



Residential Construction Budgeting Considerations

*What should be included in your **Construction Budget**?*

Construction Costs – All cost for the materials and physical items for your home and the labor to install them, including excavation, foundation, flat work, framing, roof, flashing, gutters, windows, doors, siding, decks, HVAC, plumbing, electrical, insulation drywall, millwork, paint, tile, cabinets, closets, counter, flooring, appliances, and other finishes.

Project General Conditions Costs – Construction Management, Site Superintendent, portable toilet, security, staging, materials storage, shipping, disposal and recycling, general equipment rental, final cleaning, and miscellaneous other expenses.

General Contractors Fee – These fees can vary depending on the contract format, project size, location, difficulty, and the construction market.

*Items to consider in your **Project Budget***

Architectural Fees – Typically ranging from 10-12% of construction costs for full architectural services (fees may be less on less detailed projects)

Design Consultants – Such as engineers, surveyor, and septic design

Permit Fees – All costs for reviews and permits from all associated regulatory agencies

Building Site Location – Grade of location, soils, water, proximity to utilities, travel requirements

Utilities – Water/well, septic/sewer, electrical service, natural gas/propane, phone/cable/internet

Demolition/Site Prep – As required for project scope

Landscaping / Hardscapes – Patios, walkways, irrigation systems, custom landscape features