## Informational Guide - Draw Form

The buid cost Form below is an estimation of the build cost for your home. The estimates on the build cost are estimated from the most recent builds we have done. The prices below are good faith estimates only. Actual cost may vary depending on the market cost of materials at the time of your build. Any dates give to you for an estimated completion dates are just estimations. Currently our market is grossly understaffed on subcontractors and therfore builds are taking longer than normal to complete.

Material/ Service		Description		ract Amount
1 1	Lot cost	cost of land	\$	-
2	closing cost	Title company closing fees - does not include insurance appraisal		-
3				
2 4	City Building permits	City permit, this price can change if living area sq footage changes	\$	2,652.40
5	Water and Sewer Connect fees	Water tap fees, paid to the city for meter and excavation of water line normally 1 inch line set	\$	3,118.75
6	sewer permit	Paid to the city for connection to city sewer	\$	400.00
7	Electrical trenching and connect	Cost of wire and trenching from power source to exterior of home	\$	-
8	Gas line connect	Cost of connect fee - Ameren or CWLP	\$	-
9				
		Cost of insurance over the construction phase of the project only - 1 year policy paid in full at closing this could		
3 10	Insurance	be paid by the homeowner or paid by the loan on the closing statement	\$	2,112.00
11				
		Architectural or draftsman fees paid for design plans and changes. Cost could rise if changes are made during		
4 12	plans	construction that would require changing the plans	\$	2,610.00
13	copies of plans	Cost of printing plans for sub-contractors, city officials and homeowners	\$	250.00
14	•	, ,		
5 15	Dumpster- Trash	Cost will vary depending on the waste of contractors and sq footage of the build	Ś	3,200.00
16			7	5,20000
6 17	Foundation - Concrete - Fill			
0		Foundation cost is estimated before the build. Cast will vary depending on the actual amount of concrete		
18	foundation	used, dig depth, excavation time, rock used for fill, windows used in foundation cost of concrete at the time of	Ś	42,654.00
		This cost includes the cost of backfill to the foundation, grading dirt, filling garage and porch caps. Basic		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
19	rouph grade	grading after the dig. A 2nd rough grade will be done after the dirt has settled.	\$	3,700.00
		This cost includes the concrete and fill used to complete a task such as driveway, sidewalk, basement floor and		
20	flatwork concrete materials	garage floor. Etc.	\$	16,557.48
		Cost for this item comes out of line 38 ( legacy labor cost ) later in the build, the actual cost of the labor will be		
21	Flatwork concrete Labor	found on this line item.	\$	13,000.00
		This cost is for the trucking fees for delivering rock, sand, dirt to jobsite. Cost will vary pending the amount of		
22	fill rock - trucking fees	fill for this specific job site.	\$	-
		This cost is for the fill materials used on the jobsite. Every job is different and can only be estimated. The		
23	fill rock materials	numbers used in this section are estimated only and are unavoidable. Cost will vary depending on the amount	\$	14,000.00
24				
		This item has been quoted before the build and is normally very close or exact in price. If changes are made in		
		any way the price can change. Changing the truss pitch can change dramatically the final cost of the build		
7 25	Trusses	including OSB, shingles and labor.	\$	15,331.95
		Cost for this item comes out of line 38 ( legacy labor cost ) later in the build, the actual cost of the labor will be		-
26	Crane time	found on this line item. Final cost will vary depening on the time the crane is on site.	\$	875.00
27				

		This ite	em has been quoted before the build and is normally very close or exact in price. If changes are made in		
			ay the price can change. Changing the truss pitch can change dramatically the final cost of the build		
8	28	ļ ·	ing OSB, shingles and labor.	\$	10,754.00
	29			•	
9	30	Garage doors Your go	arage door cost includes an insulated garage door – this does not include high end doors		
	31	9 x 7 garage door allowance Allowa	ance – garage doors can range from a low end of \$1200 to above \$15k per door	\$	6,813.68
			ance – garage doors can range from a low end of \$1200 to above \$15k per door	\$	-
			ance – garage doors openers can range from a low end of \$100 to above \$900 per door	\$	_
			or this item comes out of line 38 ( legacy labor cost ) later in the build, the actual cost of the labor will be	Ψ	
	34		on this line item.	\$	_
	35				
	36				
10		framming labor			
			or this item comes out of line 38 ( legacy labor cost ) later in the build, the actual cost of the labor will be		
	38		on this line item.	\$	-
			or this item comes out of line 38 ( legacy labor cost ) later in the build, the actual cost of the labor will be		
	39		on this line item.	\$	-
			or this item comes out of line 38 ( legacy labor cost ) later in the build, the actual cost of the labor will be		
	40	Finish framing found	on this line item.	\$	-
	41				
		This se	ection is for basic building materials used during the building process. Lumber, nails, screws, connectors,		
11	42		vrap etc.		
