



October 18, 2010

**Single Family Budgetary Cost: Slockett w/o loft**

Excavation & Site Preparation (Included in slab preparation)

**Concrete slab** (excavation, forms, reinforcement and 6" slab pour)

36-48" footings in average soil (pg86)

6" slab = \$3.00 SF material x 816 SF = \$2,448

\$50.00 hour x 40 hours = \$2,000

**Footing concrete** (12" x 42" pg 92) \$3.71 mat SF x 42" (3.5') = \$7.21 LF

118 LF x \$7.21 = \$850.78 footing material cost

Labor = \$1.32 SF x 3.5 = \$4.62 LF x 118 LF = \$545.16 footing labor (Use \$550 or 11 hours)

**J bolts** 25 ea. @ \$6.00 5/8" Material = \$150.00, labor 2.0 hrs x \$50

**Total 6" slab with 42" footing:**

Material = \$2,448 + \$850.78 + \$150.00 = \$3,448.78

Labor = 40 + 11 + 2 = 53 hrs x \$50 = \$2,650

Total = \$6,098.78

Foundation drawing = \$1,000 (with PE stamp)

Total = \$7,098.78

**Framing treated bottom plate (cut to size)**

Material = 200 LF treated 2 x 6 = \$120.00, 200 LF sill seal \$23.88 = \$143.88

Labor = 3 hrs x \$50 = \$150.00

Total = \$293.88

**SIPs exterior wall panels** per GAD 12/4/09 quote with 7.5 LF per man hour

Material = \$4,851.84 (\$3.61 SF) 72% of wall panels

Labor = 116 LF walls + 48 LF gable walls = 164 LF/7.5 = 22 hrs x \$50 = \$1,100

Total = \$5,951.84

### Single ridge beam and 3 columns (1 intermediate)

3 columns x 18' = 5.4 hours = \$270.00 (incl fastener labor)

Set beam = 2.2 hours x \$50 = 110.00 = total labor 7.6 hours

Column fasteners (top and bottom = 2 x 4- 3 columns = 3 x \$93.42 = \$280.26  
mat + 3 base plates @\$30.00 = 90.00 = \$370.26 total material (excludes 2x4 +  
ridge beam) column 2x4 in optional lumber list and beam is in SIP estimate)

Material = \$370.26 fasteners, \$87.88 for 2x columns, 667.76 beams = (\$18.76  
LF) \$1,125.60

Labor = 7.6 hours x \$50 = \$380.00

Total = \$1,505.60

### SIP roof deck 8.25" panels

Materials = \$6,609.28 (\$4.49 SF)

Labor = set SIPs roof with block splines 8 each 8'x20', 2 each 4' x 20' panels=  
32 man hrs x \$50.00 = \$1,600.00

Total = \$8,209.28

**Install 2x8 subfascia** = Material 2x8 152 LF \$94.08 + labor 5 hours x \$50.00  
(152 LF)

### Systems Electrical work, subcontract

Craft@Hrs	Unit	Material	Labor	Total
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Electrical Work, Subcontract Costs listed below are for wiring new residential and light commercial buildings with Romex cable and assume circuit lengths averaging 40 feet. If flex cable is required, add \$15.00 for 15 amp circuits and \$35 for 20 amp circuits. No fixtures or appliances included except as noted. Work on second and higher floors may cost 25% more. Work performed by a qualified subcontractor.

SystemsElectrical work rule of thumb

Craft@Hrs	Unit	Material	Labor	Total
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Rule of thumb: Total cost for electrical work, performed by a qualified subcontractor, per SF of floor area. Includes service entrance, outlets, switches, basic lighting fixtures and connecting appliances only.

All wiring and fixtures	--@.000	SF	--	--	4.67
Lighting fixtures only (no wiring)	--@.000	SF	--	--	1.35

Electrical work for service entrance connection

Craft@Hrs	Unit	Material	Labor	Total
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Service entrance connections, complete (panel box hookup but no wiring)

100 amp service including meter socket, main switch, GFCI and 5 single pole breakers in 20 breaker space exterior panel box	--@.000	LS	--	--	1,038.31
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200 amp service including meter socket, main switch, 2 GFCI and 15 single pole breakers in 40 breaker space exterior panel box--@.000LS	--@.000	LS	--	--	1,696.45
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**Total Electrical Rule of thumb 816 SF x \$4.67 = \$3,810.72**

## Install HVAC Gas furnace, no A/C

Craft@Hrs	Unit	Material	Labor	Total
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Gas Furnaces Add the cost of piping, electrical connection and vent. See pipe costs in the Commercial and Industrial section of this manual. For more detailed coverage of gas heating, see the National Plumbing & HVAC Estimator, <http://CraftsmanSiteLicense.com>.

