Septic Tank & Field	6,950	16.10%	3,443	3,507	3.48%
	Water/Fire or Well	2,740	6.35%	1,418	1,322	1.37%
	Utilities Access	280	0.65%	107	173	0.14%
	Site Drainage (Culverts/Ditches)	800	1.85%	341	459	0.40%
	Environmental Protection	175	0.41%	68	107	0.09%
	Temp Driveway	340	0.79%	247	93	0.17%
	Site Clearing	2,300	5.33%	968	1,332	1.15%
	Debris Removal	675	1.56%	327	348	0.34%
	Driveway	2,845	6.59%	1,492	1,353	1.42%
	Landscaping Grading/Seeding	1,650	3.82%	745	905	0.83%
	Shrubs/Trees/Bushes/Flowers/Mulch	900	2.08%	573	327	0.45%
	Sub-Total Site Development & Landscaping:	43,166	100.00%	22,734	20,432	21.58%
Foundation/Footer						
	Engineering Survey	275	4.47%	185	90	0.14%
	Footer Dig	450	7.32%	285	165	0.23%
	Footer Substrat	500	8.13%	367	133	0.25%
	Footer Metal	180	2.93%	67	113	0.09%
	Footer Concrete	690	11.22%	457	233	0.35%
	Block & Interior Posts (Bolts)	1,875	30.49%	1,174	701	0.94%
	Garage Slab	1,480	24.07%	776	704	0.74%
	Basement Walls/Access Door	85	1.38%	37	48	0.04%
	Inspections	50	0.81%	25	25	0.03%
	Termite Barriers/Pre Treatment	175	2.85%	98	77	0.09%
	Crawl Space Preparation	390	6.34%	209	181	0.20%
	Sub-Total Foundation/Footer:	6,150	100.00%	3,680	2,470	3.08%
Framing						
	Beams	365	0.64%	187	178	0.18%
	Framing Materials	15,348	26.85%	8,262	7,086	7.67%
	Roof Trusses	4,435	7.76%	2,773	1,662	2.22%
	Nails/Hurricane Clips/Connectors	1,345	2.35%	531	814	0.67%
	Crane Rental (2 Hrs)	555	0.97%	555	-	0.28%
	Framing Subcontractor	7,190	12.58%	3,765	3,425	3.60%
	Roofing	7,870	13.77%	5,180	2,690	3.94%
	Soffit/Trim/Facia	2,265	3.96%	918	1,347	1.13%
	Gutters/Downspouts/Splash Blocks	880	1.54%	537	343	0.44%
	Footer Brickwork	2,390	4.18%	1,661	729	1.20%
	Exterior Siding	7,850	13.73%	3,977	3,873	3.93%
	Windows/Doors & Hardware	5,750	10.06%	1,997	3,753	2.88%
	Chimney Brick/Flu System/Fireplace	-	0.00%	-	-	0.00%
	Inspections	125	0.22%	75	50	0.06%
	Garage Door(s)/Lifts	795	1.39%	476	319	0.40%
	Sub-Total Framing:	57,163	100.00%	30,894	26,269	28.58%
Trades						

Electrical Rough-In	4,395	19.67%	2,785	1,610	2.20%
Electrical Lighting Allowance	1,200	5.37%	765	435	0.60%
Mechanical Rough-In	6,700	29.98%	5,650	1,050	3.35%
Mechanical Trim Out	1,600	7.16%	525	1,075	0.80%
Plumbing Rough-In	5,125	22.94%	3,625	1,500	2.56%
Plumbing Fixtures Allowance	1,900	8.50%	945	955	0.95%
Plumbing Trim-Out	1,300	5.82%	740	560	0.65%
Inspections	125	0.56%	75	50	0.06%
Sub-Total Trades:	22,345	100.00%	15,110	7,235	11.17%

Walls

Insulation	1,750	11.86%	727	1,023	0.88%
Sheetrock (Mts & Labor/Supplies)	4,125	27.97%	3,555	570	2.06%
Painting	4,700	31.86%	2,108	2,592	2.35%
Interior Doors & Hardware	1,435	9.73%	593	842	0.72%
Interior Trim	2,740	18.58%	991	1,749	1.37%
Sub-Total Walls:	14,750	100.00%	7,974	6,776	7.38%

Flooring

Hardwood	3,915	40.24%	1,612	2,303	1.96%
Carpet	4,340	44.60%	2,466	1,874	2.17%
Tile Flooring	1,250	12.85%	698	552	0.63%
Vinyl	225	2.31%	88	137	0.11%
Special	-	0.00%	-	-	0.00%
Sub-Total Flooring:	9,730	100.00%	4,864	4,866	4.87%

Cabinets & Appliances/Finishing

Kitchen Cabinets	11,400	55.27%	4,854	6,546	5.70%
Countertops	2,260	10.96%	892	1,368	1.13%
Bathroom Cabinets	1,115	5.41%	608	507	0.56%
Bathroom Tile	1,740	8.44%	941	799	0.87%
Appliances	2,280	11.05%	1,674	606	1.14%
Punch Out List	850	4.12%	481	369	0.43%
Hardware (Rods, Fan, Blinds,Hangers)	980	4.75%	408	572	0.49%
Sub-Total Cabinets & Appliances:	20,625	100.00%	9,858	10,767	10.31%

Extras, Change Orders

Front Porch Rails/Steps/Ornamentals	3,180	38.11%	983	2,197	1.59%
Outside Shed (Prefab Unit)	1,082	12.97%	782	300	0.54%
Deck w/Steps/Railings	2,392	28.67%	1,485	907	1.20%
Exterior Electrical	1,340	16.06%	240	1,100	0.67%
Specialty Wiring	350	4.19%	181	169	0.18%
Sub-Total Extras, Change Orders:	8,344	100.00%	3,671	4,673	4.17%

Total All Phases: \$	200,000	\$	109,067	\$	90,933	100.00%
	Percentage of Contract:		54.53%		45.47%	
	Mark-up on Hard Costs:				83.37%	