



Blue Ridge Timberwrights Timber Frame Construction Cost Sheet

Phase	Estimates	Actual Billing	Total
Preliminary Expenses			
Architectural Design and Drawings			
Permits and Hook-Up Fees			
Survey			
Temporary Electric Power			
Silt Fence - Material and Labor			
Material and Personal Waste Disposal			
Site Clearing			
Site and Foundation			
Estimates Actual Billing Total			
Excavation - Driveway			
Excavation - Foundation			
Termite Soil Pre-treat			
Concrete Footings - Material and Labor			
Rebar, Wire Mesh and Poly			
Foundation Walls - Material and Labor			
Foundation Waterproofing Incl. Labor			
Foundation Drains and Gravel			
Gravel For Footings and Bsmt Floor			
Concrete Basement Floor Incl. Labor			
Concrete Deck Piers and Porches			
Framing, Sheathing, Insulation:			
First Floor Framing - 2X or Floor Trusses			
First Floor - Subfloor Materials			
Steel Support Columns and/or Beams			
Timber Frame - Fabrication and Raising			
Stress Skin Panels and Installation			
T&G Paneling In Ceiling Areas			
Second Floor Framing - T&G Decking or 2X			
Second Floor - Subfloor Materials			
Other Exterior Wall Framing - 2X or SIP			
Other Exterior Wall and Roof Sheathing			
Other Exterior Wall and Roof Insulation			
Deck and Porch Framing			



Stairs - Rough Frame or Prefabricated			
Exterior Finishes	Estimates	Actual Billing	Total
Masonry Fireplace			
Cornice and Exterior Trim			
Windows and Exterior Doors			
Garage Doors and Remote Control			
Roofing and Flashing - Material and Labor			
Brick and/or Stone Veneer			
Lintels and Dampers For Masonry Work			
Siding - Materials and Labor			
Misc Exterior Trim - Shutters, Pediments			
Porch Railings and Trim			
Exterior Painting			
Gutters - Material and Labor			
Plumbing, Electrical, HVAC	Estimates	Actual Billing	Total
Well, Water Conditioner or Public Water			
Septic or Sewer			
Rough Plumbing			
Rough Electrical			
Rough HVAC			
Security System - Material and Labor			
Smoke Alarms			
Wood Stove or Special Heating Equipment			
Finishes	Estimates	Actual Billing	Total
Drywall - Material and Labor			
Interior Doors and Trim			
HVAC Equipment			
Interior and Exterior Light Fixtures			
Exhaust Fans and Paddle Fans			
Cabinets, Vanities and Tops			
Vanity and Dressing Mirrors			
Ceramic Tile - Material and Labor			
Plumbing Fixtures and Faucets			
Interior Trim - Material and Labor			
Stair Parts and Trim - Material and Labor			



Exterior and Interior Door Locksets			
Interior Painting - Material and Labor			
Wallpaper - Material and Labor			
General Flooring - Material and Labor			
Special Flooring - Material and Labor			
Closet Storage / Rods and Shelves			
Bathroom Towel Rods and Accessories			
Blinds and Draperies			
Final Cleaning			
Final Site and Landscaping	Estimates	Actual Billing	Total
Site Cleanup			
Final Grading and Backfill			
Sidewalks, Patios and Driveway			
Retaining Walls - Material and Labor			
Landscaping			
Final Expenses	Estimates	Actual Billing	Total
Loan Costs and Fees			
Closing Costs			
Total Cost To Build =			
Notes			
1) While all line items do not specifically mention "material and labor, this form must be used in such a way as to capture the material and labor costs for all work to be done			
2) While the number of line items might appear exhaustive, many sub-contractors will perform several different line items. The separations are made so materials are not forgotten. The line items closely follow the order in which materials will need to be purchased and work will need to be done.			
3) The timber frame company should provide the following:			
A) Timber frame design and structural certifications, as required			
B) Acquisition of timbers, specie as specified by the client			
C) Fabrication of the frame and pre-fitting the frame in their shop prior to shipment			
D) Cost of freight to ship the frame to the job site			
E) Rental equipment required to raise the frame (generally, a crane and forklift)			
F) Crew of timberwrights to raise the frame at the jobsite			
G) Structural insulated panels and installation. Rough openings for windows and doors cut in and blocked. Blocking installed at the sub-facia and sub-rake			
H) Optional - installation of T&G paneling in ceiling areas H			
4) Architectural Design and Architectural Drawings By Architect, Designer or Timber Frame Company			

