

# COSTING AND ESTIMATING SHEET

Canadian  
Home Builders'  
Association



BUILDER JOB NO.: \_\_\_\_\_

PURCHASER: \_\_\_\_\_

PROJECT LOCATION: \_\_\_\_\_ DATE: \_\_\_\_\_

## 1. PRELIMINARY (allowance) or (contract)

- a) Plans & Specifications \_\_\_\_\_
- b) Surveyor Certificate \_\_\_\_\_
- c) Permits & Licenses \_\_\_\_\_
- d) Siting & Staking \_\_\_\_\_
- e) Clearing and grading (including tree & soil removal, blasting if required, removal of debris and digging of basement if required) of land prior to construction \_\_\_\_\_
- f) Soils Investigation & Testing \_\_\_\_\_
- g) Engineering \_\_\_\_\_
- h) Temporary Power \_\_\_\_\_
- i) Other (culverts, access, etc.) \_\_\_\_\_
- j) New Home Warranty Program Enrollment Fee \_\_\_\_\_

SUB TOTAL \_\_\_\_\_ (1)

## 2. FOOTINGS, FOUNDATIONS & OTHER CONCRETE (driveways, sidewalks, locations, etc., as per plans)

- a) Reinforcing \_\_\_\_\_
- b) Damp-proofing, Jointing, Sill Plate Gasket \_\_\_\_\_
- c) Drain Tile & Drain Rock \_\_\_\_\_
- d) Sumps, Dry Wells \_\_\_\_\_
- e) Sewer & Water Connections \_\_\_\_\_
- f) Hydro or Tel Ducts \_\_\_\_\_
- g) Backfilling Foundation (includes required material) \_\_\_\_\_
- h) Structural concrete shall be min 20 MPA (or) \_\_\_\_\_
- i) Driveway (if other than concrete) \_\_\_\_\_
- j) Driveways, parking slabs, sidewalks, patios, etc., shall be min 28 MPA with 5-8% air (or) \_\_\_\_\_
- k) Septic Tanks, Fields, Sanitary Covers \_\_\_\_\_
- l) Slab preparation, compaction \_\_\_\_\_
- m) Foundation / slab-insulation \_\_\_\_\_
- n) All formwork, materials, and labour for concrete are included in prices quoted except that: \_\_\_\_\_

(allowance) or (contract)

- o) Retaining Walls (note location) \_\_\_\_\_
- p) Misc. concrete and accessories (anchor bolts, straps, etc.) \_\_\_\_\_
- SUB TOTAL \_\_\_\_\_ (2)

### 3. FRAMING & ROOFING (as per plans)

- a) Wood grades & species:
- Structural \_\_\_\_\_
- Non Structural \_\_\_\_\_
- b) Size & Spacing:
- Structural Stud Walls \_\_\_\_\_
- Non structural Stud Walls \_\_\_\_\_
- Sill Plates \_\_\_\_\_
- Floor Joists \_\_\_\_\_
- Sub-floor (specify material) \_\_\_\_\_
- Bridging (joist) \_\_\_\_\_
- Roof (lumber) \_\_\_\_\_
- Roof (trusses) \_\_\_\_\_
- Sheathing (roof) (specify material) \_\_\_\_\_
- Sheathing (wall) (specify material) \_\_\_\_\_
- Stair system (interior) \_\_\_\_\_
- Backframing (ceiling drops, backing for handrails, closet rods, etc.) \_\_\_\_\_
- Exterior decks, rails & stairs (framing material only) \_\_\_\_\_
- Other \_\_\_\_\_
- SUB TOTAL \_\_\_\_\_ (3)

### 4. EXTERIOR FINISH

- a) Siding Type \_\_\_\_\_
- Colour & finish (if painted or stained, no. of coats) \_\_\_\_\_
- b) Facia \_\_\_\_\_
- c) Barge Boards \_\_\_\_\_
- d) Soffit (type & colour) \_\_\_\_\_
- e) Window & door casing \_\_\_\_\_
- f) Foundation parging yes \_\_\_\_\_ no \_\_\_\_\_ (type) \_\_\_\_\_
- g) Windows (sizes & openings as per plans)
- Manufacturer & type \_\_\_\_\_

