

28' x 40' "SOUTHBOROUGH" Home Design

Site Clearing	No Site Clearing	NA	N/A	\$0.00	\$0.00
Site Grading	Minimal rough / fine grade; no compaction	0.50	Acre	\$1,380.00	\$690.00
Access Road	Crushed 1 1/2" stone; 8" deep; compacted	1,200	SF	\$1.03	\$1,236.48
Access Road Width	12'-0" (DEFAULT)	12	Feet	N/A	N/A
Exterior Deck (open)	Wood deck; low tox treated wood (non-CCA); joists 16" OC, girder, posts, stair	80	SF	\$13.12	\$1,049.54
Electrical Site Utility	Powerline extension; underground [DEFAULT]	100	LF	\$3.22	\$322.00
Natural Gas Utility	Not Used (Requires Propane)	NA	N/A	N/A	N/A
On-Site Propane (LPG)	Propane PIG and piping (leased)	1	EA	\$0.00	\$0.00
City Water Service	Not Used (Requires Well)	NA	N/A	N/A	N/A
On-Site Well	Well; 4" to 6" dia; 200 feet	1	EA	\$5,520.00	\$5,520.00
	1HP well pump; submersible;				
On-Site Well	pressure tank; piping; 15' lateral	1	EA	\$1,596.20	\$1,596.20
Sewer Service	Not Used (Requires Septic)	NA	N/A	N/A	N/A
Soil Type	Sand and clay; average draining	1	N/A	N/A	N/A
On-Site Septic System	boxes; leaching field	1	EA	\$6,210.00	\$6,210.00
Slab On Grade: Basement	4" slab w/4" gravel base; 6 mil vapor barrier; expansion material; W1.4/W1.4; steel trowel finish	1,120	SF	\$2.70	\$3,029.38
Basement Depth	Basement is full depth	1	N/A	N/A	N/A
Basement Wall	NO: Home exterior is siding or veneer stone	1	N/A	N/A	N/A
Basement Wall	Poured-8"; bituminous damproofing; sill plates	1,136	WSF	\$5.89	\$6,688.11
Basement Wall Insulation	2" Rigid; Extruded Polystyrene; 25 PSI Compressive (R-10)	1,136	WSF	\$1.53	\$1,734.72
Footings: Basement Wall	12" thick x 18" wide; forms, reinf, direct chute	142	LF	\$9.90	\$1,405.55
Footing Drains	PVC 4" dia; gravel drain bed	142	LF	\$3.68	\$522.50
Excavation: Basement	Basement: SAND & GRAVEL excavation; backfill; compaction 8" lifts; rough grade	332	CY	\$7.83	\$2,598.14
Excavated Dirt Hauling	Off-site hauling not required (on site placement of spoils)	332	CY	\$0.00	\$0.00
Supported Floor Framing	2x10 joist (16' span), 16"OC; bridging; 1x3 furring; box sills; girder / lally; 3/4" T&G AdvanTech subfloor	1,120	SF	\$5.90	\$6,608.00
Southborough Package	Timber Frame & Stresskin Panels w/Plans				\$79,673.00
	2nd & 3rd floor decking, 1x roof boards				
Southborough Package Assembly	Frame, Panels - 2nd & 3rd floor 2x6 decking and 1x Roof boards installed				\$25,642.00
House Siding	Cement Fiber; 6" wide beveled; wd grain; house wrap; cedar trim, paint/primer 1 coat	1,993	WSF	\$4.36	\$8,693.18
House Gable End Exterior	Cement Fiber; 6" wide beveled; wd grain; house wrap; cedar trim, paint/primer 1 coat	232	WSF	\$4.36	\$1,013.45
Garage Gable End Exterior	Cement Fiber; 6" wide beveled; wd grain; house wrap; cedar trim, paint/primer 1 coat				
Exterior Windows: Fixed	FIXED: Vinyl clad wood windows; standard double glazing; grilles; painted interior 2 coats; interior trim; caulk	52	Window SF	\$40.50	\$2,103.31
Exterior Windows: Double Hung	DBL HUNG: Vinyl clad wood windows; standard double glazing; grilles; painted interior 2 coats; interior trim; caulk	208	Window SF	\$36.75	\$7,635.39
Roof Skylight	Skylight; 2' x 4'; FIXED; thermopane; framing; curb / flashing; inter trim	2	EA	\$606.63	\$1,213.26
Exterior Doors: Entry Doorway	3' Fiberglass; 6 panel; prehung; hardware; paint (2 coats)	1	EA	\$587.42	\$587.42
Exterior Doors: French Doors (Pair)	Double French Door Set (5' WIDE) - 2@2'-6" wide Fir; 1 3/4" thick; prehung; hardware, paint/finish (2 coats)	1	EA	\$2,331.96	\$2,331.96

