

439 E 1st St, Jacksonville, FL 32206: ESTIMATED JOB COST			
TERRAWISE HOMES, INC.			
3/18/2024			
		439 E 1st Talbot C	
Cost Code	Description	Actual	Est cost to Compl.
015	Acquisition		
015-01	Purchase price undeveloped land	35000	
015-04	Appraisals		
015-05	Closing costs	1274.25	
015-06	Interest and financing fees		
018	Finished lot		
018-01	Purchase price vacant developed lot		
025	Loan		
025-01	Interest and Fees		6081.97
025-02	Construction Loan Closing Costs		1900.00
049	COGS Land		
049-99	Relief		
055	Engineering		
055-04	Structural Engineering	300	
055-05	Mechanical Engineering		
055-66	Estimating Error	400	
060	Site Work		
060-01	Fill dirt		
060-02	Clearing		
060-07	Compaction test		
060-08	Mowing	250	200.00
073	Utilities		
073-01	Water lines		
073-03	Electric lines		
073-07	Construction Utilities	400.32	300.00
073-08	Water & Sewer Fees and Meter	13319.35	
080-04	Sidewalks		
199	COGS Site		
100-03	Tree Arborist	450	
100-05	Site Landscape		
100-06	Labor		
199-99	Relief		
201	IHMS		
201-01	House Start Cost		
202-66	Private City Inspections		
204	Permits & Fees		
204-01	Building Permit	676.46	
204-04	Failed Inspections		
204-05	HPC COA	782.45	
204-06	HPC Permit	495	
204-07	Mobility Fee		
204-09	Plan Reviews	92.45	
204-10	Notice of Commencement	11	
205	Insurance		
205-01	Builders Risk Insurance	129	903.00
206	Plans -Printing		
206-01	Prints Copies - plans/permits		
208	Designer Fee		
208-01	Designer Fee	150	
210	Architecture		
210-02	Drafting		
214	Surveying		
214-01	Stakeout & Pin	210	
214-02	Plot Plans		
214-03	Foundation Survey		150.00
214-04	Final Survey		200.00
214-05	Topo or Tree		
214-66	Estimating Error	760	
214-67	Site Conditions		
220	Excavation		
220-01	Lot clearing & rough grading	900	

220-03	Foundation Fill	3700	
220-04	Backfill and finish grading		
220-05	Compaction Test		170.00
220-06	Safety Grade	535	
220-66	Estimating Error		
220-67	Site Condition		
251	Footing Labor		
251-66	Estimating Error		
258	Slab		
258-03	Slab Concrete TurnKey	17364.2	
258-08	Small Footing Pump	900	
258-09	Boom Pump at Slab		
258-51	Options Slab		
259	Slab Labor		
259-03	Fill Cell	900	
259-63	Contractor Error		
259-67	Site Condition	3133.8	
264	Termite		
264-01	Borate Walls		100.00
270	Framing Mat		
270-01	1st Floor	7404.85	
270-02	2nd Floor	4393.66	
270-03	Roof	2401.63	
270-04	Walls		
270-05	Exterior		
270-07	1st Floor Garage		
270-63	Contractor Error		
270-66	Estimating Error		
270-67	Site Condition		
275	Framing Labor		
275-01	1st Draw		4648.50
275-02	2nd Draw		4648.50
275-03	3rd Draw		1033.00
275-51	Options		
275-66	Estimating Error	322.95	
275-67	Site Condition		
275-11	Weatherize (Zip tape or house wrap)		3044.00
278	Metal Tie Down		
278-01	Metal Tie Down	1466.86	
278-66	Estimating Error		
280	Trusses		
280-01	Roof	4719.52	
280-02	Floor		4719.52
280-03	Garage Roof		
280-51	Options Roof		
280-66	Estimating Error		
283	Safety Railing		
283-01	Safety Railing		
285	Windows M & L		
285-01	Windows		10700.03
285-65	Plan Error		
285-66	Estimating Error		
287	Ext Doors Matl		
287-01	Exterior Door Matl	3650.66	
287-02	Ext Door Mat'l Garage		
287-66	Estimating Error		
288	Ext Door Labor		
288-01	Exterior Door Labor		425.00
288-66	Estimating Error		
290	Stairs		
290-66	Estimating Error		
300	Roofing Matl		
300-01	Materials	3686.37	
300-02	Mat'l Garage		
300-51	Options		
300-66	Estimating Error		
301	Roofing Labor		
301-01	Labor	1200	
301-03	Flat Roof Deck Labor		220.00
301-51	Options		
301-66	Estimating Error		
304	Cornice Matl		