Screens yes \_\_\_\_\_ no \_\_\_\_\_ glazing \_\_\_\_\_

Hardware \_\_\_\_\_

Misc. windows \_\_\_\_\_

## h) Doors (exterior) (sizes &amp; openings as per plans) Specify manufacturer, type, finish of each door.

West side \_\_\_\_\_

\_\_\_\_\_

East side \_\_\_\_\_

\_\_\_\_\_

North side \_\_\_\_\_

\_\_\_\_\_

South side \_\_\_\_\_

\_\_\_\_\_

Door hardware \_\_\_\_\_

Locksets matched yes \_\_\_\_\_ no \_\_\_\_\_

Screen or storm doors \_\_\_\_\_

Security packages (attached) yes \_\_\_\_\_ no \_\_\_\_\_ or \_\_\_\_\_

\_\_\_\_\_

Misc. exterior doors \_\_\_\_\_

\_\_\_\_\_

## i) Roof finish (material, type, colour, etc.) \_\_\_\_\_

\_\_\_\_\_

## j) Eavestroughs, downspouts (type) (as per plan)

Size &amp; colour \_\_\_\_\_

Connected to drainage yes \_\_\_\_\_ no \_\_\_\_\_ or \_\_\_\_\_

\_\_\_\_\_

## k) Exterior masonry or other facing detail \_\_\_\_\_

\_\_\_\_\_

## l) Shutters, trellis, flower boxes, etc. \_\_\_\_\_

\_\_\_\_\_

## m) Wood decks &amp; stairs (size &amp; location as per plans)

Deck material &amp; finish \_\_\_\_\_

\_\_\_\_\_

Guard &amp; railings (type &amp; finish) \_\_\_\_\_

\_\_\_\_\_

(allowance) or (contract)

Stair material & finish \_\_\_\_\_

n) Misc. exterior finish \_\_\_\_\_

o) Insulation (state type)

Foundation R Value \_\_\_\_\_

Walls (above grade) R Value \_\_\_\_\_

Ceilings (conventional) R Value \_\_\_\_\_

Ceilings (sloped) R Value \_\_\_\_\_

Floors R Value \_\_\_\_\_

Overhangs R Value \_\_\_\_\_

SUB TOTAL \_\_\_\_\_ (4)

## 5. INTERIOR FINISH

a) Flooring (type & locations as per plans) (Specify material, colour, etc. for each room)

Front entrance \_\_\_\_\_

Hall \_\_\_\_\_

Living room \_\_\_\_\_

Dining room \_\_\_\_\_

Kitchen \_\_\_\_\_

Family room \_\_\_\_\_

Utility room \_\_\_\_\_

Stairs \_\_\_\_\_

Bedroom #1 \_\_\_\_\_

Bedroom #2 \_\_\_\_\_

Bedroom #3 \_\_\_\_\_

Bathroom #1 \_\_\_\_\_

Bathroom #2 \_\_\_\_\_

Bathroom #3 \_\_\_\_\_

b) Carpet underlay \_\_\_\_\_

c) Baseboard (location, type, size, finish) \_\_\_\_\_

d) Stairs/handrails (material, style, finish) \_\_\_\_\_

e) Misc. flooring \_\_\_\_\_

(allowance) or (contract)

f) Wall finish (drywall thickness as per plans)

Kitchen, bath & laundry areas (describe paint, finish, colour & no. of coats) \_\_\_\_\_

\_\_\_\_\_

All other walls (describe paint, finish, colour & no. of coats) \_\_\_\_\_

\_\_\_\_\_

Type of water-proof backing for ceramic tub & shower enclosures \_\_\_\_\_

\_\_\_\_\_

Ceiling finish (if other than standard stipple) \_\_\_\_\_

\_\_\_\_\_

Ceramics, tub & shower enclosure \_\_\_\_\_

\_\_\_\_\_

Feature walls \_\_\_\_\_

\_\_\_\_\_

Bookshelves, hutches, valances \_\_\_\_\_

\_\_\_\_\_

| g) Doors | STYLE | NOTES | QUANTITY |
|----------|-------|-------|----------|
| Passage  |       |       |          |
| Bi-fold  |       |       |          |
| Bi-pass  |       |       |          |
| Pocket   |       |       |          |
| Mirror   |       |       |          |
| French   |       |       |          |
| Other    |       |       |          |

h) Door & window casings (size, type, finish) Nails set & filled: yes \_\_\_\_ no \_\_\_\_

