

Residential Construction Estimate Sample

Representative sample project: 2,400 SF 2-story custom home (30' x 40' footprint)

Sample deliverable — prepared on a representative project to show format and level of detail. Not a client project. Quantities are computed from the sample project dimensions stated below; unit costs are illustrative (pricing basis: September 2026, national average, not a quote).

TAKEOFF LINE ITEMS
50

PRICED LINE ITEMS
50

DIRECT LABOR HOURS
2,720

SAMPLE TOTAL (ILLUSTRATIVE)
\$513,850

PER SF FINISHED
\$214.10

Sample project description

Complete whole-house preconstruction cost estimate for a 2,400 SF two-story custom single-family residence (30' x 40' footprint, 4 bedrooms, 2.5 baths, 2-car attached garage). Organized in standard MasterFormat CSI divisions, covering site mobilization, excavation, concrete foundation and slabs, rough carpentry and trusses, exterior envelope, windows and doors, interior finishes, cabinetry, full MEP (plumbing, HVAC, electrical), site concrete, and contractor indirect costs with overhead, profit, and builder contingency.

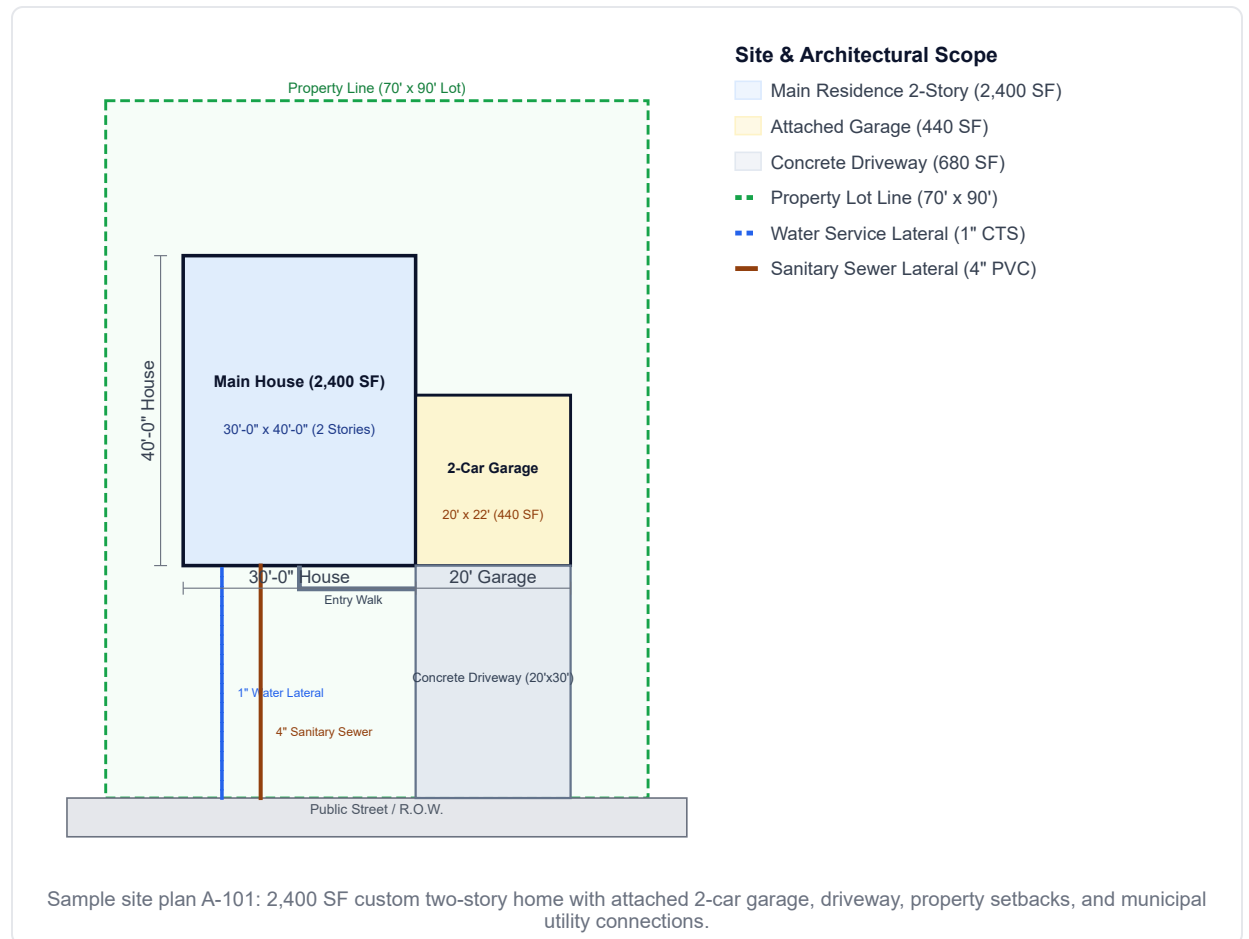
Scope included

- All site mobilization, permits, builder's risk insurance, and supervision
- Excavation, footings, frost-depth stem walls, and 4" concrete floor slabs
- Complete structural wood framing, engineered floor system, and roof trusses
- Exterior weather envelope: architectural shingles, fiber-cement siding, stone veneer
- Insulated double-hung windows, fiberglass entry doors, and sectional garage door
- R-21 / R-49 insulation, Level 4 drywall, latex paint, hardwood, tile, and carpet
- Shaker wood cabinets, quartz countertops, and stainless steel kitchen appliances
- Complete plumbing (2.5 baths), 16 SEER heat pump HVAC, and 200 A electrical
- Concrete driveway, final grading, seed, water and sewer utility lateral hookups

Exclusions / by others

- Land acquisition cost, financing fees, and real estate commissions
- Rock blasting or contaminated soil remediation (if encountered)
- Municipal water/sewer capacity impact tap fees (paid directly by owner)

Takeoff markup (sample plan)



- Swimming pool, detached structures, or perimeter property fencing
- Custom window treatments, blinds, draperies, or loose furniture
- Landscape irrigation sprinkler system or extensive sodding

Assumptions & basis

