



Track every cost of your build. Record estimated cost, actual cost, and source for each item. Use this to compare builder quotes side by side.

<b>Builder:</b> _____	<b>Date:</b> _____
<b>Floor Plan:</b> _____	<b>Lot / Address:</b> _____

## 1 LAND & DUE DILIGENCE

Line Item	Estimated Cost	Actual Cost	Source
Land purchase price			
Boundary survey			
Soil / perc test			
Title search & insurance			
HOA initiation fees			
<b>Subtotal: Land &amp; Due Diligence</b>			

## 2 SITEWORK

Line Item	Estimated Cost	Actual Cost	Source
Clearing & grubbing			
Grading & fill dirt			
Driveway			
Drainage / erosion control			
Foundation extras (if needed)			
<b>Subtotal: Sitework</b>			

## 3 UTILITIES & CONNECTIONS

Line Item	Estimated Cost	Actual Cost	Source
Water (municipal tap fee or well)			
Sewer (tap fee) or septic system			
Electric service & meter			
Gas line / propane			
Internet / cable			
Utility permits			
<b>Subtotal: Utilities &amp; Connections</b>			

## 4 THE HOUSE (BASE CONTRACT)

Line Item	Estimated Cost	Actual Cost	Source
Base contract price			
Foundation / basement / slab			
Garage			
Porches, patios, sidewalks			
Appliances (verify what's included)			
Items NOT in base contract: _____			
<b>Subtotal: House (Base Contract)</b>			

## 5 UPGRADES & CHANGE ORDERS

Line Item	Estimated Cost	Actual Cost	Source
Allowance overages (flooring, cabinets, fixtures)			
Countertop upgrade			
Flooring upgrade			
Other upgrades: _____			
Change order fees			
<b>Subtotal: Upgrades &amp; Change Orders</b>			

## 6 PERMITS, INSPECTIONS & FEES

Line Item	Estimated Cost	Actual Cost	Source
Building permit			
Impact / development fees			
Inspections (if billed separately)			
Certificate of occupancy			
<b>Subtotal: Permits, Inspections &amp; Fees</b>			

## 7 FINANCING & CLOSING COSTS

Line Item	Estimated Cost	Actual Cost	Source
Loan origination fee			
Appraisal(s)			
Title insurance			
Recording fees			
Escrow / prepaids (insurance, taxes)			
<b>Subtotal: Financing &amp; Closing Costs</b>			

## 8 DURING-CONSTRUCTION CASH FLOW

Line Item	Estimated Cost	Actual Cost	Source
Construction loan interest payments			
Double housing (rent/mortgage overlap)			
Temporary storage or housing			
<b>Subtotal: During-Construction Cash Flow</b>			

## 9 MOVE-IN & MAKE IT LIVABLE

Line Item	Estimated Cost	Actual Cost	Source
Landscaping (seed/sod, shrubs, grading)			
Window treatments (blinds, curtains)			
Mailbox			
Moving costs			
Other essentials: _____			
<b>Subtotal: Move-In Costs</b>			

<b>Contingency (5–15% of construction)</b>			
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## TOTAL PROJECT COST

Tip: The more your builder includes in their base price, the simpler this worksheet becomes. Ask every builder for an itemized breakdown. Browse floor plans at [valuebuilthomes.com/floor-plans](http://valuebuilthomes.com/floor-plans)