

## Sample Project Estimator and Budget

| Cost Code    | Description                                    | X-Factor | Cost Low  | Cost Mid  | Cost High | Msmt      | Take Off | Preliminary Estimate | Project Comments/Notes                                                                              |
|--------------|------------------------------------------------|----------|-----------|-----------|-----------|-----------|----------|----------------------|-----------------------------------------------------------------------------------------------------|
| <b>1.000</b> | <b>Pre-Construction</b>                        |          |           |           |           |           |          |                      |                                                                                                     |
| <b>1.010</b> | Drawings Plans and Printing                    |          | 750.00    | 1,000.00  | 1,500.00  | Allowance | 0        |                      | Full size plans for subcontractor distribution and site use.                                        |
| <b>1.020</b> | Asbestos/Lead Testing                          |          | 1,000.00  | 1,000.00  | 1,000.00  | Allowance | 0        |                      | Full sampling of existing home and lab testing.                                                     |
| <b>1.030</b> | Asbestos/Lead Abatement (X)                    | X        | 2,500.00  | 5,000.00  | 7,500.00  | Allowance | 0        |                      | Cost related to testing the home for hazardous substances                                           |
| <b>1.040</b> | Electrical Disconnect                          |          | 1,750.00  | 1,750.00  | 1,750.00  | Allowance | 0        |                      | PSE or provider's removal of live power from the house to the temp pole.                            |
| <b>1.050</b> | Temporary Power                                |          | 1,750.00  | 1,750.00  | 1,750.00  | Allowance | 0        |                      | Electrician cost for setting up a temporary power pole for use until permanent power is established |
| <b>1.060</b> | Street Permits                                 | X        | 500.00    | 1,000.00  | 2,000.00  | Allowance | 0        |                      | Basic DOT permits for starting a project.                                                           |
| <b>2.000</b> | <b>Professional Services</b>                   |          |           |           |           |           |          |                      |                                                                                                     |
| <b>2.010</b> | Structural Engineering                         | X        | 150.00    | 150.00    | 150.00    | Allowance | 0        |                      | Additional structural engineering needed for questions, or special requirements from inspectors.    |
| <b>2.020</b> | Additional Drafting and Detailing              | X        | 150.00    | 150.00    | 150.00    | Allowance | 0        |                      | Cost to cover additional drawings needed where plans are not specific enough.                       |
| <b>2.030</b> | Geotechnical Monitoring                        | X        | 1,500.00  | 1,500.00  | 1,500.00  | Allowance | 0        |                      | Monitoring required per plans and documents.                                                        |
| <b>2.040</b> | Survey and Locating                            | X        | 2,500.00  | 2,500.00  | 2,500.00  | Allowance | 0        |                      | Locating elevations, excavation limits, building corners etc.                                       |
| <b>2.050</b> | Building Envelope Consultant                   | X        | 2,000.00  | 2,000.00  | 2,000.00  | Allowance | 0        |                      | Professional to inspect the WRB and exterior of the home for compliance to plans and specifications |
| <b>2.060</b> | Green Building Consultant                      |          | 3,000.00  | 3,000.00  | 5,000.00  | Allowance | 0        |                      | Satisfies requirements for Built Green or other certified projects.                                 |
| <b>2.070</b> | Special Inspections                            | X        | 500.00    | 2,500.00  | 7,500.00  | Allowance | 0        |                      | Satisfies the requirement on plans and specifications for welds, hold-downs, etc.                   |
| <b>3.000</b> | <b>Infrastructure and Utilities</b>            |          |           |           |           |           |          |                      |                                                                                                     |
| <b>3.010</b> | Power/Water/Internet (provided by owner)       |          | 0.00      | 0.00      | 0.00      | Each      | 0        |                      | Costs to be handled by owner for duration of construction.                                          |
| <b>3.020</b> | Side-Sewer                                     | X        | 1,250.00  | 5,000.00  | 15,000.00 | Each      | 0        |                      | Scoping the existing sewer before starting and water jet cleaning upon completion.                  |
| <b>3.030</b> | Drain field/Septic System                      | X        | 20,000.00 | 30,000.00 | 40,000.00 | Allowance | 0        |                      | Installation of a basic Pressure Distribution Septic System.                                        |
| <b>3.040</b> | Water Meter                                    | X        | 2,000.00  | 4,000.00  | 8,000.00  | Each      | 0        |                      | Installation of a new water meter.                                                                  |
| <b>3.050</b> | Water Lines                                    | X        | 5,000.00  | 2,000.00  | 4,000.00  | Each      | 0        |                      | Installation of a new water line from the meter to the home.                                        |
| <b>3.060</b> | Electrical Service and Meter                   |          | 2,500.00  | 7,500.00  | 15,000.00 | Each      | 0        |                      | Installation of a new "strike" on the home.                                                         |
| <b>3.062</b> | Electrical Service upgrade - above ground      |          | 5,000.00  | 80,000.00 | 15,000.00 | Each      | 0        |                      | Above ground electrical upgrade as required by Utility company                                      |
| <b>3.064</b> | Electrical Service upgrade - underground       |          | 6,500.00  | 9,500.00  | 15,000.00 | Each      | 0        |                      | Below ground electrical upgrade as required by Utility company or requested by homeowner.           |
| <b>3.070</b> | Gas Meter Upgrade/Extension                    | X        | 500.00    | 2,500.00  | 7,500.00  | Each      | 0        |                      | Meter adjustments and basic install                                                                 |
| <b>4.000</b> | <b>Demolition</b>                              |          |           |           |           |           |          |                      |                                                                                                     |
| <b>4.010</b> | Mass Demo of Existing House/Structure          | X        | 10,000.00 | 18,500.00 | 25,000.00 | Allowance | 0        |                      | Demolition of home using heavy machinery.                                                           |
| <b>4.020</b> | Selective Demo of Existing Finishes            | X        | 85.00     | 85.00     | 85.00     | Hour      | 0        |                      | Systematic demolition by hand. Products to be stored and used again.                                |
| <b>4.030</b> | Salvage Demo                                   | X        | 125.00    | 125.00    | 125.00    | Hour      | 0        |                      | Demolition of the home by hand for recycling.                                                       |
| <b>4.040</b> | Demo Contingency                               | X        | 1,500.00  | 3,000.00  | 4,500.00  | Allowance | 0        |                      | Additional funds for things changing during demo                                                    |
| <b>4.050</b> | Demo Debris Hauling and Disposal               | X        | 2,500.00  | 5,000.00  | 7,500.00  | Allowance | 0        |                      | Disposal and/or transport of demo'd materials to dump site.                                         |
| <b>5.000</b> | <b>Excavation</b>                              |          |           |           |           |           |          |                      |                                                                                                     |
| <b>5.010</b> | Erosion Control and Const. Boundary (TESC)     | X        | 4,000.00  | 4,000.00  | 4,000.00  | Each      | 0        |                      | Per plans set up of all erosion control measures. Silt fence, tree protection, etc.                 |
| <b>5.020</b> | Clearing and Grading                           | X        | 4,000.00  | 4,000.00  | 4,000.00  | Each      | 0        |                      | Bulk grading and clearing for the project. Site grubbing of vegetation.                             |
| <b>5.030</b> | Tree removal                                   |          | 1,500.00  | 1,500.00  | 1,500.00  | Each      | 0        |                      | Cost per medium tree needing removal                                                                |
