



Construction Costs vary depending on the locality you are building; however the categories are generally the same.

Construction Costs are broken down into

- *Pre-Construction Costs*, often referred to as “Soft costs” and
- *Site Construction Costs*, often referred to as “Hard costs”.

Additionally, Site Construction Costs are further categorized as:

- *General Requirements*
- *Site Preparation*
- *Foundation Complete*
- *Building Rough-in Completion*
- *Exterior Weather-tight*
- *Drywall/Finish Carpentry*
- *Building Completion/Final Inspection*

**A. PRE CONSTRUCTION COSTS:**

	<b>Line Item Description</b>	<b>Total Projects Cost</b>	<b>Amounts Prepaid</b>
101	Architect, Engineering & Soils Study Fees		
102	Design Review/Plan Check Fees		
103	Permits - City/County		
104	Utility Connection Fees		
105	School/Park/Misc. Taxes-Fees		
106	Project Bonds		
	<b>TOTAL PRE-CONSTRUCTION COSTS</b>		

What are PRE CONSTRUCTION COSTS?

[101 Architectural/Engineering/Geo-tech. Fees](#)

Preparation of construction plans including architectural design, development, and working drawings, structural engineering, civil engineering, fire protection system design, energy calculations, survey, geo-tech engineering, story poles (required in some areas by design review board to define location and height of building envelope). If public sewer and water not available, septic percolation tests and potential well water quality and quantity tests. Borrower and approval agency changes, corrections, and plan reproduction costs. Manufactured or kit homes including standard plans usually require site plans and may require building plan changes due to local code requirements.

[102 Design Review/Plan Check Fees](#)

Fee payable to design review board and building department plan check at time of submissions for approval. Design review may require a series of public hearings, neighbor or HOA consent and approval by numerous governmental agencies.

[103 Permit fees-City/County/State](#)

Permit fees for building permits, variances, special inspections, etc.

[104 Utility Connection Fees](#)

Right to connect to existing public utility fees including sewer, water, power, and natural gas. Cost of physically connecting including trenching, piping, etc. Utility providers or local government may require deposits and/or bonds.

[105 School/Park/Misc. Taxes](#)

School and park tax, usually based on square footage of improvements, required in many areas to help fund schools and parks.

[106 Project Bonds](#)

Performance or other bonds required by governmental agencies, Home Owner's Association, etc

**GENERAL REQUIREMENTS**

	<b>Line Item Description</b>	<b>Total Projects Cost</b>	<b>Amounts Prepaid</b>
201	Temporary Utilities & Facilities		
202	Special Inspections/Testing-Geo-tech, Structural		
203	Job Security		
204	Equipment Rental		
205	Jobsite overhead		
206	Project Management/Supervision		
207	General Contractor's office overhead/profit.		
208	State Sales Tax (where applicable)		
210	Builder Contingency		
	SUB-TOTAL GENERAL REQUIREMENTS		

What are GENERAL REQUIREMENTS?

[201 Temporary Utilities and Facilities](#)

Temporary utilities including power, water, gas, sanitation, telephone, and facilities including job office, temporary fencing/barriers.

[202 Special Inspections/Testing-Geo-technical, Structural](#)

Special field inspections/reports/testing required during construction by local building official including geo-technical, structural, mechanical, health dept.

[203 Job Security](#)

Guard and alarm services during construction.

[204 Equipment Rental](#)

Scaffolding, materials handling, compressors, generators, etc.

[205 Jobsite Overhead](#)

Jobsite overhead including on-site layout, equipment maintenance and repair, cleanup, waste disposal, mobilization, job closeout.

[206 Project Management/Site Supervision](#)

Independent retained Project Manager in lieu of General Contractor on owner/builder projects or General Contractor's on-site supervision.

[207 General Contractor's Office Overhead/Profit](#)

General contractor's office overhead including staff, equipment, licenses and taxes, general insurance/bonds, warranty services, estimating, submittals and project profit.

[208 Construction Contract State Sales Tax \(where applicable\)](#)

Several states require sales tax to be paid on the total construction contract including overhead, supervision and profit

[210. Builders Contingency](#)

Allowance allocated in the construction budget by the builder to cover any unforeseen circumstances.

**Site Preparation**

	<b>Line Item Description</b>	<b>Total Project Cost</b>	<b>Amounts Prepaid</b>
301	Demolition		
302	Clearing/Stakeout		
303	Rough grading/shoring/excavation/fill		
304	Site retaining walls/waterproofing/backfill		
305	Site drainage		
306	Private septic system		
307	Domestic Water well		
308	Pump house & Pressure water system		
309	Environmental		
310	Off-site improvements		
	<b>SUB-TOTAL SITE PREPARATION</b>		

What are SITE PREPARATION Items?

