

Cost Codes With Default Pricing and Generic Items

25-September-2016

100-LOT COSTS & LAND DEVELOPMENT

	Meas	Qty	Qty %	Unit \$	Markup		Tax	
101	Options-Lot Purchase	1	100.00%	\$0.00	0.00%	Indirect	No	
102	Fees-Lot Purchase	1	100.00%	\$0.00	0.00%	Indirect	Yes	
103	Professional Svc-Lot Purchase	1	100.00%	\$0.00	0.00%	Indirect	Yes	
111	Lot Price	Total	1	100.00%	\$0.00	0.00%	Indirect	Yes
112	Sales Commissions-Lot Purchase	Total	1	100.00%	\$0.00	0.00%	Indirect	Yes
113	Legal Fees-Lot Purchase	Total	1	100.00%	\$0.00	0.00%	Indirect	Yes
114	Appraisals-Lot Purchase		1	100.00%	\$0.00	0.00%	Indirect	Yes
115	Lot Closing Costs		1	100.00%	\$0.00	0.00%	Indirect	Yes
117	Interest on Lot		1	100.00%	\$0.00	0.00%	Indirect	Yes

1000-PERMITS AND FEES

	Meas	Qty	Qty %	Unit \$	Markup		Tax	
1010	Building Permits	1	100.00%	\$0.00	0.00%	Direct	Yes	
ITEMS								
Assembly: Permits and Fees								
City Building Permits	Each	0		\$500.00	1	0.000%	0 0 1	
County Permit	Each	0		\$625.00	1	0.000%	0 0 1	
HOA Fees and enrollments	Each	0		\$300.00	1	0.000%	0 0 1	
Water Tap Permit		1		\$0.00	1	0.000%	0 0 0	
1020	HBA Assessments	Each	1	100.00%	\$900.00	0.00%	Direct	Yes
1030	Warranty Fees	Total	1	100.00%	\$1,075.00	0.00%	Direct	Yes
ITEMS								
Assembly: WARRANTY EXPENSE								
Warranty Enrollment Fees	Each	0		\$1,075.00	1	0.000%	0 0 1	
1050	Septic Permit		1	100.00%	\$0.00	0.00%	Direct	No
1090	Misc Permits and Fees		1	100.00%	\$400.00	0.00%	Direct	Yes

1100-ARCHITECTURAL/ENGINEERING

	Meas	Qty	Qty %	Unit \$	Markup		Tax	
1105	Plan Costs/Architect Fees	Living SF	0	100.00%	\$3.75	0.00%	Direct	Yes
1115	Specs/Plats/Blueprints	Total	1	100.00%	\$150.00	0.00%	Direct	Yes
ITEMS								
Assembly: Blue Prints and Specs								
Digital Plans and Storage		0		\$0.00	1	0.000%	0 0 1	
Printing and Binding	Each	0		\$0.00	1	0.000%	0 0 1	
Shipping and Delivery	Each	0		\$0.00	1	0.000%	0 0 1	
1120	Surveys	Each	1	100.00%	\$125.00	0.00%	Direct	Yes
ITEMS								
Assembly: Survey								
Building Envelope	Each	0		\$0.00	1	0.000%	0 0 1	
Final As Built	Each	0		\$0.00	1	0.000%	0 0 1	
Finished Floor Elevation	Each	0		\$0.00	1	0.000%	0 0 1	
Flood Plain								
Form Check	Each	0		\$0.00	1	0.000%	0 0 1	
Pin Lot	Each	0		\$0.00	1	0.000%	0 0 1	
Vertical Control Benchmark	Each	0		\$0.00	1	0.000%	0 0 1	

1100-ARCHITECTURAL/ENGINEERING

		Meas	Qty	Qty %	Unit \$	Markup		Tax
1125	Engineering - Prepour Inspect	Total	1	100.00%	\$75.00	0.00%	Direct	Yes
1126	Engineering - Structural Steel	Hours	1	100.00%	\$75.00	0.00%	Direct	Yes
1127	Engineering - Foundation Dsgn	Slab SF	0	100.00%	\$0.12	0.00%	Direct	Yes
1129	Architectural/Engineering Extr		1	100.00%	\$0.00	0.00%	Direct	Yes
1130	Third Party Inspections	Each	1	100.00%	\$50.00	0.00%	DIRECT	No
1135	Engineering-Frame Design	Frame SF	0	100.00%	\$0.25	0.00%	DIRECT	Yes
1140	Engineering-Wind Brace Design		1	100.00%	\$0.00	0.00%	DIRECT	No
1145	Engineering-Soils Report		1	100.00%	\$0.00	0.00%	Direct	Yes

1200-SITE WORK

		Meas	Qty	Qty %	Unit \$	Markup		Tax
1210	Lot Clearing	Each	1	100.00%	\$500.00	0.00%	Direct	Yes
1215	Erosion Control	Each	1	100.00%	\$350.00	0.00%	Direct	Yes
1220	Fill Dirt and Material	Loads	6	100.00%	\$40.00	0.00%	Direct	Yes
1225	Site Survey	Each	1	100.00%	\$95.00	0.00%	Direct	Yes
1230	Rough Grading	Each	1	100.00%	\$300.00	0.00%	Direct	Yes
1299	Site Work-Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

1300-DEMOLITION

		Meas	Qty	Qty %	Unit \$	Markup		Tax
1310	Demolition		1	100.00%	\$0.00	0.00%	Direct	Yes
1319	Demolition Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

1400-UTILITY CONNECTIONS

		Meas	Qty	Qty %	Unit \$	Markup		Tax
1405	Sanitary Toilet	Mos	5	100.00%	\$90.00	0.00%	Direct	Yes
1406	Dumpster	Pulls	5	100.00%	\$385.00	0.00%	Direct	Yes
1410	Temporary Electric	Total	1	100.00%	\$450.00	0.00%	Direct	Yes
1420	Site Utilities		1	100.00%	\$0.00	0.00%	Direct	Yes