| <b>5.040</b> | Wet Season Contingency                         | X        | 5,000.00  | 10,000.00 | 15,000.00 | Each      | 0        |                      | Additional funds for weather related difficulties.                                                  |
| <b>5.050</b> | Excavate                                       | X        | 550.00    | 550.00    | 550.00    | Load      | 0        |                      | Excavating for foundations, footings, basements, crawl spaces etc.                                  |
| <b>5.060</b> | Soil Export                                    | X        | 600.00    | 600.00    | 600.00    | Load      | 0        |                      | Removal of excess soil from site to offsite dump zone.                                              |
| <b>5.070</b> | Footing Drains and Downspout Drainage          | X        | 24.00     | 24.00     | 24.00     | LF        | 0        |                      | Installation of 4" pipe for footing drainage and downspout system.                                  |
| <b>5.080</b> | Import Soil                                    | X        | 400.00    | 400.00    | 400.00    | Load      | 0        |                      | Soil needed for back filling of foundation and overall site grading.                                |
| <b>5.090</b> | Import Gravel                                  | X        | 600.00    | 600.00    | 600.00    | Load      | 0        |                      | Gravel needed for backfilling for garage slab.                                                      |
| <b>5.100</b> | Utilities and Trenching                        | X        | 5,000.00  | 7,500.00  | 10,000.00 | Each      | 0        |                      | Excavating and installation of conduit for Utilities.                                               |
| <b>5.110</b> | French Drainage (under slab drainage)          | X        | 20.00     | 20.00     | 20.00     | LF        | 0        |                      | Installation of additional drainage under basement slabs.                                           |
| <b>5.120</b> | Pin Piles                                      | X        | 0.00      | 500.00    | 2,500.00  | LF        | 0        |                      | Pin pile installation for foundation stabilization                                                  |
| <b>5.130</b> | Temporary Shoring Walls                        | X        | 800.00    | 800.00    | 800.00    | LF        | 0        |                      | Installation of ecology block shoring system.                                                       |
| <b>5.140</b> | Additional Finish Grade                        | X        | 5,000.00  | 5,000.00  | 5,000.00  | Each      | 0        |                      | Additional time spent with excavator to grade yard to finish elevations pre-landscaping             |
| <b>6.000</b> | <b>Foundation</b>                              |          |           |           |           |           |          |                      |                                                                                                     |
| <b>6.010</b> | Seismic Retrofitting                           |          | 5,000.00  | 7,500.00  | 10,000.00 | Allowance | 0        |                      | Mechanically fastening existing foundation to wood framing.                                         |
| <b>6.020</b> | Foundation Footings/Grade Beams                | X        | 22.00     | 22.00     | 22.00     | SF        | 0        |                      | Placement of footings and structure per plans                                                       |
| <b>6.030</b> | Foundation Walls                               | X        | 20.00     | 25.00     | 35.00     | SF        | 0        |                      | Installation of foundation walls as depicted on approved plans. Actual yardage billed               |
| <b>6.040</b> | Foundation Waterproofing                       |          | 2.25      | 2.25      | 2.25      | SF        | 0        |                      | Installing fluid applied waterproofing and drainage mat.                                            |
| <b>6.050</b> | Exterior Foundation Insulation                 |          | 2.00      | 2.00      | 5.00      | SF        | 0        |                      | Exterior insulation R-10 around foundations per plans                                               |
| <b>6.060</b> | Under Slab Insulation and Install              |          | 2.50      | 2.50      | 5.00      | SF        | 0        |                      | Rigid insulation installed per plans to meet energy code.                                           |
| <b>6.070</b> | Saw Cutting Foundation                         |          | 1,000.00  | 1,000.00  | 1,000.00  | Area      | 0        |                      | Specialty contractor for cutting concrete.                                                          |
| <b>6.080</b> | Concrete Slab                                  | X        | 7.00      | 8.00      | 10.00     | SF        | 0        |                      | Basic concrete slab, 4" reinforced and doweled into foundation                                      |
| <b>6.090</b> | Rat Slab                                       |          | 5.00      | 5.00      | 5.00      | SF        | 0        |                      | Concrete slab poured coarsely in crawl spaces.                                                      |
| <b>6.100</b> | Window Wells                                   |          | 1,500.00  | 1,500.00  | 1,500.00  | Allowance | 0        |                      | Installation of Window wells for egress windows in basement.                                        |
| <b>7.000</b> | <b>Concrete Finish Work</b>                    |          |           |           |           |           |          |                      |                                                                                                     |
| <b>7.010</b> | Sidewalk repair (X)                            |          | 12.00     | 12.00     | 12.00     | SF        | 0        |                      | As required by City for restoration of right of way.                                                |
| <b>7.020</b> | Driveway                                       |          | 12.00     | 15.00     | 20.00     | SF        | 0        |                      | Per plan driveway.                                                                                  |
| <b>7.030</b> | Entry Walkway                                  |          | 12.00     | 15.00     | 20.00     | SF        | 0        |                      | Per plan entry walkway. Concrete.                                                                   |
| <b>7.040</b> | Retaining Wall                                 |          | 12.00     | 15.00     | 22.00     | SF        | 0        |                      | Retaining walls per plan, simple foundation grade installation                                      |
| <b>7.050</b> | Concrete Stairs                                |          | 200.00    | 300.00    | 400.00    | Each      | 0        |                      | Staircase as needed per plan, price per step.                                                       |
| <b>7.060</b> | Bio-retention System (X)                       |          | 5,000.00  | 6,000.00  | 7,000.00  | Each      | 0        |                      | BMP installation as depicted on plans. For rainwater collection.                                    |
| <b>7.070</b> | Concrete Sealing                               |          | 4.00      | 4.00      | 4.00      | SF        | 0        |                      | Sealing hard concrete surfaces with a clearcoat product after curing                                |
| <b>7.080</b> | Anchors, Embeds, Cast-in Structural Hold-downs |          | 0.00      | 0.00      | 0.00      | Allowance | 0        |                      | Allowance to cut, drill, and epoxy bolts for structural hold-downs.                                 |
| <b>8.000</b> | <b>Framing, Lumber &amp; structural</b>        |          |           |           |           |           |          |                      |                                                                                                     |
| <b>8.010</b> | Framing Contractor (labor)                     |          | 20.00     | 20.00     | 20.00     | SF        | 0        |                      | Specialty framing contractor for assembling per plan home.                                          |

|        |                                                        |   |           |           |           |           |   |                                                                                                           |
|--------|--------------------------------------------------------|---|-----------|-----------|-----------|-----------|---|-----------------------------------------------------------------------------------------------------------|
| 8.020  | Framing Lumber (X)                                     | X | 26.00     | 30.00     | 35.00     | SF        | 0 | Framing lumber to code. OSB sheathing, Hem/Fir framing material and standard #2 wood connections          |
| 8.030  | Truss Package (X)                                      |   | 12.00     | 14.00     | 16.00     | SF        | 0 | Truss and roof package per plan.                                                                          |
| 8.040  | Supplementary and Pick-up Framing Labor                |   | 2.00      | 2.00      | 2.00      | SF        | 0 | Additional "Pick up" framing labor for interior elements.                                                 |
| 8.050  | Supplementary Framing Lumber                           |   | 2.00      | 2.00      | 2.00      | SF        | 0 | Lumber for interior soffits, fireplaces, tub surrounds etc.                                               |