Every quantity in this sample is computed from these inputs. The name column is the named range used by the Excel formulas.

Section	Parameter	Name	Value	Unit	Note / basis
Project	Building footprint width	house_w	30	ft	East-west footprint dimension
Project	Building footprint length	house_l	40	ft	North-south footprint dimension
Project	First floor footprint area	footprint_sf	1,200	SF	1,200 SF main level
		= house_w × house_l			
Project	Total finished living area (2 stories)	gross_sf	2,400	SF	2,400 SF finished area
Project	Attached 2-car garage area	garage_sf	440	SF	20' x 22' slab on grade
Project	Main house foundation perimeter	perim_lf	140	LF	140 LF perimeter
		= 2 × (house_w+house_l)			
Project	Garage perimeter (outside walls)	garage_perim_lf	62	LF	20' front + 22' side + 20' rear
Project	Concrete driveway & entry walk area	driveway_sf	680	SF	20' x 30' drive + 80 SF walk
Project	Total sloped roof area (incl. garage & eaves)	roof_sf	2,150	SF	Main house + garage roof
Quantities	Bedrooms	n_beds	4	EA	4 Bedrooms on 2nd floor
Quantities	Bathrooms	n_baths	2.50	EA	Master bath, shared bath, 1st fl powder
Quantities	Insulated windows count	n_windows	20	EA	Vinyl double-hung low-E argon
Quantities	Exterior doors (front, patio, service)	n_ext_doors	3	EA	Fiberglass front, slider, side
Quantities	Interior prehung doors	n_int_doors	16	EA	Bedrooms, closets, baths, pantry
Quantities	Kitchen & vanity base cabinets	cab_base_lf	36	LF	Kitchen perimeter + island + vanities
Quantities	Quartz countertops area	counter_sf	85	SF	Kitchen island, perimeter, vanity tops
Rates	Project superintendent / manager rate	rate_mgmt	95	\$/hr	Field management
Rates	Equipment operator burdened rate	rate_earth	82	\$/hr	Excavator / bobcat
Rates	Concrete crew labor rate	rate_conc	70	\$/hr	Footings, walls, slabs
Rates	Carpentry crew labor rate	rate_carp	72	\$/hr	Framing & exterior trim
Rates	Interior finishes crew rate (drywall/paint/flooring)	rate_fin	68	\$/hr	Finishes
Rates	MEP trades average burdened rate (plumb/elec/HVAC)	rate_mep	85	\$/hr	Licensed trades
Markups	Sales tax on material	tax_rate	7.0%	%	State/local sales tax
Markups	General contractor overhead	oh_pct	8.0%	%	Company operations, insurance
Markups	Contractor profit	profit_pct	8.0%	%	Target builder fee
Markups	Builder design & price contingency	contingency_pct	4.0%	%	Unforeseen field conditions

Sample drawing list

Sheets of the representative sample project (described here so the takeoff can be traced; not a real plan set).