		Materi	ials below are purchased direct from vendors or by legacy. Some checks will be cut direct to the vendor.		
	43	LS Building materials Legacy	buys materials and will turn in receipts for re-imbursements.	\$	37,899.00
	44	LS Building materials reembursments to legacy		\$	-
	45	Sheathing - zip system zip tape - regular osb		\$	15,728.17
	46	pawnee lumber - Pay direct		\$	-
	47	pawnee lumber - re-embursement to legacy		\$	-
	48	Menards - payment direct		\$	-
	49	menards re-embursement to legacy		\$	-
	50	Lows - payment direct		\$	-
	51	Lows re-embursement to legacy		\$	-
	52			\$	-
		This se	ection is the interior and exterior window package. This does not include foundation windows. Windows		
		and do	pors can be a large expense and most clients go over in this section. Its best to get quotes direct from the		
12	53	Windows and doors supplie	ers before starting the process of building. If you do not this may be a section that goes over budget.	\$	-
	54	window package		\$	23,148.85
		exterior doors - front		\$	6,596.23
	56	Slider to porch		\$	4,208.86
	57	Garage man door - to exterior		\$	-
	58	Garage man door - to interior - firedoor		\$	-
	59	exterior door handles		\$	450.00
	60	interior doors - Main floor		\$	10,393.78
	61	double closet doors		\$	-
		interior doors - Basement		\$	-
		1		•	

6	63	interior door handles - Main floor		\$	977.35
6	64	interior door handles - basement		\$	-
6	55			\$	-
13 6	66	Roofing		\$	-
	İ		This section is calculated by the sq footage of the plans designed. Cost will vary depending the materials you		
			choose. Type of roof sheathing, type of shingles or steel roofing choice and amount of Ice and water shield		
6	67	Materials	used.	\$	10,950.00
			Cost for this item comes out of line 38 ( legacy labor cost ) later in the build, the actual cost of the labor will be		,
6	68	Labor	found on this line item.	\$	-
E	69			\$	-
			This section is calculated by the sq footage of the plans designed. Cost will vary depending on the materials		
			you choose. Type, thickness and color of vinyl siding or LP smart siding, vinyl siding unless otherwise quoted is		
14 7	70	Sidding	the material used in your build.	\$	-
7	71	sidding-Material	·	\$	7,224.61
		-	Cost for this item comes out of line 38 ( legacy labor cost ) later in the build, the actual cost of the labor will be		
7	72	sidding labor	found on this line item.	\$	-
7	73	Soffit	Quoted as aluminum – if you would like to upgrade to PVC, (Rot and weatherproof), please ask for an upgrade	\$	2,931.60
		Facia	Quoted as aluminum – if you would like to upgrade to PVC, (Rot and weatherproof), please ask for an upgrade		413.77
		Gutters materials and labor	, , , , , , , , , , , , , , , , , , ,	Ś	3,121.00
•			Cost for this item comes out of line 38 ( legacy labor cost ) later in the build, the actual cost of the labor will be	Ψ	0,222.00
7	76	Soffit labor	found on this line item.	Ś	_
	ŀ		This section is the exterior stone or brick package. The stone and brick can be a large expense and most clients	-	
			go over in this section. Its best to get quotes direct from the suppliers before starting the process of building. If		
15 7	77	Brick and stone	you do not this may be a section that goes over budget.	\$	_
7	78	masonary Materials	Cost of brick, stone and mortar	\$	4,000.00
			Labor is based on the square footage of brick or stone quoted above. Brick labor costs less than stone. This		,
-	79	Masonary labor	labor section is normally priced between \$10 - \$25 per sq foot depending on brick or stone type	Ś	3,900.00
•			The cost of a stone or brick mailbox normally runs \$2500 and includes a 3 foot foundation slab, block, cost of	Ψ	0,000.00
8	30	Stone mailbox with address stone and limestone flat cap	brick or stone, limestone cap stone and mailbox	\$	_
	31	Stone manbox with address stone and innestone nat cap		\$	
(	) I		Electrical materials and labor includes all electrical outlets, switches per residential code. Includes Electric	Ą	-
			meter base, breaker box, garage wired for electric car charger. Light/fan combo in each bedroom, 2 pendant		
