

THE CONSTRUCTION BUDGET ESTIMATE

At Aaron Anthony, Inc. Fine Homebuilding, we understand that building your dream home is a deeply thoughtful and personal journey, transforming your vision from paper into a tangible reality. With decades of experience in high-end homebuilding, I've developed this document with the intention of helping you understand the construction budget estimate.

Since founding Aaron Anthony, Inc. Fine Homebuilding in 2000, I've dedicated my career to offering specialized, comprehensive custom home building services that go far beyond those of a typical general contractor. My philosophy is taking on fewer projects, so I can devote all the time necessary to each. From property acquisition and land entitlements, through pre-construction planning and permits, to construction and final occupancy, I provide expert management through personal attention to you, the entire build team, and every detail of your home, every step of the way.



A) A GENERAL BUILDING COST DISCUSSION:

In your initial investigation into building your dream home you will likely be talking to architects, builders and perhaps friends that have recently built. You'll inquire about costs and hear a potentially wide range of numbers (cost-per-square-foot). Be aware: the figures stated even in "ballpark" fashion may be misleading. They may be outdated and/or include or exclude a vast array of features, fixtures, and finishes that will be different from your home. The site conditions of your property will likely be different. The market conditions may have changed substantially at the time of your build. Exercise caution: It is common to get a false sense of cost at this juncture. You are likely a year or more away from having plans and engineering for your home that will enable a closer-to-accurate budget/estimate, so take anything you're preliminarily hearing with caution. Additionally, at the time your plans are ready for budget development (see Budget Development timing), line items within that budget will be many months away from execution, not a guaranteed figure, and subject to increase. It is important for you to be aware of this at the onset, and it is prudent to plan for this with a "contingency" line item in your budget. This will help to offset potential cost-increase "surprises" during construction. I would suggest 5-10% of your overall budget estimate as a contingency, depending upon the nature and size of your specific build.

B) BUDGET DEVELOPMENT TIMING:

Typically, concurrent with your project being submitted to the local governing authority for approval, your final project Budget Estimate development begins. This can be approximately 90%+ accurate, prior to final approvals, but be aware that governing authority "Corrections" (such as new regulations and requirements, or increased permit fees) can add significant cost and time to the final budget estimate.

C) BLOWING THE BUDGET:

Clearly one of the most common Owner complaints in custom homebuilding is the blown budget. This is largely due to incompleteness of the Budget Estimate prior to the start of the project. This incompleteness reveals itself during construction as an increase in cost to the budget and in time to the overall schedule. Frequent causes of the blown budget:

- Ambiguous line-item details and descriptions: Detail, specifications, and selection are imperative for cost accuracy. You want to have all the decisions made and everything specified and selected PRIOR to Budget Estimate development. Be prepared for some of these items to be discontinued or out-of-stock at the time they need to be ordered, requiring a reselection which may result in added cost and time (contingency).
- Allowances listed in the Budget Estimate are insufficient for items that have not been completely designed, specified or selected. Examples: electrical switching and outlets, lighting and light fixtures, low voltage systems, cabinetry, tile, slab, flooring, fireplaces, appliances, etc.
- Missing line items altogether.
- Non-preventable line-item cost increases due to material, market (commodity), and or labor market cost increases. Examples: windows, appliances, lumber, steel, metal, insulation, drywall (contingency).
- No MEP plans (mechanical, electrical and plumbing): These plans include detailed location drawings, equipment and fixture quantities, selections and specifications. Failure to have these puts you at the mercy of the

bidding subcontractor(s). They may design and specify something that you'll be disappointed with, and/or want to change/upgrade during construction, resulting in additional cost and lost time.

- Cost increases due to Owner-driven additions, selection upgrades or changes to the scope. If it's not on your contract plans and specifications at the onset, it's a change order that can add cost and time (contingency).
- No contingency line item in the budget. Have a line item to help cover your cost over-runs and minimize the pain when these occur. I suggest 5-10% of your total project budget. If you don't use it, fantastic! But it's there if needed.