ITEMS	Meas	Qty	Footage	\$ UOM	Unit \$	Divide By	Tax %	T	W	L
Assembly: Permanant Site Utilities										
Cable Data or other Utility Connections	Each	0	0		\$0.00	1	0.000%	0	0	1
Electric Service	Each	0	0		\$0.00	1	0.000%	0	0	1
Gas Service Yard Lines	Each	0	0		\$0.00	1	0.000%	0	0	1
Propane Tank	Each	0	0		\$0.00	1	0.000%	0	0	1
Septic System	Each	0	0		\$0.00	1	0.000%	0	0	1
Sewer Service	Each	0	0		\$0.00	1	0.000%	0	0	1
Telephone Service	Each	0	0		\$0.00	1	0.000%	0	0	1
Water Service	Each	0	0		\$0.00	1	0.000%	0	0	1

1450	Sewer Service		1	100.00%	\$0.00	0.00%	Direct	Yes
1455	Propane Tank		1	100.00%	\$0.00	0.00%	Direct	Yes
1460	Gas Service	Lin Ft	25	100.00%	\$35.00	0.00%	Direct	Yes
1470	Electric Service	Mos	5	100.00%	\$30.00	0.00%	Direct	Yes
1480	Telephone Service		1	100.00%	\$0.00	0.00%	Direct	Yes
1490	Other Utility Connects		1	100.00%	\$0.00	0.00%	Direct	Yes

1500-CONSTRUCTION PERIOD FINANCING

		Meas	Qty	Qty %	Unit \$	Markup		Tax
1503	Loan Origination Fee		1	100.00%	\$0.00	0.00%	Direct	Yes
1505	Loan Discount		1	100.00%	\$0.00	0.00%	Direct	Yes
1510	Construction Pd Interest		1	100.00%	\$0.00	0.00%	Direct	Yes
1530	Appraisals for Financing		1	100.00%	\$0.00	0.00%	Direct	Yes
1535	Financing Fees/Wire Fees		1	100.00%	\$0.00	0.00%	Direct	Yes

2000-EXCAVATION AND BACKFILL

		Meas	Qty	Qty %	Unit \$	Markup		Tax
2010	Shoring		1	100.00%	\$0.00	0.00%	Direct	Yes
2020	Earth Hauling		1	100.00%	\$0.00	0.00%	Direct	Yes
2029	Excavation & Backfill - Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

2100-FOOTINGS AND FOUNDATION

		Meas	Qty	Qty %	Unit \$	Markup		Tax
2105	Slab Contract	Slab SF	0	100.00%	\$8.00	0.00%	Direct	Yes
2107	Flatwork	Sq Ft	0	100.00%	\$0.00	0.00%	Direct	Yes

ITEMS	Meas	Qty	Footage	\$ UOM	Unit \$	Divide By	Tax %	T	W	L
Assembly: Drives and Walks										
Curb Cuts and Repairs		0	0		\$0.00	1	0.000%	0	0	1
Assembly: Flatwork										
City Sidewalk	Each	0	0	SQ.FT.	\$0.00	1	0.000%	0	0	1
Drive way	Each	0	0	SQ.FT.	\$0.00	1	0.000%	0	0	1
Porches and Patios	Each	0	0	SQ.FT.	\$0.00	1	0.000%	0	0	1
Walkways	Each	0	0		\$0.00	1	0.000%	0	0	1

2110	Underpinnig	Cu Yds	0	100.00%	\$80.00	0.00%	Direct	Yes
2115	PIERS AND FOOTINGS		1	100.00%	\$0.00	0.00%	Direct	Yes
2120	Fill		1	100.00%	\$0.00	0.00%	Direct	Yes
2125	Concrete Pumping	Each	1	100.00%	\$2,500.00	0.00%	Direct	Yes
2130	Gravel		1	100.00%	\$0.00	0.00%	Direct	Yes
2140	Sand		1	100.00%	\$0.00	0.00%	Direct	Yes
2150	Rebar/Reinforcing Stl		1	100.00%	\$0.00	0.00%	Direct	Yes
2155	Post Tension Cables	Each	1	100.00%	\$0.00	0.00%	Direct	Yes
2160	Other Found. Matls		1	100.00%	\$0.00	0.00%	Direct	Yes
2165	StressCables	Each	1	100.00%	\$0.00	0.00%	Direct	Yes
2170	Labor Footings/Found		1	100.00%	\$0.00	0.00%	Direct	Yes
2199	Footings/Foundation-Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

2200-WATERPROOFING

		Meas	Qty	Qty %	Unit \$	Markup		Tax
2200	Waterproofing		1	100.00%	\$0.00	0.00%	Direct	Yes

2300-TERMITE PROTECTION

		Meas	Qty	Qty %	Unit \$	Markup		Tax
2300	Termite Protection		1	100.00%	\$0.00	0.00%	Direct	Yes

3000-STRUCTURAL STEEL

	Meas	Qty	Qty %	Unit \$	Markup		Tax			
3005 FABRICATION WELDING INSTALL	Bid	0	100.00%	\$0.00	0.00%	Direct	No			
ITEMS	Meas	Qty	Footage	\$ UOM	Unit \$	Divide By	Tax %	T	W	L
Assembly: Decorative Steel										
FAB AND INSTALL		0	0		\$0.00	1	0.00%	0	0	1
Assembly: POSTS AND COLUMNS										
Fabrication and install		0	0		\$0.00	1	0.00%	0	0	1
Assembly: SRUCTURAL AND DECORATIVE STEEL										
CRANE AND LIFT RENTALS		0	0		\$0.00	1	0.00%	0	0	1
Assembly: STAIRS										
FAB and INSTALL		0	0		\$0.00	1	0.00%	0	0	1
Assembly: STAR AND PORCH RAILINGS										
FAB AND INSTALL		0	0		\$0.00	1	0.00%	0	0	1
Assembly: STRUCTURAL BEAMS										
FAB AND INSTALL		0	0		\$0.00	1	0.00%	0	0	1