Sheet	Title
A-001	Cover Sheet, Project Data & CSI Division Index (sample)
A-101	Site Plan, Building Setbacks & Utility Connections (sample)
A-102	First Floor Architectural & Room Layout (sample)
A-103	Second Floor Architectural & Bedroom Layout (sample)
A-201	Exterior Elevations & Material Callouts (sample)

Sheet	Title
S-101	Foundation Plan & Structural Concrete Details (sample)

Whole-house direct construction costs by CSI division

Budget allocation represents direct costs per division. Contractor overhead, profit, and contingency are applied at the summary level.

Division	CSI Division Title	Budget Allocation	Pct of Total	Cost / SF
Div 01	General Conditions & Site Requirements	31,500	0.07	13.13
Div 02/31	Site Prep, Excavation & Earthwork	14,200	0.03	5.92
Div 03	Concrete Foundation & Slabs	38,400	0.09	16
Div 06	Wood Framing, Trusses & Subfloor	68,500	0.15	28.54
Div 07	Roofing, Siding & Moisture Protection	42,800	0.10	17.83
Div 08	Windows, Exterior Doors & Garage Door	26,400	0.06	11
Div 09	Drywall, Paint & Interior Flooring	54,600	0.12	22.75
Div 10-12	Cabinetry, Countertops, Appliances & Trim	39,200	0.09	16.33
Div 22	Plumbing Systems & Fixtures	29,500	0.07	12.29
Div 23	HVAC Heat Pump System & Ductwork	24,800	0.06	10.33
Div 26	Electrical Service, Wiring & Fixtures	27,800	0.06	11.58
Div 32/33	Driveway, Landscaping & Site Utilities	19,600	0.04	8.17
Totals		417,300		

Quantity takeoff

Qty is computed from the assumptions; the formula column is the exact expression used (the workbook holds it as a live Excel formula).

#	CSI	Description	Qty	Unit	Waste	Qty w/ waste	Formula / basis
Division 01 - General Conditions							
1	01 31 00	Project superintendent / preconstruction supervision (16 wks @ 15 hr/wk) Onsite quality control, scheduling, trade coordination	240	HR	0%	240	240 (counted / stated)
2	01 51 00	Temporary power pole, temp water service & temporary toilet (4 months) Monthly rental and maintenance	4	MO	0%	4	4 (counted / stated)
3	01 74 19	Construction waste dumpsters (30 CY roll-off boxes, incl. tipping fees) 5 pulls across project milestones	5	EA	0%	5	5 (counted / stated)
4	01 35 23	Builder's risk insurance, plan review fees & municipal building permits Statutory permits and risk coverage	1	LS	0%	1	1 (counted / stated)
5	01 74 00	Final construction detailing, deep cleaning & window washing Move-in turnkey clean	2,400	SF	0%	2,400	2400 (counted / stated)
Division 02 & 31 - Earthwork & Site Clearing							
6	31 10 00	Site clearing, tree protection, construction entrance & silt fence Erosion control per SWPPP	1	LS	0%	1	1 (counted / stated)
7	31 23 16	Basement / crawlspace foundation excavation & stockpile Excavator with operator	177.78	CY	10%	195.56	footprint_sf × 4/27
8	31 23 23	Foundation backfill with onsite spoils & rough site grading Compacted lifts around perimeter	115.56	CY	0%	115.56	excav_cy × 0.65
Division 03 - Concrete Foundation & Slabs							
9	03 30 00	Continuous footings 24" x 12" w/ 3 #5 rebar (3,000 psi concrete) Formed and poured continuous footing	14.96	CY	5%	15.71	(perim_lf+garage_perim_lf) × 2 × 1/27
10	03 30 00	8" Concrete stem wall / foundation wall 4'-0" frost depth Includes gang forming, ties, stripped & rubbed	20.05	CY	5%	21.05	(perim_lf+garage_perim_lf) × 0.67 × 4/27
11	03 21 00	Foundation reinforcing steel (#4 & #5 rebar, dowels, laps) Grade 60 deformed rebar	3,400	LB	5%	3,570	3400 (counted / stated)
12	03 30 00	4" Concrete floor slabs (basement & garage, 3,500 psi w/ WWM) Float and smooth trowel finish	20.04	CY	8%	21.65	(footprint_sf+garage_sf) × 0.33/27
13	31 23 23	4" Crushed stone capillary base & 15-mil poly vapor barrier Compacted crushed stone base	1,640	SF	10%	1,804	footprint_sf+garage_sf
Division 06 - Rough Framing & Trusses							
14	06 11 00	Treated sill plates, anchor bolts & 1st floor exterior/interior framing 2x6 exterior walls, 2x4 interior partitions, headers	1,200	SF	5%	1,260	1200 (counted / stated)
15	06 17 33	2nd Floor engineered I-joist system with 3/4" T&G subfloor glued/screwed 11-7/8" I-joists, LVL girder, rim board, subfloor	1,200	SF	5%	1,260	1200 (counted / stated)
16	06 11 00	2nd Floor wall framing (2x6 ext, 2x4 int, double top plates) Studs, plates, window/door headers	1,200	SF	5%	1,260	1200 (counted / stated)
17	06 17 53	Engineered roof trusses (6:12 pitch), crane set, bracing & fascia Includes common trusses, gables, subfascia, crane	2,150	SF	5%	2,257.50	roof_sf
18	06 16 13	7/16" OSB wall sheathing & 7/16" roof sheathing with H-clips APA rated sheathing panels	4,550	SF	8%	4,914	roof_sf+2400
19	06 20 00	Interior trim: 5-1/4" baseboards, 3-1/2" casing & wood window sills Primed MDF / finger-joint pine	2,400	SF	5%	2,520	2400 (counted / stated)
20	06 43 00	Main staircase: oak treads, painted risers, newel posts & railing Custom open-stringer stair system	1	FLT	0%	1	1 (counted / stated)