Gravity gas wall furnace. Natural gas or propane fired.

50,000 Btu	PM@4.67	Ea700.40	190.90	891.30
Wall register kit for 2nd room	PM@1.00	Ea53.35	40.87	94.22
Add for wall thermostat	PM@.972	Ea33.58	39.73	73.31
Add for blower	PM@.500	Ea152.44	20.44	172.88
Add for free standing vent trim kit	PM@.254	LS198.79	10.38	209.17

**Total Furnace = 891.30 + 3(94.22) + 73.31 + 172.86 + 209.17 = \$1,555.99**

## Install flooring = 816 SF Armstrong 12"x 12" vinyl tile

Craft@Hrs	Unit	Material	Labor	Total
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Armstrong vinyl tile, 12" x 12", including 10% waste and adhesive

Chelsea (urethane), .08"	BF@.023	SF 2.25	0.76	3.01
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**Total flooring 816 SF x \$2.25 = \$1,836.00 material + \$950.00 labor (19 hours) = \$2,786**

## Install baseboard trim 238 LF Vinyl Cove base

Craft@Hrs	Unit	Material	Labor	Total
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4" high, self-adhesive	BF@.016	LF 1.12	0.53	1.65
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**Total 238 LF x \$1.12 = \$266.56 mat + 4 hours x \$50 = \$466.56**

## Gutters & downspouts 72 LF gutter with 4 ea down spouts

Craft@Hrs	Unit	Material	Labor	Total
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Galvanized steel, 5" box type

Gutter, 5", 10' lengths	SW@.070	LF 0.74	2.81	3.55
Inside or outside miter corner	SW@.091	Ea 9.01	3.65	12.66
Fascia support brackets	--@.000	Ea 2.90	--	2.90
Spike and ferrule support, 7"	--@.000	Ea 0.96	--	0.96
Gutter slip-joint connector	--@.000	Ea 3.06	--	3.06

Add per 2" x 3" downspout, with drop outlet, 3 ells, strainer, 2 bands and 15" extension

10' downspout	SW@.540	Ea42.13	21.65	63.78
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72 LF x .74 = \$53.28 material + 4 hours lab

24 ea fascia bracket x \$2.90 = \$69.60 material

Spike support 24 x \$0.96 = \$23.04 material

Connector 6 ea x \$3.06 = \$18.36 material, 4 down spouts \$168.52 mat, 2 hours lab

**Total = \$332.80 mat. + 6 hours x \$50 = \$632.80**

**Interior walls (4.5" SIP)**

4.5" SIP wall panels from estimate = \$1,884.16 (\$3.68 SF) (28% of wall panels SF)

60 LF / 7.5 = 8 hours x 50.00 = \$400.00

**Total = \$2,284.16**

**Windows**

Material 10 each windows from material list = \$1,704.00

Labor to install windows @ 1 hour each = 10 hours x \$50 = \$500.00

**Total = \$2,204.00**

**Framing lumber** – (see Other SIP lumber) bottom & top plate, corner, window & door blocking, header studs, gable lumber, ridge blocking = **\$297.37**

**Exterior doors**

Pre-hung entry door \$440.00 + 1 hour = **\$490.00**

72" slider- material \$399.00 + 2 hours = **\$499.00**

**Interior doors 2' 8"**

Material = 3 each @ \$63.92 = \$191.76

Labor 2 hours x \$50.00 = \$100.00

**Total = \$291.76**

**House wrap** = material Tyvek & Tape = \$231.38 + 8 hours

Window wrap 6" window sealing tape = \$52.71 + 2 hours

**Total = \$784.09**

**Interior trim around windows and doors**

224 lf molding medium density fiberboard molding

Craft@Hrs	Unit	Material	Labor	Total
	Door casing set, 17' x 5/8" x 2-1/4"	BC@.272	Ea 7.27	9.81 17.09

5 doors x \$7.27 x 2 sides (\$14.54) = \$72.70 materials + 2 hours x \$50.00 = **\$172.70**

**Window trim softwood molding beveled window stool**

Craft@Hrs	Unit	Material	Labor	Total
	11/16" x 2-1/4"	BC@.037	LF 2.41	1.34 3.75

85 LF windows x 2 sides = 190 LF x \$2.41 = \$457.90 + 5 labor hours = **\$707.90**

**Custom front arched window**

Material \$1,000.00

Labor 2 hours

**Total = \$1,100.00**

### Roof base

Ice shield = material \$215.00 + 3 hours  
 Install roof felt = \$132.00 material + 10 hours  
**Total = \$997.00**

