

HomeTech Housebuilders Cost Estimator

MD 02
Summer / Fall

2013

The data contained in this manual has been
researched for the following area:

MARYLAND 2
Baltimore and Surrounding Areas

Copyright © 2013 by Hometech Publishing.
Printed in the United States of America. All rights reserved.
This book, or parts thereof, may not be reproduced in any form
without permission from the publisher.

HomeTech
PUBLISHING

HomeTech Publishing
10534 York Road, Suite 101
Hunt Valley, Maryland 21030
Phone: 800-240-8210 Fax: 410-630-7302
HomeTechPublishing.com

Table of Contents

Speedy Reckoner

1 Story Ranch

Shell	2
Extras & Allowances	4
Trim & Finishing	6

1 Story Provincial

Shell	8
Extras & Allowances	10
Trim & Finishing	12

1 Story Southwest

Shell	14
Extras & Allowances	16
Trim & Finishing	18

1½ Story Cape Cod

Shell	20
Extras & Allowances	22
Trim & Finishing	24

2 Story Colonial

Shell	26
Extras & Allowances	28
Trim & Finishing	30

2 Story Provincial

Shell	32
Extras & Allowances	34
Trim & Finishing	36

2 Story Southwest

Shell	38
Extras & Allowances	40
Trim & Finishing	42

2 Story Southern Colonial

Shell	44
Extras & Allowances	46
Trim & Finishing	48

2½ Story Colonial

Shell	50
Extras & Allowances	52
Trim & Finishing	54

2½ Story Victorian

Shell	56
Extras & Allowances	58
Trim & Finishing	60

Bi-Level (Split Foyer)

Shell	62
Extras & Allowances	64
Trim & Finishing	66

Tri-Level

Shell	68
Extras & Allowances	70
Trim & Finishing	72

Townhouse

Shells	74, 80, 86
Extras & Allowances	76, 82, 88
Trim & Finishing	78, 84, 90

Table of Contents

Section II

1. Plans, Permits, Engineering	94
2. Preparation, Site Work	96
3. Excavation and Grading	98
4. Concrete	100
5. Masonry	108
6. Floor Framing	112
7. Wall Framing	116
8. Roof Framing	118
9. Roof Covering	123
10. Exterior Trim, Decks	130
11. Siding	136
12. Doors and Trim	140
13. Windows and Trim	158
14. Plumbing	174
15. Heating and Cooling	182
16. Electrical	188
17. Insulation	192
18. Interior Walls	194
19. Ceiling Covering	198
20. Millwork, Trim	200
21. Kitchen Cabinets and Appliances	206
22. Specialties	216
23. Floor Covering	222
24. Painting	226
25. Clean-Up	239
Index	240

The following abbreviations are used in this manual:

CF	Per cubic foot (one foot wide, one foot high and one foot long)
LF	Per lineal foot (per running foot)
SF	Per square foot of area
EA	Each unit (a window unit includes window, frame, trim and labor)
EA	Add amount opposite "EA" (Each) to
Plus	the total obtained by multiplying the
SF	square footage of area by the amount opposite "SF"

To obtain % of Gross Profit, use the table below

To Obtain	Multiply Book
% of Gross Profit	Cost By
50%	2.00
45%	1.82
40%	1.67
35%	1.54
33-1/3%	1.50
30%	1.43
25%	1.34
20%	1.25
15%	1.18
10%	1.11

Preface to Housebuilders

This estimating manual has been prepared for the use of custom builders, estimators, architects, insurance adjusters and all other professionals who need up-to-date cost information on which to base their estimates and contract proposals.

No overhead or profit for the builder is included in the costs.

Typical overhead for a small to medium size builder is about 15%, so a typical mark-up is 25% over cost to yield a 20% gross profit, for about 5% net profit before taxes.

Materials Costs

The materials costs in this volume are based on current costs in a metropolitan area including applicable state, provincial and federal sales taxes.

The cost of materials includes everything that goes into the job. For example, dry-wall material would include the board, drywall nails, corner beads, tape, joint compound, even sandpaper. A normal waste factor is also included.

The materials costs are based on the amount a builder or subcontractor would pay for the items shown and do not include any overhead or profit for either the builder or the subcontractor.

Labor Costs

The labor costs include:

- Hourly Wages
- Workers Comp Insurance
- Social Security Taxes

- State Unemployment Tax
- Minor Daily Cleanup
- Coffee Breaks
- Set Up and Layout Time
- Minor Materials Pickup
- Subcontractor's Profit

Also included are the normal inefficiencies of the building business: time spent in discussions with customers on the job, placing and protecting delivered materials, assisting subcontractors, waiting for customer selections or official building inspections, etc.

Paid holidays, vacation and medical benefits are not included in the labor costs.

The Labor and Sub costs are based on the amounts a subcontractor would charge a builder for his labor and his entire profit for the job. In many cases, a subcontractor with a crew of specialists will charge a builder less than the builder would pay his own crew for the same work.

Total Costs

The amounts in the TOTAL columns throughout the volume are the builder's total cost for the work shown. The costs shown include the subcontractor's profit on the job, but do not include a profit for the builder.

Builder's Gross Profit

The builder obtains his gross profit by adding an amount to the TOTAL cost.

Cost Estimator

Overhead Items

Overhead items must be paid for out of the gross profit.

Overhead items include the following:

- Sales Commissions
- Office Salaries
- Job Supervision
- Truck Expense
- Telephone
- Advertising and Marketing
- Office Rental
- Office Supplies
- Legal Fees
- Accountant Fees
- Leased Office Equipment
- Tools and Equipment
- Interest on Loans
- Bad Debts
- Insurance and Bonds

Judgement Factors

Estimators must use judgement in working with this manual. Conditions under which jobs are performed in the building trades are variable, but normal, sunshiny job conditions and easy access to the job have been assumed in estimating the cost of each item. Important factors governing costs and bids received are the season of the year, general business conditions in the area, and the amount of work subcontractors have ahead when bidding your work.

Every effort is made to provide up-to-date, accurate cost information. Building costs throughout the United States and Canada are monitored, but cost changes occur frequently and are not always consistent with general economic conditions in an area. **No warranty or guarantee is made**

as to the correctness or sufficiency of the information contained in this book. The editors and publishers assume no responsibility or liability in connection with its use.

The editors wish to thank all those who have made valuable suggestions and furnished us with essential cost information in the preparation of this volume.

Hometech Publishing Team
www.hometechpublishing.com

How to Use the HomeTech

Speedy Reckoner Section

Using the Speedy Reckoner, you can estimate most styles of house quickly and accurately.

In the Shell House section, the specifications are given, clearly and completely, from excavation and foundation through close-in, ready for finishing.

The facing page for each Shell House shows a drawing of three variations of the house style, sections, and the square foot costs.

Each Shell House has a base cost ("EACH"), similar to a trip charge and minimum costs that occur regardless of the size of the house.

In addition to the base cost, there is a per square foot cost based on the living area of the house.

In estimating the total cost of the Shell House, multiply the square foot cost times the square feet of living area, and add the result to the base cost.

Following the Shell House, Trim and Finish specifications are listed along with the base and square foot costs.

Using the same method for estimating the Trim and Finishing costs that was used for the Shell House, the cost of Trim and Finishing is obtained and may be set down on the Speedy Reckoner Estimate along with the Shell House costs.

You will find the prices in the Speedy Reckoner to be accurate so long as the specifications for the job you are estimating are the same as the specifications shown in the manual.

For example, if you are estimating a 2500 square foot house, there will be 25 windows included in the Shell House costs. If the house you are estimating has 30 windows, you will need to add the cost of five windows to the costs calculated from the manual.

If the roof included in the Shell House specifications is fiberglass shingles, and the house you are estimating has cedar shingle roofing, you will need to add the difference in the cost of the more expensive cedar shingles.

When used properly, the Speedy Reckoner can produce accurate estimates very quickly. It is also useful for "ballpark" estimates, and can be invaluable to estimators who do not know how to break down a job into its individual components.

Section II

This section of the manual is broken down into the 25 categories listed in the Table of Contents. These categories are organized in the order that a job is built, from Plans and Permits on through to Clean-Up.

Here is an example of how an individual item is set up.

Look at Page 116, at the Exterior Stud Wall. In the SPECIFICATION section is a

Housebuilders Cost Estimator

clear description of what is included in the item. The unit of measure, "SF", stands for square feet of wall (other items may be "LF" for lineal foot, "CF" for cubic foot, "EA" for each item, etc.). There are columns for Materials Cost, Labor and Sub Cost, and Total Cost.

The labor figures in the manual are based on actual labor for thousands of jobs, translated into unit cost amounts. They provide an accurate guide, but since different companies have different labor efficiencies, you should habitually compare your actual labor costs on jobs with the costs in the manual.

General Information

This manual is the best estimating guide available for house building.

In order to use it properly, you must check it against the realities of your operation and adjust the figures as needed. For example, if the manual shows that drywall costs 75¢ per square foot, and your drywall hanger charges 87¢ per square foot, you should change the figure in the manual to 87¢ to reflect the reality.

Unit cost estimating allows you to estimate standard work very quickly and accurately. But that is only about 90% of a good, detailed bid. You need to apply a judgment analysis to any estimate to reflect special conditions. That analysis should include the following:

Job Conditions: Difficult conditions such as poor access, little or no storage, risk of theft, etc., should be reflected in increased job costs.

Customer Analysis: Approximately one out of five customers will be unusually demanding, and can cost you all the profit on a job unless you recognize them for what they are and increase your estimate to allow you to satisfy them and still make a profit.

Company Capability: Certain styles of houses may be easier or harder than usual for your crews to build, and your estimate should reflect that. If you will need to hire more people or pay overtime in order to complete a job faster than your usual schedule, your increased costs should be reflected in your estimate.

If you have specific questions about using this manual, please call on our toll-free number, 1-800-240-8210.

SAMPLE ESTIMATE

HOUSEBUILDER AND REMODELING ESTIMATE

Name W. T. JONES		Totals Page 1 Totals Page 2 Totals Page 3 Totals Page 4 Totals Page 5 Totals Page 6 Totals Page 7 Totals Page 8 Totals TOTAL COST ADD <u>25</u> % Markup TOTAL JOB SALES PRICE		SUMMARY OF ESTIMATE			
Address 1021 GREENE PKWY, CITY				MATERIALS		LABOR & SUB	
Job Address LOT 15, CRESCENT ACRES				—		3,586	
Telephone 616-9204				9,217		8,725	
Job Telephone 620-2030				20,835		14,087	
Estimator RJB				21,488		7,973	
Date 10-1 19 95				8,129		6,319	
Description of Work 2-STORY COLONIAL 49'-0" x 31'-6" 6 ROOMS 2 1/2 BATHS 2-CAR ATTACHED GARAGE 1-STORY WING				8,030		6,980	
		11,156		8,477			
		10,573		11,151			
		89,428		67,298			
		156,726					
		39,181					
		195,907					

Item	Unit	Unit Quantity	MATERIALS		LABOR & SUB	
			Unit Cost	COST	Unit Cost	COST
1. PLANS, PERMITS, ENGINEERING						
8 SETS OF PLANS	TOTAL		—	—	400.	400
LOCATION OF BUILDING OFFSETS	EA	1	—	—	225.	225
2. DEMOLITION, SITE PREPARATION						
STRIP TOPSOIL AND STOCKPILE ON SITE — 6" DEEP	SF	2383	—	—	.06	143
3. EXCAVATION, GRADING, DRAINAGE						
HOUSE AND WING BASEMENT EXCAVATION	SF	1943	—	—	.93	1807
TRENCH EXCAVATION FOR GARAGE	LF	62	—	—	4.00	248
BACKFILL	SF	2383	—	—	.25	596
ROUGH GRADING WITH DOZER	SF	2383	—	—	.07	167
			Totals Page 1		—	3586

HomeTech Form 123

SAMPLE ESTIMATE

HOUSEBUILDER AND REMODELING ESTIMATE

Item	Unit	Unit Quantity	MATERIALS		LABOR & SUB	
			Unit Cost	COST	Unit Cost	COST
22. SPECIALTIES						
16"x22" RECESSED MEDICINE CABINET	EA	2	29.	58	21.	42
POLISHED CHROME BATH ACCESSORIES	SET	3	41.	123	23.	69
SHOWER ROD	EA	2	30.	60	10.	20
WALL MOUNT PLATE GLASS MIRROR	SF	38	5.10	194	4.70	179
23. FLOOR COVERING						
SHEET VINYL FLOOR - KIT, LAUNDRY, BATHS	SF	408	2.04	832	.50	204
3/8" PARTICLE BOARD UNDERLAYMENT	SF	408	.48	196	.35	69
CARPET AND PAD @ \$15/yd	SF	3107	2.20	6835	.50	1554
24. PAINTING AND DECORATING						
EXTERIOR TRIM, PRIME + 1 COAT	LF	210	.08	17	.60	126
EXTERIOR SIDING, PRIME + 1 COAT	SF	3816	.11	420	.47	1794
DOORS	EA	20	4.60	92	37	740
WINDOWS	EA	37	2.70	100	13.30	492
INTERIOR TRIM (BASE)	LF	968	.07	68	.39	378
INTERIOR WALLS	SF	9856	.11	1084	.22	2168
INTERIOR CEILINGS	SF	3926	.11	432	.29	1139
CLOTHES CLOSET	LF	36	.30	11	1.10	40
LINEN CLOSET	LF	3	1.60	5	5.00	15
MAIN STAIRWAY, PAINT AND STAIN	PER TREAD	14	1.28	18	8.20	115
GARAGE DOOR, PRIME AND 1 COAT	EA	1	28.	28	139.	139
25. CLEAN-UP						
DUMPSTER, ROLL AND RETURN	EA	3	-	-	365.	1095
ROUGH CLEAN	SF	3515	-	-	.08	281
FINAL CLEAN	SF	3515	-	-	.14	492
Totals Page 8			10,573		11,151	

SAMPLE SPEEDY RECKONER ESTIMATE

HOUSEBUILDER SPEEDY RECKONER ESTIMATE

Name W.T. JONES	Telephone 616-9204	Job Telephone 620-2030
Address 1021 GREENE PKWY, CITY	Estimator RJB	Date 10-1 19 95
Job Address LOT 15, CRESCENT ACRES	Description of Work 2-STORY COLONIAL 2½ BATHS	

Item	Unit	Unit Quantity	ADD				DEDUCT			
			MATERIALS		LABOR & SUB		MATERIALS		LABOR & SUB	
			Unit Cost	COST	Unit Cost	COST	Unit Cost	COST	Unit Cost	COST
SHELL HOUSE BASIC COST	EACH	---		6222		7474		---		---
LIVING AREA	SF	3086	9.58	29,564	5.81	17,930		---		---
LIVING AREA 1 STORY WING	SF	429	12.60	5405	10.14	4350		---		---
GARAGE FLOOR AREA	SF	440	7.26	3194	6.52	2869		---		---
TRIM AND FINISHING BASIC COST	EACH	---		17,783		10,472		---		---
LIVING AREA	SF	3515	6.23	21,898	4.72	16,591		---		---
GARAGE FLOOR AREA	SF	440	1.55	682	1.64	722		---		---
2 STEPS TO ENTRANCE SLAB	EA	2	68.	136	82	164				
SUBSTITUTE CEDAR SHINGLES	SF	2412	2.06	4969	.42	1013				
SUBSTITUTE 6" SOFFIT	LF	177					2.30	407	3.00	531
SUBSTITUTE BEVELED SIDING	SF	3816	1.38	5266	.04	153				
SUBSTITUTE 16'-0"x 7'-0" OVERHEAD GARAGE DOOR	EA	1	296.	296	38.	38				
GARAGE DOOR OPERATOR	EA	1	237.	237	101.	101				
ADD'L PLUMBING FIXTURE AREA	EA	1	70.	70	160.	160				
ADD POWDER ROOM	EA	1	515.	515	177.	177				
Totals				96,237		62,214		407		531
Less Deductions				407		531				
Totals				95,830		61,683				
Total Cost House						157,513				
Add <u>25</u> % Markup						39,378				
SALES PRICE						196,891				

HomeTech Form 140

HomeTech Housebuilders Cost Estimator

Section I

Speedy Reckoner

How to Use the Speedy Reckoner

Enter the basic costs on your Speedy Reckoner estimate sheet (Form 140).

After the basic costs have been entered, there may be additional items in the job you are estimating that are not included in the basic specifications. There may also be items in the basic specifications that are being eliminated in the particular job being estimated. Enter these items on your estimate sheet in the ADD or DEDUCT columns (see sample Speedy Reckoner Estimate on the preceding page).

Refer to the "Shell — Extras and Allowances" pages for each Shell House to find some of the most frequent items that may be added to or deducted from the Basic Costs.

To Add Items Not Included in Basic Costs

Compute the costs based on the actual quantity of the work to be done and set those amounts down in the ADD column.

To Eliminate Items Included in Basic Costs

If an item specified in the basic costs is not to be included in the job being estimated, you may eliminate it on your Speedy Reckoner Estimate as follows: Compute what the costs of the item would have been if it had been included as specified and set those amounts down in the DEDUCT columns.

To Substitute One Item For Another in Basic Costs

When a different item is to be substituted for an item listed in the basic specifications, set down the amounts shown either in the ADD or the DEDUCT columns as directed. The amount shown is the difference between the basic specifications item cost and the cost of the item being substituted for it.

Using Section II for Additions and Deductions

If you wish to add or eliminate an item which does not appear on the "Shell — Extras and Allowances" pages, turn to Section II (starting on page 94) and use the figures shown in the cost columns as the basis for computing the additions and deductions.

When a different item is to be substituted for the item specified in the basic specifications, enter the costs of the original specification in the DEDUCT columns and the costs of the substitution in the ADD columns.

For example, assume you are estimating costs for a 2 Story Colonial house and the specs call for 1 x 8 hardboard lap siding instead of the vinyl siding shown in the basic 2 Story Colonial Shell specifications on page 26.

First, estimate what 3816 square feet of vinyl siding would cost (the amount required for the sample shown on page -x-). 3816 square feet of 8" double 4 vinyl siding would cost \$3969 for Materials and \$2748 for Labor & Sub (see page 139). Set down those amounts in the DEDUCT columns.

The cost of 3816 square feet of 1 x 8 smooth finish hardboard lap siding would be \$3930 for Materials and \$2519 for Labor & Sub (see page 138). Set down those amounts in the ADD columns.

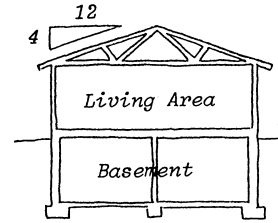
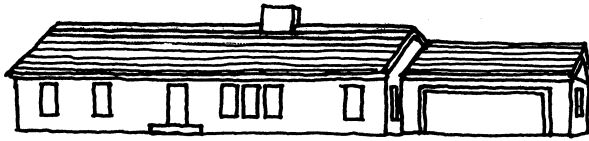
The difference between the costs will show when the four columns are totaled at the end of the estimate.

Use the same method for the Trim and Finishing Section, adding, eliminating and substituting items.

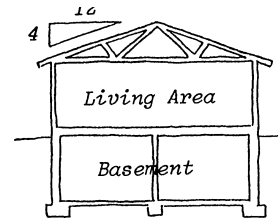
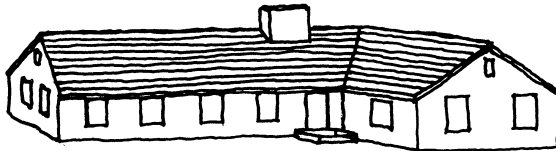
1 STORY RANCH SHELL

SPECIFICATIONS (Specifications do <i>NOT</i> include Painting or Interior Finishing)	
PLANS, PERMITS, ENGINEERING	Obtain permit, permit fee cost not included Location of building offsets for excavation One month rental of portable electrical generator Not included: cost of floor plans and blueprints, house location survey, and plat plans
EXCAVATION, CONCRETE AND MASONRY	Excavate and backfill full basement under living area Continuous concrete footings 8'-0" concrete block foundation wall for basement and 24" concrete block walls for any garage 4" concrete slab for basement and for any garage <i>Shells A & B:</i> Form and pour 60" x 48" concrete slab and one step outside front entrance <i>Shell C:</i> Form and pour portico slab extending 72" out from house with one 72" wide step Fine grade and seed 20' perimeter of house
FLOOR FRAMING	Mudsill, anchor bolts, beam(s), steel column(s) as required Floor joists of conventional lumber, 16" OC 5/8" plywood subfloor, glued and nailed
WALL FRAMING	2" x 4" exterior and interior studwalls, 16" OC, 8'-0" ceilings 1/2" foil faced insulation board sheathing with corner bracing
ROOF FRAMING	Engineered truss roof, 24" OC, 12" overhang 1/2" oriented strand board sheathing
ROOFING, GUTTERS, FLASHING	20 year fiberglass shingles over 15# felt paper Aluminum flashing Aluminum gutters and downspouts
EXTERIOR TRIM	Tight knot pine, fir or spruce fascia, soffit, rake and rake moulding <i>Shell C:</i> Portico posts and headers covered with tight knot pine and ceiling covered with 3/8" fir plywood, panel strips and ceiling cove
SIDING	8" double 4 vinyl siding
DOORS	Front entrance door: 30-68 metal 6-panel with lights in top 2 panels, pre-hung, hardware as required Side or rear door: 28-68 metal 6-panel, pre-hung, hardware as required
WINDOWS	Wood double-hung windows and frames with insulated glass, one for each 100 SF of living area and two for any garage Wood frame basement windows: one for each 200 SF of basement slab
CLEAN-UP	Rental and charges for 3 dumpster pulls, dump yard fees not included

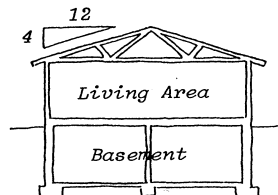
1 STORY RANCH SHELL



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S1
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
1 STORY RANCH SHELL "A"	EACH PLUS	---	---	---			.000
Total Living Area 1 Floor	SF	---	---	---			.001
Attached Garage Floor Area	SF	---	---	---			.002



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S1
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
1 STORY RANCH SHELL "B"	EACH PLUS	---	---	---			.005
Total Living Area 1 Floor	SF	---	---	---			.006
Attached Garage Floor Area	SF	---	---	---			.007



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S1
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
1 STORY RANCH SHELL "C"	EACH PLUS	---	---	---			.010
Total Living Area 1 Floor	SF	---	---	---			.011
Attached Garage Floor Area	SF	---	---	---			.012

1 STORY RANCH SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S1
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Stock house plans ADD	TOTAL	--	350.00	350.00			.015
Omit batterboards at house corners and interior foundation wall lines DEDUCT SF = Ground floor area of house	EA	--	210.00	210.00			.016
Omit temporary electric service DEDUCT	EA	--	---	---			.017
Omit specified block foundation walls and substitute poured concrete foundation walls ADD SF = Ground floor area of house	SF	---	---	---			.020
Omit specified full basement and substitute crawl space with 18" clearance from ground to framing, with gravel and vapor barrier instead of concrete floor DEDUCT SF = Ground floor area of house	SF	---	---	---			.021
Omit specified full basement and substitute ground floor slab: • Footings 36" below grade • Block foundation wall to 8" above grade • 4" concrete ground floor slab over gravel base DEDUCT SF = Ground floor area of house	SF	---	---	---			.022
Parge foundation wall, 2 coats portland cement ADD SF = Foundation wall	SF	---	---	---			.030
Foundation sealer, 1 coat ADD	SF	---	---	---			.031
Additional concrete steps to entrance slab <i>Riser Tread Length</i> 6-7" 12" 36" ADD 48" ADD 60" ADD EA =Each additional tread	EA EA EA	--- --- ---	--- --- ---	--- --- ---			.032 .033 .034
Brick chimney, including 2 flues ADD	EA	---	---	---			.035
Brick fireplace, 36" W, 29" H, 17" D, ash-dump, damper, brick front hearth ADD	EA	---	---	---			.036

1 STORY RANCH SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		\$1
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Omit truss roof system and substitute flat roof framing (1/12 slope) and 4 ply roof system ADD DEDUCT	SF SF	-- ---	--- --	--- ---			.040 .041
SF = SF area of 4 ply roof							
Substitute cedar shingle roofing ADD	SF	---	---	---			.045
Substitute concrete tile roofing ADD	SF	---	---	---			.046
SF = Roof							
Substitute brick veneer siding ADD	SF	---	---	---			.050
Substitute stucco siding DEDUCT ADD	SF SF	--- --	-- ---	--- ---			.051 .052
Substitute beveled cedar siding ADD	SF	---	---	---			.053
SF = Siding							
Substitute the following overhangs and soffits for the specified 12" overhang and soffit:							
6" DEDUCT	LF	---	---	---			.054
18" ADD	LF	---	---	---			.055
24" ADD	LF	---	---	---			.056
Omit wood double hung windows with insulated glass and substitute the following windows with insulated glass:							
Sliding, vinyl clad DEDUCT	SF	---	---	---			.060
Vinyl, double hung DEDUCT	SF	---	---	---			.061
Vinyl, sliding DEDUCT	SF	---	---	---			.062
SF = Living area of house							

1 STORY RANCH TRIM AND FINISHING

SPECIFICATIONS

DOORS

- Trim two exterior doors with 2¼" casings
- One 8070 overhead wood door for garage
- Hollow core prehung flush hardboard doors with pine jambs, casings and stops; hardware @ \$10

WINDOWS

- Trim windows with pine casings, stops, stool and hardware, including 2 windows in garage

PLUMBING

- Excavate and lay 4" PVC sewer pipe 30 feet from property line to house and 1" copper water line in same trench, backfill trench, connection fees **not** included
- Rough in 4 plumbing fixture areas (kitchen, laundry and two baths)
- Master Bath: Two-piece, floor mounted WC, 60" vanity with cultured marble, single bowl top, 60" x 30" enameled steel tub, 61" x 42" plate glass mirror
- Bathroom No. 2: Two-piece, floor mounted WC, 48" vanity with cultured marble single bowl top, 60" x 30" fiberglass tub with integral surround, 48" x 36" plate glass mirror
- Kitchen plumbing: 33" x 22" double bowl stainless steel kitchen sink with single lever faucet, 1/3 HP disposal and builder grade undercounter dishwasher
- 52 gallon electric hot water heater

HEATING

- Complete gas fired, forced air heating system with metal double wall chimney, **no** AC

ELECTRIC

- 200 amp service with service entrance connections, main switch and meter, panel box and single pole breakers, utility connection fees **not** included
- Wiring in accordance with National Electrical Code
- Kitchen wiring includes: disposal, dishwasher, range, refrigerator, ductless range ventilation and 240V outlet for electric dryer
- Cost of fixtures **not** included

INSULATION

- 3½" foil backed, R-11 fiberglass along foundation wall to a point 4'-0" below finished grade
- 3½" kraft backed, R-11 fiberglass in exterior walls
- 9" kraft backed, R-30 fiberglass in ceilings

INTERIOR WALLS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded on all walls including bathrooms
- Master Bath: Thin set, builder grade ceramic tile tub surround on water resistant greenboard 54" above tub
- Garage: 5/8" firecode on any house party walls, taped and blocked only. All other garage walls bare

INTERIOR CEILINGS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded, on all interior ceilings
- Garage: 5/8" firecode on any ceilings common with the house, taped and blocked only

INTERIOR TRIM

- 4¼" ogee base on all walls, shoe moulding in rooms with sheet vinyl floors
- Linen closet shelves: 24" particleboard; all other closets trimmed with 12" wire ventilated shelving
- Basement stairs: Yellow pine box staircase, shop built with 2" fir handrail and brackets
- Attic stairway: "Disappearing" or folding type stairs

CABINETS AND APPLIANCES

- Install builder grade, prefinished kitchen cabinets in which a 3030 wall cabinet with 2 doors costs \$130, as follows:
- 20 LF base cabinets, including 36" sink base with 2 doors, one 24" wide drawer base and 15 LF of standard base cabinets
- 20 LF wall cabinets, including two 36" wide x 15" high above-appliance cabinets and 15 LF of standard 30" high wall cabinets
- 20 LF plastic laminate countertop, self edge with 4" backsplash, 33" x 22" sink cutout
- 30" wide electric combination range and oven
- 21 CF frost-free refrigerator with freezer

SPECIALTIES

- Two 16" x 22" recessed medicine cabinets with hinged door and adjustable shelves
- One set of polished chrome bath accessories and shower rod in each bathroom

FLOOR COVERING

- Sheet vinyl floor covering over 1/4" underlayment on kitchen, laundry and bathroom floors
- Carpet and pad @ \$15/yd on all other floors of living area

PAINTING

- Exterior painting: doors and windows factory primed plus 1 coat with brush, and all other trim prime plus 1 coat with brush
- Interior walls and ceilings: one color, prime plus 1 coat (spray)
- Interior trim: one color semi-gloss, prime with wall/ceiling spray coat, plus 1 coat with brush
- Stairs and railings: stained 2 coats

CLEAN-UP

- Rental and charges for 3 dumpster pulls, dump yard fees **not** included

1 STORY RANCH TRIM AND FINISHING

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S1
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
1 STORY RANCH	EACH PLUS	---	---	---			.070
House Living Area Floor	SF	---	---	---			.071
Garage Floor Area	SF	---	---	---			.072

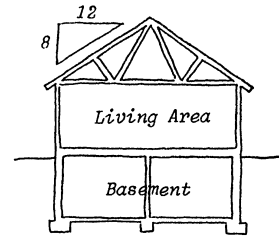
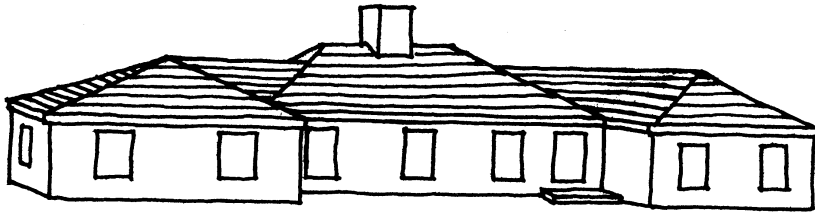
TRIM AND FINISHING EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S1
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Substitute 16-0 x 7-0 overhead type garage door for specified 8-0 x 7-0 ADD	EA	---	---	---			.080
Plumbing fixture area ADD or DEDUCT	EA	---	---	---			.081
Master bath as specified ADD or DEDUCT	EA	---	---	---			.082
Bathroom No. 2 as specified ADD or DEDUCT	EA	---	---	---			.083
Install powder room with two-piece floor mounted WC, 30" vanity with cultured marble double top and 31" x 36" plate mirror ADD	EA	---	---	---			.084
Omit double wall metal chimney DEDUCT	EA	---	---	---			.090
Omit basement stairs DEDUCT	EA	---	---	---			.091
Additional Builder Grade base cabinets ADD	LF	---	---	---			.092
Additional Builder Grade wall cabinets ADD	LF	---	---	---			.093
Additional plastic laminate countertop, self edge with 4" backsplash ADD	LF	---	---	---			.094
Substitute select oak flooring for specified carpet and pad, including sanding and finishing ADD SF = Floor	SF	---	---	---			.095

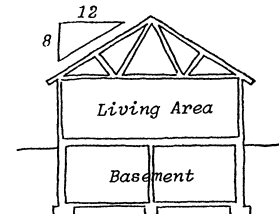
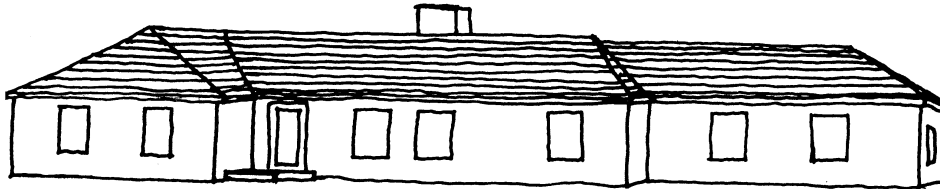
1 STORY PROVINCIAL SHELL

SPECIFICATIONS (Specifications do <i>NOT</i> include Painting or Interior Finishing)	
PLANS, PERMITS, ENGINEERING	Obtain permit, permit fee cost not included Location of building offsets for excavation One month rental of portable electrical generator Not included: cost of floor plans and blueprints, house location survey, and plat plans
EXCAVATION, CONCRETE AND MASONRY	Excavate and backfill full basement under living area Continuous concrete footings 8'-0" concrete block foundation wall for basement and 24" concrete block walls for any garage 4" concrete slab for basement and for any garage Form and pour 60" x 48" concrete slab and one step outside front entrance Fine grade and seed 20' perimeter of house
FLOOR FRAMING	Mudsill, anchor bolts, beam(s), steel column(s) as required Floor joists of conventional lumber, 16" OC 5/8" plywood subfloor, glued and nailed
WALL FRAMING	2" x 4" exterior and interior studwalls, 16" OC, 8'-0" ceilings 1/2" foil faced insulation board sheathing with corner bracing
ROOF FRAMING	Engineered truss roof, 24" OC, 12" overhang 1/2" oriented strand board sheathing
ROOFING, GUTTERS, FLASHING	20 year fiberglass shingles over 15# felt paper Aluminum flashing Aluminum gutters and downspouts
EXTERIOR TRIM	Tight knot pine, fir or spruce fascia, soffit, rake and rake moulding
SIDING	8" double 4 vinyl siding
DOORS	Front entrance door: 30-68 metal 6-panel with lights in top 2 panels, pre-hung, hardware as required Side or rear door: 28-68 metal 6-panel, pre-hung, hardware as required
WINDOWS	Wood double-hung windows and frames with insulated glass, one for each 100 SF of living area and two for any garage Wood frame basement windows: one for each 200 SF of basement slab
CLEAN-UP	Rental and charges for 3 dumpster pulls, dump yard fees not included

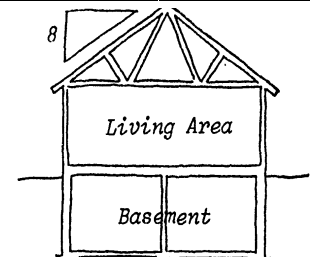
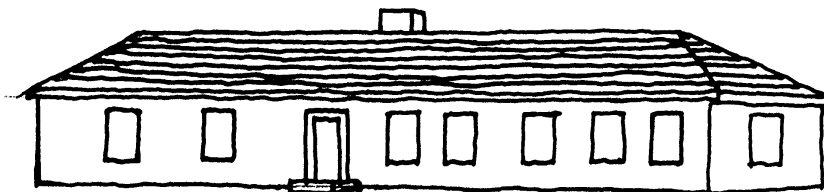
1 STORY PROVINCIAL SHELL



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S1
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
1 STORY PROVINCIAL SHELL "A"	EACH PLUS	---	---	---			.100
Total Living Area 1 Floor	SF	---	---	---			.101
Attached Garage Floor Area	SF	---	---	---			.102



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S1
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
1 STORY PROVINCIAL SHELL "B"	EACH PLUS	---	---	---			.105
Total Living Area 1 Floor	SF	---	---	---			.106
Attached Garage Floor Area	SF	---	---	---			.107



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S1
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
1 STORY PROVINCIAL SHELL "C"	EACH PLUS	---	---	---			.110
Total Living Area 1 Floor	SF	---	---	---			.111
Attached Garage Floor Area	SF	---	---	---			.112

1 STORY PROVINCIAL SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S1
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Stock house plans ADD	TOTAL	--	350.00	350.00			.115
Omit batterboards at house corners and interior foundation wall lines DEDUCT SF = Ground floor area of house	EA	--	210.00	210.00			.116
Omit temporary electric service DEDUCT	EA	--	---	---			.117
Omit specified block foundation walls and substitute poured concrete foundation walls ADD SF = Ground floor area of house	SF	---	---	---			.120
Omit specified full basement and substitute crawl space with 18" clearance from ground to framing, with gravel and vapor barrier instead of concrete floor DEDUCT SF = Ground floor area of house	SF	---	---	---			.121
Omit specified full basement and substitute ground floor slab: • Footings 36" below grade • Block foundation wall to 8" above grade • 4" concrete ground floor slab over gravel base DEDUCT SF = Ground floor area of house	SF	---	---	---			.122
Parge foundation wall, 2 coats portland cement ADD SF = Foundation wall	SF	---	---	---			.130
Foundation sealer, 1 coat ADD	SF	---	---	---			.131
Additional concrete steps to entrance slab <i>Riser Tread Length</i> 6-7" 12" 36" ADD	EA	---	---	---			.132
48" ADD	EA	---	---	---			.133
60" ADD	EA	---	---	---			.134
EA = Each additional tread							
Brick chimney, including 2 flues ADD	EA	---	---	---			.135
Brick fireplace, 36" W, 29" H, 17" D, ash-dump, damper, brick front hearth ADD	EA	---	---	---			.136

1 STORY PROVINCIAL SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		\$1
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Omit truss roof system and substitute flat roof framing (1/12 slope) and 4 ply roof system ADD DEDUCT	SF SF	-- ---	--- --	--- ---			.140 .141
SF = SF area of 4 ply roof							
Substitute cedar shingle roofing ADD	SF	---	---	---			.145
Substitute concrete tile roofing ADD	SF	---	---	---			.146
SF = Roof							
Substitute brick veneer siding ADD	SF	---	---	---			.150
Substitute stucco siding DEDUCT ADD	SF SF	--- --	-- ---	--- ---			.151 .152
Substitute beveled cedar siding ADD	SF	---	---	---			.153
SF = Siding							
Substitute the following overhangs and soffits for the specified 12" overhang and soffit:							
6" DEDUCT	LF	---	---	---			.154
18" ADD	LF	---	---	---			.155
24" ADD	LF	---	---	---			.156
Omit wood double hung windows with insulated glass and substitute the following windows with insulated glass:							
Sliding, vinyl clad DEDUCT	SF	---	---	---			.160
Vinyl, double hung DEDUCT	SF	---	---	---			.161
Vinyl, sliding DEDUCT	SF	---	---	---			.162
SF = Living area of house							

1 STORY PROVINCIAL TRIM AND FINISHING

SPECIFICATIONS

DOORS

- Trim two exterior doors with 2¼" casings
- One 8070 overhead wood door for garage
- Hollow core prehung flush hardboard doors with pine jambs, casings and stops; hardware @ \$10

WINDOWS

- Trim windows with pine casings, stops, stool and hardware, including 2 windows in garage

PLUMBING

- Excavate and lay 4" PVC sewer pipe 30 feet from property line to house and 1" copper water line in same trench, backfill trench, connection fees **not** included
- Rough in 4 plumbing fixture areas (kitchen, laundry and two baths)
- Master Bath: Two-piece, floor mounted WC, 60" vanity with cultured marble, single bowl top, 60" x 30" enameled steel tub, 61" x 42" plate glass mirror
- Bathroom No. 2: Two-piece, floor mounted WC, 48" vanity with cultured marble single bowl top, 60" x 30" fiberglass tub with integral surround, 48" x 36" plate glass mirror
- Kitchen plumbing: 33" x 22" double bowl stainless steel kitchen sink with single lever faucet, 1/3 HP disposal and builder grade undercounter dishwasher
- 52 gallon electric hot water heater

HEATING

- Complete gas fired, forced air heating system with metal double wall chimney, **no** AC

ELECTRIC

- 200 amp service with service entrance connections, main switch and meter, panel box and single pole breakers, utility connection fees **not** included
- Wiring in accordance with National Electrical Code
- Kitchen wiring includes: disposal, dishwasher, range, refrigerator, ductless range ventilation and 240V outlet for electric dryer
- Cost of fixtures **not** included

INSULATION

- 3½" foil backed, R-11 fiberglass along foundation wall to a point 4'-0" below finished grade
- 3½" kraft backed, R-11 fiberglass in exterior walls
- 9" kraft backed, R-30 fiberglass in ceilings

INTERIOR WALLS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded on all walls including bathrooms
- Master Bath: Thin set, builder grade ceramic tile tub surround on water resistant greenboard, 54" above tub
- Garage: 5/8" firecode on any house party walls, taped and blocked only. All other garage walls bare

INTERIOR CEILINGS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded, on all interior ceilings
- Garage: 5/8" firecode on any ceilings common with the house, taped and blocked only

INTERIOR TRIM

- 4¼" ogee base on all walls, shoe moulding in rooms with sheet vinyl floors
- Linen closet shelves: 24" particleboard; all other closets trimmed with 12" wire ventilated shelving
- Basement stairs: Yellow pine box staircase, shop built with 2" fir handrail and brackets
- Attic stairway: "Disappearing" or folding type stairs

CABINETS AND APPLIANCES

- Install builder grade, prefinished kitchen cabinets in which a 3030 wall cabinet with 2 doors costs \$130, as follows:
- 20 LF base cabinets, including 36" sink base with 2 doors, one 24" wide drawer base and 15 LF of standard base cabinets
- 20 LF wall cabinets, including two 36" wide x 15" high above-appliance cabinets and 15 LF of standard 30" high wall cabinets
- 20 LF plastic laminate countertop, self edge with 4" backsplash, 33" x 22" sink cutout
- 30" wide electric combination range and oven
- 21 CF frost-free refrigerator with freezer

SPECIALTIES

- Two 16" x 22" recessed medicine cabinets with hinged door and adjustable shelves
- One set of polished chrome bath accessories and shower rod in each bathroom

FLOOR COVERING

- Sheet vinyl floor covering over 1/4" underlayment on kitchen, laundry and bathroom floors
- Carpet and pad @ \$15/yd on all other floors of living area

PAINTING

- Exterior painting: doors and windows factory primed plus 1 coat with brush, and all other trim prime plus 1 coat with brush
- Interior walls and ceilings: one color, prime plus 1 coat (spray)
- Interior trim: one color semi-gloss, prime with wall/ceiling spray coat, plus 1 coat with brush
- Stairs and railings: stained 2 coats

CLEAN-UP

- Rental and charges for 3 dumpster pulls, dump yard fees **not** included

1 STORY PROVINCIAL TRIM AND FINISHING

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S1
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
1 STORY PROVINCIAL	EACH PLUS	---	---	---			.170
House Living Area Floor	SF	---	---	---			.171
Garage Floor Area	SF	---	---	---			.172

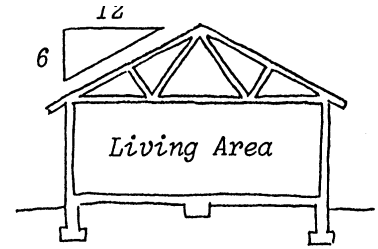
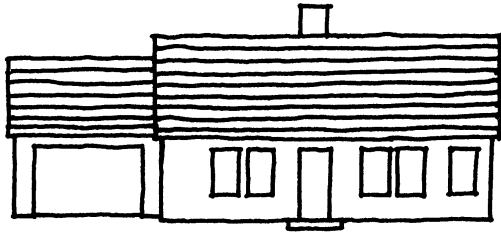
TRIM AND FINISHING EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S1
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Substitute 16-0 x 7-0 overhead type garage door for specified 8-0 x 7-0 ADD	EA	---	---	---			.180
Plumbing fixture area ADD or DEDUCT	EA	---	---	---			.181
Master bath as specified ADD or DEDUCT	EA	---	---	---			.182
Bathroom No. 2 as specified ADD or DEDUCT	EA	---	---	---			.183
Install powder room with two-piece floor mounted WC, 30" vanity with cultured marble double top and 31" x 36" plate mirror ADD	EA	---	---	---			.184
Omit double wall metal chimney DEDUCT	EA	---	---	---			.190
Omit basement stairs DEDUCT	EA	---	---	---			.191
Additional Builder Grade base cabinets ADD	LF	---	---	---			.192
Additional Builder Grade wall cabinets ADD	LF	---	---	---			.193
Additional plastic laminate countertop, self edge with 4" backsplash ADD	LF	---	---	---			.194
Substitute select oak flooring for specified carpet and pad, including sanding and finishing ADD SF = Floor	SF	---	---	---			.195

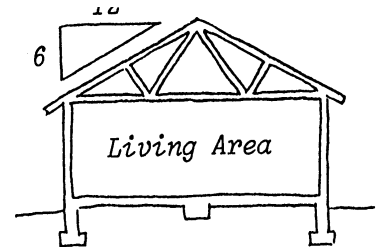
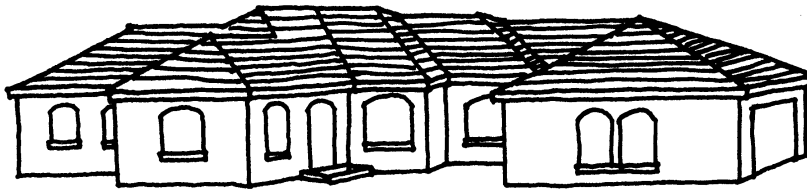
1 STORY SOUTHWEST SHELL

SPECIFICATIONS (Specifications do <i>NOT</i> include Painting or Interior Finishing)	
PLANS, PERMITS, ENGINEERING	Obtain permit, permit fee cost not included Location of building offsets for excavation One month rental of portable electrical generator Not included: cost of floor plans and blueprints, house location survey, and plat plans
EXCAVATION, CONCRETE AND MASONRY	Excavate 36" below grade and install continuous concrete footings Concrete block walls above footings to 8" above grade 4" concrete floor slab for house and for any garage <i>Shells A & B:</i> Form and pour 60" x 48" concrete slab and one step outside front entrance <i>Shell C:</i> Form and pour portico slab extending 72" out from house with one 72" wide step Fine grade and seed 20' perimeter of house
WALL FRAMING	2" x 4" exterior and interior studwalls, 16" OC, 8'-0" ceilings 1/2" foil faced insulation board sheathing with corner bracing
ROOF FRAMING	Engineered truss roof, 24" OC, 24" overhang 1/2" oriented strand board sheathing
ROOFING, GUTTERS, FLASHING	20 year fiberglass shingles over 15# felt paper Aluminum flashing Aluminum gutters and downspouts
EXTERIOR TRIM	Tight knot pine, fir or spruce fascia, soffit, rake and rake moulding <i>Shell C:</i> Portico posts and headers covered with tight knot pine and ceiling covered with 3/8" fir plywood, panel strips and ceiling cove
SIDING	Stucco mesh nailed to wood framing and 3 coats (total 1" thick) stucco over all exterior walls
DOORS	Front entrance door: 30-68 metal 6-panel with lights in top 2 panels, pre-hung, hardware as required Side or rear door: 28-68 metal 6-panel, pre-hung, hardware as required
WINDOWS	Vinyl framed sliding windows with insulated glass, one for each 100 SF of living area and two for any garage
CLEAN-UP	Rental and charges for 3 dumpster pulls, dump yard fees not included

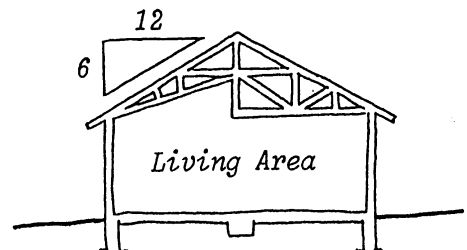
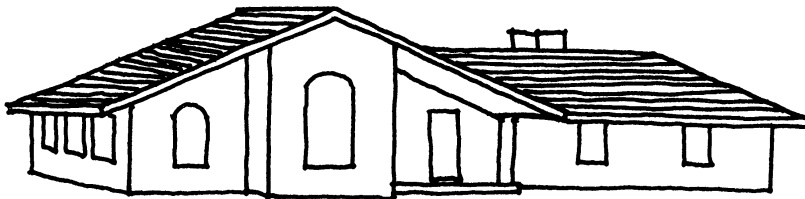
1 STORY SOUTHWEST SHELL



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		\$1
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
1 STORY SOUTHWEST SHELL "A"	EACH PLUS	---	---	---			.200
Total Living Area 1 Floor	SF	---	---	---			.201
Attached Garage Floor Area	SF	---	---	---			.202



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		\$1
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
1 STORY SOUTHWEST SHELL "B"	EACH PLUS	---	---	---			.205
Total Living Area 1 Floor	SF	---	---	---			.206
Attached Garage Floor Area	SF	---	---	---			.207



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		\$1
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
1 STORY SOUTHWEST SHELL "C"	EACH PLUS	---	---	---			.210
Total Living Area 1 Floor	SF	---	---	---			.211
Attached Garage Floor Area	SF	---	---	---			.212

1 STORY SOUTHWEST SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S1
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Stock house plans ADD	TOTAL	--	350.00	350.00			.215
Omit batterboards at house corners and interior foundation wall lines DEDUCT SF = Ground floor area of house	EA	--	210.00	210.00			.216
Omit temporary electric service DEDUCT	EA	--	---	---			.217
Omit specified block foundation walls and substitute poured concrete foundation walls ADD SF = Ground floor area of house	SF	---	---	---			.220
Substitute full basement under living area: • Continuous concrete footings • 8'-0" concrete block foundation wall • 4" concrete slab for basement • Floor joists and 5/8" plywood subfloor ADD SF = Ground floor area of house	SF	---	---	---			.221
Substitute crawl space with 18" clearance under floor joists: • Continuous concrete footings • 4'-0" concrete block foundation wall • Gravel and vapor barrier on ground • Floor joists and 5/8" plywood subfloor ADD SF = Ground floor area of house	SF	---	---	---			.222
Change bottom of concrete footings from 36" below grade to: 12" DEDUCT 24" DEDUCT 48" ADD 60" ADD SF = Ground floor area of house	SF SF SF SF	--- --- --- ---	--- --- --- ---	--- --- --- ---			.225 .226 .227 .228
Additional concrete steps to entrance slab <i>Riser</i> <i>TreadLength</i> 6-7" 12" 36" ADD 48" ADD 60" ADD EA = Each additional tread	EA EA EA	--- --- ---	--- --- ---	--- --- ---			.232 .233 .234
Brick chimney, including 2 flues ADD	EA	---	---	---			.235
Brick fireplace, 36" W, 29" H, 17" D, ash-dump, damper, brick front hearth ADD	EA	---	---	---			.236

1 STORY SOUTHWEST SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S1
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Omit truss roof system and substitute flat roof framing (1/12 slope) and 4 ply roof system <div> <div>ADD</div> <div>DEDUCT</div> </div>	SF SF	-- ---	--- --	--- ---			.240 .241
SF = SF area of 4 ply roof							
Substitute cedar shingle roofing <div> <div>ADD</div> </div>	SF	---	---	---			.245
Substitute concrete tile roofing <div> <div>ADD</div> </div>	SF	---	---	---			.246
SF = Roof							
Substitute brick veneer siding <div> <div>ADD</div> </div>	SF	---	---	---			.250
Substitute vinyl siding <div> <div>ADD</div> <div>DEDUCT</div> </div>	SF SF	--- --	-- ---	--- ---			.251 .252
Substitute beveled cedar siding <div> <div>ADD</div> <div>DEDUCT</div> </div>	SF SF	--- --	-- ---	--- ---			.253 .254
SF = Siding							
Substitute the following overhangs and soffits for the specified 24" overhang and soffit:							
6" <div>DEDUCT</div>	LF	---	---	---			.255
12" <div>DEDUCT</div>	LF	---	---	---			.256
18" <div>DEDUCT</div>	LF	---	---	---			.257
Omit vinyl frame sliding windows with insulated glass and substitute the following windows with insulated glass:							
Pine, vinyl clad <div> <div>ADD</div> </div>	SF	---	---	---			.260
Sliding, vinyl clad <div> <div>ADD</div> </div>	SF	---	---	---			.261
Vinyl, double hung <div> <div>DEDUCT</div> </div>	SF	---	--	---			.262
SF = Living area of house							

1 STORY SOUTHWEST TRIM AND FINISHING

SPECIFICATIONS

DOORS

- Trim two exterior doors with 2¼" casings
- One 8070 overhead wood door for garage
- Hollow core prehung flush hardboard doors with pine jambs, casings and stops; hardware @ \$10

WINDOWS

- Vinyl with drywall returns, wood stool and apron only. All other hardware included in window cost.

