

Blue Ridge Timberwrights Timber Frame Construction Cost Sheet

Phase	Estimates
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	
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	



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Exterior Finishes	Estimates
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
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
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	



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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
Site Cleanup	
Final Grading and Backfill	
Sidewalks, Patios and Driveway	
Retaining Walls - Material and Labor	
Landscaping	
Final Expenses	Estimates
Loan Costs and Fees	
Closing Costs	
Total Cost To Build =	



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