304-01	Siding		7337.34
304-03	Porch		
304-63	Contractor Error		
304-66	Estimating Error		
304-67	Site Condition		
305	Cornice Labor		
305-01	Siding Labor		4684.85
305-63	Contractor Error		
305-66	Estimating Error		
310	Insulation M&L		
310-02	Roof and ceiling		
310-07	Fire Caulk		
310-08	Spray Foam		6307.00
310-51	Options		
310-66	Estimating Error		
325	Stucco M & L		
325-01	Stucco M & L		175.00
330	Gas/Fireplace		
330-57	Gas Options		
330-66	Gas Fireplace Estimating Error		
340	Plumbing M & L		
340-01	Rough	3283.5	
340-02	Top Out		3282.50
340-03	Final		3383.00
340-04	Fixtures		
340-51	Options Rough		
340-64	Builder Error		
340-65	Plan Error		
340-66	Estimating Error		
340-67	Site Condition		
344	Electric M & L		
344-01	Rough	11880.4	
344-02	Final		5091.60
344-51	Options Rough		
344-66	Estimating Error		
344-67	Site Condition		
348	Solar M & L		
348-02	Final		
348-03	Prewire		
350	HVAC M & L		
350-01	HVAC Rough	6602	
350-02	HVAC Final		6602.00
350-66	Estimating Error		
352	Security M & L		
352-01	Rough		1375.00
352-02	Final		1350.00
352-51	Options Rough		
352-64	Builder Error		
352-65	Plan Error		
352-67	Site Condition		
354	Drywall Matl		
354-01	Drywall Material		4127.95
354-51	Options		
355	Drywall Labor		
355-01	Drywall Labor		4225.00
355-02	Drywall Bump		250.00
355-51	Options		
355-61	Theft & Vandalism		
355-63	Contractor Error		
355-66	Estimating Error		
355-67	Site Condition		
358	Garage Doors		
358-01	Doors		
358-66	Estimating Error		
360	Int Trim Matl		
360-01	Doors and Millwork		3438.07
360-02	Trim Hardware		406.37
360-03	Stair/Rail Trim Mat.		488.56
360-51	Options		
360-66	Estimating Error		
361	Int Trim Labor		