			lights over the island, 1 light in each closet, fan/light combo in the living room. Fixture boxes for dining room		
			light, entry way light, exterior lights next to garage doors and front door. Can lights are installed at \$50 per		
		Electrical materials & Labor	light and that includes the fixture.	\$	27,000.00
		Lighting allowance		\$	4,000.00
	34			\$	-
8	35			\$	-
			Plumbing quotes include plumbing for the whole house, 2 exterior water valves, 1 PC fiberglass tub shower		
			combos or shower base if you are choosing a full tile shower, all faucets, electric water heater, connection of		
	- 1	Plumbing materials & Labor	dishwasher and garbage disposal. All toilets are TOTO brand.	\$	-
		Plumbing parts -tubs - showers etc		\$	29,541.00
		Faucets		\$	-
8	39			\$	5,500.00

		All homes come standard with 1 natural gas HVAC unit unless otherwise specified for your build. Please ask for		
		options if you would like your home zoned or would like more than 1 system. Other items include heated		
	HVAC unit 1	floors, on demand water heater.	\$	27,380.00
	HVAC unit 2		\$	-
92			\$	15,500.00
19 93	Insulation - foam in all ext walls of living area only	Envirofoam closed cell foam is standard in all living area exterior walls.	\$	17,291.11
94		Cellulose is standard on our builds but we can provide quotes for spray foam insulation upon request.	\$	3,100.00
95	Insulation - Fiberglass garage walls	Fiberglass is standard in the garage but we can provide quotes for spray foam insulation or cellulose upon requ	\$	-
96			\$	-
	Drywall		\$	-
98	drywall / material	This line item includes all drywall materials including Mud, drywall tape, screws etc.	\$	16,000.00
		Cost for this item comes out of line 38 ( legacy labor cost ) later in the build, the actual cost of the labor will be		
99	, , , , , , , ,	found on this line item.	\$	-
100			\$	-
21 101			\$	-
102	painting material		\$	7,500.00
400		Cost for this item comes out of line 38 ( legacy labor cost ) later in the build, the actual cost of the labor will be		
103	painting labor	found on this line item.  Homes are painted with white ceilings and white trim. One color on the walls normally called city loft from	\$	-
104	naint color changes (\$150 per color change	Sherwin Williams. Paint companies will charge \$150 per color change for rollers brushes etc.	\$	_
	paint color changes - \$150 per color change  Casing and trim	Sherwin Williams. Faint Companies will charge \$150 per color change for rollers brushes etc.	\$	
	<u> </u>	All interior casing and base trim including nails to complete the trim package	\$	3,100.00
100	casing and trini materials	Cost for this item comes out of line 38 ( legacy labor cost ) later in the build, the actual cost of the labor will be	<del>-</del>	3,100.00
		found on this line item. The trim Finisher install the cabinets, cabinet pulls, cabinet door adjustments, Interior		
		doors, door knobs, door stops, Baseboard trim, window and door trim, interior stair railing, crown molding if		
107	finish trim labor - includes cabinets, doors etc	chosen by the homeowner.	Ś	_
108	,	chosen by the nomeowner.	\$	
	interior stairs		Ś	-
	framing stair materials	This line item is for the stair stingers and 2x12 materials during framing stage only	Ś	
110	Training Stall Materials	This line item is for the hand railing and ballast. Standard build comes with white railing and white wood	<del></del>	
		ballast including carpet on the stairs located in the floor covering section. Please note: if you would like all		
		wood stairs the average cost for doing all oak stair treads with oak stair railing including stain and iron ballast		
111	stair railing - materials only	runs on average \$8.000 to \$10,000	\$	2,000.00
	stair railing paint - materials only	This section covers the paint labor to paint the handrails, and ballast	Ś	2.000.00
	Stant James Parite Materials Strip	Cost for this item comes out of line 38 ( legacy labor cost ) later in the build, the actual cost of the labor will be	<u> </u>	
113	stair labor	found on this line item.	\$	_
24 114	floor coverings		\$	-