PLUMBING

- Excavate and lay 4" PVC sewer pipe 30 feet from property line to house and 1" copper water line in same trench, backfill trench, connection fees **not** included
- Rough in 4 plumbing fixture areas (kitchen, laundry and two baths)
- Master Bath: Two-piece, floor mounted WC, 60" vanity with cultured marble, single bowl top, 60" x 30" enameled steel tub, 61" x 42" plate glass mirror
- Bathroom No. 2: Two-piece, floor mounted WC, 48" vanity with cultured marble single bowl top, 60" x 30" fiberglass tub with integral surround, 48" x 36" plate glass mirror
- Kitchen plumbing: 33" x 22" double bowl stainless steel kitchen sink with single lever faucet, 1/3 HP disposal and builder grade undercounter dishwasher
- 52 gallon electric hot water heater

HEATING

- Complete gas fired, forced air heating system with metal double wall chimney, **no** AC

ELECTRIC

- 200 amp service with service entrance connections, main switch and meter, panel box and single pole breakers, utility connection fees **not** included
- Wiring in accordance with National Electrical Code
- Kitchen wiring includes: disposal, dishwasher, range, refrigerator, ductless range ventilation and 240V outlet for electric dryer
- Cost of fixtures **not** included

INSULATION

- 3½" kraft backed, R-11 fiberglass in exterior walls
- 9" kraft backed, R-30 fiberglass in ceilings

INTERIOR WALLS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded on all walls including bathrooms
- Master Bath: Thin set, builder grade ceramic tile tub surround on water resistant greenboard, 54" above tub
- Garage: 5/8" firecode on any house party walls, taped and blocked only. All other garage walls bare

INTERIOR CEILINGS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded, on all interior ceilings
- Garage: 5/8" firecode on any ceilings common with the house, taped and blocked only

INTERIOR TRIM

- 4¼" ogee base on all walls, shoe moulding in rooms with sheet vinyl floors
- Linen closet shelves: 24" particleboard; all other closets trimmed with 12" wire ventilated shelving
- Attic stairway: "Disappearing" or folding type stairs

CABINETS AND APPLIANCES

- Install builder grade, prefinished kitchen cabinets in which a 3030 wall cabinet with 2 doors costs \$130, as follows:
- 20 LF base cabinets, including 36" sink base with 2 doors, one 24" wide drawer base and 15 LF of standard base cabinets
- 20 LF wall cabinets, including two 36" wide x 15" high above-appliance cabinets and 15 LF of standard 30" high wall cabinets
- 20 LF plastic laminate countertop, self edge with 4" backsplash, 33" x 22" sink cutout
- 30" wide electric combination range and oven
- 21 CF frost-free refrigerator with freezer

SPECIALTIES

- Two 16" x 22" recessed medicine cabinets with hinged door and adjustable shelves
- One set of polished chrome bath accessories and shower rod in each bathroom

FLOOR COVERING

- Sheet vinyl floor covering over 1/4" underlayment on kitchen, laundry and bathroom floors
- Carpet and pad @ \$15/yd on all other floors of living area

PAINTING

- Exterior painting: stucco sprayed, prime and 1 coat; doors factory primed plus 1 coat with brush; all other trim prime plus 1 coat with brush
- Interior walls and ceilings: one color, prime plus 1 coat (spray)
- Interior trim: one color semi-gloss, prime with wall/ceiling spray coat, plus 1 coat with brush

CLEAN-UP

- Rental and charges for 3 dumpster pulls, dump yard fees **not** included

1 STORY SOUTHWEST TRIM AND FINISHING

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		\$1
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
1 STORY SOUTHWEST	EACH PLUS	---	---	---			.270
House Living Area Floor	SF	---	---	---			.271
Garage Floor Area	SF	---	---	---			.272

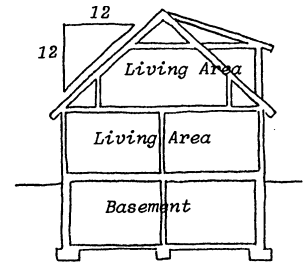
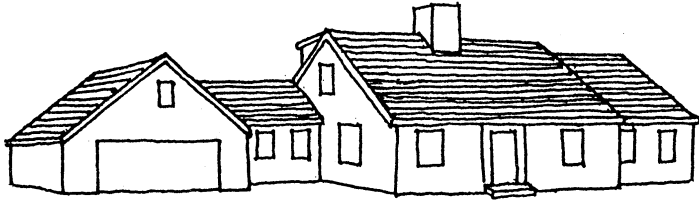
TRIM AND FINISHING EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		\$1
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Substitute 16-0 x 7-0 overhead type garage door for specified 8-0 x 7-0 ADD	EA	---	---	---			.280
Plumbing fixture area ADD or DEDUCT	EA	---	---	---			.281
Master bath as specified ADD or DEDUCT	EA	---	---	---			.282
Bathroom No. 2 as specified ADD or DEDUCT	EA	---	---	---			.283
Install powder room with two-piece floor mounted WC, 30" vanity with cultured marble double top and 31" x 36" plate mirror ADD	EA	---	---	---			.284
Omit double wall metal chimney DEDUCT	EA	---	---	---			.290
Install basement stairs ADD	EA	---	---	---			.291
Additional Builder Grade base cabinets ADD	LF	---	---	---			.292
Additional Builder Grade wall cabinets ADD	LF	---	---	---			.293
Additional plastic laminate countertop, self edge with 4" backsplash ADD	LF	---	---	---			.294
Substitute select oak flooring for specified carpet and pad, including sanding and finishing ADD SF = Floor	SF	---	---	---			.295

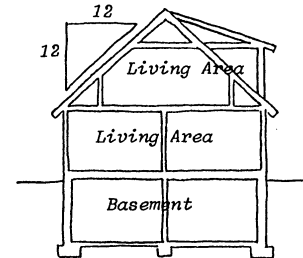
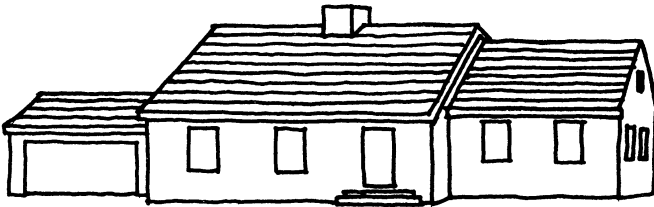
CAPE COD SHELL

SPECIFICATIONS (Specifications do <i>NOT</i> include Painting or Interior Finishing)	
PLANS, PERMITS, ENGINEERING	Obtain permit, permit fee cost not included Location of building offsets for excavation One month rental of portable electrical generator Not included: cost of floor plans and blueprints, house location survey, and plat plans
EXCAVATION, CONCRETE AND MASONRY	Excavate and backfill full basement under living area Continuous concrete footings 8'-0" concrete block foundation wall for basement and 24" concrete block walls for any garage 4" concrete slab for basement and for any garage <i>Shells A & B:</i> Form and pour 60" x 48" concrete slab and one step outside front entrance <i>Shell C:</i> Form and pour portico slab extending 72" out from house with one 72" wide step Fine grade and seed 20' perimeter of house
FLOOR FRAMING	Mudsill, anchor bolts, beam(s), steel column(s) as required Floor joists of conventional lumber, 16" OC 5/8" plywood subfloor, glued and nailed
WALL FRAMING	2" x 4" exterior and interior studwalls, 16" OC, 8'-0" ceilings 1/2" foil faced insulation board sheathing with corner bracing
ROOF FRAMING	Rafters 16" OC, 6" overhang, including ceilings joists 16" OC Shed dormer in rear of house with rafters 5/12 slope and ceiling joists 16" OC, stepped in 24" from each end wall and flush front 1/2" oriented strand board sheathing <i>Shell C:</i> Two dormers in front roof as shown
ROOFING, GUTTERS, FLASHING	20 year fiberglass shingles over 15# felt paper Aluminum flashing Aluminum gutters and downspouts
EXTERIOR TRIM	Tight knot pine, fir or spruce fascia, soffit, rake and rake moulding <i>Shell C:</i> Portico posts and headers covered with tight knot pine and ceiling covered with 3/8" fir plywood, panel strips and ceiling cove
SIDING	8" double 4 vinyl siding
DOORS	Front entrance door: 30-68 metal 6-panel with lights in top 2 panels, pre-hung, hardware as required Side or rear door: 28-68 metal 6-panel, pre-hung, hardware as required
WINDOWS	Wood double-hung windows and frames with insulated glass, one for each 100 SF of living area and two for any garage Wood frame basement windows: one for each 200 SF of basement slab
CLEAN-UP	Rental and charges for 3 dumpster pulls, dump yard fees not included

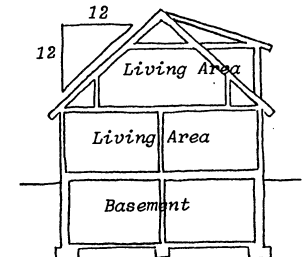
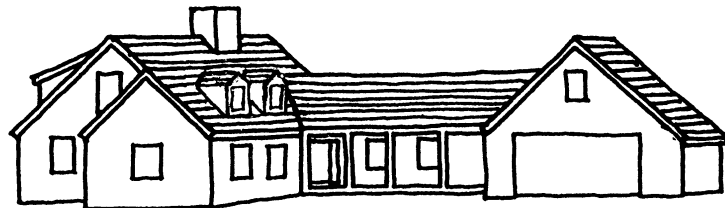
CAPE COD SHELL



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		\$1
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
CAPE COD SHELL "A"	EACH	---	---	---			.300
Total Living Area on 2 Floors	PLUS SF	---	---	---			.301
Living Area 1 Story Wing	SF	---	---	---			.302
Attached Garage Floor Area	SF	---	---	---			.303



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		\$1
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
CAPE COD SHELL "B"	EACH	---	---	---			.305
Total Living Area on 2 Floors	PLUS SF	---	---	---			.306
Living Area 1 Story Wing	SF	---	---	---			.307
Attached Garage Floor Area	SF	---	---	---			.308



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		\$1
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
CAPE COD SHELL "C"	EACH	---	---	---			.310
Total Living Area on 2 Floors	PLUS SF	---	---	---			.311
Living Area 1 Story Wing	SF	---	---	---			.312
Attached Garage Floor Area	SF	---	---	---			.313

CAPE COD SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S1
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Stock house plans ADD	TOTAL	--	400.00	400.00			.315
Omit batterboards at house corners and interior foundation wall lines DEDUCT SF = Ground floor area of house	EA	--	210.00	210.00			.316
Omit temporary electric service DEDUCT	EA	--	---	---			.317
Omit specified block foundation walls and substitute poured concrete foundation walls ADD SF = Ground floor area of house	SF	---	---	---			.320
Omit specified full basement and substitute crawl space with 18" clearance from ground to framing, with gravel and vapor barrier instead of concrete floor DEDUCT SF = Ground floor area of house	SF	---	---	---			.321
Omit specified full basement and substitute ground floor slab: • Footings 36" below grade • Block foundation wall to 8" above grade • 4" concrete ground floor slab over gravel base DEDUCT SF = Ground floor area of house	SF	---	---	---			.322
Parge foundation wall, 2 coats portland cement ADD SF = Foundation wall	SF	---	---	---			.330
Foundation sealer, 1 coat ADD	SF	---	---	---			.331
Additional concrete steps to entrance slab <i>Riser Tread Length</i> 6-7" 12" 36" ADD	EA	---	---	---			.332
48" ADD	EA	---	---	---			.333
60" ADD	EA	---	---	---			.334
EA = Each additional tread							
Brick chimney, including 2 flues ADD	EA	---	---	---			.335
Brick fireplace, 36" W, 29" H, 17" D, ash-dump, damper, brick front hearth ADD	EA	---	---	---			.336

CAPE COD SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S1
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Substitute cedar shingle roofing ADD	SF	---	---	---			.345
Substitute concrete tile roofing ADD	SF	---	---	---			.346
SF = Roof							
Substitute brick veneer siding ADD	SF	---	---	---			.350
Substitute stucco siding DEDUCT	SF	---	--	---			.351
ADD	SF	--	---	---			.352
Substitute beveled cedar siding ADD	SF	---	---	---			.353
SF = Siding							
Substitute the following overhangs and soffits for the specified 6" overhang and soffit:							
12" ADD	LF	---	---	---			.354
18" ADD	LF	---	---	---			.355
24" ADD	LF	---	---	---			.356
Omit wood double hung windows with insulated glass and substitute the following windows with insulated glass:							
Sliding, vinyl clad DEDUCT	SF	---	---	---			.360
Vinyl, double hung DEDUCT	SF	---	---	---			.361
Vinyl, sliding DEDUCT	SF	---	---	---			.362
SF = Living area of house							

CAPE COD TRIM AND FINISHING

SPECIFICATIONS

DOORS

- Trim two exterior doors with 2¼" casings
- One 8070 overhead wood door for garage
- Hollow core prehung flush hardboard doors with pine jambs, casings and stops; hardware @ \$10

WINDOWS

- Trim windows with pine casings, stops, stool and hardware, including 2 windows in garage

PLUMBING

- Excavate and lay 4" PVC sewer pipe 30 feet from property line to house and 1" copper water line in same trench, backfill trench, connection fees **not** included
- Rough in 5 plumbing fixture areas (kitchen, laundry, powder room and two baths)
- Powder Room: Two-piece floor mounted WC, 30" vanity with cultured marble single bowl top, 31" x 36" plate glass mirror
- Master Bath: Two-piece, floor mounted WC, 60" vanity with cultured marble, single bowl top, 60" x 30" enameled steel tub, 61" x 42" plate glass mirror
- Bathroom No. 2: Two-piece, floor mounted WC, 48" vanity with cultured marble single bowl top, 60" x 30" fiberglass tub with integral surround, 48" x 36" plate glass mirror
- Kitchen plumbing: 33" x 22" double bowl stainless steel kitchen sink with single lever faucet, 1/3 HP disposal and builder grade undercounter dishwasher
- 52 gallon electric hot water heater

HEATING

- Complete gas fired, forced air heating system with metal double wall chimney, **no** AC

ELECTRIC

- 200 amp service with service entrance connections, main switch and meter, panel box and single pole breakers, utility connection fees **not** included
- Wiring in accordance with National Electrical Code
- Kitchen wiring includes: disposal, dishwasher, range, refrigerator, ductless range ventilation and 240V outlet for electric dryer
- Cost of fixtures **not** included

INSULATION

- 3½" foil backed, R-11 fiberglass along foundation wall to a point 4'-0" below finished grade
- 3½" kraft backed, R-11 fiberglass in exterior walls
- 9" kraft backed, R-30 fiberglass in ceilings

INTERIOR WALLS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded on all walls including bathrooms
- Master Bath: Thin set, builder grade ceramic tile tub surround on water resistant greenboard, 54" above tub
- Garage: 5/8" firecode on any house party walls, taped and blocked only. All other garage walls bare

INTERIOR CEILINGS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded, on all interior ceilings
- Garage: 5/8" firecode on any ceilings common with the house, taped and blocked only

INTERIOR TRIM

- 4¼" ogee base on all walls, shoe moulding in rooms with sheet vinyl floors
- Linen closet shelves: 24" particleboard; all other closets trimmed with 12" wire ventilated shelving
- Basement stairs: Yellow pine box staircase, shop built with 2" fir handrail and brackets
- Main stairway: Oak treads and risers, open on one side, birch newel posts and caps, oak balusters

CABINETS AND APPLIANCES

- Install builder grade, prefinished kitchen cabinets in which a 3030 wall cabinet with 2 doors costs \$130, as follows:
- 20 LF base cabinets, including 36" sink base with 2 doors, one 24" wide drawer base and 15 LF of standard base cabinets
- 20 LF wall cabinets, including two 36" wide x 15" high above-appliance cabinets and 15 LF of standard 30" high wall cabinets
- 20 LF plastic laminate countertop, self edge with 4" backsplash, 33" x 22" sink cutout
- 30" wide electric combination range and oven
- 21 CF frost-free refrigerator with freezer

SPECIALTIES

- Two 16" x 22" recessed medicine cabinets with hinged door and adjustable shelves
- One set of polished chrome bath accessories and shower rod in each bathroom

FLOOR COVERING

- Sheet vinyl floor covering over 1/4" underlayment on kitchen, laundry, bathroom and powder room floors
- Carpet and pad @ \$15/yd on all other floors of living area

PAINTING

- Exterior painting: doors and windows factory primed plus 1 coat with brush, and all other trim prime plus 1 coat with brush
- Interior walls and ceilings: one color, prime plus 1 coat (spray)
- Interior trim: one color semi-gloss, prime with wall/ceiling spray coat, plus 1 coat with brush
- Stairs and railings: stained 2 coats

CLEAN-UP

- Rental and charges for 3 dumpster pulls, dump yard fees **not** included

CAPE COD TRIM AND FINISHING

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S1
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
CAPE COD	EACH PLUS	---	---	---			.370
House Living Area Floor	SF	---	---	---			.371
Garage Floor Area	SF	---	---	---			.372

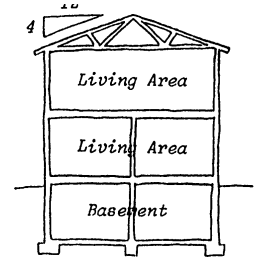
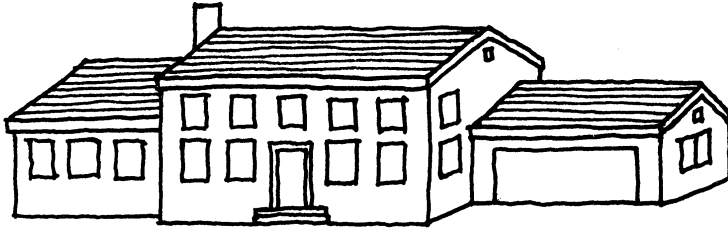
TRIM AND FINISHING EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S1
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Substitute 16-0 x 7-0 overhead type garage door for specified 8-0 x 7-0 ADD	EA	---	---	---			.380
Plumbing fixture area ADD or DEDUCT	EA	---	---	---			.381
Master bath as specified ADD or DEDUCT	EA	---	---	---			.382
Bathroom No. 2 as specified ADD or DEDUCT	EA	---	---	---			.383
Powder room as specified ADD or DEDUCT	EA	---	---	---			.384
Omit double wall metal chimney DEDUCT	EA	---	---	---			.390
Omit basement stairs DEDUCT	EA	---	---	---			.391
Additional Builder Grade base cabinets ADD	LF	---	---	---			.392
Additional Builder Grade wall cabinets ADD	LF	---	---	---			.393
Additional plastic laminate countertop, self edge with 4" backsplash ADD	LF	---	---	---			.394
Substitute select oak flooring for specified carpet and pad, including sanding and finishing ADD	SF	---	---	---			.395
SF = Floor							

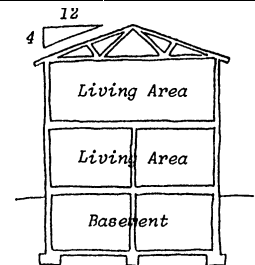
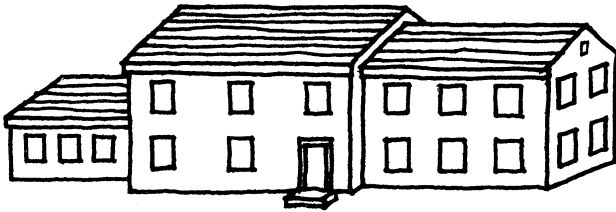
2 STORY COLONIAL SHELL

SPECIFICATIONS (Specifications do <i>NOT</i> include Painting or Interior Finishing)	
PLANS, PERMITS, ENGINEERING	Obtain permit, permit fee cost not included Location of building offsets for excavation One month rental of portable electrical generator Not included: cost of floor plans and blueprints, house location survey, and plat plans
EXCAVATION, CONCRETE AND MASONRY	Excavate and backfill full basement under living area Continuous concrete footings 8'-0" concrete block foundation wall for basement and 24" concrete block walls for any garage 4" concrete slab for basement and for any garage <i>Shells A & B:</i> Form and pour 60" x 48" concrete slab and one step outside front entrance <i>Shell C:</i> Form and pour portico slab extending 72" out from house with one 72" wide step Fine grade and seed 20' perimeter of house
FLOOR FRAMING	Mudsill, anchor bolts, beam(s), steel column(s) as required Floor joists of conventional lumber, 16" OC 5/8" plywood subfloor, glued and nailed
WALL FRAMING	2" x 4" exterior and interior studwalls, 16" OC, 8'-0" ceilings 1/2" foil faced insulation board sheathing with corner bracing
ROOF FRAMING	Engineered truss roof, 24" OC, 6" overhang 1/2" oriented strand board sheathing
ROOFING, GUTTERS, FLASHING	20 year fiberglass shingles over 15# felt paper Aluminum flashing Aluminum gutters and downspouts
EXTERIOR TRIM	Tight knot pine, fir or spruce fascia, soffit, rake and rake moulding <i>Shell C:</i> Portico posts and headers covered with tight knot pine and ceiling covered with 3/8" fir plywood, panel strips and ceiling cove
SIDING	8" double 4 vinyl siding
DOORS	Front entrance door: 30-68 metal 6-panel with lights in top 2 panels, pre-hung, hardware as required Side or rear door: 28-68 metal 6-panel, pre-hung, hardware as required
WINDOWS	Wood double-hung windows and frames with insulated glass, one for each 100 SF of living area and two for any garage Wood frame basement windows: one for each 200 SF of basement slab
CLEAN-UP	Rental and charges for 3 dumpster pulls, dump yard fees not included

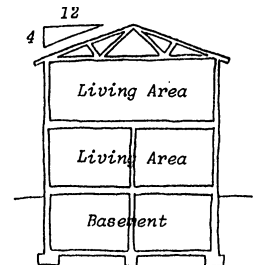
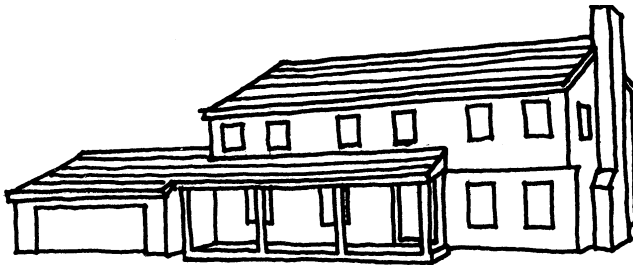
2 STORY COLONIAL SHELL



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
2 STORY COLONIAL SHELL "A"	EACH PLUS	---	---	---			.000
Total Living Area on 2 Floors	SF	---	---	---			.001
Living Area 1 Story Wing	SF	---	---	---			.002
Attached Garage Floor Area	SF	---	---	---			.003



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
2 STORY COLONIAL SHELL "B"	EACH PLUS	---	---	---			.005
Total Living Area on 2 Floors	SF	---	---	---			.006
Living Area 1 Story Wing	SF	---	---	---			.007
Attached Garage Floor Area	SF	---	---	---			.008



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
2 STORY COLONIAL SHELL "C"	EACH PLUS	---	---	---			.010
Total Living Area on 2 Floors	SF	---	---	---			.011
Living Area 1 Story Wing	SF	---	---	---			.012
Attached Garage Floor Area	SF	---	---	---			.013

2 STORY COLONIAL SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Stock house plans ADD	TOTAL	--	350.00	350.00			.015
Omit batterboards at house corners and interior foundation wall lines DEDUCT SF = Ground floor area of house	EA	--	210.00	210.00			.016
Omit temporary electric service DEDUCT	EA	--	---	---			.017
Omit specified block foundation walls and substitute poured concrete foundation walls ADD SF = Ground floor area of house	SF	---	---	---			.020
Omit specified full basement and substitute crawl space with 18" clearance from ground to framing, with gravel and vapor barrier instead of concrete floor DEDUCT SF = Ground floor area of house	SF	---	---	---			.021
Omit specified full basement and substitute ground floor slab: • Footings 36" below grade • Block foundation wall to 8" above grade • 4" concrete ground floor slab over gravel base DEDUCT SF = Ground floor area of house	SF	---	---	---			.022
Parge foundation wall, 2 coats portland cement ADD SF = Foundation wall	SF	---	---	---			.030
Foundation sealer, 1 coat ADD	SF	---	---	---			.031
Additional concrete steps to entrance slab <i>Riser Tread Length</i> 6-7" 12" 36" ADD 48" ADD 60" ADD EA = Each additional tread	EA EA EA	--- --- ---	--- --- ---	--- --- ---			.032 .033 .034
Brick chimney, including 2 flues ADD	EA	---	---	---			.035
Brick fireplace, 36" W, 29" H, 17" D, ash-dump, damper, brick front hearth ADD	EA	---	---	---			.036

2 STORY COLONIAL SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Omit truss roof system and substitute flat roof framing (1/12 slope) and 4 ply roof system ADD	SF	--	---	---			.040
DEDUCT	SF	---	--	---			.041
SF = SF area of 4 ply roof							
Substitute cedar shingle roofing ADD	SF	---	---	---			.045
Substitute concrete tile roofing ADD	SF	---	---	---			.046
SF = Roof							
Substitute brick veneer siding ADD	SF	---	---	---			.050
Substitute stucco siding DEDUCT	SF	---	--	---			.051
ADD	SF	--	---	---			.052
Substitute beveled cedar siding ADD	SF	---	---	---			.053
SF = Siding							
Substitute the following overhangs and soffits for the specified 6" overhang and soffit:							
12" ADD	LF	---	---	---			.054
18" ADD	LF	---	---	---			.055
24" ADD	LF	---	---	---			.056
Omit wood double hung windows with insulated glass and substitute the following windows with insulated glass:							
Sliding, vinyl clad DEDUCT	SF	---	---	---			.060
Vinyl, double hung DEDUCT	SF	---	---	---			.061
Vinyl, sliding DEDUCT	SF	---	---	---			.062
SF = Living area of house							

2 STORY COLONIAL TRIM AND FINISHING

SPECIFICATIONS

DOORS

- Trim two exterior doors with 2¼" casings
- One 8070 overhead wood door for garage
- Hollow core prehung flush hardboard doors with pine jambs, casings and stops; hardware @ \$10

WINDOWS

- Trim windows with pine casings, stops, stool and hardware, including 2 windows in garage

PLUMBING

- Excavate and lay 4" PVC sewer pipe 30 feet from property line to house and 1" copper water line in same trench, backfill trench, connection fees **not** included
- Rough in 5 plumbing fixture areas (kitchen, laundry, powder room and two baths)
- Powder Room: Two-piece floor mounted WC, 30" vanity with cultured marble single bowl top, 31" x 36" plate glass mirror
- Master Bath: Two-piece, floor mounted WC, 60" vanity with cultured marble, single bowl top, 60" x 30" enameled steel tub, 61" x 42" plate glass mirror
- Bathroom No. 2: Two-piece, floor mounted WC, 48" vanity with cultured marble single bowl top, 60" x 30" fiberglass tub with integral surround, 48" x 36" plate glass mirror
- Kitchen plumbing: 33" x 22" double bowl stainless steel kitchen sink with single lever faucet, 1/3 HP disposal and builder grade undercounter dishwasher
- 52 gallon electric hot water heater

HEATING

- Complete gas fired, forced air heating system with metal double wall chimney, **no** AC

ELECTRIC

- 200 amp service with service entrance connections, main switch and meter, panel box and single pole breakers, utility connection fees **not** included
- Wiring in accordance with National Electrical Code
- Kitchen wiring includes: disposal, dishwasher, range, refrigerator, ductless range ventilation and 240V outlet for electric dryer
- Cost of fixtures **not** included

INSULATION

- 3½" foil backed, R-11 fiberglass along foundation wall to a point 4'-0" below finished grade
- 3½" kraft backed, R-11 fiberglass in exterior walls
- 9" kraft backed, R-30 fiberglass in ceilings

INTERIOR WALLS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded on all walls including bathrooms
- Master Bath: Thin set, builder grade ceramic tile tub surround on water resistant greenboard, 54" above tub
- Garage: 5/8" firecode on any house party walls, taped and blocked only. All other garage walls bare

INTERIOR CEILINGS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded, on all interior ceilings
- Garage: 5/8" firecode on any ceilings common with the house, taped and blocked only

INTERIOR TRIM

- 4¼" ogee base on all walls, shoe moulding in rooms with sheet vinyl floors
- Linen closet shelves: 24" particleboard; all other closets trimmed with 12" wire ventilated shelving
- Basement stairs: Yellow pine box staircase, shop built with 2" fir handrail and brackets
- Main stairway: Oak treads and risers, open on one side, birch newel posts and caps, oak balusters, easements and handrails
- Attic stairway: "Disappearing" or folding type stairs

CABINETS AND APPLIANCES

- Install builder grade, prefinished kitchen cabinets in which a 3030 wall cabinet with 2 doors costs \$130, as follows:
- 20 LF base cabinets, including 36" sink base with 2 doors, one 24" wide drawer base and 15 LF of standard base cabinets
- 20 LF wall cabinets, including two 36" wide x 15" high above-appliance cabinets and 15 LF of standard 30" high wall cabinets
- 20 LF plastic laminate countertop, self edge with 4" backsplash, 33" x 22" sink cutout
- 30" wide electric combination range and oven
- 21 CF frost-free refrigerator with freezer

SPECIALTIES

- Two 16" x 22" recessed medicine cabinets with hinged door and adjustable shelves
- One set of polished chrome bath accessories and shower rod in each bathroom

FLOOR COVERING

- Sheet vinyl floor covering over 1/4" underlayment on kitchen, laundry, bathroom and powder room floors
- Carpet and pad @ \$15/yd on all other floors of living area

PAINTING

- Exterior painting: doors and windows factory primed plus 1 coat with brush, and all other trim prime plus 1 coat with brush
- Interior walls and ceilings: one color, prime plus 1 coat (spray)
- Interior trim: one color semi-gloss, prime with wall/ceiling spray coat, plus 1 coat with brush
- Stairs and railings: stained 2 coats

CLEAN-UP

- Rental and charges for 3 dumpster pulls, dump yard fees **not** included

2 STORY COLONIAL TRIM AND FINISHING

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
2 STORY COLONIAL	EACH PLUS	---	---	---			.070
House Living Area Floor	SF	---	---	---			.071
Garage Floor Area	SF	---	---	---			.072

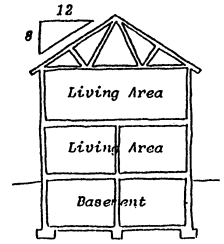
TRIM AND FINISHING EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Substitute 16-0 x 7-0 overhead type garage door for specified 8-0 x 7-0 ADD	EA	---	---	---			.080
Plumbing fixture area ADD or DEDUCT	EA	---	---	---			.081
Master bath as specified ADD or DEDUCT	EA	---	---	---			.082
Bathroom No. 2 as specified ADD or DEDUCT	EA	---	---	---			.083
Powder room as specified ADD or DEDUCT	EA	---	---	---			.084
Omit double wall metal chimney DEDUCT	EA	---	---	---			.090
Omit basement stairs DEDUCT	EA	---	---	---			.091
Additional Builder Grade base cabinets ADD	LF	---	---	---			.092
Additional Builder Grade wall cabinets ADD	LF	---	---	---			.093
Additional plastic laminate countertop, self edge with 4" backsplash ADD	LF	---	---	---			.094
Substitute select oak flooring for specified carpet and pad, including sanding and finishing ADD	SF	---	---	---			.095
SF = Floor							

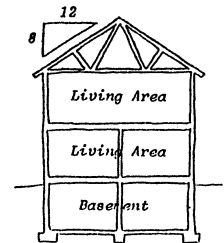
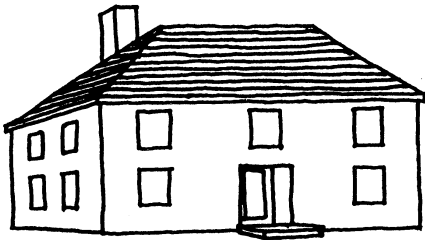
2 STORY PROVINCIAL SHELL

SPECIFICATIONS (Specifications do <i>NOT</i> include Painting or Interior Finishing)	
PLANS, PERMITS, ENGINEERING	Obtain permit, permit fee cost not included Location of building offsets for excavation One month rental of portable electrical generator Not included: cost of floor plans and blueprints, house location survey, and plat plans
EXCAVATION, CONCRETE AND MASONRY	Excavate and backfill full basement under living area Continuous concrete footings 8'-0" concrete block foundation wall for basement and 24" concrete block walls for any garage 4" concrete slab for basement and for any garage Form and pour 60" x 48" concrete slab and one step outside front entrance Fine grade and seed 20' perimeter of house
FLOOR FRAMING	Mudsill, anchor bolts, beam(s), steel column(s) as required Floor joists of conventional lumber, 16" OC 5/8" plywood subfloor, glued and nailed
WALL FRAMING	2" x 4" exterior and interior studwalls, 16" OC, 8'-0" ceilings 1/2" foil faced insulation board sheathing with corner bracing
ROOF FRAMING	Engineered truss roof, 24" OC, 12" overhang 1/2" oriented strand board sheathing
ROOFING, GUTTERS, FLASHING	20 year fiberglass shingles over 15# felt paper Aluminum flashing Aluminum gutters and downspouts
EXTERIOR TRIM	Tight knot pine, fir or spruce fascia, soffit, rake and rake moulding
SIDING	8" double 4 vinyl siding
DOORS	Front entrance door: 30-68 metal 6-panel with lights in top 2 panels, pre-hung, hardware as required Side or rear door: 28-68 metal 6-panel, pre-hung, hardware as required
WINDOWS	Wood double-hung windows and frames with insulated glass, one for each 100 SF of living area and two for any garage Wood frame basement windows: one for each 200 SF of basement slab
CLEAN-UP	Rental and charges for 3 dumpster pulls, dump yard fees not included

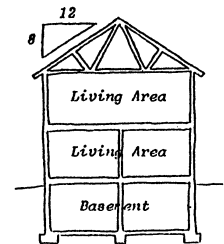
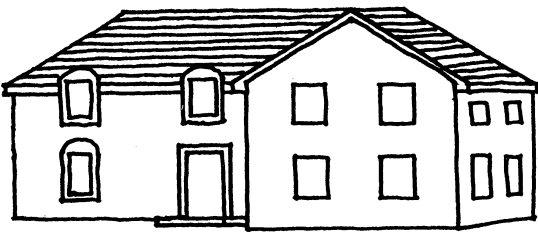
2 STORY PROVINCIAL SHELL



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
2 STORY PROVINCIAL SHELL "A"	EACH PLUS	---	---	---			.100
Total Living Area on 2 Floors	SF	---	---	---			.101
Living Area 1 Story Wing	SF	---	---	---			.102
Attached Garage Floor Area	SF	---	---	---			.103



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
2 STORY PROVINCIAL SHELL "B"	EACH PLUS	---	---	---			.105
Total Living Area on 2 Floors	SF	---	---	---			.106
Living Area 1 Story Wing	SF	---	---	---			.107
Attached Garage Floor Area	SF	---	---	---			.108



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
2 STORY PROVINCIAL SHELL "C"	EACH PLUS	---	---	---			.110
Total Living Area on 2 Floors	SF	---	---	---			.111
Living Area 1 Story Wing	SF	---	---	---			.112
Attached Garage Floor Area	SF	---	---	---			.113

2 STORY PROVINCIAL SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Stock house plans ADD	TOTAL	--	400.00	400.00			.115
Omit batterboards at house corners and interior foundation wall lines DEDUCT SF = Ground floor area of house	EA	--	210.00	210.00			.116
Omit temporary electric service DEDUCT	EA	--	---	---			.117
Omit specified block foundation walls and substitute poured concrete foundation walls ADD SF = Ground floor area of house	SF	---	---	---			.120
Omit specified full basement and substitute crawl space with 18" clearance from ground to framing, with gravel and vapor barrier instead of concrete floor DEDUCT SF = Ground floor area of house	SF	---	---	---			.121
Omit specified full basement and substitute ground floor slab: <ul style="list-style-type: none"> • Footings 36" below grade • Block foundation wall to 8" above grade • 4" concrete ground floor slab over gravel base DEDUCT SF = Ground floor area of house	SF	---	---	---			.122
Parge foundation wall, 2 coats portland cement ADD SF = Foundation wall	SF	---	---	---			.130
Foundation sealer, 1 coat ADD	SF	---	---	---			.131
Additional concrete steps to entrance slab <i>Riser</i> <i>Tread</i> <i>Length</i> 6-7" 12" 36" ADD 48" ADD 60" ADD EA = Each additional tread	EA EA EA	---	---	---			.132 .133 .134
Brick chimney, including 2 flues ADD	EA	---	---	---			.135
Brick fireplace, 36" W, 29" H, 17" D, ash-dump, damper, brick front hearth ADD	EA	---	---	---			.136

2 STORY PROVINCIAL SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Omit truss roof system and substitute flat roof framing (1/12 slope) and 4 ply roof system ADD	SF	--	---	---			.140
DEDUCT	SF	---	--	---			.141
SF = SF area of 4 ply roof							
Substitute cedar shingle roofing ADD	SF	---	---	---			.145
Substitute concrete tile roofing ADD	SF	---	---	---			.146
SF = Roof							
Substitute brick veneer siding ADD	SF	---	---	---			.150
Substitute stucco siding DEDUCT	SF	---	--	---			.151
ADD	SF		---	---			.152
Substitute beveled cedar siding ADD	SF	---	---	---			.153
SF = Siding							
Substitute the following overhangs and soffits for the specified 12" overhang and soffit:							
6" DEDUCT	LF	---	---	---			.154
18" ADD	LF	---	---	---			.155
24" ADD	LF	---	---	---			.156
Omit wood double hung windows with insulated glass and substitute the following windows with insulated glass:							
Sliding, vinyl clad DEDUCT	SF	---	---	---			.160
Vinyl, double hung DEDUCT	SF	---	---	---			.161
Vinyl, sliding DEDUCT	SF	---	---	---			.162
SF = Living area of house							

2 STORY PROVINCIAL TRIM AND FINISHING

SPECIFICATIONS

DOORS

- Trim two exterior doors with 2¼" casings
- One 8070 overhead wood door for garage
- Hollow core prehung flush hardboard doors with pine jambs, casings and stops; hardware @ \$10

WINDOWS

- Trim windows with pine casings, stops, stool and hardware, including 2 windows in garage

PLUMBING

- Excavate and lay 4" PVC sewer pipe 30 feet from property line to house and 1" copper water line in same trench, backfill trench, connection fees **not** included
- Rough in 5 plumbing fixture areas (kitchen, laundry, powder room and two baths)
- Powder Room: Two-piece floor mounted WC, 30" vanity with cultured marble single bowl top, 31" x 36" plate glass mirror
- Master Bath: Two-piece, floor mounted WC, 60" vanity with cultured marble, single bowl top, 60" x 30" enameled steel tub, 61" x 42" plate glass mirror
- Bathroom No. 2: Two-piece, floor mounted WC, 48" vanity with cultured marble single bowl top, 60" x 30" fiberglass tub with integral surround, 48" x 36" plate glass mirror
- Kitchen plumbing: 33" x 22" double bowl stainless steel kitchen sink with single lever faucet, 1/3 HP disposal and builder grade undercounter dishwasher
- 52 gallon electric hot water heater

HEATING

- Complete gas fired, forced air heating system with metal double wall chimney, **no** AC

ELECTRIC

- 200 amp service with service entrance connections, main switch and meter, panel box and single pole breakers, utility connection fees **not** included
- Wiring in accordance with National Electrical Code
- Kitchen wiring includes: disposal, dishwasher, range, refrigerator, ductless range ventilation and 240V outlet for electric dryer
- Cost of fixtures **not** included

INSULATION

- 3½" foil backed, R-11 fiberglass along foundation wall to a point 4'-0" below finished grade
- 3½" kraft backed, R-11 fiberglass in exterior walls
- 9" kraft backed, R-30 fiberglass in ceilings

INTERIOR WALLS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded on all walls including bathrooms
- Master Bath: Thin set, builder grade ceramic tile tub surround on water resistant greenboard, 54" above tub
- Garage: 5/8" firecode on any house party walls, taped and blocked only. All other garage walls bare

INTERIOR CEILINGS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded, on all interior ceilings
- Garage: 5/8" firecode on any ceilings common with the house, taped and blocked only

INTERIOR TRIM

- 4¼" ogee base on all walls, shoe moulding in rooms with sheet vinyl floors
- Linen closet shelves: 24" particleboard; all other closets trimmed with 12" wire ventilated shelving
- Basement stairs: Yellow pine box staircase, shop built with 2" fir handrail and brackets
- Main stairway: Oak treads and risers, open on one side, birch newel posts and caps, oak balusters, easements and handrails
- Attic stairway: "Disappearing" or folding type stairs

CABINETS AND APPLIANCES

- Install builder grade, prefinished kitchen cabinets in which a 3030 wall cabinet with 2 doors costs \$130, as follows:
- 20 LF base cabinets, including 36" sink base with 2 doors, one 24" wide drawer base and 15 LF of standard base cabinets
- 20 LF wall cabinets, including two 36" wide x 15" high above-appliance cabinets and 15 LF of standard 30" high wall cabinets
- 20 LF plastic laminate countertop, self edge with 4" backsplash, 33" x 22" sink cutout
- 30" wide electric combination range and oven
- 21 CF frost-free refrigerator with freezer

SPECIALTIES

- Two 16" x 22" recessed medicine cabinets with hinged door and adjustable shelves
- One set of polished chrome bath accessories and shower rod in each bathroom

FLOOR COVERING

- Sheet vinyl floor covering over 1/4" underlayment on kitchen, laundry, bathroom and powder room floors
- Carpet and pad @ \$15/yd on all other floors of living area

PAINTING

- Exterior painting: doors and windows factory primed plus 1 coat with brush, and all other trim prime plus 1 coat with brush
- Interior walls and ceilings: one color, prime plus 1 coat (spray)
- Interior trim: one color semi-gloss, prime with wall/ceiling spray coat, plus 1 coat with brush
- Stairs and railings: stained 2 coats

CLEAN-UP

- Rental and charges for 3 dumpster pulls, dump yard fees **not** included

2 STORY PROVINCIAL TRIM AND FINISHING

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
2 STORY PROVINCIAL	EACH PLUS	---	---	---			.170
House Living Area Floor	SF	---	---	---			.171
Garage Floor Area	SF	---	---	---			.172

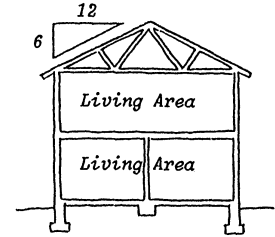
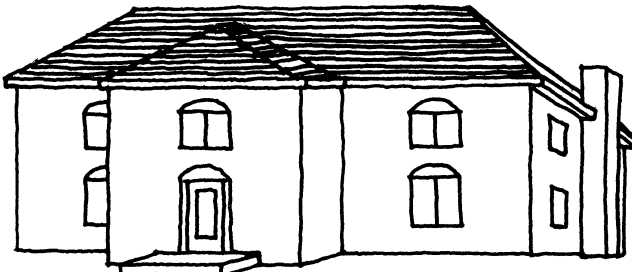
TRIM AND FINISHING EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Substitute 16-0 x 7-0 overhead type garage door for specified 8-0 x 7-0 ADD	EA	---	---	---			.180
Plumbing fixture area ADD or DEDUCT	EA	---	---	---			.181
Master bath as specified ADD or DEDUCT	EA	---	---	---			.182
Bathroom No. 2 as specified ADD or DEDUCT	EA	---	---	---			.183
Powder room as specified ADD or DEDUCT	EA	---	---	---			.184
Omit double wall metal chimney DEDUCT	EA	---	---	---			.190
Omit basement stairs DEDUCT	EA	---	---	---			.191
Additional Builder Grade base cabinets ADD	LF	---	---	---			.192
Additional Builder Grade wall cabinets ADD	LF	---	---	---			.193
Additional plastic laminate countertop, self edge with 4" backsplash ADD	LF	---	---	---			.194
Substitute select oak flooring for specified carpet and pad, including sanding and finishing ADD	SF	---	---	---			.195
SF = Floor							

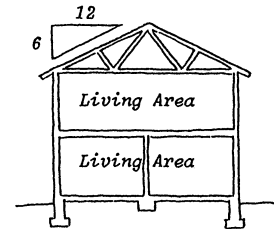
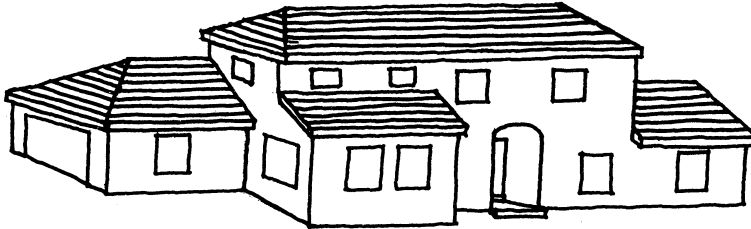
2 STORY SOUTHWEST SHELL

SPECIFICATIONS (Specifications do <i>NOT</i> include Painting or Interior Finishing)	
PLANS, PERMITS, ENGINEERING	Obtain permit, permit fee cost not included Location of building offsets for excavation One month rental of portable electrical generator Not included: cost of floor plans and blueprints, house location survey, and plat plans
EXCAVATION, CONCRETE AND MASONRY	Excavate 36" below grade and install continuous concrete footings Concrete block walls above footings to 8" above grade 4" concrete slab for house and for any garage <i>Shells A & B:</i> Form and pour 60" x 48" concrete slab and one step outside front entrance <i>Shell C:</i> Form and pour portico slab extending 72" out from house with one 72" wide step Fine grade and seed 20' perimeter of house
FLOOR FRAMING	Second floor joists of conventional lumber, 16" OC 5/8" plywood subfloor, glued and nailed
WALL FRAMING	2" x 4" exterior and interior studwalls, 16" OC, 8'-0" ceilings 1/2" foil faced insulation board sheathing with corner bracing
ROOF FRAMING	Engineered truss roof, 24" OC, 24" overhang 1/2" oriented strand board sheathing
ROOFING, GUTTERS, FLASHING	20 year fiberglass shingles over 15# felt paper Aluminum flashing Aluminum gutters and downspouts
EXTERIOR TRIM	Tight knot pine, fir or spruce fascia, soffit, rake and rake moulding
SIDING	Stucco mesh nailed to wood framing and 3 coats (total 1" thick) stucco over all exterior walls
DOORS	Front entrance door: 30-68 metal 6-panel with lights in top 2 panels, pre-hung, hardware as required Side or rear door: 28-68 metal 6-panel, pre-hung, hardware as required
WINDOWS	Vinyl framed sliding windows with insulated glass, one for each 100 SF of living area
CLEAN-UP	Rental and charges for 3 dumpster pulls, dump yard fees not included

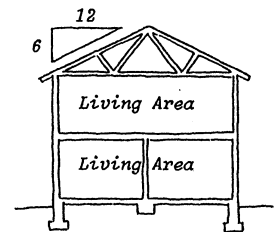
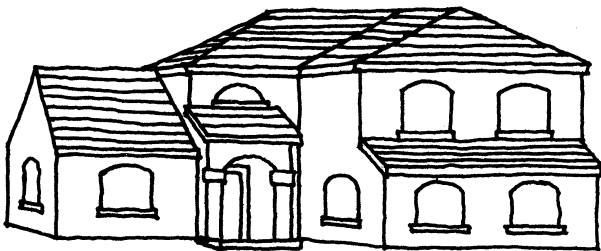
2 STORY SOUTHWEST SHELL



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
2 STORY SOUTHWEST SHELL "A"	EACH PLUS	---	---	---			.200
Total Living Area on 2 Floors	SF	---	---	---			.201
Living Area 1 Story Wing	SF	---	---	---			.202
Attached Garage Floor Area	SF	---	---	---			.203



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
2 STORY SOUTHWEST SHELL "B"	EACH PLUS	---	---	---			.205
Total Living Area on 2 Floors	SF	---	---	---			.206
Living Area 1 Story Wing	SF	---	---	---			.207
Attached Garage Floor Area	SF	---	---	---			.208



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
2 STORY SOUTHWEST SHELL "C"	EACH PLUS	---	---	---			.210
Total Living Area on 2 Floors	SF	---	---	---			.211
Living Area 1 Story Wing	SF	---	---	---			.212
Attached Garage Floor Area	SF	---	---	---			.213

2 STORY SOUTHWEST SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Stock house plans ADD	TOTAL	--	400.00	400.00			.215
Omit batterboards at house corners and interior foundation wall lines DEDUCT SF = Ground floor area of house	EA	--	210.00	210.00			.216
Omit temporary electric service DEDUCT	EA	--	---	---			.217
Omit specified block foundation walls and substitute poured concrete foundation walls ADD SF = Ground floor area of house	SF	---	---	---			.220
Substitute full basement under living area: <ul style="list-style-type: none"> Continuous concrete footings 8'-0" concrete block foundation wall 4" concrete slab for basement Floor joists and 5/8" plywood subfloor ADD SF = Ground floor area of house	SF	---	---	---			.221
Substitute crawl space with 18" clearance under floor joists: <ul style="list-style-type: none"> Continuous concrete footings 4'-0" concrete block foundation wall Gravel and vapor barrier on ground Floor joists and 5/8" plywood subfloor ADD SF = Ground floor area of house	SF	---	---	---			.222
Change bottom of concrete footings from 36" below grade to: 12" DEDUCT 24" DEDUCT 48" ADD 60" ADD SF = Ground floor area of house	SF SF SF SF	---	---	---			.225 .226 .227 .228
Additional concrete steps to entrance slab <i>Riser Tread Length</i> 6-7" 12" 36" ADD 48" ADD 60" ADD EA = Each additional tread	EA EA EA	---	---	---			.232 .233 .234
Brick chimney, including 2 flues ADD	EA	---	---	---			.235
Brick fireplace, 36" W, 29" H, 17" D, ash-dump, damper, brick front hearth ADD	EA	---	---	---			.236

2 STORY SOUTHWEST SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Omit truss roof system and substitute flat roof framing (1/12 slope) and 4 ply roof system ADD	SF	--	---	---			.240
DEDUCT	SF	---	--	---			.241
SF = SF area of 4 ply roof							
Substitute cedar shingle roofing ADD	SF	---	---	---			.245
Substitute concrete tile roofing ADD	SF	---	---	---			.246
SF = Roof							
Substitute brick veneer siding ADD	SF	---	---	---			.250
Substitute vinyl siding ADD	SF	---	--	---			.251
DEDUCT	SF	--	---	---			.252
Substitute beveled cedar siding ADD	SF	---	--	---			.253
DEDUCT	SF	--	---	---			.254
SF = Siding				---			
Substitute the following overhangs and soffits for the specified 24" overhang and soffit:							
6" DEDUCT	LF	---	---	---			.255
12" DEDUCT	LF	---	---	---			.256
18" DEDUCT	LF	---	---	---			.257
Omit vinyl frame sliding windows with insulated glass and substitute the following windows with insulated glass:							
Pine, vinyl clad ADD	SF	---	---	---			.260
Sliding, vinyl clad ADD	SF	---	---	---			.261
Vinyl, double hung DEDUCT	SF	---	--	---			.262
SF = Living area of house							

2 STORY SOUTHWEST TRIM AND FINISHING

SPECIFICATIONS

DOORS

- Trim two exterior doors with 2¼" casings
- One 8070 overhead wood door for garage
- Hollow core prehung flush hardboard doors with pine jambs, casings and stops; hardware @ \$10

WINDOWS

- Vinyl with drywall returns, wood stool and apron only. All other hardware included in window cost

PLUMBING

- Excavate and lay 4" PVC sewer pipe 30 feet from property line to house and 1" copper water line in same trench, backfill trench, connection fees **not** included
- Rough in 5 plumbing fixture areas (kitchen, laundry, powder room and two baths)
- Powder Room: Two-piece floor mounted WC, 30" vanity with cultured marble single bowl top, 31" x 36" plate glass mirror
- Master Bath: Two-piece, floor mounted WC, 60" vanity with cultured marble, single bowl top, 60" x 30" enameled steel tub, 61" x 42" plate glass mirror
- Bathroom No. 2: Two-piece, floor mounted WC, 48" vanity with cultured marble single bowl top, 60" x 30" fiberglass tub with integral surround, 48" x 36" plate glass mirror
- Kitchen plumbing: 33" x 22" double bowl stainless steel kitchen sink with single lever faucet, 1/3 HP disposal and builder grade undercounter dishwasher
- 52 gallon electric hot water heater

HEATING

- Complete gas fired, forced air heating system with metal double wall chimney, **no** AC

ELECTRIC

- 200 amp service with service entrance connections, main switch and meter, panel box and single pole breakers, utility connection fees **not** included
- Wiring in accordance with National Electrical Code
- Kitchen wiring includes: disposal, dishwasher, range, refrigerator, ductless range ventilation and 240V outlet for electric dryer
- Cost of fixtures **not** included

INSULATION

- 3½" kraft backed, R-11 fiberglass in exterior walls
- 9" kraft backed, R-30 fiberglass in ceilings

INTERIOR WALLS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded on all walls including bathrooms
- Master Bath: Thin set, builder grade ceramic tile tub surround on water resistant greenboard, 54" above tub
- Garage: 5/8" firecode on any house party walls, taped and blocked only. All other garage walls bare

INTERIOR CEILINGS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded, on all interior ceilings
- Garage: 5/8" firecode on any ceilings common with the house, taped and blocked only

INTERIOR TRIM

- 4¼" ogee base on all walls, shoe moulding in rooms with sheet vinyl floors
- Linen closet shelves: 24" particleboard; all other closets trimmed with 12" wire ventilated shelving
- Main stairway: Oak treads and risers, open on one side, birch newel posts and caps, oak balusters, easements and handrails
- Attic stairway: "Disappearing" or folding type stairs

CABINETS AND APPLIANCES

- Install builder grade, prefinished kitchen cabinets in which a 3030 wall cabinet with 2 doors costs \$130, as follows:
- 20 LF base cabinets, including 36" sink base with 2 doors, one 24" wide drawer base and 15 LF of standard base cabinets
- 20 LF wall cabinets, including two 36" wide x 15" high above-appliance cabinets and 15 LF of standard 30" high wall cabinets
- 20 LF plastic laminate countertop, self edge with 4" backsplash, 33" x 22" sink cutout
- 30" wide electric combination range and oven
- 21 CF frost-free refrigerator with freezer

SPECIALTIES

- Two 16" x 22" recessed medicine cabinets with hinged door and adjustable shelves
- One set of polished chrome bath accessories and shower rod in each bathroom

FLOOR COVERING

- Sheet vinyl floor covering over 1/4" underlayment on kitchen, laundry, bathroom and powder room floors
- Carpet and pad @ \$15/yd on all other floors of living area

PAINTING

- Exterior painting: stucco sprayed, prime and 1 coat; doors factory primed plus 1 coat with brush; all other trim prime plus 1 coat with brush
- Interior walls and ceilings: one color, prime plus 1 coat (spray)
- Interior trim: one color semi-gloss, prime with wall/ceiling spray coat, plus 1 coat with brush
- Stairs and railings: stained 2 coats

CLEAN-UP

- Rental and charges for 3 dumpster pulls, dump yard fees **not** included

2 STORY SOUTHWEST TRIM AND FINISHING

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
2 STORY SOUTHWEST	EACH PLUS	---	---	---			.270
House Living Area Floor	SF	---	---	---			.271
Garage Floor Area	SF	---	---	---			.272

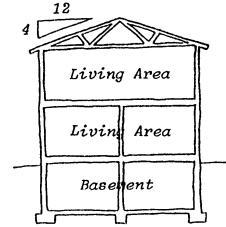
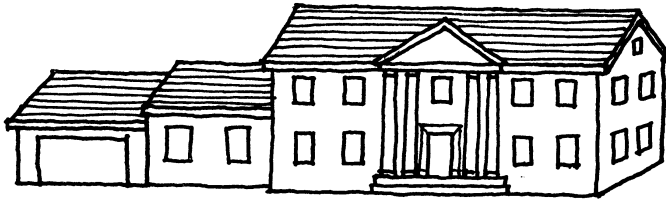
TRIM AND FINISHING EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Substitute 16-0 x 7-0 overhead type garage door for specified 8-0 x 7-0 ADD	EA	---	---	---			.280
Plumbing fixture area ADD or DEDUCT	EA	---	---	---			.281
Master bath as specified ADD or DEDUCT	EA	---	---	---			.282
Bathroom No. 2 as specified ADD or DEDUCT	EA	---	---	---			.283
Powder room as specified ADD or DEDUCT	EA	---	---	---			.284
Omit double wall metal chimney DEDUCT	EA	---	---	---			.290
Install basement stairs ADD	EA	---	---	---			.291
Additional Builder Grade base cabinets ADD	LF	---	---	---			.292
Additional Builder Grade wall cabinets ADD	LF	---	---	---			.293
Additional plastic laminate countertop, self edge with 4" backsplash ADD	LF	---	---	---			.294
Substitute select oak flooring for specified carpet and pad, including sanding and finishing ADD	SF	---	---	---			.295
SF = Floor							