#	CSI	Description	Qty	Unit	Waste	Qty w/ waste	Formula / basis
Division 07 & 08 - Exterior Envelope, Windows & Doors							
21	07 31 13	Architectural asphalt shingles (30-yr dimensional w/ ice & water shield) Synthetic felt, drip edge, ridge vent	2,150	SF	8%	2,322	roof_sf
22	07 46 00	Fiber-cement lap siding (HardiePlank 8-1/4" color-plus) & housewrap Factory-painted fiber cement, corners, trim	2,100	SF	8%	2,268	2100 (counted / stated)
23	04 72 00	Manufactured stone veneer wainscot accent on front elevation Ledgestone with metal lath and scratch coat	280	SF	8%	302.40	280 (counted / stated)
24	07 71 23	5" Seamless aluminum gutters and 3x4 downspouts Hidden hangers @ 24" o.c.	180	LF	5%	189	180 (counted / stated)
25	08 53 13	Vinyl insulated windows: double-hung, Low-E argon, screens Energy Star certified windows	20	EA	0%	20	n_windows
26	08 14 00	Exterior entry doors (insulated fiberglass w/ sidelite, service door) Factory-finished exterior doors with deadbolts	3	EA	0%	3	n_ext_doors
27	08 36 13	16' x 7' Sectional insulated steel garage door with 1/2 HP opener R-12 insulated panels, 2 remotes, keypad	1	EA	0%	1	1 (counted / stated)
Division 09 - Finishes							
28	07 21 16	Thermal insulation: R-21 fiberglass batts (walls), R-49 blown attic Meets 2024 IECC energy code	2,400	SF	5%	2,520	2400 (counted / stated)
29	09 29 00	1/2" Drywall throughout, taped and finished Level 4 ready for paint Walls and ceilings throughout living areas	8,640	SF	8%	9,331.20	8640 (counted / stated)
30	09 91 23	Interior painting: 1 coat PVA primer, 2 coats latex finish Semi-gloss trim, satin walls, flat ceilings	8,640	SF	5%	9,072	8640 (counted / stated)
31	09 65 00	Engineered hardwood flooring (living, kitchen, foyer, hallways) Glue-assist click-lock prefinished hardwood	1,250	SF	8%	1,350	1250 (counted / stated)
32	09 68 00	Stain-resistant carpet with 8 lb rebond pad (bedrooms & stairs) Plush nylon residential carpet	850	SF	8%	918	850 (counted / stated)
33	09 30 13	Porcelain tile flooring (bathrooms, laundry room) 12x24 rectified porcelain over cement board	300	SF	10%	330	300 (counted / stated)
Division 10, 11 & 12 - Cabinets, Countertops & Specialties							
34	12 35 30	Kitchen & vanity cabinetry: all-wood shaker style, soft-close Plywood box construction, dovetailed drawers	36	LF	0%	36	cab_base_lf
35	12 36 61	Quartz countertops (kitchen island, perimeter, vanity tops) 3 cm engineered quartz with polished undermount cutouts	85	SF	5%	89.25	counter_sf
36	11 31 00	Kitchen appliances package (gas/electric range, microwave, dishwasher, disposal) Stainless steel energy star package	1	LS	0%	1	1 (counted / stated)
37	10 28 00	Bathroom accessories, framed vanity mirrors & wire closet shelving Towel bars, paper holders, ventilated wire shelves	1	LS	0%	1	1 (counted / stated)
38	08 14 16	Interior hollow-core 2-panel doors prehung with brushed nickel levers Boring, hinges, strike plate and hardware	16	EA	0%	16	n_int_doors
Division 22, 23 & 26 - Mechanical, Electrical & Plumbing							
39	22 00 00	Complete residential plumbing package (PEX supply, PVC DWV, 2.5 baths) Rough-in, venting, stacks, connections	1	LS	0%	1	1 (counted / stated)
40	22 40 00	Plumbing fixtures package (toilets, fiberglass tub/shower, lavs, kitchen sink) Kohler/Moen fixtures and trim kits	1	LS	0%	1	1 (counted / stated)
41	22 33 00	50-Gallon hybrid electric heat pump water heater Energy Star high-efficiency unit	1	EA	0%	1	1 (counted / stated)
42	23 00 00	3.5-Ton 16 SEER2 heat pump split system with ductwork & digital thermostat Complete distribution system, registers, grilles	1	LS	0%	1	1 (counted / stated)

