

Building-Cost.net

Calculate building costs:

Figure out the basic structure of the house

Find out the type of heating and cooling used in the house

Adjust the construction costs based on your area of building

Review the finished report
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Building costs for this house

This is an estimate for a single-family residence built under competitive conditions in Zip area **970-972 Portland, Oregon** in **May, 2010**. This estimate includes a foundation as required for normal soil conditions, excavation for foundation and piers on a prepared building pad, floor, wall, interior and exterior finishes, roof cover, interior partitions, doors, windows, trim, electric wiring and fixtures, rough and finish plumbing, built-in appliances, supervision, design fees, permits, utility hook-ups, the contractors' contingency, overhead and profit. Highly decorative, starkly original or exceptionally well-appointed residences will cost more.

Item Name	Material	Labor	Equipment	Total
Excavation	--	3,141.00	881.00	4,022.00
Foundation, Piers, Flatwork	7,236.00	10,643.00	1,792.00	19,671.00
Rough Hardware	707.00	1,041.00	176.00	1,924.00
Rough Carpentry	23,399.00	32,299.00	--	55,698.00
Insulation	4,382.00	2,801.00	--	7,183.00
Exterior Finish	12,457.00	6,956.00	927.00	20,340.00
Exterior Trim	844.00	1,242.00	210.00	2,296.00
Doors	2,139.00	1,678.00	--	3,817.00
Windows	3,683.00	2,341.00	--	6,024.00
Finish Hardware	356.00	280.00	--	636.00
Garage Door	1,010.00	385.00	--	1,395.00
Roofing, Flashing, Fascia	9,784.00	7,673.00	--	17,457.00
Finish Carpentry	1,299.00	6,116.00	--	7,415.00
Interior Wall Finish	6,233.00	9,000.00	--	15,233.00
Painting	3,724.00	8,130.00	--	11,854.00
Wiring	3,781.00	6,675.00	--	10,456.00
Lighting Fixtures	2,835.00	834.00	--	3,669.00
Flooring	2,785.00	3,695.00	--	6,480.00
Carpeting	5,542.00	1,848.00	--	7,390.00
Bath Accessories	1,373.00	790.00	--	2,163.00
Shower & Tub Enclosure	876.00	687.00	--	1,563.00
Countertops	2,650.00	2,077.00	--	4,727.00
Cabinets	8,714.00	2,562.00	--	11,276.00
Built In Appliances	4,240.00	553.00	--	4,793.00
Plumbing Rough-in and Connection	3,979.00	9,036.00	580.00	13,595.00
Plumbing Fixtures	8,083.00	2,394.00	--	10,477.00
Heating and Cooling Systems	4,818.00	7,226.00	--	12,044.00
Unit Heating and Cooling	--	--	--	--
Fireplace and Chimney	3,824.00	5,736.00	--	9,560.00

Subtotal Direct Job Costs \$130,753.00 \$137,839.00 \$4,566.00 \$273,158.00

Final Cleanup	--	1,165.00	--	1,165.00
Insurance	8,152.00	--	--	8,152.00
Permits & Utilities	4,950.00	--	--	4,950.00
Plans & Specs	1,165.00	--	--	1,165.00

Subtotal Indirect Job Costs \$14,267.00 \$1,165.00 -- \$15,432.00



Where do these costs come from?

The numbers used in this calculator are from the [National Building Cost Manual](#), published by Craftsman Book Company.

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Contractor Markup	36,394.00	--	--	36,394.00
Total Cost	\$181,414.00	\$139,004.00	\$4,566.00	\$324,984.00

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