| 8.060  | Steel Columns and Beams                                |   | 5,000.00  | 10,000.00 | 15,000.00 | Allowance | 0 | Steel columns or beams as shown on plans.                                                                 |
| 8.065  | Miscellaneous Steel                                    |   | 0.00      | 0.00      | 0.00      | Allowance | 0 | Miscellaneous steel components or welding as required for job.                                            |
| 8.070  | Metal Fabrication (onsite fab)                         |   | 5,000.00  | 10,000.00 | 15,000.00 | Allowance | 0 | Onsite welding and fabrication as needed per structural plans.                                            |
| 8.080  | Interior Metal Stair Structure                         |   | 4,000.00  | 15,000.00 | 25,000.00 | Allowance | 0 | Per floor, staircase framing on interior of home.                                                         |
| 8.085  | Attic Access Stair/Ladder                              |   | 2,500.00  | 2,500.00  | 2,500.00  | Allowance | 0 | Installation of attic stairs for access into attic.                                                       |
| 8.090  | Exterior Metal Stair Structure                         |   | 4,000.00  | 8,000.00  | 8,000.00  | Allowance | 0 | Exterior staircase structure. Pressure treated materials.                                                 |
| 8.100  | Deck Package (materials)                               |   | 20.00     | 25.00     | 30.00     | SF        | 0 | Cedar deck system. Hidden Fasteners using the Camo system                                                 |
| 8.110  | Deck Framing                                           |   | 18.00     | 20.00     | 22.00     | SF        | 0 | Labor to frame deck and install deck system.                                                              |
| 8.115  | Decking Installation                                   |   | 18.00     | 20.00     | 22.00     | SF        | 0 | Installation of decking surface. Hidden fastener                                                          |
| 8.120  | Deck Railing                                           |   | 65.00     | 125.00    | 300.00    | LF        | 0 | Wooden rail system or Kit installation.                                                                   |
| 8.125  | Cranes, Lifts & Scaffolding                            |   | 700.00    | 700.00    | 700.00    | Hour      | 0 | Wood crane service for moving beams, lumber packages and other components onto higher levels of the home. |
| 8.130  | Nails and Structural Hardware                          |   | 3.00      | 3.00      | 3.00      | SF        | 0 | Metal structural connections as required per plans.                                                       |
| 9.000  | Exterior wrap                                          |   |           |           |           |           |   |                                                                                                           |
| 9.010  | Windows                                                |   | 1,000.00  | 2,000.00  | 3,000.00  | Allowance | 0 | Fibrex material window package. Anderson 100 series or similar                                            |
| 9.020  | Window Install                                         |   | 500.00    | 750.00    | 1,000.00  | Each      | 0 | Professional installation of all windows.                                                                 |
| 9.025  | Window Repair                                          |   | 500.00    | 750.00    | 1,000.00  | Each      | 0 | Professional repair of existing window(s)                                                                 |
| 9.028  | Window/Door Pans & Flashing                            |   | 500.00    | 500.00    | 500.00    | Each      | 0 | Door pan installed in conjunction with WRB system to waterproof home.                                     |
| 9.030  | Specialty Doors (Sliders, Bi-fold)                     |   | 5,000.00  | 12,000.00 | 20,000.00 | Each      | 0 | Large sliding doors or bifold exterior doors.                                                             |
| 9.040  | Specialty Door Install                                 |   | 500.00    | 750.00    | 1,000.00  | Each      | 0 | Installation of Large exterior doors.                                                                     |
| 9.050  | Skylight                                               |   | 1,200.00  | 1,500.00  | 2,000.00  | Each      | 0 | Velux skylights per plan                                                                                  |
| 9.060  | WRB (Rainscreen)                                       |   | 0.00      | 2.00      | 4.00      | SF        | 0 | Installation of WRB system on house. Tyvek or similar                                                     |
| 9.065  | Building Wrap                                          |   | 1.50      | 3.00      | 6.00      | SF        | 0 | Weather Resistant Barrier, Tyvek or similar housewrap installed per plan.                                 |
| 9.070  | Siding (wood, hardie)                                  |   | 11.00     | 15.00     | 18.00     | SF        | 0 | All hardie siding package. 5-7" lap siding, or hardie Panel with reglets.                                 |
| 9.073  | Siding Trim (casing, crown, etc.)                      |   | 5.00      | 12.00     | 25.00     | LF        | 0 | Siding trim per specs                                                                                     |
| 9.075  | Soffits - T&G, Hardie                                  |   | 11.00     | 15.00     | 18.00     | SF        | 0 | Hardi soffits installed per plans.                                                                        |
| 9.080  | Architectural Siding Accents (metals, plastics etc.)   |   | 0.00      | 3.50      | 5.00      | SF        | 0 | Additional siding elements. Wood, composite or Metal accents.                                             |
| 9.090  | Soffit, Fascia & Arch. detail (corbels, columns, etc.) |   | 5.00      | 15.00     | 35.00     | SF        | 0 | Plywood or hardie soffit                                                                                  |
| 9.095  | Stucco / Plaster                                       |   | 5.00      | 15.00     | 35.00     | SF        | 0 | EIFS system as specified in plans.                                                                        |
| 9.098  | Exterior Sealants                                      |   | 0.00      | 2.00      | 4.00      | SF        | 0 | Exerior sealants as specified by blueprints and waterproofing specialist                                  |
| 9.100  | Exterior stone (supply & install)                      |   | 0.00      | 25.00     | 45.00     | SF        | 0 | Installation of cultured stone products on home                                                           |
| 9.105  | Brick Veneer (supply & install)                        |   | 0.00      | 20.00     | 35.00     | SF        | 0 | Brick veneer installed per manufacturers specs.                                                           |
| 9.106  | Pre-cast concrete (supply & install)                   |   | 0.00      | 20.00     | 40.00     | SF        | 0 | Precast concrete as specified                                                                             |
| 9.110  | Roof Tear Off                                          |   | 50.00     | 50.00     | 50.00     | Square    | 0 | Removing existing roof                                                                                    |
| 9.120  | Roof                                                   |   | 300.00    | 550.00    | 750.00    | Square    | 0 | Installation of a Composition 30+ year roofing product.                                                   |
| 9.140  | Roof Insulation                                        |   | 0.00      | 200.00    | 400.00    | SF        | 0 | Rigid insulation installed per plans to meet energy code.                                                 |
| 9.150  | Gutters/Downspouts/Scuppers                            |   | 15.00     | 20.00     | 30.00     | LF        | 0 | 5" K-line gutters and rectangular downspouts                                                              |
| 9.160  | Waterproofing Decks                                    |   | 550.00    | 600.00    | 800.00    | Square    | 0 | TPO surface for deck system                                                                               |
| 10.000 | Plumbing                                               |   |           |           |           |           |   |                                                                                                           |
| 10.010 | Plumbing Labor (Rough-in)                              |   | 1,400.00  | 1,600.00  | 1,800.00  | Each      | 0 | Rough in plumbing labor for installation of drains, water lines, and valves                               |
| 10.015 | Plumbing Labor (Trim Out)                              |   | 0.00      | 0.00      | 0.00      | Each      | 0 | Trim out for all fixtures on plans                                                                        |
| 10.020 | New Waterline                                          |   | 1,500.00  | 2,000.00  | 2,500.00  | Each      | 0 | (Remodel) Removal and installation of new water lines in the home.                                        |
| 10.030 | Water Heater                                           |   | 3,000.00  | 6,000.00  | 9,000.00  | Each      | 0 | Traditional water heater (gas or electric)                                                                |