#	CSI	Description	Qty	Unit	Waste	Qty w/ waste	Formula / basis
43	23 37 00	Bath exhaust ventilation fans (3 ea) & dryer vent exhaust duct 110 CFM quiet-rated exhaust fans	1	LS	0%	1	1 (counted / stated)
44	26 00 00	200 A Service panel, complete branch circuit wiring (Romex) & devices AFCI/GFCI breakers, code-compliant receptacles	2,400	SF	0%	2,400	2400 (counted / stated)
45	26 51 00	Lighting fixtures package: LED wafer downlights (32 ea) + decorative fixtures Canless downlights, foyer chandelier, vanity lights	1	LS	0%	1	1 (counted / stated)
46	28 31 00	Hardwired smoke & carbon monoxide detector system w/ battery backup Interconnected per NFPA 72	8	EA	0%	8	8 (counted / stated)
Division 32 & 33 - Exterior Improvements & Site Utilities							
47	32 13 13	4" Concrete driveway (20' x 30') and front entry walkway (4,000 psi broom finish) Broom finish with sawcut control joints	680	SF	8%	734.40	driveway_sf
48	32 92 00	Final site fine grading, topsoil seed & straw (disturbed area) Hydroseed or premium broadcast seed	6,500	SF	5%	6,825	6500 (counted / stated)
49	33 11 00	Water service lateral from municipal meter to house foundation 1" Type K copper / CTS poly line with trenching	60	LF	5%	63	60 (counted / stated)
50	33 31 00	Sewer lateral connection from house main drain to street tap 4" SDR-35 PVC pipe with cleanouts	60	LF	5%	63	60 (counted / stated)

Pricing

Illustrative unit costs and labor productivity, September 2026 national average. Not a quote.