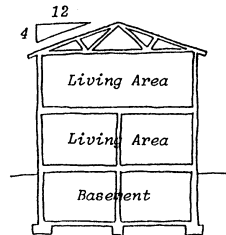
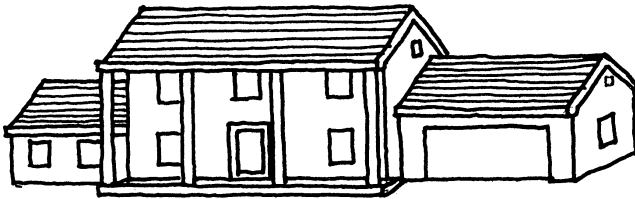
2 STORY SOUTHERN COLONIAL SHELL

SPECIFICATIONS (Specifications do <i>NOT</i> include Painting or Interior Finishing)	
PLANS, PERMITS, ENGINEERING	Obtain permit, permit fee cost not included Location of building offsets for excavation One month rental of portable electrical generator Not included: cost of floor plans and blueprints, house location survey, and plat plans
EXCAVATION, CONCRETE AND MASONRY	Excavate and backfill full basement under living area Continuous concrete footings 8'-0" concrete block foundation wall for basement and 24" concrete block walls for any garage 4" concrete slab for basement and for any garage Form and pour portico slab extending 72" out from house with one 72" wide step Fine grade and seed 20' perimeter of house
FLOOR FRAMING	Mudsill, anchor bolts, beam(s), steel column(s) as required Floor joists of conventional lumber, 16" OC 5/8" plywood subfloor, glued and nailed
WALL FRAMING	2" x 4" exterior and interior studwalls, 16" OC, 8'-0" ceilings 1/2" foil faced insulation board sheathing with corner bracing
ROOF FRAMING	Engineered truss roof, 24" OC, 12" overhang 1/2" oriented strand board sheathing
ROOFING, GUTTERS, FLASHING	20 year fiberglass shingles over 15# felt paper Aluminum flashing Aluminum gutters and downspouts
EXTERIOR TRIM	Tight knot pine, fir or spruce fascia, soffit, rake and rake moulding Portico headers covered with tight knot pine and ceiling covered with 3/8" fir plywood, panel strips and ceiling cove 12" diameter hollow wood columns on metal plinth blocks
SIDING	8" double 4 vinyl siding
DOORS	Front entrance door: 30-68 metal 6-panel with lights in top 2 panels, pre-hung, hardware as required Side or rear door: 28-68 metal 6-panel, pre-hung, hardware as required
WINDOWS	Wood double-hung windows and frames with insulated glass, one for each 100 SF of living area and two for any garage Wood frame basement windows: one for each 200 SF of basement slab
CLEAN-UP	Rental and charges for 3 dumpster pulls, dump yard fees not included

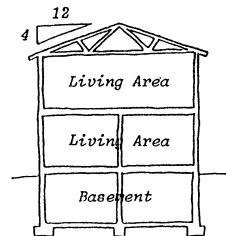
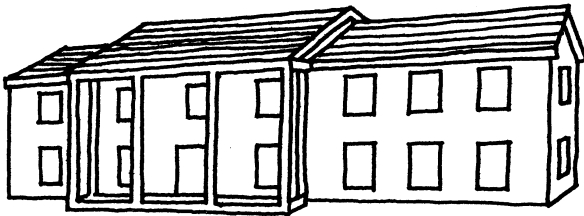
2 STORY SOUTHERN COLONIAL SHELL



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
2 STORY SOUTHERN COLONIAL SHELL "A"	EACH PLUS	---	---	---			.300
Total Living Area on 2 Floors	SF	---	---	---			.301
Living Area 1 Story Wing	SF	---	---	---			.302
Attached Garage Floor Area	SF	---	---	---			.303



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
2 STORY SOUTHERN COLONIAL SHELL "B"	EACH PLUS	---	---	---			.305
Total Living Area on 2 Floors	SF	---	---	---			.306
Living Area 1 Story Wing	SF	---	---	---			.307
Attached Garage Floor Area	SF	---	---	---			.308



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
2 STORY SOUTHERN COLONIAL SHELL "C"	EACH PLUS	---	---	---			.310
Total Living Area on 2 Floors	SF	---	---	---			.311
Living Area 1 Story Wing	SF	---	---	---			.312
Attached Garage Floor Area	SF	---	---	---			.313

2 STORY SOUTHERN COLONIAL SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Stock house plans ADD	TOTAL	--	400.00	400.00			.315
Omit batterboards at house corners and interior foundation wall lines DEDUCT SF = Ground floor area of house	EA	--	210.00	210.00			.316
Omit temporary electric service DEDUCT	EA	--	---	---			.317
Omit specified block foundation walls and substitute poured concrete foundation walls ADD SF = Ground floor area of house	SF	---	---	---			.320
Omit specified full basement and substitute crawl space with 18" clearance from ground to framing, with gravel and vapor barrier instead of concrete floor DEDUCT SF = Ground floor area of house	SF	---	---	---			.321
Omit specified full basement and substitute ground floor slab: <ul style="list-style-type: none"> • Footings 36" below grade • Block foundation wall to 8" above grade • 4" concrete ground floor slab over gravel base DEDUCT SF = Ground floor area of house	SF	---	---	---			.322
Parge foundation wall, 2 coats portland cement ADD SF = Foundation wall	SF	---	---	---			.330
Foundation sealer, 1 coat ADD	SF	---	---	---			.331
Additional concrete steps to entrance slab <i>Riser</i> <i>Tread</i> <i>Length</i> 6-7" 12" 36" ADD 48" ADD 60" ADD EA = Each additional tread	EA EA EA	---	---	---			.332 .333 .334
Brick chimney, including 2 flues ADD	EA	---	---	---			.335
Brick fireplace, 36" W, 29" H, 17" D, ash-dump, damper, brick front hearth ADD	EA	---	---	---			.336

2 STORY SOUTHERN COLONIAL SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Omit truss roof system and substitute flat roof framing (1/12 slope) and 4 ply roof system							
ADD	SF	--	---	---			.340
DEDUCT	SF	---	--	---			.341
SF = SF area of 4 ply roof							
Substitute cedar shingle roofing							
ADD	SF	---	---	---			.345
Substitute concrete tile roofing							
ADD	SF	---	---	---			.346
SF = Roof							
Substitute brick veneer siding							
ADD	SF	---	---	---			.350
Substitute stucco siding							
DEDUCT	SF	---	--	---			.351
ADD	SF	--	---	---			.352
Substitute beveled cedar siding							
ADD	SF	---	---	---			.353
SF = Siding							
Substitute the following overhangs and soffits for the specified 12" overhang and soffit:							
6" DEDUCT	LF	---	---	---			.355
18" ADD	LF	---	---	---			.356
24" ADD	LF	---	---	---			.357
Omit wood double hung windows with insulated glass and substitute the following windows with insulated glass:							
Sliding, vinyl clad							
DEDUCT	SF	---	---	---			.360
Vinyl, double hung							
DEDUCT	SF	---	---	---			.361
Vinyl, sliding							
DEDUCT	SF	---	---	---			.362
SF = Living area of house							

2 STORY SOUTHERN COLONIAL TRIM AND FINISHING

SPECIFICATIONS

DOORS

- Trim two exterior doors with 2¼" casings
- One 8070 overhead wood door for garage
- Hollow core prehung flush hardboard doors with pine jambs, casings and stops; hardware @ \$10

WINDOWS

- Trim windows with pine casings, stops, stool and hardware, including 2 windows in garage

PLUMBING

- Excavate and lay 4" PVC sewer pipe 30 feet from property line to house and 1" copper water line in same trench, backfill trench, connection fees **not** included
- Rough in 5 plumbing fixture areas (kitchen, laundry, powder room and two baths)
- Powder Room: Two-piece floor mounted WC, 30" vanity with cultured marble single bowl top, 31" x 36" plate glass mirror
- Master Bath: Two-piece, floor mounted WC, 60" vanity with cultured marble, single bowl top, 60" x 30" enameled steel tub, 61" x 42" plate glass mirror
- Bathroom No. 2: Two-piece, floor mounted WC, 48" vanity with cultured marble single bowl top, 60" x 30" fiberglass tub with integral surround, 48" x 36" plate glass mirror
- Kitchen plumbing: 33" x 22" double bowl stainless steel kitchen sink with single lever faucet, 1/3 HP disposal and builder grade undercounter dishwasher
- 52 gallon electric hot water heater

HEATING

- Complete gas fired, forced air heating system with metal double wall chimney, **no** AC

ELECTRIC

- 200 amp service with service entrance connections, main switch and meter, panel box and single pole breakers, utility connection fees **not** included
- Wiring in accordance with National Electrical Code
- Kitchen wiring includes: disposal, dishwasher, range, refrigerator, ductless range ventilation and 240V outlet for electric dryer
- Cost of fixtures **not** included

INSULATION

- 3½" foil backed, R-11 fiberglass along foundation wall to a point 4'-0" below finished grade
- 3½" kraft backed, R-11 fiberglass in exterior walls
- 9" kraft backed, R-30 fiberglass in ceilings

INTERIOR WALLS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded on all walls including bathrooms
- Master Bath: Thin set, builder grade ceramic tile tub surround on water resistant greenboard 54" above tub
- Garage: 5/8" firecode on any house party walls, taped and blocked only. All other garage walls bare

INTERIOR CEILINGS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded, on all interior ceilings
- Garage: 5/8" firecode on any ceilings common with the house, taped and blocked only

INTERIOR TRIM

- 4¼" ogee base on all walls, shoe moulding in rooms with sheet vinyl floors
- Linen closet shelves: 24" particleboard; all other closets trimmed with 12" wire ventilated shelving
- Basement stairs: Yellow pine box staircase, shop built with 2" fir handrail and brackets
- Main stairway: Oak treads and risers, open on one side, birch newel posts and caps, oak balusters, easements and handrails
- Attic stairway: "Disappearing" or folding type stairs

CABINETS AND APPLIANCES

- Install builder grade, prefinished kitchen cabinets in which a 3030 wall cabinet with 2 doors costs \$130, as follows:
- 20 LF base cabinets, including 36" sink base with 2 doors, one 24" wide drawer base and 15 LF of standard base cabinets
- 20 LF wall cabinets, including two 36" wide x 15" high above-appliance cabinets and 15 LF of standard 30" high wall cabinets
- 20 LF plastic laminate countertop, self edge with 4" backsplash, 33" x 22" sink cutout
- 30" wide electric combination range and oven
- 21 CF frost-free refrigerator with freezer

SPECIALTIES

- Two 16" x 22" recessed medicine cabinets with hinged door and adjustable shelves
- One set of polished chrome bath accessories and shower rod in each bathroom

FLOOR COVERING

- Sheet vinyl floor covering over 1/4" underlayment on kitchen, laundry, powder room and bathroom floors
- Carpet and pad @ \$15/yd on all other floors of living area

PAINTING

- Exterior painting: doors and windows factory primed plus 1 coat with brush, and all other trim prime plus 1 coat with brush
- Interior walls and ceilings: one color, prime plus 1 coat (spray)
- Interior trim: one color semi-gloss, prime with wall/ceiling spray coat, plus 1 coat with brush
- Stairs and railings: stained 2 coats

CLEAN-UP

- Rental and charges for 3 dumpster pulls, dump yard fees **not** included

2 STORY SOUTHERN COLONIAL TRIM AND FINISHING

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
2 STORY SOUTHERN COLONIAL	EACH PLUS	---	---	---			.370
House Living Area Floor	SF	---	---	---			.371
Garage Floor Area	SF	---	---	---			.372

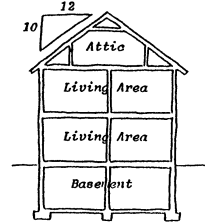
TRIM AND FINISHING EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Substitute 16-0 x 7-0 overhead type garage door for specified 8-0 x 7-0 ADD	EA	---	---	---			.380
Plumbing fixture area ADD or DEDUCT	EA	---	---	---			.381
Master bath as specified ADD or DEDUCT	EA	---	---	---			.382
Bathroom No. 2 as specified ADD or DEDUCT	EA	---	---	---			.383
Install powder room with two-piece floor mounted WC, 30" vanity with cultured marble double top and 31" x 36" plate mirror ADD	EA	---	---	---			.384
Omit double wall metal chimney DEDUCT	EA	---	---	---			.390
Omit basement stairs DEDUCT	EA	---	---	---			.391
Additional Builder Grade base cabinets ADD	LF	---	---	---			.392
Additional Builder Grade wall cabinets ADD	LF	---	---	---			.393
Additional plastic laminate countertop, self edge with 4" backsplash ADD	LF	---	---	---			.394
Substitute select oak flooring for specified carpet and pad, including sanding and finishing ADD	SF	---	---	---			.395
SF = Floor							

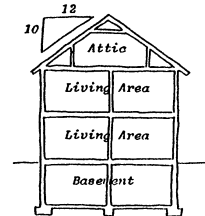
2½ STORY COLONIAL SHELL

SPECIFICATIONS (Specifications do <i>NOT</i> include Painting or Interior Finishing)	
PLANS, PERMITS, ENGINEERING	Obtain permit, permit fee cost not included Location of building offsets for excavation One month rental of portable electrical generator Not included: cost of floor plans and blueprints, house location survey, and plat plans
EXCAVATION, CONCRETE AND MASONRY	Excavate and backfill full basement under living area Continuous concrete footings 8'-0" concrete block foundation wall for basement and 24" concrete block walls for any garage 4" concrete slab for basement and for any garage <i>Shells A & B:</i> Form and pour 60" x 48" concrete slab and one step outside front entrance <i>Shell C:</i> Form and pour portico slab extending 72" out from house with one 72" wide step Fine grade and seed 20' perimeter of house
FLOOR FRAMING	Mudsill, anchor bolts, beam(s), steel column(s) as required Floor joists of conventional lumber, 16" OC 5/8" plywood subfloor, glued and nailed
WALL FRAMING	2" x 4" exterior and interior studwalls, 16" OC, 8'-0" ceilings 1/2" foil faced insulation board sheathing with corner bracing
ROOF FRAMING	Rafters 16" OC, 12" overhang Ceiling joists 16" OC and collar ties 48" OC 1/2" CDX plywood roof sheathing
ROOFING, GUTTERS, FLASHING	20 year fiberglass shingles over 15# felt paper Aluminum flashing Aluminum gutters and downspouts
EXTERIOR TRIM	Tight knot pine, fir or spruce fascia, soffit, rake and rake moulding <i>Shell C:</i> Portico posts and headers covered with tight knot pine and ceiling covered with 3/8" fir plywood, panel strips and ceiling cove
SIDING	8" double 4 vinyl siding
DOORS	Front entrance door: 30-68 metal 6-panel with lights in top 2 panels, pre-hung, hardware as required Side or rear door: 28-68 metal 6-panel, pre-hung, hardware as required
WINDOWS	Wood double-hung windows and frames with insulated glass, one for each 100 SF of living area and two for any garage Wood frame basement windows: one for each 200 SF of basement slab
CLEAN-UP	Rental and charges for 3 dumpster pulls, dump yard fees not included

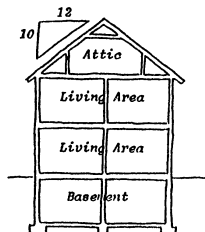
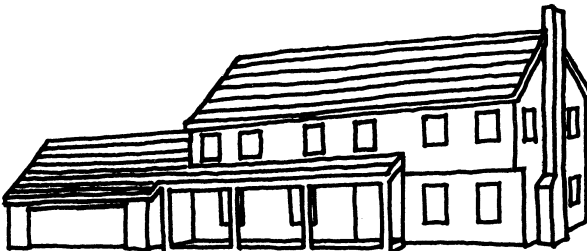
2½ STORY COLONIAL SHELL



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
2½ STORY COLONIAL SHELL "A"	EACH PLUS	---	---	---			.400
Total Living Area on 2 Floors	SF	---	---	---			.401
Living Area 1 Story Wing	SF	---	---	---			.402
Attached Garage Floor Area	SF	---	---	---			.403



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
2½ STORY COLONIAL SHELL "B"	EACH PLUS	---	---	---			.405
Total Living Area on 2 Floors	SF	---	---	---			.406
Living Area 1 Story Wing	SF	---	---	---			.407
Attached Garage Floor Area	SF	---	---	---			.408



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
2½ STORY COLONIAL SHELL "C"	EACH PLUS	---	---	---			.410
Total Living Area on 2 Floors	SF	---	---	---			.411
Living Area 1 Story Wing	SF	---	---	---			.412
Attached Garage Floor Area	SF	---	---	---			.413

2½ STORY COLONIAL SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Stock house plans ADD	TOTAL	--	450.00	450.00			.415
Omit batterboards at house corners and interior foundation wall lines DEDUCT SF = Ground floor area of house	EA	--	210.00	210.00			.416
Omit temporary electric service DEDUCT	EA	--	---	---			.417
Omit specified block foundation walls and substitute poured concrete foundation walls ADD SF = Ground floor area of house	SF	---	---	---			.420
Omit specified full basement and substitute crawl space with 18" clearance from ground to framing, with gravel and vapor barrier instead of concrete floor DEDUCT SF = Ground floor area of house	SF	---	---	---			.421
Omit specified full basement and substitute ground floor slab: <ul style="list-style-type: none"> • Footings 36" below grade • Block foundation wall to 8" above grade • 4" concrete ground floor slab over gravel base DEDUCT SF = Ground floor area of house	SF	---	---	---			.422
Parge foundation wall, 2 coats portland cement ADD SF = Foundation wall	SF	---	---	---			.430
Foundation sealer, 1 coat ADD	SF	---	---	---			.431
Additional concrete steps to entrance slab <i>Riser Tread Length</i> 6-7" 12" 36" ADD 48" ADD 60" ADD EA = Each additional tread	EA EA EA	---	---	---			.432 .433 .434
Brick chimney, including 2 flues ADD	EA	---	---	---			.435
Brick fireplace, 36" W, 29" H, 17" D, ash-dump, damper, brick front hearth ADD	EA	---	---	---			.436

2½ STORY COLONIAL SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Substitute cedar shingle roofing ADD	SF	---	---	---			.445
Substitute concrete tile roofing ADD	SF	---	---	---			.446
SF = Roof							
Substitute brick veneer siding ADD	SF	---	---	---			.450
Substitute stucco siding DEDUCT	SF	---	--	---			.451
ADD	SF	--	---	---			.452
Substitute beveled cedar siding ADD	SF	---	---	---			.453
SF = Siding							
Substitute the following overhangs and soffits for the specified 12" overhang and soffit:							
6" DEDUCT	LF	---	---	---			.454
18" ADD	LF	---	---	---			.455
24" ADD	LF	---	---	---			.456
Omit wood double hung windows with insulated glass and substitute the following windows with insulated glass:							
Sliding, vinyl clad DEDUCT	SF	---	---	---			.460
Vinyl, double hung DEDUCT	SF	---	---	---			.461
Vinyl, sliding DEDUCT	SF	---	---	---			.462
SF = Living area of house							

2½ STORY COLONIAL TRIM AND FINISHING

SPECIFICATIONS

DOORS

- Trim two exterior doors with 2¼" casings
- One 8070 overhead wood door for garage
- Hollow core prehung flush hardboard doors with pine jambs, casings and stops; hardware @ \$10

WINDOWS

- Trim windows with pine casings, stops, stool and hardware, including 2 windows in garage

PLUMBING

- Excavate and lay 4" PVC sewer pipe 30 feet from property line to house and 1" copper water line in same trench, backfill trench, connection fees **not** included
- Rough in 5 plumbing fixture areas (kitchen, laundry, powder room and two baths)
- Powder Room: Two-piece floor mounted WC, 30" vanity with cultured marble single bowl top, 31" x 36" plate glass mirror
- Master Bath: Two-piece, floor mounted WC, 60" vanity with cultured marble, single bowl top, 60" x 30" enameled steel tub, 61" x 42" plate glass mirror
- Bathroom No. 2: Two-piece, floor mounted WC, 48" vanity with cultured marble single bowl top, 60" x 30" fiberglass tub with integral surround, 48" x 36" plate glass mirror
- Kitchen plumbing: 33" x 22" double bowl stainless steel kitchen sink with single lever faucet, 1/3 HP disposal and builder grade undercounter dishwasher
- 52 gallon electric hot water heater

HEATING

- Complete gas fired, forced air heating system with metal double wall chimney, **no** AC

ELECTRIC

- 200 amp service with service entrance connections, main switch and meter, panel box and single pole breakers, utility connection fees **not** included
- Wiring in accordance with National Electrical Code
- Kitchen wiring includes: disposal, dishwasher, range, refrigerator, ductless range ventilation and 240V outlet for electric dryer
- Cost of fixtures **not** included

INSULATION

- 3½" foil backed, R-11 fiberglass along foundation wall to a point 4'-0" below finished grade
- 3½" kraft backed, R-11 fiberglass in exterior walls
- 9" kraft backed, R-30 fiberglass in ceilings

INTERIOR WALLS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded on all walls including bathrooms
- Master Bath: Thin set, builder grade ceramic tile tub surround on water resistant greenboard, 54" above tub
- Garage: 5/8" firecode on any house party walls, taped and blocked only. All other garage walls bare

INTERIOR CEILINGS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded, on all interior ceilings
- Garage: 5/8" firecode on any ceilings common with the house, taped and blocked only

INTERIOR TRIM

- 4¼" ogee base on all walls, shoe moulding in rooms with sheet vinyl floors
- Linen closet shelves: 24" particleboard; all other closets trimmed with 12" wire ventilated shelving
- Basement stairs: Yellow pine box staircase, shop built with 2" fir handrail and brackets
- Main stairway: Oak treads and risers, open on one side, birch newel posts and caps, oak balusters, easements and handrails
- Attic stairway: "Disappearing" or folding type stairs

CABINETS AND APPLIANCES

- Install builder grade, prefinished kitchen cabinets in which a 3030 wall cabinet with 2 doors costs \$130, as follows:
- 20 LF base cabinets, including 36" sink base with 2 doors, one 24" wide drawer base and 15 LF of standard base cabinets
- 20 LF wall cabinets, including two 36" wide x 15" high above-appliance cabinets and 15 LF of standard 30" high wall cabinets
- 20 LF plastic laminate countertop, self edge with 4" backsplash, 33" x 22" sink cutout
- 30" wide electric combination range and oven
- 21 CF frost-free refrigerator with freezer

SPECIALTIES

- Two 16" x 22" recessed medicine cabinets with hinged door and adjustable shelves
- One set of polished chrome bath accessories and shower rod in each bathroom

FLOOR COVERING

- Sheet vinyl floor covering over 1/4" underlayment on kitchen, laundry, bathroom and powder room floors
- Carpet and pad @ \$15/yd on all other floors of living area

PAINTING

- Exterior painting: doors and windows factory primed plus 1 coat with brush, and all other trim prime plus 1 coat with brush
- Interior walls and ceilings: one color, prime plus 1 coat (spray)
- Interior trim: one color semi-gloss, prime with wall/ceiling spray coat, plus 1 coat with brush
- Stairs and railings: stained 2 coats

CLEAN-UP

- Rental and charges for 3 dumpster pulls, dump yard fees **not** included

2½ STORY COLONIAL TRIM AND FINISHING

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
2½ STORY COLONIAL	EACH PLUS	---	---	---			.470
House Living Area Floor	SF	---	---	---			.471
Garage Floor Area	SF	---	---	---			.472

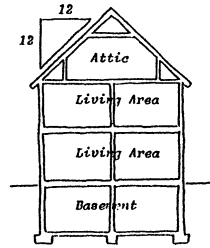
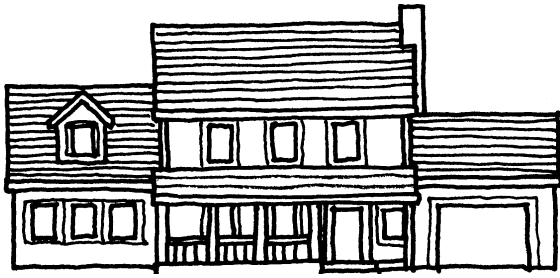
TRIM AND FINISHING EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Substitute 16-0 x 7-0 overhead type garage door for specified 8-0 x 7-0 ADD	EA	---	---	---			.480
Plumbing fixture area ADD or DEDUCT	EA	---	---	---			.481
Master bath as specified ADD or DEDUCT	EA	---	---	---			.482
Bathroom No. 2 as specified ADD or DEDUCT	EA	---	---	---			.483
Powder room as specified ADD or DEDUCT	EA	---	---	---			.484
Omit double wall metal chimney DEDUCT	EA	---	---	---			.490
Omit basement stairs DEDUCT	EA	---	---	---			.491
Additional Builder Grade base cabinets ADD	LF	---	---	---			.492
Additional Builder Grade wall cabinets ADD	LF	---	---	---			.493
Additional plastic laminate countertop, self edge with 4" backsplash ADD	LF	---	---	---			.494
Substitute select oak flooring for specified carpet and pad, including sanding and finishing ADD	SF	---	---	---			.495
SF = Floor							

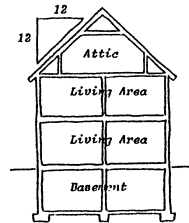
2½ STORY VICTORIAN SHELL

SPECIFICATIONS (Specifications do <i>NOT</i> include Painting or Interior Finishing)	
PLANS, PERMITS, ENGINEERING	Obtain permit, permit fee cost not included Location of building offsets for excavation One month rental of portable electrical generator Not included: cost of floor plans and blueprints, house location survey, and plat plans
EXCAVATION, CONCRETE AND MASONRY	Excavate and backfill full basement under living area Continuous concrete footings 8'-0" concrete block foundation wall for basement and 24" concrete block walls for any garage 4" concrete slab for basement and for any garage 12" round concrete piers set 36" deep, poured to grade Fine grade and seed 20' perimeter of house
FLOOR FRAMING	Mudsill, anchor bolts, beam(s), steel column(s) as required Floor joists of conventional lumber, 16" OC 5/8" plywood subfloor, glued and nailed
WALL FRAMING	2" x 4" exterior and interior studwalls, 16" OC, 8'-0" ceilings 1/2" foil faced insulation board sheathing with corner bracing
ROOF FRAMING	Rafters 16" OC, 12" overhang Ceiling joists 16" OC and collar ties 48" OC 1/2" CDX plywood roof sheathing
ROOFING, GUTTERS, FLASHING	20 year fiberglass shingles over 15# felt paper Aluminum flashing Aluminum gutters and downspouts
EXTERIOR TRIM	Tight knot pine, fir or spruce fascia, soffit, rake and rake moulding Porch: pressure treated floor framing, 3/4" T&G pine porch flooring, 3/8" fir plywood ceiling, panel strips and ceiling cove prefabricated, primed guardrails with 2 x 2 pickets
SIDING	8" double 4 vinyl siding
DOORS	Front entrance door: 30-68 metal 6-panel with lights in top 2 panels, pre-hung, hardware as required Side or rear door: 28-68 metal 6-panel, pre-hung, hardware as required
WINDOWS	Wood double-hung windows and frames with insulated glass, one for each 100 SF of living area and two for any garage Wood frame basement windows: one for each 200 SF of basement slab
CLEAN-UP	Rental and charges for 3 dumpster pulls, dump yard fees not included

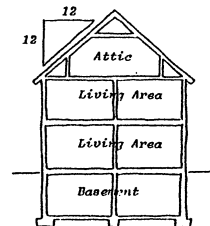
2½ STORY VICTORIAN SHELL



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
2½ STORY VICTORIAN SHELL "A"	EACH PLUS	---	---	---			.500
Total Living Area on 2 Floors	SF	---	---	---			.501
Living Area 1 Story Wing	SF	---	---	---			.502
Attached Garage Floor Area	SF	---	---	---			.503



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
2½ STORY VICTORIAN SHELL "B"	EACH PLUS	---	---	---			.505
Total Living Area on 2 Floors	SF	---	---	---			.506
Living Area 1 Story Wing	SF	---	---	---			.507
Attached Garage Floor Area	SF	---	---	---			.508



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
2½ STORY VICTORIAN SHELL "C"	EACH PLUS	---	---	---			.510
Total Living Area on 2 Floors	SF	---	---	---			.511
Living Area 1 Story Wing	SF	---	---	---			.512
Attached Garage Floor Area	SF	---	---	---			.513

2½ STORY VICTORIAN SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Stock house plans ADD	TOTAL	--	450.00	450.00			.515
Omit batterboards at house corners and interior foundation wall lines DEDUCT SF = Ground floor area of house	EA	--	210.00	210.00			.516
Omit temporary electric service DEDUCT	EA	--	---	---			.517
Omit specified block foundation walls and substitute poured concrete foundation walls ADD SF = Ground floor area of house	SF	---	---	---			.520
Omit specified full basement and substitute crawl space with 18" clearance from ground to framing, with gravel and vapor barrier instead of concrete floor DEDUCT SF = Ground floor area of house	SF	---	---	---			.521
Omit specified full basement and substitute ground floor slab: <ul style="list-style-type: none"> • Footings 36" below grade • Block foundation wall to 8" above grade • 4" concrete ground floor slab over gravel base DEDUCT SF = Ground floor area of house	SF	---	---	---			.522
Parge foundation wall, 2 coats portland cement ADD SF = Foundation wall	SF	---	---	---			.530
Foundation sealer, 1 coat ADD	SF	---	---	---			.531
Additional concrete steps to entrance slab <i>Riser</i> <i>Tread</i> <i>Length</i> 6-7" 12" 36" ADD	EA	---	---	---			.532
48" ADD	EA	---	---	---			.533
60" ADD	EA	---	---	---			.534
EA = Each additional tread							
Brick chimney, including 2 flues ADD	EA	---	---	---			.535
Brick fireplace, 36" W, 29" H, 17" D, ash-dump, damper, brick front hearth ADD	EA	---	---	---			.536

2½ STORY VICTORIAN SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Substitute cedar shingle roofing ADD	SF	---	---	---			.545
Substitute concrete tile roofing ADD	SF	---	---	---			.546
SF = Roof							
Substitute brick veneer siding ADD	SF	---	---	---			.550
Substitute stucco siding DEDUCT	SF	---	--	---			.551
ADD	SF	--	---	---			.552
Substitute beveled cedar siding ADD	SF	---	---	---			.553
SF = Siding							
Substitute the following overhangs and soffits for the specified 12" overhang and soffit:							
6" DEDUCT	LF	---	---	---			.554
18" ADD	LF	---	---	---			.555
24" ADD	LF	---	---	---			.556
Omit wood double hung windows with insulated glass and substitute the following windows with insulated glass:							
Sliding, vinyl clad DEDUCT	SF	---	---	---			.560
Vinyl, double hung DEDUCT	SF	---	---	---			.561
Vinyl, sliding DEDUCT	SF	---	---	---			.562
SF = Living area of house							

2½ STORY VICTORIAN TRIM AND FINISHING

SPECIFICATIONS

DOORS

- Trim two exterior doors with 2¼" casings
- One 8070 overhead wood door for garage
- Hollow core prehung flush hardboard doors with pine jambs, casings and stops; hardware @ \$10

WINDOWS

- Trim windows with pine casings, stops, stool and hardware, including 2 windows in garage

PLUMBING

- Excavate and lay 4" PVC sewer pipe 30 feet from property line to house and 1" copper water line in same trench, backfill trench, connection fees **not** included
- Rough in 5 plumbing fixture areas (kitchen, laundry, powder room and two baths)
- Powder Room: Two-piece floor mounted WC, 30" vanity with cultured marble single bowl top, 31" x 36" plate glass mirror
- Master Bath: Two-piece, floor mounted WC, 60" vanity with cultured marble, single bowl top, 60" x 30" enameled steel tub, 61" x 42" plate glass mirror
- Bathroom No. 2: Two-piece, floor mounted WC, 48" vanity with cultured marble single bowl top, 60" x 30" fiberglass tub with integral surround, 48" x 36" plate glass mirror
- Kitchen plumbing: 33" x 22" double bowl stainless steel kitchen sink with single lever faucet, 1/3 HP disposal and builder grade undercounter dishwasher
- 52 gallon electric hot water heater

HEATING

- Complete gas fired, forced air heating system with metal double wall chimney, **no** AC

ELECTRIC

- 200 amp service with service entrance connections, main switch and meter, panel box and single pole breakers, utility connection fees **not** included
- Wiring in accordance with National Electrical Code
- Kitchen wiring includes: disposal, dishwasher, range, refrigerator, ductless range ventilation and 240V outlet for electric dryer
- Cost of fixtures **not** included

INSULATION

- 3½" foil backed, R-11 fiberglass along foundation wall to a point 4'-0" below finished grade
- 3½" kraft backed, R-11 fiberglass in exterior walls
- 9" kraft backed, R-30 fiberglass in ceilings

INTERIOR WALLS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded on all walls including bathrooms
- Master Bath: Thin set, builder grade ceramic tile tub surround on water resistant greenboard, 54" above tub
- Garage: 5/8" firecode on any house party walls, taped and blocked only. All other garage walls bare

INTERIOR CEILINGS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded, on all interior ceilings
- Garage: 5/8" firecode on any ceilings common with the house, taped and blocked only

INTERIOR TRIM

- 4¼" ogee base on all walls, shoe moulding in rooms with sheet vinyl floors
- Linen closet shelves: 24" particleboard; all other closets trimmed with 12" wire ventilated shelving
- Basement stairs: Yellow pine box staircase, shop built with 2" fir handrail and brackets
- Main stairway: Oak treads and risers, open on one side, birch newel posts and caps, oak balusters, easements and handrails
- Attic stairway: "Disappearing" or folding type stairs

CABINETS AND APPLIANCES

- Install builder grade, prefinished kitchen cabinets in which a 3030 wall cabinet with 2 doors costs \$130, as follows:
- 20 LF base cabinets, including 36" sink base with 2 doors, one 24" wide drawer base and 15 LF of standard base cabinets
- 20 LF wall cabinets, including two 36" wide x 15" high above-appliance cabinets and 15 LF of standard 30" high wall cabinets
- 20 LF plastic laminate countertop, self edge with 4" backsplash, 33" x 22" sink cutout
- 30" wide electric combination range and oven
- 21 CF frost-free refrigerator with freezer

SPECIALTIES

- Two 16" x 22" recessed medicine cabinets with hinged door and adjustable shelves
- One set of polished chrome bath accessories and shower rod in each bathroom

FLOOR COVERING

- Sheet vinyl floor covering over 1/4" underlayment on kitchen, laundry, bathroom and powder room floors
- Carpet and pad @ \$15/yd on all other floors of living area

PAINTING

- Exterior painting: doors and windows factory primed plus 1 coat with brush, and all other trim prime plus 1 coat with brush
- Interior walls and ceilings: one color, prime plus 1 coat (spray)
- Interior trim: one color semi-gloss, prime with wall/ceiling spray coat, plus 1 coat with brush
- Stairs and railings: stained 2 coats

CLEAN-UP

- Rental and charges for 3 dumpster pulls, dump yard fees **not** included

2½ STORY VICTORIAN TRIM AND FINISHING

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
2½ STORY VICTORIAN	EACH PLUS	---	---	---			.570
House Living Area Floor	SF	---	---	---			.571
Garage Floor Area	SF	---	---	---			.572

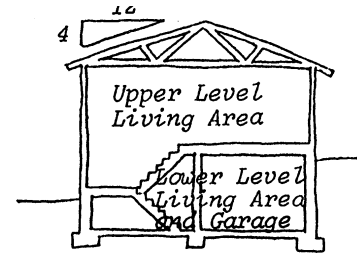
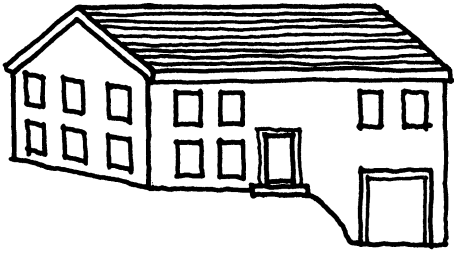
TRIM AND FINISHING EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S2
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Substitute 16-0 x 7-0 overhead type garage door for specified 8-0 x 7-0 ADD	EA	---	---	---			.580
Plumbing fixture area ADD or DEDUCT	EA	---	---	---			.581
Master bath as specified ADD or DEDUCT	EA	---	---	---			.582
Bathroom No. 2 as specified ADD or DEDUCT	EA	---	---	---			.583
Powder room as specified ADD or DEDUCT	EA	---	---	---			.584
Omit double wall metal chimney DEDUCT	EA	---	---	---			.590
Omit basement stairs DEDUCT	EA	---	---	---			.591
Additional Builder Grade base cabinets ADD	LF	---	---	---			.592
Additional Builder Grade wall cabinets ADD	LF	---	---	---			.593
Additional plastic laminate countertop, self edge with 4" backsplash ADD	LF	---	---	---			.594
Substitute select oak flooring for specified carpet and pad, including sanding and finishing ADD	SF	---	---	---			.595
SF = Floor							

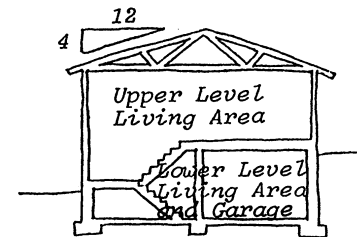
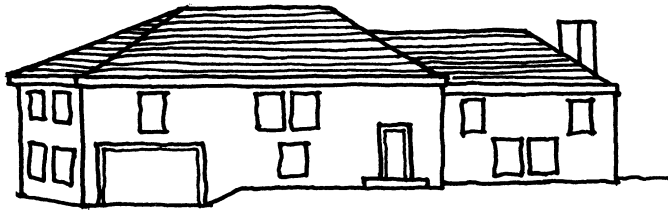
BI-LEVEL (SPLIT FOYER) SHELL

SPECIFICATIONS (Specifications do <i>NOT</i> include Painting or Interior Finishing)	
PLANS, PERMITS, ENGINEERING	Obtain permit, permit fee cost not included Location of building offsets for excavation One month rental of portable electrical generator Not included: cost of floor plans and blueprints, house location survey, and plat plans
EXCAVATION, CONCRETE AND MASONRY	8'-0" concrete block foundation walls on continuous concrete footings 4" concrete lower level and garage slabs <i>Shells A & B:</i> Form and pour 60" x 48" concrete slab and one step outside front entrance <i>Shell C:</i> Form and pour portico slab extending 72" out from house with one 72" wide step Fine grade and seed 20' perimeter of house
FLOOR FRAMING	Mudsill, anchor bolts, beam(s), steel column(s) as required Floor joists of conventional lumber, 16" OC 5/8" plywood subfloor, glued and nailed
WALL FRAMING	2" x 4" exterior and interior studwalls, 16" OC, 8'-0" ceilings 1/2" foil faced insulation board sheathing with corner bracing
ROOF FRAMING	Engineered truss roof, 24" OC, 12" overhang 1/2" oriented strand board sheathing
ROOFING, GUTTERS, FLASHING	20 year fiberglass shingles over 15# felt paper Aluminum flashing Aluminum gutters and downspouts
EXTERIOR TRIM	Tight knot pine, fir or spruce fascia, soffit, rake and rake moulding <i>Shell C:</i> Portico posts and headers covered with tight knot pine and ceiling covered with 3/8" fir plywood, panel strips and ceiling cove
SIDING	8" double 4 vinyl siding
DOORS	Front entrance door: 30-68 metal 6-panel with lights in top 2 panels, pre-hung, hardware as required Side or rear door: 28-68 metal 6-panel, pre-hung, hardware as required
WINDOWS	Wood double-hung windows and frames with insulated glass, one for each 100 SF of living area and two for any garage Wood frame basement windows: one for each 200 SF of basement slab
CLEAN-UP	Rental and charges for 3 dumpster pulls, dump yard fees not included

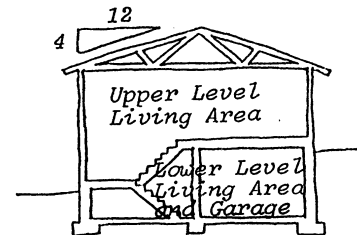
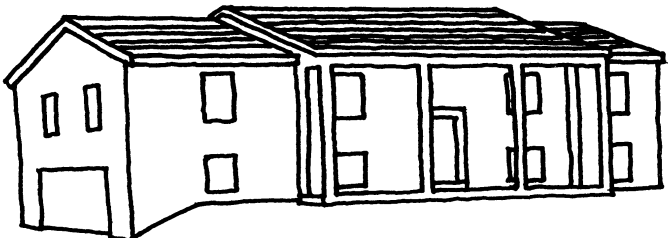
BI-LEVEL (SPLIT FOYER) SHELL



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
BI-LEVEL (SPLIT FOYER) SHELL "A"	EACH PLUS	---	---	---			.000
Total Living and Garage Floor Areas on 2 Levels	SF	---	---	---			.001



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
BI-LEVEL (SPLIT FOYER) SHELL "B"	EACH PLUS	---	---	---			.005
Total Living and Garage Floor Areas on 2 Levels	SF	---	---	---			.006



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
BI-LEVEL (SPLIT FOYER) SHELL "C"	EACH PLUS	---	---	---			.010
Total Living and Garage Floor Areas on 2 Levels	SF	---	---	---			.011

BI-LEVEL (SPLIT FOYER) SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Stock house plans ADD	TOTAL	--	400.00	400.00			.015
Omit batterboards at house corners and interior foundation wall lines DEDUCT SF = Ground floor area of house	EA	--	210.00	210.00			.016
Omit temporary electric service DEDUCT	EA	--	---	---			.017
Omit specified block foundation walls and substitute poured concrete foundation walls ADD SF = Ground floor area of house	SF	---	---	---			.020
Parge foundation wall, 2 coats portland cement ADD SF = Foundation wall	SF	---	---	---			.030
Foundation sealer, 1 coat ADD	SF	---	---	---			.031
Additional concrete steps to entrance slab <i>Riser Tread Length</i> 6-7" 12" 36" ADD	EA	---	---	---			.032
48" ADD	EA	---	---	---			.033
60" ADD	EA	---	---	---			.034
EA = Each additional tread							
Brick chimney, including 2 flues ADD	EA	---	---	---			.035
Brick fireplace, 36" W, 29" H, 17" D, ash-dump, damper, brick front hearth ADD	E A	---	---	---			.036

BI-LEVEL (SPLIT FOYER) SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Omit truss roof system and substitute flat roof framing (1/12 slope) and 4 ply roof system ADD	SF	--	---	---			.040
DEDUCT	SF	---	--	---			.041
SF = SF area of 4 ply roof							
Substitute cedar shingle roofing ADD	SF	---	---	---			.045
Substitute concrete tile roofing ADD	SF	---	---	---			.046
SF = Roof							
Substitute brick veneer siding ADD	SF	---	---	---			.050
Substitute stucco siding DEDUCT	SF	---	--	---			.051
ADD	SF	--	---	---			.052
Substitute beveled cedar siding ADD	SF	---	---	---			.053
SF = Siding							
Substitute the following overhangs and soffits for the specified 12" overhang and soffit:							
6" DEDUCT	LF	---	---	---			.054
18" ADD	LF	---	---	---			.055
24" ADD	LF	---	---	---			.056
Omit wood double hung windows with insulated glass and substitute the following windows with insulated glass:							
Sliding, vinyl clad DEDUCT	SF	---	---	---			.060
Vinyl, double hung DEDUCT	SF	---	---	---			.061
Vinyl, sliding DEDUCT	SF	---	---	---			.062
SF = Living area of house							

BI-LEVEL (SPLIT FOYER) TRIM AND FINISHING

SPECIFICATIONS

DOORS

- Trim two exterior doors with 2¼" casings
- One 8070 overhead wood door for garage
- Hollow core prehung flush hardboard doors with pine jambs, casings and stops; hardware @ \$10

WINDOWS

- Trim windows with pine casings, stops, stool and hardware, including 2 windows in garage

PLUMBING

- Excavate and lay 4" PVC sewer pipe 30 feet from property line to house and 1" copper water line in same trench, backfill trench, connection fees **not** included
- Rough in 5 plumbing fixture areas (kitchen, laundry, powder room and two baths)
- Powder Room: Two-piece floor mounted WC, 30" vanity with cultured marble single bowl top, 31" x 36" plate glass mirror
- Master Bath: Two-piece, floor mounted WC, 60" vanity with cultured marble, single bowl top, 60" x 30" enameled steel tub, 61" x 42" plate glass mirror
- Bathroom No. 2: Two-piece, floor mounted WC, 48" vanity with cultured marble single bowl top, 60" x 30" fiberglass tub with integral surround, 48" x 36" plate glass mirror
- Kitchen plumbing: 33" x 22" double bowl stainless steel kitchen sink with single lever faucet, 1/3 HP disposal and builder grade undercounter dishwasher
- 52 gallon electric hot water heater

HEATING

- Complete gas fired, forced air heating system with metal double wall chimney, **no** AC

ELECTRIC

- 200 amp service with service entrance connections, main switch and meter, panel box and single pole breakers, utility connection fees **not** included
- Wiring in accordance with National Electrical Code
- Kitchen wiring includes: disposal, dishwasher, range, refrigerator, ductless range ventilation and 240V outlet for electric dryer
- Cost of fixtures **not** included

INSULATION

- 3½" foil backed, R-11 fiberglass along foundation wall to a point 4'-0" below finished grade
- 3½" kraft backed, R-11 fiberglass in exterior walls
- 9" kraft backed, R-30 fiberglass in ceilings

INTERIOR WALLS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded on all walls including bathrooms
- Master Bath: Thin set, builder grade ceramic tile tub surround on water resistant greenboard, 54" above tub
- Garage: 5/8" firecode on any house party walls, taped and blocked only. All other garage walls bare

INTERIOR CEILINGS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded, on all interior ceilings
- Garage: 5/8" firecode on any ceilings common with the house, taped and blocked only

INTERIOR TRIM

- 4¼" ogee base on all walls, shoe moulding in rooms with sheet vinyl floors
- Linen closet shelves: 24" particleboard; all other closets trimmed with 12" wire ventilated shelving
- Main stairway: Oak treads and risers, open on one side, birch newel posts and caps, oak balusters
- Attic stairway: "Disappearing" or folding type stairs

CABINETS AND APPLIANCES

- Install builder grade, prefinished kitchen cabinets in which a 3030 wall cabinet with 2 doors costs \$130, as follows:
- 20 LF base cabinets, including 36" sink base with 2 doors, one 24" wide drawer base and 15 LF of standard base cabinets
- 20 LF wall cabinets, including two 36" wide x 15" high above-appliance cabinets and 15 LF of standard 30" high wall cabinets
- 20 LF plastic laminate countertop, self edge with 4" backsplash, 33" x 22" sink cutout
- 30" wide electric combination range and oven
- 21 CF frost-free refrigerator with freezer

SPECIALTIES

- Two 16" x 22" recessed medicine cabinets with hinged door and adjustable shelves
- One set of polished chrome bath accessories and shower rod in each bathroom

FLOOR COVERING

- Sheet vinyl floor covering over 1/4" underlayment on kitchen, laundry, bathroom and powder room floors
- Carpet and pad @ \$15/yd on all other floors of living area

PAINTING

- Exterior painting: doors and windows factory primed plus 1 coat with brush, and all other trim prime plus 1 coat with brush
- Interior walls and ceilings: one color, prime plus 1 coat (spray)
- Interior trim: one color semi-gloss, prime with wall/ceiling spray coat, plus 1 coat with brush
- Stairs and railings: stained 2 coats

CLEAN-UP

- Rental and charges for 3 dumpster pulls, dump yard fees **not** included

BI-LEVEL (SPLIT FOYER) TRIM AND FINISHING

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
BI-LEVEL (SPLIT FOYER)	EACH PLUS	---	---	---			.070
House Living Area Floor	SF	---	---	---			.071
Garage Floor Area	SF	---	---	---			.072

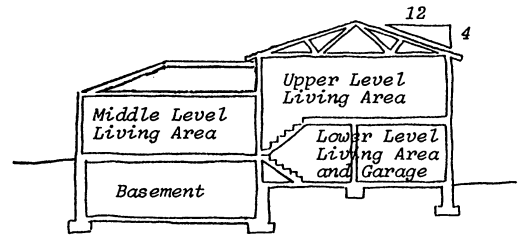
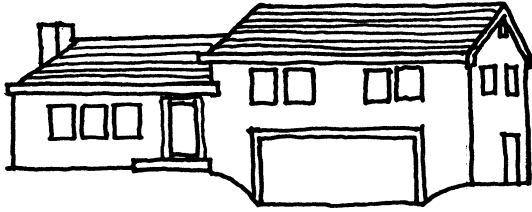
TRIM AND FINISHING EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Substitute 16-0 x 7-0 overhead type garage door for specified 8-0 x 7-0 ADD	EA	---	---	---			.080
Plumbing fixture area ADD or DEDUCT	EA	---	---	---			.081
Master bath as specified ADD or DEDUCT	EA	---	---	---			.082
Bathroom No. 2 as specified ADD or DEDUCT	EA	---	---	---			.083
Install powder room with two-piece floor mounted WC, 30" vanity with cultured marble double top and 31" x 36" plate mirror ADD	EA	---	---	---			.084
Omit double wall metal chimney DEDUCT	EA	---	---	---			.090
Additional Builder Grade base cabinets ADD	LF	---	---	---			.092
Additional Builder Grade wall cabinets ADD	LF	---	---	---			.093
Additional plastic laminate countertop, self edge with 4" backsplash ADD	LF	---	---	---			.094
Substitute select oak flooring for specified carpet and pad, including sanding and finishing ADD	SF	---	---	---			.095
SF = Floor							

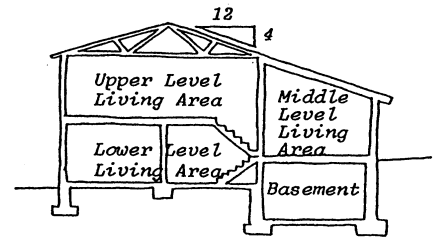
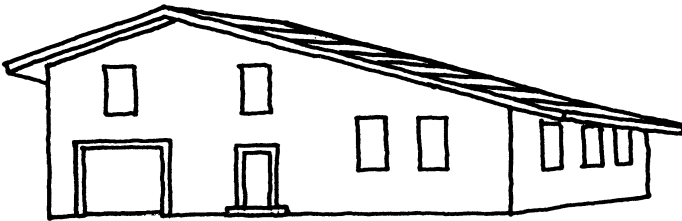
TRI-LEVEL SHELL

SPECIFICATIONS (Specifications do <i>NOT</i> include Painting or Interior Finishing)	
PLANS, PERMITS, ENGINEERING	Obtain permit, permit fee cost not included Location of building offsets for excavation One month rental of portable electrical generator Not included: cost of floor plans and blueprints, house location survey, and plat plans
EXCAVATION, CONCRETE AND MASONRY	Excavate and backfill full basement below middle living area with 8'-0" concrete block walls Excavate and backfill to 36" below grade under lower level living area and any garage with concrete block walls to 8" above grade 4" concrete basement, lower level and garage floor slabs Form and pour 60" x 48" concrete slab and one step outside front entrance Fine grade and seed 20' perimeter of house
FLOOR FRAMING	Mudsill, anchor bolts, beam(s), steel column(s) as required Floor joists of conventional lumber, 16" OC 5/8" plywood subfloor, glued and nailed
WALL FRAMING	2" x 4" exterior and interior studwalls, 16" OC, 8'-0" ceilings 1/2" foil faced insulation board sheathing with corner bracing
ROOF FRAMING	Engineered truss roof, 24" OC, 12" overhang 1/2" oriented strand board sheathing
ROOFING, GUTTERS, FLASHING	20 year fiberglass shingles over 15# felt paper Aluminum flashing Aluminum gutters and downspouts
EXTERIOR TRIM	Tight knot pine, fir or spruce fascia, soffit, rake and rake moulding
SIDING	8" double 4 vinyl siding
DOORS	Front entrance door: 30-68 metal 6-panel with lights in top 2 panels, pre-hung, hardware as required Side or rear door: 28-68 metal 6-panel, pre-hung, hardware as required
WINDOWS	Wood double-hung windows and frames with insulated glass, one for each 100 SF of living area and two for any garage Wood frame basement windows: one for each 200 SF of basement slab
CLEAN-UP	Rental and charges for 3 dumpster pulls, dump yard fees not included

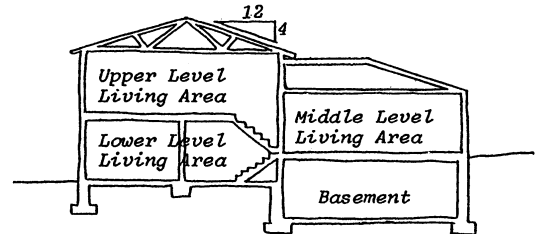
TRI-LEVEL SHELL



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
TRI-LEVEL SHELL "A"	EACH PLUS	---	---	---			.100
Total Living and Garage Floor Areas on 3 Levels	SF	---	---	---			.101



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
TRI-LEVEL SHELL "B"	EACH PLUS	---	---	---			.105
Total Living and Garage Floor Areas on 3 Levels	SF	---	---	---			.106



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
TRI-LEVEL SHELL "C"	EACH PLUS	---	---	---			.110
Total Living Area on 3 Levels	SF	---	---	---			.111
Attached Garage Floor Area	SF	---	---	---			.112

TRI-LEVEL SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Stock house plans ADD	TOTAL	--	450.00	450.00			.115
Omit batterboards at house corners and interior foundation wall lines DEDUCT SF = Ground floor area of house	EA	--	210.00	210.00			.116
Omit temporary electric service DEDUCT	EA	--	---	---			.117
Omit specified block foundation walls and substitute poured concrete foundation walls ADD SF = Ground floor area of house	SF	---	---	---			.120
Parge foundation wall, 2 coats portland cement ADD SF = Foundation wall	SF	---	---	---			.130
Foundation sealer, 1 coat ADD	SF	---	---	---			.131
Additional concrete steps to entrance slab <i>Riser Tread Length</i> 6-7" 12" 36" ADD	EA	---	---	---			.132
48" ADD	EA	---	---	---			.133
60" ADD	EA	---	---	---			.134
EA = Each additional tread							
Brick chimney, including 2 flues ADD	EA	---	---	---			.135
Brick fireplace, 36" W, 29" H, 17" D, ash-dump, damper, brick front hearth ADD	E A	---	---	---			.136

