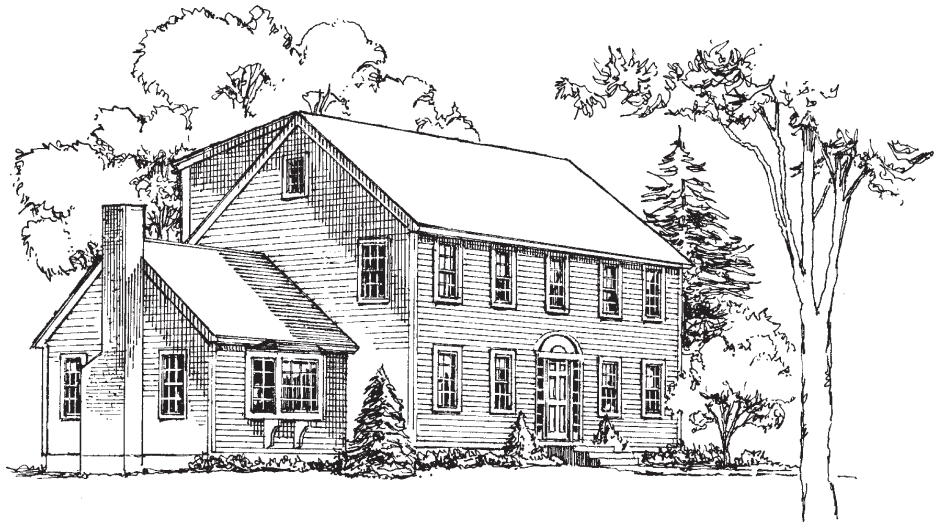


- Simple design from standard plans
- Single family – 1 full bath, 1 kitchen
- No basement
- Asphalt shingles on roof
- Hot air heat
- Gypsum wallboard interior finishes
- Materials and workmanship are average

Note: The illustration shown may contain some optional components (for example: garages and/or fireplaces) whose costs are shown in the modifications, adjustments, & alternatives below or at the end of the square foot section.



Base cost per square foot of living area

Exterior Wall	Living Area										
	1200	1400	1600	1800	2000	2400	2800	3200	3600	4000	4400
Wood Siding - Wood Frame	109.70	103.30	94.40	92.65	89.55	84.50	80.35	76.35	74.25	70.45	69.20
Brick Veneer - Wood Frame	119.25	111.90	102.30	100.65	96.95	91.30	86.80	82.15	79.80	75.55	74.15
Stucco on Wood Frame	108.10	101.85	93.10	91.40	88.25	83.45	79.25	75.30	73.35	69.60	68.35
Solid Masonry	133.95	125.25	114.55	112.95	108.50	101.65	96.75	91.10	88.35	83.50	81.85
Finished Basement, Add	15.45	15.10	14.60	14.55	14.15	13.55	13.30	12.85	12.65	12.30	12.15
Unfinished Basement, Add	5.95	5.45	5.15	5.10	4.85	4.50	4.30	4.05	3.90	3.75	3.65

Modifications

Add to the total cost

Upgrade Kitchen Cabinets	\$ + 3150
Solid Surface Countertops	
Full Bath - including plumbing, wall and floor finishes	+ 4997
Half Bath - including plumbing, wall and floor finishes	+ 3011
One Car Attached Garage	+ 10,672
One Car Detached Garage	+ 14,035
Fireplace & Chimney	+ 5875

Adjustments

For multi family - add to total cost

Additional Kitchen	\$ + 5695
Additional Bath	+ 4997
Additional Entry & Exit	+ 1512
Separate Heating	+ 1313
Separate Electric	+ 1718

For Townhouse/Rowhouse - Multiply cost per square foot by

Inner Unit	.90
End Unit	.95

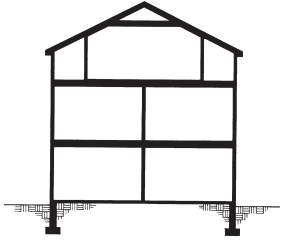
Alternatives

Add to or deduct from the cost per square foot of living area

Cedar Shake Roof	+ 1.15
Clay Tile Roof	+ 1.95
Slate Roof	+ 2.55
Upgrade Walls to Skim Coat Plaster	+ .37
Upgrade Ceilings to Textured Finish	+ .44
Air Conditioning, in Heating Ductwork	+ 1.68
In Separate Ductwork	+ 4.46
Heating Systems, Hot Water	+ 1.31
Heat Pump	+ 2.31
Electric Heat	- 1.02
Not Heated	- 3.01

Additional upgrades or components

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Average 2-1/2 Story

Living Area - 3200 S.F.
Perimeter - 150 L.F.