| 10.040 | Hose Bibs                                              |   | 185.00    | 250.00    | 250.00    | Each      | 0 | 1 hose bib on each side of the house                                                                      |
| 10.060 | Plumbing Fixture Package                               |   | 12,000.00 | 15,000.00 | 20,000.00 | Allowance | 0 | Bulk package price for estimating purposes.                                                               |
| 10.061 | Toilets                                                |   | 450.00    | 700.00    | 1,400.00  | Each      | 0 | American Standard, Moen or similar brand                                                                  |
| 10.061 | Bath Tub                                               |   | 3,500.00  | 5,000.00  | 10,000.00 | Each      | 0 | American Standard, Moen or similar brand                                                                  |
| 10.061 | Fiberglass Tub Shower                                  |   | 550.00    | 800.00    | 1,200.00  | Each      | 0 | American Standard, Moen or similar brand                                                                  |
| 10.061 | Fiberglass Shower                                      |   | 350.00    | 500.00    | 1,000.00  | Each      | 0 | American Standard, Moen or similar brand                                                                  |
| 10.061 | Tub Filler                                             |   | 500.00    | 800.00    | 1,500.00  | Each      | 0 | American Standard, Moen or similar brand                                                                  |
| 10.061 | Primary Shower Faucet                                  |   | 450.00    | 750.00    | 1,400.00  | Each      | 0 | American Standard, Moen or similar brand                                                                  |
| 10.061 | Primary Bathroom Sink Faucets                          |   | 300.00    | 500.00    | 800.00    | Each      | 0 | American Standard, Moen or similar brand                                                                  |
| 10.061 | Infinity Drain                                         |   | 0.00      | 800.00    | 1,000.00  | Each      | 0 | American Standard, Moen or similar brand                                                                  |
| 10.061 | Shower Faucets                                         |   | 250.00    | 500.00    | 800.00    | Each      | 0 | American Standard, Moen or similar brand                                                                  |
| 10.061 | Shower Bar                                             |   | 0.00      | 500.00    | 700.00    | Each      | 0 | American Standard, Moen or similar brand                                                                  |
| 10.061 | Guest Bath Faucet                                      |   | 150.00    | 300.00    | 500.00    | Each      | 0 | American Standard, Moen or similar brand                                                                  |
| 10.061 | Kids Bath Faucets                                      |   | 150.00    | 300.00    | 500.00    | Each      | 0 | American Standard, Moen or similar brand                                                                  |
| 10.061 | Bathroom Sinks                                         |   | 200.00    | 350.00    | 500.00    | Each      | 0 | American Standard, Moen or similar brand                                                                  |
| 10.061 | Powder Bath Sink                                       |   | 500.00    | 700.00    | 1,400.00  | Each      | 0 | American Standard, Moen or similar brand                                                                  |
| 10.061 | Bathroom Sink Faucets                                  |   | 150.00    | 300.00    | 500.00    | Each      | 0 | American Standard, Moen or similar brand                                                                  |
| 10.061 | Kitchen Sink                                           |   | 600.00    | 1,200.00  | 2,000.00  | Each      | 0 | American Standard, Moen or similar brand                                                                  |
| 10.061 | Kitchen Prep Sink                                      |   | 0.00      | 500.00    | 800.00    | Each      | 0 | American Standard, Moen or similar brand                                                                  |
| 10.061 | Kitchen Faucet                                         |   | 400.00    | 800.00    | 1,200.00  | Each      | 0 | American Standard, Moen or similar brand                                                                  |
| 10.061 | Kitchen Prep Faucet                                    |   | 0.00      | 400.00    | 800.00    | Each      | 0 | American Standard, Moen or similar brand                                                                  |
| 10.061 | Utility Sink                                           |   | 150.00    | 300.00    | 800.00    | Each      | 0 | American Standard, Moen or similar brand                                                                  |
| 10.061 | Utility Faucet                                         |   | 200.00    | 300.00    | 500.00    | Each      | 0 | American Standard, Moen or similar brand                                                                  |
| 10.070 | Instant Hot Water                                      |   | 0.00      | 300.00    | 800.00    | Each      | 0 | Instant Hot water system.                                                                                 |
| 10.080 | Dedicated Water Filtration                             |   | 0.00      | 450.00    | 1,000.00  | Each      | 0 | Water filtration system as requested by homeowner                                                         |
| 10.090 | Water Dispenser                                        |   | 250.00    | 300.00    | 500.00    | Each      | 0 | Fixture for dispensing filtered water                                                                     |
| 10.100 | Disposal                                               |   | 250.00    | 350.00    | 350.00    | Each      | 0 | Badger Garbage disposal                                                                                   |
| 10.101 | Refridgerator Supply                                   |   | 250.00    | 250.00    | 250.00    | Each      | 0 | Water lines and trim out for the refridgerator                                                            |
| 10.102 | Washer Supply                                          |   | 250.00    | 250.00    | 250.00    | Each      | 0 | Water lines and trim out for washing machine                                                              |
| 10.103 | Dishwasher Supply                                      |   | 250.00    | 250.00    | 250.00    | Each      | 0 | Water lines and trim out for the dishwasher                                                               |
| 10.110 | Plumbing Accessories                                   |   | 200.00    | 500.00    | 1,500.00  | Each      | 0 | Toilet paper holders, towel racks, etc.                                                                   |
| 10.120 | Fire Suppression                                       |   | 0.00      | 2.50      | 6.00      | SF        | 0 | Fire suppression system as required by code and plans.                                                    |

|               |                                                      |  |          |           |           |           |   |                                                                                                                         |
|---------------|------------------------------------------------------|--|----------|-----------|-----------|-----------|---|-------------------------------------------------------------------------------------------------------------------------|
| <b>11.000</b> | <b>Mechanical "HVAC"</b>                             |  |          |           |           |           |   |                                                                                                                         |
| <b>11.010</b> | Heating System                                       |  | 8.00     | 12.00     | 18.00     | SF        | 0 | Basic forced air or Ductless Mini split system in the home.                                                             |
| <b>11.015</b> | Heating System (repairs & reroutes)                  |  | 1.00     | 2.00      | 3.00      | SF        | 0 | Costs associated with adjustments, repairs, add-ons to existing HVAC system.                                            |
| <b>11.020</b> | AC Add-on                                            |  | 0.00     | 0.00      | 8.00      | SF        | 0 | Additional cooling as needed                                                                                            |
| <b>11.030</b> | Existing Furnace/ductwork adjustments/repair         |  | 5,000.00 | 5,000.00  | 5,000.00  | Allowance | 0 | Adjust existing furnace/ductwork to function with new layout                                                            |
| <b>11.040</b> | Air Filtration System                                |  | 1,000.00 | 0.00      | 0.00      | Each      | 0 | Clean fx filtration system                                                                                              |
| <b>11.045</b> | Whole House Ventilation                              |  | 1,000.00 | 1,000.00  | 1,000.00  | Each      | 0 | Whole house active ventilation per plans and specs. Panasonic or similar                                                |