#	Description	Qty	Unit	Mat \$/unit	Material \$	Hr/unit	Labor hrs	Rate	Labor \$	Equip \$	Total \$
1	Project superintendent / preconstruction supervision (16 wks @ 15 hr/wk)	240	HR	\$0.00	\$0.00	1.0000	240.0	\$95.00	\$22,800.00	\$0.00	\$22,800.00
2	Temporary power pole, temp water service & temporary toilet (4 months)	4	MO	\$480.00	\$1,920.00	2.0000	8.0	\$95.00	\$760.00	\$0.00	\$2,680.00
3	Construction waste dumpsters (30 CY roll-off boxes, incl. tipping fees)	5	EA	\$680.00	\$3,400.00	0.0000	0.0	\$95.00	\$0.00	\$0.00	\$3,400.00
4	Builder's risk insurance, plan review fees & municipal building permits	1	LS	\$4,600.00	\$4,600.00	8.0000	8.0	\$95.00	\$760.00	\$0.00	\$5,360.00
5	Final construction detailing, deep cleaning & window washing	2,400	SF	\$0.15	\$360.00	0.0150	36.0	\$68.00	\$2,448.00	\$0.00	\$2,808.00
6	Site clearing, tree protection, construction entrance & silt fence	1	LS	\$1,400.00	\$1,400.00	16.0000	16.0	\$82.00	\$1,312.00	\$1,200.00	\$3,912.00
7	Basement / crawlspace foundation excavation & stockpile	195.56	CY	\$0.00	\$0.00	0.0600	11.7	\$82.00	\$962.13	\$3,617.78	\$4,579.91
8	Foundation backfill with onsite spoils & rough site grading	115.56	CY	\$0.00	\$0.00	0.0500	5.8	\$82.00	\$473.78	\$1,848.89	\$2,322.67
9	Continuous footings 24" x 12" w/ 3 #5 rebar (3,000 psi concrete)	15.71	CY	\$165.00	\$2,592.33	0.5500	8.6	\$70.00	\$604.88	\$0.00	\$3,197.21
10	8" Concrete stem wall / foundation wall 4'-0" frost depth	21.05	CY	\$170.00	\$3,578.99	0.7500	15.8	\$70.00	\$1,105.28	\$0.00	\$4,684.27
11	Foundation reinforcing steel (#4 & #5 rebar, dowels, laps)	3,570	LB	\$0.95	\$3,391.50	0.0080	28.6	\$70.00	\$1,999.20	\$0.00	\$5,390.70
12	4" Concrete floor slabs (basement & garage, 3,500 psi w/ WWM)	21.65	CY	\$165.00	\$3,571.92	0.4500	9.7	\$70.00	\$681.91	\$0.00	\$4,253.83
13	4" Crushed stone capillary base & 15-mil poly vapor barrier	1,804	SF	\$0.75	\$1,353.00	0.0080	14.4	\$70.00	\$1,010.24	\$0.00	\$2,363.24
14	Treated sill plates, anchor bolts & 1st floor exterior/interior framing	1,260	SF	\$7.80	\$9,828.00	0.1200	151.2	\$72.00	\$10,886.40	\$0.00	\$20,714.40
15	2nd Floor engineered I-joist system with 3/4" T&G subfloor glued/screwed	1,260	SF	\$5.60	\$7,056.00	0.0800	100.8	\$72.00	\$7,257.60	\$0.00	\$14,313.60
16	2nd Floor wall framing (2x6 ext, 2x4 int, double top plates)	1,260	SF	\$6.40	\$8,064.00	0.1100	138.6	\$72.00	\$9,979.20	\$0.00	\$18,043.20
17	Engineered roof trusses (6:12 pitch), crane set, bracing & fascia	2,257.50	SF	\$5.20	\$11,739.00	0.0600	135.4	\$72.00	\$9,752.40	\$0.00	\$21,491.40
18	7/16" OSB wall sheathing & 7/16" roof sheathing with H-clips	4,914	SF	\$0.85	\$4,176.90	0.0180	88.5	\$72.00	\$6,368.54	\$0.00	\$10,545.44
19	Interior trim: 5-1/4" baseboards, 3-1/2" casing & wood window sills	2,520	SF	\$1.85	\$4,662.00	0.0350	88.2	\$72.00	\$6,350.40	\$0.00	\$11,012.40
20	Main staircase: oak treads, painted risers, newel posts & railing	1	FLT	\$3,800.00	\$3,800.00	24.0000	24.0	\$72.00	\$1,728.00	\$0.00	\$5,528.00
21	Architectural asphalt shingles (30-yr dimensional w/ ice & water shield)	2,322	SF	\$1.65	\$3,831.30	0.0350	81.3	\$72.00	\$5,851.44	\$0.00	\$9,682.74
22	Fiber-cement lap siding (HardiePlank 8-1/4" color-plus) & housewrap	2,268	SF	\$2.85	\$6,463.80	0.0550	124.7	\$72.00	\$8,981.28	\$0.00	\$15,445.08
23	Manufactured stone veneer wainscot accent on front elevation	302.40	SF	\$8.50	\$2,570.40	0.1800	54.4	\$70.00	\$3,810.24	\$0.00	\$6,380.64
24	5" Seamless aluminum gutters and 3x4 downspouts	189	LF	\$6.20	\$1,171.80	0.0450	8.5	\$72.00	\$612.36	\$0.00	\$1,784.16
25	Vinyl insulated windows: double-hung, Low-E argon, screens	20	EA	\$460.00	\$9,200.00	1.8000	36.0	\$72.00	\$2,592.00	\$0.00	\$11,792.00
26	Exterior entry doors (insulated fiberglass w/ sidelite, service door)	3	EA	\$880.00	\$2,640.00	3.5000	10.5	\$72.00	\$756.00	\$0.00	\$3,396.00
27	16' x 7' Sectional insulated steel garage door with 1/2 HP opener	1	EA	\$1,750.00	\$1,750.00	6.0000	6.0	\$72.00	\$432.00	\$0.00	\$2,182.00
28	Thermal insulation: R-21 fiberglass batts (walls), R-49 blown attic	2,520	SF	\$1.45	\$3,654.00	0.0200	50.4	\$68.00	\$3,427.20	\$0.00	\$7,081.20
29	1/2" Drywall throughout, taped and finished Level 4 ready for paint	9,331.20	SF	\$0.62	\$5,785.34	0.0320	298.6	\$68.00	\$20,304.69	\$0.00	\$26,090.04
30	Interior painting: 1 coat PVA primer, 2 coats latex finish	9,072	SF	\$0.25	\$2,268.00	0.0220	199.6	\$68.00	\$13,571.71	\$0.00	\$15,839.71
31	Engineered hardwood flooring (living, kitchen, foyer, hallways)	1,350	SF	\$4.80	\$6,480.00	0.0400	54.0	\$68.00	\$3,672.00	\$0.00	\$10,152.00
32	Stain-resistant carpet with 8 lb rebond pad (bedrooms & stairs)	918	SF	\$2.90	\$2,662.20	0.0250	23.0	\$68.00	\$1,560.60	\$0.00	\$4,222.80
33	Porcelain tile flooring (bathrooms, laundry room)	330	SF	\$5.50	\$1,815.00	0.0750	24.8	\$68.00	\$1,683.00	\$0.00	\$3,498.00
34	Kitchen & vanity cabinetry: all-wood shaker style, soft-close	36	LF	\$285.00	\$10,260.00	1.2000	43.2	\$72.00	\$3,110.40	\$0.00	\$13,370.40
35	Quartz countertops (kitchen island, perimeter, vanity tops)	89.25	SF	\$78.00	\$6,961.50	0.3500	31.2	\$72.00	\$2,249.10	\$0.00	\$9,210.60
36	Kitchen appliances package (gas/electric range, microwave, dishwasher, disposal)	1	LS	\$3,400.00	\$3,400.00	6.0000	6.0	\$85.00	\$510.00	\$0.00	\$3,910.00
37	Bathroom accessories, framed vanity mirrors & wire closet shelving	1	LS	\$1,650.00	\$1,650.00	12.0000	12.0	\$72.00	\$864.00	\$0.00	\$2,514.00