As your project guideline for cost, the importance of a well drafted Budget Estimate cannot be overstated. It takes many, many hours to properly prepare one that will set realistic expectations for cost. The format of your Budget Estimate should be logical and detailed so that it is both comprehensive and easy to understand. It should consider all project-specific information available at the time. It should also give you a clear indication of anything that is going to be necessary but not yet defined or specified. Great Budget Estimates are detailed and perhaps a bit lengthy. Maybe a little overwhelming to digest initially, they have enough line items for your project, to break down and describe the related costs in a way that makes sense to you. Lastly, this Budget Estimate should be directly tied to the billing/accounting of your project, so you can see the progress billing amount of each line item at every billing cycle.

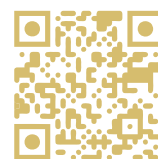
I've included the template for the Aaron Anthony, Inc. Budget Estimate here for your review. Of course, this template gets modified to be specific to your project, and will have line items deleted-from, or added-to it as required.

I hope this information is helpful to you. Thank you for trusting Aaron Anthony, Inc. to assist you in your homebuilding journey. I am here with all the services needed to completely manage your project, or council you through it. Please do not hesitate to reach out, I'd love to hear from you. I want your custom home building experience to be as rewarding as your new home will be!

Warm regards,
Aaron Brown
Founder & President
Aaron Anthony, Inc. Fine Homebuilding



530-955-1180
Email: aa-inc00@gmail.com
Website: aaronanthony.com



PROJECT BUDGET ESTIMATE (sample)

Date:



Project: E. John Residence

1973 Yellow Brick Road

Architect: ABC Architects

Contact: 555-555-5555

General Contractor: Aaron Anthony, Inc. Fine Homebuilding

Contact: 530-955-1180

This budget estimate is based on the following plan set print date:

(Any modifications or amendments beyond this date are NOT included)

Conditioned Square Footage = 5,000

Unconditioned Square Footage = 1,000

TOTAL UNDER-ROOF Square Footage = 6,000

| Code | Item | Estimate Type | Amount | Subtotal |
|------|--|---------------|--------|----------|
| 1000 | Pre-Construction: | | | |
| 1001 | Architectural plans | Proposal | \$- | |
| 1002 | Survey: Boundary and topographic including all features | Proposal | \$- | |
| 1003 | Engineering reports: Soil & Geology | Proposal | \$- | |
| 1004 | Engineering plans, calculations & reports: Structural, title 24, civil, etc. | Proposal | \$- | |
| 1005 | Landscape plans: Hardscape, landscape, specialty features, irrigation and lighting | Proposal | \$- | |
| 1006 | Interior design: Plans, selections and specifications for interior design, surfaces, coverings, finishes, fixtures, appliances and accessories | Proposal | \$- | |
| 1007 | Plan check and permits: Municipal, agency, school, utility, association fees required for permits. Based on \$_____ per-square-foot of conditional space | Allowance | \$- | |

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|-------------|--|----------------|-----|------------|
| 1008 | Reprographics: Document copies as required for pre-construction phase | Allowance | \$- | |
| 1009 | Project management: A.A., Inc. fee for preconstruction project management to permits | Proposal | \$- | |
| 1100 | Pre-Construction category subtotal | | | \$- |
| 2000 | Temporary Services: | | | |
| 2001 | Fencing and gates | Allowance | \$- | |
| 2002 | Security | Allowance | \$- | |
| 2003 | Power & water | Allowance | \$- | |
| 2004 | Restroom(s) | Allowance | \$- | |
| 2005 | Construction waste recycling and disposal | Allowance | \$- | |
| 2006 | On site office | Allowance | \$- | |
| 2007 | Reprographics: Document copies as required for the duration of construction | | | |
| 2008 | Storage container(s): To safely store materials received on-site, not ready to be installed | Allowance | \$- | |
| 2009 | Safety equipment and supplies (OSHA) | Allowance | \$- | |
| 2010 | Equipment rental: Scaffolding, lifts, cranes, pumps, generators, heaters, fans, plates | Allowance | \$- | |
| 2011 | Transportation: Trucking/transport of materials from 3rd party to jobsite | Allowance | \$- | |
| 2012 | Protection of finishes (materials): Supply protective products for finished surfaces as required | Allowance | \$- | |
| 2013 | General construction labor: Day labor as required for jobsite cleaning, installation and maintenance of protective products, material receiving/offloading/distribution, any miscellaneous jobsite tasks that require unskilled labor to complete | Allowance | \$- | |
| 2014 | Snow removal: Removal of snow and ice to continue work through winter | Allowance | \$- | |
| 2014 | Final professional cleaning: Detailed interior/exterior cleaning, including glass | Allowance | | |
| 2016 | Field inspections and reports: Structural engineer, soil engineer, and/or other, as required by governing authority | Trade Estimate | \$- | |
| 2017 | Construction testing: 3rd party deputy inspections for items like field welding, epoxy dowing & sewer camera at completion of project. As required by governing authority | Allowance | \$- | |
| 2100 | Temporary Services category subtotal | | | \$- |
| 3000 | Site Work: | | | |
| 3001 | Earthwork (materials and labor): All work as referenced on the site plan, civil engineer's plan sheets and the soil/geology report for site and building pad preparation. Including clearing and grubbing, BMP (best management practices) requirements, all rough and finish grading for site features and building pad, soil export/import, utility trenching, main-line site drainage, S.W.P.P.P. plan (stormwater prevention) measures, sleeving for future, backfill & compact all excavations, and any other earthwork-related tasks | Trade Estimate | \$- | |