| <b>11.046</b> | Bathroom Ventilation                                 |  | 100.00   | 100.00    | 100.00    | Each      | 0 | Installation of ductwork for all bathroom ventilation fans.                                                             |
| <b>11.047</b> | Hood Ventilation                                     |  | 250.00   | 250.00    | 250.00    | Each      | 0 | Installation of ductwork for exhaust range hood.                                                                        |
| <b>11.050</b> | Heat Recovery Ventilator                             |  | 4,000.00 | 8,000.00  | 16,000.00 | Each      | 0 | Balanced Ventilation for the home. Provides fresh air to bedrooms and exhausts air from wet areas. Life Breath          |
| <b>11.060</b> | Fireplace with Remote                                |  | 5,000.00 | 8,000.00  | 12,000.00 | Each      | 0 | Gas fireplace allowance. Heat n Glo or similar brand                                                                    |
| <b>11.070</b> | Gas Piping                                           |  | 650.00   | 650.00    | 1,000.00  | Each      | 0 | Price per fixture to install gas piping.                                                                                |
| <b>11.080</b> | Blower Door Test                                     |  | 500.00   | 500.00    | 500.00    | Each      | 0 | Price to de-pressurize and test the home upon completion for air tightness.                                             |
| <b>11.090</b> | Elevator                                             |  | 0.00     | 11,000.00 | 15,000.00 | Floor     | 0 | Elevator per plans                                                                                                      |
| <b>12.000</b> | <b>Electrical</b>                                    |  |          |           |           |           |   |                                                                                                                         |
| <b>12.010</b> | Electrical labor (Rough-in & Trim-out)               |  | 13.00    | 14.00     | 16.00     | SF        | 0 | Electrical labor for installation of all wiring, boxes, panels etc.                                                     |
| <b>12.020</b> | Low Voltage (A/V, Security, Telephone, Smart System) |  | 2.00     | 7.00      | 15.00     | SF        | 0 | Cable for TV, Internet and basic surround sound.                                                                        |
| <b>12.030</b> | Bathroom Fan                                         |  | 250.00   | 300.00    | 350.00    | Each      | 0 | Panasonic Whisper light fans, as needed                                                                                 |
| <b>12.040</b> | Electrical Fixture Labor (Install)                   |  | 0.00     | 0.00      | 0.00      | Each      | 0 | Electrical labor for installation of switches, fixtures and trim.                                                       |
| <b>12.050</b> | Electrical Fixture Package                           |  | 8,000.00 | 15,000.00 | 25,000.00 | Allowance | 0 | Electrical Fixture package for Estimating purposes                                                                      |
| <b>12.051</b> | Kitchen Pendants                                     |  | 200.00   | 500.00    | 1,000.00  | Each      | 0 | Nice quality lights from local retailers.                                                                               |
| <b>12.051</b> | Under Cabinet Lighting                               |  | 100.00   | 150.00    | 150.00    | Each      | 0 | Nice quality lights from local retailers.                                                                               |
| <b>12.051</b> | In Cabinet Lighting                                  |  | 0.00     | 250.00    | 250.00    | Each      | 0 | Nice quality lights from local retailers.                                                                               |
| <b>12.051</b> | Front Porch Wall Sconce                              |  | 200.00   | 500.00    | 750.00    | Each      | 0 | Nice quality lights from local retailers.                                                                               |
| <b>12.051</b> | Back Porch Lights                                    |  | 200.00   | 500.00    | 750.00    | Each      | 0 | Nice quality lights from local retailers.                                                                               |
| <b>12.051</b> | Pantry Light                                         |  | 150.00   | 300.00    | 500.00    | Each      | 0 | Nice quality lights from local retailers.                                                                               |
| <b>12.051</b> | Stairway Step lights                                 |  | 0.00     | 100.00    | 150.00    | Each      | 0 | Nice quality lights from local retailers.                                                                               |
| <b>12.051</b> | Guest Bedroom Flush Mount                            |  | 250.00   | 500.00    | 500.00    | Each      | 0 | Nice quality lights from local retailers.                                                                               |
| <b>12.051</b> | Bathroom Sconces                                     |  | 200.00   | 500.00    | 750.00    | Each      | 0 | Nice quality lights from local retailers.                                                                               |
| <b>12.051</b> | Sconces for Master Bath                              |  | 200.00   | 500.00    | 1,000.00  | Each      | 0 | Nice quality lights from local retailers.                                                                               |
| <b>12.051</b> | Walk in Closet Flush Mount                           |  | 150.00   | 200.00    | 200.00    | Each      | 0 | Nice quality lights from local retailers.                                                                               |
| <b>12.051</b> | Closet Lights                                        |  | 50.00    | 100.00    | 100.00    | Each      | 0 | Nice quality lights from local retailers.                                                                               |
| <b>12.051</b> | Entry Way Pendant                                    |  | 500.00   | 2,000.00  | 5,000.00  | Each      | 0 | Nice quality lights from local retailers.                                                                               |
| <b>12.051</b> | Dining Room Pendant                                  |  | 500.00   | 1,000.00  | 2,500.00  | Each      | 0 | Nice quality lights from local retailers.                                                                               |
| <b>12.051</b> | Utility Fixtures                                     |  | 50.00    | 50.00     | 50.00     | Each      | 0 | Nice quality lights from local retailers.                                                                               |
| <b>12.060</b> | Interior Accent Lighting Allowance                   |  | 0.00     | 2,000.00  | 5,000.00  | Each      | 0 | Nice quality lights from local retailers.                                                                               |
| <b>12.070</b> | Lighting contingency                                 |  | 1,300.00 | 2,000.00  | 4,000.00  | Each      | 0 | Nice quality lights from local retailers.                                                                               |
| <b>12.080</b> | Door Bell                                            |  | 200.00   | 250.00    | 250.00    | Each      | 0 | Ring system or similar                                                                                                  |
| <b>12.090</b> | Temp Lighting                                        |  | 0.00     | 0.00      | 0.00      | Each      | 0 | Lighting installed for construction purposes.                                                                           |
| <b>12.100</b> | Solar                                                |  | 1,500.00 | 25,000.00 | 40,000.00 | Each      | 0 | Preparation for future solar system. Code requirement                                                                   |
| <b>13.000</b> | <b>Insulation</b>                                    |  |          |           |           |           |   |                                                                                                                         |
| <b>13.010</b> | Insulation                                           |  | 4.00     | 6.00      | 7.00      | SF        | 0 | Bibs insulation installed in all cavities                                                                               |
| <b>13.020</b> | Insulation - Spray Foam                              |  | 0.00     | 0.00      | 0.00      | SF        | 0 | Spray foam insulation per plans                                                                                         |
| <b>13.030</b> | Exterior Insulation                                  |  | 0.00     | 3.00      | 6.00      | SF        | 0 | 2" rigid insulation installed on exterior wall sheathing.                                                               |
| <b>13.040</b> | Air Sealing (AeroBarrier)                            |  | 1.50     | 2.00      | 4.00      | SF        | 0 | Aerobarrier employed to air seal the home to plan required ACH                                                          |
| <b>13.050</b> | Mechanical & Pipe Insulation                         |  | 1.00     | 2.00      | 2.00      | SF        | 0 | R-5 insulation around all mechanical and plumbing hot water pipes                                                       |
| <b>13.060</b> | Sound Attenuation                                    |  | 4.00     | 6.00      | 10.00     | SF        | 0 | Sound batts installed at bathroom walls and between floors in home.                                                     |