House Roofing Material	Asphalt (8 to 12 pitch roof), Laminated Multi-Layer Shingles; Class A; 240-260 #/SQ; Rooftop Guard & water/ice shield	17	SQ	\$153.73	\$2,688.95
Gable Roof Trim	drip edge, soffit, fascia, painted 1x8 rake trim and 1x4 shadow board	168	LF	\$7.33	\$1,231.99
Kitchen Cabinets	[AVE] Base/upper cabs; pressed wood painted / melamine finish; average quality	26	LF	\$152.95	\$3,976.70
Kitchen Countertop	Plastic laminate; economy grade with backsplash	26	LF	\$28.06	\$729.56
Premium Floor Finish	Ceramic tile; glazed 8"x8"; floor application; thin set	60	SF	\$8.42	\$505.08
Bathroom Vanity	Vanity base 36"; [AVE] pressed wood painted / melamine finish; average quality	1	EA	\$297.56	\$297.56
Bathroom Countertop	Plastic laminate; economy grade with backsplash	3	LF	\$28.06	\$84.18
Interior Wall Framing	2x4; 16" OC; single bottom plate; double top plate [DEFAULT]	1,607	WSF	\$1.67	\$2,691.09
Ground Floor Stair	Pine treads and risers, box stairs, balusters/handrail, newel post	1	EA	\$2,065.49	\$2,065.49
Basement Stair	Basement stairs, open riser	1	EA	\$752.56	\$752.56
Auxiliary Stair (1)	Pine treads and risers, box stairs, balusters/handrail, newel post	1	EA	\$2,065.49	\$2,065.49
Loft / Bridge Railings	42" Pine balusters / railings (ave); skirtboard - primed/painted 2 coats	43	LF	\$18.22	\$783.46
Interior Doors: Passage / Closet	2'-8" door (1-3/8"); prehung flush hollow core birch; lockset; door and trim painted 2 coats	11	EA	\$204.15	\$2,245.65
Window Casing	CREDIT: 2-1/2" Pine; UNFINISHED	260	SF	(\$0.76)	(\$198.29)
Door Casing	CREDIT (DOOR CASING): 2-1/2" Pine; UNFINISHED	12	EA	(\$24.40)	(\$292.78)
Base Molding - Main Level	Base; stock Pine; 3-1/2"; UNFINISHED	293	LF	\$2.80	\$818.87
Base Molding - Upper Level	Base; stock Pine; 3-1/2"; UNFINISHED	142	LF	\$2.80	\$397.82
Wall Surface	1/2" gyp board; taped & sanded; unfinished [DEFAULT]	4,014	WSF	\$0.92	\$3,693.25
Wall Finishes: House	No Finish	4,014	SF	\$0.00	\$0.00
Ceiling Surface: House	Tongue & Groove; pine; finished;	1,926	CLG_SF	\$0.00	\$0.00
Ceiling Surface: Timber Vaulted Ceiling	Tongue & Groove; pine; finished;	NA	CLG_SF	\$0.00	\$0.00
Ceiling Finish: House	No Finish	1,926	SF	\$0.00	\$0.00
Floor Surface: House	Carpet; light duty; 22 oz Olefin; felt pad	1,256	SF	\$2.39	\$3,004.35
Floor Surface: House (Supplemental)	Vinyl sheet goods; 0.125" thick	336	SF	\$4.55	\$1,530.14
Floor Surface: Basement	No Finish	1,120	SF	\$0.00	\$0.00
Water Distribution	Meter; supply branches (copper) / waste mains (sched 40 PVC); cleanouts; backflow preventer	2,240	SF	\$2.93	\$6,553.34
Hot Water Heater	HWH, Electric 40 Gallon; glass lined; double element	1	EA	\$464.60	\$464.60
Vanity Sink / Faucet	Faucet only (Molded sink/top selected in "Vanity Countertop"); supply, waste and vent piping	2	EA	\$266.89	\$533.78
Water Closet	Toilet; vitreous china; rough, supply, waste, vent	2	EA	\$656.88	\$1,313.76
Tub / Shower Combination	Molded fiberglass tub w/ shower surround; 60"x34"x76" high; faucet, diverter spout combo; rough in, supply lines, waste and vent	1	EA	\$1,187.72	\$1,187.72
Modular Shower Unit	Fiberglass shower; 36"x36"; thermostatic mix valve; rough in, supply lines, waste and vent	1	EA	\$1,375.40	\$1,375.40
Kitchen Sink / Faucet	Kitchen sink, 2 bowl, Stainless, faucet/spray, No Disposal; rough in, supply lines, waste and vent	1	EA	\$1,105.84	\$1,105.84
HVAC Equipment Efficiencies (AFUE / SEER)	STANDARD: Low First Cost (low efficiency) (80% AFUE / 13 SEER)	1	STANDARD	N/A	N/A
Infiltration Air Changes per Hour (ACH)	Energy Star® "Very Tight": 0.25 ACH (Air Changes per Hour)	1	0.25 ACH	N/A	N/A
Mechanical Ventilation	Mech Ventilation - Negative Pressure System	77	CFM	\$0.00	\$2,800.00

Furnace (100,000 BTUH)	Gas Boiler - Hydronic baseboard heat only; 100,000 BTU [excluding distribution piping]	1	EA	\$3,490.57	\$3,490.57
Ductwork / Piping	Radiant (hot water) heating only; Hot water heat distribution / baseboard piping	1,778	SF	\$2.54	\$4,514.70
Electrical Panel	100A; 120/240V; 1ph; 3 wire; panel board w/breakers; cable service entrance	1	EA	\$929.51	\$929.51
Electrical Distribution	NM wiring distribution; lighting service; switches / receptacles	1,778	SF	\$1.27	\$2,257.35
Fixed Lighting	Minor fixed / recessed lighting	1,778	SF	\$0.00	\$0.00
Fixed Lighting: Basement	Utility lighting (1 pull chain light fixture per 100 SF)	1,120	SF	\$0.23	\$257.60
Security	Smoke Detection System Only	1,778	SF	\$0.46	\$817.88
Appliance Installation	Plumbing, electrical hook ups; appliance installation	1	LOT	\$1,219.00	\$1,219.00
Home Construction Contracting Approach	Owner-Builder (no GC / Owner hires and manages subcontractors) [RISK]	1	N/A	N/A	N/A
General Conditions and Overhead	(DEFAULT): Temporary utilities, insurance; surveys, permits, cleaning, misc	4,457	Dollars	N/A	\$4,456.51
Total Construction Cost					\$230,452.27
	Total Construction Cost Per Sq Ft	2960 SF			\$77.86 PSF

Does not include mudroom/entry
Does not include full outside deck