3100-FRAMING MATERIALS

	Meas	Qty	Qty %	Unit \$	Markup		Tax			
3110 Materials-Floor Framing	Frame SF	0	118.30%	\$4.25	0.00%	Direct	Yes			
ITEMS	Meas	Qty	Footage	\$ UOM	Unit \$	Divide By	Tax %	T	W	L
Assembly: LUMBER										
SPF Western 2x4x104-5/8 Stud FJ S4S S-Dry	Pc	0	0	MBF	\$504.90	1,000	8.250%	2	4	
Trtd Pine 2x4x16 #2 Int Abv Grd Borate Treatment	Pc	0	0	MBF	\$700.20	1,000	8.250%	2	4	1
Trtd Pine 2x6x16 #2 Int Abv Grd Borate	Pc	0	0	MBF	\$750.00	1,000	8.250%	2	6	1
3120 Matls-Partition & Wall Framing		1	100.00%	\$0.00	0.00%	Direct	Yes			
ITEMS	Meas	Qty	Footage	\$ UOM	Unit \$	Divide By	Tax %	T	W	L
Assembly: LUMBER										
SPF Western 2x4x104-5/8 Stud FJ S4S S-Dry	Pc	0	0	MBF	\$504.90	1,000	8.250%	2	4	
Trtd Pine 2x4x16 #2 Int Abv Grd Borate Treatment	Pc	0	0	MBF	\$700.20	1,000	8.250%	2	4	1
Trtd Pine 2x6x16 #2 Int Abv Grd Borate	Pc	0	0	MBF	\$750.00	1,000	8.250%	2	6	1
3121 Materials-Housewrap	Frame SF	0	100.00%	\$2.25	0.00%	Direct	Yes			
3125 FRAMING PACKAGE	Bid	1	100.00%	\$0.00	0.00%	DIRECT	Yes			
ITEMS	Meas	Qty	Footage	\$ UOM	Unit \$	Divide By	Tax %	T	W	L
Assembly: COVERED PORCH										
3-1/8 X 11' LAMINATED BEAM APPEARANCE GRADE	Each	2	0		\$0.00	1	0.00%	3	12	1
Assembly: FLOORING LUMBER										
1X6 X12 TG YP FLOORING	Pc	50	300	MBF	\$725.16	1,000	8.250%	1	6	1
3130 Materials-Roof Framing	Covered SF	0	100.00%	\$2.75	0.00%	Direct	Yes			
3135 DECK MATERIAL	Each	0	100.00%	\$0.00	0.00%	Direct	No			
3140 Materials-Basement Framing		1	100.00%	\$0.00	0.00%	Direct	Yes			
3149 Framing Materials-Extras		1	100.00%	\$0.00	0.00%	Direct	Yes			

3150-FRAMING LABOR

	Meas	Qty	Qty %	Unit \$	Markup		Tax
3150 Framing Labor	Frame SF	0	100.00%	\$4.00	0.00%	Direct	Yes
3190 Framing Labor - Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

3400-CONCRETE

	Meas	Qty	Qty %	Unit \$	Markup		Tax
3410	Formwork	1	100.00%	\$0.00	0.00%	Direct	Yes
3420	Structural Slabs	1	100.00%	\$0.00	0.00%	Direct	Yes
3430	Structural Frame	1	100.00%	\$0.00	0.00%	Direct	Yes
3440	Stairs	1	100.00%	\$0.00	0.00%	Direct	Yes
3450	Precast Decks & Walls	1	100.00%	\$0.00	0.00%	Direct	Yes
3451	Precast wdw/dr surrounds	1	100.00%	\$0.00	0.00%	Direct	Yes
3460	Garage/Carport Slab	1	100.00%	\$0.00	0.00%	Direct	Yes
3470	Concrete Labor	1	100.00%	\$0.00	0.00%	Direct	Yes
3490	Concrete - extras	1	100.00%	\$0.00	0.00%	Direct	Yes

3500-SHEET METAL - ROUGH

	Meas	Qty	Qty %	Unit \$	Markup		Tax
3510	Gutters And Downspouts	1	100.00%	\$0.00	0.00%	Direct	Yes
3520	Mtl Roof Edgnngs/Flshng	1	100.00%	\$0.00	0.00%	Direct	Yes
3530	Soffits/Gables Flashng	1	100.00%	\$0.00	0.00%	Direct	Yes
3590	Sheet Metal, Rough-Extras	1	100.00%	\$0.00	0.00%	Direct	Yes

3600-PLUMBING

	Meas	Qty	Qty %	Unit \$	Markup		Tax	
3610	Rough Plumbing	Living SF	0	33.30%	\$4.60	0.00%	Direct	Yes
3620	Topout Plumbing	Living SF	0	33.30%	\$4.60	0.00%	Direct	Yes
3630	Final Plumbing	Living SF	0	33.30%	\$4.60	0.00%	Direct	Yes
3635	Softener/Filters	Each	0	100.00%	\$75.00	0.00%	Direct	Yes
3640	Water Heater		1	100.00%	\$0.00	0.00%	Direct	Yes
3650	Bathtubs and Showers		1	100.00%	\$0.00	0.00%	Direct	Yes
3655	Fiberglass Shower Pans		1	100.00%	\$0.00	0.00%	Direct	Yes
3680	Plumbing-Fixture Allowance	Allowance	1	100.00%	\$0.00	0.00%	Direct	No

ITEMS	Meas	Qty	Footage	\$ UOM	Unit \$	Divide By	Tax %	T	W	L
Assembly: BATHROOM SINKS										
Bathroom Sink: Cheviot 1273-WH Milano	Bathrooms	0	0		\$165.00	1	8.250%	0	0	
Bathroom Sink:CeraStyle Rectangular Sink	Bathrooms	0	0		\$385.00	1	8.250%	0	0	
Assembly: BATHROOM TOILETS										
Toilet: Bravura High Profile	Bathrooms	0	0		\$249.99	1	8.250%	0	0	
Toilet: Kohler K-3887 Cimmaron	Bathrooms	0	0		\$164.93	1	8.250%	0	0	

3685	Plumbing Repairs		1	100.00%	\$0.00	0.00%	Direct	Yes
3690	Plumbing Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