[301 Demolition](#)

Demolition of existing improvements (foundation, buildings, fences, etc.) to be removed from site.

[302 Site clearing and stakeout](#)

Tree and brush trimming or removal, mowing, building stakeout.

[303 Rough grading/shoring/excavation/fill\\*](#)

Grading including excavation, soil import and/or export, compaction if required for buildings, roads and driveways, trenching for underground utility placement

[304 Site retaining walls/waterproofing/backfill\\*](#)

Site (not building) retaining wall drilling, forming, steel placement, concrete pouring, masonry, stripping forms, waterproofing, and backfill.

[305 Site Drainage](#)

Ground and surface water site drainage including basement sump pumps.

[306 Private septic system\\*](#)

Septic system where no public utility available

[307 Domestic Water Well](#)

Potable water supply where no public utility available

[308 Pump house, water pressure system](#)

Enclosure for pressure water system incl. tank and pump

[309 Environmental](#)

Toxic material mitigation.

[310 Off-site improvements\\*](#)

City or County required paving, curbs, gutters, sidewalks, drainage or extensions of existing public utilities (gas, water, power, sewer lines) on public property required as a condition to building permit issuance.

**Foundation Complete**  
w/ Foundation Endorsement

	<b>Line Item Description</b>	<b>Total Project Cost</b>	<b>Amounts Prepaid</b>
401	Embedded hardware		
402	Ground Plumbing		
403	Ground Mechanical		
404	Ground Electrical		
405	Underground utilities		
406	Foundation & Building retaining walls poured		
407	Concrete slab poured-house, garage		
	<b>SUB-TOTAL FOUNDATION COMPLETE</b>		

What are FOUNDATION COMPLETE Items?

[401 Embedded hardware\\*](#)

Foundation sill and shear wall tie down bolts, fasteners, brackets.

[402 Ground plumbing\\*](#)

Rough plumbing, including any drainage piping, required prior to pouring foundation or concrete slab. Installations not easily accessible for inspection in under-floor areas and may be required to be inspected prior to sheathing floor

[403 Ground Mechanical\\*](#)

Mechanical ducting is required prior to pouring foundation or concrete slab Installations not easily accessible for inspection in under-floor areas and may be required to be inspected prior to sheathing floor

[404 Ground Electrical\\*](#)

Conduit insulation is required prior to pouring foundation or concrete slab Installations not easily accessible for inspection in under-floor areas and may be required to be inspected prior to sheathing floor

[405 Underground utilities\\*](#)

Sewer line from house to public sewer or septic system (may involve connecting in paved street if no lateral available), underground electrical, gas, water, cable TV, telephone, and drainage piping from street to house not installed by utility provider and house to any accessory buildings.

[406 Foundation and building retaining walls poured\\*](#)

Drilling (pier and grade beam systems), trenching, forming, installing re-bar and hold down anchors, pouring concrete, stripping, waterproofing, drainage, and back-filling. Building Dept. inspection required prior to pour.

[407 Concrete slab poured - house, garage\\*](#)

Trenching, forming, base, membrane, placing reinforcing steel and hold down bolts, pouring concrete, finishing, and stripping forms for house and garage concrete slab floors

**Building Rough-in Completion**

	<b>Line Item Description</b>	<b>Total Project Cost</b>	<b>Amounts Prepaid</b>
501	Structural masonry		
502	Rough framing materials		
503	Structural steel		
504	Modular or Sectional Mfg. Home		
505	Package/Kit Home		
506	Mfg. Trusses/components		
507	Rough framing labor		
508	Lightweight concrete interior floors		
509	Plumbing top-out		
510	Rough heating, ventilation, air conditioning		
511	Rough electrical		
512	Fire protection sprinklers		
513	Fireplaces incl. Flues		
514	Security & Communications pre-wiring		
	<b>SUB-TOTAL BUILDING ROUGH-IN COMPLETION</b>		

What are BUILDING ROUGH-IN COMPLETION Items?

[501 Structural masonry\\*](#)

Masonry load bearing walls, columns, etc.

[502 Rough framing materials](#)

Lumber, plywood, light garage metal, and manufactured products including OSB sheathing, truss joist, glue laminated or composite materials, and rough hardware to complete building structural shell. Studs, beams, etc. may be pre-cut.

[503 Structural Steel\\*](#)

Structural steel columns, beams, moment frames etc. usually installed by fabrication sub-contractor.