| <b>13.070</b> | Fireproofing                                         |  | 3.00     | 5.00      | 10.00     | SF        | 0 | Installation of Roxul insulation at Permit required areas. Garage and mechanical rooms.                                 |
| <b>14.000</b> | <b>Drywall</b>                                       |  |          |           |           |           |   |                                                                                                                         |
| <b>14.010</b> | Drywall                                              |  | 9.00     | 11.00     | 15.00     | SF        | 0 | Level 3 drywall installation. Square comers, light dash texture. PVA applied                                            |
| <b>14.020</b> | Drywall Punchlist and Repair                         |  | 2.00     | 2.00      | 2.00      | SF        | 0 | Allowance for repairing trade damage and punch list work.                                                               |
| <b>14.030</b> | Plaster                                              |  | 2.00     | 2.00      | 2.00      | SF        | 0 | Allowance for repairing trade damage and punch list work.                                                               |
| <b>14.040</b> | Plaster Punchlist and Repair                         |  | 2.00     | 2.00      | 2.00      | SF        | 0 | Allowance for repairing trade damage and punch list work.                                                               |
| <b>15.000</b> | <b>Paint and Wall Coverings</b>                      |  |          |           |           |           |   |                                                                                                                         |
| <b>15.010</b> | Interior Painting & Staining                         |  | 7.50     | 8.00      | 10.00     | SF        | 0 | Sherwin Williams Paint colors. 80% of home is 1 body color. Accents are available in bedrooms/bathrooms. White Ceilings |
| <b>15.020</b> | Wallpaper (wall coverings)                           |  | 0.00     | 2,000.00  | 3,000.00  | Each      | 0 | Installation of Wall coverings. (Purchased by others)                                                                   |
| <b>15.030</b> | Exterior Painting & Staining                         |  | 3.00     | 4.00      | 6.00      | SF        | 0 | Sherwin Williams Paint. Body Color and accent color on trim.                                                            |
| <b>16.000</b> | <b>Flooring</b>                                      |  |          |           |           |           |   |                                                                                                                         |
| <b>16.010</b> | Carpet                                               |  | 5.00     | 10.00     | 15.00     | SF        | 0 | Carpets in Bedrooms with heavy weighted pad.                                                                            |
| <b>16.020</b> | LVP flooring                                         |  | 6.50     | 7.50      | 8.50      | SF        | 0 | Luxury Vinyl Plank and Installation                                                                                     |
| <b>16.030</b> | Polished Concrete                                    |  |          | 6.00      | 6.00      | SF        | 0 | Polished concrete to satin finish.                                                                                      |
| <b>16.040</b> | Hardwoods                                            |  | 12.50    | 16.00     | 25.00     | SF        | 0 | 2-1/4" White Oak Site finished hardwoods.                                                                               |
| <b>16.050</b> | Engineered Hardwoods                                 |  | 12.00    | 16.00     | 24.00     | SF        | 0 | Kentwood or similar brand Prefinished hardwood                                                                          |
| <b>16.060</b> | Hardwood Stairs (treads & risers)                    |  | 325.00   | 500.00    | 1,000.00  | Each      | 0 | Stair treads to match hardwoods.                                                                                        |
| <b>16.070</b> | Custom Staircase                                     |  | 0.00     | 20,000.00 | 50,000.00 | Each      | 0 | Custom staircase as rendered on plans                                                                                   |
| <b>16.080</b> | Floor Protection                                     |  | 0.50     | 1.00      | 1.00      | SF        | 0 | Ram Board installed on all solid flooring                                                                               |
| <b>17.000</b> | <b>Tile and Solid Surfaces</b>                       |  |          |           |           |           |   |                                                                                                                         |
| <b>17.010</b> | Tile Labor and Prep                                  |  | 1,750.00 | 2,000.00  | 2,500.00  | Each      | 0 | Skilled tile installer to prep and place all tiled surfaces.                                                            |
| <b>17.020</b> | Tile Materials                                       |  | 15.00    | 35.00     | 85.00     | SF        | 0 | All tile, hardie backer, grout, and materials. Daltile or similar                                                       |
| <b>17.040</b> | Electric heat mat                                    |  | 30.00    | 30.00     | 30.00     | SF        | 0 | Heat mat installed in Master Bathroom only.                                                                             |
| <b>17.050</b> | Solid Surfaces - Quartz, Marble...                   |  | 120.00   | 150.00    | 200.00    | SF        | 0 | All quartz products or A series stone slabs including install.                                                          |
| <b>17.060</b> | Solid Surfaces - Wood, Concrete...                   |  | 50.00    | 100.00    | 120.00    | SF        | 0 | Wood or other tops for built-ins etc.                                                                                   |
| <b>18.000</b> | <b>Doors</b>                                         |  |          |           |           |           |   |                                                                                                                         |
| <b>18.010</b> | Entry Door                                           |  | 2,000.00 | 7,000.00  | 15,000.00 | Each      | 0 | Wood entry door from Simpson, Rogue Valley or similar                                                                   |
| <b>18.015</b> | Exterior slider (Nana or Similar)                    |  | 1,000.00 | 1,500.00  | 2,000.00  | LF        | 0 | Large format doors as specified on plans.                                                                               |
| <b>18.020</b> | Exterior Passage Doors                               |  | 1,400.00 | 2,000.00  | 2,500.00  | Each      | 0 | Doors from door supplier (Simpson door)                                                                                 |
| <b>18.030</b> | Exterior French Doors                                |  | 4,500.00 | 10,000.00 | 15,000.00 | Each      | 0 | Doors from door supplier (Simpson door)                                                                                 |
| <b>18.040</b> | Exterior Door Installation                           |  | 250.00   | 250.00    | 250.00    | Each      | 0 | Installation of exterior doors. Front door, side door, patio door etc.                                                  |

|        |                                                                |  |           |           |           |           |   |                                                                                                   |
|--------|----------------------------------------------------------------|--|-----------|-----------|-----------|-----------|---|---------------------------------------------------------------------------------------------------|
| 18.050 | Interior Doors                                                 |  | 350.00    | 500.00    | 800.00    | Each      | 0 | Solid Core, paint grade door, or if contemporary a Solid core Birch skin door to be clear coated  |
| 18.060 | Interior French Doors                                          |  | 1,000.00  | 1,500.00  | 2,000.00  | Each      | 0 | French closet door. Paint grade door matching other interior doors. Standard series products      |
| 18.070 | Bi-fold Closet Doors                                           |  | 400.00    | 0.00      | 0.00      | Each      | 0 | Bifold door for, solid core. Matching style to other doors in the home                            |
| 18.080 | Pocket Door                                                    |  | 1,000.00  | 1,200.00  | 1,500.00  | Each      | 0 | Pocket door hardware and slab to match other interior doors.                                      |
| 18.082 | Pocket Door Frame                                              |  | 1,000.00  | 1,200.00  | 1,500.00  | Each      | 0 | Pocket door frames as specified on plans. Solid wood.                                             |
| 18.084 | Pocket Door Frame Installation                                 |  | 1,000.00  | 1,200.00  | 1,500.00  | Each      | 0 | Professional installation of pocket doors as specified on plans                                   |
| 18.090 | Decorative Doors (Barn door, etc.)                             |  | 0.00      | 2,500.00  | 5,000.00  | Each      | 0 | Barn door and track as shown on plans.                                                            |
