

# **SAMPLE QUOTE FROM:** **JOE THE BUILDER**

**PRICE QUOTE FOR: Steve & Jackie Homeowner**  
**TO BE LOCATED AT: Lot X, Noplace Subdivision**  
**Sometown, US**

<b>Description</b>	<b>Amount</b>
<b>Permits</b>	\$1,061.00
<b>Excavation</b>	\$4,000.00
<b>Septic System (Allowance)</b>	\$5,500.00
<b>Termite Pre-treatment</b>	\$541.00
<b>Concrete</b>	\$39,255.00
<b>Gravel Driveway</b>	\$1,600.00
<b>Framing</b>	\$58,266.00
<b>Exterior Doors &amp; Windows</b>	\$23,213.00
<b>Fireplace</b>	\$2,400.00
<b>Brick</b>	\$26,253.00
<b>Cultured Stone</b>	\$975.00
<b>Siding, Soffit, Gutters &amp; Gutter Guards</b>	\$10,525.00
<b>Plumbing</b>	\$8,170.00
<b>Plumbing Fixtures (Allowance)</b>	\$5,897.00
<b>Heating &amp; Cooling</b>	\$15,655.00
<b>Electric</b>	\$13,202.00
<b>Electronics (Satellite, Antenna, Phone)</b>	\$2,134.00
<b>Security System</b>	\$2,511.00
<b>Lighting (Allowance)</b>	\$3,500.00
<b>Mirrors &amp; Accessories (Allowance)</b>	\$800.00
<b>Insulation</b>	\$4,646.00
<b>Drywall</b>	\$16,013.00
<b>Paint</b>	\$12,292.00
<b>Interior Trim &amp; Doors</b>	\$17,338.00
<b>Cabinets (Allowance)</b>	\$20,000.00
<b>Carpet (Allowance)</b>	\$4,368.00
<b>Ceramic Tile (Allowance)</b>	\$5,255.00
<b>Hardwood (Allowance)</b>	\$8,192.00
<b>Porch Columns &amp; Posts</b>	\$1,147.00
<b>Seed &amp; Straw Yard (1 Acre Allowance)</b>	\$2,500.00
<b>Clean, Clean up, Dump Runs &amp; Final</b>	<u>\$2,854.00</u>
<b>Subtotal</b>	\$320,063.00
<b>Contractor's Fee</b>	<u>\$32,006.30</u>
<b>Total</b>	<u>\$352,069.30</u>

# Allowances

Brick Allowance: \$345 per thousand

Lighting Allowance: includes all lights supplied by lighting supplier.  
\$3,500.00

Mirrors & Accessories Allowance: includes all bathroom mirrors, towel bars, toilet paper holders, etc. \$800.00

Flooring Allowance: includes carpet, pad, and installation.  
(182 SY @ \$24.00 per yard) \$4,368.00

Hardwood Allowance: includes ¾" red oak hardwood, installation, sanding, staining, and 3 coats of polyurethane. \$8,192.00

Ceramic Tile Allowance: includes durock, thinset, ceramic tile, grout & labor.  
(Ceramic tile is 3.50 per SF allowance) \$5,255.00

Cabinet Allowance: includes all cabinets, tops and installation  
\$20,000.00

## Plumbing Fixtures:

<u>Qty.</u>	<u>Description</u>	<u>Price</u>	<u>Amount</u>
3	Vitra Toilets	125.00	375.00
1	Custom Shower pan (Cultured Marble)	819.00	819.00
1	Cultured Marble walls (Standard Colors)	1,758.00	1,758.00
1	72" x 36" Garden Tub	450.00	450.00
1	5' 0" Tub / Shower units	375.00	375.00
1	Kitchen Sinks	250.00	250.00
1	Laundry Sink	120.00	120.00
10	Faucets	175.00	1,750.00
	Total		\$5,897.00