[504 Modular/Sectional Home](#)

Homes built in modules at a factory and set in place on the foundation permanently with a crane

[505 Package/Kit Home](#)

A material package usually pre-cut to complete a shell home to be assembled at site according to plans and specifications. Optional finish material package may be available

[506 Manufactured Trusses/components](#)

Pre-assembled structural components including wall panels, roof trusses, decking modules, and light gauge steel shear walls (Z walls, etc.)

[507 Rough framing labor\\*](#)

Traditional rough framing labor on stick built homes, assembly of kit home framing materials, or manufactured home onsite attachment and installation. Rough-in inspection of framing required prior to covering after completion and inspection of rough plumbing, electrical, heating, ventilating, air conditioning.

[508 Lightweight Concrete Interior Floors](#)

Concrete poured over wooden sub-flooring to conceal radiant heating piping or to deaden sound transfer to lower floors

[509 Plumbing top-out\\*](#)

Rough water, waste, vent, and gas piping from termination of ground plumbing to vents through roof. Pressure test inspection required. Built in bathtubs and shower pans required prior to sheetrock to be included.

[510 Rough heating, ventilation, air conditioning\\*](#)

Vents, ducting, boots, plenums, thermostat pre-wiring, and piping to exterior compressor location if air conditioning specified. Building department inspection required.

[511 Rough electrical\\*](#)

Service panel and entrance (overhead or underground) conduit, wiring, and device and fixture boxes installed.

[512 Fire protection ceiling sprinklers\\*](#)

Piping and sprinkler heads installed to main water service including pressure test inspection. Inspection required usually by local fire department.

[513 Fireplaces incl. flues\\*](#)

Manufactured or masonry fireplace firebox and flue through roof.

[514 Security & communications pre-wiring](#)

Pre-wiring for telephone, cable TV, security and communication systems.

**Exterior Weather-tight**

	<b>Line Item Description</b>	<b>Total Project Cost</b>	<b>Amounts Prepaid</b>
601	Waterproofing decks, shower pans, etc.		
602	Gutters, downspouts, sheet metal		
603	Roof covering		
604	Windows		
605	Exterior doors		
606	Skylights		
607	Glazing		
608	Exterior siding (See Project Profile)		
609	Exterior trim		
610	Stucco		
611	Masonry veneer		
612	Ornamental Iron		
613	Garage Doors		
614	Exterior painting		
	<b>SUB-TOTAL EXTERIOR WEATHER-TIGHT</b>		

What are EXTERIOR WEATHER-TIGHT Items?

[601 Waterproofing decks, shower pans, etc.\\*](#)

Membranes or other waterproofing for exterior walls, roofs, decks, shower pans.

[602 Gutters, downspouts, sheet metal](#)

All sheet metal incl. flashing. May be included in HVAC sub-contract.

[603 Roof Covering \(Specify type on Property Profile\)](#)

Roof covering including flashings-built up, membrane, composition shingles, wood shingles, slate, clay tile, concrete tile, metal, copper.

[604 Windows \(Specify type on Property Profile\)](#)

Metal, vinyl, wooden sash incl. matching sliding and French doors

[605 Exterior Passage Doors](#)

Wooden, metal, or composite exterior entrance/exit doors not including garage car doors in #613

[606 Skylights](#)

[607-Fixed Glazing](#)

On-site fixed glass or glass block installation

[608 Exterior siding \(Specify type on Property Profile\)](#)

Wooden, composite, vinyl, metal, fiber cement siding or shingles

[609 Exterior Trim](#)

[610 Stucco\\*](#)

Lathing or other code approved weather barrier and 1-3 coat stucco finishes. Extruded foam trim if required. Lathing inspection required prior to stucco scratch or brown coats.

[611 Masonry veneer](#)

Pre-cast concrete, brick, stone veneer masonry.

[612 Ornamental Irons](#)

Fabricated iron guard and hand railings, decorative exterior and interior detail ironwork

[613 Garage doors](#)

Sectional or overhead garage doors including electric openers if specified.

[614 Exterior painting](#)

Exterior doors, siding, trim, metal including gutters and downspouts. May include painting stucco in lieu of stucco color coat

**Drywall/Finish Carpentry**

	<b>Line Item Description</b>	<b>Total Project Cost</b>	<b>Amounts Prepaid</b>
701	Insulation		
702	Drywall/Plaster		
703	Interior stairways		
704	Cabinetry		
705	Finish Materials/Millwork		
706	Interior Doors		
707	Finish Hardware		
708	Finish Carpentry Labor		
	<b>SUB-TOTAL DRYWALL/FINISH CARPENTRY</b>		

What are DRYWALL/FINISH CARPENTRY Items?

[701 Insulation\\*](#)

Roof, attic, wall and floor rigid, batten, or blown insulation.