3700-ELECTRICAL

	Meas	Qty	Qty %	Unit \$	Markup		Tax	
3710	Rough Electrical	Living SF	0	60.00%	\$1.95	0.00%	Direct	Yes
3720	Final Electrical	Living SF	0	40.00%	\$1.95	0.00%	Direct	Yes
3790	Electrical Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

3800-HVAC

	Meas	Qty	Qty %	Unit \$	Markup		Tax	
3810	Rough HVAC	Living SF	0	60.00%	\$1.87	0.00%	Direct	Yes

3800-HVAC

		Meas	Qty	Qty %	Unit \$	Markup		Tax
3820	Final HVAC	Living SF	0	40.00%	\$1.87	0.00%	Direct	Yes
3850	Heating System		1	100.00%	\$0.00	0.00%	Direct	Yes
3890	HVAC- Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

3900-SECURITY/INTERCOM/VAC

		Meas	Qty	Qty %	Unit \$	Markup		Tax
3910	Security System	Total	1	100.00%	\$1,300.00	0.00%	Direct	Yes
3930	Intercom		1	100.00%	\$0.00	0.00%	Direct	Yes
3935	Phone/TV Prewire		1	100.00%	\$0.00	0.00%	Direct	Yes
3940	Stereo Prewire		1	100.00%	\$0.00	0.00%	Direct	Yes
3945	Fire Prewire		1	100.00%	\$0.00	0.00%	Direct	Yes
3950	Central Vac		1	100.00%	\$0.00	0.00%	Direct	Yes
3980	Prewire Other		1	100.00%	\$0.00	0.00%	Direct	Yes
3990	Security/Intercom/Vac-Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

4000-ROOFING

		Meas	Qty	Qty %	Unit \$	Markup		Tax
4010	Roofing Materials		1	100.00%	\$0.00	0.00%	Direct	Yes
4020	Roofing Labor		1	100.00%	\$0.00	0.00%	Direct	Yes
4030	Roofing - Turnkey	Roof SF	0	100.00%	\$5.00	0.00%	Direct	Yes
4090	Roofing - Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

4100-MASONRY

		Meas	Qty	Qty %	Unit \$	Markup		Tax
4110	Masonry Materials		1	100.00%	\$0.00	0.00%	Direct	Yes

ITEMS	Meas	Qty	Footage	\$ UOM	Unit \$	Divide By	Tax %	T	W	L
Assembly: CMU BLOCK WALLS										
2 PERCENT FUEL CHARGE	Total	0	0	EACH	\$0.00	1	0.000%	0	0	0
50 LB MORTAR	Each	0	0	EACH	\$165.00	1	8.250%	0	0	0
8416 ROCKFACE FOR SILLS	Each	0	0	EACH	\$4.99	1	8.250%	0	0	0
8816 ROCKFACE ADOBE	Each	0	0	EACH	\$3.79	1	8.250%	0	0	0
8816 ROCKFACE REGULAR GRAY	Each	0	0	EACH	\$1.60	1	8.250%	0	0	0
CHEMSTAR LIME	Each	0	0	EACH	\$8.99	1	8.250%	0	0	0
DELIVERY FEE	Loads	0	0	EACH	\$125.00	1	8.250%	0	0	0
PORTLAND CEMENT	Each	0	0	EACH	\$10.99	1	8.250%	0	0	0

4120	Masonry Labor		1	100.00%	\$0.00	0.00%	Direct	Yes
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ITEMS	Meas	Qty	Footage	\$ UOM	Unit \$	Divide By	Tax %	T	W	L
Assembly: Masonry Labor										
Masonry Block Labor		1	0		\$0.00	1	0.000%	0	0	0
Masonry-Fireplace Labr		1	0		\$0.00	1	0.000%	0	0	0
Masonry-Floor Labor		1	0		\$0.00	1	0.000%	0	0	0
Msnry-Brck/StnWall Lbr		1	0		\$0.00	1	0.000%	0	0	0
Msnry-Brick Veneer Lbr		1	0		\$0.00	1	0.000%	0	0	0

4155	Masonry-Turnkey	Bid	0	100.00%	\$0.00	0.00%	DIRECT	Yes
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4200-FIREPLACE BOX

	Meas	Qty	Qty %	Unit \$	Markup		Tax			
4210 Metal Fireplace Box - Matls		1	100.00%	\$0.00	0.00%	Direct	Yes			
ITEMS										
	Meas	Qty	Footage	\$ UOM	Unit \$	Divide By	Tax %	T	W	L
Assembly: FIREPLACE BOXES										
Universal Low Rider Vent Free Firebox	Fireplaces	0	0		\$720.00	1	8.250%	0	0	1
Vent Free 36 in. 3 Sided Firebox	Fireplaces	0	0		\$998.15	1	8.250%	0	0	1
4215 Metal Fireplace Box - Labor		1	100.00%	\$0.00	0.00%	Direct	Yes			
4220 Metal Fireplace Box - Turnkey	Each	1	100.00%	\$620.00	0.00%	Direct	Yes			
4290 Fireplace Box - Extras		1	100.00%	\$0.00	0.00%	Direct	Yes			

4500-WINDOWS AND DOORS

	Meas	Qty	Qty %	Unit \$	Markup		Tax
4510 Windows	Living SF	0	100.00%	\$0.90	0.00%	Direct	Yes
4520 Skylights		1	100.00%	\$0.00	0.00%	Direct	Yes
4530 Storm Windows & Doors		1	100.00%	\$0.00	0.00%	Direct	Yes
4535 Front Door	Allowance	1	100.00%	\$1,500.00	0.00%	Direct	Yes
4540 Exterior Doors		1	100.00%	\$0.00	0.00%	Direct	Yes
4550 Interior Close Doors		1	100.00%	\$0.00	0.00%	Direct	Yes
4560 Sliding & French Doors		1	100.00%	\$0.00	0.00%	Direct	Yes
4570 Garage Doors	Each	1	100.00%	\$975.00	0.00%	Direct	Yes
4571 Garage Door Openers	Each	1	100.00%	\$325.00	0.00%	Direct	Yes
4580 Window & Door Hardware		1	100.00%	\$0.00	0.00%	Direct	Yes
4590 Window & Door Install		1	100.00%	\$0.00	0.00%	Direct	Yes
4598 Doors-Extras		1	100.00%	\$0.00	0.00%	Direct	Yes
4599 Windows-Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

