



BuildingAdvisor Estimating Checklist

GENERAL REQUIREMENTS

Plans and specifications

Plan review

Permits: Zoning, building,
environmental, other

Survey

Impact fee

Administrative costs

Financing costs

Legal fees

Engineering fees

Insurance

Other fees

SITE PREP

Demolition (remodel)

Jacking & Shoring (remodel)

Dust control, surface protection (remodel)

Job-site access

Job-site security

Dumpster and removal

Clear lot

Storage on site

Portable toilet

Temp power

Temp heat

Scaffolding rental

Equipment/ tool rental

Other site prep

ON-SITE WATER/SEWAGE

Soil and perc tests

Septic system design

Septic system permits and inspections.

Septic system installation, tie in to house

Dewatering (high water table)

Well, pump, trenching,
plumbing to house, pressure tank

Well permits and fees

Other utility expense

UTILITIES

Town Water: Tap fees and hookup

Town Sewer: Tap fees and hookup

Electrical: Permit, connection fee, and
hookup

Gas: Permit, connection fee, and hookup

LPN: Tank installation and hookup

Oil tank installation

Telecom hookup

Other utility costs

EXCAVATION & EARTHWORK

Cut and fill
Blasting
Removal of stone/dirt
Stone, gravel, sand
Rough grading
Trenching for utility hookups
Foundation excavation
Foundation footing drains
Backfill
Compaction
Curtain drains
Culverts
Swales
Ponds
Other site drainage
Retaining walls
Topsoil
Finish grading
Seeding/sod
Stone, sand, fill
Other landscaping
Other earthwork

FOUNDATION

Footings/Pads
Foundation walls/stem walls/
grade beams
Piers
Slabs: foundation, basement, garage
Steel reinforcing
Anchor bolts, hold downs
Bulkheads
Sump pump

Sub-slab vapor barrier
Crawlspace vapor barrier
Crawlspace vents
Foundation windows
Dampproofing, waterproofing
Foundation drain board
Slab insulation: edge/below
Exterior foundation insulation
Insulation coating/protection
Other foundation

OTHER MASONRY, PAVING

Patios
Exterior stairs
Masonry chimneys
Fireplaces/hearths
Driveway
Walkways
Other masonry

ROUGH FRAMING

Sill and seal
Steel or wood carrying beam, lolly columns
Floor framing
Exterior and interior walls, rough stairs
Sheathing, subflooring
Roof framing/trusses
Subfascia
Steel framing connectors
Nails, screws, fasteners
Prep for plaster, drywall
Other rough framing
Rough framing labor-only

ROOFING

Underlayment
Membrane
Flashing: chimney, vent pipes,
sidewalls, other penetrations
Drip edge
Roofing installation
Gutters and downspouts
Skylights
Ridge and roof vents
Other roofing

EXTERIOR

Exterior foam sheathing
Weather barrier (Tyvek, etc.)
Membrane and flashing
Vinyl or composite siding
Wood siding
Brick veneer
Stone veneer
Stucco
Fascia, soffit, frieze,
corner boards, water table
Soffit/Gable vents
Other exterior trim
Exterior stairs, landing
Exterior paint, stain, caulk
Exterior labor-only
Other exterior expense

WINDOWS AND EXT. DOORS

Membrane and flashing
Exterior doors, prehung
Exterior door slabs
Exterior door frames, sills
Sidelights, transoms
Locksets, knobs, door hardware
Patio doors, sliding or hinged
Windows
Garage doors and opener
Other

PLUMBING

Drain/waste/vent
Water supply piping
Water supply piping
Gas piping
Water treatment
Water heater
Fixtures: toilets, tubs, sinks, showers
Faucets, mixing valves, shower heads
Disposal
Other plumbing

ELECTRICAL

Service Panel, Sub-Panels
Rough Wiring
Phone, Cable, Internet Wiring
Lighting Fixtures
Low-Voltage
Fixtures/transformers
Exterior Lighting
Devices: outlets, switches, dimmers
Lighting control system
Doorbell System
Smoke, CO2 Alarms
Intercom system
Security system
Home
Theater/Entertainment
Other electrical

HVAC

Furnace/Heat Pump
Central AC
Air handler
Ductwork, grilles, registers
Air filter
Boiler, piping
Radiators
Whole-house ventilation (HRV, ERV, exhaust only, other)
HVAC controls
Solar hot water
Other HVAC

INSULATION AND AIR SEALING

Roof/attic insulation
Roof/Eaves baffles
Wall cavity insulation
Foam board insulation
Spray foam insulation
Basement insulation (interior)
Crawlspace insulation
Air sealing
Energy diagnostics (blower door, infrared)
Other insulation

DRYWALL/PLASTER

Walls
Ceilings, soffits
Decorative plaster
Drywall labor only
Other drywall, plaster

INTERIOR FINISH

Interior doors, prehung
Interior door slabs
Interior door frames, thresholds
Door knobs, hardware
Interior trim: baseboard, casings, crown
chair rail, other
Wainscoting, paneling
Built-in shelving, cabinets
Closet shelving, hardware
Stairs, railings, newels
Interior painting, staining
Wood flooring
Carpeting
Resilient/vinyl flooring
Ceramic tile/stone (and underlayment,
surface prep)
Other flooring
Acoustical, metal, decorative ceilings
Other interior finish

KITCHEN & BATH

Kitchen cabinets
Bath cabinets
Cabinet pulls, hardware
Countertops, backsplash
Ceramic tile, stone
Raised tub platform
Tub enclosure
Shower doors/enclosure
Medicine cabinets

Mirrors

Towel hangers, toilet paper holders,
accessories

Other K&B

PORCHES AND DECKS

Open porch
Screened porch
Wood or composite deck
Fencing
Other outdoor structures

APPLIANCES

Refrigerator
Range, cooktop
Microwave
Range hood
Dishwasher
Microwave
Washer/dryer
Other appliances