\_\_\_\_\_

i) Window sills & liners (specify material and finish) \_\_\_\_\_

\_\_\_\_\_

j) Door hardware (type, manufacturer) \_\_\_\_\_

\_\_\_\_\_

k) Garage (if applicable)

Insulated walls & windows \_\_\_\_\_

Heated \_\_\_\_\_

Wall finish \_\_\_\_\_

Door size, type, finish \_\_\_\_\_

Hardware openers \_\_\_\_\_

Misc. garage \_\_\_\_\_

SUB TOTAL \_\_\_\_\_ (5)

**6. ELECTRICAL SYSTEM (layout & location as per plans)**

a) Size of service \_\_\_\_\_ amps \_\_\_\_\_

b) Includes the following items

|                        | Rough-In           | Final Connection   | (includes mast & panel) |
|------------------------|--------------------|--------------------|-------------------------|
| Dishwasher             | yes _____ no _____ | yes _____ no _____ |                         |
| Dryer                  | yes _____ no _____ | yes _____ no _____ |                         |
| Stovetop               | yes _____ no _____ | yes _____ no _____ |                         |
| Oven                   | yes _____ no _____ | yes _____ no _____ |                         |
| Microwave oven         | yes _____ no _____ | yes _____ no _____ |                         |
| Waste disposal         | yes _____ no _____ | yes _____ no _____ |                         |
| Sunshine ceiling       | yes _____ no _____ | yes _____ no _____ |                         |
| Auto garage opener     | yes _____ no _____ | yes _____ no _____ |                         |
| Intercom system        | yes _____ no _____ | yes _____ no _____ |                         |
| Built in Vacuum system | yes _____ no _____ | yes _____ no _____ |                         |
| Door bell              | yes _____ no _____ | yes _____ no _____ |                         |
| Stove hood fan         | yes _____ no _____ | yes _____ no _____ |                         |
| Bathroom fans          | yes _____ no _____ | yes _____ no _____ |                         |
| Ground fault circuit   | yes _____ no _____ | yes _____ no _____ |                         |
| Other _____            |                    |                    |                         |

c) Switches, receptacles & cover plates, plastic or \_\_\_\_\_

d) Basement and/or garage included, or \_\_\_\_\_

e) Crawl space light & switch or \_\_\_\_\_

f) Smoke alarms as required by code \_\_\_\_\_

g) Light fixtures \*

\* includes installation    yes \_\_\_\_\_ no \_\_\_\_\_    bulbs    yes \_\_\_\_\_ no \_\_\_\_\_

SUB TOTAL \_\_\_\_\_ (6)

**7. PLUMBING**

a) Kitchen sink \_\_\_\_\_

Food disposer    yes \_\_\_\_\_ no \_\_\_\_\_    Manufacturer and model \_\_\_\_\_

Vegetable spray    yes \_\_\_\_\_ no \_\_\_\_\_

Dishwasher, fridge connection    yes \_\_\_\_\_ no \_\_\_\_\_

Kitchen tap sets \_\_\_\_\_

b) Main bathroom (fixtures, tap sets, colours, model nos.) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(allowance) or (contract)

c) Ensuite bathroom (fixtures, tap sets, colours, model nos.) \_\_\_\_\_

d) Powder room (fixtures, tap sets, colours, model nos.) \_\_\_\_\_

e) Other bathroom (specify) (fixtures, tap sets, colours, model nos.) \_\_\_\_\_

f) Laundry room \_\_\_\_\_

g) Misc plumbing \_\_\_\_\_

h) Towel bars, paper & soap holders, mirrors, shower doors, medicine chests, etc. (describe) \_\_\_\_\_

i) Hot water tank (size & model no.) \_\_\_\_\_

j) All plumbing shall be standard copper and plastic, or \_\_\_\_\_  
and includes all rough-in, trenching, and stacks.