| 18.100 | Interior Door Installation                                     |  | 0.00      | 0.00      | 0.00      | Each      | 0 | Professional installation of all interior doors                                                   |
| 18.110 | Garage Door                                                    |  | 1,500.00  | 4,000.00  | 8,000.00  | Each      | 0 | Steel garage door as shown on plans.                                                              |
| 19.000 | Hardware                                                       |  |           |           |           |           |   |                                                                                                   |
| 19.010 | Interior Door Hardware                                         |  | 95.00     | 125.00    | 250.00    | Each      | 0 | Schlage Door hardware                                                                             |
| 19.020 | Exterior Door Hardware                                         |  | 300.00    | 400.00    | 1,000.00  | Each      | 0 | Schlage Door hardware                                                                             |
| 19.030 | Barn Door Hardware                                             |  | 500.00    | 1,000.00  | 2,000.00  | Each      | 0 | Schlage Door hardware                                                                             |
| 19.035 | Pocket Door Hardware                                           |  | 200.00    | 400.00    | 600.00    | Each      | 0 | Schlage or similar hardware for pocket doors.                                                     |
| 19.040 | Door Stops                                                     |  | 10.00     | 50.00     | 100.00    | Each      | 0 | Hardware for slowing/stopping doors from hitting the wall. Schlage or similar brand.              |
| 20.000 | Millwork                                                       |  |           |           |           |           |   |                                                                                                   |
| 20.010 | Finish Carpenter                                               |  | 7.50      | 10.00     | 15.00     | SF        | 0 | Carpenter for install of all Millwork and casework                                                |
| 20.020 | Cabinet Installation                                           |  | 5,000.00  | 10,000.00 | 15,000.00 | Each      | 0 | Professional installation of all Cabinetry.                                                       |
| 20.030 | Door and Window Casing                                         |  | 2.50      | 4.00      | 7.50      | SF        | 0 | MDF profiles installed throughout the house. Painted products                                     |
| 20.040 | Base Molding                                                   |  | 2.50      | 4.00      | 7.50      | SF        | 0 | MDF profiles installed throughout the house. Painted products                                     |
| 20.050 | Specialty Woods                                                |  | 2.50      | 4.00      | 7.50      | SF        | 0 | MDF profiles installed throughout the house. Painted products                                     |
| 20.060 | Crown and Cove                                                 |  | 2.50      | 4.00      | 7.50      | SF        | 0 | MDF crown molding                                                                                 |
| 20.070 | Interior Railing System                                        |  | 6,500.00  | 15,000.00 | 25,000.00 | Package   | 0 | Wood picket system from LJ smith or similar                                                       |
| 20.080 | Closet Shelving                                                |  | 500.00    | 1,000.00  | 1,500.00  | Each      | 0 | Basic closet shelving for bedrooms and hallways                                                   |
| 20.090 | Living Room Fireplace Built In                                 |  | 5,000.00  | 7,500.00  | 15,000.00 | Each      | 0 | Installation of Living room built-in as shown on plans.                                           |
| 20.100 | Mudroom Cubby System                                           |  | 5,000.00  | 7,500.00  | 8,000.00  | Each      | 0 | Installation of Mudroom Cubie system and details per plan                                         |
| 20.110 | Wooden Paneling and Ceiling Treatments                         |  | 0.00      | 6,500.00  | 15,000.00 | Each      | 0 | Installation of Ceiling treatments. TNG or similar products                                       |
| 20.120 | Library/Bookcase                                               |  | 0.00      | 0.00      | 10,000.00 | Each      | 0 | Installation of Cabinetry and details as shown in plans                                           |
| 20.130 | Wainscotting                                                   |  | 0.00      | 110.00    | 110.00    | LF        | 0 | Installation of Wainscotting to match interior design details.                                    |
| 20.140 | Window Seat                                                    |  | 2,000.00  | 2,000.00  | 2,000.00  | Each      | 0 | Installation of Window seat.                                                                      |
| 21.000 | Cabinets                                                       |  |           |           |           |           |   |                                                                                                   |
| 21.010 | Kitchen Cabinets                                               |  | 600.00    | 800.00    | 1,200.00  | LF        | 0 | Kitchen Cabinetry from Huntwood, Canyon Creek, Bellmont.                                          |
| 21.015 | Appliance Cabinet Front                                        |  | 400.00    | 550.00    | 700.00    | LF        | 0 | Cabinet fronts for built-in appliances as specified.                                              |
| 21.020 | Bathroom Vanities                                              |  | 400.00    | 800.00    | 1,200.00  | LF        | 0 | Bathroom Cabinetry from Huntwood, Canyon Creek, Bellmont.                                         |
| 21.030 | Laundry Cabinets                                               |  | 400.00    | 550.00    | 700.00    | LF        | 0 | Laundry room cabinets from Huntwood, Canyon Creek, Bellmont or similar.                           |
| 21.035 | Wet Bar Cabinets                                               |  | 400.00    | 650.00    | 900.00    | LF        | 0 | Cabinetry for wet bar as specified in drawings.                                                   |
| 21.040 | Pantry Cabinets                                                |  | 400.00    | 550.00    | 800.00    | LF        | 0 | Pantry room cabinets from Huntwood, Canyon Creek, Bellmont or similar.                            |
| 21.045 | Media Cabinets                                                 |  | 400.00    | 800.00    | 1,200.00  | LF        | 0 | Media Cabinets per print.                                                                         |
| 21.050 | Custom Cabinets                                                |  | 500.00    | 900.00    | 1,500.00  | LF        | 0 | Custom Cabinets for built ins from Huntwood, Canyon Creek, Bellmont.                              |
| 21.060 | Outdoor Cabinetry                                              |  | 5,000.00  | 10,000.00 | 20,000.00 | Each      | 0 | Custom cabinets for exterior kitchen.                                                             |
| 21.070 | Glass in Cabinets                                              |  | 0.00      | 2,000.00  | 4,000.00  | Each      | 0 | Glass for installation in cabinets                                                                |
| 21.080 | Cabinet Hardware                                               |  | 8.00      | 20.00     | 35.00     | Each      | 0 | Cabinet knobs and pulls                                                                           |
| 21.085 | Appliance Pulls                                                |  | 20.00     | 50.00     | 120.00    | Each      | 0 | Installation of hardware on appliances as needed.                                                 |
| 21.090 | Closet System                                                  |  | 7,500.00  | 15,000.00 | 30,000.00 | Each      | 0 | Basic closet installation: Rod and shelf.                                                         |
| 22.000 | Glass                                                          |  |           |           |           |           |   |                                                                                                   |
| 22.010 | Shower Glass                                                   |  | 2,000.00  | 3,000.00  | 4,500.00  | Each      | 0 | 3/8" heavy glass using minimal hardware and dual sweeps on door.                                  |
| 22.020 | Mirrors                                                        |  | 500.00    | 800.00    | 1,200.00  | Each      | 0 | Mirrors for the home as selected by designer.                                                     |
| 22.030 | Bathroom mirrors                                               |  | 250.00    | 500.00    | 800.00    | Each      | 0 | Custom mirrors unframed and glued to wall.                                                        |
| 22.030 | Bathroom Medicine Cabinet                                      |  | 400.00    | 1,000.00  | 1,500.00  | Each      | 0 | Custom mirrors unframed and glued to wall.                                                        |