		Labor-Hours	Cost Per Square Foot Of Living Area			
			Mat.	Labor	Total	
1	Site Work	Site preparation for slab; 4' deep trench excavation for foundation wall.	.046		.41	.41
2	Foundation	Continuous reinforced concrete footing 8" deep x 18" wide, dampproofed and insulated reinforced concrete foundation wall, 8" thick, 4' deep; 4" concrete slab on 4" crushed stone base and polyethylene vapor barrier, trowel finish.	.061	2.10	2.37	4.47
3	Framing	Exterior walls - 2" x 4" wood studs, 16" O.C.; 1/2" plywood sheathing; 2" x 6" rafters 16" O.C. with 1/2" plywood sheathing, 4 in 12 pitch; 2" x 6" ceiling joists 16" O.C.; 2" x 8" floor joists 16" O.C. with 5/8" plywood subfloor; 1/2" plywood subfloor on 1" x 2" wood sleepers 16" O.C.	.127	6.31	7.24	13.55
4	Exterior Walls	Beveled wood siding and building paper on insulated wood frame walls; 6" attic insulation; double hung windows; 3 flush solid core wood exterior doors with storms.	.136	8.39	4.19	12.58
5	Roofing	25 year asphalt shingles; #15 felt building paper; aluminum gutters, downspouts, drip edge and flashings.	.018	.51	.77	1.28
6	Interiors	Walls and ceilings, 1/2" taped and finished gypsum wallboard, primed and painted with 2 coats; painted baseboard and trim, finished hardwood floor 40%, carpet with 1/2" underlayment 40%, vinyl tile with 1/2" underlayment 15%, ceramic tile with 1/2" underlayment 5%; hollow core and louvered in	.286	12.95	11.79	24.74
7	Specialties	Average grade kitchen cabinets - 14 L.F. wall and base with solid surface counter top and kitchen sink; 40 gallon electric water heater.	.030	1.08	.46	1.54
8	Mechanical	1 lavatory, white, wall hung; 1 water closet, white; 1 bathtub with shower, enameled steel, white; gas fired warm air heat.	.072	2.25	2.14	4.39
9	Electrical	200 Amp. service; romex wiring; incandescent lighting fixtures, switches, receptacles.	.046	1.05	1.21	2.26
10	Overhead	Contractor's overhead and profit and plans.		5.91	5.22	11.13
Total				40.55	35.80	76.35

Exterior Doors and Windows

Aluminum Window		Unit	Material	Labor	Equip.	Total	Specification
3' x 2' 6"	Demolish	Ea.		17.65		17.65	Cost includes material and labor to install 3' x 2' 6" double hung, two light, double glazed aluminum window including screen.
	Install	Ea.	305	86.50		391.50	
	Demolish and Install	Ea.	305	104.15		409.15	
	Reinstall	Ea.		69.18		69.18	
	Clean	Ea.	.03	6.50		6.53	
	Minimum Charge	Job			216	216	
3' x 3'	Demolish	Ea.		17.65		17.65	Cost includes material and labor to install 3' x 3' double hung, two light, double glazed aluminum window including screen.
	Install	Ea.	330	86.50		416.50	
	Demolish and Install	Ea.	330	104.15		434.15	
	Reinstall	Ea.		69.18		69.18	
	Clean	Ea.	.03	6.50		6.53	
	Minimum Charge	Job			216	216	
3' x 3' 6"	Demolish	Ea.		17.65		17.65	Cost includes material and labor to install 3' x 3' 6" double hung, two light, double glazed aluminum window including screen.
	Install	Ea.	365	86.50		451.50	
	Demolish and Install	Ea.	365	104.15		469.15	
	Reinstall	Ea.		69.18		69.18	
	Clean	Ea.	.04	7.60		7.64	
	Minimum Charge	Job			216	216	
3' x 4'	Demolish	Ea.		17.65		17.65	Cost includes material and labor to install 3' x 4' double hung, two light, double glazed aluminum window including screen.
	Install	Ea.	375	86.50		461.50	
	Demolish and Install	Ea.	375	104.15		479.15	
	Reinstall	Ea.		69.18		69.18	
	Clean	Ea.	.04	7.60		7.64	
	Minimum Charge	Job			216	216	
3' x 5'	Demolish	Ea.		25.50		25.50	Cost includes material and labor to install 3' x 5' double hung, two light, double glazed aluminum window including screen.
	Install	Ea.	425	86.50		511.50	
	Demolish and Install	Ea.	425	112		537	
	Reinstall	Ea.		69.18		69.18	
	Clean	Ea.	.06	9.10		9.16	
	Minimum Charge	Job			216	216	
3' x 6'	Demolish	Ea.		25.50		25.50	Cost includes material and labor to install 3' x 6' double hung, two light, double glazed aluminum window including screen.
	Install	Ea.	550	96		646	
	Demolish and Install	Ea.	550	121.50		671.50	
	Reinstall	Ea.		76.87		76.87	
	Clean	Ea.	.07	10.75		10.82	
	Minimum Charge	Job			216	216	
Sliding Sash							
1' 6" x 3'	Demolish	Ea.		17.65		17.65	Cost includes material and labor to install 1' 6" x 3' sliding sash, two light, double glazed aluminum window including screen.
	Install	Ea.	63.50	78.50		142	
	Demolish and Install	Ea.	63.50	96.15		159.65	
	Reinstall	Ea.		62.89		62.89	
	Clean	Ea.	.02	5.70		5.72	
	Minimum Charge	Job			216	216	
2' x 2'	Demolish	Ea.		17.65		17.65	Cost includes material and labor to install 2' x 2' sliding sash, two light, double glazed aluminum window including screen.
	Install	Ea.	56	86.50		142.50	
	Demolish and Install	Ea.	56	104.15		160.15	
	Reinstall	Ea.		69.18		69.18	
	Clean	Ea.	.02	5.70		5.72	
	Minimum Charge	Job			216	216	