TRI-LEVEL SHELL — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Omit truss roof system and substitute flat roof framing (1/12 slope) and 4 ply roof system ADD	SF	--	---	---			.140
DEDUCT	SF	---	--	---			.141
SF = SF area of 4 ply roof							
Substitute cedar shingle roofing ADD	SF	---	---	---			.145
Substitute concrete tile roofing ADD	SF	---	---	---			.146
SF = Roof							
Substitute brick veneer siding ADD	SF	---	---	---			.150
Substitute stucco siding DEDUCT	SF	---	--	---			.151
ADD	SF	--	---	---			.152
Substitute beveled cedar siding ADD	SF	---	---	---			.153
SF = Siding							
Substitute the following overhangs and soffits for the specified 12" overhang and soffit:							
6" DEDUCT	LF	---	---	---			.154
18" ADD	LF	---	---	---			.155
24" ADD	LF	---	---	---			.156
Omit wood double hung windows with insulated glass and substitute the following windows with insulated glass:							
Sliding, vinyl clad DEDUCT	SF	---	---	---			.160
Vinyl, double hung DEDUCT	SF	---	---	---			.161
Vinyl, sliding DEDUCT	SF	---	---	---			.162
SF = Living area of house							

TRI-LEVEL TRIM AND FINISHING

SPECIFICATIONS

DOORS

- Trim two exterior doors with 2¼" casings
- One 8070 overhead wood door for garage
- Hollow core prehung flush hardboard doors with pine jambs, casings and stops; hardware @ \$10

WINDOWS

- Trim windows with pine casings, stops, stool and hardware, including 2 windows in garage

PLUMBING

- Excavate and lay 4" PVC sewer pipe 30 feet from property line to house and 1" copper water line in same trench, backfill trench, connection fees **not** included
- Rough in 5 plumbing fixture areas (kitchen, laundry, powder room and two baths)
- Powder Room: Two-piece floor mounted WC, 30" vanity with cultured marble single bowl top, 31" x 36" plate glass mirror
- Master Bath: Two-piece, floor mounted WC, 60" vanity with cultured marble, single bowl top, 60" x 30" enameled steel tub, 61" x 42" plate glass mirror
- Bathroom No. 2: Two-piece, floor mounted WC, 48" vanity with cultured marble single bowl top, 60" x 30" fiberglass tub with integral surround, 48" x 36" plate glass mirror
- Kitchen plumbing: 33" x 22" double bowl stainless steel kitchen sink with single lever faucet, 1/3 HP disposal and builder grade undercounter dishwasher
- 52 gallon electric hot water heater

HEATING

- Complete gas fired, forced air heating system with metal double wall chimney, **no** AC

ELECTRIC

- 200 amp service with service entrance connections, main switch and meter, panel box and single pole breakers, utility connection fees **not** included
- Wiring in accordance with National Electrical Code
- Kitchen wiring includes: disposal, dishwasher, range, refrigerator, ductless range ventilation and 240V outlet for electric dryer
- Cost of fixtures **not** included

INSULATION

- 3½" foil backed, R-11 fiberglass along foundation wall to a point 4'-0" below finished grade
- 3½" kraft backed, R-11 fiberglass in exterior walls
- 9" kraft backed, R-30 fiberglass in ceilings

INTERIOR WALLS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded on all walls including bathrooms
- Master Bath: Thin set, builder grade ceramic tile tub surround on water resistant greenboard, 54" above tub
- Garage: 5/8" firecode on any house party walls, taped and blocked only. All other garage walls bare

INTERIOR CEILINGS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded, on all interior ceilings
- Garage: 5/8" firecode on any ceilings common with the house, taped and blocked only

INTERIOR TRIM

- 4¼" ogee base on all walls, shoe moulding in rooms with sheet vinyl floors
- Linen closet shelves: 24" particleboard; all other closets trimmed with 12" wire ventilated shelving
- Main stairway: Oak treads and risers, open on one side, birch newel posts and caps, oak balusters
- Attic stairway: "Disappearing" or folding type stairs

CABINETS AND APPLIANCES

- Install builder grade, prefinished kitchen cabinets in which a 3030 wall cabinet with 2 doors costs \$130, as follows:
- 20 LF base cabinets, including 36" sink base with 2 doors, one 24" wide drawer base and 15 LF of standard base cabinets
- 20 LF wall cabinets, including two 36" wide x 15" high above-appliance cabinets and 15 LF of standard 30" high wall cabinets
- 20 LF plastic laminate countertop, self edge with 4" backsplash, 33" x 22" sink cutout
- 30" wide electric combination range and oven
- 21 CF frost-free refrigerator with freezer

SPECIALTIES

- Two 16" x 22" recessed medicine cabinets with hinged door and adjustable shelves
- One set of polished chrome bath accessories and shower rod in each bathroom

FLOOR COVERING

- Sheet vinyl floor covering over 1/4" underlayment on kitchen, laundry, bathroom and powder room floors
- Carpet and pad @ \$15/yd on all other floors of living area

PAINTING

- Exterior painting: doors and windows factory primed plus 1 coat with brush, and all other trim prime plus 1 coat with brush
- Interior walls and ceilings: one color, prime plus 1 coat (spray)
- Interior trim: one color semi-gloss, prime with wall/ceiling spray coat, plus 1 coat with brush
- Stairs and railings: stained 2 coats

CLEAN-UP

- Rental and charges for 3 dumpster pulls, dump yard fees **not** included

TRI-LEVEL TRIM AND FINISHING

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
TRI-LEVEL	EACH PLUS	---	---	---			.170
House Living Area Floor	SF	---	---	---			.171
Garage Floor Area	SF	---	---	---			.172

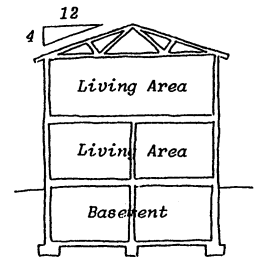
TRIM AND FINISHING EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Substitute 16-0 x 7-0 overhead type garage door for specified 8-0 x 7-0 ADD	EA	---	---	---			.180
Plumbing fixture area ADD or DEDUCT	EA	---	---	---			.181
Master bath as specified ADD or DEDUCT	EA	---	---	---			.182
Bathroom No. 2 as specified ADD or DEDUCT	EA	---	---	---			.183
Install powder room with two-piece floor mounted WC, 30" vanity with cultured marble double top and 31" x 36" plate mirror ADD	EA	---	---	---			.184
Omit double wall metal chimney DEDUCT	EA	---	---	---			.190
Additional Builder Grade base cabinets ADD	LF	---	---	---			.192
Additional Builder Grade wall cabinets ADD	LF	---	---	---			.193
Additional plastic laminate countertop, self edge with 4" backsplash ADD	LF	---	---	---			.194
Substitute select oak flooring for specified carpet and pad, including sanding and finishing ADD	SF	---	---	---			.195
SF = Floor							

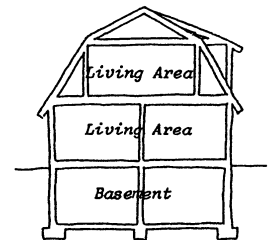
TOWNHOUSE SHELLS A AND B

<p style="text-align: center;">SPECIFICATIONS (Specifications do <i>NOT</i> include Painting or Interior Finishing)</p>	
PLANS, PERMITS, ENGINEERING	<p>Obtain permit, permit fee cost not included</p> <p>Location of building offsets for excavation</p> <p>One month rental of portable electrical generator</p> <p>Not included: cost of floor plans and blueprints, house location survey, and plat plans</p>
EXCAVATION, CONCRETE AND MASONRY	<p>Excavate and backfill full basement under living area</p> <p>Continuous concrete footings and 8'-0" concrete block foundation wall</p> <p>4" concrete basement floor slab</p> <p>Form and pour 60" x 48" concrete slab and one step outside front entrance</p> <p>Fine grade and seed an area extending 20' out from the front and rear foundation walls, running the full width of the townhouse</p>
FLOOR FRAMING	<p>Mudsill, anchor bolts, beam(s), steel column(s) as required</p> <p>Floor joists of conventional lumber, 16" OC</p> <p>5/8" plywood subfloor, glued and nailed</p>
WALL FRAMING	<p>2" x 4" exterior and interior studwalls, 16" OC, 8'-0" ceilings</p> <p>1/2" foil faced insulation board sheathing with corner bracing</p> <p>Party walls: 2" x 4" studwall to underside of roof covered with two layers of 5/8" firecode drywall on outside</p>
ROOF FRAMING	<p><i>Shell A:</i> Truss roof, 24" OC, 6" overhang</p> <p><i>Shell B:</i> Gambrel roof framing, 16" OC, 12" overhang, shed dormer in rear roof with rafters 5/12 slope, stepped in 24" from each end wall and flush front, 2 gable dormers front of house</p> <p>1/2" FRT plywood sheathing</p>
ROOFING, GUTTERS, FLASHING	<p>20 year fiberglass shingles over 15# felt paper</p> <p>Aluminum flashing</p> <p>Aluminum gutters and downspouts</p>
EXTERIOR TRIM	Tight knot pine, fir or spruce fascia, soffit, rake and rake moulding
SIDING	8" double 4 vinyl siding
DOORS	<p>Front entrance door: 30-68 metal 6-panel with lights in top 2 panels, pre-hung, hardware as required</p> <p>Side or rear door: 28-68 metal 6-panel, pre-hung, hardware as required</p>
WINDOWS	<p>Wood double-hung windows and frames with insulated glass, one for each 100 SF of living area</p> <p>Wood frame basement windows: one for each 200 SF of basement slab</p>
CLEAN-UP	Rental and charges for 2 dumpster pulls, dump yard fees not included

TOWNHOUSE SHELLS A AND B



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
TOWNHOUSE SHELL "A" (Inner Unit)	EACH PLUS	---	---	---			.200
Total Living Area on 2 Floors	SF	---	---	---			.201



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
TOWNHOUSE SHELL "B" (Inner Unit)	EACH PLUS	---	---	---			.205
Total Living Area on 2 Floors	SF	---	---	---			.206

TOWNHOUSE SHELLS A AND B — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
End Unit: Substitute wood studs, omit fire-code wallboard, and add 1/2" plywood CDX sheathing, vinyl siding and rake and rake moulding ADD SF = SF area of end wall	SF	---	---	---			.210
Stock house plans ADD	TOTAL	--	400.00	400.00			.215
Omit batterboards at house corners and interior foundation wall lines DEDUCT SF = Ground floor area of house	EA	--	210.00	210.00			.216
Omit temporary electric service DEDUCT	EA	--	---	---			.217
Omit specified block foundation walls and substitute poured concrete foundation walls ADD SF = Ground floor area of house	SF	---	---	---			.220
Omit specified full basement and substitute crawl space with 18" clearance from ground to framing, with gravel and vapor barrier instead of concrete floor DEDUCT SF = Ground floor area of house	SF	---	---	---			.221
Omit specified full basement and substitute ground floor slab: • Footings 36" below grade • Block foundation wall to 8" above grade • 4" concrete ground floor slab over gravel base DEDUCT SF = Ground floor area of house	SF	---	---	---			.222
Parge foundation wall, 2 coats portland cement ADD SF = Foundation wall	SF	---	---	---			.230
Foundation sealer, 1 coat ADD	SF	---	---	---			.231
Additional concrete steps to entrance slab <i>Riser</i> <i>Tread</i> <i>Length</i> 6-7" 12" 36" ADD 48" ADD 60" ADD EA = Each additional tread	EA EA EA	---	---	---			.232 .233 .234
Brick chimney, including 2 flues ADD	EA	---	---	---			.235
Brick fireplace, 36" W, 29" H, 17" D, ash-dump, damper, brick front hearth ADD	EA	---	---	---			.236

TOWNHOUSE SHELLS A AND B — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Omit truss roof system and substitute flat roof framing (1/12 slope) and 4 ply roof system (<i>Shell A only</i>) ADD	SF	--	---	---			.240
DEDUCT	SF	---	--	---			.241
SF = SF area of 4 ply roof							
Substitute cedar shingle roofing ADD	SF	---	---	---			.245
Substitute concrete tile roofing ADD	SF	---	---	---			.246
SF = Roof							
Substitute brick veneer siding ADD	SF	---	---	---			.250
Substitute stucco siding DEDUCT	SF	---	--	---			.251
ADD	SF	--	---	---			.252
Substitute beveled cedar siding ADD	SF	---	---	---			.253
SF = Siding							
Substitute the following overhangs and soffits for the specified 6" overhang and soffit:							
12" ADD	LF	---	---	---			.254
18" ADD	LF	---	---	---			.255
24" ADD	LF	---	---	---			.256
Omit wood double hung windows with insulated glass and substitute the following windows with insulated glass:							
Sliding, vinyl clad DEDUCT	SF	---	---	---			.260
Vinyl, double hung DEDUCT	SF	---	---	---			.261
Vinyl, sliding DEDUCT	SF	---	---	---			.262
SF = Living area of house							

TOWNHOUSE SHELLS A AND B TRIM AND FINISHING

SPECIFICATIONS

DOORS

- Trim two exterior doors with 2¼" casings
- Hollow core prehung flush hardboard doors with pine jambs, casings and stops; hardware @ \$10

WINDOWS

- Trim windows with pine casings, stops, stool and hardware, including 2 windows in garage

PLUMBING

- Excavate and lay 4" PVC sewer pipe 30 feet from property line to house and 1" copper water line in same trench, backfill trench, connection fees **not** included
- Rough in 5 plumbing fixture areas (kitchen, laundry, powder room and two baths)
- Powder Room: Two-piece floor mounted WC, 30" vanity with cultured marble single bowl top, 31" x 36" plate glass mirror
- Master Bath: Two-piece, floor mounted WC, 60" vanity with cultured marble, single bowl top, 60" x 30" enameled steel tub, 61" x 42" plate glass mirror
- Bathroom No. 2: Two-piece, floor mounted WC, 48" vanity with cultured marble single bowl top, 60" x 30" fiberglass tub with integral surround, 48" x 36" plate glass mirror
- Kitchen plumbing: 33" x 22" double bowl stainless steel kitchen sink with single lever faucet, 1/3 HP disposal and builder grade undercounter dishwasher
- 52 gallon electric hot water heater

HEATING

- Complete gas fired, forced air heating system with metal double wall chimney, **no** AC

ELECTRIC

- 200 amp service with service entrance connections, main switch and meter, panel box and single pole breakers, utility connection fees **not** included
- Wiring in accordance with National Electrical Code
- Kitchen wiring includes: disposal, dishwasher, range, refrigerator, ductless range ventilation and 240V outlet for electric dryer
- Cost of fixtures **not** included

INSULATION

- 3½" foil backed, R-11 fiberglass along foundation wall to a point 4'-0" below finished grade
- 3½" kraft backed, R-11 fiberglass in exterior walls
- 9" kraft backed, R-30 fiberglass in ceilings

INTERIOR WALLS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded on all walls including bathrooms
- Master Bath: Thin set, builder grade ceramic tile tub surround on water resistant greenboard, 54" above tub

INTERIOR CEILINGS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded, on all interior ceilings

INTERIOR TRIM

- 4¼" ogee base on all walls, shoe moulding in rooms with sheet vinyl floors
- Linen closet shelves: 24" particleboard; all other closets trimmed with 12" wire ventilated shelving
- Basement stairs: Yellow pine box staircase, shop built with 2" fir handrail and brackets
- Main stairway: Oak treads and risers, open on one side, birch newel posts and caps, oak balusters, easements and handrails
- Attic stairway: "Disappearing" or folding type stairs

CABINETS AND APPLIANCES

- Install builder grade, prefinished kitchen cabinets in which a 3030 wall cabinet with 2 doors costs \$130, as follows:
- 20 LF base cabinets, including 36" sink base with 2 doors, one 24" wide drawer base and 15 LF of standard base cabinets
- 20 LF wall cabinets, including two 36" wide x 15" high above-appliance cabinets and 15 LF of standard 30" high wall cabinets
- 20 LF plastic laminate countertop, self edge with 4" backsplash, 33" x 22" sink cutout
- 30" wide electric combination range and oven
- 21 CF frost-free refrigerator with freezer

SPECIALTIES

- Two 16" x 22" recessed medicine cabinets with hinged door and adjustable shelves
- One set of polished chrome bath accessories and shower rod in each bathroom

FLOOR COVERING

- Sheet vinyl floor covering over 1/4" underlayment on kitchen, laundry, bathroom and powder room floors
- Carpet and pad @ \$15/yd on all other floors of living area

PAINTING

- Exterior painting: doors and windows factory primed plus 1 coat with brush, and all other trim prime plus 1 coat with brush
- Interior walls and ceilings: one color, prime plus 1 coat (spray)
- Interior trim: one color semi-gloss, prime with wall/ceiling spray coat, plus 1 coat with brush
- Stairs and railings: stained 2 coats

CLEAN-UP

- Rental and charges for 3 dumpster pulls, dump yard fees **not** included

TOWNHOUSE SHELLS A AND B TRIM AND FINISHING

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
TOWNHOUSE "A" (Inner Unit)	EACH PLUS	---	---	---			.270
Total Living Area	SF	---	---	---			.271
TOWNHOUSE "B" (Inner Unit)	EACH PLUS	---	---	---			.275
Total Living Area	SF	---	---	---			.276

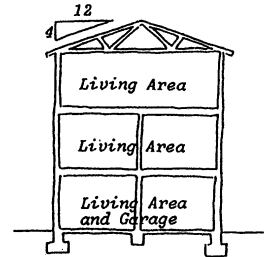
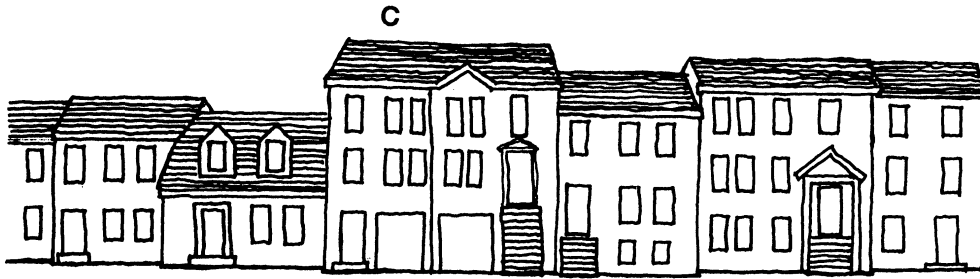
TRIM AND FINISHING EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Plumbing fixture area ADD or DEDUCT	EA	---	---	---			.281
Master bath as specified ADD or DEDUCT	EA	---	---	---			.282
Bathroom No. 2 as specified ADD or DEDUCT	EA	---	---	---			.283
Install powder room with two-piece floor mounted WC, 30" vanity with cultured marble double top and 31" x 36" plate mirror ADD	EA	---	---	---			.284
Omit double wall metal chimney DEDUCT	EA	---	---	---			.290
Omit basement stairs DEDUCT	EA	---	---	---			.291
Additional Builder Grade base cabinets ADD	LF	---	---	---			.292
Additional Builder Grade wall cabinets ADD	LF	---	---	---			.293
Additional plastic laminate countertop, self edge with 4" backsplash ADD	LF	---	---	---			.294
Substitute select oak flooring for specified carpet and pad, including sanding and finishing ADD	SF	---	---	---			.295
SF = Floor							

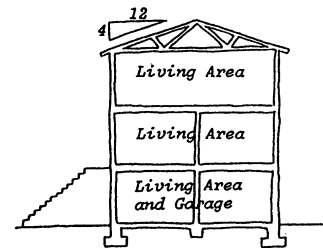
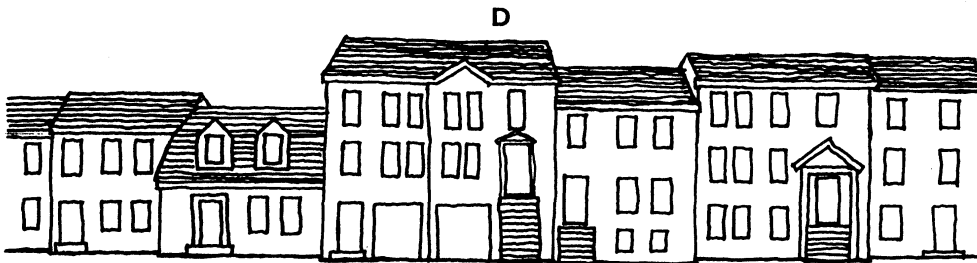
TOWNHOUSE SHELLS C AND D

<p style="text-align: center;">SPECIFICATIONS (Specifications do <i>NOT</i> include Painting or Interior Finishing)</p>	
PLANS, PERMITS, ENGINEERING	<p>Obtain permit, permit fee cost not included</p> <p>Location of building offsets for excavation</p> <p>One month rental of portable electrical generator</p> <p>Not included: cost of floor plans and blueprints, house location survey, and plat plans</p>
EXCAVATION, CONCRETE AND MASONRY	<p>Excavate to 36" below grade and install continuous concrete footings</p> <p>8'-0" concrete block foundation walls to 8" above grade</p> <p>4" concrete ground floor and garage slab</p> <p><i>Shell C:</i> Form and pour 60" x 48" concrete slab and one step outside front entrance</p> <p><i>Shell D:</i> 42" wide formed concrete stairway, supported by block foundation walls with brick veneer on either side of stairs, set on 8" x 16" concrete footings, 36" below grade</p> <p>Fine grade and seed an area extending 20' out from the front and rear foundation walls, running the full width of the townhouse</p>
FLOOR FRAMING	<p>Mudsill, anchor bolts, beam(s), steel column(s) as required</p> <p>Plywood truss joists, 16" OC, with 5/8" plywood subfloor, glued and nailed</p>
WALL FRAMING	<p>2" x 4" exterior and interior studwalls, 16" OC, 8'-0" ceilings</p> <p>1/2" foil faced insulation board sheathing with corner bracing</p> <p>Party walls: 2" x 4" studwall to underside of roof covered with two layers of 5/8" firecode drywall on outside</p>
ROOF FRAMING	<p>Engineered truss roof, 24" OC, 6" overhang</p> <p>1/2" FRT plywood</p>
ROOFING, GUTTERS, FLASHING	<p>20 year fiberglass shingles over 15# felt paper</p> <p>Aluminum flashing</p> <p>Aluminum gutters and downspouts</p>
EXTERIOR TRIM	<p>Tight knot pine, fir or spruce fascia, soffit, rake and rake moulding</p> <p><i>Shell D:</i> Wrought iron railing on each side of stairs and front entrance slab</p>
SIDING	<p>8" double 4 vinyl siding</p>
DOORS	<p>Front entrance door: 30-68 metal 6-panel with lights in top 2 panels, pre-hung, hardware as required</p> <p>Side or rear door: 28-68 metal 6-panel, pre-hung, hardware as required</p>
WINDOWS	<p>Wood double-hung windows and frames with insulated glass, one for each 100 SF of living area</p> <p>Wood frame basement windows: one for each 200 SF of basement slab</p>
CLEAN-UP	<p>Rental and charges for 2 dumpster pulls, dump yard fees not included</p>

TOWNHOUSE SHELLS C AND D



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
TOWNHOUSE SHELL "C" (Inner Unit)	EACH PLUS	---	---	---			.300
Total Living and Garage Floor Areas on 3 Levels	SF	---	---	---			.301



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
TOWNHOUSE SHELL "D" (Inner Unit)	EACH PLUS	---	---	---			.305
Total Living and Garage Floor Areas on 3 Levels	SF	---	---	---			.306

TOWNHOUSE SHELLS C AND D — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
End Unit: Substitute wood studs, omit fire-code wallboard, and add 1/2" plywood CDX sheathing, vinyl siding and rake and rake moulding ADD SF = SF area of end wall	SF	---	---	---			.310
Stock house plans ADD	TOTAL	--	400.00	400.00			.315
Omit batterboards at house corners and interior foundation wall lines DEDUCT SF = Ground floor area of house	EA	--	210.00	210.00			.316
Omit temporary electric service DEDUCT	EA	--	---	---			.317
Omit specified block foundation walls and substitute poured concrete foundation walls ADD SF = Ground floor area of house	SF	---	---	---			.320
Change bottom of concrete footings from 36" below grade to:							
12" DEDUCT	SF	---	---	---			.325
24" DEDUCT	SF	---	---	---			.326
48" ADD	SF	---	---	---			.327
60" ADD	SF	---	---	---			.328
SF = Ground floor area of house							
Additional concrete steps to entrance slab							
<i>Riser</i> <i>Tread</i> <i>Length</i>							
6-7" 12" 36" ADD	EA	---	---	---			.332
48" ADD	EA	---	---	---			.333
60" ADD	EA	---	---	---			.334
EA = Each additional tread							
Brick chimney, including 2 flues ADD	EA	---	---	---			.335
Brick fireplace, 36" W, 29" H, 17" D, ash-dump, damper, brick front hearth ADD	EA	---	---	---			.336

TOWNHOUSE SHELLS C AND D — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Omit truss roof system and substitute flat roof framing (1/12 slope) and 4 ply roof system							
ADD	SF	--	---	---			.340
DEDUCT	SF	---	--	---			.341
SF = SF area of 4 ply roof							
Substitute cedar shingle roofing							
ADD	SF	---	---	---			.345
Substitute concrete tile roofing							
ADD	SF	---	---	---			.346
SF = Roof							
Substitute brick veneer siding							
ADD	SF	---	---	---			.350
Substitute stucco siding							
DEDUCT	SF	---	--	---			.351
ADD	SF	--	---	---			.352
Substitute beveled cedar siding							
ADD	SF	---	---	---			.353
SF = Siding							
Substitute the following overhangs and soffits for the specified 6" overhang and soffit:							
12" ADD	LF	---	---	---			.354
18" ADD	LF	---	---	---			.355
24" ADD	LF	---	---	---			.356
Omit wood double hung windows with insulated glass and substitute the following windows with insulated glass:							
Sliding, vinyl clad							
DEDUCT	SF	---	---	---			.360
Vinyl, double hung							
DEDUCT	SF	---	---	---			.361
Vinyl, sliding							
DEDUCT	SF	---	---	---			.362
SF = Living area of house							

TOWNHOUSE SHELLS C AND D TRIM AND FINISHING

SPECIFICATIONS

DOORS

- Trim two exterior doors with 2¼" casings
- One 8070 overhead wood door for garage
- Hollow core prehung flush hardboard doors with pine jambs, casings and stops; hardware @ \$10

WINDOWS

- Trim windows with pine casings, stops, stool and hardware, including 2 windows in garage

PLUMBING

- Excavate and lay 4" PVC sewer pipe 30 feet from property line to house and 1" copper water line in same trench, backfill trench, connection fees **not** included
- Rough in 5 plumbing fixture areas (kitchen, laundry, powder room and two baths)
- Powder Room: Two-piece floor mounted WC, 30" vanity with cultured marble single bowl top, 31" x 36" plate glass mirror
- Master Bath: Two-piece, floor mounted WC, 60" vanity with cultured marble, single bowl top, 60" x 30" enameled steel tub, 61" x 42" plate glass mirror
- Bathroom No. 2: Two-piece, floor mounted WC, 48" vanity with cultured marble single bowl top, 60" x 30" fiberglass tub with integral surround, 48" x 36" plate glass mirror
- Kitchen plumbing: 33" x 22" double bowl stainless steel kitchen sink with single lever faucet, 1/3 HP disposal and builder grade undercounter dishwasher
- 52 gallon electric hot water heater

HEATING

- Complete gas fired, forced air heating system with metal double wall chimney, **no** AC

ELECTRIC

- 200 amp service with service entrance connections, main switch and meter, panel box and single pole breakers, utility connection fees **not** included
- Wiring in accordance with National Electrical Code
- Kitchen wiring includes: disposal, dishwasher, range, refrigerator, ductless range ventilation and 240V outlet for electric dryer
- Cost of fixtures **not** included

INSULATION

- 3½" kraft backed, R-11 fiberglass in exterior walls
- 9" kraft backed, R-30 fiberglass in ceilings

INTERIOR WALLS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded on all walls including bathrooms
- Master Bath: Thin set, builder grade ceramic tile tub surround on water resistant greenboard, 54" above tub
- Garage: 5/8" firecode on any house party walls, taped and blocked only. All other garage walls bare

INTERIOR CEILINGS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded, on all interior ceilings
- Garage: 5/8" firecode on any ceilings common with the house, taped and blocked only

INTERIOR TRIM

- 4¼" ogee base on all walls, shoe moulding in rooms with sheet vinyl floors
- Linen closet shelves: 24" particleboard; all other closets trimmed with 12" wire ventilated shelving
- Main stairways: Oak treads and risers, open on one side, birch newel posts and caps, oak balusters, easements and handrails
- Attic stairway: "Disappearing" or folding type stairs

CABINETS AND APPLIANCES

- Install builder grade, prefinished kitchen cabinets in which a 3030 wall cabinet with 2 doors costs \$130, as follows:
- 20 LF base cabinets, including 36" sink base with 2 doors, one 24" wide drawer base and 15 LF of standard base cabinets
- 20 LF wall cabinets, including two 36" wide x 15" high above-appliance cabinets and 15 LF of standard 30" high wall cabinets
- 20 LF plastic laminate countertop, self edge with 4" backsplash, 33" x 22" sink cutout
- 30" wide electric combination range and oven
- 21 CF frost-free refrigerator with freezer

SPECIALTIES

- Two 16" x 22" recessed medicine cabinets with hinged door and adjustable shelves
- One set of polished chrome bath accessories and shower rod in each bathroom

FLOOR COVERING

- Sheet vinyl floor covering over 1/4" underlayment on kitchen, laundry, bathroom and powder room floors
- Carpet and pad @ \$15/yd on all other floors of living area

PAINTING

- Exterior painting: doors and windows factory primed plus 1 coat with brush, and all other trim prime plus 1 coat with brush
- Interior walls and ceilings: one color, prime plus 1 coat (spray)
- Interior trim: one color semi-gloss, prime with wall/ceiling spray coat, plus 1 coat with brush
- Stairs and railings: stained 2 coats

CLEAN-UP

- Rental and charges for 3 dumpster pulls, dump yard fees **not** included

TOWNHOUSE SHELLS C AND D TRIM AND FINISHING

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
TOWNHOUSE "C" (Inner Unit)	EACH PLUS	---	---	---			.370
Total Living and Garage Area	SF	---	---	---			.371
TOWNHOUSE "D" (Inner Unit)	EACH PLUS	---	---	---			.375
Total Living and Garage Area	SF	---	---	---			.376

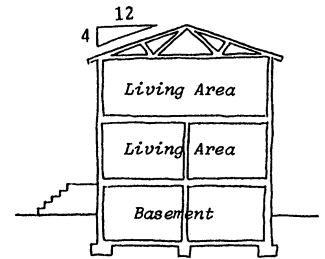
TRIM AND FINISHING EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Substitute 16-0 x 7-0 overhead type garage door for specified 8-0 x 7-0 ADD	EA	---	---	---			.380
Plumbing fixture area ADD or DEDUCT	EA	---	---	---			.381
Master bath as specified ADD or DEDUCT	EA	---	---	---			.382
Bathroom No. 2 as specified ADD or DEDUCT	EA	---	---	---			.383
Powder room as specified ADD or DEDUCT	EA	---	---	---			.384
Omit double wall metal chimney DEDUCT	EA	---	---	---			.390
Additional Builder Grade base cabinets ADD	LF	---	---	---			.392
Additional Builder Grade wall cabinets ADD	LF	---	---	---			.393
Additional plastic laminate countertop, self edge with 4" backsplash ADD	LF	---	---	---			.394
Substitute select oak flooring for specified carpet and pad, including sanding and finishing ADD SF = Floor	SF	---	---	---			.395

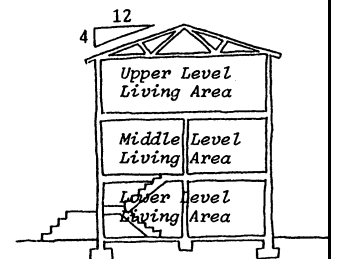
TOWNHOUSE SHELLS E AND F

<p style="text-align: center;">SPECIFICATIONS (Specifications do <i>NOT</i> include Painting or Interior Finishing)</p>	
PLANS, PERMITS, ENGINEERING	<p>Obtain permit, permit fee cost not included</p> <p>Location of building offsets for excavation</p> <p>One month rental of portable electrical generator</p> <p>Not included: cost of floor plans and blueprints, house location survey, and plat plans</p>
EXCAVATION, CONCRETE AND MASONRY	<p>Excavate to 36" below grade and install continuous concrete footings</p> <p>8'-0" concrete block foundation walls to 8" above grade</p> <p><i>Shell E</i>: 4" concrete basement floor slab</p> <p><i>Shell F</i>: 4" concrete lower level floor slab</p> <p>42" wide formed concrete stairway, supported by block foundation walls with brick veneer on either side of stairs, set on 8" x 16" concrete footings, 36" below grade</p> <p>Fine grade and seed an area extending 20' out from the front and rear foundation walls, running the full width of the townhouse</p>
FLOOR FRAMING	<p>Mudsill, anchor bolts, beam(s), steel column(s) as required</p> <p>Plywood truss joists, 16" OC, with 5/8" plywood subfloor, glued and nailed</p>
WALL FRAMING	<p>2" x 4" exterior and interior studwalls, 16" OC, 8'-0" ceilings</p> <p>1/2" foil faced insulation board sheathing with corner bracing</p> <p>Party walls: 2" x 4" studwall to underside of roof covered with two layers of 5/8" firecode drywall on outside</p>
ROOF FRAMING	<p>Engineered truss roof, 24" OC, 6" overhang</p> <p>1/2" FRT plywood</p>
ROOFING, GUTTERS, FLASHING	<p>20 year fiberglass shingles over 15# felt paper</p> <p>Aluminum flashing</p> <p>Aluminum gutters and downspouts</p>
EXTERIOR TRIM	<p>Tight knot pine, fir or spruce fascia, soffit, rake and rake moulding</p> <p>Wrought iron railing on each side of stairs and front entrance slab</p>
SIDING	<p>8" double 4 vinyl siding</p>
DOORS	<p>Front entrance door: 30-68 metal 6-panel with lights in top 2 panels, pre-hung, hardware as required</p> <p>Side or rear door: 28-68 metal 6-panel, pre-hung, hardware as required</p>
WINDOWS	<p>Wood double-hung windows and frames with insulated glass, one for each 100 SF of living area</p> <p>Wood frame basement windows: one for each 200 SF of basement slab</p>
CLEAN-UP	<p>Rental and charges for 2 dumpster pulls, dump yard fees not included</p>

TOWNHOUSE SHELLS E AND F



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
TOWNHOUSE SHELL "E" (Inner Unit)	EACH PLUS	---	---	---			.400
Total Living Area on 2 Floors	SF	---	---	---			.401



SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR & SUB	TOTAL	MARKUP %	PRICE	
TOWNHOUSE SHELL "F" (Inner Unit)	EACH PLUS	---	---	---			.405
Total Living Area on 3 Levels	SF	---	---	---			.406

TOWNHOUSE SHELLS E AND F — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
End Unit: Substitute wood studs, omit fire-code wallboard, and add 1/2" plywood CDX sheathing, vinyl siding and rake and rake moulding ADD SF = SF area of end wall	SF	---	---	---			.410
Stock house plans ADD	TOTAL	--	400.00	400.00			.415
Omit batterboards at house corners and interior foundation wall lines DEDUCT SF = Ground floor area of house	EA	--	210.00	210.00			.416
Omit temporary electric service DEDUCT	EA	--	---	---			.417
Omit specified block foundation walls and substitute poured concrete foundation walls ADD SF = Ground floor area of house	SF	---	---	---			.420
Parge foundation wall, 2 coats portland cement ADD SF = Foundation wall	SF	---	---	---			.430
Foundation sealer, 1 coat ADD	SF	---	---	---			.431
Change bottom of concrete footings from 36" below grade to <i>(Shell "F")</i> : 12" DEDUCT	SF	---	---	---			.425
24" DEDUCT	SF	---	---	---			.426
48" ADD	SF	---	---	---			.427
60" ADD SF = Ground floor area of house	SF	---	---	---			.428
Additional concrete steps to entrance slab <i>Riser</i> <i>Tread</i> <i>Length</i> 6-7" 12" 36" ADD	EA	---	---	---			.432
48" ADD	EA	---	---	---			.433
60" ADD EA = Each additional tread	EA	---	---	---			.434
Brick chimney, including 2 flues ADD	EA	---	---	---			.435
Brick fireplace, 36" W, 29" H, 17" D, ash-dump, damper, brick front hearth ADD	EA	---	---	---			.436

TOWNHOUSE SHELLS E AND F — EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Omit truss roof system and substitute flat roof framing (1/12 slope) and 4 ply roof system ADD	SF	--	---	---			.440
DEDUCT	SF	---	--	---			.441
SF = SF area of 4 ply roof							
Substitute cedar shingle roofing ADD	SF	---	---	---			.445
Substitute concrete tile roofing ADD	SF	---	---	---			.446
SF = Roof							
Substitute brick veneer siding ADD	SF	---	---	---			.450
Substitute stucco siding DEDUCT	SF	---	--	---			.451
ADD	SF	--	---	---			.452
Substitute beveled cedar siding ADD	SF	---	---	---			.453
SF = Siding							
Substitute the following overhangs and soffits for the specified 6" overhang and soffit:							
12" ADD	LF	---	---	---			.454
18" ADD	LF	---	---	---			.455
24" ADD	LF	---	---	---			.456
Omit wood double hung windows with insulated glass and substitute the following windows with insulated glass:							
Sliding, vinyl clad DEDUCT	SF	---	---	---			.460
Vinyl, double hung DEDUCT	SF	---	---	---			.461
Vinyl, sliding DEDUCT	SF	---	---	---			.462
SF = Living area of house							

TOWNHOUSE SHELLS E AND F TRIM AND FINISHING

SPECIFICATIONS

DOORS

- Trim two exterior doors with 2¼" casings
- Hollow core prehung flush hardboard doors with pine jambs, casings and stops; hardware @ \$10

WINDOWS

- Trim windows with pine casings, stops, stool and hardware, including 2 windows in garage

PLUMBING

- Excavate and lay 4" PVC sewer pipe 30 feet from property line to house and 1" copper water line in same trench, backfill trench, connection fees **not** included
- Rough in 5 plumbing fixture areas (kitchen, laundry, powder room and two baths)
- Powder Room: Two-piece floor mounted WC, 30" vanity with cultured marble single bowl top, 31" x 36" plate glass mirror
- Master Bath: Two-piece, floor mounted WC, 60" vanity with cultured marble, single bowl top, 60" x 30" enameled steel tub, 61" x 42" plate glass mirror
- Bathroom No. 2: Two-piece, floor mounted WC, 48" vanity with cultured marble single bowl top, 60" x 30" fiberglass tub with integral surround, 48" x 36" plate glass mirror
- Kitchen plumbing: 33" x 22" double bowl stainless steel kitchen sink with single lever faucet, 1/3 HP disposal and builder grade undercounter dishwasher
- 52 gallon electric hot water heater

HEATING

- Complete gas fired, forced air heating system with metal double wall chimney, **no** AC

ELECTRIC

- 200 amp service with service entrance connections, main switch and meter, panel box and single pole breakers, utility connection fees **not** included
- Wiring in accordance with National Electrical Code
- Kitchen wiring includes: disposal, dishwasher, range, refrigerator, ductless range ventilation and 240V outlet for electric dryer
- Cost of fixtures **not** included

INSULATION

- 3½" foil backed, R-11 fiberglass along foundation wall to a point 4'-0" below finished grade
- 3½" kraft backed, R-11 fiberglass in exterior walls
- 9" kraft backed, R-30 fiberglass in ceilings

INTERIOR WALLS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded on all walls including bathrooms
- Master Bath: Thin set, builder grade ceramic tile tub surround on water resistant greenboard, 54" above tub

INTERIOR CEILINGS

- 1/2" gypsum drywall, glued and nailed, taped, finished and sanded, on all interior ceilings

INTERIOR TRIM

- 4¼" ogee base on all walls, shoe moulding in rooms with sheet vinyl floors
- Linen closet shelves: 24" particleboard; all other closets trimmed with 12" wire ventilated shelving
- Basement stairs (*Townhouse "E" only*): Yellow pine box staircase, shop built with 2" fir handrail and brackets
- Main stairway: Oak treads and risers, open on one side, birch newel posts and caps, oak balusters, easements and handrails
- Attic stairway: "Disappearing" or folding type stairs

CABINETS AND APPLIANCES

- Install builder grade, prefinished kitchen cabinets in which a 3030 wall cabinet with 2 doors costs \$130, as follows:
- 20 LF base cabinets, including 36" sink base with 2 doors, one 24" wide drawer base and 15 LF of standard base cabinets
- 20 LF wall cabinets, including two 36" wide x 15" high above-appliance cabinets and 15 LF of standard 30" high wall cabinets
- 20 LF plastic laminate countertop, self edge with 4" backsplash, 33" x 22" sink cutout
- 30" wide electric combination range and oven
- 21 CF frost-free refrigerator with freezer

SPECIALTIES

- Two 16" x 22" recessed medicine cabinets with hinged door and adjustable shelves
- One set of polished chrome bath accessories and shower rod in each bathroom

FLOOR COVERING

- Sheet vinyl floor covering over 1/4" underlayment on kitchen, laundry, bathroom and powder room floors
- Carpet and pad @ \$15/yd on all other floors of living area

PAINTING

- Exterior painting: doors and windows factory primed plus 1 coat with brush, and all other trim prime plus 1 coat with brush
- Interior walls and ceilings: one color, prime plus 1 coat (spray)
- Interior trim: one color semi-gloss, prime with wall/ceiling spray coat, plus 1 coat with brush
- Stairs and railings: stained 2 coats

CLEAN-UP

- Rental and charges for 3 dumpster pulls, dump yard fees **not** included

TOWNHOUSE SHELLS E AND F TRIM AND FINISHING

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
TOWNHOUSE "E" (Inner Unit)	EACH PLUS	---	---	---			.470
Total Living Area	SF	---	---	---			.471
TOWNHOUSE "F" (Inner Unit)	EACH PLUS	---	---	---			.475
Total Living Area	SF	---	---	---			.476

TRIM AND FINISHING EXTRAS AND ALLOWANCES

SPECIFICATIONS	UNIT	BUILDER'S COST			SELLING PRICE		S3
		MATLS	LABOR	TOTAL	MARKUP %	PRICE	
Plumbing fixture area ADD or DEDUCT	EA	---	---	---			.481
Master bath as specified ADD or DEDUCT	EA	---	---	---			.482
Bathroom No. 2 as specified ADD or DEDUCT	EA	---	---	---			.483
Powder room as specified ADD or DEDUCT	EA	---	---	---			.484
Omit double wall metal chimney DEDUCT	EA	---	---	---			.490
Additional Builder Grade base cabinets ADD	LF	---	---	---			.492
Additional Builder Grade wall cabinets ADD	LF	---	---	---			.493
Additional plastic laminate countertop, self edge with 4" backsplash ADD	LF	---	---	---			.494
Substitute select oak flooring for specified carpet and pad, including sanding and finishing ADD	SF	---	---	---			.495
SF = Floor							

HomeTech Housebuilders Cost Estimator

Section II

1. PLANS, PERMITS, ENGINEERING

1

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
CUSTOM HOUSE PLANS	Custom house plans cost is based on total cost of house; no land cost included. Foundation plan, floor plans, elevations, sections as required, working drawings Includes conferences with and approval of plans by customer PER \$1000 = per \$1000 of total cost	Per \$1000	--	--	10.00			.000
STOCK PLANS	Stock plans purchased from architect or house designer, 8 sets of prints							
	1 Story	EA	--	--	350.00			.010
	2 Story	EA	--	--	400.00			.011
	2½ Story	EA	--	--	450.00			.012
BUILDING PERMIT	Prepare and submit permit application and obtain permit — building permit fee not included	EA	--	--	250.00			.020

1. ENGINEERING

1

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
ENGINEER- ING	Preparation of survey by engi- neer before construction	EA	--	500.00	500.00			.100
	Location of building offsets prior to foundation excavation	EA	--	225.00	225.00			.101
	Location survey, following foun- dation wall construction	EA	--	150.00	150.00			.120
	Final survey, following construc- tion prior to settlement	EA	--	150.00	150.00			.121
PERCO- LATION TESTING	Site visits to establish location/ elevations (i.e. septic tanks/ fields, driveway center lines, apron center lines, reset bench mark elevations, etc.	EA	--	100.00	100.00			.130
	Testing for percolation by engi- neer for installation of septic tank and drainage field	EA	--	600.00	600.00			.140

2. PREPARATION, SITE WORK

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
CON-STRUC-TION ENTRANCE	Install 12 foot wide construction entrance with geotech fabric under 2" stone, stone placed by dragging dump	SF	.59	.18	0.77			.000
EROSION CONTROL	Install standard silt fence	LF	.44	.27	0.71			.010
	Install temporary dirt berm, placed by machine, and stabilize with seed/straw	LF	.29	.65	0.94			.011
	Temporary stabilization, seed covered by straw, placed by machine	SF	.23	.35	0.58			.012
	Clear brush with dozer, does not include removing debris from premises							
	Medium	SF	--	.06	0.06			.100
CLEAR BRUSH	Thick	SF	--	.15	0.15			.101
	Clear trees by hand with chain saw, cut into short lengths and load into truck or stack							
CLEAR TREES	8" tree	EA	--	49.00	49.00			.110
	12" tree	EA	--	58.00	58.00			.111
	18" tree	EA	--	76.00	76.00			.112
	24" tree	EA	--	80.00	80.00			.113
REMOVE STUMP	Remove stump from ground with bulldozer and laborer							
	ADD to above	EA	--	120%	120%			.120
STRIP TOPSOIL	Strip topsoil with dozer and stockpile on site up to 6" deep	SF	--	.06	0.06			.200
SEPTIC SYSTEM	<ul style="list-style-type: none">Excavation for tank and drainage fieldReinforced concrete tankConcrete distribution box with 5 outlets4" PVC pipeBuilding paper4" perforated pipe24" gravel baseBackfill							
	Tank	Drainage Field						
	1000 Gal	1000 SF	EA	2065.00	1400.00	3,465.00		.300
		2000 SF	EA	3300.00	2200.00	5,500.00		.301
	2000 Gal	1000 SF	EA	2480.00	1400.00	3,880.00		.310
		2000 SF	EA	3660.00	2200.00	5,860.00		.311

2. SITE WORK

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
WOOD RETAIN- ING WALL (TIEWALL)	<ul style="list-style-type: none"> • Pressure treated timbers • 6" gravel fill under • 12" gravel backfill behind wall • 1/2" rod connectors, 48" OC • Tiebacks nailed to deadman timber (wall anchor) 72" OC every other course 							
	<div>Pressure Treated Timbers</div> <div>Height of Wall Above Bottom of Wall</div>							
	6" x 6" 24"	LF	26.00	10.40	36.40			.400
	36"	LF	40.00	15.60	55.60			.401
	48"	LF	54.00	20.80	74.80			.402
	60"	LF	69.00	26.00	95.00			.403
	72"	LF	82.00	31.20	113.20			.404
	6" x 8" 24"	LF	29.00	11.00	40.00			.405
	36"	LF	45.00	16.00	61.00			.406
	48"	LF	58.00	21.00	79.00			.407
	60"	LF	74.00	26.00	100.00			.408
	72"	LF	87.00	32.00	119.00			.409
DRAIN PIPE	Install 4" perforated plastic pipe surrounded with 6" of 3/4" aggregate along back of wall extending to daylight	LF	1.70	2.12	3.82			.410

3. EXCAVATION AND GRADING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
3	HOUSE EXCAVA- TION	Excavate for house basement or crawl space, including minimum of 2 feet beyond house line at all walls	EA PLUS	--	---	---		.000
		Depth Below Grade						
		3-0	SF	--	---	---		.001
		4-0	SF	--	---	---		.002
		5-0	SF	--	---	---		.003
		6-0	SF	--	---	---		.004
		7-0	SF	--	---	---		.005
		8-0	SF	--	---	---		.006
		9-6	SF	--	---	---		.007
		SF = Plan dimension of basement or ground floor						
EXTERIOR FOOTING DRAIN	<ul style="list-style-type: none"> Level ground next to footing; no digging 4" corrugated perforated plastic pipe extending along exterior perimeter of footing Surround pipe with 6" of 3/4" aggregate Cover with vapor barrier 	LF	---	---	---			.100
INTERIOR FOOTING DRAIN	4" corrugated, perforated plastic pipe extending along interior of footing, draining into plastic, sealable crock	LF	---	---	---			.110
SUMP PUMP	Install sump pump in existing crock, including electric outlet and PVC drain line to building exterior	EA	---	---	---			.120
SOIL TREAT- MENT	Treat soil for permanent termite prevention, open access	SF	---	---	---			.050
TRENCH- ING	Excavate trench with backhoe up to 24" wide and 48" deep	LF	--	---	---			.010

3. EXCAVATION AND GRADING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
BACKFILL	Backfill around building with dozer, no grading or compaction							
	Depth Below Grade							
	3-0	SF	--	---	---			.200
	4-0	SF	--	---	---			.201
	5-0	SF	--	---	---			.202
	6-0	SF	--	---	---			.203
	7-0	SF	--	---	---			.204
	8-0	SF	--	---	---			.205
	9-6	SF	--	---	---			.206
	SF = Plan dimension of basement or ground floor							
GRADING	Rough grading around building with dozer	SF	--	---	---			.210
	Placing topsoil delivered by truck, topsoil @ \$10 per CY, 4" thick	SF	---	---	---			.220
	Fine grading and seeding by hand	SF	---	---	---			.221
	Fine grading and seeding with equipment	SF	--	---	---			.222
	Sodding, labor and materials by nursery personnel	SF	---	---	---			.223
AREAWAY	Excavate for and install corrugated metal retaining wall around basement window, with gravel or loose brick laid over 6" sand bed, galvanized corrugated wall 24" x 37" <i>For areaway with brick walls, see MASONRY</i>	EA	---	---	---			.230

4. CONCRETE FOOTING, WHEEL / PUMP

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
WHEEL CONCRETE	The concrete costs on this and the following pages are for pouring direct from a ready-mix truck with chute.							
	Add to each job as follows, if pouring is by wheeling or pumping:							
	Wheel concrete from transit mix truck up to 75 feet and pour <ul style="list-style-type: none">Includes setting up and removing rampIncludes transit mix truck waiting time ADD	EA	45%	12%	33%			.000
EA = Each job								
PUMP CONCRETE	Pump concrete less than 300 feet and pour <ul style="list-style-type: none">Includes truck, operator and transit mix truck waiting time ADD	SF	25%	10%	17%			.001
	SF = SF cost of concrete work							
CONTIN- UOUS WALL FOOTING	<ul style="list-style-type: none">Above ground in existing excavationLevel groundForm continuous wall footing with dimensional lumber (4 uses)Pour direct from truck with chuteStrip and clean forms							
	Height	Width						
	8"	16"	LF	---	---	---		.100
	10"	20"	LF	---	---	---		.101
	12"	24"	LF	---	---	---		.102
	12"	36"	LF	---	---	---		.103
	"Form 4 — Dig 4" in existing excavation <ul style="list-style-type: none">Dig out 4½" by hand and form upper portion of continuous wall footing with dimensional lumber (4 uses)Pour direct from truck with chuteStrip and clean forms							
	Height	Width						
	8"	16"	LF	---	---	---		.110
10"	20"	LF	---	---	---		.111	
12"	24"	LF	---	---	---		.112	
12"	36"	LF	---	---	---		.113	

4. CONCRETE FOOTING, STEEL BARS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
STEPPED FOOTING	Concrete wall footings built on incline -- for each one foot step in footing							
	<i>Height</i> <i>Width</i> 8" 16" ADD	EA	---	---	---			.120
	10" 20" ADD	EA	---	---	---			.121
	12" 24" ADD	EA	---	---	---			.122
	12" 36" ADD	EA	---	---	---			.123
EA = Each step								
STEEL BARS	Continuous #4 (1/2") steel bar reinforcement							
	2 bars	LF	---	---	---			.150
	3 bars	LF	---	---	---			.151
	2 x 4 keyway, beveled (1 use)	LF	---	---	---			.152
COLUMN FOOTING	In existing basement or crawl space excavation, form with dimension lumber and pour concrete footing for steel or masonry column under wood or steel beam							
	8" thick x 12" x 12"	EA	---	---	---			.140
	12" thick x 12" x 12"	EA	---	---	---			.141
	12" thick x 16" x 16"	EA	---	---	---			.142
	12" thick x 24" x 24"	EA	---	---	---			.143
	12" thick x 30" x 30"	EA	---	---	---			.144
	15" thick x 30" x 30"	EA	---	---	---			.145

4. CONCRETE WALL

SPECIFICATIONS			UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL	MARKUP %	PRICE	
POURED CON- CRETE WALL	<ul style="list-style-type: none">• In existing excavation on existing concrete footings• Set up pre-built 2' x 8' sectional forms (25% damage to forms included in materials costs)• Cutouts for beams, vents, basement windows, etc.• 6 bag concrete mix poured by chute into forms from transit mix truck• Strip and clean forms• Hand rub walls where required								

4

4

4. CONCRETE PIERS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
4 ROUND PIERS TO GRADE	<ul style="list-style-type: none"> • Dig out by hand • Install round sonotube on ground or existing footing • Pour concrete, including concrete integral footing under, flared to 16" • Backfill 							
	<i>Bottom of Footing Up To Grade</i> <i>Diameter</i> 8" 12"	EA	---	---	---			.400
	24"	EA	---	---	---			.401
	36"	EA	---	---	---			.402
	48"	EA	---	---	---			.403
	60"	EA	---	---	---			.404
	12" 12"	EA	---	---	---			.405
	24"	EA	---	---	---			.406
	36"	EA	---	---	---			.407
	48"	EA	---	---	---			.408
	60"	EA	---	---	---			.409
ROUND PIERS EXTEND- ING ABOVE GRADE	Extend round piers above grade, cutting sonotube off at grade after pouring							
	<i>Diameter</i> 8"	LF	---	---	---			.410
	12"	LF	---	---	---			.411
LF = From grade to top of pier								