#	Description	Qty	Unit	Mat \$/unit	Material \$	Hr/unit	Labor hrs	Rate	Labor \$	Equip \$	Total \$
38	Interior hollow-core 2-panel doors prehung with brushed nickel levers	16	EA	\$145.00	\$2,320.00	1.2000	19.2	\$72.00	\$1,382.40	\$0.00	\$3,702.40
39	Complete residential plumbing package (PEX supply, PVC DWV, 2.5 baths)	1	LS	\$9,400.00	\$9,400.00	120.0000	120.0	\$85.00	\$10,200.00	\$0.00	\$19,600.00
40	Plumbing fixtures package (toilets, fiberglass tub/shower, lavs, kitchen sink)	1	LS	\$4,800.00	\$4,800.00	32.0000	32.0	\$85.00	\$2,720.00	\$0.00	\$7,520.00
41	50-Gallon hybrid electric heat pump water heater	1	EA	\$1,850.00	\$1,850.00	6.0000	6.0	\$85.00	\$510.00	\$0.00	\$2,360.00
42	3.5-Ton 16 SEER2 heat pump split system with ductwork & digital thermostat	1	LS	\$11,200.00	\$11,200.00	75.0000	75.0	\$85.00	\$6,375.00	\$0.00	\$17,575.00
43	Bath exhaust ventilation fans (3 ea) & dryer vent exhaust duct	1	LS	\$580.00	\$580.00	10.0000	10.0	\$85.00	\$850.00	\$0.00	\$1,430.00
44	200 A Service panel, complete branch circuit wiring (Romex) & devices	2,400	SF	\$3.85	\$9,240.00	0.0650	156.0	\$85.00	\$13,260.00	\$0.00	\$22,500.00
45	Lighting fixtures package: LED wafer downlights (32 ea) + decorative fixtures	1	LS	\$3,200.00	\$3,200.00	24.0000	24.0	\$85.00	\$2,040.00	\$0.00	\$5,240.00
46	Hardwired smoke & carbon monoxide detector system w/ battery backup	8	EA	\$65.00	\$520.00	0.8000	6.4	\$85.00	\$544.00	\$0.00	\$1,064.00
47	4" Concrete driveway (20' x 30') and front entry walkway (4,000 psi broom finish)	734.40	SF	\$3.40	\$2,496.96	0.0450	33.0	\$70.00	\$2,313.36	\$0.00	\$4,810.32
48	Final site fine grading, topsoil seed & straw (disturbed area)	6,825	SF	\$0.18	\$1,228.50	0.0040	27.3	\$82.00	\$2,238.60	\$0.00	\$3,467.10
49	Water service lateral from municipal meter to house foundation	63	LF	\$14.00	\$882.00	0.1200	7.6	\$85.00	\$642.60	\$504.00	\$2,028.60
50	Sewer lateral connection from house main drain to street tap	63	LF	\$18.00	\$1,134.00	0.1500	9.4	\$85.00	\$803.25	\$630.00	\$2,567.25
Direct cost totals					\$196,908.45		2,719.5		\$205,107.19	\$7,800.67	\$409,816.31