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|-------------|--|----------------|-----|------------|
| 3002 | Underground utility infrastructure on site for water/gas/power/phone/cable/sewer | Trade Estimate | \$- | |
| 3003 | Utility company service installation and connection fees | Allowance | \$- | |
| 3004 | Septic system supply and installation | Trade Estimate | \$- | |
| 3005 | Well system supply and installation | Trade Estimate | \$- | |
| 3006 | Survey: Setbacks and building corners for foundation excavation | Trade Estimate | \$- | |
| 3007 | Driveway: Grade and prep driveway for construction traffic and finish material | Trade Estimate | \$- | |
| 3100 | Site Work category subtotal | | | \$- |
| 4000 | Concrete (materials and labor): | | | |
| 4001 | Structural concrete: Foundation. Steel reinforced footings & stem walls, foundation retaining walls, concrete slabs, formed steps/stairs. All structural concrete work | Trade Estimate | \$- | |
| 4002 | Structural concrete: Site walls. Poured-in-place retaining walls | Trade Estimate | \$- | |
| 4003 | Non-structural concrete: Patio slabs, crawlspace slabs, walkways, steps, curbs, landings, etc. | Trade Estimate | \$- | |
| 4004 | Non-structural concrete: Driveway | Trade Estimate | \$- | |
| 4100 | Concrete category subtotal | | | \$- |
| 5000 | Masonry (materials and labor): | | | |
| 5001 | Structural masonry: Foundation, CMU stem walls and retaining walls including footings | Trade Estimate | \$- | |
| 5002 | Structural masonry: Site walls. Footings and CMU walls, including retaining walls as shown on the Site Plan, Civil plan sheets, Architect or Landscape Architect plan sheets | Trade Estimate | \$- | |
| 5003 | Non-structural Masonry: Pilasters, outdoor decorative and entertainment elements, pony walls, seat walls, enclosures, etc. | Trade Estimate | \$- | |
| 5004 | Exterior veneers: Stone cladding | Trade Estimate | \$- | |
| 5005 | Interior veneers: Stone cladding | Trade Estimate | \$- | |
| 5006 | Exterior precast: Wall cap, pilaster cap, exterior surface precast | Trade Estimate | \$- | |
| 5007 | Interior precast: Fireplace treatments, interior surface precast | Trade Estimate | \$- | |
| 5008 | Exterior pavers: Exterior finished floor surfaces, stone or precast pavers | Trade Estimate | \$- | |