4. CONCRETE SLABS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
INTERIOR FLOOR SLAB	<ul style="list-style-type: none"> Level ground within existing foundation walls, but no digging out 4" gravel fill Vapor barrier 6 x 6 #10 woven wire mesh Pour concrete from transit mix truck by chute Floated and trowelled 							
	4"	SF	---	---	---			.500
	6"	SF	---	---	---			.501
HOUSE SLAB	<ul style="list-style-type: none"> On existing footing and levelled ground Spread 4" of sand, gravel or cinders Form and pour concrete from transit mix truck by chute Floated and trowelled Vapor barrier 6 x 6 #10 woven wire mesh 							
	4"	SF	---	---	---			.510
	6"	SF	---	---	---			.511
MONO- LITHIC FOOTING SLAB (SINGLE POUR)	<ul style="list-style-type: none"> Form, place reinforcement 4" gravel fill 6 x 6 #10 woven wire mesh Vapor barrier Pour and finish concrete Bottom of slab footing 8", top of footing below slab 16" wide Slab thickness 4" Footing below frost Two 1/2" continuous steel bars in footing 							
	Top slab	SF PLUS	---	---	---			.520
	Footing below grade 12"	LF	---	--	---			.521
	24"	LF	---	---	---			.522
	36"	LF	---	---	---			.523
	48"	LF	---	---	---			.524
	LF =Outside perimeter measurement of footing							

4. CONCRETE SLAB AND STEPS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
4 PORCH SLAB AND STEP(S)	<ul style="list-style-type: none"> On existing supports Build forms for slab and step(s) Place rubble or loose fill in center Place steel Pour concrete slab and step(s) Strip and clean forms Finish concrete Steps: 6"-7" risers, 12" treads Porch slab 20 SF 	EA PLUS	---	---	---			.530
	<div>Width of Tread</div> <div>36"</div>	Tread	---	---	---			.531
	48"	Tread	---	---	---			.532
	60"	Tread	---	---	---			.533
	72"	Tread	---	---	---			.534
	EA = Each job Tread = Each tread							
ADDI- TIONAL SLAB DIMENSION	Increase dimension of above porch slab to more than 20 SF ADD SF = SF more than 20 SF	SF	---	---	---			.535
SLAB, SUSPENDED	Slab to be placed on existing steel column, masonry piers or foundation wall, not over 8 ft. above grade	EA PLUS	---	---	---			.540
	<ul style="list-style-type: none"> Form Place steel: 1/2" bars, 12"OC Pour 5"-6" concrete slab Strip and clean forms for re-use Finish concrete 	SF	---	---	---			.541
STEPS, SUSPENDED	Self-supporting steps to existing platform or as part of suspended slab job, supported by existing masonry or undisturbed earth	EA PLUS	---	---	---			.550
	<ul style="list-style-type: none"> Dig as required Build forms Place steel as required Pour concrete steps Strip and clean forms Finish concrete SF = Total top surface of treads	SF	---	---	---			.551

4. DRIVEWAY, SIDEWALK

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
DRIVEWAY, CONCRETE	<ul style="list-style-type: none"> • Level by hand • Fill with up to 4" gravel • Form with 2" lumber, place #10 WWM and expansion joints • Pour 4" slab, finish and remove forms 	SF	---	---	---			.600
APRON	Level, fill and form as above, pour and finish driveway apron	SF	---	---	---			.605
CURB AND GUTTER	Level, fill and form as above, pour and finish concrete curb and gutter							
	6" x 18" straight	LF	---	---	---			.610
	6" x 18" curved	LF	---	---	---			.611
SIDEWALK, CONCRETE	4" sand, gravel or cinders base, 4" concrete, leveling, forming,	EA PLUS	---	---	---			.615
	pouring and finishing, remove forms	SF	---	---	---			.616
DRIVEWAY, ASPHALT	Asphalt driveway, including 6" stone base, forming, spreading	EA PLUS	--	---	---			.620
	and rolling, oil base and topping	SF	---	---	---			.621

5. BRICK, BLOCK, CHIMNEY, FIREPLACE

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
BLOCK FOUND- ATION WALL	<ul style="list-style-type: none">On existing footingScaffolding as requiredReinforcing every other courseCutouts for beams, windows and doorwaysSteel angles as requiredTooled joints two sides2" solid capUp to 8 feet above footingNo wall coating							
	<div>WidthHeightLength</div> <div>8" x 8" x 16"</div>	SF	---	---	---			.000
	<div>10" x 8" x 16"</div>	SF	---	---	---			.001
	<div>12" x 8" x 16"</div>	SF	---	---	---			.002
FOUND- ATION SEALER	Foundation sealer applied to block wall	SF	---	---	---			.010
	2 coats	SF	---	---	---			.011
PARGE	Cement parge, 1/2" per coat, 2 coats	SF	---	---	---			.012
BRICK VENEER HOUSE WALL	<ul style="list-style-type: none">On existing footingsScaffolding as requiredWall tiesSteel angles as requiredTooled joints one sideClean after installationOver existing framed and sheathed wall	SF	---	---	---			.100
CHIMNEY	<ul style="list-style-type: none">BrickCement wash at topOn existing foundationClay tile flue liners							
	With one 8" x 8" flue	LF	---	---	---			.200
	With two 8" x 8" flues	LF	---	---	---			.201
	With one 8" x 12" flue	LF	---	---	---			.202
	With two 8" x 12" flues	LF	---	---	---			.203
	LF = LF up from foundation to top of chimney							
FIRE- PLACE	<ul style="list-style-type: none">Brick with firebrick lined fire hearthDamperBrick, slate or tile front hearthSize: Width 36" Height 29" Depth 16"	EA	---	---	---			.210
RAISED HEARTH	Hearth raised up to one foot above floor ADD	EA	---	---	---			.220

5. SLAB, STEPS, PIERS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
ENTRANCE SLAB AND STEP(S)	<ul style="list-style-type: none"> On existing concrete or masonry supports Build two brick and block walls to support slab and step(s) Build forms for slab and step(s) Place rubble or forms in center Place steel Pour concrete Strip and clean forms Finish concrete Steps: 6" - 7" risers 12" treads Entrance slab: 20 SF 	EA PLUS	---	---	---			.300
	Width of Tread 36"	Tread	---	---	---			.301
	48"	Tread	---	---	---			.302
	60"	Tread	---	---	---			.303
	72"	Tread	---	---	---			.304
	EA = Each job Tread = Each tread							
BLOCK PIER	<ul style="list-style-type: none"> On existing footing Tooled joints Top 4" solid block or concrete filled 16" x 16" 	LF UP	---	---	---			.400
	LF UP = Top of footing to top of pier							
BRICK PIER	<ul style="list-style-type: none"> On existing footing Tooled joints Clean brick after installation 							
	12" x 12"	LF UP	---	---	---			.410
	16" x 16"	LF UP	---	---	---			.411
	LF UP = Top of footing to top of pier							

5

5. RETAINING WALL, DRAIN PIPE

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
5 RETAIN- ING WALL	<ul style="list-style-type: none"> Concrete footing Solid masonry wall with brick facing 4" tile weepholes 10 ft. OC with crushed stone or gravel behind wall Parge back wall with 1/2" cement plaster or 2 coats hot tar Reinforcing rods as required 							
	<i>Height of Wall Above Bottom of Footing</i>							
	40"	LF	---	---	---			.500
	48"	LF	---	---	---			.501
	56"	LF	---	---	---			.502
	64"	LF	---	---	---			.503
	72"	LF	---	---	---			.504
	80"	LF	---	---	---			.505
DRAIN PIPE	Install 4" perforated plastic pipe along back of footing extending to daylight or drywell	LF	---	---	---			.510

5. PATIO, STUCCO

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
PATIO, BRICK	On ground in sand with sand in joints, bricks laid flat, including excavation	SF	---	---	---			.600
	In sand over existing concrete slab, sand in joints	SF	---	---	---			.610
	In concrete bed with concrete joints over existing concrete slab	SF	---	---	---			.620
	Brick laid on edge in concrete bed with concrete joints over existing concrete slab	SF	---	---	---			.621
PATIO, STONE PAVER	Random rectangular cut stone, on ground in sand with sand in joints, including excavation							
	Flagstone, 1½" thick	SF	---	---	---			.630
	Flagstone, 2" thick	SF	---	---	---			.631
	Slate, 1½" thick	SF	---	---	---			.632
	Random rectangular cut stone, in concrete bed with concrete joints over existing concrete slab							
PATIO, CON- CRETE PAVER	Flagstone, 1½" thick	SF	---	---	---			.640
	Flagstone, 2" thick	SF	---	---	---			.641
	Slate, 1½" thick	SF	---	---	---			.642
	Interlocking concrete paver, on ground in sand with sand in joints, including excavation	SF	---	---	---			.650
	Interlocking concrete paver, in concrete bed with concrete joints over existing concrete slab	SF	---	---	---			.651
STUCCO	Cement stucco on masonry wall, 1/2", 2 coats	SF	---	---	---			.420
	Cement stucco on frame wall, using 1½" mesh over #15 felt, 3 coats	SF	---	---	---			.421
	1/8" flexible stucco over 1" foam sheathing (included)	SF	---	---	---			.422

6

6

6. BEAM, PLATE, COLUMN

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
STEEL BEAM	Steel I-beam bearing on existing masonry or steel column supports, including bearing plates							
	W8 x 13	LF	---	---	---			.100
	W8 x 17	LF	---	---	---			.101
WOOD BEAM	<ul style="list-style-type: none"> Bearing on existing supports Either solid or built-up Pressure-treated lumber 							
	4" x 8"	LF	---	---	---			.110
	4" x 10"	LF	---	---	---			.111
	4" x 12"	LF	---	---	---			.112
	6" x 8"	LF	---	---	---			.113
	6" x 10"	LF	---	---	---			.114
FLITCH PLATE, STEEL	3/8" x 9" steel plate between two 2 x 10's on existing supports, including plate, lumber, nuts and bolts	LF	---	---	---			.130
FLITCH PLATE, WOOD	<ul style="list-style-type: none"> 1/2" x 9" plywood glued and bolted between two 2 x 10's on existing supports Plywood Lumber Glue Nuts and bolts 	LF	---	---	---			.135
	Same as above, 1/2" x 11" plywood between two 2 x 12's	LF	---	---	---			.136
STEEL COLUMN	Hollow steel column with base and cap							
	<i>Diameter</i> 3½" <i>Height</i> 8'-0"	EA	---	---	---			.210
	9'-0"	EA	---	---	---			.211
	10'-0"	EA	---	---	---			.212

6

6. FLOOR FRAMING

SPECIFICATIONS			UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.	
				MATLS	LABOR	TOTAL	MARKUP %	PRICE		
MUDSILL	<ul style="list-style-type: none">Pressure treated lumberSet anchor bolts in concrete or masonry foundation, 4' OCLevel and grout									
	2" x 4"	LF	---	---	---				.300	
	2" x 6"	LF	---	---	---				.301	
	2" x 8"	LF	---	---	---				.302	
	4" x 6"	LF	---	---	---				.303	
	4" x 8"	LF	---	---	---				.304	
	Redwood, construction grade									
	2" x 4"	LF	---	---	---				.310	
	2" x 6"	LF	---	---	---				.311	
	SLEEPERS	<ul style="list-style-type: none">On existing wood, concrete or masonry deckSolid bridgingJoist headersVapor barrierNailsPressure treated lumber								
16" OC		1" x 4"	SF	---	---	---				.320
		2" x 3"	SF	---	---	---				.321
		2" x 4"	SF	---	---	---				.322
		2" x 6"	SF	---	---	---				.323
24" OC		1" x 4"	SF	---	---	---				.324
		2" x 3"	SF	---	---	---				.325
		2" x 4"	SF	---	---	---				.326
		2" x 6"	SF	---	---	---				.327
FLOOR JOISTS		1st, 2nd or 3rd floor joists <ul style="list-style-type: none">On existing mudsill or wood plate1 x 3 or metal bridgingJoist headers and joist hangers where requiredNails								
	16" OC	2" x 6"	SF	---	---	---				.330
		2" x 8"	SF	---	---	---				.331
		2" x 10"	SF	---	---	---				.332
		2" x 12"	SF	---	---	---				.333
	24" OC	2" x 6"	SF	---	---	---				.334
		2" x 8"	SF	---	---	---				.335
		2" x 10"	SF	---	---	---				.336
		2" x 12"	SF	---	---	---				.337

6. FLOOR FRAMING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
WOOD I-JOISTS	Prefabricated I-shaped joists • 3/8" web • 1-5/8" top and bottom chord • Nails • Joist headers • Joist hangers • No bridging							
		12" OC 9-1/2"	SF	---	---			.340
		11-7/8"	SF	---	---			.341
		14"	SF	---	---			.342
		16"	SF	---	---			.343
		16" OC 9-1/2"	SF	---	---			.344
		11-7/8"	SF	---	---			.345
		14"	SF	---	---			.346
		16"	SF	---	---			.347
	SUB- FLOOR	Plywood, rated Sturd-I-Floor, glued and nailed to joists, including all materials as required						
			5/8"	SF	---			.400
			3/4"	SF	---			.401
			T & G 5/8"	SF	---			.402
			T & G 3/4"	SF	---			.403
		3/4" pine, fir or hemlock, nailed						
			Horizontal	SF	---			.410
			Diagonal	SF	---			.411
		Oriented strand board						
			5/8"	SF	---			.420
			3/4"	SF	---			.421

7. WALL FRAMING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
WOOD STUDS	<ul style="list-style-type: none"> Exterior and interior bearing wall with sole plate and cap Blocking Diagonal bracing at outside corners if required Average number of corners, door and window headers 							
	16" OC 2" x 4"	SF	---	---	---			.000
	2" x 6"	SF	---	---	---			.001
	24" OC 2" x 4"	SF	---	---	---			.002
	2" x 6"	SF	---	---	---			.003
	SF = Wall area							
	<ul style="list-style-type: none"> Non-bearing wall with sole plate and two cap plates Average amount of framing for doors, closets & corners 							
	16" OC 2" x 3"	SF	---	---	---			.010
	2" x 4"	SF	---	---	---			.011
	2" x 6"	SF	---	---	---			.012
	24" OC 2" x 3"	SF	---	---	---			.013
	2" x 4"	SF	---	---	---			.014
	2" x 6"	SF	---	---	---			.015
KNEE- WALL	2" x 4" kneewall supporting rafters							
	<ul style="list-style-type: none"> Sole plate One cap Studs cut at angle to fit rafters 							
	<i>Kneewall Height</i>							
	4' - 0"	LF	---	---	---			.020
	6' - 0"	LF	---	---	---			.021
STEEL STUDS	Steel studs and track							
	Non-bearing, 16" OC 2-1/2"	SF	---	---	---			.030
	3-5/8"	SF	---	---	---			.031
	6"	SF	---	---	---			.032
	Bearing, 16" OC 2-1/2"	SF	---	---	---			.033
	3-5/8"	SF	---	---	---			.034
	6"	SF	---	---	---			.035
DIFFICULT WALL FRAMING	Difficult walls cut up with many windows, doors, closets and corners, etc.							
	Some Difficulty ADD	SF	--	---	---			.040
	Difficult ADD	SF	---	---	---			.041
	Very Difficult ADD	SF	---	---	---			.042

7. FURRING AND SHEATHING

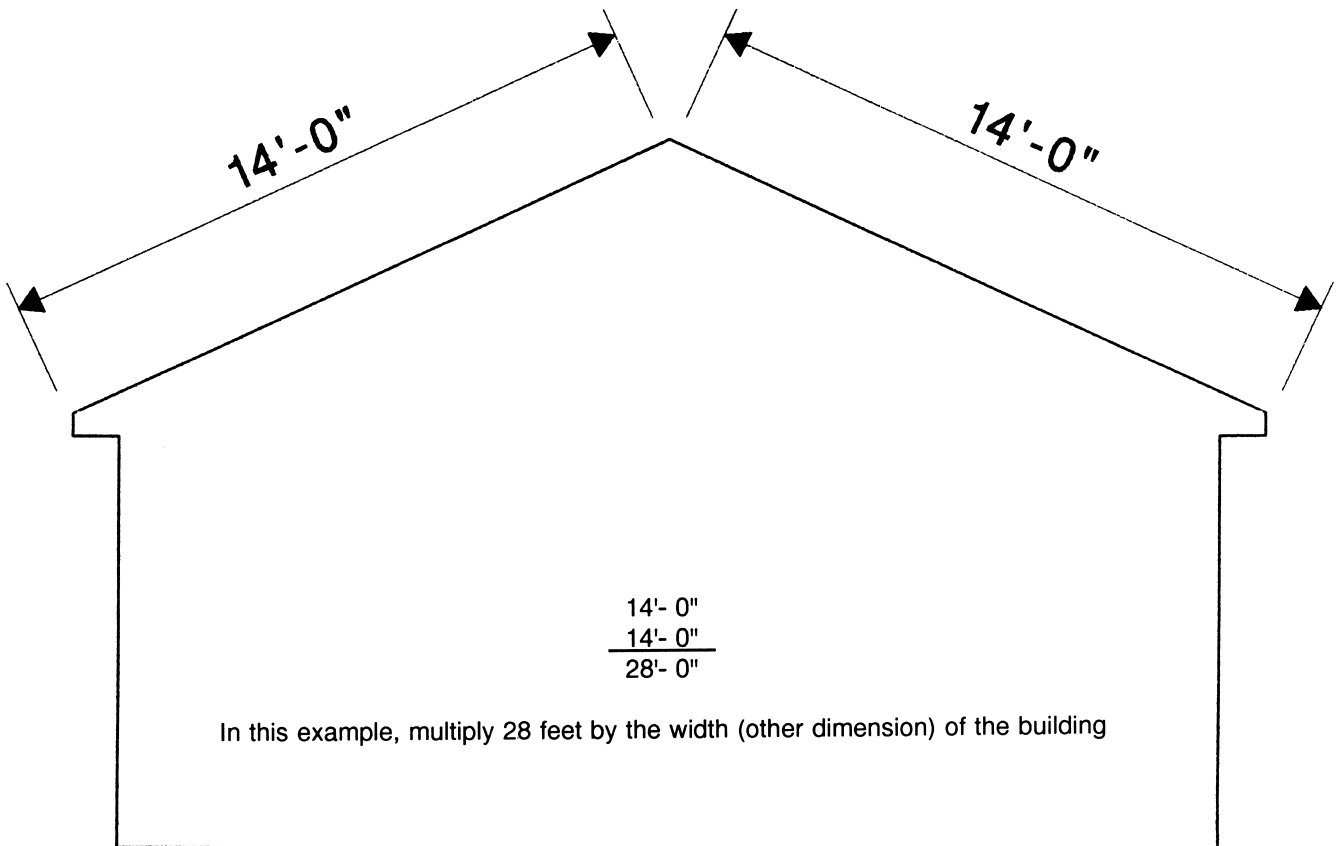
SPECIFICATIONS			UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL	MARKUP %	PRICE	
WALL FURRING	Applied over framing								
	16" OC	1" x 2"	SF	---	---	---			.100
		1" x 3"	SF	---	---	---			.101
	24" OC	1" x 2"	SF	---	---	---			.102
		1" x 3"	SF	---	---	---			.103
	Applied over straight and plumb masonry walls								
	16" OC	1" x 2"	SF	---	---	---			.110
		1" x 3"	SF	---	---	---			.111
SHEATH- ING	24" OC	1" x 2"	SF	---	---	---			.112
		1" x 3"	SF	---	---	---			.113
	CDX Plywood								
		3/8"	SF	---	---	---			.200
		1/2"	SF	---	---	---			.201
		5/8"	SF	---	---	---			.202
	Oriented strand board								
		3/8"	SF	---	---	---			.210
		1/2"	SF	---	---	---			.211
	Including installing 1/2" plywood at each corner or over existing diagonal corner bracing								
	Asphalt Impregnated								
		1/2"	SF	---	---	---			.220
	Foil Faced								
	Insulating Sheathing								
		1/2"	SF	---	---	---			.221
HOUSE WRAP		5/8"	SF	---	---	---			.222
		3/4"	SF	---	---	---			.223
	Polyethylene fiber paper, 9'-0" rolls, joints sealed with tape		SF	---	---	---			.230

8. ROOF FRAMING MEASUREMENTS

Measuring Square Footage of Roof

Roof framing and roof covering are measured the same way. To obtain the square footage of roof, measure from ridge to eave and multiply by the opposite dimension (the width of the roof). Be sure to include overhangs and any portion of the roof which overlays an intersecting roof.

8



8

8

8. CONVENTIONAL ROOF FRAMING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
FLAT ROOF OR SHED ROOF	<ul style="list-style-type: none"> Rafters 16" OC Bridging Nails Framing for overhang and eaves 							
	2" x 6"	SF	---	---	---			.100
	2" x 8"	SF	---	---	---			.101
	2" x 10"	SF	---	---	---			.102
	2" x 12"	SF	---	---	---			.103
CEILING JOISTS	Add ceiling joists to shed, gable, gambrel or hip roof framing							
	2" x 6" ADD	SF	---	---	---			.104
	2" x 8" ADD	SF	---	---	---			.105
	2" x 10" ADD	SF	---	---	---			.106
	SF = Area covered by ceiling joists, not roof area							
GABLE ROOF	<ul style="list-style-type: none"> Ridge board Rafters 16" OC Collar ties, 1" x 6", 48" OC Nails Framing for overhang and eaves 							
	2" x 6"	SF	---	---	---			.110
	2" x 8"	SF	---	---	---			.111
	2" x 10"	SF	---	---	---			.112
	2" x 12"	SF	---	---	---			.113
OMIT COLLAR TIES	Omit collar ties, 1" x 6", 48" OC DEDUCT SF = Roof area	SF	---	---	---			.120

8. CONVENTIONAL ROOF FRAMING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
GAMBREL ROOF	<ul style="list-style-type: none"> • Ridgeboard • Headers • Rafters 16" OC • 2" x 4" studwall 16" OC • Nails • Framing for chimney, eaves • 12" overhang • Slope of upper rafters 7/12 							
	2" x 6"	SF	---	---	---			.140
	2" x 8"	SF	---	---	---			.141
HIP ROOF	<ul style="list-style-type: none"> • Ridgeboard • Headers • Hip and jack rafters 16" OC • Framing for chimney, eaves • 12" overhang 							
	2" x 6"	SF	---	---	---			.150
	2" x 8"	SF	---	---	---			.151
	2" x 10"	SF	---	---	---			.152
GABLE (DOG- HOUSE) DORMER	Gable (doghouse) dormer built at time of constructing any of above roofs, including rafters, ridgeboard, ceiling joists, studs, plates, sheathing SF = Dormer floor area	SF	---	---	---			.160
DIFFICULT ROOF FRAMING	Difficult roof framing, cut up with valleys and dormers							
	Some difficulty ADD	SF	--	---	---			.170
	Difficult ADD	SF	---	---	---			.171
	Very difficult ADD	SF	---	---	---			.172

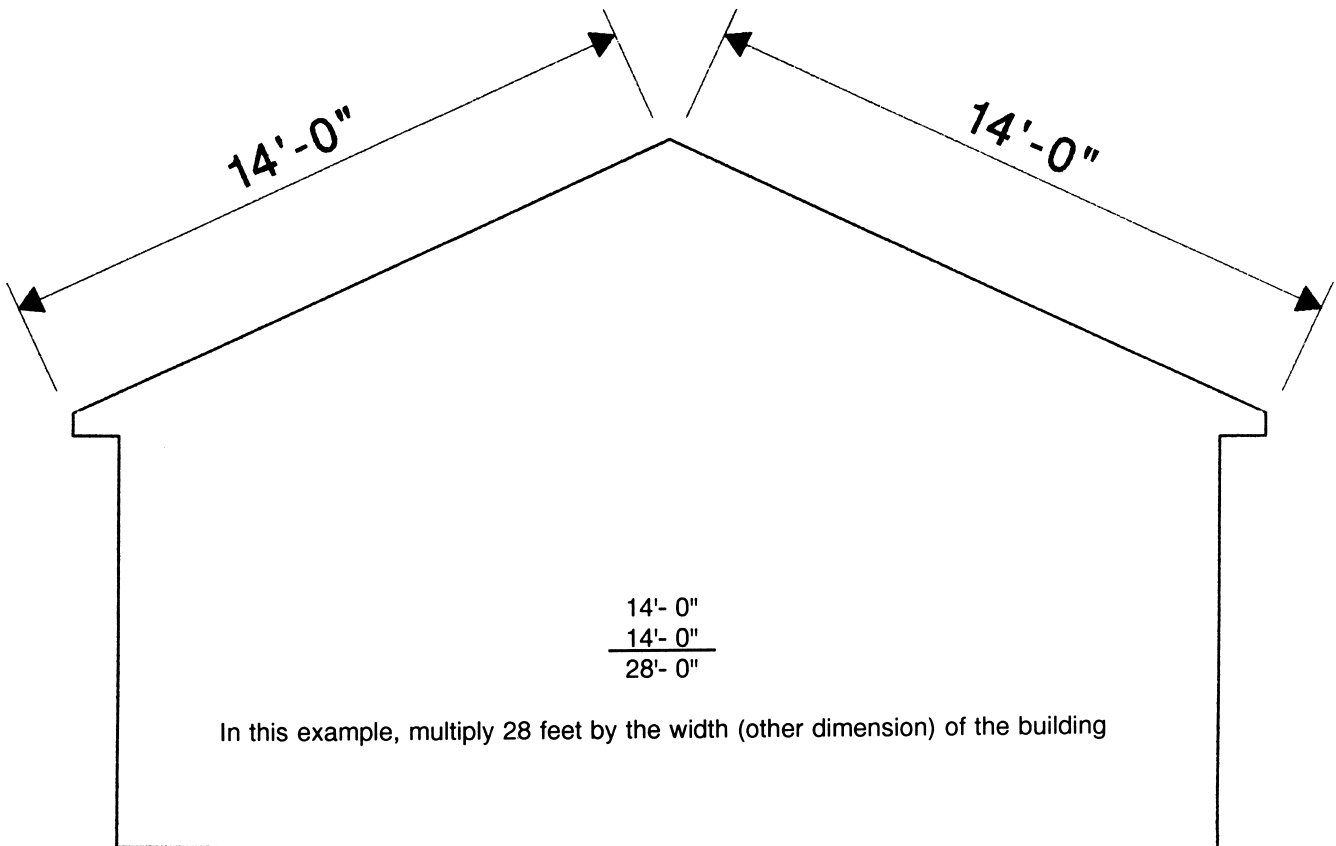
8. ROOF SHEATHING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
PLYWOOD	CDX plywood							
	3/8"	SF	---	---	---			.200
	1/2"	SF	---	---	---			.201
	5/8"	SF	---	---	---			.202
	3/4"	SF	---	---	---			.203
	FRT plywood							
	1/2"	SF	---	---	---			.210
	5/8"	SF	---	---	---			.211
	3/4"	SF	---	---	---			.212
	Oriented strand board							
	3/8"	SF	---	---	---			.220
	1/2"	SF	---	---	---			.221
	5/8"	SF	---	---	---			.222
STRIP SHEATH- ING	Strip (spaced) sheathing (under wood shakes or shingles)							
	1" x 3", 5½" OC	SF	---	---	---			.230
	1" x 3", 7½" OC	SF	---	---	---			.231
	1" x 4", 7½" OC	SF	---	---	---			.232

9. ROOFING MEASUREMENTS

Measuring Square Footage of Roof

Roof framing and roof covering are measured the same way. To obtain the square footage of roof, measure from ridge to eave and multiply by the opposite dimension (the width of the roof). Be sure to include overhangs and any portion of the roof which overlays an intersecting roof.



9. ASPHALT OR FIBERGLASS SHINGLES

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
MORE THAN 1 STORY ABOVE GRADE	All roofing installations on this and the following pages are on one story buildings.							
	For roofing more than one story above grade							
	2 stories above grade ADD	EA	--	---	---			.000
	3 stories above grade ADD	EA	--	---	---			.001
ASPHALT OR FIBER- GLASS SHINGLES 215-225 LB (20 YR)	On wood roof deck <ul style="list-style-type: none">• Load onto roof• Build staging if required• 3 tab square butt self seal 215-225 lb.• 15 lb. felt paper• Galvanized shingle nails or staples• Metal drip edge 5"							
	Slope							
	4 to 6 in 12	SF	---	---	---			.100
	7 to 12 in 12	SF	---	---	---			.101
250 LB. (25 YR.)	Slope							
	4 to 6 in 12	SF	---	---	---			.110
260 LB. (25 YR.)	Slope							
	4 to 6 in 12	SF	---	---	---			.120
300 LB. (30 YR.)	Slope							
	4 to 6 in 12	SF	---	---	---			.130
375 LB. (40 YR.)	Slope							
	4 to 6 in 12	SF	---	---	---			.140
DIFFICULT ROOF COVERING	Difficult roof covering, cut up with valleys and dormers							
	Some difficulty ADD	SF	--	---	---			.150
	Difficult ADD	SF	--	---	---			.151
	Very difficult ADD	SF	--	---	---			.152
	Metal drip edge ADD	LF	---	---	---			.160

9. PLY ROOFING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
SINGLE PLY	"Rubberized" over wood roof deck • Single ply flexible sheet membrane • Minimum slope 1/8" • Maximum slope 4"	SF	---	---	---			.200
BITUMEN	Modified bitumen reinforced with fabric mesh, heat application (torch applied) • Minimum slope 1/8" • Maximum slope 4"	SF	---	---	---			.210
3 PLY	Over wood roof deck • 1 ply 30 lb. felt • 2 plies 15 lb. felt • Gravel stop • 3 mop coats hot asphalt • Gravel, slag or marble chips • Minimum slope 1/8" • Maximum slope 4"	SF	---	---	---			.220
4 PLY	Over wood roof deck • 4 plies 15 lb. felt • 4 mop coats hot asphalt • Gravel stop • Gravel, slag or marble chips • Minimum slope 1/8" • Maximum slope 4"	SF	---	---	---			.230

9. CEDAR ROOFING

SPECIFICATIONS			UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL	MARKUP %	PRICE	
MORE THAN 1 STORY ABOVE GRADE	Cedar shingle and handsplit shake costs are for one story buildings.								
	For roofing more than one story above grade								
	2 stories above grade	ADD	EA	--	---	---			.000
	3 stories above grade	ADD	EA	--	---	---			.001
16" CEDAR SHINGLES	On wood roof deck								
	Cedar shingles 16" long, 5" exposure <ul style="list-style-type: none">15 lb. felt paper over solid wood roof sheathing or no felt paper if over spaced sheathing3d rust resistant nailsStaging as required								
	Slope								
	4 to 6 in 12		SF	---	---	---			.300
HAND- SPLIT & RESAWN SHAKES, 24"	7 to 12 in 12			SF	---	---			.301
	On wood roof deck								
	Handsplit and resawn cedar shakes, 24" long, 10" exposure, 1/2" to 3/4" thickness <ul style="list-style-type: none">15 lb. felt paper between courses6d rust resistant nailsStaging as required								
	Slope								
	4 to 6 in 12		SF	---	---	---			.310
	7 to 12 in 12		SF	---	---	---			.311
	Same as above, 3/4" to 1¼" thickness								
	Slope								
	4 to 6 in 12		SF	---	---	---			.320
	7 to 12 in 12		SF	---	---	---			.321
DIFFICULT ROOF COVERING	Difficult roof covering, cut up with valleys and dormers								
	Some difficulty	ADD	SF	--	---	---			.350
	Difficult	ADD	SF	--	---	---			.351
	Very difficult	ADD	SF	--	---	---			.352

9. SLATE, CONCRETE ROOFING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
MORE THAN 1 STORY ABOVE GRADE	<i>Slate roof costs below are for one story buildings.</i>							
	For roofing more than one story above grade							
	2 stories above grade ADD	EA	--	---	---			.000
	3 stories above grade ADD	EA	--	---	---			.001
PENNSYL- VANIA SLATE	On plain shed or gable wood roof deck, 3/16" thick slate, size from 12"x6" to 24"x12" (based on standard size for specific quarry), unfading quality <ul style="list-style-type: none"> • Load onto roof • 1¼" copper slating nails • Build staging if required • 30 lb. asphalt felt paper • Ridge slates <i>Slope</i> 4 to 6 in 12 — 4" lap 7 to 12 in 12 — 3" lap	SF SF	--- ---	--- ---	--- ---			.400 .401
VIRGINIA SLATE	Same as above, Virginia slate <i>Slope</i> 4 to 6 in 12 — 4" lap 7 to 12 in 12 — 3" lap	SF SF	--- ---	--- ---	--- ---			.410 .411
	Same as above, Vermont slate <i>Slope</i> 4 to 6 in 12 — 4" lap 7 to 12 in 12 — 3" lap	SF SF	--- ---	--- ---	--- ---			.420 .421
	Same as above, slate imported from outside North America <i>Slope</i> 4 to 6 in 12 — 4" lap 7 to 12 in 12 — 3" lap	SF SF	--- ---	--- ---	--- ---			.430 .431
DIFFICULT ROOF COVERING	Difficult roof covering, cut up with valleys and dormers							
	Some difficulty ADD	SF	--	---	---			.450
	Difficult ADD	SF	--	---	---			.451
	Very difficult ADD	SF	--	---	---			.452
CONCRETE ROOFING TILES	On solid sheathing wood roof deck <ul style="list-style-type: none"> • 16½" x 13" x 1/2" thick roofing tiles with lugs at head • 30 lb. roofing felt on deck • 1" x 2" batten strips 14" OC with 1/2" space between batten ends at 48" intervals • Nail every tile with corrosion-resistant box nail • Including batten strips and all tile accessories 	SF	---	---	---			.440

9. COPPER AND METAL ROOFING AND FLASHING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
COPPER ROOFING	Over wood sheathing 16 oz. (.020 inch)							
	Standing seam	SF	---	---	---			.500
	Flat seam	SF	---	---	---			.502
METAL	For lead coated copper ADD	SF	---	--	---			.503
	Over wood deck • 30 ga. sheet metal with baked enamel finish • #15 felt paper							
	Standing seam	SF	---	---	---			.510
FLASH CHIMNEY	Flat seam	SF	---	---	---			.511
	Flash average size exterior or interior chimney with step- flashing and counterflashing turned 1/2" into open joints, not including cutting joints							
	Aluminum, .032 ga.	EA	---	---	---			.600
FLASH ROOF	Copper, 16-20 oz.	EA	---	---	---			.601
	Flash gable roof to wall with stepflashing, on wood sheathing							
	Aluminum	LF	---	---	---			.610
FLASH ROOF	Copper	LF	---	---	---			.611
	Flash top of flat or shed roof to wall in open joints or on wood sheathing							
	Aluminum	LF	---	---	---			.620
FLASH ROOF	Copper	LF	---	---	---			.621
	Valley flashing, 18" wide							
	Aluminum	LF	---	---	---			.630
PARAPET	Copper	LF	---	---	---			.631
	Flash parapet 12" high and 12" wide							
	Aluminum	LF	---	---	---			.640
PARAPET	Copper	LF	---	---	---			.641

9. GUTTER, DOWNSPOUT, ROOF ACCESSORIES

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
ALUMINUM OR VINYL GUTTERS & DOWN- SPOUTS	Aluminum 5" gutter and downspout system with baked- on white enamel finish, including accessories LF = Total combined gutter and downspout length	LF	---	---	---			.700
	Vinyl 5" colored or white gutter and downspout, including accessories LF = Total combined gutter and downspout length	LF	---	---	---			.701
GALVAN- IZED GUTTERS & DOWN- SPOUTS	Galvanized steel OG gutter and downspout, including accessories							
	5"	LF	---	---	---			.710
	6"	LF	---	---	---			.711
	LF = Total combined gutter and downspout length							
COPPER GUTTER	Copper gutter, including all accessories							
	5" half round	LF	---	---	---			.720
	Copper downspout, 3" round or 2" x 3" rectangular	LF	---	---	---			.722
WOOD GUTTER	4" x 5" treated fir or hemlock	LF	---	---	---			.730
ICE DAM BARRIER	Ice and water shield 36" wide, rubberized material placed under starter course and in valleys	LF	---	---	---			.740
GUTTER GUARD	Aluminum mesh gutter guard, 6" wide	LF	---	---	---			.750
ROOF VENTI- LATOR	Turbine ventilator with wind- directed rotating top, 12"	EA	---	---	---			.760
ROOF VENT	Up to 9" diameter screened plastic roof vent in fiberglass and wood shingle roofs	EA	---	---	---			.770
RIDGE VENT	Continuous roof ridge vent with louvered side openings							
	Aluminum painted	LF	---	---	---			.780
	Vinyl colored	LF	---	---	---			.781

10. FASCIA / FRIEZE, SOFFIT, RAKE

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
10	FASCIA	Tight knot pine, fir, spruce, hemlock						
		1" x 6"	LF	---	---			.000
		1" x 8"	LF	---	---			.001
		1" x 10"	LF	---	---			.002
		1" x 12"	LF	---	---			.003
		Aluminum fascia						
		4"	LF	---	---			.010
		6"	LF	---	---			.011
		8"	LF	---	---			.012
		10"	LF	---	---			.013
	TRIM	Wood crown mould, finger joint, not primed						
		3¼"	LF	---	---			.020
		4¼"	LF	---	---			.021
	NAILER	2" x 4" framing to support soffit <i>Soffit Width</i>						
		12"	LF	---	---			.025
		18"	LF	---	---			.026
		24"	LF	---	---			.027
	SOFFIT	Tight knot pine, fir, spruce, hemlock						
		1" x 6"	LF	---	---			.030
		1" x 8"	LF	---	---			.031
		1" x 10"	LF	---	---			.032
		1" x 12"	LF	---	---			.033
		AC exterior grade 3/8" fir plywood						
		12"	LF	---	---			.040
		16"	LF	---	---			.041
		20"	LF	---	---			.042
		24"	LF	---	---			.043
		30"	LF	---	---			.044
		Vinyl, solid or perforated, including F or J channel						
		12"	LF	---	---			.050
		18"	LF	---	---			.051
		24"	LF	---	---			.052
		Aluminum ribbed soffit, including F channel						
		8"	LF	---	---			.060
		12"	LF	---	---			.061
		18"	LF	---	---			.062
		24"	LF	---	---			.063
	RAKE	Pine or fir rake and rake mould, 1 x 6	LF	---	---			.070

10. LOUVERS, VENTS, CUPOLA

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
ATTIC LOUVER	Redwood, including insect screen							
	Circular, 24" diameter	EA	---	---	---			.100
	Half circle, 30" x 18"	EA	---	---	---			.101
	Rectangular, 16" x 14"	EA	---	---	---			.102
GABLE LOUVER	Redwood, including insect screen							
	18" x 24"	EA	---	---	---			.110
	24" x 24"	EA	---	---	---			.111
RIDGE VENT	Aluminum or vinyl, including connector and end plugs	LF	---	---	---			.120
RECTAN- GULAR LOUVER	Aluminum, flush type with screen on back							
	12" x 18"	EA	---	---	---			.130
	14" x 24"	EA	---	---	---			.131
	24" x 30"	EA	---	---	---			.132
GABLE VENT	Aluminum, adjustable gable vent 4/12 to 5/12 slope	EA	---	---	---			.140
	6/12 to 12/12 slope	EA	---	---	---			.141
	Primed wood, built to match roof slope, with screen	EA	---	---	---			.145
FOUNDA- TION VENT	Aluminum foundation vent with screen							
	6" x 14"	EA	---	---	---			.150
SOFFIT VENT	Aluminum continuous soffit vent, 3"	LF	---	---	---			.160
	Plug type, round, aluminum, installed in existing soffit							
	1"	EA	---	---	---			.161
	3"	EA	---	---	---			.162
CUPOLA	Redwood cupola installed on roof							
	Cupola							
	Roof							
	Aluminum							
	24" x 24"	EA	---	---	---			.170
	30" x 30"	EA	---	---	---			.171
	36" x 36"	EA	---	---	---			.172
	Copper							
	24" x 24"	EA	---	---	---			.173
	30" x 30"	EA	---	---	---			.174
	36" x 36"	EA	---	---	---			.175

10

10. PORCH

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
PORCH FLOORING	1" x 4" fir porch flooring	SF	---	---	---			.200
PORCH CEILING	Fir beaded ceiling, center beaded one side and center V-joint other side, 5/8" x 4"	SF	---	---	---			.210
	1" x 6" redwood V-joint	SF	---	---	---			.211
	1" x 6" knotty pine V-joint	SF	---	---	---			.212
	3/8" fir plywood ceiling including panel strips and ceiling cove	SF	---	---	---			.213
	1/2" gypsum drywall, water resistant, taped and finished, including ceiling cove	SF	---	---	---			.214
WOOD POSTS	Turned porch post, 8'-0" 4" x 4"	EA	---	---	---			.220
	5" x 5"	EA	---	---	---			.221
	Built-up post, 2 x 4's covered with four 1 x 6, up to 8 feet high #2 pine or fir	EA	---	---	---			.225
PORTICO COLUMN	Hollow round column, finger joint pine, treated, including base and cap							
	10"	LF	---	---	---			.230
	12"	LF	---	---	---			.231
	Aluminum round colonial portico column, including base and cap							
	10"	LF	---	---	---			.235
	12"	LF	---	---	---			.236
	To support roof and/or floor above, thread 4" x 4" fir or pine inside round column from plinth to roof	LF	---	---	---			.237
PORCH HEADER TRIM	Tight knot pine or fir, 6" soffit and two 12" fascias	LF	---	---	---			.240

10. PORCH

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
RAILING	Wrought iron porch and step railing, including all posts and fittings required for installation	LF	---	---	---			.250
	Custom built and installed iron railing	LF	---	---	---			.251
	Ornamental iron column, 1" square tubing, up to 8 ft. high	EA	---	---	---			.260
	8" x 8"	EA	---	---	---			.261
WOOD RAILING	2" x 4" pine or fir porch top rail, 2" x 4" bottom rail and 1-1/4" x 1-1/4" balusters	LF	---	---	---			.265
SCREEN	Aluminum screening with 2 x 4 intermediate framing and panel strips	SF	---	---	---			.270
SCREEN DOOR, WOOD	Wood frame screen door with aluminum screening, including all necessary hardware for installation	EA	---	---	---			.280
LATTICE WALL	Pre-assembled treated panels, red cedar, fastened with galvanized staples <ul style="list-style-type: none"> • 1/4" x 1-3/4" lattice • 1-3/4" spacing 	SF	---	---	---			.290
	Custom made lattice wall with pressure-treated lumber 3/4" x 1-1/8", 2-1/4" OC	SF	---	---	---			.291
	3/4" x 1-5/8", 3-1/4" OC	SF	---	---	---			.292

10

10. WOOD DECK

SPECIFICATIONS			UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL	MARKUP %	PRICE	
10	<i>Rust resistant nails are included in all deck installations.</i>								
	WOOD POSTS	Solid wood posts on existing footing up to 8 ft.							
		Pressure treated fir or pine 4 x 4	EA	---	---	---			.300
		6 x 6	EA	---	---	---			.301
		Constr. grade redwood 4 x 4	EA	---	---	---			.302
		6 x 6	EA	---	---	---			.303
		Western red cedar 4 x 4	EA	---	---	---			.304
		6 x 6	EA	---	---	---			.305
	PIPE COLUMN	3" x 8 ft. pipe column, including galvanized plates	EA	---	---	---			.310
	WOOD BEAM OR HEADER	Solid or built-up on existing supports, with pressure treated lumber							
		4" x 8"	LF	---	---	---			.320
		6" x 8"	LF	---	---	---			.321
		4" x 10"	LF	---	---	---			.322
		6" x 10"	LF	---	---	---			.323
	DECK JOISTS	Including ledger bolted to building, joists doubled at all sides, joist hangers, pressure treated fir or pine, 16" OC							
		2" x 6"	SF	---	---	---			.330
		2" x 8"	SF	---	---	---			.331
		2" x 10"	SF	---	---	---			.332
		2" x 12"	SF	---	---	---			.333
	BAND	Constr. grade redwood 1" x 10"	LF	---	---	---			.340
		1" x 12"	LF	---	---	---			.341
		Western red cedar 1" x 10"	LF	---	---	---			.342
		1" x 12"	LF	---	---	---			.343
	DECK SURFACE	Deck laid flat, 1/4" spacing							
		Pr. treated fir or pine 2" x 6"	SF	---	---	---			.350
		5/4" x 6"	SF	---	---	---			.351
		Constr. grade redwood 2" x 6"	SF	---	---	---			.352
		5/4" x 6"	SF	---	---	---			.353
		Western red cedar 2" x 6"	SF	---	---	---			.354
		5/4" x 6"	SF	---	---	---			.355
		Deck laid diagonally, 1/4" spacing							
		Pr. treated fir or pine 2" x 6"	SF	---	---	---			.360
		5/4" x 6"	SF	---	---	---			.361
		Constr. grade redwood 2" x 6"	SF	---	---	---			.362
		5/4" x 6"	SF	---	---	---			.363
		Western red cedar 2" x 6"	SF	---	---	---			.364
		5/4" x 6"	SF	---	---	---			.365
	DECK RAILING OR STEP RAILING	<ul style="list-style-type: none"> 4" x 4" end and intermediate posts extending to 42" above surface of deck, 48" OC 2" x 6" cap laid flat on posts, 2" x 6" top rail under cap 2" x 6" middle and bottom rails 							
		Pressure treated fir or pine	LF	---	---	---			.400
		Constr. grade redwood	LF	---	---	---			.401
		Western red cedar	LF	---	---	---			.402

10. WOOD DECK

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
DECK RAILING OR STEP RAILING (Continued)	<ul style="list-style-type: none"> 4" x 4" end and intermediate posts extending to 42" above surface of deck, 48" OC 2" x 6" cap laid flat on posts, 2" x 6" top rail under cap 2" x 2" pickets 6" OC nailed to top rail and band 							
	Pressure treated fir or pine	LF	---	---	---			.405
	Constr. grade redwood	LF	---	---	---			.406
	Western red cedar	LF	---	---	---			.407
STEPS TO DECK	2" x 12" stringers, two 2" x 6" per tread, open risers, concrete bottom tread on ground, 4 ft. wide step							
	Pressure treated fir or pine	EA	---	---	---			.410
	Constr. grade redwood	EA	---	---	---			.411
	Western red cedar	EA	---	---	---			.412
	EA = Each step							
	<i>Step railing not included in cost</i>							
OVERHEAD JOISTS	Joists for deck overhead, cantilevered over existing beam set on existing posts, including ledger board bolted to building, joist hangers							
	Pr. treated fir or pine 2" x 4"	SF	---	---	---			.420
	2" x 6"	SF	---	---	---			.421
	2" x 8"	SF	---	---	---			.422
	Constr. grade redwood 2" x 4"	SF	---	---	---			.423
	2" x 6"	SF	---	---	---			.424
	2" x 8"	SF	---	---	---			.425
	Western red cedar 2" x 4"	SF	---	---	---			.426
	2" x 6"	SF	---	---	---			.427
	2" x 8"	SF	---	---	---			.428
LATTICE/ SLATS	2" x 2" slats, 1-1/2" apart, nailed across joists							
	Pressure treated fir or pine	SF	---	---	---			.430
	Constr. grade redwood	SF	---	---	---			.431
	Western red cedar	SF	---	---	---			.432
	2" x 4" slats on edge, 3-1/2" apart, nailed across joists							
	Pressure treated fir or pine	SF	---	---	---			.440
ROOF PANEL	Constr. grade redwood	SF	---	---	---			.441
	Western red cedar	SF	---	---	---			.442
	26" wide corrugated fiberglass roof panels nailed to overhead joists	SF	---	---	---			.450

11. WOOD SIDING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
11 BEVELED SIDING	<ul style="list-style-type: none"> • Beveled siding • #15 felt, rosin coated paper or house wrap • 5/4 x 4 outside corners • 5/4 x 5/4 inside corners 							
	Cedar							
	1/2" x 4"	SF	---	---	---			.000
	1/2" x 6"	SF	---	---	---			.001
	1/2" x 8"	SF	---	---	---			.002
	3/4" x 8"	SF	---	---	---			.003
	3/4" x 10"	SF	---	---	---			.004
	Redwood							
	1/2" x 4"	SF	---	---	---			.005
	1/2" x 6"	SF	---	---	---			.006
	1/2" x 8"	SF	---	---	---			.007
	3/4" x 8"	SF	---	---	---			.008
	3/4" x 10"	SF	---	---	---			.009
BOARD AND BATTEN	<ul style="list-style-type: none"> • #15 felt, rosin coated paper or house wrap • Nailed to existing wall sheathing or 1" x 3" horizontal furring, 12" OC • 1" x 3" battens 							
	Cedar							
	1" x 8"	SF	---	---	---			.010
	1" x 10"	SF	---	---	---			.011
	1" x 12"	SF	---	---	---			.012
	Redwood							
	1" x 8"	SF	---	---	---			.013
	1" x 10"	SF	---	---	---			.014
	1" x 12"	SF	---	---	---			.015
VERTICAL TONGUE & GROOVE	<ul style="list-style-type: none"> • Vertical T&G • #15 felt paper • 3/4" x 4" corners 							
	Cedar							
	1" x 8"	SF	---	---	---			.020
	1" x 10"	SF	---	---	---			.021
	Redwood							
	1" x 8"	SF	---	---	---			.022
	1" x 10"	SF	---	---	---			.023
DRIP CAP & WATER TABLE	Drip cap and 1 x 4 water table installed under first course of siding ADD LF = Total lineal feet of combination drip cap and water table	LF	---	---	---			.025

11. CEDAR SHINGLES AND SHAKES

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
16" CEDAR SHING- LES	<ul style="list-style-type: none"> • 16" cedar shingles • #15 felt, rosin coated paper or house wrap • 3d rust resistant nails • Woven outside corners • Woven inside corners 							
	7½" Exposure	SF	---	---	---			.100
	Same as above, fire retardant shingles 7½" Exposure	SF	---	---	---			.101
18" PERFEC- TIONS	Same as above, No. 1 18" per- fections 7½" Exposure	SF	---	---	---			.102
	Same as above, fire retardant shingles 7½" Exposure	SF	---	---	---			.103
CEDAR SHINGLE PANELS	<ul style="list-style-type: none"> • Unfinished No. 1 red cedar shingles bonded to exterior type plywood • Matching lap or flush corners • Matching galvanized nails • 15# felt paper • 96" lengths 							
	7" exposure, single course	SF	---	---	---			.110
	7" exposure, double course	SF	---	---	---			.111
	14" exposure	SF	---	---	---			.112

11. PLYWOOD AND HARDBOARD SIDING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
TEXTURE 1-11	<ul style="list-style-type: none"> Plywood panels with patterns, 4", 6", or 8" OC #15 felt paper or house wrap 1" x 3" and 1" x 4" trim Rust resistant nails 							
	Cedar 3/8"	SF	---	---	---			.200
	5/8"	SF	---	---	---			.201
	Redwood 3/8"	SF	---	---	---			.202
	5/8"	SF	---	---	---			.203
	Fir 3/8"	SF	---	---	---			.204
	5/8"	SF	---	---	---			.205
	Pine 3/8"	SF	---	---	---			.206
	5/8"	SF	---	---	---			.207
HARD- BOARD LAP SIDING	<ul style="list-style-type: none"> Rough sawn cedar finish Primed 16' lengths 7/16" thickness #15 felt or house wrap 5/4" x 4" outside corners 5/4" x 5/4" inside corners 							
	8" width	SF	---	---	---			.300
	12" width	SF	---	---	---			.301
	<ul style="list-style-type: none"> Wood grain or smooth finishes Prefinished 16' lengths 7/16" thickness #15 felt or house wrap 5/4" x 4" outside corners 5/4" x 5/4" inside corners 							
	8" width	SF	---	---	---			.310
	12" width	SF	---	---	---			.311

11. ALUMINUM AND VINYL SIDING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
HORIZON- TAL ALUMI- NUM SIDING	<ul style="list-style-type: none"> .024" thick horizontal alumi- num siding Insulation board backing #15 felt paper or house wrap All trim and accessories 							
	8" Smooth	SF	---	---	---			.400
	8" Double 4	SF	---	---	---			.401
	10" Smooth	SF	---	---	---			.402
	10" Double 5	SF	---	---	---			.403
BOARD & BATTEN	Same as above, 12" aluminum vertical board and batten	SF	---	---	---			.410
HORIZON- TAL VINYL SIDING	<ul style="list-style-type: none"> Solid vinyl panels Styrofoam backing #15 felt paper or house wrap All trim and accessories 							
	8" Smooth	SF	---	---	---			.500
	8" Double 4	SF	---	---	---			.501
	10" Smooth	SF	---	---	---			.502
	10" Double 5	SF	---	---	---			.503
BOARD & BATTEN	Same as above, 12" vinyl vertical board and batten	SF	---	---	---			.510
SOFFITS	<i>See Section 10, SOFFITS, page 130, for vinyl or aluminum soffit finishes.</i>							

12. DOOR ENTRANCES

SPECIFICATIONS			UNIT	BUILDER'S COST			SELLING PRICE			DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL	MARKUP %	PRICE		
ORNA- MENTAL ENTRANCE FRAME & SIDE- LIGHTS	Add ornamental entrance frame and sidelight costs to materials and labor costs of door selected.									
	<ul style="list-style-type: none">Entrance frame with 2 pilasters and 11" high pedimentSidelight, 1-2 x 6-8 x 1-3/4" with 7/16" insulated glass, one light or one light and one panel									
	Single door	ADD	EA	---	---	---			.000	
	Single door with 1 sidelight	ADD	EA	---	---	---			.001	
	Single door with 2 sidelights	ADD	EA	---	---	---			.002	
	<ul style="list-style-type: none">Entrance frame with 2 pilasters and 18" high pediment with sloped or arched sides									
	Single door	ADD	EA	---	---	---			.003	
	Single door with 1 sidelight	ADD	EA	---	---	---			.004	
	Single door with 2 sidelights	ADD	EA	---	---	---			.005	
	3 or 5 light divided light grille									
DOOR WEATHER- STRIPPING	ADD		EA	---	--	---			.006	
	Aluminum threshold and bronze weatherstripping		EA	---	---	---			.030	
	Interlocking weatherstripping on 3-0 x 6-8 door on wood floor, including threshold		EA	---	---	---			.031	
DEAD- BOLT LOCK	Outside key, thumb turn inside, single cylinder									
	Standard quality		EA	---	---	---			.032	
	Premium quality		EA	---	---	---			.033	