shut off valves for each fixture    yes \_\_\_\_\_ no \_\_\_\_\_

hose bibs front & back    yes \_\_\_\_\_ no \_\_\_\_\_

SUB TOTAL \_\_\_\_\_ (7)

## 8. APPLIANCES

a) Stove hood fan \_\_\_\_\_

b) Stovetop \_\_\_\_\_

c) Oven \_\_\_\_\_

d) Microwave \_\_\_\_\_

e) Fridge \_\_\_\_\_

f) Dishwasher \_\_\_\_\_

g) Washer \_\_\_\_\_

h) Dryer \_\_\_\_\_

i) Garbage compactor \_\_\_\_\_

j) Built in vacuum    Rough-in only    yes \_\_\_\_\_ no \_\_\_\_\_    Complete    yes \_\_\_\_\_ no \_\_\_\_\_

No. of outlets, attachments \_\_\_\_\_

Manufacturer & model no. \_\_\_\_\_

k) Other appliances \_\_\_\_\_

(allowance) or (contract)

l) Describe pre-wiring cable TV, phone, intercom, stereo, alarm \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

SUB TOTAL \_\_\_\_\_ (8)

**9. FIREPLACES (location(s) as per plans) (describe facings, hearths, mantles, chimneys, doors, etc.)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SUB TOTAL \_\_\_\_\_ (9)

**10. CABINETS & VANITIES (see 11 for counter-tops) (size & location as per plans)**

a) Allowance to purchaser at builders' cost (or) \_\_\_\_\_

b) Allowance to purchaser at purchasers' cost \_\_\_\_\_

c) Price includes installation yes \_\_\_\_ no \_\_\_\_ (if no, state cost) \_\_\_\_\_

d) Kitchen manufacturer \_\_\_\_\_

model & finish \_\_\_\_\_

hardware \_\_\_\_\_

features \_\_\_\_\_

e) Main bath manufacturer \_\_\_\_\_

model & finish \_\_\_\_\_

hardware \_\_\_\_\_

features \_\_\_\_\_

f) Ensuite manufacturer \_\_\_\_\_

model & finish \_\_\_\_\_

hardware \_\_\_\_\_

features \_\_\_\_\_

g) Powder room manufacturer \_\_\_\_\_

model & finish \_\_\_\_\_

hardware \_\_\_\_\_

features \_\_\_\_\_



(allowance) or (contract)

h) Other manufacturer \_\_\_\_\_  
model & finish \_\_\_\_\_  
hardware \_\_\_\_\_  
features \_\_\_\_\_  
\_\_\_\_\_

SUB TOTAL \_\_\_\_\_ (10)

**11. COUNTER TOPS (size and location(s) as per plans)**

a) Kitchen (describe counter top, splash and kick) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b) Main bath (describe counter top, splash and kick) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c) Ensuite (describe counter top, splash and kick) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

d) Powder room \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

e) Other \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

f) Price of counter tops included in 10 (a) or (b) yes \_\_\_\_\_ or \_\_\_\_\_

SUB TOTAL \_\_\_\_\_ (11)

**12. HEATING & AIR CONDITIONING (location(s) as per plans) (price includes service connection)**

a) Type (gas, electric, water) \_\_\_\_\_

b) Radiant or forced air \_\_\_\_\_

c) Size (BTU) (model) \_\_\_\_\_

d) List any special features (switching, recovery, etc.) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

e) Indicate type, location and features of mechanical air exchange system \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SUB TOTAL \_\_\_\_\_ (12)

(allowance) or (contract)

**13. GRADING & LANDSCAPING** (plan attached yes\_\_\_ no \_\_\_)

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SUB TOTAL \_\_\_\_\_ (13)

**14. ITEMS NOT PREVIOUSLY MENTIONED**

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|  |  |  |

SUB TOTAL \_\_\_\_\_ (14)

TOTALS \_\_\_\_\_

(allowances & contract prices) GRAND TOTAL\* \_\_\_\_\_

\* HST included \_\_\_\_\_, HST not included \_\_\_\_\_

NB. This form is provided by the Canadian Home Builders' Association of B.C. as a service to the industry. The Association accepts no responsibility whatsoever for its sufficiency and recommends that appropriate professional advice be sought.