| 22.040 | Powder mirror                                                  |  | 500.00    | 800.00    | 1,000.00  | Each      | 0 | Mirror picture hung on wall.                                                                      |
| 23.000 | Appliances                                                     |  |           |           |           |           |   |                                                                                                   |
| 23.010 | Appliances                                                     |  | 13,000.00 | 35,000.00 | 50,000.00 | Package   | 0 | Entry level appliance package. GE Café, Electrolux or similar                                     |
| 23.020 | ADU Appliances                                                 |  | 3,500.00  | 6,500.00  | 12,000.00 | Package   | 0 | Entry level appliance package. GE Café, Electrolux or similar                                     |
| 23.030 | Outdoor Kitchen Appliances                                     |  | 3,500.00  | 5,000.00  | 12,000.00 | Package   | 0 | Entry level outdoor appliances                                                                    |
| 23.040 | Appliance Install                                              |  | 1,400.00  | 1,600.00  | 3,000.00  | Package   | 0 | Installation of all appliances by certified install teams                                         |
| 24.000 | Landscape                                                      |  |           |           |           |           |   |                                                                                                   |
| 24.010 | Soil Amendments                                                |  | 5,000.00  | 7,500.00  | 10,000.00 | Allowance | 0 | Cost for topsoil and rototilling to 12" of soil depth.                                            |
| 24.020 | Fencing                                                        |  | 45.00     | 65.00     | 100.00    | LF        | 0 | Cedar fence, simple design. Pressure treated posts.                                               |
| 24.030 | Rockeries                                                      |  | 20.00     | 25.00     | 50.00     | SF        | 0 | 1-2 Man Rockery                                                                                   |
| 24.040 | Irrigation                                                     |  | 1,200.00  | 1,200.00  | 1,200.00  | Zone      | 0 | Per zone irrigation system. Automatic valves and controller                                       |
| 24.050 | Stonework/Pavers                                               |  | 35.00     | 45.00     | 45.00     | SF        | 0 | Concrete Paver system.                                                                            |
| 24.060 | Lawns / Sod Replacement                                        |  | 2.50      | 5.00      | 5.00      | SF        | 0 | Topsoil, grading and broadcasting seed.                                                           |
| 24.070 | Stones, Boulders, Rock Features                                |  | 5,000.00  | 10,000.00 | 20,000.00 | Allowance | 0 | Boulder placement per Landscape architect                                                         |
| 24.075 | Water Features                                                 |  | 5,000.00  | 10,000.00 | 20,000.00 | Allowance | 0 | Water feature as depicted on landscape plans or as designed by homeowner or specialty contractor. |
| 24.080 | Plantings                                                      |  | 5,000.00  | 10,000.00 | 20,000.00 | Allowance | 0 | Plantings as shown on plans.                                                                      |
| 24.090 | Lighting                                                       |  | 10,000.00 | 20,000.00 | 20,000.00 | Allowance | 0 | Per zone lighting system. Controller with photocell and timer.                                    |
| 25.000 | General Conditions                                             |  |           |           |           |           |   |                                                                                                   |
| 25.010 | Honey Bucket                                                   |  | 200.00    | 200.00    | 200.00    | Month     | 0 | Jobsite restroom for duration of project                                                          |
| 25.020 | Dumpster                                                       |  | 1,100.00  | 1,100.00  | 1,100.00  | 1,100.00  | 0 | Construction Waste Removal. Either from a jobsite dumpster, or utilizing dump truck               |
| 25.030 | General Carpentry/Labor                                        |  | 3,000.00  | 5,000.00  | 7,000.00  | Month     | 0 | General carpentry labor for project duration.                                                     |
| 25.040 | Jobsite Storage/Mobile Job Trailer                             |  | 100.00    | 500.00    | 2,000.00  | Month     | 0 | Onsite storage and/or mobile job office during project.                                           |
| 25.040 | Jobsite Internet/Utilities/Security (if not provided by Owner) |  | 100.00    | 300.00    | 500.00    | Month     | 0 | Onsite storage and/or mobile job office during project.                                           |
| 25.050 | Safety Equipment and Materials                                 |  | 150.00    | 150.00    | 150.00    | Month     | 0 | Jobsite safety equipment and management.                                                          |
| 25.060 | Rentals - Tools                                                |  | 1,000.00  | 1,000.00  | 1,000.00  | Month     | 0 | Misc. specialty tools needed for use on the project.                                              |
| 25.070 | Scaffolding                                                    |  | 0.00      | 0.00      | 0.00      | Month     | 0 | Professional scaffolding as needed for exterior of home.                                          |
| 25.080 | Perimeter Fencing (security)                                   |  | 150.00    | 150.00    | 150.00    | Month     | 0 | Cost to fence the property during construction. Chain link.                                       |
| 25.090 | Temp Heat                                                      |  | 500.00    | 500.00    | 500.00    | Month     | 0 | Electric heaters for addressing moisture content and drying                                       |
| 25.100 | Misc. Consumables (bags, blades, shims)                        |  | 1.50      | 1.50      | 1.50      | SF        | 0 | All of the items that don't fit into a category.                                                  |

|        |                                       |  |          |          |          |            |   |        |                                                                                             |
|--------|---------------------------------------|--|----------|----------|----------|------------|---|--------|---------------------------------------------------------------------------------------------|
| 25.110 | Ongoing General Construction Cleaning |  | 1,500.00 | 1,500.00 | 1,500.00 | Month      | 0 |        | Bi-monthly cleaning of the jobsite                                                          |
| 25.115 | Duct Cleaning                         |  | 1,000.00 | 1,000.00 | 1,000.00 | Allowance  | 0 |        | Cleaning all forced air ducts prior to final move-in                                        |
| 25.116 | Window Cleaning                       |  | 30.00    | 30.00    | 30.00    | Per window | 0 |        | Washing interior and exterior window panes.                                                 |
| 25.120 | Contractor Final Clean                |  | 0.50     | 0.50     | 0.50     | SF         | 0 |        | Demobilization of the home by the contractor.                                               |
| 25.130 | Professional Final Clean              |  | 0.75     | 1.00     | 1.50     | SF         | 0 |        | Final deep cleaning of the entire home.                                                     |
| 26.000 | RW Management                         |  |          |          |          |            |   | \$0.00 | All RW personnel costs from Pre-con through Close out. (Project management, superintendent) |
|        | Project Costs                         |  |          |          |          |            |   | \$0.00 |                                                                                             |
|        | Contingency (5%)                      |  |          |          |          |            |   | \$0.00 |                                                                                             |
|        | 10% Overhead                          |  |          |          |          |            |   | \$0.00 |                                                                                             |
|        | 5% Profit                             |  |          |          |          |            |   | \$0.00 |                                                                                             |
|        | Total before tax                      |  |          |          |          |            |   | \$0.00 |                                                                                             |
|        | Seattle City Sales Tax (10.25%)       |  |          |          |          |            |   | \$0.00 |                                                                                             |
|        | Estimated Cost:                       |  |          |          |          |            |   | \$0.00 |                                                                                             |