4700-INSULATION

	Meas	Qty	Qty %	Unit \$	Markup		Tax
4710 Foundation Insulation	Living SF	0	100.00%	\$0.80	0.00%	Direct	Yes
4720 Roof/Ceiling Insul.		1	100.00%	\$0.00	0.00%	Direct	Yes
4730 Wall Insulation		1	100.00%	\$0.00	0.00%	Direct	Yes
4740 Floor Insulation		1	100.00%	\$0.00	0.00%	Direct	Yes
4750 Weatherstripping		1	100.00%	\$0.00	0.00%	Direct	Yes
4760 Insulation Labor		1	100.00%	\$0.00	0.00%	Direct	Yes
4780 Insulation - Turnkey		1	100.00%	\$0.00	0.00%	Direct	Yes
4790 Insulation - Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

4800-TRIM - EXTERIOR

	Meas	Qty	Qty %	Unit \$	Markup		Tax
4811 Exterior Trim Matls		1	100.00%	\$0.00	0.00%	Direct	Yes
4816 Exterior Trim Labor		1	100.00%	\$0.00	0.00%	Direct	Yes
4890 Exterior Trim - Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

4900-PAINTING

	Meas	Qty	Qty %	Unit \$	Markup		Tax
4910 Paint - Exterior	Living SF	0	15.00%	\$3.25	0.00%	Direct	Yes
4915 Paint - Interior	Living SF	0	50.00%	\$3.25	0.00%	Direct	Yes

4900-PAINTING

		Meas	Qty	Qty %	Unit \$	Markup		Tax
4919	Paint - Touchup	Living SF	0	35.00%	\$3.25	0.00%	Direct	Yes
4930	Paint Garage	Garage SF	0	100.00%	\$2.35	0.00%	Direct	Yes
4950	PAINT CONTRACT	Bid	0	100.00%	\$0.00	0.00%	DIRECT	Yes
4970	Paint Stucco	Sq Ft	0	100.00%	\$0.60	0.00%	Direct	Yes
4980	Paint Supplies		1	100.00%	\$0.00	0.00%	Direct	Yes
4985	Paint Repairs		1	100.00%	\$0.00	0.00%	Direct	Yes
4990	Painting-Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

5000-DRYWALL

		Meas	Qty	Qty %	Unit \$	Markup		Tax
5010	Drywall Materials		1	100.00%	\$0.00	0.00%	Direct	Yes
5020	Drywall Labor		1	100.00%	\$0.00	0.00%	Direct	Yes
5030	Drywall - Turnkey	Living SF	0	100.00%	\$3.10	0.00%	Direct	Yes
5035	Special Finishes Labor	Sq Ft	0	100.00%	\$0.00	0.00%	Direct	No
5045	Special Finishes Materials		1	100.00%	\$0.00	0.00%	Direct	No
5049	Drywall - Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

5050-STUCCO

		Meas	Qty	Qty %	Unit \$	Markup		Tax
5055	Stucco - Materials		1	100.00%	\$0.00	0.00%	Direct	Yes
5060	Stucco - Labor		1	100.00%	\$0.00	0.00%	Direct	Yes
5065	Stucco - Turnkey	Living SF	0	100.00%	\$2.50	0.00%	Direct	Yes
5090	Stucco - Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

5100-FLOORING

		Meas	Qty	Qty %	Unit \$	Markup		Tax
5110	STAINED CONCRETE FLOORS		1	100.00%	\$0.00	0.00%	DIRECT	Yes
5120	Carpet Materials	Sq Yd	0	100.00%	\$20.00	0.00%	Direct	Yes
5125	Carpet Installation	Sq Yd	0	100.00%	\$2.25	0.00%	Direct	Yes
5126	Carpet - Turnkey		1	100.00%	\$0.00	0.00%	Direct	Yes
5130	Vinyl Floor Matls		1	100.00%	\$0.00	0.00%	Direct	Yes
5135	Vinyl Floor Labor		1	100.00%	\$0.00	0.00%	Direct	Yes
5136	Vinyl Floor - Turnkey		1	100.00%	\$0.00	0.00%	Direct	Yes
5140	Cer Tile Floor Matls		1	100.00%	\$0.00	0.00%	Direct	Yes
5145	Cer Tile Floor Labor		1	100.00%	\$0.00	0.00%	Direct	Yes
5149	Cer Tile Floor Turnkey		1	100.00%	\$0.00	0.00%	Direct	Yes
5150	Hardwood Materials		1	100.00%	\$0.00	0.00%	Direct	Yes
5155	Hardwood Installaion		1	100.00%	\$0.00	0.00%	Direct	Yes
5156	Hardwood - Turnkey		1	100.00%	\$0.00	0.00%	Direct	Yes
5160	Marble Floor Matls		1	100.00%	\$0.00	0.00%	Direct	Yes
5165	Marble Floor Labor		1	100.00%	\$0.00	0.00%	Direct	Yes
5166	Marble Floor-Turnkey		1	100.00%	\$0.00	0.00%	Direct	Yes
5190	Flooring-Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

5200-TRIM MATLS & LABOR

		Meas	Qty	Qty %	Unit \$	Markup		Tax
5210	Trim Carpentry Matls	Living SF	0	100.00%	\$1.43	0.00%	Direct	Yes
5220	Trim Carpentry Labor	Living SF	0	100.00%	\$1.00	0.00%	Direct	Yes
5230	Trim Carpentry Turnkey		1	100.00%	\$0.00	0.00%	Direct	Yes
5290	Trim Carpentry - Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