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|-------------|--|-----------------|-----|------------|
| 5009 | Interior pavers: Interior finished floor surfaces, stone or precast pavers | Trade Estimate | \$- | |
| 5100 | Masonry category subtotal | | | \$- |
| 6000 | Wood Framing: | | | |
| 6001 | Framing lumber (materials): Allowance of \$_____ per sqft. for total “under-roof” square footage. Standard wood framing materials including all dimensional lumber, catalog structural components such as strong walls, all shear and sheeting. Posts, beams, rail, cap. | Allowance | \$- | |
| 6002 | Specialty Framing lumber (materials): Specialty structural dimensional, engineered and or special order lumber | Vendor Estimate | \$- | |
| 6003 | Engineered wood systems (materials): 3rd-party non-catalog engineered roof, floor, or other structural framing systems, including panelized systems | Vendor Estimate | \$- | |
| 6004 | Fascia and shingle stop (materials): Eave fascia and shingle stop required for roofing | Allowance | \$- | |
| 6005 | Framing labor: Assembly of all wood framing-related materials and components | Trade Estimate | \$- | |
| 6100 | Wood Framing category subtotal | | | \$- |
| 7000 | Metals: | | | |
| 7001 | Structural steel (materials and labor): Shop drawings, fabrication and installation of all structural steel framing components. Fabrication and delivery of all custom framing hardware to framer | Trade Estimate | \$- | |
| 7002 | Ornamental metals (materials and labor): Shop drawings, fabrication and installation of all non-structural custom-fabricated metal components such as chimney caps, handrail, guardrail, gates, fencing, etc. | Trade Estimate | \$- | |
| 7003 | Stair systems (materials and labor): Shop drawings, fabrication and installation of structural metal stair systems | Allowance | \$- | |
| 7004 | Catalog framing hardware (materials): Allowance of \$_____ per sqft. of total “under-roof” square footage. All non-custom framing assembly and fastening components | Allowance | \$- | |
| 7005 | Metal vents (materials): Roof, attic, eave, foundation or other code-required structure vents | Allowance | \$- | |
| 7006 | Metal stud framing (materials and labor): Supply and install metal stud framing and all metal stud related components | Trade Estimate | \$- | |
| 7007 | Sheet metal flashings (materials): Allowance of \$_____ per sqft. of total “under-roof” square footage. Includes all below-eave, metal flashings and pans | Allowance | \$- | |
| 7008 | Break-metal (materials): Metal gauge finish materials for cladding exterior or interior surfaces. Wall panels, wall cap, water table, fascia etc. | Vendor Estimate | \$- | |
| 7009 | Raingutters and downspouts (materials and labor): supply and install | Trade Estimate | \$- | |
| 7100 | Metals category subtotal | | | \$- |
| 8000 | Roofing and Waterproofing (materials and labor): | | | |

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|--------------|---|-----------------|-----|------------|
| 8001 | Roofing: Supply and install roofing underlayment, roof flashings, roof vent terminations and all finished roofing materials | Trade Estimate | \$- | |
| 8002 | Waterproofing below grade: All foundation waterproofing | Allowance | \$- | |
| 8003 | Waterproofing above grade: All deck and/or other above grade waterproofing | Trade Estimate | \$- | |
| 8004 | Shower pans: all shower floors or other interior floors requiring water proofing | Trade Estimate | \$- | |
| 8005 | Ice melt: Heat tape or related system for ice melting at roof and or rain gutters | Trade Estimate | \$- | |
| 8006 | Snow guards: Snow retention system for roof | Trade Estimate | \$- | |
| 8100 | Roofing and Waterproofing category subtotal | | | \$- |
| 9000 | Windows and Exterior Doors: | | | |
| 9001 | Windows and exterior doors (materials): | Vendor Estimate | \$- | |
| 9002 | Specialty exterior doors (materials): Lift/slide, pivot, etc. | Vendor Estimate | \$- | |
| 9003 | Service exterior doors (materials): crawlspace doors, access doors, pet, etc. | Vendor Estimate | \$- | |
| 9004 | Entry door (Materials): Entry door system | Trade Estimate | \$- | |
| 9005 | Windows and exterior doors (labor): Installation including required flashings, pans and sealants | Trade Estimate | \$- | |
| 9006 | Entry and service doors (labor): Installation including required flashings, pans and sealants | Trade Estimate | \$- | |
| 9007 | Garage doors (Materials and Labor): Includes opener, remotes and external keypad | Trade Estimate | \$- | |
| 9100 | Windows and Exterior Doors category subtotal | | | \$- |
| 10000 | Fire Features (materials and labor): | | | |
| 10001 | Fireplaces: Includes venting and start-up | Trade Estimate | \$- | |
| 10002 | Wood burning stoves: Includes venting | Trade Estimate | \$- | |
| 10100 | Fire Features category subtotal | | | \$- |
| 11000 | Plumbing: | | | |
| 11001 | Plumbing (materials and labor): Rough-in and finish plumbing waste, water and gas systems | Trade Estimate | \$- | |