[702 Drywall/Plaster\\*](#)

Plaster or hanging and finishing sheetrock walls and ceilings. Fastening inspection required prior to finishing on drywall.

[703 Interior stairways\\*](#)

Interior stairway finishes materials including guard and hand railings.

[704 Cabinetry](#)

Manufactured or custom-built cabinetry.

[705 Finish Materials/Millwork](#)

Finish material for door, window, ceiling and wall casing, base, crown, chair rail, etc. moldings and trim, shelves and poles, paneling, special millwork.

[706 Interior Doors](#)

Pre-hung with jambs or job hung.

[707 Finish Hardware](#)

Locksets, hinges, knobs, closet storage systems.

[708 Finish Carpentry Labor](#)

Installations of finish materials

**Building Completion**

Final Inspection & Notice of Completion filed

	<b>Line Item Description</b>	<b>Total Project Cost</b>	<b>Amounts Prepaid</b>
801	Countertops		
802	Tub/shower/enclosures		
803	Interior painting/Wall Coverings		
804	Hard surface finish flooring		
805	Carpeting		
806	Built-in Appliances		
807	Special Equipment (see property profile)		
808	Security system		
809	Intercom		
810	Built-in Vacuum Cleaner		
811	Finish Plumbing		
812	Plumbing Fixtures		
813	Finish Electrical		
814	Lighting Fixtures		
815	Finish Heating, Ventilating, Air Conditioning		
816	Solar Backup		
817	Bath Accessories		
818	Tub and Shower Doors/Mirrors		
819	Finish Grading		
820	Pool/Spa		
821	Hardscape-Driveway, Walkways, Steps		
822	Landscaping		
823	Irrigation System		
824	Fencing including Gates		
825	Touch-up/Final Cleaning		
	<b>SUB-TOTAL BUILDING COMPLETION</b>		

What are "SITE" COSTS?

[801 Countertops](#)

Laminated, composite, tile, marble, stone, polished concrete kitchen and bath countertops

[802 Tub/shower Enclosures](#)

Composite, laminated, tile, marble, stone

[803 Interior Painting/Wall Coverings](#)

Wallpaper, grass cloth, varnishing, painting or other finishes of walls, ceilings, trim, doors, and cabinets (unless pre-finished).

[804 Hard surface finish flooring](#)

Hardwood, tile, stone, slate, polished concrete, vinyl

[805 Carpeting](#)

Laid carpeting.

[806 Built-in Appliances\\*](#)

Ranges, ovens, cook tops, dishwashers, compactors, warming ovens, microwave ovens, hoods, built-in refrigerators and freezers, etc.

[807 Other Special Equipment](#)

Safes, elevators, dumbwaiters, tennis or sport courts, home theater equipment, back-up power systems, etc. not normally specified. Some require inspections.

[808 Security System](#)

The control box and sensors for a built in alarm system

[809 Intercom System](#)

A built in communication system including speakers

[810 Built-in Vacuum Cleaner](#)

A built in vacuuming system usually located in the garage

[811 Finish Plumbing\\*](#)

All fixtures, valve faucets, water heaters, pumps not previously installed during plumbing top-out.

[812 Plumbing Fixture Allowance](#)

[813 Finish Electrical\\*](#)

All devices including circuit breakers, switches, receptacles, smoke detectors, etc.

**814 Lighting Fixture Allowance**

An optional allowance for lighting fixtures

**815 Finish Heating/Air Cond\***

Registers, grills, furnace(s) or boilers, A.C. compressor(s), coil case(s), thermostats, fans not installed in rough in.

**816 Solar Backup System**

Solar collectors and storage tank for a solar hot water or heating system

**817 Bath Accessories**

Medicine cabinets, towel bars, paper holders, etc.

**818 Tub and Shower Doors/Mirrors**

Interior glass doors, enclosures, mirrors

**819 Finish Grading**

Final grading in preparation for landscaping and hard scape.

**820 Pool/Spa\***

Excavation, gunite, tile, plaster, decking, fencing and equipment.

**821 Hardscape-Driveway, Walkways, Steps\***

Concrete, asphalt, stone, tile paving including exterior steps, landings, patios, etc.

**822 Landscaping**

All specified landscaping, paths, stepping-stones, garden walls and miscellaneous hardscape. May be required for certificate of occupancy.

**823 Irrigation System**

An under- ground water sprinkling system for outside irrigation

**824 Fencing including Gates**

Wood, ornamental iron, wire, masonry, stucco fencing and walls including any gates and electric gate openers.

**825 Touch-up/Final Cleaning**

Building touch up, and complete grounds, exterior and interior cleanup including hauling trash.