12. DOOR TRIM AND ACCESSORIES

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
		Where substitute door trim is specified, add the costs shown here to amounts shown on the following pages for exterior and interior door installations.						
SUBSTITUTE CASINGS	3-1/2" casing							
	3-0 door ADD	EA	---	---	---			.010
	6-0 door ADD	EA	---	---	---			.011
	4-1/2" casing							
	3-0 door ADD	EA	---	---	---			.012
	6-0 door ADD	EA	---	---	---			.013
EA = Each side of door opening								
CASING WITH BACK- BAND	3/4" x 3-1/2" flat casing with 11/16" x 1-1/16" backband							
	3-0 door ADD	EA	---	---	---			.014
	6-0 door ADD	EA	---	---	---			.015
	EA = Each side of door opening							
HEAD MOULD- ING	3/4" x 1-1/4" crown moulding on butted head							
	3-0 door ADD	EA	---	---	---			.016
	6-0 door ADD	EA	---	---	---			.017
	EA = Each side of door opening							
CORNER BLOCKS	2 corner blocks (rosettes) and 2 plinths							
	ADD	EA	---	---	---			.018
EA = Total								
CASED OPENING	Jambs and 2 sides of 2-1/4" door trim							
	3-0 x 6-8	EA	---	---	---			.019
	6-0 x 6-8	EA	---	---	---			.020

12. WOOD EXTERIOR DOORS, FIELD HUNG

SPECIFICATIONS			UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.																																																																																																																																																																									
				MATLS	LABOR	TOTAL	MARKUP %	PRICE																																																																																																																																																																										
ENTRANCE DOORS, WOOD	All door frames, jambs, brick mouldings, stops and casings shown on these pages for exterior and interior doors are fingerjoint unless otherwise stated. For door trim details and accessories different from the specifications shown, see pages 140 and 141.																																																																																																																																																																																	
	<ul style="list-style-type: none">• 1-3/4" thick• 1-5/16" x 2" exterior brick moulding and wood frame• 1-1/2 pair 4" x 4" butts• Entrance lock @ \$20• Deadbolt lock @ \$20• Oak or aluminum sill and weatherstripping• Interior casings <p>Flush Birch</p> <table><tr><td>Particle core</td><td>2-8 x 6-8</td><td>EA</td><td>---</td><td>---</td><td>---</td><td></td><td></td><td>.100</td></tr><tr><td></td><td>3-0 x 6-8</td><td>EA</td><td>---</td><td>---</td><td>---</td><td></td><td></td><td>.101</td></tr><tr><td></td><td>3-0 x 7-0</td><td>EA</td><td>---</td><td>---</td><td>---</td><td></td><td></td><td>.102</td></tr><tr><td>Lumber core</td><td>2-8 x 6-8</td><td>EA</td><td>---</td><td>---</td><td>---</td><td></td><td></td><td>.103</td></tr><tr><td></td><td>3-0 x 6-8</td><td>EA</td><td>---</td><td>---</td><td>---</td><td></td><td></td><td>.104</td></tr><tr><td></td><td>7-0 x 6-8</td><td>EA</td><td>---</td><td>---</td><td>---</td><td></td><td></td><td>.105</td></tr><tr><td colspan="6">Colonial 6 Panel</td><td></td><td></td><td></td></tr><tr><td>Fir</td><td>3-0 x 6-8</td><td>EA</td><td>---</td><td>---</td><td>---</td><td></td><td></td><td>.110</td></tr><tr><td></td><td>3-0 x 7-0</td><td>EA</td><td>---</td><td>---</td><td>---</td><td></td><td></td><td>.111</td></tr><tr><td>Pine</td><td>3-0 x 6-8</td><td>EA</td><td>---</td><td>---</td><td>---</td><td></td><td></td><td>.112</td></tr><tr><td></td><td>3-0 x 7-0</td><td>EA</td><td>---</td><td>---</td><td>---</td><td></td><td></td><td>.113</td></tr><tr><td>Oak</td><td>3-0 x 6-8</td><td>EA</td><td>---</td><td>---</td><td>---</td><td></td><td></td><td>.114</td></tr><tr><td></td><td>3-0 x 7-0</td><td>EA</td><td>---</td><td>---</td><td>---</td><td></td><td></td><td>.115</td></tr><tr><td rowspan="6">DOUBLE DOORS</td><td colspan="6">Double entrance doors, same specifications as above and including 3 pair 4" x 4" butts, t-astragal and 2 mortise bolts</td><td></td><td></td><td></td></tr><tr><td>Birch particle core</td><td>EA</td><td>---</td><td>---</td><td>---</td><td></td><td></td><td>.120</td></tr><tr><td>Birch lumber core</td><td>EA</td><td>---</td><td>---</td><td>---</td><td></td><td></td><td>.121</td></tr><tr><td>Fir 6 panel</td><td>EA</td><td>---</td><td>---</td><td>---</td><td></td><td></td><td>.122</td></tr><tr><td>Pine 6 panel</td><td>EA</td><td>---</td><td>---</td><td>---</td><td></td><td></td><td>.123</td></tr><tr><td>Oak 6 panel</td><td>EA</td><td>---</td><td>---</td><td>---</td><td></td><td></td><td>.124</td></tr><tr><td>SIDE OR REAR DOOR</td><td colspan="6">Fir 3-panel 4-lights door with same trim & accessories as single doors above, 2-8 x 6-8</td><td></td><td></td><td>.125</td></tr></table>	Particle core	2-8 x 6-8	EA	---	---	---			.100		3-0 x 6-8	EA	---	---	---			.101		3-0 x 7-0	EA	---	---	---			.102	Lumber core	2-8 x 6-8	EA	---	---	---			.103		3-0 x 6-8	EA	---	---	---			.104		7-0 x 6-8	EA	---	---	---			.105	Colonial 6 Panel									Fir	3-0 x 6-8	EA	---	---	---			.110		3-0 x 7-0	EA	---	---	---			.111	Pine	3-0 x 6-8	EA	---	---	---			.112		3-0 x 7-0	EA	---	---	---			.113	Oak	3-0 x 6-8	EA	---	---	---			.114		3-0 x 7-0	EA	---	---	---			.115	DOUBLE DOORS	Double entrance doors, same specifications as above and including 3 pair 4" x 4" butts, t-astragal and 2 mortise bolts									Birch particle core	EA	---	---	---			.120	Birch lumber core	EA	---	---	---			.121	Fir 6 panel	EA	---	---	---			.122	Pine 6 panel	EA	---	---	---			.123	Oak 6 panel	EA	---	---	---			.124	SIDE OR REAR DOOR	Fir 3-panel 4-lights door with same trim & accessories as single doors above, 2-8 x 6-8								.125
	Particle core	2-8 x 6-8	EA	---	---	---			.100																																																																																																																																																																									
		3-0 x 6-8	EA	---	---	---			.101																																																																																																																																																																									
		3-0 x 7-0	EA	---	---	---			.102																																																																																																																																																																									
	Lumber core	2-8 x 6-8	EA	---	---	---			.103																																																																																																																																																																									
		3-0 x 6-8	EA	---	---	---			.104																																																																																																																																																																									
		7-0 x 6-8	EA	---	---	---			.105																																																																																																																																																																									
	Colonial 6 Panel																																																																																																																																																																																	
	Fir	3-0 x 6-8	EA	---	---	---			.110																																																																																																																																																																									
		3-0 x 7-0	EA	---	---	---			.111																																																																																																																																																																									
	Pine	3-0 x 6-8	EA	---	---	---			.112																																																																																																																																																																									
		3-0 x 7-0	EA	---	---	---			.113																																																																																																																																																																									
	Oak	3-0 x 6-8	EA	---	---	---			.114																																																																																																																																																																									
		3-0 x 7-0	EA	---	---	---			.115																																																																																																																																																																									
	DOUBLE DOORS	Double entrance doors, same specifications as above and including 3 pair 4" x 4" butts, t-astragal and 2 mortise bolts																																																																																																																																																																																
		Birch particle core	EA	---	---	---			.120																																																																																																																																																																									
		Birch lumber core	EA	---	---	---			.121																																																																																																																																																																									
		Fir 6 panel	EA	---	---	---			.122																																																																																																																																																																									
		Pine 6 panel	EA	---	---	---			.123																																																																																																																																																																									
		Oak 6 panel	EA	---	---	---			.124																																																																																																																																																																									
SIDE OR REAR DOOR	Fir 3-panel 4-lights door with same trim & accessories as single doors above, 2-8 x 6-8								.125																																																																																																																																																																									

12. WOOD EXTERIOR DOORS, FIELD HUNG

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
FRENCH	<ul style="list-style-type: none"> • 1-3/4" fir, insulated glass • Exterior frame with brick moulding • 1-1/2 pair 4-1/2" x 4-1/2" butts • Oak sill • 2-1/4" interior casings • Keylock and deadbolt • 15 light grille 							
	2-6 x 6-8	EA	---	---	---			.130
	2-8 x 6-8	EA	---	---	---			.131
	3-0 x 6-8	EA	---	---	---			.132
DOUBLE FRENCH	<ul style="list-style-type: none"> • 1-3/4" fir, insulated glass • Exterior frame with brick moulding • 3 pair 4-1/2" x 4-1/2" butts • Oak sill • Barrel bolt • T-astragal • 2-1/4" interior casings • Keylock and deadbolt • 15 light grilles 							
	5-0 x 6-8	SET	---	---	---			.135
	5-4 x 6-8	SET	---	---	---			.136
	6-0 x 6-8	SET	---	---	---			.137
DUTCH	<ul style="list-style-type: none"> • Fir • 2 panel, 9 light grille • Exterior frame with brick moulding • 2 pair 4 x 4 butts • Dutch door quadrant • Oak sill • 2-1/4" interior casing • Keylock and deadbolt 							
	2-8 x 6-8	EA	---	---	---			.140
	3-0 x 6-8	EA	---	---	---			.141
	Dutch door, crossbuck style with full trim and hardware as above							
	2-8 x 6-8	EA	---	---	---			.145
	3-0 x 6-8	EA	---	---	---			.146

12. PRE-HUNG WOOD EXTERIOR DOORS

SPECIFICATIONS			UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL	MARKUP %	PRICE	
ENTRANCE DOORS, WOOD	<ul style="list-style-type: none"> • 1-3/4" thick • 1-5/16" x 2" exterior brick moulding and wood frame • 1-1/2 pair 4" x 4" butts • Entrance lock @ \$20 • Deadbolt lock @ \$20 • Oak or aluminum sill and weatherstripping 								
	Flush Birch								
	Particle core	2-8 x 6-8	EA	---	---	---			.200
		3-0 x 6-8	EA	---	---	---			.201
		3-0 x 7-0	EA	---	---	---			.202
	Lumber core	2-8 x 6-8	EA	---	---	---			.203
		3-0 x 6-8	EA	---	---	---			.204
		7-0 x 6-8	EA	---	---	---			.205
	Colonial 6 Panel								
	Fir	3-0 x 6-8	EA	---	---	---			.210
		3-0 x 7-0	EA	---	---	---			.211
	Pine	3-0 x 6-8	EA	---	---	---			.212
		3-0 x 7-0	EA	---	---	---			.213
	Oak	3-0 x 6-8	EA	---	---	---			.214
		3-0 x 7-0	EA	---	---	---			.215
DOUBLE DOORS	Double entrance doors, same specifications as above and including 3 pair 4" x 4" butts, t-astragal and 2 mortise bolts								
	Birch particle core		EA	---	---	---			.220
	Birch lumber core		EA	---	---	---			.221
	Fir 6 panel		EA	---	---	---			.222
	Pine 6 panel		EA	---	---	---			.223
	Oak 6 panel		EA	---	---	---			.224
SIDE OR REAR DOOR	Fir 3-panel 4-lights door with same trim & accessories as single doors above, 2-8 x 6-8		EA	---	---	---			.225

12. PRE-HUNG WOOD EXTERIOR DOORS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
FRENCH	<ul style="list-style-type: none"> • 1-3/4" fir, insulated glass • Exterior frame with brick moulding • 1-1/2 pair 4-1/2" x 4-1/2" butts • Oak sill • 2-1/4" interior casings • Keylock and deadbolt • 15 light grille 							
	2-6 x 6-8	EA	---	---	---			.230
	2-8 X 6-8	EA	---	---	---			.231
	3-0 X 6-8	EA	---	---	---			.232
DOUBLE FRENCH	<ul style="list-style-type: none"> • 1-3/4" fir, insulated glass • Exterior frame with brick moulding • 3 pair 4-1/2" x 4-1/2" butts • Oak sill • Barrel bolt • T-astragel • 2-1/4" interior casings • Keylock and deadbolt • 15 light grilles 							
	5-0 x 6-8	SET	---	---	---			.235
	5-4 x 6-8	SET	---	---	---			.236
	6-0 x 6-8	SET	---	---	---			.237

12. PRE-HUNG METAL EXTERIOR DOORS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
ENTRANCE DOORS, METAL	<ul style="list-style-type: none"> • 1-3/4" thick • Foam core, steel clad • Exterior wood frame • 1-5/16" x 2" exterior brick moulding • 1-1/2 pair 4" x 4" butts • Aluminum sill, magnetic weatherstripping • 2-1/4" interior casings • Entrance lock @ \$20 • Single cylinder dead bolt 							
	Flush 2-8 x 6-8	EA	---	---	---			.300
	3-0 x 6-8	EA	---	---	---			.301
	6 panel 2-8 x 6-8	EA	---	---	---			.305
	3-0 x 6-8	EA	---	---	---			.306
	2 lights, 4 panel with in- sulated glass							
	2-8 x 6-8	EA	---	---	---			.310
	3-0 x 6-8	EA	---	---	---			.311
	1 light, 2 panel with insulated glass							
	2-8 x 6-8	EA	---	---	---			.315
	3-0 x 6-8	EA	---	---	---			.316
	Fan light, 4 panel with insulated glass							
	2-8 x 6-8	EA	---	---	---			.320
	3-0 x 6-8	EA	---	---	---			.321
FIRE- CODE	<ul style="list-style-type: none"> • 90 minute steel door and frame assembly • "B" label rating • 6 panel 							
	2-8 x 6-8	EA	---	---	---			.325
	3-0 x 6-8	EA	---	---	---			.326

12. PATIO DOORS

SPECIFICATIONS			UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL	MARKUP %	PRICE	
GLIDING PATIO DOOR, WOOD	With insulated glass, including frame, hardware and interior and exterior trim								
	Panels	Economy							
	2	6-0 x 6-8	EA	---	---	---			.330
	2	8-0 x 6-8	EA	---	---	---			.331
	3	9-0 x 6-8	EA	---	---	---			.332
	3	12-0 x 6-8	EA	---	---	---			.333
		Builder							
	2	6-0 x 6-8	EA	---	---	---			.335
	2	8-0 x 6-8	EA	---	---	---			.336
	3	9-0 x 6-8	EA	---	---	---			.337
	3	12-0 x 6-8	EA	---	---	---			.338
		Premium							
	2	6-0 x 6-8	EA	---	---	---			.340
	2	8-0 x 6-8	EA	---	---	---			.341
	3	9-0 x 6-8	EA	---	---	---			.342
	3	12-0 x 6-8	EA	---	---	---			.343
ATRIUM STYLE PATIO DOOR, WOOD	Atrium style with hinged active side, insulated glass, frame, hardware and exterior and interior trim								
	Panels	Economy							
	2	6-0 x 6-8	EA	---	---	---			.350
	2	8-0 x 6-8	EA	---	---	---			.351
		Builder							
	2	6-0 x 6-8	EA	---	---	---			.352
	2	8-0 x 6-8	EA	---	---	---			.353
		Premium							
	2	6-0 x 6-8	EA	---	---	---			.354
	2	8-0 x 6-8	EA	---	---	---			.355
GLIDING PATIO DOOR, ALUMINUM	With insulated glass, including frame, hardware and interior and exterior trim								
	Panels	Opening							
	2	5-0 x 6-8	EA	---	---	---			.360
	2	6-0 x 6-8	EA	---	---	---			.361
	2	8-0 x 6-8	EA	---	---	---			.362
	3	9-0 x 6-8	EA	---	---	---			.365
	3	12-0 x 6-8	EA	---	---	---			.366

12. GARAGE DOORS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
GARAGE DOOR, WOOD	4 section 4 panel, one row of lights (optional) including stops, hardware and exterior trim							
	8-0 x 7-0	EA	---	---	---			.400
	9-0 x 7-0	EA	---	---	---			.401
	16-0 x 7-0	EA	---	---	---			.402
GARAGE DOOR, METAL	Same as above, steel garage door							
	8-0 x 7-0	EA	---	---	---			.405
	9-0 x 7-0	EA	---	---	---			.406
	16-0 x 7-0	EA	---	---	---			.407
	Same as above, fiberglass with aluminum frame							
	8-0 x 7-0	EA	---	---	---			.410
	9-0 x 7-0	EA	---	---	---			.411
GARAGE DOOR OPERA- TOR	Automatic control, 1/4 HP reversible motor, chain drive, for door up to 16 x 7							
	One car set	EA	---	---	---			.415
	Two car set	EA	---	---	---			.416
	Same as above with 1/3 HP motor for door up to 18 feet							
	One car set	EA	---	---	---			.420
	Two car set	EA	---	---	---			.421

12

12. STORM/SCREEN COMBINATION DOORS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
ALUMINUM STORM/ SCREEN COMBINA- TION DOORS	1" aluminum frame with tem- pered glass & screen inserts, weatherstripped, kick panel, all hardware, closer, 6-8 or 7-0 high x 2-6, 2-8, 2-10 or 3-0 wide, 2 glass inserts and 2 screen in- serts							
	Anodized	EA	---	---	---			.430
	White	EA	---	---	---			.431
	Self-storing door with 2 glass inserts and 1 screen insert							
	Economy anodized	EA	---	---	---			.435
	Premium white	EA	---	---	---			.436
WOOD STORM/ SCREEN COMBINA- TION DOORS	Crossbuck, with 1 tempered glass and 1 upper screen insert, colonial fringe, 3 black strap hinges, black handle, crossbuck kick panel							
	Economy white	EA	---	---	---			.440
	Premium white	EA	---	---	---			.441
	1-1/8" thick wood frame combination door with 1 glass insert, including closer and all hardware, 6-8 and 7-0 high x 2-6, 2-8 and 3-0 wide, cut or plane to fit	EA	---	---	---			.450

12. PRE-HUNG INTERIOR DOOR UNITS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
PRE-HUNG DOOR	<ul style="list-style-type: none"> Interior 1-3/8" door Stain grade jamb 2 sides casing Privacy lock @ \$10 							
	Birch Flush Hollow Core							
	1-6 x 6-8	EA	---	---	---			.500
	2-0 x 6-8	EA	---	---	---			.501
	2-4 x 6-8	EA	---	---	---			.502
	2-6 x 6-8	EA	---	---	---			.503
	2-8 x 6-8	EA	---	---	---			.504
	3-0 x 6-8	EA	---	---	---			.505
	Oak Flush Hollow Core							
	1-6 x 6-8	EA	---	---	---			.510
	2-0 x 6-8	EA	---	---	---			.511
	2-4 x 6-8	EA	---	---	---			.512
	2-6 x 6-8	EA	---	---	---			.513
	2-8 x 6-8	EA	---	---	---			.514
	3-0 x 6-8	EA	---	---	---			.515
	Walnut Flush Hollow Core							
	1-6 x 6-8	EA	---	---	---			.520
	2-0 x 6-8	EA	---	---	---			.521
	2-4 x 6-8	EA	---	---	---			.522
	2-6 x 6-8	EA	---	---	---			.523
	2-8 x 6-8	EA	---	---	---			.524
	3-0 x 6-8	EA	---	---	---			.525
	Pine, 6 Panel							
	1-6 x 6-8	EA	---	---	---			.530
	2-0 x 6-8	EA	---	---	---			.531
	2-4 x 6-8	EA	---	---	---			.532
	2-6 x 6-8	EA	---	---	---			.533
	2-8 x 6-8	EA	---	---	---			.534
	3-0 x 6-8	EA	---	---	---			.535
	Double French Doors, 15 Lite							
	1-6 x 6-8	SET	---	---	---			.540
	2-0 x 6-8	SET	---	---	---			.541
	2-4 x 6-8	SET	---	---	---			.542
	2-6 x 6-8	SET	---	---	---			.543
	2-8 x 6-8	SET	---	---	---			.544
	3-0 x 6-8	SET	---	---	---			.545

12. PRE-HUNG INTERIOR DOOR UNITS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
PRE-HUNG DOOR	<ul style="list-style-type: none"> Interior 1-3/8" door Paint grade jamb 2 sides casing Privacy lock @ \$10 							
	Mahogany Flush HC							
	1-6 x 6-8	EA	---	---	---			.550
	2-0 x 6-8	EA	---	---	---			.551
	2-4 x 6-8	EA	---	---	---			.552
	2-6 x 6-8	EA	---	---	---			.553
	2-8 x 6-8	EA	---	---	---			.554
	3-0 x 6-8	EA	---	---	---			.555
	Pine Louver / Louver							
	1-6 x 6-8	EA	---	---	---			.560
	2-0 x 6-8	EA	---	---	---			.561
	2-4 x 6-8	EA	---	---	---			.562
	2-6 x 6-8	EA	---	---	---			.563
	2-8 x 6-8	EA	---	---	---			.564
	3-0 x 6-8	EA	---	---	---			.565
	Pine Louver / Panel							
	1-6 x 6-8	EA	---	---	---			.570
	2-0 x 6-8	EA	---	---	---			.571
	2-4 x 6-8	EA	---	---	---			.572
	2-6 x 6-8	EA	---	---	---			.573
	2-8 x 6-8	EA	---	---	---			.574
	3-0 x 6-8	EA	---	---	---			.575
	Hardboard Flush HC							
	1-6 x 6-8	EA	---	---	---			.580
	2-0 x 6-8	EA	---	---	---			.581
	2-4 x 6-8	EA	---	---	---			.582
	2-6 x 6-8	EA	---	---	---			.583
	2-8 x 6-8	EA	---	---	---			.584
	3-0 x 6-8	EA	---	---	---			.585
	6 Raised Panels, Hardboard Faced							
	1-6 x 6-8	EA	---	---	---			.590
	2-0 x 6-8	EA	---	---	---			.591
	2-4 x 6-8	EA	---	---	---			.592
	2-6 x 6-8	EA	---	---	---			.593
	2-8 x 6-8	EA	---	---	---			.594
	3-0 x 6-8	EA	---	---	---			.595

12. FIELD HUNG INTERIOR DOOR UNITS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
FIELD HUNG DOOR	<ul style="list-style-type: none"> Interior 1-3/8" door Stain grade jamb 2 sides casing Privacy lock @ \$10 							
	Birch Flush Hollow Core							
	1-6 x 6-8	EA	---	---	---			.600
	2-0 x 6-8	EA	---	---	---			.601
	2-4 x 6-8	EA	---	---	---			.602
	2-6 x 6-8	EA	---	---	---			.603
	2-8 x 6-8	EA	---	---	---			.604
	3-0 x 6-8	EA	---	---	---			.605
	Oak Flush Hollow Core							
	1-6 x 6-8	EA	---	---	---			.610
	2-0 x 6-8	EA	---	---	---			.611
	2-4 x 6-8	EA	---	---	---			.612
	2-6 x 6-8	EA	---	---	---			.613
	2-8 x 6-8	EA	---	---	---			.614
	3-0 x 6-8	EA	---	---	---			.615
	Walnut Flush Hollow Core							
	1-6 x 6-8	EA	---	---	---			.620
	2-0 x 6-8	EA	---	---	---			.621
	2-4 x 6-8	EA	---	---	---			.622
	2-6 x 6-8	EA	---	---	---			.623
	2-8 x 6-8	EA	---	---	---			.624
	3-0 x 6-8	EA	---	---	---			.625
	Pine, 6 Panel							
	1-6 x 6-8	EA	---	---	---			.630
	2-0 x 6-8	EA	---	---	---			.631
	2-4 x 6-8	EA	---	---	---			.632
	2-6 x 6-8	EA	---	---	---			.633
	2-8 x 6-8	EA	---	---	---			.634
	3-0 x 6-8	EA	---	---	---			.635
	Double French Doors, 15 Lite							
	1-6 x 6-8	SET	---	---	---			.640
	2-0 x 6-8	SET	---	---	---			.641
	2-4 x 6-8	SET	---	---	---			.642
	2-6 x 6-8	SET	---	---	---			.643
	2-8 x 6-8	SET	---	---	---			.644
	3-0 x 6-8	SET	---	---	---			.645

12. FIELD-HUNG INTERIOR DOOR UNITS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
FIELD HUNG DOOR	<ul style="list-style-type: none"> Interior 1-3/8" door Paint grade jamb 2 sides casing Privacy lock @ \$10 							
	Mahogany Flush HC							
	1-6 x 6-8	EA	---	---	---			.650
	2-0 x 6-8	EA	---	---	---			.651
	2-4 x 6-8	EA	---	---	---			.652
	2-6 x 6-8	EA	---	---	---			.653
	2-8 x 6-8	EA	---	---	---			.654
	3-0 x 6-8	EA	---	---	---			.655
	Pine Louver / Louver							
	1-6 x 6-8	EA	---	---	---			.660
	2-0 x 6-8	EA	---	---	---			.661
	2-4 x 6-8	EA	---	---	---			.662
	2-6 x 6-8	EA	---	---	---			.663
	2-8 x 6-8	EA	---	---	---			.664
	3-0 x 6-8	EA	---	---	---			.665
	Pine Louver / Panel							
	1-6 x 6-8	EA	---	---	---			.670
	2-0 x 6-8	EA	---	---	---			.671
	2-4 x 6-8	EA	---	---	---			.672
	2-6 x 6-8	EA	---	---	---			.673
	2-8 x 6-8	EA	---	---	---			.674
	3-0 x 6-8	EA	---	---	---			.675
	Hardboard Flush HC							
	1-6 x 6-8	EA	---	---	---			.680
	2-0 x 6-8	EA	---	---	---			.681
	2-4 x 6-8	EA	---	---	---			.682
	2-6 x 6-8	EA	---	---	---			.683
	2-8 x 6-8	EA	---	---	---			.684
	3-0 x 6-8	EA	---	---	---			.685
	6 Raised Panels, Hardboard Faced							
	1-6 x 6-8	EA	---	---	---			.690
	2-0 x 6-8	EA	---	---	---			.691
	2-4 x 6-8	EA	---	---	---			.692
	2-6 x 6-8	EA	---	---	---			.693
	2-8 x 6-8	EA	---	---	---			.694
	3-0 x 6-8	EA	---	---	---			.695

12. BI-FOLD DOORS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
BI-FOLD DOOR	<ul style="list-style-type: none"> 1-3/8" doors Stain grade jambs 2 sides 2-1/4" casing Bi-fold hardware 							
	Birch Flush Hollow Core							
	Two doors 2-6 x 6-8	SET	---	---	---			.700
	3-0 x 6-8	SET	---	---	---			.701
	Four doors 4-0 x 6-8	SET	---	---	---			.702
	5-0 x 6-8	SET	---	---	---			.703
	6-0 x 6-8	SET	---	---	---			.704
	Mahogany Flush Hollow Core							
	Two doors 2-6 x 6-8	SET	---	---	---			.705
	3-0 x 6-8	SET	---	---	---			.706
	Four doors 4-0 x 6-8	SET	---	---	---			.707
	5-0 x 6-8	SET	---	---	---			.708
	6-0 x 6-8	SET	---	---	---			.709
	Oak Flush Hollow Core							
	Two doors 2-6 x 6-8	SET	---	---	---			.710
	3-0 x 6-8	SET	---	---	---			.711
	Four doors 4-0 x 6-8	SET	---	---	---			.712
	5-0 x 6-8	SET	---	---	---			.713
	6-0 x 6-8	SET	---	---	---			.714
	Hardboard Flush Hollow Core							
	Two doors 2-6 x 6-8	SET	---	---	---			.715
	3-0 x 6-8	SET	---	---	---			.716
	Four doors 4-0 x 6-8	SET	---	---	---			.717
	5-0 x 6-8	SET	---	---	---			.718
	6-0 x 6-8	SET	---	---	---			.719

12. BI-FOLD DOORS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
BI-FOLD DOOR	<ul style="list-style-type: none"> • 1-3/8" doors • Stain grade jambs • 2 sides 2-1/4" casing • Bi-fold hardware 							
	Colonial Panel							
	Two doors	2-6 x 6-8	SET	---	---	---		.720
		3-0 x 6-8	SET	---	---	---		.721
	Four doors	4-0 x 6-8	SET	---	---	---		.722
		5-0 x 6-8	SET	---	---	---		.723
		6-0 x 6-8	SET	---	---	---		.724
	Pine Louvered							
	Two doors	2-6 x 6-8	SET	---	---	---		.725
		3-0 x 6-8	SET	---	---	---		.726
	Four doors	4-0 x 6-8	SET	---	---	---		.727
		5-0 x 6-8	SET	---	---	---		.728
		6-0 x 6-8	SET	---	---	---		.729
	Frameless Mirror Doors with Shatter-Resistant Safety Backing							
	Two doors	2-6 x 6-8	SET	---	---	---		.730
		3-0 x 6-8	SET	---	---	---		.731
	Four doors	4-0 x 6-8	SET	---	---	---		.732
		5-0 x 6-8	SET	---	---	---		.733
		6-0 x 6-8	SET	---	---	---		.734

12

12

12. POCKET DOORS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
POCKET DOOR	Metal reinforced sliding door pocket, including track, nylon rollers, jambs, casings and hardware, 1-3/8" door							
	<i>Birch Flush Hollow Core</i>							
	2-0 x 6-8	EA	---	---	---			.820
	2-4 x 6-8	EA	---	---	---			.821
	2-6 x 6-8	EA	---	---	---			.822
	2-8 x 6-8	EA	---	---	---			.823
	3-0 x 6-8	EA	---	---	---			.824
	<i>Hardboard Flush Hollow Core</i>							
	2-0 x 6-8	EA	---	---	---			.825
	2-4 x 6-8	EA	---	---	---			.826
	2-6 x 6-8	EA	---	---	---			.827
	2-8 x 6-8	EA	---	---	---			.828
	3-0 x 6-8	EA	---	---	---			.829
	<i>Colonial with Solid Raised Panels</i>							
	2-0 x 6-8	EA	---	---	---			.830
	2-4 x 6-8	EA	---	---	---			.831
	2-6 x 6-8	EA	---	---	---			.832
	2-8 x 6-8	EA	---	---	---			.833
	3-0 x 6-8	EA	---	---	---			.834

13. SINGLE GLAZED WINDOWS — PINE

SPECIFICATIONS			UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL	MARKUP %	PRICE	
WOOD DOUBLE- HUNG	All window sizes shown on this and the following pages are <i>sash sizes</i> (1-8 x 3-2 = 20" wide x 38" high)								
	<ul style="list-style-type: none">• Frame & brick mould• Single glazed sash• Sash lock• Interior trim, stops• Stool and apron								
	2 lights	1-8 X3-2	EA	---	---	---			.000
		4-2	EA	---	---	---			.001
		4-6	EA	---	---	---			.002
	4 lights	1-8 X3-2	EA	---	---	---			.003
		4-2	EA	---	---	---			.004
		4-6	EA	---	---	---			.005
	6 lights	2-0 X3-2	EA	---	---	---			.006
		4-2	EA	---	---	---			.007
		4-6	EA	---	---	---			.008
		2-4 X3-2	EA	---	---	---			.009
		3-10	EA	---	---	---			.010
		4-2	EA	---	---	---			.011
		4-6	EA	---	---	---			.012
		2-8 X3-2	EA	---	---	---			.013
		3-10	EA	---	---	---			.014
		4-2	EA	---	---	---			.015
		4-6	EA	---	---	---			.016
		5-2	EA	---	---	---			.017
	5-6	EA	---	---	---			.018	
	8 lights	3-0 X3-2	EA	---	---	---			.019
		3-10	EA	---	---	---			.020
		4-2	EA	---	---	---			.021
		4-6	EA	---	---	---			.022
		5-2	EA	---	---	---			.023
		5-6	EA	---	---	---			.024
ONE LIGHT PICTURE SASH & FRAME	Wood, with 1/4" plate glass, including exterior brick mould, frame, sash, interior casings, stops, stool								
	4-0 X 4-2	EA	---	---	---			.030	
	5-0 X 4-2	EA	---	---	---			.031	
	4-0 X 4-6	EA	---	---	---			.032	
	5-0 X 4-6	EA	---	---	---			.033	
	4-0 X 5-2	EA	---	---	---			.034	
	5-0 X 5-2	EA	---	---	---			.035	

13. DOUBLE GLAZED WINDOWS — PRIMED PINE

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
WOOD DOUBLE HUNG	<ul style="list-style-type: none"> • Frame, sash, brick mould • Primed sash with 1/2" insulating glass • Sash lock • Interior trim, stops • Stool and apron • Screen 							
	2-0 X3-2	EA	---	---	---			.100
	4-2	EA	---	---	---			.101
	4-6	EA	---	---	---			.102
	2-4 X 3-2	EA	---	---	---			.103
	3-10	EA	---	---	---			.104
	4-2	EA	---	---	---			.105
	4-6	EA	---	---	---			.106
	5-2	EA	---	---	---			.107
	2-8 X 3-2	EA	---	---	---			.108
	3-10	EA	---	---	---			.109
	4-2	EA	---	---	---			.110
	4-6	EA	---	---	---			.111
	5-2	EA	---	---	---			.112
	5-6	EA	---	---	---			.113
	3-0 X 3-2	EA	---	---	---			.114
	3-10	EA	---	---	---			.115
	4-2	EA	---	---	---			.116
	4-6	EA	---	---	---			.117
	5-2	EA	---	---	---			.118
	5-6	EA	---	---	---			.119
	3-4 X3-2	EA	---	---	---			.120
	3-10	EA	---	---	---			.121
	4-2	EA	---	---	---			.122
	4-6	EA	---	---	---			.123
	5-2	EA	---	---	---			.124
	5-6	EA	---	---	---			.125
	3-8 X 4-6	EA	---	---	---			.126
DIVIDED LIGHT GRILLE	Divided light grilles for windows ADD	SF	---	--	---			.130
SCREENS	Omit screens for above windows DEDUCT	SF	---	--	---			.131
ONE LIGHT PICTURE SASH AND FRAME	<ul style="list-style-type: none"> • Frame, sash and brick moulding • Primed sash with 1/2" insulating glass • Interior trim, stops, stool and apron 							
	3-0 X4-2	EA	---	---	---			.140
	4-6	EA	---	---	---			.141
	4-0 X4-2	EA	---	---	---			.142
	4-6	EA	---	---	---			.143
	5-2	EA	---	---	---			.144
	5-4 X4-6	EA	---	---	---			.145

13. DOUBLE GLAZED WINDOWS — VINYL CLAD

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
WOOD DOUBLE HUNG	<ul style="list-style-type: none"> Vinyl covered frame and brick moulding Primed sash with 1/2" insulating glass Sash lock Interior trim, stops Stool and apron Screen 							
	2-0 X3-2	EA	---	---	---			.200
	4-2	EA	---	---	---			.201
	4-6	EA	---	---	---			.202
	2-4 X 3-2	EA	---	---	---			.203
	3-10	EA	---	---	---			.204
	4-2	EA	---	---	---			.205
	4-6	EA	---	---	---			.206
	5-2	EA	---	---	---			.207
	2-8 X 3-2	EA	---	---	---			.208
	3-10	EA	---	---	---			.209
	4-2	EA	---	---	---			.210
	4-6	EA	---	---	---			.211
	5-2	EA	---	---	---			.212
	5-6	EA	---	---	---			.213
	3-0 X 3-2	EA	---	---	---			.214
	3-10	EA	---	---	---			.215
	4-2	EA	---	---	---			.216
	4-6	EA	---	---	---			.217
	5-2	EA	---	---	---			.218
	5-6	EA	---	---	---			.219
	3-4 X3-2	EA	---	---	---			.220
	3-10	EA	---	---	---			.221
	4-2	EA	---	---	---			.222
	4-6	EA	---	---	---			.223
	5-2	EA	---	---	---			.224
	5-6	EA	---	---	---			.225
	3-8 X 4-6	EA	---	---	---			.226
DIVIDED LIGHT GRILLE SCREENS	Divided light grilles for windows ADD	EA	---	--	---			.230
	Omit screens for above windows DEDUCT	SF	---	--	---			.231
ONE LIGHT PICTURE SASH AND FRAME	<ul style="list-style-type: none"> Frame, sash and brick moulding Primed sash with 1/2" insulating glass Interior trim, stops, stool and apron 							
	3-0 X4-2	EA	---	---	---			.240
	4-6	EA	---	---	---			.241
	4-0 X4-2	EA	---	---	---			.242
	4-6	EA	---	---	---			.243
	5-2	EA	---	---	---			.244
	5-4 X4-6	EA	---	---	---			.245

13. WOOD CASEMENT WINDOWS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
VENTING, SINGLE GLAZED	<ul style="list-style-type: none"> • Standard glass • Exterior frame and brick moulding • Sash • Interior casing • Stool cap and apron • Roto operator • Hardware • Screen • One panel 							
	Sash Size							
	1-11 X2-6	EA	---	---	---			.300
	3-1	EA	---	---	---			.301
	3-6	EA	---	---	---			.302
	4-6	EA	---	---	---			.303
	5-6	EA	---	---	---			.304
	2-4 X2-6	EA	---	---	---			.305
	3-1	EA	---	---	---			.306
	3-6	EA	---	---	---			.307
	4-6	EA	---	---	---			.308
VENTING, INSULATED GLASS	Same as above with insulated glass							
	Sash Size							
	1-11 X2-6	EA	---	---	---			.310
	3-1	EA	---	---	---			.311
	4-6	EA	---	---	---			.312
	5-6	EA	---	---	---			.313
	2-4 X2-6	EA	---	---	---			.314
	3-1	EA	---	---	---			.315
	3-6	EA	---	---	---			.316
	4-6	EA	---	---	---			.317
	5-6	EA	---	---	---			.318
VINYL COVERED SASH AND FRAME	<ul style="list-style-type: none"> • Insulated glass • Vinyl covered sash and frame • Interior casing • Stool cap and apron • Roto operator • Hardware • Screen • One panel 							
	Sash Size							
	1-11 X2-6	EA	---	---	---			.320
	3-1	EA	---	---	---			.321
	4-6	EA	---	---	---			.322
	5-6	EA	---	---	---			.323
	2-4 X2-6	EA	---	---	---			.324
	3-0	EA	---	---	---			.325
	4-6	EA	---	---	---			.326
	5-6	EA	---	---	---			.327
STATION- ARY	Same as above without roto operator							
	DEDUCT	EA	---	--	---			.329

13. WOOD SLIDING WINDOWS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
SINGLE GLAZED	<ul style="list-style-type: none"> Exterior frame & brick moulding Single glazed Screen Apron, stool and trim Hardware 							
	3-0 X3-0	EA	---	---	---			.330
	3-6	EA	---	---	---			.331
	4-0 X3-6	EA	---	---	---			.332
	4-0	EA	---	---	---			.333
	5-0 X3-6	EA	---	---	---			.334
	4-0	EA	---	---	---			.335
	5-0	EA	---	---	---			.336
	6-0 X4-0	EA	---	---	---			.337
	5-0	EA	---	---	---			.338
INSULATED GLASS	<ul style="list-style-type: none"> Exterior frame & brick moulding Insulated glass Screen Apron, stool and trim Hardware 							
	3-0 X3-0	EA	---	---	---			.340
	3-6	EA	---	---	---			.341
	4-0 X3-6	EA	---	---	---			.342
	4-0	EA	---	---	---			.343
	5-0 X3-6	EA	---	---	---			.344
	4-0	EA	---	---	---			.345
	5-0	EA	---	---	---			.346
	6-0 X4-0	EA	---	---	---			.347
	5-0	EA	---	---	---			.348
	<ul style="list-style-type: none"> Vinyl covered sash and frame Insulated glass Screen Apron, stool and trim Hardware 							
	3-0 X3-0	EA	---	---	---			.350
	3-6	EA	---	---	---			.351
	4-0 X3-6	EA	---	---	---			.352
	4-0	EA	---	---	---			.353
	5-0 X3-6	EA	---	---	---			.354
	4-0	EA	---	---	---			.355
	5-0	EA	---	---	---			.356
	6-0 X4-0	EA	---	---	---			.357
	5-0	EA	---	---	---			.358

13. WOOD AWNING WINDOWS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
AWNING WINDOW, SINGLE GLAZED	Including weatherstripping, exterior brick mould, frame, sash, drip cap, screen, hardware, interior trim							
	Panels							
	(1)2-8 X1-8	EA	---	---	---			.360
	(2)3-4	EA	---	---	---			.361
	(3)5-0	EA	---	---	---			.362
	(1)2-4	EA	---	---	---			.363
	(2)4-8	EA	---	---	---			.364
	(3)7-0	EA	---	---	---			.365
	(1)4-0 X1-8	EA	---	---	---			.366
	(2)3-4	EA	---	---	---			.367
	(3)5-0	EA	---	---	---			.368
	(1)2-4	EA	---	---	---			.369
	(2)4-8	EA	---	---	---			.370
	(3)7-0	EA	---	---	---			.371
AWNING WINDOW, INSULATED GLASS	Insulated glass, including weatherstripping, exterior brick mould, frame, sash, drip cap, screen, hardware, interior trim							
	(1)2-8 X1-8	EA	---	---	---			.380
	(2)3-4	EA	---	---	---			.381
	(3)5-0	EA	---	---	---			.382
	(1)2-4	EA	---	---	---			.383
	(2)4-8	EA	---	---	---			.384
	(3)7-0	EA	---	---	---			.385
	(1)4-0 X1-8	EA	---	---	---			.386
	(2)3-4	EA	---	---	---			.387
	(3)5-0	EA	---	---	---			.388
	(1)2-4	EA	---	---	---			.389
	(2)4-8	EA	---	---	---			.390
	(3)7-0	EA	---	---	---			.391

13. BOW WINDOW, GREENHOUSE WINDOW

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
BOW WINDOW	Pre-fabricated bow window in existing opening • Two 2-0 x 5-6 venting wood casement sash and two stationary • High performance insulated glass • Removable muntins • Roll-up hardware • Projection 10" • Interior casings • Exterior brick moulding • Screen	EA	---	---	---			.400
	Same as above, aluminum clad window	EA	---	---	---			.401
	Build roof over projection with 2 x 4 framing, 1/2" plywood roof sheathing, 3/4" x 3/4" cove fascia	EA	---	---	---			.402
	On existing sheathing, install felt paper, flashing and asphalt shingles	EA	---	---	---			.403
	3/4" plywood headboard, two 3/4" plywood seat boards and two knee braces EA = All three items	EA	---	---	---			.404
GREEN- HOUSE WINDOW	• Bump-out window • 1/2" insulated glass • Adjustable shelves • Aluminum frame • Projects out 14" • Bronze or white							
	2-0 X3-0	EA	---	---	---			.410
	4-0	EA	---	---	---			.411
	5-0	EA	---	---	---			.412
	3-0 X3-0	EA	---	---	---			.413
	4-0	EA	---	---	---			.414
	5-0	EA	---	---	---			.415
	6-0	EA	---	---	---			.416
	4-0 X3-0	EA	---	---	---			.417
	4-0	EA	---	---	---			.418
	5-0	EA	---	---	---			.419
	6-0	EA	---	---	---			.420

13

13. BAY WINDOW

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
BAY WINDOW	Pre-fabricated 30° bay window in existing opening <ul style="list-style-type: none"> Two 1-8 x 4-6 wood double hung, one stationary 4-4 x 4-6 High performance insulated glass Vinyl clad Projection 14" Stops Interior casings Exterior brick moulding 	EA	---	---	---			.430
	Pre-fabricated 45° bay window in existing opening <ul style="list-style-type: none"> Two 1-8 x 4-6 wood double hung, one stationary 4-4 x 4-6 High performance insulated glass Vinyl clad Projection 20" Stops Interior casings Exterior brick moulding 	EA	---	---	---			.431
	Pre-fabricated 90° box bay window in existing opening <ul style="list-style-type: none"> Two 1-8 x 4-6 wood double hung, one stationary 4-4 x 4-6 High performance insulated glass Vinyl clad Projection 23" Stops Interior casings Exterior brick moulding 	EA	---	---	---			.432
	Build roof over projection with 2 x 4 framing, 1/2" plywood roof sheathing, 3/4" x 3/4" cove fascia	EA	---	---	---			.433
	On existing sheathing, install felt paper, flashing and asphalt shingles	EA	---	---	---			.434
	3/4" plywood headboard, two 3/4" plywood seat boards and two knee braces	EA	---	---	---			.435
	EA = All three items							

13

13. ROOF WINDOW

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
VENTI- LATING SKYLIGHT	Install over prepared opening in roof							
	<ul style="list-style-type: none"> • Top hung • Aluminum clad wood frame skylight • Insulated glass • Insect screen • Flashing • Hardware • Soffit and sill drywall, taped and finished, no painting 							
	Unit Dimension							
	21" x 27"	EA	---	---	---			.460
	21" x 38"	EA	---	---	---			.461
	21" x 46"	EA	---	---	---			.462
	21" x 55"	EA	---	---	---			.463
	30" x 38"	EA	---	---	---			.464
	30" x 46"	EA	---	---	---			.465
	30" x 55"	EA	---	---	---			.466
ACCES- SORIES	44" x 27"	EA	---	---	---			.467
	44" x 46"	EA	---	---	---			.468
	Telescopic manual rod to control venting of out-of-reach ventilating skylight	EA	---	---	---			.470
	Electric window motor control	EA	---	---	---			.471

13

13

13. CIRCULAR FIXED GLASS WINDOWS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
QUARTER ROUND	<ul style="list-style-type: none"> • <i>Primed wood</i> exterior sash, frame and trim • Insulated glass • 2¼" interior arched casing • Stool cap 							
	Width Height 2-0 x 2-0	EA	---	---	---			.500
	2-4 x 2-4	EA	---	---	---			.501
	Same as above with <i>vinyl covered</i> frame and brick moulding							
	Width Height 2-0 x 2-0	EA	---	---	---			.510
	2-4 x 2-4	EA	---	---	---			.511
	Divided light grilles for quarter round windows ADD	EA	5%	--	4%			.520
	SF = Window unit							
	<ul style="list-style-type: none"> • <i>Primed wood</i> exterior sash, frame and trim • Insulated glass • 2¼" interior arched casing • Stool cap 							
	Width Height 2-0 x 1-2	EA	---	---	---			.530
HALF ROUND	2-4 x 1-4	EA	---	---	---			.531
	2-8 x 1-7	EA	---	---	---			.532
	3-0 x 1-6	EA	---	---	---			.533
	3-4 x 2-0	EA	---	---	---			.534
	3-8 x 2-0	EA	---	---	---			.535
	Same as above with <i>vinyl covered</i> frame and brick moulding							
	Width Height 2-0 x 1-2	EA	---	---	---			.540
	2-2 x 1-4	EA	---	---	---			.541
	2-4 x 1-4	EA	---	---	---			.542
	2-6 x 1-6	EA	---	---	---			.543
DIVIDED LIGHT GRILLES	2-10 x 1-8	EA	---	---	---			.544
	3-2 x 1-10	EA	---	---	---			.545
	3-6 x 2-0	EA	---	---	---			.546
	4-0 x 2-2	EA	---	---	---			.547
	4-8 x 2-6	EA	---	---	---			.548
	6-0 x 3-2	EA	---	---	---			.549
	Divided light grilles for half round windows ADD	EA	6%	--	5%			.550
	SF = Window unit							

13. BASEMENT WINDOW

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
BASE- MENT WINDOW	<ul style="list-style-type: none"> Prefinished wood frame and sash Water repellent treated Single glazed Hardware Screen 							
	2-8 x1-4	EA	---	---	---			.560
	1-8	EA	---	---	---			.561
	2-0	EA	---	---	---			.562
	<ul style="list-style-type: none"> Aluminum frame sliding window Single glazed 1 operating sash and 1 stationary sash Screen 							
	3-0 x1-0	EA	---	---	---			.570
	1-6	EA	---	---	---			.571
	2-0	EA	---	---	---			.572

13. VINYL SINGLE HUNG / DOUBLE HUNG WINDOWS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
SINGLE HUNG	<ul style="list-style-type: none"> • Vinyl frames and sashes • Insulated glazing • Removable or tilt bottom sash • Steel balance springs • Locking hardware • Insect screen on operable sash • Drywall return to jamb • Wood stool and apron 							
	2-0 x3-4	EA	---	---	---			.600
	4-0	EA	---	---	---			.601
	4-8	EA	---	---	---			.602
	5-4	EA	---	---	---			.603
	2-4 x3-4	EA	---	---	---			.604
	4-0	EA	---	---	---			.605
	4-8	EA	---	---	---			.606
	5-4	EA	---	---	---			.607
	2-8 x3-4	EA	---	---	---			.608
	4-0	EA	---	---	---			.609
	4-8	EA	---	---	---			.610
	5-4	EA	---	---	---			.611
	3-0 x3-4	EA	---	---	---			.612
	4-0	EA	---	---	---			.613
	4-8	EA	---	---	---			.614
	5-4	EA	---	---	---			.615
	3-4 x3-4	EA	---	---	---			.616
	4-0	EA	---	---	---			.617
	4-8	EA	---	---	---			.618
	5-4	EA	---	---	---			.619
DOUBLE HUNG	Same as above, double hung							
	2-0 x3-4	EA	---	---	---			.620
	4-0	EA	---	---	---			.621
	4-8	EA	---	---	---			.622
	5-4	EA	---	---	---			.623
	2-4 x3-4	EA	---	---	---			.624
	4-0	EA	---	---	---			.625
	4-8	EA	---	---	---			.626
	5-4	EA	---	---	---			.627
	2-8 x3-4	EA	---	---	---			.628
	4-0	EA	---	---	---			.629
	4-8	EA	---	---	---			.630
	5-4	EA	---	---	---			.631
	3-0 x3-4	EA	---	---	---			.632
	4-0	EA	---	---	---			.633
	4-8	EA	---	---	---			.634
	5-4	EA	---	---	---			.635
	3-4 x3-4	EA	---	---	---			.636
	4-0	EA	---	---	---			.637
	4-8	EA	---	---	---			.638
	5-4	EA	---	---	---			.639

13. VINYL CASEMENT AND SLIDING WINDOWS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
CASEMENT	<ul style="list-style-type: none"> Vinyl frames and sashes Insulated glazing Opening and locking hardware Insect screens Drywall return to jamb Wood stool and apron 							
	1-8 x3-0	EA	---	---	---			.700
	3-4	EA	---	---	---			.701
	4-0	EA	---	---	---			.702
	4-8	EA	---	---	---			.703
	2-0 x3-0	EA	---	---	---			.704
	3-4	EA	---	---	---			.705
	4-0	EA	---	---	---			.706
	4-8	EA	---	---	---			.707
	2-4 x3-0	EA	---	---	---			.708
	3-4	EA	---	---	---			.709
	4-0	EA	---	---	---			.710
	4-8	EA	---	---	---			.711
	2-8 x3-0	EA	---	---	---			.712
	3-4	EA	---	---	---			.713
	4-0	EA	---	---	---			.714
	4-8	EA	---	---	---			.715
SLIDING	Same as above, sliding window							
	2-0 x2-8	EA	---	---	---			.720
	3-0	EA	---	---	---			.721
	3-4	EA	---	---	---			.722
	2-8 x2-8	EA	---	---	---			.723
	3-0	EA	---	---	---			.724
	3-4	EA	---	---	---			.725
	3-0 x2-8	EA	---	---	---			.726
	3-0	EA	---	---	---			.727
	3-4	EA	---	---	---			.728
	4-0 x2-8	EA	---	---	---			.729
	3-0	EA	---	---	---			.730
	3-4	EA	---	---	---			.731
	4-0	EA	---	---	---			.732
	5-0 x2-8	EA	---	---	---			.733
	3-0	EA	---	---	---			.734
	3-4	EA	---	---	---			.735
	4-0	EA	---	---	---			.736

13. VINYL AWNING WINDOWS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
AWNING	<ul style="list-style-type: none"> • Vinyl frames and sashes • Insulated glazing • Weatherstripping • Locking hardware • Insect screen • Drywall return to jamb • Wood stool and apron 							
	Panels							
	(1) 2-2 x1-8	EA	---	---	---			.740
	(2) 3-4	EA	---	---	---			.741
	(3) 5-0	EA	---	---	---			.742
	(1) 2-6	EA	---	---	---			.743
	(2) 5-0	EA	---	---	---			.744
	(1) 2-6 x1-8	EA	---	---	---			.745
	(2) 3-4	EA	---	---	---			.746
	(3) 5-0	EA	---	---	---			.747
	(1) 2-6	EA	---	---	---			.748
	(2) 5-0	EA	---	---	---			.749
	(1) 3-4 x1-8	EA	---	---	---			.750
	(2) 3-4	EA	---	---	---			.751
	(3) 5-0	EA	---	---	---			.752
	(1) 2-6	EA	---	---	---			.753
	(2) 5-0	EA	---	---	---			.754
	(1) 4-2 x1-8	EA	---	---	---			.755
	(2) 3-4	EA	---	---	---			.756
	(3) 5-0	EA	---	---	---			.757
	(1) 2-6	EA	---	---	---			.758
	(2) 5-0	EA	---	---	---			.759

13. VINYL CIRCULAR FIXED GLASS, INTERIOR TRIM

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
QUARTER ROUND	<ul style="list-style-type: none"> Vinyl frames Insulated glazing Drywall return to jamb 							
	2-0 x 2-0	EA	---	---	---			.800
	2-4 x 2-4	EA	---	---	---			.801
HALF ROUND	<ul style="list-style-type: none"> Vinyl frames Insulated glazing Drywall return to jamb 							
	1-8 x 1-2	EA	---	---	---			.810
	2-6 x 1-4	EA	---	---	---			.811
	3-4 x 1-8	EA	---	---	---			.812
	4-2 x 2-2	EA	---	---	---			.813
	5-0 x 2-6	EA	---	---	---			.814
INTERIOR TRIM	Substitute interior trim for drywall return to jamb specified in <i>all</i> <i>vinyl window installations</i> <ul style="list-style-type: none"> Jamb return ripped to size 2¼" casing Apron and stool existing 							
	2-0 x 2-0 ADD	EA	---	---	---			.850
	3-0 x 3-0 ADD	EA	---	---	---			.851
	4-0 x 4-0 ADD	EA	---	---	---			.852
	5-0 x 5-0 ADD	EA	---	---	---			.853

