



COSTING AND ESTIMATING SHEET

BUILDER JOB NO.: _____

PURCHASER: _____

PROJECT LOCATION: _____ DATE: _____

1. PRELIMINARY

(allowance) or (contract)

a) Plans & specifications _____	_____	_____
b) Real Property Report (Surveyor's 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) Electrical or Tel Ducts _____	_____	_____
g) Backfilling Foundation (includes required material) _____	_____	_____
h) Structural concrete shall be min 25 MPA (HSE/HSB) (or) _____	_____	_____
i) Driveway (if other than concrete) _____	_____	_____
j) Driveways, parking slabs, sidewalks, patios, etc., shall be min 32 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) _____

Back framing (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) Fascia _____

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 & openings as per plans) Specify manufacturer, type, finish of each door.

West side _____

East side _____

North side _____

Southside _____

Door hardware _____

Locksets matched yes _____ no _____ or _____

Screen or storm doors _____

Security packages (attached) yes _____ no _____ or _____

Misc. exterior doors _____

i) Roof finish (material, type, colour, etc.) _____

j) Eaves troughs, downspouts (type) (as per plan)

Size & colour _____

Connected to drainage yes _____ no _____ or _____

k) Exterior masonry or other facing detail _____

l) Shutters, trellis, flower boxes, etc. _____

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

Deck material & finish _____

Guard & railings (type & 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 ___	
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) Crawlspace 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 builder's cost (or) _____

b) Allowance to purchaser at purchaser's 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 ___)

SUB TOTAL _____ (13)

14. ITEMS NOT PREVIOUSLY MENTIONED

SUB TOTAL _____ (14)

TOTALS _____

(allowances & contract prices) **GRAND TOTAL*** _____

* GST/PST included _____, GST/PST not included _____

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