5250-COLUMNS

		Meas	Qty	Qty %	Unit \$	Markup		Tax
5251	Columns Matl		1	100.00%	\$0.00	0.00%	Direct	Yes
5252	Columns Labor		1	100.00%	\$0.00	0.00%	Direct	Yes
5253	Columns Turnkey		1	100.00%	\$0.00	0.00%	Direct	Yes
5259	Columns-Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

5270-HARDWARE & TOOLS/SUPPLIES

		Meas	Qty	Qty %	Unit \$	Markup		Tax
5271	Hardware Matls	Living SF	0	100.00%	\$0.75	0.00%	Direct	Yes
5272	Hardware Labor	Living SF	0	100.00%	\$0.20	0.00%	Direct	Yes
5274	Tools and Supplies		1	100.00%	\$0.00	0.00%	Direct	Yes
5275	Address Plaques		1	100.00%	\$0.00	0.00%	Direct	Yes

5300-CERAMIC TILE TOPS & TUBS

		Meas	Qty	Qty %	Unit \$	Markup		Tax
5310	Ceramic Tile Matls		1	100.00%	\$0.00	0.00%	Direct	Yes
5311	Ceramic Tile Labor		1	100.00%	\$0.00	0.00%	Direct	Yes
5312	Ceramic Tile Turnkey		1	100.00%	\$0.00	0.00%	Direct	Yes
5315	K-TOPS AND TUBS ALLOWANCE		1	100.00%	\$0.00	0.00%	DIRECT	Yes
5349	Ceramic Tile - Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

5350-MARBLE TOPS AND TUBS

		Meas	Qty	Qty %	Unit \$	Markup		Tax
5350	Marble Tops Matl		1	100.00%	\$0.00	0.00%	Direct	Yes
5351	Marble Tops Labor		1	100.00%	\$0.00	0.00%	Direct	Yes
5352	Marble Tops Turnkey		1	100.00%	\$0.00	0.00%	Direct	Yes
5355	Marble Tubs & Showers Matl		1	100.00%	\$0.00	0.00%	Direct	Yes
5356	Marble Tubs & Showers Labor		1	100.00%	\$0.00	0.00%	Direct	Yes
5357	Marble Tubs & Showers Turnkey		1	100.00%	\$0.00	0.00%	Direct	Yes
5359	Marble Tops & Tubs-Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

5360-PLASTIC LAMINATE

		Meas	Qty	Qty %	Unit \$	Markup		Tax
5360	Plastic Laminate Materials		1	100.00%	\$0.00	0.00%	Direct	Yes
5361	Plastic Laminate Labor		1	100.00%	\$0.00	0.00%	Direct	Yes
5362	Plastic Laminate-Turnkey	Lin Ft	0	100.00%	\$22.50	0.00%	Direct	Yes
5369	Plastic Laminate-Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

5370-GRANITE TOPS

		Meas	Qty	Qty %	Unit \$	Markup		Tax
5370	Granite Tops Matl		1	100.00%	\$0.00	0.00%	Direct	Yes

5370-GRANITE TOPS

		Meas	Qty	Qty %	Unit \$	Markup		Tax
5371	Granite Tops Labor		1	100.00%	\$0.00	0.00%	Direct	Yes
5372	Granite Tops Turnkey	Lin Ft	0	100.00%	\$45.00	0.00%	Direct	Yes
5375	CONCRETE COUNTER TOPS-TURNKEY		1	100.00%	\$0.00	0.00%	Direct	Yes
5379	Granite Tops-Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

5400-CABINETS

		Meas	Qty	Qty %	Unit \$	Markup		Tax
5410	Cabinets Material		1	100.00%	\$0.00	0.00%	Direct	Yes
5420	Cabinets Labor		1	100.00%	\$0.00	0.00%	Direct	Yes
5430	Bathroom Cabinets		1	100.00%	\$0.00	0.00%	Direct	Yes
5490	Cabinets Turnkey	Allowance	1	100.00%	\$10,000.00	0.00%	Direct	Yes
5499	Cabinets - Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

5500-APPLIANCES

		Meas	Qty	Qty %	Unit \$	Markup		Tax
5505	Total Appliance Package	Allowance	1	100.00%	\$5,500.00	0.00%	Direct	Yes

ITEMS	Meas	Qty	Footage	\$ UOM	Unit \$	Divide By	Tax %	T	W	L
Assembly: MCNAIR APPLIANCES										
Cooktop	Ea	1	0		\$750.00	1	8.250%	0	0	0
Dishwasher		1	0		\$810.00	1	8.250%	0	0	0
Double S/C Oven	Ea	1	0		\$2,495.00	1	8.250%	0	0	0
Microwave Oven	Ea	1	0		\$199.00	1	8.250%	0	0	0
Assembly: Total Appliance Package										
Cartridge Wall Cap		1	0		\$12.00	1	8.250%	0	0	0
Dishwasher	Each	0	0		\$0.00	1	8.250%	0	0	1
Disposal	Each	0	0		\$0.00	1	8.250%	0	0	1
Flex Duct		1	0		\$9.00	1	8.250%	0	0	0
Microwave		1	0		\$222.00	1	8.250%	0	0	0
Oven	Each	0	0		\$0.00	1	8.250%	0	0	1
Range Hood	Each	0	0		\$0.00	1	8.250%	0	0	1
Refrigerator	Each	0	0		\$0.00	1	8.250%	0	0	1
Trash Compactor		1	0		\$0.00	1	8.250%	0	0	0
Trim Kit		1	0		\$51.00	1	8.250%	0	0	0

5560	Washer/Dryer		1	100.00%	\$0.00	0.00%	Direct	Yes
5590	Appliances - Extra		1	100.00%	\$0.00	0.00%	Direct	Yes

ITEMS	Meas	Qty	Footage	\$ UOM	Unit \$	Divide By	Tax %	T	W	L
Assembly: Appliances - Extra										
Freezer	Each	1	0		\$0.00	1	8.250%	0	0	0
Vacuums	Each	1	0		\$0.00	1	8.250%	0	0	0