14. PLUMBING CONNECTION

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
SEWER CONNEC- TION	Sewer pipe connection <ul style="list-style-type: none"> Excavate and backfill trench Connect at property line (connection fee not included) Lay sewer pipe from property line to house Backfill 							
	4" PVC	LF	---	---	---			.000
	6" PVC	LF	---	---	---			.001
	4" vitrified clay	LF	---	---	---			.002
	6" vitrified clay	LF	---	---	---			.003
SEPTIC CONNEC- TION	<ul style="list-style-type: none"> Excavate Lay pipe from house to tank and connect at septic tank Backfill 							
	4" PVC	LF	---	---	---			.010
	6" PVC	LF	---	---	---			.011
WATER CONNEC- TION	Water pipe connection <ul style="list-style-type: none"> Excavate and backfill trench Connect at property line Connection fee not included Lay 1" copper pipe from property line to house Backfill 	LF	---	---	---			.020
	If both sewer and water connections are to be located in the same trench DEDUCT	LF	--	---	---			.021
GAS CONNEC- TION	Gas pipe connection <ul style="list-style-type: none"> Excavate and backfill trench Connect at property line Connection fee not included Lay 1" plastic roll type gas line or tar coated and wrapped steel pipe from property line to house meter location 	LF	---	---	---			.030
WELL LINE CONNEC- TION	<ul style="list-style-type: none"> Plastic line placed in trench from house to well Line installed in well to depth of well Electrical pump line installed in same trench 	LF	---	---	---			.040

14. PLUMBING ROUGH-IN

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
ROUGH-IN HOUSE	<ul style="list-style-type: none"> Hot and cold supply pipe 3/4" copper tubing Drain pipe 4" PVC DWV piping from central location in house to outside Soil stack 4" PVC DWV piping, one soil stack for each bathroom, kitchen or other fixture area Vent piping, 2" PVC DWV for each fixture area, including through roof installation and flashing 							
	Number of Fixture Areas							
	1 story	4	Total	---	---	---		.100
		5	Total	---	---	---		.101
		6	Total	---	---	---		.102
		7	Total	---	---	---		.103
		8	Total	---	---	---		.104
	2 story	4	Total	---	---	---		.105
		5	Total	---	---	---		.106
		6	Total	---	---	---		.107
		7	Total	---	---	---		.108
		8	Total	---	---	---		.109
	<i>Fixture Area:</i> Each area containing fixtures requiring supply, soil and vent piping: such as bathroom, lavatory, kitchen or laundry							
	Same as above, using CPVC supplies in lieu of copper							
	Number of Fixture Areas							
	1 story	4	Total	---	---	---		.110
		5	Total	---	---	---		.111
		6	Total	---	---	---		.112
		7	Total	---	---	---		.113
		8	Total	---	---	---		.114
	2 story	4	Total	---	---	---		.115
		5	Total	---	---	---		.116
		6	Total	---	---	---		.117
		7	Total	---	---	---		.118
		8	Total	---	---	---		.119

14. WATER HEATERS / HOSE BIBBS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
GAS WATER HEATER	2" foam insulation, flue and all labor and materials to connect with water and gas supply							
	40 Gallon	EA	---	---	---			.200
	50 Gallon	EA	---	---	---			.201
	<ul style="list-style-type: none"> • Direct vent or sealed combustion unit • Dedicated metal exhaust vent or PVC supply/exhaust piping 							
	30 Gallon	EA	---	---	---			.210
	40 Gallon	EA	---	---	---			.211
	50 Gallon	EA	---	---	---			.212
ELECTRIC WATER HEATER	All labor and materials to connect to water supply and 220 volt line from electrical panel box							
	40 Gallon	EA	---	---	---			.220
	52 Gallon	EA	---	---	---			.221
	82 Gallon	EA	---	---	---			.222
HOSE BIBB	Two hose bibbs	Total	---	---	---			.230
	Two frost-free bibbs	Total	---	---	---			.231

14. KITCHEN PLUMBING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
CAST IRON COUNTER- TOP SINK	The following installations are for work connected to roughed in supply, drain and vent pipes and include appliances, fittings and electrical work							
	Porcelain enamel on cast iron countertop							
	Single bowl: 24" x 21"	EA	---	---	---			.300
	Double bowl: 32" x 21"	EA	---	---	---			.301
SINK IN COUNTER- TOP	<ul style="list-style-type: none">Stainless steelFaucet and spray							
	Single bowl: 25" x 22"	EA	---	---	---			.310
	Double bowl: 33" x 22"	EA	---	---	---			.311
	Triple bowl: 43" x 22"	EA	---	---	---			.312
	Instant hot next to sink	EA	---	---	---			.320
DISPOSER	Sink type garbage disposer 1/2 HP	EA	---	---	---			.321
ICE- MAKER	Run water line for refrigerator icemaker within 5 feet of water supply line		EA	---	---	---		.322
	Same as above, more than 5 feet from supply line ADD		LF	---	---	---		.323
	LF = Total distance from existing sink							
BAR SINK	15" x 15" stainless steel bar sink with faucet and strainer, within 5 feet of existing stack		EA	---	---	---		.324
LAUNDRY TUB	Polypropylene 20 gallon sink, including rubber stopper, raised soap dish and drain assembly with faucet		EA	---	---	---		.325
GAS APPLI- ANCES	Rough in and connection for single gas appliance (range, oven, dryer); does not include cost of the appliance.		EA	---	---	---		.330
	For cost of appliances, see Section 21, KITCHEN CABINETS AND APPLIANCES							

14

14. BATHTUBS AND SHOWERS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.	
			MATLS	LABOR	TOTAL	MARKUP %	PRICE		
BATHTUB	Including faucets, hot and cold supplies and all trim and fittings for a complete installation								
	Porcelain enamel on cast iron, white 60" x 32"	EA	---	---	---			.400	
	Enameled steel, "P.O.S.", white 60" x 30"	EA	---	---	---			.401	
	Above bathtubs, any color ADD	EA	25%	--	22%			.402	
	Fiberglass tub, with surround 75" high, grab bars and trim, any color Width Depth 60" 32"	EA	---	---	---			.410	
	Acrylic soaking tub 60" x 42" x 20"	EA	---	---	---			.420	
	70" x 42" x 20"	EA	---	---	---			.421	
	Corner unit 60" x 60" x 20"	EA	---	---	---			.422	
	Acrylic whirlpool tub 60" x 42" x 20"	EA	---	---	---			.430	
	70" x 42" x 20"	EA	---	---	---			.431	
	Corner unit 60" x 60" x 20"	EA	---	---	---			.432	
	Matching tub skirts for acrylic tubs	EA	---	---	---			.440	
	BRASS COLORED FITTINGS	Polished brass colored fittings and fixtures for tubs ADD	EA	---	---	---			.450
		HAND HELD SHOWER	EA	---	---	---			.460
STALL SHOWER	Plumbing for stall shower, including vinyl or rubber pan, ready for wall and floor tile, including faucets and trim	EA	---	---	---			.470	
	Same as above with lead shower pan	EA	---	---	---			.471	
	Same as above with molded fiber-glass shower pan, up to 48" wide and 36" deep	EA	---	---	---			.472	
TUB AND SHOWER COMBINA- TION	Fiberglass stall shower, including faucets and trim, 3 wall, 82" high Width Depth 32" 32"	EA	---	---	---			.480	
	48" 35"	EA	---	---	---			.481	
	60" 35"	EA	---	---	---			.482	

14. WATER CLOSETS AND LAVATORIES

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
WATER CLOSET	The following installations are for work connected to roughed in supply, drain and vent pipes and include all fittings and accessories							
	2-piece floor mounted vitreous china water closet, white	EA	---	---	---			.500
	Wall hung, tank type, vitreous china water closet with elongated bowl, white	EA	---	---	---			.501
	1-piece floor mounted vitreous china water closet with elongated bowl, white	EA	---	---	---			.502
COLOR	Above water closets, any color							
	Two Piece ADD	EA	25%	--	22%			.510
	One Piece ADD	EA	11%	--	10%			.511
BIDET	Floor mounted bidet with hardware and hot and cold supply	EA	---	---	---			.520
LAVATORY	Lavatory installations include faucets, hot and cold supplies and all fittings for a complete installation							
	Single bowl porcelain enamel on cast iron wall hung lavatory							
	20" x 18"	EA	---	---	---			.530
PEDESTAL MOUNTED LAVATORY	Vitreous china, single bowl							
	19" x 17"	EA	---	---	---			.531
	Vitreous china, pedestal mounted							
	Oval 27" x 23"	EA	---	---	---			.540
	Rectangular 30" x 20"	EA	---	---	---			.541
COLOR	Above lavatories, any color ADD	EA	25%	--	22%			.550
	Brass colored fittings and fixtures							
	In stall shower	EA	---	---	---			.560
	On lavatory (includes colored supply lines and valves visible below)	EA	---	---	---			.561

14. VANITY CABINETS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
DOOR UNITS	<i>All cabinets are factory finished, 30" - 31" high, 21" deep. Cost does not include plumbing, sink or top, or hardware.</i>							
	Builder grade:							
	24" Wide	EA	---	---	---			.600
	30"	EA	---	---	---			.601
	36"	EA	---	---	---			.602
	42"	EA	---	---	---			.603
	48"	EA	---	---	---			.604
	Premium grade:							
	24" Wide	EA	---	---	---			.610
	30"	EA	---	---	---			.611
	36"	EA	---	---	---			.612
	42"	EA	---	---	---			.613
	48"	EA	---	---	---			.614
DRAWER UNITS	Builder grade:							
	15" Wide	EA	---	---	---			.620
	18"	EA	---	---	---			.621
	Premium grade:							
COMBINA- TION SINK/ DRAWER UNITS	15" Wide	EA	---	---	---			.630
	18"	EA	---	---	---			.631
	Sink base with 3 or 4 drawers on either side							
	36" Builder grade	EA	---	---	---			.640
KNEE HOLE UNIT	36" Premium grade	EA	---	---	---			.641
	24" - 27" wide single drawer with fillers on each side							
	Builder grade	EA	---	---	---			.650
	Premium grade	EA	---	---	---			.651

14. VANITY TOPS AND BOWLS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
LAMINATE	Plastic laminate surface vanity top, 4" backsplash, 22" or 25" depth							
	Post formed	LF	---	---	---			.660
	Self edged	LF	---	---	---			.661
CUL- TURED MARBLE	Integral oval bowl and 4" back-splash, one side splash included, 22" deep, standard color							
	Single bowl: Width							
	25"	EA	---	---	---			.670
	31"	EA	---	---	---			.671
	37"	EA	---	---	---			.672
	49"	EA	---	---	---			.673
	61"	EA	---	---	---			.674
	73"	EA	---	---	---			.675
	Double bowl: 61"	EA	---	---	---			.680
	73"	EA	---	---	---			.681
TOP COLOR	Custom design: custom length, corner unit, diagonal ends, detached back/side splashes SF = Area of top	SF	---	---	---			.685
	Above vanity tops, any color ADD	EA	25%	--	22%			.686
LAVATORY BOWL	Including faucets, hot and cold supplies and all trim and fittings for a complete installation Porcelain enamel on cast iron 16" x 19"	EA	---	---	---			.690
	Enameled steel, single bowl, self-rim 16" x 19"	EA	---	---	---			.691
	Vitreous china, single bowl 20" x 16"	EA	---	---	---			.692
FITTING/ FIXTURE COLOR	Polished brass colored fittings and fixtures for above ADD EA = Each bowl	EA	---	---	---			.693
	<i>For ceramic tile vanity tops, see Section 21, COUNTERTOPS & ACCESSORIES</i>							

15. FORCED AIR HVAC — OIL

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
HEATING ONLY	<ul style="list-style-type: none"> Oil fired furnace 275 gal. oil tank on legs with 1/4" copper tubing to furnace Reinforced fiberglass supply and lateral ducts Sheet metal return ducts Registers and grilles Thermostat 8'-0" ceiling height Connect to existing electrical 	EA	---	---	---			.000
		PLUS SF	---	---	---			.001
	SF = Living area floor							
HEATING AND COOLING	<ul style="list-style-type: none"> Oil fired furnace Plenum, compressor 275 gal. oil tank on legs with 1/4" copper tubing to furnace Reinforced fiberglass supply and lateral ducts Sheet metal return ducts Registers and grilles Thermostat 8'-0" ceiling height Connect to existing electrical 	EA	---	---	---			.010
		PLUS SF	---	---	---			.011
	SF = Living area floor							
HIGH EFFICIEN- CY	Sealed combustion, metal vent or PVC piping, condensate pump included ADD	EA	---	--	---			.020
	500 GAL. OIL TANK	EA	---	---	---			.030
	Substitute 500 gallon oil tank on legs for specified 275 gallon tank ADD							

15

15. FORCED AIR HVAC — GAS

15

15. FORCED AIR HVAC — ELECTRIC

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
HEAT PUMP	• Heat pump	EA	---	---	---			.200
	• Reinforced fiberglass supply and lateral ducts, return ducts	PLUS SF	---	---	---			.201
	• Registers and grilles							
	• 2 main line dampers							
	• Back-up electric heat element							
	• Evaporator coil							
	• Control wiring							
	• Thermostat							
	• 8'-0" ceiling height							
	• Connect to existing electrical							
	SF = Living area floor							
BASE-BOARD	Including built-in thermostat							
	4'-0" (1000 watt)	EA	---	---	---			.220
	6'-0" (1500 watt)	EA	---	---	---			.221
	8'-0" (2000 watt)	EA	---	---	---			.222
	10'-0" (2500 watt)	EA	---	---	---			.223

15. HOT WATER HEATING AND COOLING, CENTRAL A/C

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
OIL FIRED HEATING	• Oil fired boiler	EA	---	---	---			.300
	• 275 gal. tank on legs with 1/4" copper tubing to boiler	PLUS						
	• 1/2" copper tubing supply and fittings	SF	---	---	---			.301
	• Zone valve							
	• Baseboard radiation							
	• Thermostat							
	• 8'-0" ceiling height							
	• Connect to existing electrical							
	SF = Living area floor							
500 GAL. OIL TANK	Substitute 500 gallon oil tank on legs for specified 275 gallon tank ADD	EA	---	---	---			.310
GAS FIRED HEATING	• Gas fired boiler	EA PLUS	---	---	---			
	• 1/2" copper tubing supply and fittings							
	• Zone valve							
	• Thermostat							
	• 8'-0" ceiling height							
	• Connect to existing electrical							
	• Connect to existing gas supply							
	Baseboard radiation	SF	---	---	---			.321
	Radiant floor heating with synthetic tubing pre-set in concrete floor	SF	---	---	---			.322
	SF = Living area floor							
HIGH EFFICIEN- CY	Sealed combustion, metal vent or PVC piping, condensate pump included ADD	EA	---	--	---			.323
CENTRAL AIR CON- DITION- ING	• Compressor and condenser	EA	---	---	---			.330
	• Reinforced fiberglass supply and lateral ducts, return ducts	PLUS SF	---	---	---			.331
	• Registers and grilles							
	• 2 main line dampers							
	• Inside coil and fan							
	• Control wiring							
	• Thermostat							
	• 8'-0" ceiling height							
	• Connect to existing electrical							
	SF = Living area floor							

15

186 N1MD0220001SR3033

15. METAL CHIMNEY

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
METAL CHIMNEY	Galvanized double wall metal chimney	LF UP	---	---	---			.450

16. HOUSE ELECTRIC

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
TEMPO- RARY POWER	One month's rental of portable generator; 3 KW to 5 KW EA = One month	EA	---	---	---			.010
COM- PLETE HOUSE ELECTRIC	Complete house electric in accordance with National Electrical Code, rough wiring and finish <ul style="list-style-type: none"> • 200 amp service entrance • Romex cable • One 240V water heater connection • Wiring for one heating/cooling system • Kitchen appliances: <ul style="list-style-type: none"> Disposal Dishwasher One oven/range (240V) Refrigerator Range ventilation • General lighting by single ceiling mounted rough-in (2 or 3 way switch) in: Entrance Foyer, Dining Room, Kitchen, Breakfast Area, Laundry Room, Basement, Garage, Hallway, Bathrooms • Other rooms lighted by a switched wall receptacle • Cost of fixtures themselves not included SF = Living area floor	SF	---	---	---			.000
EXTRA CIRCUITS	Same as above with 100 amp service	SF	---	---	---			.001
	Same as above with 400 amp service	SF	---	---	---			.002
	120V lighting circuit, up to 9 additional lights/outlets and switches EA = Each circuit	EA	---	---	---			.100
	120V dedicated circuit with a single outlet to serve a computer, appliance, etc.	EA	---	---	---			.102
	240V dedicated circuit for a single piece of equipment, such as a window air conditioner, dryer or water heater	EA	---	---	---			.103

16. ELECTRIC OUTLETS AND FIXTURES

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
ADDI- TIONAL OUTLETS	Additional outlets on an existing circuit:							
	Weatherproof outlet	EA	---	---	---			.120
	Ground fault interrupter outlet (with breaker in the outlet)	EA	---	---	---			.121
	Common wall receptacle	EA	---	---	---			.122
	Floor mounted outlet	EA	---	---	---			.123
ADDI- TIONAL FIXTURES	On existing circuit, cost of installing builder grade fixture:							
	Surface mounted wall or ceiling fixture, no switch added	EA	---	---	---			.130
	Round recessed light, rough-in kit and black baffle trim included, including fixture, no switch	EA	---	---	---			.131
	Undercounter 12" fluorescent light, switch on unit, including fixture	EA	---	---	---			.132
	Install switch and fixture (in addition to cost of fixture)	EA	---	---	---			.133
	Add switch to an existing circuit	EA	---	---	---			.134
	3-way switches (set of 2)	EA	---	---	---			.135
SPOT- LIGHT	Install switch and outside spotlights, two spotlights on wall corners or eaves of house							
	First floor	EA	---	---	---			.140
	Second floor	EA	---	---	---			.141
	EA = Total							
EXTER- IOR FIXTURE	Install switch and outside fixture over door or at side of door (in addition to cost of fixture)	EA	---	---	---			.150
	EA = Total							

16. HOODS AND FANS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
BATH- ROOM FANS	Exhaust fan for bath @ \$40, including switch	EA	---	---	---			.200
	1,000 watt combination fan and heater @ \$95 in bathroom, including switch	EA	---	---	---			.201
	Combination fan, heater and light @ \$120 in bathroom, including switch	EA	---	---	---			.202
	Exhaust fan and light @ \$55 in bathroom, including switch	EA	---	---	---			.203
RANGE HOODS	Ductless							
	30"	EA	---	---	---			.210
	36"	EA	---	---	---			.211
	42"	EA	---	---	---			.212
DUCT- WORK	Duct type							
	30"	EA	---	---	---			.220
	36"	EA	---	---	---			.221
	42"	EA	---	---	---			.222
DUCT- WORK	Metal duct work for hood or fan installation	LF	---	---	---			.230
	Flexible metal duct work for fan installation	LF	---	---	---			.231
ATTIC EXHAUST FAN	Attic exhaust fan with automatic thermostat, 1100-1500 CFM							
	Gable vent mounted	EA	---	---	---			.240
	Roof mounted	EA	---	---	---			.241
CEILING FAN	Install ceiling: fan R/I on existing circuit, blank plate at fan location, switched wiring to control fan and light, includes fan with light kit	EA	---	---	---			.250

16

16

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
CENTRAL VACUUM SYSTEM	Including power unit, hose, cleaning tools, tubing installation	EA	---	---	---			.300
	EA = Central unit and three stations							
	Each additional station ADD	EA	---	---	---			.301
SMOKE DETEC- TOR	Hard-wired automatic fire and smoke detector							
	Single floor	EA	---	---	---			.310
	Two floors (one detector per floor)	EA	---	---	---			.311
	Three floors (one detector per floor)	EA	---	---	---			.312
	EA = Whole house installation							

17. INSULATION

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
FIBER- GLASS BLANKET OR BATTS	Stapled to open wall or roof framing or laid flat between ceiling joists on installed drywall							
	16" framing:							
	Unfaced 3½" (R-11)	SF	---	---	---			.000
	6¼" (R-19)	SF	---	---	---			.001
	10" (R-30)	SF	---	---	---			.002
	12" (R-38)	SF	---	---	---			.003
	Kraft faced 3½" (R-11)	SF	---	---	---			.004
	6¼" (R-19)	SF	---	---	---			.005
	10" (R-30)	SF	---	---	---			.006
	12" (R-38)	SF	---	---	---			.007
	Foil faced 3½" (R-11)	SF	---	---	---			.008
	6¼" (R-19)	SF	---	---	---			.009
	10" (R-30)	SF	---	---	---			.010
	24" framing:							
	Unfaced 3½" (R-11)	SF	---	---	---			.011
	6¼" (R-19)	SF	---	---	---			.012
	10" (R-30)	SF	---	---	---			.013
	12" (R-38)	SF	---	---	---			.014
	Kraft faced 3½" (R-11)	SF	---	---	---			.015
	6¼" (R-19)	SF	---	---	---			.016
	10" (R-30)	SF	---	---	---			.017
	12" (R-38)	SF	---	---	---			.018
	Foil faced 3½" (R-11)	SF	---	---	---			.019
	6¼" (R-19)	SF	---	---	---			.020
	10" (R-30)	SF	---	---	---			.021

17. INSULATION

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
BLOWN-IN	Fiberglass blown in between open joists, unrestricted							
	R-12 5½"	SF	---	---	---			.200
	R-20 9"	SF	---	---	---			.201
	R-28 12"	SF	---	---	---			.202
	R-40 18"	SF	---	---	---			.203
	Fire-retardant cellulose, blown in between open joists, unrestricted							
	R-12 3½"	SF	---	---	---			.210
	R-20 5½"	SF	---	---	---			.211
	R-32 9"	SF	---	---	---			.212
	R-43 12"	SF	---	---	---			.213
EXTER- IOR WALL VAPOR BARRIER	6 mil plastic installed at inside of frame wall, over existing unfaced insulation, tape all openings	SF	---	---	---			.300
CEILING VAPOR BARRIER	Same as above, in top floor ceiling	SF	---	---	---			.310

18. GYPSUM DRYWALL, WALLS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
GYPSUM DRYWALL COMPLETE JOB	<ul style="list-style-type: none"> Nailed to studs or furring Taped Finished and sanded 							
	3/8"	SF	---	---	---			.000
	1/2"	SF	---	---	---			.001
	5/8" Firecode	SF	---	---	---			.002
	1/2" Moisture resistant	SF	---	---	---			.003
DRYWALL NAILED ONLY	<ul style="list-style-type: none"> Nailed to studs or furring Nails Gypsum board 							
	3/8"	SF	---	---	---			.010
	1/2"	SF	---	---	---			.011
	5/8" Firecode	SF	---	---	---			.012
	1/2" Moisture resistant	SF	---	---	---			.013
TAPE & FINISH ONLY	<ul style="list-style-type: none"> Nailed to studs or furring Metal corner bead Taped and blocked 	SF	---	---	---			.020
BLUE- BOARD	1/2" blueboard nailed or screwed to wall	SF	---	---	---			.030
SKIM COAT PLASTER	Skim coat plaster on blueboard	SF	---	---	---			.040
	Spray finish drywall with spackle or texture spray	SF	---	---	---			.050

18. LATHING, GROUNDS, PLASTERING WALLS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
GYPSUM LATH	Gypsum lath nailed to wood studs including corner bead and cornerite							
	3/8"	SF	---	---	---			.100
	1/2"	SF	---	---	---			.101
METAL LATH	3.4 diamond mesh nailed to wood studs	SF	---	---	---			.110
GROUNDS	Wood grounds for plastering <ul style="list-style-type: none"> • 1" x 2" at door and window openings • 1" x 3" at base of walls 	SF	---	---	---			.120
	SF = SF of plastered wall							
PLASTER	Gypsum plaster applied over existing gypsum lath							
	2 coats	SF	---	---	---			.130
	3 coats	SF	---	---	---			.131
	3 coats gypsum plaster over existing metal lath	SF	---	---	---			.132
SKIM COAT PLASTER	Tape existing gypsum board and apply lime putty plaster finish	SF	---	---	---			.140

18. CERAMIC TILE WALLS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
WONDER- BOARD OR DUROCK	Ceramic tile backer board, 1/2" 3' x 5' sheets	SF	---	---	---			.220
IN MUD	Including metal lathing and scratch coat, with average amount of cove and bullnose, 4¼" x 4¼", 6" x 6", and 8" x 8"							
	Tile @ \$2.16/SF	SF	---	---	---			.200
	Tile @ \$3.20/SF	SF	---	---	---			.201
	Tile @ \$4.80/SF	SF	---	---	---			.202
THIN SET OR MASTIC	Ceramic tile on existing gypsum wall including average amount of cove and bullnose, 4¼" x 4¼", 6" x 6", and 8" x 8"							
	Tile @ \$2.16/SF	SF	---	---	---			.210
	Tile @ \$3.20/SF	SF	---	---	---			.211
	Tile @ \$4.80/SF	SF	---	---	---			.212
CERAMIC FIXTURES	Ceramic tile bathroom fixtures <ul style="list-style-type: none"> • Towel bar • Toothbrush holder • Paper holder • Soap and grab EA = Full set of fixtures	EA	---	---	---			.230

18. WOOD PANELING, WALLS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
PLY- WOOD PANEL- ING	<ul style="list-style-type: none"> • Prefinished • 1/4" 4-0 x 8-0 sheets • Nailed to studs or furring • No mouldings included <p style="text-align: center;">Retail Price Per 4 x 8 Sheet</p>							
	10.00	SF	---	---	---			.300
	11.00	SF	---	---	---			.301
	12.00	SF	---	---	---			.302
	13.00	SF	---	---	---			.303
	14.00	SF	---	---	---			.304
	15.00	SF	---	---	---			.305
	16.00	SF	---	---	---			.306
	17.00	SF	---	---	---			.307
	18.00	SF	---	---	---			.308
	19.00	SF	---	---	---			.309
	20.00	SF	---	---	---			.310
	25.00	SF	---	---	---			.311
	30.00	SF	---	---	---			.312
	35.00	SF	---	---	---			.313
	40.00	SF	---	---	---			.314
	45.00	SF	---	---	---			.315
V-JOINT	Unfinished V-joint 3/4" thick and random widths to 10", including installation of 1" x 4" base of same material to which the paneling is butted							
	Knotty pine	SF	---	---	---			.320
	Cedar	SF	---	---	---			.321
	Redwood	SF	---	---	---			.322
CEDAR CLOSET LINING	3/8" T & G and end matched, applied over existing solid wall	SF	---	---	---			.330
	1/4" cedar particleboard, 4-0 x 8-0 sheets	SF	---	---	---			.331

19. GYPSUM DRYWALL, LATHING & PLASTERING CEILING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
GYPSUM DRYWALL COMPLETE JOB	<ul style="list-style-type: none"> Nailed to joists or furring Taped Finished and sanded 							
	3/8"	SF	---	---	---			.000
	1/2"	SF	---	---	---			.001
	5/8" Firecode	SF	---	---	---			.002
	1/2" Moisture resistant	SF	---	---	---			.003
DRYWALL NAILED ONLY	<ul style="list-style-type: none"> Nailed to joists or furring Nails Gypsum board 							
	3/8"	SF	---	---	---			.010
	1/2"	SF	---	---	---			.011
	5/8" Firecode	SF	---	---	---			.012
	1/2" Moisture resistant	SF	---	---	---			.013
TAPE & FINISH ONLY	<ul style="list-style-type: none"> Nailed to joists or furring Metal corner bead Taped and blocked 	SF	---	---	---			.020
	1/2" blueboard nailed or screwed to ceiling	SF	---	---	---			.030
TEXTURE SPACKLE FINISH	Spray finish drywall with spackle or texture spray	SF	---	---	---			.040
GYPSUM LATH	Gypsum lath nailed to joists or furring, including cornerite							
	3/8"	SF	---	---	---			.050
	1/2"	SF	---	---	---			.051
METAL LATH	3.4 diamond mesh nailed to joists or furring	SF	---	---	---			.060
PLASTER	Gypsum plaster applied over existing gypsum lath							
	2 coats	SF	---	---	---			.070
	3 coats	SF	---	---	---			.071
	3 coats gypsum plaster over existing metal lath	SF	---	---	---			.072
SKIM COAT PLASTER	Tape existing gypsum board and apply lime putty plaster finish	SF	---	---	---			.080

19. COMPOSITION TILE CEILING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
TILE	12" x 12" or 12" x 24" tile over furring strips							
	Tile Retail SF Cost							
	.35	SF	---	---	---			.100
	.40	SF	---	---	---			.101
	.45	SF	---	---	---			.102
	.50	SF	---	---	---			.103
	.55	SF	---	---	---			.104
	.60	SF	---	---	---			.105
	.70	SF	---	---	---			.106
	.80	SF	---	---	---			.107
FURRING	Install 1" x 3" furring strips 12" OC, ready for installation of ceiling tile	SF	---	---	---			.110
GRID SYSTEM	<ul style="list-style-type: none"> Suspend ceiling with steel grid system Wall mouldings Cross tees Beams Ceiling panels, 1/2" or 5/8" thick 							
	Panel Size							
	Ceiling Panels SF Retail Cost							
	24" x 24"	SF	---	---	---			.130
	.55	SF	---	---	---			.131
	.60	SF	---	---	---			.132
	.65	SF	---	---	---			.133
	.70	SF	---	---	---			.134
	.75	SF	---	---	---			.135
	.80	SF	---	---	---			.136
	24" x 48"	SF	---	---	---			.120
	.55	SF	---	---	---			.121
	.60	SF	---	---	---			.122
	.65	SF	---	---	---			.123
	.70	SF	---	---	---			.124
	.75	SF	---	---	---			.125
	.80	SF	---	---	---			.126

20. INTERIOR MOULDINGS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
BASE	Pine, clam, ranch or colonial base							
	2"	LF	---	---	---			.000
	2 1/4"	LF	---	---	---			.001
	3 1/4"	LF	---	---	---			.002
	4 1/4"	LF	---	---	---			.003
	5 1/4"	LF	---	---	---			.004
	8"	LF	---	---	---			.005
SHOE MOULD	1/2" x 3/4"							
	Hardwood	LF	---	---	---			.010
	Pine	LF	---	---	---			.011
3-PIECE BASE	<ul style="list-style-type: none"> • Top mould, 11/16" x 1-1/8" • Base 11/16" x 3 1/2" • Oak shoe 1/2" x 3/4" 	LF	---	---	---			.020
	LF = All three pieces							
DECORA- TIVE FORMED MOULD- INGS	Molded polystyrene/polymer, up to 5 1/4" height							
	Dentil	LF	---	---	---			.030
	Crown	LF	---	---	---			.031
	Cove	LF	---	---	---			.032
CEILING MOULDING	Bed, cove, crown or picture moulds							
	3/4"	LF	---	---	---			.040
	1-5/8"	LF	---	---	---			.041
	2-1/4"	LF	---	---	---			.042
	3-1/4"	LF	---	---	---			.043
	4-1/4"	LF	---	---	---			.044
	5-1/4"	LF	---	---	---			.045
3 MEMBER WOOD CORNICE	5/8" x 1-3/4" and 3/4" x 4-3/4" and 5/8" x 1-3/4"	LF	---	---	---			.050
	LF = All three pieces							
CHAIR RAIL	One-piece chair rail							
	5/8" x 2 1/2"	LF	---	---	---			.060
	5/8" x 3 1/2"	LF	---	---	---			.061
	Two-piece chair rail, round edge chair rail with cap trim	LF	---	---	---			.070
PANEL STRIPS	Panel strips nailed to plaster, drywall or plywood wall for panel effect, all joints mitered							
	5/8" x 7/8"	LF	---	---	---			.080
	1-1/16" x 2-1/4"	LF	---	---	---			.081

20. INTERIOR TRIM

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
KNEEWALL CAPS	1" x 8", C and better, rounded on two edges, with cove mould below each edge	LF	---	---	---			.100
	1" x 8", oak, rounded on two edges, with cove mould below each edge	LF	---	---	---			.101
FIRE- PLACE MANTEL	<ul style="list-style-type: none"> Pine, with plain or fluted sides, pre-assembled Overall width up to 72", shelf size up to 12", wood opening up to 53" in width Economy Grade	EA	---	---	---			.110
	Builder Grade	EA	---	---	---			.111
	Premium Grade	EA	---	---	---			.112
	Plain pine surround moulding with no shelf, surround moulding up to 1-5/8" x 5-3/4"	EA	---	---	---			.115
CHINA CORNER CASE	<ul style="list-style-type: none"> Pine, pre-assembled Overall height to 7'4", overall width to 2'6" Economy Grade	EA	---	---	---			.120
	Builder Grade	EA	---	---	---			.121
	Premium Grade	EA	---	---	---			.122
CASED OPENING	Jambs and two sides of 2½" door trim							
	Solid 3-0 x 6-8	EA	---	---	---			.130
	6-0 x 6-8	EA	---	---	---			.131
	FJ 3-0 x 6-8	EA	---	---	---			.135
BUILT-UP FALSE BEAM	6-0 x 6-8	EA	---	---	---			.136
	Install false wood box beam against straight ceiling, 2 x 4 base nailer with 1 x 4 face and 1 x 6 sides, 3/4" quarter round at ceiling intersections							
	CWP	LF	---	---	---			.200
	#2 Pine	LF	---	---	---			.201
	Clear RW	LF	---	---	---			.202

20. CLOSET TRIM

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
CLOTHES CLOSET TRIM	24" to 30" deep, fully trimmed as follows: <ul style="list-style-type: none"> • 3½" base and shoe • #2 pine hookstrip • 12" particleboard shelf • 1-3/8" clothes pole and clothes pole sockets No framing, wall covering, door or door trim LF = Width of closet	LF	---	---	---			.210
WALK-IN CLOSET TRIM	Same specifications as above, adding one pole and one shelf SF = SF area of interior of closet	SF	---	---	---			.215
CLOSET SHELVES	Additional storage shelves in above closets, #2 pine or particle-board shelves set on wood cleats							
	12"	LF	---	---	---			.220
	16"	LF	---	---	---			.221
LINEN CLOSET	24" deep with 24" particleboard shelves, 12" OC vertically measured, #2 pine base and #2 pine shelf cleats LF = Width of closet	LF	---	---	---			.330
COATED WIRE VENTI- LATED CLOSET SYSTEMS	<ul style="list-style-type: none"> • Install shelf with built-in hanging bar (wardrobe shelf) • 30" wide mid level wardrobe shelf and center vertical divider support • Up to 7 ft. width EA = Each closet system	EA	---	---	---			.340
	<ul style="list-style-type: none"> • Install shelf with built-in hanging bar (wardrobe shelf) • 30" wide mid level wardrobe shelf • Center pedestal with 3 open shelves and 3-drawer system • Up to 7 ft. width EA = Each closet system	EA	---	---	---			.341
	For each additional foot of either closet system ADD LF = Each additional foot over 7 ft. of closet system	LF	---	---	---			.342
	<i>If walk-in closet with above systems on two or three walls, double or triple the costs shown</i>							

20. BOOKSHELVES

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.	
			MATLS	LABOR	TOTAL	MARKUP %	PRICE		
BUILT-IN BOOKCASE	<ul style="list-style-type: none">Nailed and glued endsVertical supports 30" OC and at each endKickboardTop railShelves spaced 10" OC vertically measuredBuild and install <p>SF = Front square footage</p> <p><i>Tight Knot Pine Shelving</i></p> <p>8"</p> <p>10"</p> <p>12"</p> <p><i>Clear White Pine</i></p> <p>8"</p> <p>10"</p> <p>12"</p> <p><i>Oak</i></p> <p>8"</p> <p>10"</p> <p>12"</p> <p><i>Birch Plywood (3/4")</i></p> <p>8"</p> <p>10"</p> <p>12"</p> <p>16"</p>								
	SF	---	---	---			.400		
	SF	---	---	---			.401		
	SF	---	---	---			.402		
	SF	---	---	---			.410		
	SF	---	---	---			.411		
	SF	---	---	---			.412		
	SF	---	---	---			.420		
	SF	---	---	---			.421		
	SF	---	---	---			.422		
	SF	---	---	---			.430		
	SF	---	---	---			.431		
	SF	---	---	---			.432		
	SF	---	---	---			.433		
	SHELF MOULDING	Moulding at shelf edge	LF	---	---	---			.440
	STILES	1 x 2 CWP stiles along vertical supports of bookcase	LF	---	---	---			.450
BACKING	1/4" plywood or hardboard	SF	---	---	---			.460	

20. STAIRS AND RAILINGS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE			DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE		
MAIN STAIRWAY	Stairway up or down to living area, shop built, delivered to job, installed by carpenter <ul style="list-style-type: none">• Oak treads and risers• Starting newel• Birch handrail with easement and newel cap• Oak balusters, 4" OC								
	7-8 Risers One side open	EA	---	---	---				.500
	Two sides open	EA	---	---	---				.501
	14-16 Risers One side open	EA	---	---	---				.502
	Two sides open	EA	---	---	---				.503
ATTIC STAIRWAY	Between two walls, housed out pine stringers, 1-1/8" pine treads, 3/4" pine risers, fir handrail brackets, shop built and delivered to job by stairbuilder	EA	---	---	---				.510
	Same as above with right angle turn at top or bottom	EA	---	---	---				.511
CELLAR STAIRWAY	Stringers and treads of 2 x 10 fir, open risers, 2 x 4 handrail	EA	---	---	---				.520

20. STAIRS AND RAILINGS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
CURVED STAIRWAY AND RAIL	<ul style="list-style-type: none"> Constant curve up to 10'-0", floor to floor Oak tread and risers Open on inside stringer Shop built, shipped to job Starting newel Birch handrail and easement and newel cap Oak balusters 	EA	---	---	---			.530
SPIRAL STAIRWAY, WOOD	Hardwood treads and platform, laminated handrail and center pole, balusters, up to 9'-0", floor to floor							
	Diameter							
	4-0	EA	---	---	---			.540
	4-6	EA	---	---	---			.541
SPIRAL STAIRWAY, METAL	Same as above, 9'-0" to 11'-0", floor to floor							
	Diameter							
	4-0	EA	---	---	---			.545
	4-6	EA	---	---	---			.546
SPIRAL STAIRWAY, METAL	Unpainted metal stairway							
	Diameter							
	5-0	EA	---	---	---			.550
	6-0	EA	---	---	---			.551
LEVEL GUARD- RAIL	<ul style="list-style-type: none"> Pre-fabricated, 36" high Intermediate newels, 6' OC Birch handrail Oak balusters, 4" OC Oak bottom rail 	LF	---	---	---			.560
WOOD HANDRAIL	2 x 2 pine or fir handrail with standard hardware	LF	---	---	---			.561
WROUGHT IRON HANDRAIL	Substitute wrought iron handrail in above stairways							
	One Side ADD	EA	---	---	---			.562
	Two Sides ADD	EA	---	---	---			.563
FOLDING STAIRWAY	"Disappearing stair", wood up to 10'-0" floor to floor, 26" wide	EA	---	---	---			.570

21. KITCHEN CABINETS, BUILDER GRADE

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
BASE CABINETS	Install prefinished or unfinished kitchen cabinets on plumb and straight walls. Staining and painting not included. The basic base cabinet installation includes the following: <ul style="list-style-type: none"> • One 36" wide, 2-door and 2-drawer front sink base cabinet @ \$160 each • One 24" wide, 4-drawer drawer base cabinet • 1 and 2 door, 1 and 2 drawer base cabinets as required LF = Total overall front length of all base cabinets	LF	---	---	---			.000
SINK BASE	Sink base cabinet, 2 doors and 2 drawer fronts <div> <div>Width</div> <div>30"</div> <div>36"</div> <div>42"</div> <div>48"</div> </div>	 EA EA EA EA	 --- --- --- ---	 --- --- --- ---	 --- --- --- ---			 .010 .011 .012 .013
DOOR BASE	Door base cabinet <div> <div>1 door, 1 drawer</div> <div>18"</div> <div>24"</div> <div>2 doors, 2 drawers</div> <div>30"</div> <div>36"</div> <div>42"</div> <div>48"</div> </div>	 EA EA EA EA EA EA EA	 --- --- --- --- --- --- ---	 --- --- --- --- --- --- ---	 --- --- --- --- --- --- ---			 .020 .021 .022 .023 .024 .025
DRAWER BASE	Drawer base cabinet, 4 drawers <div> <div>15"</div> <div>18"</div> <div>24"</div> </div>	 EA EA EA	 --- --- ---	 --- --- ---	 --- --- ---			 .030 .031 .032
CORNER BASE	Corner base (Lazy Susan) with 36" length along each wall	EA	---	---	---			.026
ISLAND BASE	Island base with doors on 2 sides and drawers on one side <div> <div>24"</div> <div>36"</div> <div>42"</div> <div>48"</div> </div>	 EA EA EA EA	 --- --- --- ---	 --- --- --- ---	 --- --- --- ---			 .040 .041 .042 .043

21. KITCHEN CABINETS, BUILDER GRADE

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
WALL CABINETS	The basic wall cabinet installation includes the following: <ul style="list-style-type: none"> Two "above appliance" wall cabinets 15" high and 36" wide @ \$115 each 1 and 2 door wall cabinets 30" high as required 	LF	---	---	---			.001
ABOVE APPLI- ANCE	Above appliance wall cabinet Height Width 2 doors 15" 30"	EA	---	---	---			.050
	15" 36"	EA	---	---	---			.051
	18" 30"	EA	---	---	---			.052
	18" 36"	EA	---	---	---			.053
DOOR CABINETS	Additional wall cabinets as required							
	1 door 30" 18"	EA	---	---	---			.060
	30" 24"	EA	---	---	---			.061
	2 doors 30" 30"	EA	---	---	---			.062
	30" 36"	EA	---	---	---			.063
	30" 42"	EA	---	---	---			.064
	30" 48"	EA	---	---	---			.065
CORNER WALL	Corner wall (Lazy Susan) with 24" along each wall	EA	---	---	---			.070
UPPER ISLAND	Upper island with doors two sides, 30" high, 36" wide	EA	---	---	---			.071
MICRO- WAVE WALL	Microwave wall cabinet, 24"	EA	---	---	---			.080
OVEN CABINET	Width Height Depth 24" 7-0 24"	EA	---	---	---			.081
	27" 7-0 24"	EA	---	---	---			.082
BROOM / UTILITY CABINET	Broom or utility cabinet 84" high and 24" deep Width 18"	EA	---	---	---			.072
	24"	EA	---	---	---			.073
GLASS DOORS	Glass-front door on wall cabinet substituted for standard door, no muntins ADD EA = Each door	EA	15%	--	13%			.090
APPLI- ANCE GARAGE	Appliance garage to fit under corner wall cabinet	EA	---	---	---			.091
	Same as above, to fit under 30" wall cabinet	EA	---	---	---			.092

21. KITCHEN CABINETS, PREMIUM GRADE

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
BASE CABINETS	Install prefinished or unfinished kitchen cabinets on plumb and straight walls. Staining and painting not included. The basic base cabinet installation includes the following: <ul style="list-style-type: none"> • One 36" wide, 2-door and 2-drawer front sink base cabinet @ \$230 each • One 24" wide, 4-drawer drawer base cabinet • 1 and 2 door, 1 and 2 drawer base cabinets as required LF = Total overall front length of all base cabinets	LF	---	---	---			.100
SINK BASE	Sink base cabinet, 2 doors and 2 drawer fronts <div> <div>Width</div> <div>30"</div> <div>36"</div> <div>42"</div> <div>48"</div> </div>	 EA EA EA EA	 --- --- --- ---	 --- --- --- ---	 --- --- --- ---			 .110 .111 .112 .113
DOOR BASE	Door base cabinet <div> <div>1 door, 1 drawer</div> <div>18"</div> <div>24"</div> <div>2 doors, 2 drawers</div> <div>30"</div> <div>36"</div> <div>42"</div> <div>48"</div> </div>	 EA EA EA EA EA EA EA	 --- --- --- --- --- --- ---	 --- --- --- --- --- --- ---	 --- --- --- --- --- --- ---			 .120 .121 .122 .123 .124 .125
DRAWER BASE	Drawer base cabinet, 4 drawers <div> <div>15"</div> <div>18"</div> <div>24"</div> </div>	 EA EA EA	 --- --- ---	 --- --- ---	 --- --- ---			 .130 .131 .132
CORNER BASE	Corner base (Lazy Susan) with 36" length along each wall	EA	---	---	---			.126
ISLAND BASE	Island base with doors on 2 sides and drawers on one side <div> <div>24"</div> <div>36"</div> <div>42"</div> <div>48"</div> </div>	 EA EA EA EA	 --- --- --- ---	 --- --- --- ---	 --- --- --- ---			 .140 .141 .142 .143

21. KITCHEN CABINETS, PREMIUM GRADE

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
WALL CABINETS	The basic wall cabinet installation includes the following: <ul style="list-style-type: none"> Two "above appliance" wall cabinets 15" high and 36" wide @ \$170 each 1 and 2 door wall cabinets 30" high as required 	LF	---	---	---			.101
ABOVE APPLI- ANCE	Above appliance wall cabinet Height Width 2 doors 15" 30"	EA	---	---	---			.150
	15" 36"	EA	---	---	---			.151
	18" 30"	EA	---	---	---			.152
	18" 36"	EA	---	---	---			.153
DOOR CABINETS	Additional wall cabinets as required							
	1 door 30" 18"	EA	---	---	---			.160
	30" 24"	EA	---	---	---			.161
	2 doors 30" 30"	EA	---	---	---			.162
	30" 36"	EA	---	---	---			.163
	30" 42"	EA	---	---	---			.164
	30" 48"	EA	---	---	---			.165
CORNER WALL	Corner wall (Lazy Susan) with 24" along each wall	EA	---	---	---			.170
UPPER ISLAND	Upper island with doors two sides, 30" high, 36" wide	EA	---	---	---			.171
MICRO- WAVE WALL	Microwave wall cabinet, 24"	EA	---	---	---			.180
OVEN CABINET	Width Height Depth 24" 7-0 24"	EA	---	---	---			.181
	27" 7-0 24"	EA	---	---	---			.182
BROOM / UTILITY CABINET	Broom or utility cabinet 84" high and 24" deep Width 18"	EA	---	---	---			.172
	24"	EA	---	---	---			.173
GLASS DOORS	Glass-front door on wall cabinet substituted for standard door, no muntins ADD EA = Each door	EA	20%	--	18%			.190
APPLI- ANCE GARAGE	Appliance garage to fit under corner wall cabinet	EA	---	---	---			.191
	Same as above, to fit under 30" wall cabinet	EA	---	---	---			.192

21. KITCHEN CABINETS, TOP QUALITY

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
BASE CABINETS	Install prefinished or unfinished kitchen cabinets on plumb and straight walls. Staining and painting not included. The basic base cabinet installation includes the following: <ul style="list-style-type: none"> • One 36" wide, 2-door and 2-drawer front sink base cabinet @ \$300 each • One 24" wide, 4-drawer drawer base cabinet • 1 and 2 door, 1 and 2 drawer base cabinets as required LF = Total overall front length of all base cabinets	LF	---	---	---			.200
SINK BASE	Sink base cabinet, 2 doors and 2 drawer fronts <div> <div>Width</div> <div>30"</div> <div>36"</div> <div>42"</div> <div>48"</div> </div>	EA	---	---	---			.210
		EA	---	---	---			.211
		EA	---	---	---			.212
		EA	---	---	---			.213
DOOR BASE	Door base cabinet <div> <div>1 door, 1 drawer</div> <div>18"</div> <div>24"</div> <div>2 doors, 2 drawers</div> <div>30"</div> <div>36"</div> <div>42"</div> <div>48"</div> </div>	EA	---	---	---			.220
		EA	---	---	---			.221
		EA	---	---	---			.222
		EA	---	---	---			.223
		EA	---	---	---			.224
		EA	---	---	---			.225
DRAWER BASE	Drawer base cabinet, 4 drawers <div> <div>15"</div> <div>18"</div> <div>24"</div> </div>	EA	---	---	---			.230
		EA	---	---	---			.231
		EA	---	---	---			.232
CORNER BASE	Corner base (Lazy Susan) with 36" length along each wall	EA	---	---	---			.226
ISLAND BASE	Island base with doors on 2 sides and drawers on one side <div> <div>24"</div> <div>36"</div> <div>42"</div> <div>48"</div> </div>	EA	---	---	---			.240
		EA	---	---	---			.241
		EA	---	---	---			.242
		EA	---	---	---			.243

21. KITCHEN CABINETS, TOP QUALITY

SPECIFICATIONS				UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
					MATLS	LABOR	TOTAL	MARKUP %	PRICE	
WALL CABINETS	The basic wall cabinet installation includes the following: <ul style="list-style-type: none">Two "above appliance" wall cabinets 15" high and 36" wide @ \$220 each1 and 2 door wall cabinets 30" high as required			LF	---	---	---			.201
ABOVE APPLI- ANCE	Above appliance wall cabinet									
	Height	Width								
	2 doors	15"	30"	EA	---	---	---			.250
		15"	36"	EA	---	---	---			.251
		18"	30"	EA	---	---	---			.252
		18"	36"	EA	---	---	---			.253
DOOR CABINETS	Additional wall cabinets as required									
	1 door	30"	18"	EA	---	---	---			.260
		30"	24"	EA	---	---	---			.261
	2 doors	30"	30"	EA	---	---	---			.262
		30"	36"	EA	---	---	---			.263
		30"	42"	EA	---	---	---			.264
		30"	48"	EA	---	---	---			.265
CORNER WALL	Corner wall (Lazy Susan) with 24" along each wall			EA	---	---	---			.270
UPPER ISLAND	Upper island with doors two sides, 30" high, 36" wide			EA	---	---	---			.271
MICRO- WAVE WALL	Microwave wall cabinet, 24"			EA	---	---	---			.280
OVEN CABINET	Width	Height	Depth							
	24"	7-0	24"	EA	---	---	---			.281
	27"	7-0	24"	EA	---	---	---			.282
BROOM / UTILITY CABINET	Broom or utility cabinet 84" high and 24" deep									
	Width									
	18"			EA	---	---	---			.272
	24"			EA	---	---	---			.273
GLASS DOORS	Glass-front door on wall cabinet substituted for standard door, no muntins			EA	25%	--	23%			.290
	EA = Each door									
APPLI- ANCE GARAGE	Appliance garage to fit under corner wall cabinet			EA	---	---	---			.291
	Same as above, to fit under 30" wall cabinet			EA	---	---	---			.292

21. CUSTOM-BUILT KITCHEN CABINETS

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
BASE CABINETS WALL CABINETS DOORS DRAWERS OVEN OR BROOM CABINET	<i>The materials costs shown below include the entire cost for cabinets custom-built by others. The labor costs include only installation on the job.</i> Front Frames <ul style="list-style-type: none">• 3/4" birch plywood• Mortise and tenon joined and glued Shelves <ul style="list-style-type: none">• 3/4" birch plywood• Dadoed into side panels Backing <ul style="list-style-type: none">• 1/4" birch plywood• All grain edges covered with birch veneer• No painting or staining							
	34½" high, 24" deep LF = width of cabinet	LF	---	---	---			.300
	12" deep, 18" high	LF	---	---	---			.310
	12" deep, 30" high	LF	---	---	---			.311
	3/4" birch plywood with beveled edges on face and 3/8" lip, wood pulls and semi-concealed hinges, up to 18" x 24" in size	EA	---	---	---			.320
	3/4" birch plywood front 1/2" birch plywood sides 1/4" birch plywood bottom Nylon guides on aluminum tracks							
	4" high, 12" wide	EA	---	---	---			.330
	8" high, 18" wide	EA	---	---	---			.331
	Including 2 doors, 7-0 high, 24" deep, 24" wide	EA	---	---	---			.340

21. KITCHEN COUNTERTOPS AND ACCESSORIES

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
COUNTER- TOP	With plastic or self edge and 4" backsplash with sink cutout	LF	---	---	---			.400
	Plastic laminate post form profile, integral 4" backsplash and sink cutout	LF	---	---	---			.401
CERAMIC TILE	Ceramic tile countertop 4¼" x 4¼" to 6" x 6", includes trim, set in mud and backerboard, builder quality	LF	---	---	---			.410
	Same as above, set in thin set or mastic	LF	---	---	---			.411
CUTTING BOARD	1½" x 18" x 25" maple laminated, installed in countertop above	EA	---	---	---			.420
BULK- HEAD, DROP, SOFFIT	Drywall, from ceiling to top of wall cabinets, including framing as required	LF	---	---	---			.430
<i>The items listed below may be found in the sections as shown</i> Plumbing Vanity base Disposer Laundry tub Hot water heater Electrical Fans Range hoods Central vacuum system								

21. KITCHEN APPLIANCES

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
ELECTRIC RANGE & OVEN	<i>The following installations are for work roughed in and connected by plumber as required. Materials costs shown are for appliances only, and labor costs are for handling on the job.</i>							
	Cooktop 30" x 20" @ \$417	EA	---	---	---			.500
	Wall oven 27" wide Double @ \$943	EA	---	---	---			.510
	27" wide Single @ \$670	EA	---	---	---			.511
MICRO- WAVE	Free-standing electric range and oven 30" wide Builder @ \$486	EA	---	---	---			.520
	30" wide Premium @ \$693	EA	---	---	---			.521
	Microwave oven 900 watt Builder	EA	---	---	---			.530
	1000 watt Premium	EA	---	---	---			.531
REFRIG- ERATOR	Refrigerator, frost free 19.0 CF Builder	EA	---	---	---			.540
	21.5 CF Premium	EA	---	---	---			.541
TRASH COMPAC- TOR	12" to 15" wide, under counter installation	EA	---	---	---			.550

21. KITCHEN APPLIANCES

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
CLOTHES DRYER, ELECTRIC	<i>The following installations are for work roughed in and connected by plumber as required. Materials costs shown are for appli- ances only, and labor costs are for handling on the job.</i>							
	Electric clothes dryer							
	Builder @ \$437	EA	---	---	---			.560
	Premium @ \$541	EA	---	---	---			.561
DISH- WASHER	Under counter installation							
	Builder @ \$449	EA	---	---	---			.570
	Premium @ \$662	EA	---	---	---			.571
CLOTHES WASHER	Clothes washer							
	Builder @ \$460	EA	---	---	---			.580
	Premium @ \$547	EA	---	---	---			.581
CLOTHES DRYER, GAS	Gas clothes dryer							
	Builder @ \$460	EA	---	---	---			.630
	Premium @ \$541	EA	---	---	---			.631
GAS RANGE & OVEN	Gas cooktop							
	30" x 20" @ \$294	EA	---	---	---			.600
	36" x 20" @ \$639	EA	---	---	---			.601
	Gas wall oven							
	30" Builder @ \$ 489	EA	---	---	---			.610
	30" Premium @ \$857	EA	---	---	---			.611
	Free-standing gas range and oven							
	30" Builder @ \$420	EA	---	---	---			.620
	30" Premium @ \$874	EA	---	---	---			.621