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|--------------|--|-----------------|-----|------------|
| 11002 | Plumbing fixtures (materials): Finish plumbing fixtures. Tubs, sinks, faucets, valves, drains, disposals with pigtails and airswitch, air gap, etc. | Vendor Estimate | \$- | |
| 11003 | Water heating (materials and labor): Water heater(s) and/or boiler system | Trade Estimate | \$- | |
| 11004 | Hydronic floor heating system (materials and labor): Radiant hydronic floors | Trade Estimate | \$- | |
| 11005 | Backflow device (materials and labor): As required by governing authority | Trade Estimate | \$- | |
| 11006 | Fire supression system (materials and labor): Firesprinklers | Trade Estimate | \$- | |
| 11007 | Booster pumps (materials and labor): As required for water pressure | Trade Estimate | \$- | |
| 11008 | Ejection systems (materials and labor): As required for sewage and/or drainage | Trade Estimate | \$- | |
| 11100 | Plumbing category subtotal | | | \$- |
| 12000 | HVAC (materials and labor): | | | |
| 12001 | Ducted systems: Conventionally ducted air conditioning | Trade Estimate | \$- | |
| 12002 | Heat pump systems: Ductless air conditioning | Trade Estimate | \$- | |
| 12003 | Exhaust venting: Supply and installation of ducting and terminations for all mechanical venting (bath fan equiment supplied and installed by electrician) | Trade Estimate | \$- | |
| 12004 | Underfloor and/or attic mechanical ventilation systems: supply and installation of underfloor and/or attic mechanical ventilation systems as required by governing authority (electrician to provide power supply) | Trade Estimate | \$- | |
| 12100 | HVAC category subtotal | | | \$- |
| 13000 | Electrical and Lighting: | | | |
| 13001 | Electrical (materials and labor): Rough in and finish all electrical power and lighting systems including main service, sub-panels, all built-in fixtures and receptacles | Trade Estimate | \$- | |
| 13002 | Exhaust fans (materials and labor): Bath and laundry exhaust fans | | \$- | |
| 13003 | Electric radiant floor heat (materials and labor): Supply and install electric radiant floor heat system including all required equipment | Trade Estimate | \$- | |
| 13004 | Generator (materials and labor): Supply and install Back-up power | | \$- | |
| 13005 | Solar (materials and labor): Supply and install solar power and battery storage | Trade Estimate | \$- | |
| 13006 | Decorative lighting fixtures (materials): Owner-supplied surface-mounted lighting fixtures, for installation by electrician | Vendor Estimate | \$- | |

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|--------------|--|-----------------|-----|------------|
| 13007 | Decorative lighting installation (labor): Installation of decorative lighting fixtures supplied by Owner | Trade Estimate | \$- | |
| 13008 | Lighting control system (materials and labor): Supply and installation of automated lighting control system such as Lutron | Trade Estimate | \$- | |
| 13100 | Electrical and Lighting category subtotal | | | \$- |
| 14000 | Low Voltage Systems (materials and labor): | | | |
| 14001 | Home automation: Whole house or device-specific control system(s) | Trade Estimate | \$- | |
| 14002 | Data system: Wired Wifi | Trade Estimate | \$- | |
| 14003 | Security system: Wired security system including equipment | Trade Estimate | \$- | |
| 14004 | Audio system: Wired audio systems including equipment | Trade Estimate | \$- | |
| 14005 | Video system: Wired video system including equipment | Trade Estimate | \$- | |
| 14100 | Low Voltage Systems category subtotal | | | \$- |
| 15000 | Insulation (materials and labor): | | | |
| 15001 | Insulation: batts, foam, panels as specified | Trade Estimate | \$- | |
| 15100 | Insulation category subtotal | | | \$- |
| 16000 | Exterior Siding and Decking: | | | |
| 16001 | Exterior siding (materials): Housewrap, soffits, porch ceilings, soffits, trim, and siding | Vendor Estimate | \$- | |
| 16002 | Exterior siding (labor): Supply and installation of items listed in code 16001 | Trade Estimate | \$- | |
| 16003 | Exterior decking (materials): Wood or engineered decking | Trade Estimate | \$- | |
| 16004 | Exterior decking (labor): Supply and installation of items listed in code 16003 | | | |
| 16100 | Exterior Siding and Decking category subtotal | | | \$- |
| 17000 | Drywall (materials and labor): | | | |
| 17001 | Drywall: Supply and installation of drywall or other substrate at all interior and exterior locations. Including garages, firecode requirements, fireplace requirements, wet and/or damp location requirements | Trade Estimate | \$- | |
| 17002 | Temporary heat: Supply and installation of interior heat source for drywall curing and/or other interior project tasks during cold weather | Allowance | \$- | |
| 17100 | Drywall catagory subtotal | | | \$- |

