

<b>Construction Estimate for 1408 E 2nd St. Austin, TX 78702</b>	
Prepared By Construction Manager Property Address Foundation Type Severe Site Conditions	Cambridge Custom Homes Rod Bjugan 1408 East 2nd Cedar Pier
<b>Pre-Construction</b>	
Application Fee & Impact Fees ( Tap Fees)	<i>Owner Paid</i>
Permit	<i>Owner Paid</i>
Plans, revisions, copies	\$250.00
Inspection Fees	\$650.00
General liability	
Builder Risk	\$750.00
Demolition	\$5,000.00
Tap Plan	<i>Owner Paid</i>
Tap Work	<i>Owner Paid</i>
Survey	
Plot plan	
Construction Fencing	\$500.00
Lot Staking	
House Stake	\$450.00
Form Survey	\$450.00
Final Survey	\$450.00
Test Holes	\$550.00
<b>Pre-Construction Total (Less Owner-Paid Fees)</b>	<b>\$9,050.00</b>
<b>Foundation</b>	
Foundation Engineering	<i>Owner Paid</i>
Frame Engineering	<i>Owner Paid</i>
Slab Turnkey	\$25,000.00
Driveway & Sidewalk	\$5,500.00
<b>Foundation Total (Less Owner-Paid Fees)</b>	<b>\$30,500.00</b>
<b>Grading</b>	
Construction Fencing and Tree Protection	\$500.00
Clear Lot	\$500.00
Loam	\$300.00
Grading	\$300.00
<b>Grading Total</b>	<b>\$1,600.00</b>
<b>Frames &amp; Roughs</b>	
Lumber Package	\$50,000.00
Framing Labor	\$28,000.00
Standard Windows	\$7,500.00
Exterior Doors	\$3,500.00
Front Door	\$1,500.00
Roofing Turnkey	\$14,600.00
<b>Frames &amp; Roughs Total</b>	<b>\$105,100.00</b>
<b>Drywall, Exterior Finish</b>	
Fireplace Turnkey	
Plumbing Turnkey	\$25,000.00
Plumbing Fixtures	\$11,000.00
HVAC Turnkey	\$16,000.00

<b>Drywall, Exterior Finish (Continued)</b>	
Electrical Turnkey	\$30,000.00
Light Package	\$5,500.00
LP Gas Turnkey	
Underground Power Service (Upgrading Service)	\$1,500.00
Stone Turnkey	
Insulation Turnkey	\$5,500.00
Stucco Turnkey	
Drywall Turnkey	\$16,000.00
Garage Door Turnkey	\$750.00
Cabinet Turnkey	\$14,000.00
Spiral Staircase	\$11,000.00
Exterior Beams	
Interior Trim Material	\$6,000.00
Interior Doors	\$6,000.00
Interior Trim Labor	\$6,000.00
Shower Pans and Fiberglass	\$1,200.00
Mirrors & Shower Doors	\$3,500.00
Faux Painting	
Paint Turnkey	\$22,000.00
Vanity & Kitchen tops	\$12,500.00
Window Clean, Sweep Outs, Final Clean	\$2,000.00
Lockout Material	\$2,000.00
Lockout Labor	\$700.00
Under pinning	
Mail Box	\$100.00
Flooring	\$47,000.00
Oven, Dishwasher & Vent Hood	\$7,500.00
Dumpster Fees	\$4,000.00
Utility Bills	\$1,000.00
Vacuum System	
PEC Set Up	\$800.00
Porta John	\$850.00
Fence	\$7,500.00
Plants and Mulch	\$3,000.00
Fencing and Railing	\$5,000.00
Gutters	\$5,000.00
Sod	\$7,000.00
Sprinkler System	
<b>Drywall, Exterior Finish Total</b>	<b>\$286,900.00</b>
<b>Builder's Fees</b>	
First Draw	\$21,500.00
Second Draw	\$21,500.00
Third Draw	\$21,500.00
Fourth Draw	\$21,500.00
Buyer Closing Costs	Owner Paid
Interim Interest	Owner Paid
<b>Fee Total (Less Owner-Paid Fees)</b>	<b>\$86,000.00</b>
<b>Grand Total (Less Owner Paid Fees)</b>	<b>\$519,150.00</b>

**Note:** This estimate does not include financing, insurance, or owner-paid fees.