# House Details

- 1) House will sit approximately 350 feet to 400 feet off the road. There is already a drive up to the property. I have included 160 ton of gravel to be installed during construction as well as the finish to the driveway.
- 2) The site has trees on it and is somewhat cleared. If there are other trees to clear there will be an additional cost for doing so.
- 3) We will install 1 – ½” waterline from the water meter to the house.
- 4) The septic system allowance is priced for a standard 3 – bedroom house. There will be an additional cost if a 2 tank system is required or perimeter & curtain drains are required.
- 5) The down spouts will be drained away from the house. They will be drained approximately 10 feet out from the house in a 2’ x 2’ x 2’ hole with gravel and pipes.
- 6) The walkout on the left side of the house will have retaining walls. We have priced in 2 retaining walls at 25 feet long each.
- 7) The house will be brick.
- 8) There are no quoin corners.
- 9) Brick on the retaining walls is not included in the bid.
- 10) All exterior concrete will be regular concrete.
- 11) There will be a storm shelter under the rear porch. There will be a floor drain in the storm shelter for a dehumidifier.
- 12) The front sidewalk will be 42” wide and will go from the front porch across the front of the house to the drive way, it will not go all the way back to the garage.
- 13) There will be a sidewalk that will include a few steps that will go from the rear patio to the lower patio. The rear sidewalk will be 42” wide.
- 14) The lower patio is priced as the full length of the walkout and out 12’. The patio size will be 38’ 3” x 12’.
- 15) There will be a concrete patio at the rear of the house that will go from the furthest edge of the master bath closet to the garage. We priced the patio going out 8 feet out from the rear of the house.
- 16) There will be a concrete pad poured in front of the garage doors and service door that will go out from the garage 24 feet. The approximate size will be 26’ 6” x 24’.
- 17) All exterior concrete as well as the garage concrete will be sealed with concrete sealer and have grooves sawed in it.
- 18) There will be cedar shake vinyl siding on the dormers and the front gable of the porch.
- 19) The soffits will be Cedar Reflections hidden vent vinyl soffit.
- 20) There will be vinyl soffit installed on the front and rear porch ceilings.
- 21) There will be piers under the front porch columns. The piers will be framed with cultured stone installed on them.
- 22) The front porch columns will be 12” round smooth column poly classic columns.
- 23) The rear porch posts are priced as 5” colonial vinyl columns.
- 24) The roof will have GAF Timberline 3 – dimensional 30 – year shingles.
- 25) The gutters are priced with 6” gutters and 3” x 4” down spouts.
- 26) We have priced in gutter guards for the gutters.
- 27) The exterior doors will be Masonite Sta Tru premium steel doors. The doors will have 2 – hole bore, with adjustable sills, jamb saver legs, and grids between the glass.
- 28) The lower patio door will be a 6’ 0” True French 15 – lite patio door.
- 29) The rear porch door will be a 6’ 0” hinged 15 – lite patio door.

- 30) The door in the master bathroom is priced as a 6 – panel steel door. If a 9 – lite or 15 – lite door is the door that you would rather have; mini blinds can be ordered between the glass.
- 31) The front door is priced as a 9' 0" hinged 15 – lite patio door with transoms. The door can be active on the end as shown or in the center.
- 32) The 2 single service doors are priced as 9 – lite door.
- 33) The double door in the rear of the garage is priced as a 6' 0" True French 6 – panel door.
- 34) The garage doors are priced as paneled 9' x 7' insulated garage doors with steel on each side. The openers are cable driven for quieter operation and will have a keyless pad on the exterior jamb.
- 35) The windows will be Andersen windows. The windows are priced with white exteriors, white pre-finished interior trim, full insect screens, high performance Lo-e glass, classic white hardware, and white grids between the glass.
- 36) The windows in the office and master bedroom on the front of the house will be bay windows.
- 37) The windows on the front porch will have transoms.
- 38) The windows in the dormers will be standard double hung windows; there will not be arch top windows in the dormers.
- 39) There will be a 24" x 24" octagon window at the base of the stairway.
- 40) The window above the kitchen sink is priced as a twin casement window; as it is easier to pen a casement window above a kitchen sink.
- 41) The basement will be unfinished at this time. However the walkout wall and walls around the stairway will be finished.
- 42) The walkout wall and all load bearing walls in the basement will be 2 x 6 instead of 2 x 4 to meet codes for 2 – story homes.
- 43) There will be a full bath roughed in the basement.
- 44) The basement walls are 8 feet tall, the main floor walls are 9 feet tall, and the 2<sup>nd</sup> floor walls are 8 feet tall.
- 45) The subfloor will be ¾" T & G Weyhauser Gold OSB. This OSB board will not swell and separate if it gets wet. The subfloor will be glued and screwed.
- 46) The floor joists will be 11 – 7/8" TJI joists.
- 47) The great room and the front porch will be vaulted as shown.
- 48) The front walls of bedroom # 2 & # 3 will be clipped because of the slope of the roof.
- 49) The basement stairway will have 2 x 12 treads and 1 x 8 risers. No flooring will be installed on this stairway.
- 50) There will be 2 – 50 gallon electric water heaters installed.
- 51) There will be a water softener.
- 52) There are 4 hose bibs priced in.
- 53) No ejector pump is priced in the basement for the basement septic. If an ejector pump is needed in the basement, it will be an additional \$565.00.
- 54) There will be a radon pipe installed that will go from under the basement slab through the roof.
- 55) The master bathroom will have a 72" x 36" garden tub.
- 56) The master shower is priced with cultured marble shower pan and cultured marble walls. I have also included the price for ceramic tile on the walls on a separate sheet.
- 57) There will be a double bowl vanity in the master bathroom.
- 58) There will be a vanity in the half bathroom.
- 59) The 2<sup>nd</sup> floor bathroom will have a 60" x 32" tub / shower unit and a double bowl vanity.
- 60) There will be a drop – in laundry tub in the laundry.

