

# Estimated Build Cost to bank

Property Address: 55 firefly Chatham Illinois

	Material/ Service	Contract Amount	Count	Construction loan	Original allowance	Upgraded	Overage above Allowance
1	<b>Lot Cost - closing fees - Hud - plans</b>						
	buyer paid for lot						
2	<b>Building permits</b>						
3	<b>Insurance</b>	\$ 1,111.00					
4	<b>plans</b>	\$ 2,780.00					
5	<b>I-Joist revised 5-28-2024</b>	\$ 9,128.14		plus tax and delivery			
6	<b>Water and Sewer Connect</b>	\$ 3,118.75					
	sewer permit	\$ 400.00					
7	<b>Foundation - Concrete - Fill</b>						
	foundation	\$ 38,272.35					
	Excavation Backfill - rough grade	\$ 1,200.00					
	flatwork concrete materials	\$ 14,577.48					
	Flatwork concrete Labor	included					
8	<b>fill rock - trucking fees - dirt - rock allowance</b>	\$ 7,012.09					
9	<b>framming labor - windows</b>	included					
	roof sheathing setting doors						
10	<b>Framing Materials</b>						
	1- Lumber	\$ 26,589.00					
	2- Sheathing - advantek - zip wall	\$ 15,789.68					
	3. wood rear deck with stairs	included					
11	<b>Trusses with 5/12 pitch roof</b>	\$ 17,551.18		plus tax and delivery			
	revised 5-28-2024						
12	<b>Windows and doors</b>						
	1. exterior doors	\$ 4,500.00					
	2. exterior door handles	\$ 366.95					
	3. interior doors	\$ 5,393.78					
	4. interior door handles	\$ 977.35					
	5. windows	\$ 9,598.76					
13	<b>Roofing</b>						
	Materials	\$ 6,896.67					
	Labor -	included					
14	<b>Sidding</b>						
	sidding-Material	\$ 5,724.61					
	sidding labor	incuded					

	Soffit	\$ 2,131.60				
	Facia	\$ 413.77				
	Gutters	\$ 2,521.00				
15	<b>Brick and stone</b>					
	masonry Materials	\$ 5,784.10				
	Masonry labor	\$ 5,660.00				
16	<b>Electrical Labor</b>	\$ 21,368.00				
	Lighting allowance spent	\$ 2,500.00				
	Misc materials - car charger	\$ 1,000.00				
17	<b>Plumbing materials &amp; Labor</b>	\$ 18,958.30				
	Plumbing parts -tubs - showers etc	inc				
	Faucets = no plumbing in basement	inc				
18	<b>HVAC</b>	\$ 17,324.00				
19	<b>Insulation</b>	\$ 17,291.00				
20	<b>Drywall</b>					
	drywall / material 1st floor	\$ 7,000.00				
	drywall labor 1st floor	\$ 13,883.46				
21	<b>Paint</b>					
	paintiing material	\$ 5,000.00				
	painting labor	\$ 5,500.00				
22	<b>Casing and trim 1st floor</b>	\$ 1,854.71				
23	<b>finish trim carpentry - first floor only</b>	included				
24	<b>interior stair railing - materials only</b>	\$ 800.00				
	stain	\$ 1,200.00				
25	<b>floor coverings and tile</b>	\$ 12,784.00				
	master shower allowance	\$ 3,300.00				
26	<b>cabinets - kitchen bath</b>	\$ 15,110.51				
	Laundry tub	\$ 90.00				
	Laundry cabinets	\$ 450.00				
	Pulls	\$ 325.00				
27	<b>counter tops</b>	\$ 6,890.00				
	laundry couter top and sink	\$ 250.00				
28	<b>landscaping - sod</b>	\$ 1,800.00				
29	<b>Garage doors</b>	\$ 2,600.00				
30	<b>Misc Labor expense</b>					

	ring cameras	\$ 382.00				
	electrical labor for ring cameras	\$ 450.00				
31	Fence - materials	none				
32	appliances	\$ 2,100.00				
33	utility expense	\$ 1,000.00				
34	Fireplace	\$ 1,384.00				
35	sales commision - none					
36	rear covered deck / no concrete	\$ 7,800.00				
	Roof/soffit/electric/wood deck,stairs/wood railing					
37	Crane service	\$ 675.00				
38	general labor expenses -	\$ 112,716.00				
	bobcat labor hours - excavator hours					
	concrete labor, framing labor,					
	cabinet installs, trim labor					
	Siding labor, door installs,					
	window installs, roofing labor					
39	Trash - dumpsters	\$ 4,000.00				
40	wood deck,stairs/wood railing	included				
	basement finiahing	\$ 42,478.00				
	exterior upgrades per sheet	\$ 12,450.00				

Total actual Build Cost \$ 530,212.24  
all numbers are for un-finished basement

Total Estimates Sales Price \$ 530,212.24