Summary

Group	Lines	Material	Labor hrs	Labor	Equipment	Total
Division 01 - General Conditions	5	\$10,280.00	292.0	\$26,768.00	\$0.00	\$37,048.00
Division 02 & 31 - Earthwork & Site Clearing	3	\$1,400.00	33.5	\$2,747.91	\$6,666.67	\$10,814.58
Division 03 - Concrete Foundation & Slabs	5	\$14,487.74	77.2	\$5,401.51	\$0.00	\$19,889.25
Division 06 - Rough Framing & Trusses	7	\$49,325.90	726.7	\$52,322.54	\$0.00	\$101,648.44
Division 07 & 08 - Exterior Envelope, Windows & Doors	7	\$27,627.30	321.4	\$23,035.32	\$0.00	\$50,662.62
Division 09 - Finishes	6	\$22,664.54	650.3	\$44,219.20	\$0.00	\$66,883.75
Division 10, 11 & 12 - Cabinets, Countertops & Specialties	5	\$24,591.50	111.6	\$8,115.90	\$0.00	\$32,707.40
Division 22, 23 & 26 - Mechanical, Electrical & Plumbing	8	\$40,790.00	429.4	\$36,499.00	\$0.00	\$77,289.00
Division 32 & 33 - Exterior Improvements & Site Utilities	4	\$5,741.46	77.4	\$5,997.81	\$1,134.00	\$12,873.27
Direct cost subtotal		\$196,908.45	2,719.5	\$205,107.19	\$7,800.67	\$409,816.31
Sales tax on material — 7.0% of material (assumption)						\$13,783.59
General contractor overhead — 8.0% of running subtotal (assumption)						\$33,887.99
Contractor profit — 8.0% of running subtotal (assumption)						\$36,599.03
Builder design & price contingency — 4.0% of running subtotal (assumption)						\$19,763.48
SAMPLE TOTAL (illustrative)						\$513,850
Cost per SF finished						\$214.10

Sample deliverable on a representative project; not a client project. Unit costs illustrative (September 2026, national average, not a quote). Companion workbook sheets: Cover & Basis, CSI Division Summary Table, Quantity Takeoff, Pricing, Summary.