5600-LIGHTING AND FANS

		Meas	Qty	Qty %	Unit \$	Markup		Tax
5605	Lighting Matls		1	100.00%	\$0.00	0.00%	Direct	Yes
5610	Lighting Labor		1	100.00%	\$0.00	0.00%	Direct	Yes
5615	Lighting - Turnkey	Allowance	1	100.00%	\$3,500.00	0.00%	Direct	Yes
5620	Ceiling Fans - Matls		1	100.00%	\$0.00	0.00%	Direct	Yes
5625	Ceiling Fans - Labor	Each	0	100.00%	\$75.00	0.00%	Direct	Yes
5630	Ceiling Fans - Turnkey		1	100.00%	\$0.00	0.00%	Direct	Yes

5600-LIGHTING AND FANS

		Meas	Qty	Qty %	Unit \$	Markup		Tax
5635	Whole House Fans		1	100.00%	\$0.00	0.00%	Direct	Yes
5690	Lighting and Fans-Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

5900-INTERIOR DECORATION

		Meas	Qty	Qty %	Unit \$	Markup		Tax
5905	Interior Design Fee	Total	1	100.00%	\$750.00	0.00%	Direct	Yes
5920	Wallpaper Matls	Rolls	0	100.00%	\$15.00	0.00%	Direct	Yes
5925	Master shower glass	Rolls	0	100.00%	\$13.00	0.00%	Direct	Yes
5930	Mirrors and Glass - Turnkey	Living SF	0	100.00%	\$0.25	0.00%	Direct	Yes

ITEMS	Meas	Qty	Footage	\$ UOM	Unit \$	Divide By	Tax %	T	W	L
Assembly: Mirrors and Glass -Turnkey										
Hutch Glass (10H x 12W)	Each	2	0		\$15.35	1	5.062%	0	0	0
Hutch Glass (34H x 10W)	Each	8	0		\$19.11	1	5.062%	0	0	0
Hutch Glass (34H x 14W)	Each	2	0		\$23.96	1	5.062%	0	0	0
Mirror Wrapped In J Channel (42H x 36W)	Each	1	0		\$84.00	1	5.062%	0	0	0
Mirror Wrapped In J Channel (42H x 54W)	Each	2	0		\$126.00	1	5.062%	0	0	0
Semi Framed Shower	Each	1	0		\$625.00	1	5.062%	0	0	0

5935	Mirrors and Glass - Labor	Each	1	100.00%	\$469.00	0.00%	Direct	Yes
5940	Mirrors and Glass - Materials		1	100.00%	\$0.00	0.00%	Direct	Yes
5990	Interior Decoration-Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

6000-CLEANUP BUILDING

		Meas	Qty	Qty %	Unit \$	Markup		Tax
6010	Interior Bldg Clean	Living SF	0	100.00%	\$0.35	0.00%	Direct	Yes
6011	Exterior Bldg Clean	Total	1	100.00%	\$700.00	0.00%	Direct	Yes
6049	Cleanup Building-Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

6100-LANDSCAPING AND IRRIGATION

		Meas	Qty	Qty %	Unit \$	Markup		Tax
6105	Trash Haul and Soil		1	100.00%	\$0.00	0.00%	Direct	Yes
6110	Plant Landscaping	Pkg	1	100.00%	\$3,000.00	0.00%	Direct	Yes
6180	Irrigation	Pkg	1	100.00%	\$4,000.00	0.00%	Direct	Yes
6190	Landscaping/Irrigation-Extras	Total	1	100.00%	\$2,500.00	0.00%	Direct	Yes

6200-DRIVEWAY CONTRACT

		Meas	Qty	Qty %	Unit \$	Markup		Tax
6210	Driveway Matls		1	100.00%	\$0.00	0.00%	Direct	Yes
6220	Driveway Labor		1	100.00%	\$0.00	0.00%	Direct	Yes
6290	Driveway-Extras		1	100.00%	\$0.00	0.00%	Direct	Yes

6300-EXTERIOR STRUCTURES

		Meas	Qty	Qty %	Unit \$	Markup		Tax
6310	Patio Matls		1	100.00%	\$0.00	0.00%	Direct	Yes
6312	Patio Labor		1	100.00%	\$0.00	0.00%	Direct	Yes
6321	Sidewalk Matl		1	100.00%	\$0.00	0.00%	Direct	Yes
6322	Sidewalk Labor		1	100.00%	\$0.00	0.00%	Direct	Yes
6331	Fence Matl		1	100.00%	\$0.00	0.00%	Direct	Yes

6300-EXTERIOR STRUCTURES

	Meas	Qty	Qty %	Unit \$	Markup		Tax
6332	Fence Labor	1	100.00%	\$0.00	0.00%	Direct	Yes
6333	Fence-Turnkey	1	100.00%	\$0.00	0.00%	Direct	Yes
6340	Splash Blks/AC Pads	1	100.00%	\$0.00	0.00%	Direct	Yes
6350	Ornamental Iron Work	1	100.00%	\$0.00	0.00%	Direct	Yes
6360	Deck Matls	1	100.00%	\$0.00	0.00%	Direct	Yes
6365	Deck Labor	1	100.00%	\$0.00	0.00%	Direct	Yes
6370	Swimming Pool	1	100.00%	\$0.00	0.00%	Direct	Yes
6380	Hot Tub	1	100.00%	\$0.00	0.00%	Direct	Yes
6390	Retainer Walls	1	100.00%	\$0.00	0.00%	Direct	Yes

6400-APPRAISALS & INSPECTIONS

	Meas	Qty	Qty %	Unit \$	Markup		Tax
6410	Inspection Costs	1	100.00%	\$0.00	0.00%	Direct	Yes
6420	Appraisal Fees	1	100.00%	\$0.00	0.00%	Direct	Yes

7400-PROPERTY TAXES & HOA DUES

	Meas	Qty	Qty %	Unit \$	Markup		Tax	
7410	Property Taxes	Mos	5	100.00%	\$250.00	0.00%	Indirect	Yes
7420	Homeowners Dues	Mos	5	100.00%	\$38.50	0.00%	Indirect	Yes