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|--------------|--|-----------------|-----|------------|
| 18000 | Cabinets and Closets (materials and labor): | | | |
| 18001 | Cabinetry: Supply and installation of all built-in cabinetry. Shop drawings for approval required. Includes off-site pre-finish, appliance panels, rough tops for future counters, and installation of cabinet hardware provided by others | Trade Estimate | \$- | |
| 18002 | Closets: Supply and installation of all built-in closets. Shop drawings for approval required. Includes off-site pre-finish | Trade Estimate | \$- | |
| 18100 | Cabinet and Closet category subtotal | | | \$- |
| 19000 | Interior Doors, Millwork and Finish Carpentry: | | | |
| 19001 | Interior doors (materials): Supply all interior doors and access doors. Including jambs, stop, temporary hinges and pre-boring for hardware | Vendor Estimate | \$- | |
| 19002 | Interior millwork and trim (materials): Supply all interior casings and mouldings. Including materials for wainscot and wood ceiling treatments | Trade Estimate | \$- | |
| 19003 | Specialty surfaces (materials): Panelized and/or modular wall and/or ceiling finishes | Vendor Estimate | \$- | |
| 19004 | Faux beams (materials): Supply materials for decorative beam ceiling treatments | Vendor Estimate | \$- | |
| 19005 | Finish carpentry (labor): Installation of all materials listed in codes 19001 through 19004. Installation of all hardware listed in codes 21001 through 21003. Installation of surface-mounted mirrors | Trade Estimate | \$- | |
| 19100 | Interior Doors, Millwork and Finish Carpentry category subtotal | | | \$- |
| 20000 | Stairs and Railings (materials and labor): | | | |
| 20001 | Interior stairs (materials and labor): Supply and install all interior stair systems | Trade Estimate | \$- | |
| 20002 | Interior railings (materials and labor): Supply and install all interior railings | Trade Estimate | \$- | |
| 20100 | Stairs and Railings category subtotal | | | \$- |
| 21000 | Hardware (materials): | | | |
| 21001 | Interior door hardware: Supply all interior finish door hardware | Vendor Estimate | \$- | |
| 21002 | Cabinet and closet hardware: Supply all cabinet and closet hardware | Vendor Estimate | \$- | |
| 21003 | Accessory hardware: Supply bath hardware such as towel bars, towel rings, TP holders, robe hooks, etc. | Vendor Estimate | \$- | |
| 21100 | Hardware category subtotal | | | \$- |
| 22000 | Counters, Tile and Slab (materials and labor): | | | |
| 22001 | Slab: Supply, fabricate and install all slab materials including real stone, engineered quartz, corian etc. Includes clean and seal of all applicable surfaces | Trade Estimate | \$- | |