22. MEDICINE CABINET AND ACCESSORIES

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
RE- CESSED CABINET	<ul style="list-style-type: none"> Hinged plate glass mirror door Overall size 16" x 22" 	EA	---	---	---			.000
	<ul style="list-style-type: none"> Hinged mirror doors (2) Overhead fluorescent fixture Overall size 27" x 23" 	EA	---	---	---			.001
SURFACE MOUNT CABINET	<ul style="list-style-type: none"> Two sliding mirror doors Overall size 24" x 16" No light 	EA	---	---	---			.010
	<ul style="list-style-type: none"> Two sliding mirror doors Overhead 4-bulb fixture <p>Overall Size 24" x 23"</p>	EA	---	---	---			.020
	28" x 23"	EA	---	---	---			.021
	36" x 23"	EA	---	---	---			.022
	Triangular-shaped corner cabinet	EA	---	---	---			.030
	<ul style="list-style-type: none"> Hinged mirror door Overall size, 12" x 36" 							
MIRROR	Mount wall mirror, 1/4" thick with polished edges	SF	---	---	---			.040
CHROME ACCES- SORIES	Polished chrome bath accessories	SET	---	---	---			.050
	<ul style="list-style-type: none"> Towel bar Toothbrush and glass holder Paper holder Soap dish 							
	<i>For ceramic bath accessories, see page 194</i>							
SHOWER ROD	Chrome shower curtain rod, 5'-0"	EA	---	---	---			.051
GRAB BAR	Stainless steel grab bar, 1-1/4" diameter, straight, with anchor plates							
	24"	EA	---	---	---			.055
	36"	EA	---	---	---			.056

22. TUB AND SHOWER ENCLOSURE

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
FOLDING DOORS	Tub enclosure • Aluminum frame • Plastic panels • Roller glides top and bottom • Up to 66" wide, 58" high • Folds to 12"	EA	---	---	---			.100
	Shower enclosure • Aluminum frame • Plastic panels • Roller glides top and bottom • Up to 66" wide, 68" high	EA	---	---	---			.110
BY-PASS DOOR	Tub enclosure • Aluminum frame • Up to 60" opening, 58" high							
	Two plastic panels	EA	---	---	---			.120
	Two tempered glass doors	EA	---	---	---			.121
HINGED DOOR	Shower enclosure • Aluminum frame • Up to 48" wide, 70" high • Two tempered glass doors	EA	---	---	---			.130
	Tub enclosure • Aluminum frame • One stationary panel and one hinged door • 48" opening • Tempered glass panels	EA	---	---	---			.140
	Shower enclosure • Aluminum frame • One hinged tempered glass door • 48" wide opening, 64" high • Tempered glass panels	EA	---	---	---			.150
NEO- ANGLE SHOWER ENCLO- SURE	• Aluminum frame • Obscure glass • 24" side panels • 27" door • 72" high	EA	---	---	---			.160
	Same as above, with brass/gold finish	EA	---	---	---			.161

22. SHUTTERS AND SECURITY

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
DOOR SHUT- TERS	Door shutters with stationary slats, installed without hinges							
	Wood	Pair	---	---	---			.200
	Plastic	Pair	---	---	---			.201
	Aluminum	Pair	---	---	---			.202
	Install door shutters on hinges ADD	Pair	---	---	---			.203
WINDOW SHUT- TERS	Exterior window shutters with stationary slats, installed without hinges							
	Wood 1-6 x 3-2	Pair	---	---	---			.210
	Plastic 1-6 x 3-2	Pair	---	---	---			.211
	Install window shutters on hinges ADD	Pair	---	---	---			.213
BURGLAR ALARM	Control box							
	Standard	EA	---	---	---			.220
	Premium	EA	---	---	---			.221
	Sensor							
	Hard wired (wires in walls)	EA	---	---	---			.225
	Exposed wires	EA	---	---	---			.226
ACCES- SORIES	Radio transmitter	EA	---	---	---			.227
	Outside horn	EA	---	---	---			.230
	Emergency pocket transmitter	EA	---	---	---			.231
	Automatic message transmitter	EA	---	---	---			.232
	Freeze alert	EA	---	---	---			.233
	Motion detector	EA	---	---	---			.234
	Remote alarm	EA	---	---	---			.235
	Supply and install	EA	---	---	---			.240
FIRE EXTIN- GUISHER	<i>For smoke detector, see page 191</i>							

22

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
WOOD BURNING PREFAB FIRE- PLACE	Metal fireplace and chimney including exterior chimney housing 13 ft., measuring from floor to top of chimney housing, single glass front	EA	---	---	---			.300
	Additional chimney above 13 ft. LF = Lineal feet above 13 ft.	LF	---	---	---			.310

22. WOOD FENCING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
PICKET	Wood fencing costs below include 4" x 4" posts 8'-0" OC, set 2" into 6" gravel bed at bottom of 36" deep post hole with tamped dirt and gravel to top of post hole. Chain link fencing costs include setting posts in concrete.							
	1" x 4" pickets 6" OC, 4" x 4" posts, two horizontal 2" x 3" rails, 36" high							
	Cedar	LF	---	---	---		.400	
	Pressure treated pine	LF	---	---	---		.401	
	Redwood	LF	---	---	---		.402	
	Same as above, three horizontal 2" x 3" rails, 48" high							
	Cedar	LF	---	---	---		.405	
	Pressure treated pine	LF	---	---	---		.406	
	Redwood	LF	---	---	---		.407	
	Two gateposts and 42" wide gate, two rail, 36" high							
	Cedar	EA	---	---	---		.410	
	Pressure treated pine	EA	---	---	---		.411	
	Redwood	EA	---	---	---		.412	
	Two gateposts and 42" wide gate, three rail, 48" high							
	Cedar	EA	---	---	---		.415	
	Pressure treated pine	EA	---	---	---		.416	
	Redwood	EA	---	---	---		.417	
STOCKADE	1" x 3" cedar vertical pickets with 4" x 4" or 6" round posts, three 2" x 3" rails, 6 ft. high							
	Cedar	LF	---	---	---		.420	
	Pressure treated pine	LF	---	---	---		.421	
SPLIT RAIL	Two gateposts and 42" wide gate	EA	---	---	---		.425	
	Split rail fence with 8 ft. between line posts, 36" high, two rail							
	Cedar	LF	---	---	---		.430	
	Pressure treated pine	LF	---	---	---		.431	
	Same as above, 48" high, three rail							
	Cedar	LF	---	---	---		.435	
	Pressure treated pine	LF	---	---	---		.436	

22. WOOD AND CHAIN LINK FENCING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
SOLID BOARD	1" x 6" solid board fence with 2" x 4" rails and 4" x 4" posts, two rail, 42" high							
	Cedar	LF	---	---	---			.440
	Pressure treated pine	LF	---	---	---			.441
	Same as above, three rail, 72" high							
	Cedar	LF	---	---	---			.443
	Pressure treated pine	LF	---	---	---			.444
	Two gateposts and 42" wide gate, 42" high							
	Cedar	EA	---	---	---			.450
	Pressure treated pine	EA	---	---	---			.451
	Two gateposts and 42" wide gate, 72" high							
BOARD ON BOARD	Cedar	EA	---	---	---			.453
	Pressure treated pine	EA	---	---	---			.454
	1" x 6" boards vertical on alternating sides of 2" x 4" rails and 4" x 4" posts, two rails, 42" high							
	Cedar	LF	---	---	---			.460
	Pressure treated pine	LF	---	---	---			.461
	Same as above, three rails, 72" high							
	Cedar	LF	---	---	---			.463
	Pressure treated pine	LF	---	---	---			.464
	Two gateposts and 42" wide gate, 42" high							
	Cedar	EA	---	---	---			.470
CHAIN LINK	Pressure treated pine	EA	---	---	---			.471
	Two gateposts and 42" wide gate, 72" high							
	Cedar	EA	---	---	---			.473
	Pressure treated pine	EA	---	---	---			.474
	11 ga. galvanized steel or 11-1/2 ga. vinyl covered fencing, 1-5/8" posts 10'-0" OC, 1-5/8" top rail							
	36"	LF	---	---	---			.480
	48"	LF	---	---	---			.481
	60"	LF	---	---	---			.482
	72"	LF	---	---	---			.483
	Two gateposts and 48" wide gate							
	36"	EA	---	---	---			.490
	48"	EA	---	---	---			.491
	60"	EA	---	---	---			.492
	72"	EA	---	---	---			.493

23. WOOD FLOORING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
STRIP OAK FLOOR- ING	Lay floor with T&G and end- matched unfinished oak flooring							
	3/4" x 2 1/4" Select Red	SF	---	---	---			.000
	#1 Common	SF	---	---	---			.001
OAK PLANK FLOOR- ING	Lay floor with prefinished 3/4" x 2 1/4" oak flooring	SF	---	---	---			.010
	Prefinished ranch plank oak flooring, random widths, screws and plugs	SF	---	---	---			.020
PARQUET FLOOR FINISHING	Oak laminated, set in mastic over concrete or plywood deck, T&G, prefinished, clear							
	12" x 12" x 1/2"	SF	---	---	---			.030
	Sand and finish oak floor							
	Natural	SF	---	---	---			.060
	Dark stain	SF	---	---	---			.061
	Bleached (white stain)	SF	---	---	---			.062
PINE	Yellow pine, unfinished, T&G							
	D and Better, 1" x 4"	SF	---	---	---			.040
	#2 common, 1" x 4"	SF	---	---	---			.041
MAPLE	Unfinished maple flooring T&G							
	1" x 3"	SF	---	---	---			.050
	<i>For painting floors, see PAINTING</i>							

23. RESILIENT FLOORING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
ASPHALT TILE	Laid in adhesive over smooth surface, 9" x 9"							
	B Grade	SF	---	---	---			.100
	C Grade	SF	---	---	---			.101
	D Grade	SF	---	---	---			.102
VINYL COMPO- SITION	Laid in adhesive over smooth surface							
	9" x 9" 1/16"	SF	---	---	---			.110
	3/32"	SF	---	---	---			.111
	1/8"	SF	---	---	---			.112
	12" x 12" 1/16"	SF	---	---	---			.113
	3/32"	SF	---	---	---			.114
	1/8"	SF	---	---	---			.115
VINYL TILE	Laid in adhesive over smooth surface							
	9" x 9" 1/16"	SF	---	---	---			.120
	3/32"	SF	---	---	---			.121
	1/8"	SF	---	---	---			.122
	12" x 12" 1/16"	SF	---	---	---			.123
	3/32"	SF	---	---	---			.124
	1/8"	SF	---	---	---			.125
SHEET VINYL	Laid in adhesive over smooth surface							
	Economy	SF	---	---	---			.130
	Builder	SF	---	---	---			.131
	Premium	SF	---	---	---			.132
BASE	Vinyl base, including corners							
	2½"	LF	---	---	---			.140
	4"	LF	---	---	---			.141
UNDER- LAYMENT	Underlayment for resilient floors, glued and screwed on existing floor							
	Plywood 3/8"	SF	---	---	---			.150
	1/2"	SF	---	---	---			.151
	5/8"	SF	---	---	---			.152
	3/4"	SF	---	---	---			.153

23

[illegible]

23

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
CARPET- ING	Carpet floor, including pad and carpet							
	Carpet @ \$12/yd retail	SF	---	---	---			.300
	Carpet @ \$15/yd retail	SF	---	---	---			.301
	Carpet @ \$20/yd retail	SF	---	---	---			.302
	Carpet @ \$25/yd retail	SF	---	---	---			.303
INDOOR/ OUTDOOR	Stair carpeting ADD	Per Riser	--	---	---			.310
	Indoor-outdoor carpeting on wood or concrete							
	Economy	SF	---	---	---			.320
	Medium	SF	---	---	---			.321
	Premium	SF	---	---	---			.322

24. PREPARATION FOR PAINTING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
SET-UP & CLEAN-UP	Painting and staining costs on every page include set-up and clean-up time.							
SURFACE PREPA- RATION	An average amount of surface preparation such as caulking, filling and sanding is included in all exterior and interior painting and staining.							
SCAF- FOLDING	All costs are for 1, 2 or 3 story buildings, and cost of erecting and dismantling scaffolding is included. Pick-up, delivery and rental of scaffolding is not included.							
SPECIAL EQUIP- MENT	Rental of special equipment such as spray guns, etc., is not included in costs.							
QUALITY	All costs are for good builder quality by professional painters.							
1 COAT	Specifications that call for "1 coat" assume one of the following conditions: <div>Factory-applied prime coat or Prime coat spray-applied during wall and ceiling first coat application</div>							

24. EXTERIOR WALL PAINTING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
SIDING	Wood, plywood, asbestos and composition siding, painted							
	<i>Brush</i> Prime and 1 coat	SF	---	---	---			.000
	Prime and 2 coats	SF	---	---	---			.001
	<i>Roller</i> Prime and 1 coat	SF	---	---	---			.002
	Prime and 2 coats	SF	---	---	---			.003
	<i>Spray</i> Prime and 1 coat	SF	---	---	---			.004
	Prime and 2 coats	SF	---	---	---			.005
	Siding, stained							
	<i>Brush</i> 1 coat	SF	---	---	---			.010
	2 coats	SF	---	---	---			.011
WOOD SHINGLES OR ROUGH SIDING	Cedar shingles or rough siding, paint							
	<i>Brush</i> Prime and 1 coat	SF	---	---	---			.020
	Prime and 2 coats	SF	---	---	---			.021
	<i>Spray</i> Prime and 1 coat	SF	---	---	---			.022
	Prime and 2 coats	SF	---	---	---			.023
	Cedar shingles or rough siding, stained							
	<i>Brush</i> 1 coat	SF	---	---	---			.030
	2 coats	SF	---	---	---			.031
	<i>Spray</i> 1 coat	SF	---	---	---			.032
	2 coats	SF	---	---	---			.033
SMOOTH BRICK OR STUCCO	Smooth brick or stucco, painted							
	<i>Roller</i> Prime and 1 coat	SF	---	---	---			.040
	Prime and 2 coats	SF	---	---	---			.041
	<i>Spray</i> Prime and 1 coat	SF	---	---	---			.042
	Prime and 2 coats	SF	---	---	---			.043
POROUS BRICK OR STUCCO	Porous brick or stucco, painted							
	<i>Roller</i> Prime and 1 coat	SF	---	---	---			.050
	Prime and 2 coats	SF	---	---	---			.051
	<i>Spray</i> Prime and 1 coat	SF	---	---	---			.052
	Prime and 2 coats	SF	---	---	---			.053

24. EXTERIOR TRIM / DECK PAINTING AND STAINING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
FASCIA	Up to 12" fascia, one face and edge, painted							
	<i>Brush</i> Prime and 1 coat	LF	---	---	---			.100
	Prime and 2 coats	LF	---	---	---			.101
SOFFIT	Soffit, painted							
	<i>Brush</i> Prime and 1 coat	LF	---	---	---			.110
	Prime and 2 coats	LF	---	---	---			.111
	<i>Roller</i> Prime and 1 coat	LF	---	---	---			.112
	Prime and 2 coats	LF	---	---	---			.113
	<i>Spray</i> Prime and 1 coat	LF	---	---	---			.114
	Prime and 2 coats	LF	---	---	---			.115
EAVES, OPEN WITH RAFTERS	All sides of rafters, interior of fascia and underside of roof sheathing, painted							
	<i>Brush</i> Prime and 1 coat	SF	---	---	---			.120
	Prime and 2 coats	SF	---	---	---			.121
	<i>Spray</i> Prime and 1 coat	SF	---	---	---			.122
	Prime and 2 coats	SF	---	---	---			.123
	SF = Plan area							
MOULD- ING AND TRIM	Door or window moulding and trim (if same color and finish as wall, include in wall estimate), painted							
	<i>Brush</i> Prime and 1 coat	LF	---	---	---			.130
	Prime and 2 coats	LF	---	---	---			.131
WOOD DECK OR PORCH FLOOR, TOP SIDE	Deck or porch floor, top side only, painted							
	<i>Brush</i> Prime and 1 coat	SF	---	---	---			.200
	Prime and 2 coats	SF	---	---	---			.201
	<i>Roller</i> Prime and 1 coat	SF	---	---	---			.202
	Prime and 2 coats	SF	---	---	---			.203
	<i>Spray</i> Prime and 1 coat	SF	---	---	---			.204
	Prime and 2 coats	SF	---	---	---			.205
	Deck or porch, stained with clear finish							
	<i>Brush</i> 1 coat	SF	---	---	---			.210
	2 coats	SF	---	---	---			.211
	3 coats	SF	---	---	---			.212
	<i>Roller</i> 1 coat	SF	---	---	---			.213
	2 coats	SF	---	---	---			.214
	3 coats	SF	---	---	---			.215
	<i>Spray</i> 1 coat	SF	---	---	---			.216
	2 coats	SF	---	---	---			.217
	3 coats	SF	---	---	---			.218

24. PORCH AND DECK TRIM PAINTING AND STAINING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
PORCH CEILING	Wood porch ceiling, painted							
	<i>Brush</i> Prime and 1 coat	SF	---	---	---			.220
	Prime and 2 coats	SF	---	---	---			.221
	<i>Roller</i> Prime and 1 coat	SF	---	---	---			.222
	Prime and 2 coats	SF	---	---	---			.223
	<i>Spray</i> Prime and 1 coat	SF	---	---	---			.224
	Prime and 2 coats	SF	---	---	---			.225
PORCH OR DECK RAILING	All sides of railings and balusters, painted							
	<i>Brush</i> Prime and 1 coat	SF	---	---	---			.230
	Prime and 2 coats	SF	---	---	---			.231
	<i>Spray</i> Prime and 1 coat	SF	---	---	---			.232
	Prime and 2 coats	SF	---	---	---			.233
	SF = Height of railing multiplied by length of railing							
	All sides of railings and balusters, stained							
	<i>Brush</i> 1 coat	SF	---	---	---			.240
	2 coats	SF	---	---	---			.241
	3 coats	SF	---	---	---			.242
	<i>Spray</i> 1 coat	SF	---	---	---			.243
	2 coats	SF	---	---	---			.244
	3 coats	SF	---	---	---			.245
WOOD STEPS	All surfaces (top, bottom, sides) of steps and stringers, painted							
	<i>Brush</i> Prime and 1 coat	SF	---	---	---			.250
	Prime and 2 coats	SF	---	---	---			.251
	<i>Spray</i> Prime and 1 coat	SF	---	---	---			.252
	Prime and 2 coats	SF	---	---	---			.253
	SF = SF area top side of steps only							
	All surfaces of steps and stringers, stained							
	<i>Brush</i> 1 coat	SF	---	---	---			.260
	2 coats	SF	---	---	---			.261
	3 coats	SF	---	---	---			.262
	<i>Spray</i> 1 coat	SF	---	---	---			.263
	2 coats	SF	---	---	---			.264
	3 coats	SF	---	---	---			.265

24. EXTERIOR TRIM / CONCRETE SLAB PAINTING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
GUTTER AND/OR DOWN- SPOUT	Metal gutter and/or downspout, painted							
	<i>Brush</i> Prime and 1 coat	LF	---	---	---			.140
	Prime and 2 coats	LF	---	---	---			.141
	Wood gutter, painted							
	<i>Brush</i> Prime and 1 coat	LF	---	---	---			.150
	Prime and 2 coats	LF	---	---	---			.151
BLINDS AND SHUT- TERS	Wood, plastic or metal blinds or shutters, raised panel or louvered, both sides & all edges, painted							
	<i>Brush</i> 1 coat	EA	---	---	---			.160
	Prime and 1 coat	EA	---	---	---			.161
	Prime and 2 coats	EA	---	---	---			.162
	<i>Spray</i> 1 coat	EA	---	---	---			.163
	Prime and 1 coat	EA	---	---	---			.164
	Prime and 2 coats	EA	---	---	---			.165
COLUMNS AND PILAS- TERS	Wood columns and pilasters, painted							
	<i>Brush</i> Prime and 1 coat	SF	---	---	---			.170
	Prime and 2 coats	SF	---	---	---			.171
	<i>Spray</i> Prime and 1 coat	SF	---	---	---			.172
	Prime and 2 coats	SF	---	---	---			.173
LATTICE WORK	All sides of lattice work, painted							
	<i>Brush</i> Prime and 1 coat	SF	---	---	---			.180
	Prime and 2 coats	SF	---	---	---			.181
	<i>Spray</i> Prime and 1 coat	SF	---	---	---			.182
	Prime and 2 coats	SF	---	---	---			.183
CONCRETE PORCH FLOOR	Top surface and all sides, painted							
	<i>Roller</i> 1 coat	SF	---	---	---			.270
	2 coats	SF	---	---	---			.271
	<i>Spray</i> 1 coat	SF	---	---	---			.272
	2 coats	SF	---	---	---			.273

24. EXTERIOR DOOR PAINTING AND STAINING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
FLUSH ENTRANCE DOOR	All sides and edges, including jamb and interior and exterior trim							
	<i>Brush</i> Prime and 1 coat	EA	---	---	---			.300
	Prime and 2 coats	EA	---	---	---			.301
	<i>Roller</i> Prime and 1 coat	EA	---	---	---			.302
	Prime and 2 coats	EA	---	---	---			.303
	Stain or clear finish							
	<i>Brush</i> 1 coat	EA	---	---	---			.310
	2 coats	EA	---	---	---			.311
	3 coats	EA	---	---	---			.312
	All sides and edges, including jamb and interior and exterior trim							
	<i>Brush</i> Prime and 1 coat	EA	---	---	---			.320
	Prime and 2 coats	EA	---	---	---			.321
2 TO 6 PANEL ENTRANCE DOOR	<i>Roller</i> Prime and 1 coat	EA	---	---	---			.322
	Prime and 2 coats	EA	---	---	---			.323
	Stain or clear finish							
	<i>Brush</i> 1 coat	EA	---	---	---			.330
	2 coats	EA	---	---	---			.331
	3 coats	EA	---	---	---			.332
	<i>Roller</i> 1 coat	EA	---	---	---			.333
	2 coats	EA	---	---	---			.334
	3 coats	EA	---	---	---			.335
	All sides and edges, including jamb and interior and exterior trim							
	<i>Brush</i> Prime and 1 coat	EA	---	---	---			.340
	Prime and 2 coats	EA	---	---	---			.341
2 TO 6 LIGHT DOOR	Stain or clear finish							
	<i>Brush</i> 1 coat	EA	---	---	---			.350
	2 coats	EA	---	---	---			.351
	3 coats	EA	---	---	---			.352

24. EXTERIOR DOOR PAINTING AND STAINING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
9 TO 15 LIGHT FRENCH DOOR	All sides and edges, including jamb and interior and exterior trim, painted <i>Brush</i> Prime and 1 coat	EA	---	---	---			.360
	Prime and 2 coats	EA	---	---	---			.361
	Stain or clear finish <i>Brush</i> 1 coat	EA	---	---	---			.370
	2 coats	EA	---	---	---			.371
	3 coats	EA	---	---	---			.372
	Colonial entrance for single door, painted <i>Brush</i> Prime and 1 coat	EA	---	---	---			.380
	Prime and 2 coats	EA	---	---	---			.381
	Entrance for single door with two sidelights, painted <i>Brush</i> Prime and 1 coat	EA	---	---	---			.385
	Prime and 2 coats	EA	---	---	---			.386
COLONIAL ENTRANCE	All sides and edges, including jamb and interior and exterior trim, 2 panels, painted <i>Brush</i> Prime and 1 coat	EA	---	---	---			.390
	Prime and 2 coats	EA	---	---	---			.391
	3 panels, painted <i>Brush</i> Prime and 1 coat	EA	---	---	---			.395
	Prime and 2 coats	EA	---	---	---			.396
GLIDING PATIO DOOR								

24. GARAGE DOOR PAINTING AND STAINING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
GARAGE DOOR	9-0 x 7-0 door, painted both sides, all edges, including jambs and casings							
	<i>Brush</i> Prime and 1 coat	EA	---	---	---			.400
	Prime and 2 coats	EA	---	---	---			.401
	<i>Spray</i> Prime and 1 coat	EA	---	---	---			.402
	Prime and 2 coats	EA	---	---	---			.403
	16-0 x 7-0 door, painted both sides, all edges, including jambs and casings							
	<i>Brush</i> Prime and 1 coat	EA	---	---	---			.410
	Prime and 2 coats	EA	---	---	---			.411
	<i>Spray</i> Prime and 1 coat	EA	---	---	---			.412
	Prime and 2 coats	EA	---	---	---			.413

24. INTERIOR DOOR PAINTING AND STAINING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
FLUSH OR PANEL DOOR	All sides and edges, including jambs, casings and stops <i>Brush</i> 1 coat	EA	---	---	---			.500
	Prime and 1 coat	EA	---	---	---			.501
	Prime and 2 coats	EA	---	---	---			.502
	<i>Roller</i> 1 coat	EA	---	---	---			.503
	Prime and 1 coat	EA	---	---	---			.504
	Prime and 2 coats	EA	---	---	---			.505
	Stain or clear finish <i>Brush</i> 1 coat	EA	---	---	---			.510
	2 coats	EA	---	---	---			.511
	3 coats	EA	---	---	---			.512
	All sides and edges, including jambs, casings and stops <i>Brush</i> 1 coat	EA	---	---	---			.520
	Prime and 1 coat	EA	---	---	---			.521
	Prime and 2 coats	EA	---	---	---			.522
LOUVER DOOR	Stain or clear finish <i>Brush</i> 1 coat	EA	---	---	---			.530
	2 coats	EA	---	---	---			.531
	3 coats	EA	---	---	---			.532
	All sides and edges, including jambs, casings and stops <i>Brush</i> 1 coat	EA	---	---	---			.540
	Prime and 1 coat	EA	---	---	---			.541
	Prime and 2 coats	EA	---	---	---			.542
BIFOLD DOORS	Stain or clear finish <i>Brush</i> 1 coat	EA	---	---	---			.550
	2 coats	EA	---	---	---			.551
	3 coats	EA	---	---	---			.552
	All sides and edges, including jambs and casings, 5'-0" side opening <i>Brush</i> 1 coat	EA	---	---	---			.560
	Prime and 1 coat	EA	---	---	---			.561
	Prime and 2 coats	EA	---	---	---			.562
CASED OPENING	Door jambs and two sides casing 3'-0" opening <i>Brush</i> 1 coat	EA	---	---	---			.560
	Prime and 1 coat	EA	---	---	---			.561
	Prime and 2 coats	EA	---	---	---			.562
	6'-0" opening <i>Brush</i> 1 coat	EA	---	---	---			.563
	Prime and 1 coat	EA	---	---	---			.564
	Prime and 2 coats	EA	---	---	---			.565
	Stain or clear finish 3'-0" opening <i>Brush</i> 1 coat	EA	---	---	---			.570
	2 coats	EA	---	---	---			.571
	3 coats	EA	---	---	---			.572
	6'-0" opening <i>Brush</i> 1 coat	EA	---	---	---			.573
	2 coats	EA	---	---	---			.574
	3 coats	EA	---	---	---			.575

24. WINDOW PAINTING AND STAINING, EXTERIOR OR INTERIOR

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
WINDOW	Paint one side only, wood or metal double hung, sliding, casement, awning or picture window, including all trim one side, 1-8 to 3-0 width							
	1 coat	EA PLUS	---	---	---			.600
		LITE	--	---	---			.601
	Prime and 1 coat	EA PLUS	---	---	---			.602
		LITE	--	---	---			.603
	Prime and 2 coats	EA PLUS	---	---	---			.604
	LITE = Each lite; count the lites and multiply by costs	LITE	--	---	---			.605
	3-4 to 7-0 width							
	1 coat	EA PLUS	---	---	---			.610
		LITE	--	---	---			.611
	Prime and 1 coat	EA PLUS	---	---	---			.612
		LITE	--	---	---			.613
	Prime and 2 coats	EA PLUS	---	---	---			.614
		LITE	--	---	---			.615
	Stain and/or clear finish, 1-8 to 3-0 width 1 coat	EA PLUS	---	---	---			.620
		LITE	--	---	---			.621
	2 coats	EA PLUS	---	---	---			.622
		LITE	--	---	---			.623
	3 coats	EA PLUS	---	---	---			.624
		LITE	--	---	---			.625
	3-4 to 7-0 width 1 coat	EA PLUS	---	---	---			.630
		LITE	--	---	---			.631
	2 coats	EA PLUS	---	---	---			.632
		LITE	--	---	---			.633
	3 coats	EA PLUS	---	---	---			.634
		LITE	--	---	---			.635

24. WALL AND CEILING PAINTING AND STAINING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
SMOOTH CEILING	Smooth finish plaster or plaster-board, painted							
	<i>Roller</i> Prime and 1 coat	SF	---	---	---			.700
	Prime and 2 coats	SF	---	---	---			.701
	<i>Spray</i> Prime and 1 coat	SF	---	---	---			.702
	Prime and 2 coats	SF	---	---	---			.703
TEX- TURED CEILING	Textured ceiling, painted							
	<i>Roller</i> Prime and 1 coat	SF	---	---	---			.710
	Prime and 2 coats	SF	---	---	---			.711
	<i>Spray</i> Prime and 1 coat	SF	---	---	---			.712
	Prime and 2 coats	SF	---	---	---			.713
WALL	Smooth finish plaster or plaster-board, painted							
	<i>Roller</i> Prime and 1 coat	SF	---	---	---			.720
	Prime and 2 coats	SF	---	---	---			.721
	<i>Spray</i> Prime and 1 coat	SF	---	---	---			.722
	Prime and 2 coats	SF	---	---	---			.723
	Wood panelled walls, painted							
	<i>Brush</i> Prime and 1 coat	SF	---	---	---			.730
	Prime and 2 coats	SF	---	---	---			.731
	<i>Roller</i> Prime and 1 coat	SF	---	---	---			.732
	Prime and 2 coats	SF	---	---	---			.733
	Stain or clear finish							
	<i>Brush</i> 1 coat	SF	---	---	---			.740
	2 coats	SF	---	---	---			.741
	3 coats	SF	---	---	---			.742
WALL AND CEILING MOULD- ING	Base, ceiling moulding, chair rail or other trim up to 6" (if same color and finish as wall or ceiling, include in wall or ceiling estimate), painted							
	<i>Brush</i> Prime and 1 coat	LF	---	---	---			.750
	Prime and 2 coats	LF	---	---	---			.751
	Stain or clear finish							
	<i>Brush</i> 1 coat	LF	---	---	---			.760
	2 coats	LF	---	---	---			.761
	3 coats	LF	---	---	---			.762

24. MILLWORK PAINTING AND STAINING

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
SHELVES	Open shelves, top, bottom and edges, no backing or vertical supports, up to 12" shelves, painted							
	<i>Brush</i> Prime and 1 coat	LF	---	---	---			.800
	Prime and 2 coats	LF	---	---	---			.801
	Stain or clear finish							
	<i>Brush</i> 1 coat	LF	---	---	---			.810
	2 coats	LF	---	---	---			.811
BOOK-CASE	3 coats	LF	---	---	---			.812
	Costs shown include all sides and edges of shelves and trim and one side of backing							
	Painted							
	<i>Brush</i> Prime and 1 coat	SF	---	---	---			.820
	Prime and 2 coats	SF	---	---	---			.821
	SF = Height of bookcase multiplied by width, one face only							
CLOSET SHELVES	Stain or clear finish							
	<i>Brush</i> 2 coats	SF	---	---	---			.830
	3 coats	SF	---	---	---			.831
CLOSET SHELVES	Paint closet shelves and hook-strips, prime and 1 coat							
	Clothes Closet	LF	---	---	---			.840
	Linen Closet	LF	---	---	---			.841
STAIRS	Paint or stain main stairs, including treads, risers and stringers, 2 coats	Per Tread	---	---	---			.850
RAILINGS	Paint or stain handrail, including newel posts and balusters, 2 coats	Per Tread	---	---	---			.860
	Paint or stain guardrail (up to 42" height above floor), including newel posts and balusters, 2 coats LF = LF of guardrail	LF	---	---	---			.865

24. WALLPAPER

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
WALL- PAPER	Wallpaper applied to walls and/or ceiling, ceiling up to 8 feet above floor							
	Wallpaper retail cost							
	\$11 per roll	SF	---	---	---			.900
	\$14 per roll	SF	---	---	---			.901
	\$17 per roll	SF	---	---	---			.902
	\$20 per roll	SF	---	---	---			.903
	\$25 per roll	SF	---	---	---			.904
	\$30 per roll	SF	---	---	---			.905
	Vinyl wall covering							
	Light	SF	---	---	---			.910
	Builder	SF	---	---	---			.911
	Heavy	SF	---	---	---			.912
	Grass cloth							
	Economy	SF	---	---	---			.920
	Builder	SF	---	---	---			.921
	Premium	SF	---	---	---			.922
	For hanging paper in rooms with ceiling more than 8 feet above floor (up to 12 feet), to above costs							
	ADD	SF	--	20%	10%			.930

25. CLEAN-UP

SPECIFICATIONS		UNIT	BUILDER'S COST			SELLING PRICE		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL	MARKUP %	PRICE	
BULK RUBBISH	Place rubbish in 30 cubic yard dumpster furnished, placed, pulled, dumped and returned by others, including dumping fee of \$100 each pull EA = Each pull (and return, if appropriate) of dumpster	EA	--	---	---			.000
HOUSE CLEAN- ING	Rough Clean: scrape and clean windows, rough clean bathrooms following paint SF = Floor area	SF	--	---	---			.010
	Final Clean: clean windows, bathrooms, kitchens, vacuum carpets, mop/dust hardwood and tile floors SF = Floor area	SF	--	---	---			.020

INDEX

A

Accessories
 chrome bath 216
 HVAC 186
 Acrylic bathtub 178
 Air cleaner, electronic 186
 Air conditioning, central 185
 Alarm, burglar 218
 Aluminum
 combination door 149
 fascia 130
 flashing 128
 foundation vent 131
 gable vent 131
 gliding door 147
 gutter guard 129
 gutter, downspout 129
 louver 131
 ridge vent 129,131
 screen 133
 siding 139
 soffit 130
 storm/screen door 149
 Appliance
 connection, gas 177
 garage 207,209,211
 kitchen 214,215
 Apron, concrete 107
 Areaway 99
 Asphalt
 driveway 107
 shingle roofing 124
 tile floor 223
 Atrium door 147
 Attic
 exhaust fan 190
 louver 131
 stairway 204
 Awning window 163,172

B

Backband, door 141
 Backer board, ceramic 196
 Backfill 99
 Backing, bookshelf 203
 Band, deck 134
 Bar sink 177
 Barrier, ice dam 129
 Base
 cab'ts 206,208,210,212
 moulding 200
 vinyl floor 223
 Baseboard heat
 electric 184
 hot water 185
 Basement
 excavation 98
 stairway 204
 window 169

Bath
 accessor., chrome 216
 fan 190
 fixtures, ceramic 196
 grab bar 216
 plumbing 178-181
 tub 178
 Batt insulation 192
 Bay window 165
 Beaded ceiling 132
 Beam 113
 false built-up 201
 wood 134
 Beveled siding 136
 Bi-Level Shell 62-65
 Trim and Finishing 66
 Bibb, hose 176
 Bidet 179
 Bifold door 154,155
 painting 234
 Bitumen roofing 125
 Blanket insulation 192
 Blinds/shutters, paint'g 230
 Block foundation wall 108
 pier 109
 Blown-in insulation 193
 Blueboard 194,198
 Board&batten sid'g 136,139
 Board fence 221
 Boiler, oil or gas 185
 Bookcase 203
 painting 237
 Bow window 164
 Bowl, vanity 181
 Brick
 chimney 108
 fireplace 108
 hearth 108
 painting 227
 patio 111
 pier 109
 veneer wall 108
 Brush, clearing 96
 Builder grade cab'ts 206,207
 Building offsets 95
 permit 94
 Bulkhead, kitchen 213
 Bump-out window 164
 Burglar alarm 218

C

Cabinet,
 glass door 207,209,211
 kitchen 206-212
 medicine 216
 vanity 180,181
 Cap, kneewall moulding 201
 Cape Cod Shell 20-23
 Trim and Finishing 24
 Carpeting 225

Cased opening 141,201
 painting 234
 Casement window 161,171
 Casing, door 141
 Cast iron bathtub 178
 sink 177
 Cedar closet lining 197
 Cedar shingle roofing 126
 siding 137
 Ceiling
 beaded 132
 covering 198,199
 fan 190
 joists 120
 moulding 200
 painting 229,236
 panels, grid system 199
 porch 132
 suspended 199
 V-joint 132
 Cellar stairway 204
 Cellulose insulation 193
 Cement parge 108
 Central air conditioning 185
 vacuum system 191
 Ceramic bath fixtures 196
 Ceramic tile
 countertop 213
 floor 224
 wall 196
 Chain link fence 221
 Chair rail moulding 200
 Chimney
 brick 108
 flashing 128
 metal 187,219
 China corner case 201
 Chrome bath fixtures 216
 Circuit, electric 188
 Circular window 168,173
 Clean-up 239
 Clear brush, trees 96
 Closet
 lining, cedar 197
 painting 237
 trim 202
 Clothes washer/dryer 215
 Collar ties 120
 Colonial Shell 26,44,50
 Trim & Finish 30,48,54
 Colonial door 151
 painting 232
 Column
 aluminum 132
 footing 101
 iron 133
 painting 230
 pipe 134
 portico 132
 steel 113
 wood 132

Combination
 door 149
 tub/shower 178
 Compactor, trash 214
 Composition tile ceiling 199
 Concrete
 apron 107
 curb and gutter 107
 driveway 107
 floor painting 230
 patio 111
 piers 104
 pump 100
 retaining wall 103
 roofing tile 127
 sidewalk 107
 slab 105,106
 steps 107
 wall 102
 wheel 100
 Condensate pump 186
 Connection, gas/plumbing/
 water/well 174
 Construction entrance 96
 Cooktop, gas/elec 214,215
 Copper
 flashing 128
 gutter, downspout 129
 roofing 128
 Corner blocks, door 141
 Corner case 201
 Cornice moulding 200
 Corrugated fibergl roof 135
 Countertop 213
 Cove moulding 200
 Crawl space excavation 98
 Crossbuck door 143
 Crown moulding 200
 Cupola 131
 Curb and gutter, concr. 107
 Custom built cabinets 212
 plans 94
 Cutting board 213

D

Deadbolt lock 141
 Deck
 lattice/slats 135
 painting 228,229
 railing 134,135
 wood 134,135
 Dentil moulding 200
 Disappearing stair 205
 Dishwasher 215
 Disposer 177
 Divided light grille 141,144,
 159,160,168
 Doghouse dormer 121
 Door
 6-panel inter. 150-153
 accessories 141
 atrium 147

INDEX

backband 141
 bi-fold 154,155
 cased opening 141,201
 colonial interior 151
 combination 149
 corner blocks 141
 crossbuck 143
 double 150,152
 dutch 143
 entrance frame 140
 exterior 142-149
 firecode 146
 flush interior 150-153
 french 143,145
 french interior 150,152
 garage 148
 gliding 147
 grilles 140
 head moulding 141
 interior 150-157
 lights 140
 louver 155,156
 painting 231-234
 patio 147
 pocket 157
 pre-hung 141
 pre-hung inter 150,151
 screen 133
 shutters 218
 sidelights 140
 sliding interior 156
 trim 141
 vanity 180
 weatherstripping 140
 wood 142-145
 wood screen 133
 Dormer, gable 121
 Double door
 exterior 142,144
 interior 150,152
 Double
 glazed wind'w 159,160
 hng wndw 158-160, 170
 Downspout and gutter 129
 Drain exterior footing 98
 Drain pipe 97,110
 Drawer, vanity 180
 Drip cap & water table 136
 Driveway 107
 Dryer, clothes 215
 Drywall
 ceiling 198
 texture finish 194,198
 wall 194
 Ductwork, metal 190
 Durock 196
 Dutch door, exterior 143

E

Eaves painting 228

Electric
 air conditioning 185
 circuit 188
 fixture 189
 generator rental 188
 heating/cooling 184
 hood and fan 190
 outlet 189
 oven and range 214
 service, complete 188
 switch 189
 water heater 176
 Electronic air cleaner 186
 Enclosure, tub/shower 217
 Engineering 95
 Entrance
 construction 96
 door 140,142,144
 door painting 231
 Erosion control 96
 Excavation 98,99
 Exhaust fan 190
 Exterior door 142-149
 painting 231
 Exterior footing drain 98
 Extinguisher, fire 218
F
 False beam, built-up 201
 Fan and hood, electric 190
 Fan, attic/bath/ceiling/
 kitchen 190
 Fascia 130
 painting 228
 Fence 220,221
 Fiberglass
 bathtub 178
 garage door 148
 insulation 192,193
 shingle roofing 124
 Field hung exter door 142,143
 Final clean house 239
 Fine grading 99
 Finish floor 222
 Fire extinguisher 218
 Firecode exterior door 146
 Fireplace
 brick 108
 mantel 201
 metal 219
 Fitting, bathtub 178
 shower/lavatory 179,181
 Fixed glass windw, circ. 173
 Fixed skylight 167
 Fixture
 ceramic bath 196
 chrome bath 216
 electric 189
 Flashing 128
 Flat roof framing 120
 Flitch plate 113

Floor
 finishing 222
 joists 114
 mounted toilet 179
 painting 228,230
 porch 132
 resilient 223
 slab 105
 tile 224
 wood 222
 Flush door
 exterior 142,144
 interior 150-153
 Foil faced insulation 192
 Folding stairway 205
 Footing
 column 101
 continuous 100
 drain 98
 stepped 101
 Forced air heat/cool 182-185
 Foundation
 sealer 108
 vent 131
 wall, block 108
 wood treated 112
 French door
 exterior 143,145
 interior 150,152
 painting 232
 Furnace 182-184
 Furring strips 199
 wall 117

G

GFIC outlet 189
 Gable
 dormer 121
 louver,vent 131
 roof framing 120
 roof trusses 119
 Galv. gutter/downspt 129
 Gambrel roof framing 121
 Garage
 appliance 207,209,211
 door and operator 148
 painting 233
 Garbage disposer 177
 Gas
 connection 174,177
 heating/cooling 183
 oven and range 215
 water heater 176
 Generator rent, electric 188
 Glass door cab 207,209,211
 Gliding door 147
 painting 232
 Grab bar 216
 Grading 99
 Grass cloth wall cover 238
 Greenhouse window 164
 Grid system, ceiling 199

Grille
 divided lite 159,160,168
 door 140
 Grounds, plastering 195
 Guardrail 205
 painting 237
 Gutter & curb, concrete 107
 Gutter and downspout 129
 painting 230
 Gutter guard 129
 Gypsum
 drywall, ceiling 198
 drywall, wall 194
 lath 195,198
 plaster 195

H

HVAC
 accessories 186
 electric 184
 forced air 182-184
 gas fired 183
 oil fired 182
 Half round window 168,173
 Hand held shower 178
 Handrail 205
 painting 237
 Header, wood 134
 Hearth, raised brick 108
 Heat pump 184
 Hip roof framing 121
 Hood and fan, electric 190
 Hose bibb 176
 Hot water heat 185
 House
 cleaning 239
 electric service 188
 excavation 98
 slab 105
 wrap 117
 Humidifier 186

I

I-joists 115
 Ice and water shield 129
 dam barrier 129
 Icemaker 177
 Indoor/outdoor carpet 225
 Instant hot 177
 Insulation 192,193
 Interior door 150-157
 painting 234
 Iron column/railing 133
 Island, kitchen 206,208, 210

J

Joist
 ceiling 120
 deck 134,135
 floor 114,115

INDEX

K

Keyway 101
Kitchen
 accessories 213
 appliances 214,215
 cabinets 206-212
 countertops 213
 plumbing 177
Kneewall 116
 cap moulding 201
Kraft faced insulation 192

L

Lap siding, hardboard 138
Lath, gypsum/metal 195,198
Lattice
 painting 230
 slats, deck 135
 wall 133
Laundry tub 177
Lavatory 179,181
Light fixture 189
Lights, door 140
Linen closet 202
Lock, deadbolt 141
Louver door 155,156
 painting 234
Louver, exterior 131
Lumber soffit 130

M

Main stairway 204
Mantel, fireplace 201
Maple floor 222
Marble tile floor 224
Masonry retaining wall 110
Measuring roofing 118,123
Medicine cabinet 216
Metal
 chimney 187,219
 exterior door 146,148
 fireplace 219
 garage door 148
 lath 195,198
 roofing 128
 studs 116
Microwv cab't 207,209,211
 oven 214
Millwork painting 237
Mirror, wall 216
Monolithic slab 105
Moulding
 door 141
 interior 200,201
 painting 228,236
 shelf 203
Mud set ceramic tile 196
Mudsill 114

O

Oak flooring 222
Offset location 95
Oil heating/cooling 182
 tank 182,185
Operator, garage door 148
OSB 115,117,122
Ornamental frame, door 140
Outlet, electric 189
Oven and range 214,215
 cab't 207,209,211, 212
Overhead joists, deck 135

P

Painting
 exterior 226-233
 interior 234-237
 preparation 226
Panel
 ceiling grid system 199
 lattice 133
 siding, cedar shingle 137
 strip moulding 200
Paneling, wall 197
Parapet flashing 128
Parge cement 108
Parquet floor 222
Patio 111
 door 147
 door painting 232
Paver, patio 111
 tile floor 224
Pedestal mount lavatory 179
Pediment, door 140
Penna. slate roofing 127
Percolation testing 95
Permits 94
Picket fence 220
Picture window 158-160
Piers
 brick or block 109
 concrete 104
Pilaster, door 140
Pine floor 222
Pipe
 column 134
 drain 97,110
Piping rough-in 175
Plans and permits 94
Plaster
 ceiling 198
 gypsum 195
 skim coat 194,195
Plastic vapor barrier 193
Plate, steel or wood 113
Plumbing
 bathroom 178-181
 connection 174
 kitchen 177
 rough-in 175
Ply roofing 125

Plywood

 sheathing 117,122
 soffit 130
 wall paneling 197
Pocket door 157
Polyethylene fiber paper 117
Porch
 ceiling 132
 floor 132
 header trim 132
 painting 228,229
 post 132
 railing 133
 screen 133
 slab and steps 106
Portico column 132
Post, wood 132,134
Pre-hung door
 exterior 144,145
 interior 150,151
Prefab fireplace 219
Prefinished floor 222
 wall paneling 197
Premium cab'ts 208,209
Preparation for painting 226
Provincial Shell 8-11,32-35
 Trim and Finish 12,36
Pump
 concrete 100
 condensate 186
 sump 98

Q

Quarry tile floor 224
Quarter rnd wndw 168,173

R

Radiant floor heat 185
Rafters 120,121
Rail fence 220
Railing
 deck/porch 133,134,135
 iron or wood 133
 painting 229,237
 step 134,135
Rake, rake mould 130
Ranch Shell 2-5
 Trim and Finishing 6
Range and oven 214,215
 hood and fan 190
Rear door 142,144
Rebar 101,103
Recessed cabinet 216
Redwood
 cupola 131
 gable louver 131
 mudsill 114
Refrigerator 214
Resilient flooring 223

Retaining wall

 concrete 103
 masonry 110
 wood 97
Ridge vent 129,131
Roof
 cupola 131
 flashing 128
 measurement 118,123
 panel, fiberglass 135
 trusses 119
 ventilator 129
 window 166
Roofing
 asphalt/fiberglass 124
 cedar shingle 126
 concrete tile 127
 metal 128
 ply 125
 rubberized 125
 slate 121
 torch applied 125
Rough clean house 239
 grading 99
Rough-in plumbing 175
Rubberized roofing 125
Rubbish clean-up 239

S

Scissors trusses 119
Screen
 aluminum 133
 door, wood 133
Seal foundation 108
Security devices 218
Seeding and sodding 99
Septic connection 174
 system 96
Service, electric 188
Sewer connection 174
Shake roofing 126
Sheathing
 roof 122
 wall 117
Shed roof framing 120
Sheet vinyl floor 223
Sheetrock
 ceiling 198
 wall 194
Shelf moulding 203
Shell
 Bi-Level 62-65
 Cape Cod 20-23
 Colonial 26,44,50
 Provincial 8-11,32-35
 Ranch 2-5
 Southwest 14-17,38-41
 Split Foyer 62-65
 Townhouse 74,80, 86
 Tri-Level 68-71
 Victorian 56-59

INDEX

Shelves
 book 203
 closet 202
 painting 237
 ventilated 202
 Shingles, painting 227
 Shoe mould 200
 Shower 178
 and tub enclosure 217
 rod 216
 Shutters 218
 painting 230
 Side door 142,144
 Sidelights, door 140
 Sidewalk, concrete 107
 Siding
 aluminum 139
 beveled 136
 board & batten 136,139
 cedar shingle 137
 hardboard lap 138
 painting 226
 texture 1-11 138
 tongue and groove 136
 vertical 136
 vinyl 139
 wood 136-138
 Silt fence 96
 Single glazed window 158,
 161-163
 Single hung window 170
 Single ply roofing 125
 Sink
 bar 177
 kitchen 177
 vanity 181
 Site surveying 95
 Six-panel door
 exterior 142,144
 interior 150-153
 Skimcoat plast 194,195,198
 Skylight 167
 Slab
 and steps 106,109
 concrete 105,106
 suspended 106
 Slate roofing 127
 tile floor 224
 Slats/lattice, deck 135
 Sleepers 114
 Sliding door, interior 156
 Sliding window 162,171
 Smoke detector 191
 Sodding 99
 Soffit 130
 kitchen 213
 nailer 130
 painting 228
 vent 131
 Soil treatment 98
 Southwest Shell 14-17,38-41
 Trim and Finish 18,42
 Spaced sheathing 122
 Spackle finish ceiling 198

Spiral stairway 205
 Split Foyer Shell 62-65
 Trim and Finishing 66
 Split rail fence 220
 Spotlight 189
 Stairs 204,205
 carpeting 225
 painting 237
 Stall shower 178
 Steel
 bars 101,103
 bathtub 178
 beam 113
 column 113
 flitch plate 113
 plate 113
 sink 177
 studs 116
 Stepflashing 128
 Step railing 134,135
 Stepped footing 101
 Steps
 concrete 106
 entrance slab 109
 painting 229
 suspended 106
 to deck 135
 Stiles, bookshelf 203
 Stock plans 94
 Stockade fence 220
 Stone patio 111
 Storm/screen door 149
 Stove, gas/electric 214,215
 Strip
 furring 199
 sheathing 122
 topsoil 96
 Stucco 111
 painting 227
 Stud wall 116
 Subfloor 115
 Sump pump 98
 Surface mount cabinet 216
 Surveying 95
 Suspended ceiling 199
 Switch, electric 189

T
 Tape and finish drywall 194
 ceiling 198
 Temporary elec power 188
 Termite treatment 98
 Texture 1-11 siding 138
 Texture spackle fin 194,198
 Thin set ceramic tile 196
 Three-pc base mould'g 200
 Tiewall 97
 Tile
 ceramic wall 196
 composition ceiling 199
 floor, ceramic 224
 floor, resilient 223
 roofing, concrete 127

Toilet 179
 Tongue & groove siding 136
 Top quality cab'ts 210,211
 Top, vanity 181
 Topsoil stripping 96
 Torch applied roofing 125
 Townhouse Shell 74, 80,86
 Trim & Finish 78,84,90
 Trash compactor 214
 Treated wood found'n 112
 Trees, clearing 96
 Trenching 98
 Tri-Level Shell 68-71
 Trim and Finishing
 Bi-Level 66
 Cape Cod 24
 Colonial 30,48,54
 Provincial 12,36
 Ranch 6
 Southwest 18,42
 Split Foyer 66
 Townhouse 78,84,90
 Tri-Level 72
 Victorian 60
 Trim
 exterior wood 130
 interior window 173
 painting 228
 Trusses, roof 119
 Tub and shower comb. 178
 enclosure 217
 Tub, bath 178
 Tub, laundry 177

U
 Underlayment, floor 223,224
 Utility cab't 207,209,211,212

V
 V-joint ceiling 132
 wall paneling 197
 Vacuum system, central 191
 Valley flashing 128
 Vanity, cabinets and bowls
 180,181
 Vapor barrier, plastic 193
 Vaulted trusses 119
 Vent
 aluminum found'n 131
 ridge 129
 roof 129
 soffit 131
 Ventilated shelving 202
 Ventilating skylight 166
 Ventilator, roof 129
 Venting casem't window 161
 Vermont slate roofing 127
 Vertical siding 136
 Victorian Shell 56-59
 Trim and Finishing 60

Vinyl
 floor 223
 gutter, downspout 129
 ridge vent 129
 siding 139
 soffit 130
 wall covering 238
 window 160-162,168
 window 170-173
 Virginia slate roofing 127

W
 Walk-in closet trim 202
 Wall
 block foundation 108
 brick veneer 108
 cabinets 207-212
 ceramic tile 196
 covering, inter. 194-196
 footing 100
 furring 117
 hung toilet 179
 lattice 133
 mirror 216
 oven, gas/elec 214,215
 painting 236
 poured concrete 102
 sheathing 117
 wood paneling 197
 Wallpaper 238
 Washer, clothes 215
 Water closet 179
 Water connection 174
 Water heater, gas/elec 176
 Water table, drip cap 136
 Weatherstripping, door 140
 Well line connection 174
 Wheel concrete 100
 Window
 awning 163,172
 basement 169
 bay 165
 bow 164
 bump-out 164
 casement 161,171
 circular 168,173
 double glazed 159,160
 doubl hung 158-160,170
 greenhouse 164
 half round 168,173
 insulated glass 161-163
 painting 235
 picture 158-160
 quarter round 168,173
 roof 166
 shutters 218
 singl glazed 158,161-163
 single hung 170
 sliding 162,171
 trim, interior 173
 vinyl 170-173
 vinyl clad 160-162,168
 Wonderboard 196

INDEX

Wood

- beam 113,134
 - combination door 149
 - deck 134
 - door 142-145
 - fascia 130
 - flitch plate 113
 - flooring 222
 - foundation, treated 112
 - garage door 148
 - gutter 129
 - handrail 205
 - header 134
 - I-joists 115
 - plate 113
 - post 134
 - railing 133
 - retaining wall 97
 - siding 136-138
 - steps, painting 229
 - storm/screen door 149
 - studs 116
 - trim, exterior 130
 - wall paneling 197
- Wrought iron handrail 205