- 61) There will be a garbage disposal in the kitchen.
- 62) The faucet allowance is based on satin nickel faucets.
- 63) The heating & cooling system will be Frigidaire. Frigidaire has a 10 – year parts warranty and a 1 – year labor warranty.
- 64) The heating and cooling system for the basement and main floor will be a dual fuel system.
- 65) There will be a 95.1 High Efficient gas furnace with a 15 seer heat pump for the main floor and basement and main floor.
- 66) The 2<sup>nd</sup> floor system will be all electric. It will have a variable speed air handler with a 15 seer heat pump.
- 67) Both systems are priced with programmable stats.
- 68) You will be able to get a \$1,500 tax credit from the government for using the 15 seer heat pumps.
- 69) There will be a gas 3 – sided fireplace in the great room. I have priced it as a vented fireplace but it may need to be a vent less unit depending on what we can come up with to get the vent out.
- 70) The house will have a 400 amp electric service.
- 71) The electrician has included recessed lights in his estimate for the great room, kitchen, front porch, rear porch, walkway from master bedroom to the ½ bath, the media room and above all tubs and showers.
- 72) All bedrooms, great room, office and media room will be wire for ceiling fans with light kits.
- 73) There will be double flood lights at the outer corners of the house and garage.
- 74) There will be fluorescent lights in all closets, laundry, and garage.
- 75) There will be step lights in stairway to 2<sup>nd</sup> floor.
- 76) The electricians estimate includes the wiring as well as the recessed lights, fluorescent lights, step lights, bathroom exhaust fans, and smoke detectors.
- 77) There will be a TV antenna in the attic of the garage.
- 78) There will be satellite TV. There will be TV jacks in all bedrooms, great room, office, and media room.
- 79) There will be phone jacks in the kitchen, all bedrooms, and office.
- 80) We priced in a security system. The security system will have 2 keypads; located at the entry from the garage and in the master bedroom. There will be 2 motion detectors; 1 located on the main floor and 1 located in the basement. There will be glass breaks in all rooms that have glass as well as the areas in the basement that have glass.
- 81) No surround sound or home audio has been priced in.
- 82) The exterior wall in the basement will be 2 x 6 with wet blown cellulose insulation with an R – value of approximately R – 23.
- 83) The exterior walls on the main and 2<sup>nd</sup> floor will be 2 x 4 with wet blown cellulose with an R – value of approximately R – 19.
- 84) The exterior walls of the garage will be 2 x 4 with R – 13 fiberglass insulation.
- 85) The house attic with the exception to the area over the vault will blown cellulose with an R – value of R – 40.
- 86) The area over the vaulted ceiling will be icynene foam insulation. The pitch is too steep to hold the cellulose insulation on it.
- 87) The garage will have blown cellulose with an R – value of R – 20.
- 88) The drywall ceilings will be smooth ceilings.
- 89) The interior trim will be 5 – ¼” base and 2 – ¾” casing.
- 90) There will not be any crown molding.
- 91) There will wire shelving in the closets.

- 92) The door hardware will be Schlage, satin nickel, lever type on the main floor.
- 93) The door hardware will be Schlage, satin nickel, knob type in the basement, garage, and 2<sup>nd</sup> floor.
- 94) The double door to the office is priced as a 4' 0" 10 – lite French door.
- 95) The stairway to the 2<sup>nd</sup> floor will have oak tread and painted risers on the end that is open half way up the stairway.
- 96) The handrails on the stairway and balcony will be oak.
- 97) The balusters will be wrought iron balusters.
- 98) The main rooms of the house will have 3 coats of eggshell wall paint.
- 99) The closets and garage will have 3 coats of flat wall paint.
- 100) The interior trim nail holes will be filled with wood putty and sanded. The trim will have a lacquer primer and oil based paint finish.
- 101) The cabinets will be oak.
- 102) The kitchen wall cabinets will be 36" tall.
- 103) The kitchen countertops will be either Granite or Corian.
- 104) There will be a pantry cabinet as well as base and wall cabinets in the laundry room.
- 105) The bathroom vanities will have cultured marble tops.
- 106) There will be hardwood flooring in the great room, eating area, office, and hallway to half bathroom.
- 107) There will be ceramic tile in the master bathroom, half bathroom, laundry, kitchen, and 2<sup>nd</sup> floor bathroom.
- 108) There will be ceramic tile on the front of the garden tub as well as the surround on the wall up 12"-14".
- 109) There will be carpet in all bedrooms, bedroom closets, media area on 2<sup>nd</sup> floor and stairway to 2<sup>nd</sup> floor.
- 110) The homeowner is responsible for the appliances and landscaping.