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| 22002 | Tile: Supply and install all tile materials. Includes grout and sealer | Trade Estimate | \$- | |
| 22003 | Specialty hard surfaces: Supply and install specialty hard surface finish materials | Trade Estimate | \$- | |
| 22100 | Counters, Tile and Slab category subtotal | | | \$- |
| 23000 | Flooring (materials and labor): | | | |
| 23001 | Hardwood floors: Supply and install solid wood, engineered or LVP flooring | Trade Estimate | \$- | |
| 23002 | Hard surface flooring: Supply and install all hard surface flooring such as stone, tile, porcelain, etc. | Trade Estimate | \$- | |
| 23003 | Carpeting: Supply and install wall-to-wall carpeting | Trade Estimate | \$- | |
| 23004 | Specialty floor coatings: Supply and install floor coatings such as epoxy | Trade Estimate | \$- | |
| 23100 | Flooring category subtotal | | | \$- |
| 24000 | Painting, Staining and Wall Coverings (materials and labor): | | | |
| 24001 | Paint & stain exterior: All required exterior preparation, staining, primer and painting. Including patching, filling, sanding, caulking as required | Trade Estimate | \$- | |
| 24002 | Paint & stain interior: All required exterior preparation, staining, primer and painting. Including patching, filling, sanding, caulking as required | Trade Estimate | \$- | |
| 24003 | Interior wall coverings: Supply and install specialty wall coverings such as wall paper | Trade Estimate | \$- | |
| 24100 | Paint, Stain and Wall Covering category subtotal | | | \$- |
| 25000 | Appliances: | | | |
| 25001 | Appliances: Supply and deliver all indoor and outdoor appliances | Vendor Estimate | \$- | |
| 25002 | Appliance installation: Certified installation of all appliances including kitchen range hood | Trade Estimate | \$- | |
| 25100 | Appliances category subtotal | | | \$- |
| 26000 | Glass and Mirror: | | | |
| 26001 | Glass enclosures and panels (materials and labor): shower and tub enclosures, glass panels | Trade Estimate | \$- | |
| 26002 | Glass shelving (materials): | Vendor Estimate | \$- | |
| 26003 | Cabinet glass (materials and labor): | Trade Estimate | \$- | |
| 26004 | Built-in mirrors (materials and labor): | Trade Estimate | \$- | |

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|-------|--|----------------|-----|-----|
| 26100 | Glass and Mirror category subtotal | | | \$- |
| 27000 | Outdoor Living (materials and labor): | | | |
| 27001 | Pool and/or Spa: | Trade Estimate | \$- | |
| 27002 | Water features: fountains and/or reflecting pools, ponds, etc. | | \$- | |
| 27003 | Fire Elements: fire pit, fire feature | Trade Estimate | \$- | |
| 27004 | Outdoor kitchen/BBQ: | Trade Estimate | \$- | |
| 27005 | Patio heaters: built-in patio heaters | Trade Estimate | \$- | |
| 27006 | Insect screens: automated insect screens | Trade Estimate | \$- | |
| 27007 | Outdoor heaters: | Trade Estimate | \$- | |
| 27008 | Misting system: | Trade Estimate | \$- | |
| 27009 | Sport court: | Trade Estimate | \$- | |
| 27100 | Outdoor Living category subtotal | | | \$- |
| 28000 | Landscaping (materials and labor): | | | |
| 28001 | Trees and site boulders | Trade Estimate | \$- | |
| 28002 | Drainage: Landscape-specific drainage | Trade Estimate | \$- | |
| 28003 | Irrigation including controls and backflow | Trade Estimate | \$- | |
| 28004 | Amendments: Site prep for plantings and sod | Trade Estimate | \$- | |
| 28005 | Plantings including sod | Trade Estimate | \$- | |
| 28006 | Lighting | Trade Estimate | \$- | |
| 28100 | Landscaping category subtotal | | | \$- |
| 29000 | Construction Management: | | | |
| 29001 | A.A., Inc. fee: Project management, overhead and profit | | \$- | |
| 29002 | Supervision: On-site jobsite superintendent | | \$- | |

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| 29003 | Insurance: General Liability insurance for the course of construction | \$- | |
| 29100 | Construction Management category subtotal | | \$- |
| 30000 | Contingency: | | |
| 30001 | Reserve for line item cost over-runs and/or change orders | \$- | |
| 30100 | Contingency category subtotal | | \$- |
| TOTAL PROJECT BUDGET ESTIMATE: | | | \$- |
| TOTAL PER-SQUARE-FOOT COST (CONDITIONED-SPACE): | | \$- | |

Important notes:
This is an estimate only and not a guaranteed price
This estimate is limited to the project information available as-of the date of the estimate
All trade and vendor estimates are subject to change