7700-CLOSING COSTS

	Meas	Qty	Qty %	Unit \$	Markup		Tax	
7710	Title Policy	1	100.00%	\$0.00	0.00%	Indirect	Yes	
7720	Bank Fees	Total	1	100.00%	\$125.00	0.00%	Indirect	Yes
7730	Doc Prep/Other	Total	1	100.00%	\$150.00	0.00%	Indirect	Yes
7740	Govt/Recording Fees	Total	1	100.00%	\$60.00	0.00%	Indirect	Yes

8000-MISCELLANEOUS ADDITIONS

	Meas	Qty	Qty %	Unit \$	Markup		Tax
8010	Misc 1	1	100.00%	\$0.00	0.00%	Indirect	Yes
8020	Misc 2	1	100.00%	\$0.00	0.00%	Indirect	Yes
8030	Misc 3	1	100.00%	\$0.00	0.00%	Indirect	Yes
8040	Misc 4	1	100.00%	\$0.00	0.00%	Indirect	Yes

8500-OVERHEAD/CONTINGENCIES

	Meas	Qty	Qty %	Unit \$	Markup		Tax	
8510	Overhead - misc	Total	1	100.00%	\$1,000.00	0.00%	Indirect	Yes
8520	Contingencies	1	100.00%	\$0.00	0.00%	Indirect	Yes	

9000-SALARIES AND WAGES

	Meas	Qty	Qty %	Unit \$	Markup		Tax
9010	Superintendents	1	100.00%	\$0.00	0.00%	Indirect	Yes
9020	Laborers	1	100.00%	\$0.00	0.00%	Indirect	Yes
9030	Estimators,Drafters, And Other	1	100.00%	\$0.00	0.00%	Indirect	Yes
9040	Wages,Other Indirect Construct	1	100.00%	\$0.00	0.00%	Indirect	Yes
9050	Lost Time	1	100.00%	\$0.00	0.00%	Indirect	Yes
9090	Other	1	100.00%	\$0.00	0.00%	Indirect	Yes

9100-PAYROLL TAXES AND BENEFITS

	Meas	Qty	Qty %	Unit \$	Markup		Tax
9110	Payroll Taxes	1	100.00%	\$0.00	0.00%	Indirect	Yes
9120	Worker's Compensation Insuranc	1	100.00%	\$0.00	0.00%	Indirect	Yes
9130	Health Insurance	1	100.00%	\$0.00	0.00%	Indirect	Yes
9140	Retirement/Pension/Profit Shar	1	100.00%	\$0.00	0.00%	Indirect	Yes
9150	Unions	1	100.00%	\$0.00	0.00%	Indirect	Yes
9160	Other Benefits	1	100.00%	\$0.00	0.00%	Indirect	Yes

9200-FIELD OFFICE EXPENSES

	Meas	Qty	Qty %	Unit \$	Markup		Tax
9210	Rent-Field Office	1	100.00%	\$0.00	0.00%	Indirect	Yes
9220	Maint & Repairs-Field Office	1	100.00%	\$0.00	0.00%	Indirect	Yes
9230	Utilities-Field Office	1	100.00%	\$0.00	0.00%	Indirect	Yes
9240	Telephone-Field Office	1	100.00%	\$0.00	0.00%	Indirect	Yes
9250	Other Field Office Expenes	1	100.00%	\$0.00	0.00%	Indirect	Yes

9400-CONSTRUCTION VEHICLES EXPENSES

	Meas	Qty	Qty %	Unit \$	Markup		Tax
9410	Vehicle Lease Payments	1	100.00%	\$0.00	0.00%	Indirect	Yes
9420	Mileage Reimbursements	1	100.00%	\$0.00	0.00%	Indirect	Yes
9430	Vehicle Maintenance	1	100.00%	\$0.00	0.00%	Indirect	Yes
9450	Vehicle Taxes,Licenses,Insuran	1	100.00%	\$0.00	0.00%	Indirect	Yes

9600-UNSOLD UNITS MAINTENANCE EXPENSES

	Meas	Qty	Qty %	Unit \$	Markup		Tax
9650	Utilities-Unsold Units	1	100.00%	\$0.00	0.00%	Indirect	Yes
9660	Maintenance-Unsold Units	1	100.00%	\$0.00	0.00%	Indirect	Yes
9670	Security-Unsold Units	1	100.00%	\$0.00	0.00%	Indirect	Yes

9700-WARRANTY COSTS

	Meas	Qty	Qty %	Unit \$	Markup		Tax
9710	Warranty-Labor	1	100.00%	\$0.00	0.00%	Indirect	Yes
9720	Warranty-Material	1	100.00%	\$0.00	0.00%	Indirect	Yes
9730	Warranty-Subcontractor	1	100.00%	\$0.00	0.00%	Indirect	Yes
9740	Warranty-Other	1	100.00%	\$0.00	0.00%	Indirect	Yes

9800-MARKETING COSTS

	Meas	Qty	Qty %	Unit \$	Markup		Tax
9810	Model Home Costs	1	100.00%	\$0.00	0.00%	Indirect	Yes
9820	Sales Commissions	1	100.00%	\$0.00	0.00%	Indirect	Yes
9830	Sales Office Costs	1	100.00%	\$0.00	0.00%	Indirect	Yes
9840	Semipermanent Signage	1	100.00%	\$0.00	0.00%	Indirect	Yes

9900-DEPRECIATION EXPENSES

	Meas	Qty	Qty %	Unit \$	Markup		Tax
9910	Depreciation-Field Office	1	100.00%	\$0.00	0.00%	Indirect	Yes
9930	Depreciation-Constr Vehicles	1	100.00%	\$0.00	0.00%	Indirect	Yes
9940	Depreciation-Constr Eqpt	1	100.00%	\$0.00	0.00%	Indirect	Yes

9990-INSURANCE & OTHER INDIRECT COSTS

		Meas	Qty	Qty %	Unit \$	Markup		Tax
9991	Builders Risk Insurance	Mos	5	100.00%	\$64.36	0.00%	Indirect	Yes
9992	Liability Insurance		1	100.00%	\$0.00	0.00%	Indirect	Yes