	J.	This section is a quote based on sq footage. It is highly recommended that you visit your flooring provider of	<u> </u>	
		choice and get a firm number on flooring. This is another area clients routinely go over on. Getting a		
115	First floor flooring allowance	completed quote based on your plans is highly recommended so you don't go over budget.	\$	14,162.00
116	2nd floor - flooring allowance		\$	-
117	basement flooring allowance		\$	4,963.00
		This section is a quote based on sq footage. It is highly recommended that you visit your flooring provider of		
		choice and get a firm number on tile before construction starts. The average cost of a full tiled shower with		
118	master - shower tile	mud pan can reach upwards of \$7,000 or more depending on choice of materials.	\$	5,411.00

119 Kitchen backsplash		\$	2,600.00
120		\$	-
	We provide base wire shelving throughout the home including the pantry. All closets including the master will		
	get 1 set of wire shelving. The panty will get filled as much as possible with shelving. If you would Like more		
	shelving or the option of wood shelving, please let us know and we can direct you to a provider that can get		
121 Shelving	you a quote.	\$	1,300.00
22		\$	-
	Mirrors are standard ¼ inch flat mirrors. The installers come out and take measurements and cut them to fit		
	onsite. If you would like mirrors that have built in lights and antifog heating elements please let us know. We		
23 Mirrors - standard	are a distributor of those type of mirrors.	\$	600.00
24 Lighted mirrors		\$	-
	Shower doors are not standard items. There are so many options we have an allowance in place for a standard		
	door in the master suite but no where else. Like most items you can get a budget door, a curtain or a custom		
	high end shower door. The choice is yours. They won't be able to measure and give you exact numbers until		
	after drywall. If this is something you are concerned about and really want you should add money into this line		
25 Shower door- master suite	item before construction so you don't go over budget.	\$	_
26 Shower door- common bath		\$	
27 Shower door- basement bath		Ś	
Shower door Susement Such	Kitchen cabinets for a 2000 sq foot home can be as low as 13k up to over 100k depending on your choices in	Υ	
	color, height, crown molding, build type, wood species, stain or paint color. This line item includes the		
	estimated cost for cabinets in the kitchen and all bathrooms. Its highly recommended you meet with your		
28 cabinets - kitchen bath	choice of cabinet designer to get a cost before build.	Ś	34,504.15
29 Laundry tub	choice of cabinet designer to get a cost before build.	\$	90.00
30 Laundry cabinets		\$	
31 Pulls		\$	
32		\$	
52		7	
	An allowance will be given for your kitchen counter top based on sq footage. We have an allowance based on		
	a granite material. You will want to take your final set of plans to your choice of counter top installer. They will		
	then give you an exact number for the cost of your tops. You can save money by using a standard top in the		
33 counter tops	laundry vs granite or another hard surface. The choice of the final product is completely yours.	Ś	12,401.82
34 laundry couter top	launury vs granite or another hard surface. The choice of the final product is completely yours.	\$	1,200.00
35 admin's couter top		\$ \$	350.00
55		<del>ې</del>	330.00
	Sod is provided in the front of the home to the 2 front corners to the road, the ground will be rough graded		
261. 1	and seed planted in the back and sides of the home. If you choose to do sod in the whole yard the cost is \$2		2 425 75
36 landscaping - sod	per sq foot as an upgrade.	\$	3,135.75
37		\$	-
38 Misc Labor expense		\$	-
39		\$	-
	If there is money in this line item it is for your wood deck. The deck will be made of treated lumber, treated		
	railing with treated ballast. If you would like a trex deck and a different type of railing such as glass or steel wire		
140 deck and railing	please let us know so we can get you a quote.	\$	-

	If we have quoted your home with any type of special concrete such as stamped decking the cost will be here.		
