



BuildingAdvisor.com **Estimating Checklist** 3.4

GENERAL REQUIREMENTS

Plans and specifications

Plan review

Permits: Zoning, building, environmental, other

Survey

Impact fee

Administrative costs

Financing costs

Legal fees

Engineering fees

Insurance

Other fees

SITE PREP

Demolition (remodel)

Jacking & Shoring (remodel)

Dust control, surface protection (remodel)

Job-site access

Job-site security

Dumpster and removal

Clear lot

Storage on site

Portable toilet

Temp power

Temp heat

Scaffolding rental

Equipment/ tool rental

Other site prep

ON-SITE WATER/SEWAGE

Soil and perc tests

Septic system design

Septic system permits, inspections, fees

Septic system installation, tie in to house

Well drilling and development

Well Trenching, Plumbing, Pump, Wiring, Pressure Tank

Well permits and fees

Other utility expense

UTILITIES

Town Water: Tap fees and hookup

Town Sewer: Tap fees and hookup

Electrical: Permit, connection fee, service installation

Gas: Permit, connection fee, and hookup

LPN: Tank installation and hookup

Oil tank installation

Telecom hookup

Other utility costs

EXCAVATION & EARTHWORK

Erosion Control
Cut and fill
Add fill
Blasting
Removal of stone/dirt
Rough grading
Trenching for utility hookups
Foundation excavation
Backfill
Compaction
Curtain drains
Swales
Retaining Walls
Ponds
Other site drainage
Retaining walls
Topsoil
Finish grading
Seeding/sod
Plantings, landscaping
Other earthwork

FOUNDATION

Concrete Forms
Footings/Pads
Foundation walls/stem walls/
grade beams
Concrete Piers
Steel reinforcing
Anchor bolts, hold downs
Slabs: foundation, basement, garage
Bulkheads
Sub-slab vapor barrier

Crawlspace vapor barrier
Crawlspace vents
Foundation drainage/footing drains
Dampproofing, waterproofing
Foundation drainage board
Sump pump
Slab insulation: edge/below
Exterior insulation coating/protection
Foundation windows
Walk-out door
Other foundation

OTHER MASONRY, PAVING

Patios
Exterior stairs
Masonry chimneys
Fireplaces/hearths
Driveway
Walkways
Masonry walls
Other masonry

ROUGH FRAMING

Sill and seal
Steel columns
Carrying beams, steel
Carrying beams, wood composite
Floor framing
Exterior walls
Interior walls, rough stairs
Sheathing, subflooring
Roof framing/trusses
Subfascia
Steel framing connectors
Nails, screws, fasteners
Prep for plaster, drywall
Rough framing labor-only
Other rough framing

ROOFING

Tear-off
Disposal
Underlayment
Membrane flashing
Metal flashing: chimney, vent pipes,
sidewalls, other penetrations
Ridge & roof vents
Drip edge
Shingles, Tile
Metal roofing
Single-Ply, BUR
Gutters and downspouts
Skylights
Other roofing

EXTERIOR

Exterior foam sheathing
Weather barrier (Tyvek, etc.)
Metal flashing
Membrane flashing
Vinyl or composite siding
Wood siding
Brick veneer
Stone veneer
Stucco
Fascia, soffit, frieze,
corner boards, water table
Soffit/gable vents
Window/door trim
Other exterior trim
Exterior stairs, landing
Exterior paint, stain, caulk
Exterior labor-only
Other exterior work

WINDOWS & EXTERIOR DOORS

Exterior doors, prehung
Exterior doors, slabs
Exterior door frames, sills
Sidelites, transoms
Patio doors, sliding/hinged
Locksets, door hardware
Windows A
Windows B
Windows C
Window/Door Flashing
Garage doors and opener
Additional items

PLUMBING

Rough-in: Drain/waste/vent
Rough-in: Water supply
Gas piping
Hydronic heat piping
Water softener/filter
Water heater
Toilets
Kitchen sinks
Bath sinks
Bathtubs
Shower units
Faucets, mixing valves, shower heads
Disposal
Other plumbing

ELECTRICAL

Service Panel, Sub-Panels
Rough Wiring
Phone, Cable, Internet Wiring
Lighting Fixtures
Low-Voltage fixtures/transformers
Exterior Lighting
Devices: outlets, switches, dimmers
Switch plates/Wall plates
Lighting control system
Doorbell System
Smoke, CO2 Alarms
Intercom
Security system
Home theater/entertainment
Other electrical

HVAC

Furnace/Heat Pump
Central AC
Air handler
Air filter
Ductwork
Grilles, registers
Boiler
Radiators
Radiant heating
Whole-house ventilation (HRV, ERV, exhaust only, other)
HVAC controls, thermostats
Bathroom exhaust fans
Solar hot water
Other HVAC

INSULATION AND AIR SEALING

Roof/attic insulation
Roof/Eaves baffles
Vapor barrier/retarder
Wall cavity insulation
Foam board insulation
Spray foam insulation
Basement insulation (interior)
Crawlspace insulation
Air sealing
Energy diagnostics (blower door, infrared)
Other insulation/air sealing

DRYWALL/PLASTER

Walls
Ceilings, soffits
Decorative plaster
Drywall labor only
Other drywall, plaster

INTERIOR FINISH

Interior doors, prehung
Interior door, slabs
Interior door frames, thresholds
Door knobs, hardware
Door/window trim
Baseboards
Chair rail, crown, other trim
Wainscotting, paneling
Built-in cabinets, shelving
Closet trim, shelving, hardware
Stairs, railings, newels
Interior painting, staining
Flooring underlayment
Wood flooring
Carpeting
Resilient/vinyl flooring
Ceramic tile/stone (and tile backer, membrane, thinset)
Other flooring
Acoustical, metal, decorative ceilings
Interior carpentry, labor only
Other interior finish

KITCHEN & BATH

Kitchen cabinets
Kit. Cabinet Hardware & Accessories
Kitchen countertops, backsplash
Bath vanity cabinets
Bath cabinet hardware & accessories

Custom shelving, woodwork

Cabinet pulls
Ceramic Tile, Stone (Tile Backer, Membrane, Thinset)

Raised tub platform
Tub/shower enclosure
Shower doors
Medicine cabinets
Mirrors
Towel hangers, toilet paper holders, accessories
Space heater, kickspace heater
Other K&B

PORCHES AND DECKS

Open porch
Screened porch
Wood or composite deck
Fencing
Other outdoor structures
Additional items

APPLIANCES

Refrigerator

Range, cooktop

Wall oven

Microwave

Range hood

Dishwasher

Washer/dryer

Other appliances

Additional items

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