361-01	Trim Labor		1445.00
361-02	Stai/Rail Labor		260.00
361-03	Trim Bump		160.00
361-66	Estimating Error		
370	Paint Material		
370-01	Exterior		63.07
370-02	Interior		
370-66	Estimating Error		
371	Paint Labor		
371-01	Paint Exterior		2776.80
371-02	Paint Interior		2406.70
371-03	Paint Bump Exterior		
371-07	Paint Bump Interior		250.00
371-08	Paint Ext Rails		590.00
371-66	Estimating Error		250.00
371-67	Site Condition		
374-01	Deck Material	37.61	
375-63	Deck Labor		
380	Tile M & L		
380-01	Walls		3090.50
380-02	Floor		2236.00
380-53	Tile - Options		
380-66	Estimating Error		
382	Cab. & Vanities		
382-01	Cabinets		7000.00
382-51	Options Cabinet		
382-66	Estimating Error		
386	Solid Surface		
386-01	Piedrafina		2331.00
386-02	Granite		2908.00
386-04	Quartz		
386-52	Options Granite		
386-64	Builder Error		
386-66	Estimating Error		
390	Specialties M&L		
390-01	Mirrors		223.20
390-02	Wire Shelving		283.94
390-03	Towel and TP Holders		195.00
390-04	Shower Enclosure		
390-51	Options		
392	Lighting		
392-01	Interior Lights		805.23
392-02	Exterior Lighting		24.19
392-66	Estimating Error		
400	Appliances		
400-01	1st package		1117.88
400-02	2nd Package	847.1	
400-03	Water Heater		
400-52	Options Refrigerator		
400-58	Options - Other		
400-61	Theft & Vandalism		
400-67	Site Condition		
410	Carpet M & L		
410-01	Carpet		1992.79
414	Flooring		
414-01	LVP/Wood/Laminate		
417	Stained Conc L		
417-01	Labor		2464.32
417-51	Options		
417-66	Estimating Error		
420	Driveway Matl		
420-03	Driveway Concrete		
420-66	Estimating Error		
421	Driveway Labor		
421-02	Driveway Turnkey		950.00

421-67	Site Condition		
430	Landscaping M&L		
430-01	Fill dirt		
430-02	Final Grading		500.00
430-03	Trees & Shrubs		560.00
430-04	Sod & Seed		2640.00
430-05	Irrigation system		
430-08	Tree Trimming		
430-66	Estimating Error		
430-67	Site Condition		
430-70	Landscape Budget Number		
440	Ext Structure		
440-02	Fencing		
440-05	Ext Handrail Labor		1910.00
440-06	Handrail Material	37.61	1004.72
440-51	Options		
440-66	Estimating Error		
445	Cleaning		
445-01	Rough		239.96
445-02	Final		239.96
445-03	Reclean		
445-05	Yard Clean Rough		
445-06	Yard Clean Final		
445-66	Estimating Error		
445-67	Site Condition		
450	Punch Out		
450-02	Labor		
455	Testing		
455-01	Thermal Bypass Inspection		150.00
455-02	Blower Door Test - Final		949.00
	Foundation Compaction Test		
455-61	Theft & Vandalism		
455-66	Estimating Error		
460	Waste-Dumpster		
460-01	Site Cleanup		500.00
460-02	Frame Dumpster		500.00
460-03	Drywall Dumpster		500.00
460-04	Final Dumpster		500.00
460-05			
460-06			
460-07			
460-08			
460-66	Estimating Error		
460-67	Site Conditions		
465	Toilet-Jobsite		
465-01	1st		123.63
465-02	2nd		123.63
465-03	3rd		123.63
465-04	4th		123.63
465-05	5th		123.63
465-06	6th		123.63
465-07	7th		123.63
465-08	8th		123.63
465-66	Estimating Error		
470	Contingency		
470-01	Contingency		3992.00
599	COGS Directs		
599-99	Relief		
615	Finance		
615-01	Loan Interest		8250.00
615-02	Other Interest		
620	Closing Costs		
620-01	In House Commission		8460.00
	Broker Fee		1000.00
620-02	Outside Agents Commission		13290.00
620-03	Closing Costs Seller Credit @ 0.05%	150	1993.50
	Closing Costs: Extra		
	Closing Costs @ 1.3%		5759.00
655	Taxes		
655-01	Property Taxes	1183.42	661.00
660	Misc		

660-01	Fees		
660-03	Photos		375.00
670	10 Yr Warranty		
670-01	2-10 Warranty		664.50
670-02	Warranty Reserve		
900	Mark Systems		
900-04	Mark Systems House Start		
999	COGS Soft Costs		
999-99	Relief		
	T O T A L S		
	Land		
	Contra Land Costs		
	Site Improvements		
	Contra Site Costs		
	Direct House Line		
	Contra Direct Costs		
	Soft Costs		
	Contra Soft Costs		
	Totals	135,401.42	181,295.43
	TOTAL ESTIMATED JOB COST		316,696.85