	Stamped concrete runs \$18 a sq foot. That includes the cost of the concrete, color stamps and labor of the		
141 stamped slab rear of home	finishers. If you want more areas stamped or a larger concrete pad please let us know.	\$	-
142		\$	-
3 143 appliances allowance		\$	5,433.98
144		\$	-
	Utilities will be charged to the build as an expense. We do have an allowance. If the cost is higher than the		
4 145	·	,	4 000 00
4 145 utility expense	allowance, we will provide the utility bills at the end and there will be an added charge at that time.	\$	1,000.00
140	Our dead of the classic content of the classic fluid and the class	Þ	<u>-</u>
5 447 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Our standard fireplace is an electric fireplace. This should be described on your online personal build page.		4 204 00
5 147 Fireplace - electric 60 inch	Please let us know if you would like another option.	\$	1,384.00
148	Interest will be abouted by the book diving the construction appears. All interest is the bound's recognitible.	\$	-
	Interest will be charged by the bank during the construction process. All interest is the buyer's responsibility.		
	This section may have a number in it. If so then we have included some interest payments into your		
	construction loan. Some clients want to pay the interest direct instead of financing their interest into their		
	construction loan. Please talk to legacy about this process. Taxes are another item that is the responsibility of		
	the buyer. Once the lot closes their will be taxes accruing during the build. Ultimately that will be a charge at		
6 149 interest expense	the end of the construction loan that will need to be paid.	\$	6,000.00
150		\$	-
	Legacy does have a lot of equipment but some items we do rent, possibly a bobcat attachment or floor sander		
7 151 equipment rental	etc. this is an allowance for those items that we have to rent.	\$	-
152		\$	-
	Line 38 – This is the charge for all the labor referenced above including the cost of daily expenses to legacy for		
	Fuel, In house labors, Bookkeeping, Deliveries by our staff etc. This line item will go down over the build.		
	Example: If we pay the drywall labors \$5,000 then you will see it in the drywall labor line item and it will		
	reduce this line item by \$5,000 balancing the project cost. The only way this line item will increase is if you		
	choose an upgrade and we add the labor cost to this line item. If that happens you will get a change order and		
8 153 GC and general labor	it will be signed before the change order is executed.	\$	147,877.95
154 Framing, roofing, trim, stair railing assembly, fine finish trim work		\$	-
155 Painting, drywall hanging, drywall finishing , siding		\$	-
156 concrete labor, dirtwork, backfill, excavation, Insulation		\$	-
157		\$	-
	Line 39 – This is for options you have requested prior to the build. Some have us install ring cameras around		
9 158 Misclenous	the house or the cost of a wood privacy fence etc.	\$	-
159 ring system cameras - regular door bell - no ring system		\$	364.62
160 fence - none quoted unless requested		\$	-
161 real estate sales commision		\$	12,250.00
162		\$	-
163		\$	-
164		\$	-