### Metal Roof

Install metal roof = 1,440 SF, 36 LF ridge, 72 LF eave, 80 LF rake  
 Metal roof panels 26 gauge = 1,440 SF x \$1.61 = \$2,318.40  
 Eave Trim 72 LF x \$1.30 = \$93.60  
 Ridge 36 x \$9.11 = \$327.96  
 Rake 80 x \$1.30 = \$104.00  
 Labor = 48 hours x \$50 = \$2,400  
**Total = \$5,243.96**

### Dry wall ceiling

1440 SF x \$0.26 = \$374.40 + 35 hours x \$50 = **\$2,124.40**

### Drywall interior walls and interior of exterior walls

2368 SF x \$0.26 = \$615.68 + 50 hours x \$50 = **\$3,115.80**

### Interior painting

Flat ceiling 1,200 SF x 4 gallon @ \$27.50 = \$110.00 + 3 hours = **\$260.00**  
 Walls satin 2,757 SF x 15 gal @ \$30.00 = \$450.00 + 17 hours = **\$1,300.00**

### Exterior finish- HardiPlank 8.25" x 12' cedarmill

Fiber cement lap siding, HardiPlank®

Craft@Hrs	Unit	Material	Labor	Total
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Fiber cement lap siding, HardiPlank® 6-1/4" width requires 20 planks per 100 square feet of wall. 7-1/4" width requires 17 planks per 100 square feet of wall. 8-1/4" width requires 15 planks per 100 square feet of wall. 9-1/4" width requires 13 planks per 100 square feet of wall. 12" width requires 10 planks per 100 square feet of wall. Material price includes 10% for waste and fasteners.

1,480 SF @ \$0.94 SF = \$1,391.20 + 76 labor hours = **\$5,191.20**

### Single Story Whole house plumbing rough-in

Craft@Hrs	Unit	Material	Labor	Total
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#### Whole House Plumbing Rough-In

Rough plumbing is the drain, waste and vent (DWV) piping and water supply piping that isn't visible when construction is complete. Rough plumbing costs vary with the number of fixtures and length of the pipe runs. The figures in this section show rough plumbing costs for a typical single family home using plastic drainage and copper water supply materials. No plumbing fixtures, equipment or their final connections are included in these costs. See Plumbing Fixtures and Equipment for fixture and fixture connection costs. These costs include the subcontractor's markup. Add the general contractor's markup when applicable. For more complete information on plumbing and piping costs, see National Plumbing & HVAC Estimator at <http://CraftsmanSiteLicense.com/>

Single story home plumbing rough-in

Single story homes					
Hot and cold potable water rough-in	P1@15.0	Ea	1,380.20	531.30	1,911.50
Drainage and venting rough-in	P1@20.0	Ea	765.29	708.40	1,473.69
<b>Single story, total plumbing rough-in</b>	<b>P1@35.0</b>	<b>Ea</b>	<b>2,145.49</b>	<b>1,240.00</b>	<b>\$3,385.49</b>

**Sub total for cost of finished house shell**

**Other costs:**

40' forklift for one month rental  
 Drafting/engineering  
 Freight – 1 48' truckload  
 Sales taxes @2.9% of material

**Estimated total installed cost of shell above as listed =**

**Other considerations:**

**Septic**

Septic sewer systems, subcontract

Craft@Hrs	Unit	Material	Labor	Total
Septic Sewer Systems, Subcontract Septic sewer systems, soils testing (percolation test)Soils testing (percolation test) by qualified engineer (required by some communities when applying for septic system permit). Does not include application fee.				
Minimum cost	--@.000	Ea	--	-- \$1,788.43
Residential septic sewer tanks				
–				

Residential septic sewer tanks. Costs include excavation for tank with good site conditions, placing of tank, inlet and outlet fittings, and backfill after hookup.

Residential septic sewer tanks, steel reinforced concreteSteel reinforced concrete tanks				
1,250 gallons (3 or 4 bedroom house)	--@.000	Ea	--	-- \$2,350.51

**Well**

Well drilling, subcontract

Craft@Hrs	Unit	Material	Labor	Total
Well Drilling, Subcontract Typical costs shown, based on well depth including welded steel casing (or continuous PVC casing). Actual costs will depend on specific conditions, i.e. hard-rock, alluvial riverbed or a combination of conditions. The amount of casing needed depends on soil conditions. Some types of rock require casings at the well surface only. Your local health department can probably provide information on the average well depth and subsurface conditions in the community. Note that unforeseen subsurface conditions can increase drilling costs substantially. Most subcontractors will estimate costs on an hourly basis.				
Well hole with 4" ID F480 PVC casing	--@.000	LF	--	-- 33.21
Well hole with 6" ID steel casing	--@.000	LF	--	-- 57.23

Driveway

Bring public utilities to site

Landscaping

Porches & decks

Garage

Workshop

Appliances

Fixtures

Land purchase