

# New Construction & Renovations Estimate Worksheet

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

	Material	Labour	Total
<b>PLANS</b> Drafting Services or Plan Purchase			
<b>BUILDING PERMIT</b>			
<b>LAND COST</b> Survey certificate, Land			
<b>SITE SERVICES</b> Clearing lot, municipal services, services, well and pump, septic tank			
<b>EXCAVATION AND BACKFILL</b> Remove topsoil, excavate, fill for site, driveway base, backfill, grading			
<b>FOUNDATION</b> Footings, walls, floor slab, draitiles, dampproofing, crushed stone, garage floor			
<b>FRAMING</b> Beams, walls, roof trusses, sheathing, roofing, underlays, nails			
<b>EXTERIOR DOORS AND WINDOWS</b> Garage door, skylights, hardware and locks			
<b>EXTERIOR FINISH</b> Siding, facia, soffits, masonry, flashing, caulking, sheathing papers			
<b>ELECTRICAL</b> Rough-in, heating equipment, light fixutres, cable, telephone outlets			
<b>PLUMBING</b> Rough-ins, fixtures			
<b>INSULATION</b> Walls, ceilings, basement, vapour barrier, caulking, vapour barrier under concrete slabs			
<b>DRYWALL</b> Taping and joint filler, cornerbeads, plastering, nails, screws			
<b>INTERIOR DOORS AND TRIM</b> Casings, baseboards, closet shelves and rods, interior stairs, hardware and passage sets			
<b>CABINETS</b> Kitchen and bathroom vanities, countertops, medicine cabinets, miir- rors, bathroom accessories, towel bar, shower rod, hardware			
<b>INTERIOR PAINTING</b> Primer, paint, varnish, brushes and roller sealers, spray finishes			
<b>FLOORING</b> Custion floor, carpets underlay padding, hardwood floors			
<b>SUBTOTAL</b>			

	Material	Labour	Total
<b>HEATING EQUIPMENT</b> If not electric baseboard, heat pump, furnace, chimney			
<b>VENTILATION EQUIPMENT</b> 0.3 air changes per hour required, air exchangers, heat exchangers, fans			
<b>SPECIALTIES</b> Security system, central vacuums, equipment rental, temporary heat			
<b>EXTERIOR PAINTING</b>			
<b>EXTERIOR STEPS/WALKWAYS</b> Patios, decks, driveway finish			
<b>TOPSOIL/LANDSCAPING</b>			
<b>FINANCING</b> Interest on advances, interest on interim financing, appraisal/advance inspections, legal fees			
<b>SUBTOTAL PAGE 2</b>			
<b>SUBTOTAL PAGE 1</b>			
<b>TOTAL PAGE 1 AND PAGE 2</b>			

This form is designed to assist owner-builders and builders in determining the costs involved in building a new house or doing renovations. The form also assists the appraiser when determining the value of the property when it is completed.

In order for this form to be of the assistance to the person building the house, the appraiser and the mortgage officer, it must be fully completed. All of the categories in the form are used to make the job of the construction and planning your new house flow a smoothly as possible.

It is most important that the cost of construction be closely estimated prior to applying for the mortgage to ensure there will be sufficient money available from your own resources, together with the funds from the mortgage to complete the house. Allowance should be made for price escalation from the time the house is started until it is completed because material and labour costs are increasing continuously.

## Points to Consider

### Land

- Can you get a building permit?
- Is the soil suitable?
- Will the water drain away from the house?
- Is the elevation of the land such that fill will be required?
- Is there going to be substantial excavation?
- Will it be costly to complete the landscaping?

### House

- Is the house design compatible with the elevation of the land?
- Are the other houses in the area worth more or less than the estimated completed value of yours? (house values in the area will affect the value of yours)
- Are you insulating sufficiently? Will you need 2 x 6 exterior studding?

### Services

- How deep are the wells in the area (if the area is unserved)?
- Can a septic system be installed without blasting?
- How much will the septic system cost?
- The well must be 100 feet from septic field if dug, 50 feet if drilled.

### Municipal Requirements

- Building Permit
- Septic System Permit
- Survey, showing placement of foundation on lot
- Licensed Electrician to install electrical services
- Licensed Plumber to install plumbing (in some cases)
- Occupancy Permit (in some cases)

## Please Complete the Following:

<b>Services</b>	Municipal Sewer: <input type="checkbox"/>	Septic: <input type="checkbox"/>	Well: <input type="checkbox"/>	Dug: <input type="checkbox"/>	Drilled: <input type="checkbox"/>	Municipal Water: <input type="checkbox"/>	
	Other:						
<b>Heating</b>	Oil: <input type="checkbox"/>	Electric: <input type="checkbox"/>	Other:				
	Forced Air: <input type="checkbox"/>	Hot Water: <input type="checkbox"/>	Gravity: <input type="checkbox"/>	Other:			
	Fireplace: <input type="checkbox"/>	Yes: <input type="checkbox"/>	No: <input type="checkbox"/>	One: <input type="checkbox"/>	Two: <input type="checkbox"/>	Style:	
<b>Garage</b>	Basement: <input type="checkbox"/>	Attached: <input type="checkbox"/>	Detached: <input type="checkbox"/>	Size:	1 Car: <input type="checkbox"/>	2 Car: <input type="checkbox"/>	
<b>Carport</b>	1 Car: <input type="checkbox"/>	2 Car: <input type="checkbox"/>					
<b>Landscaping</b>	Complete: <input type="checkbox"/>	Partial: <input type="checkbox"/>	Sodding: <input type="checkbox"/>	Seeding: <input type="checkbox"/>	Front: <input type="checkbox"/>	Side: <input type="checkbox"/>	Rear: <input type="checkbox"/>
<b>Driveway</b>	Gravel: <input type="checkbox"/>	Paved: <input type="checkbox"/>					