DDB / DAVISON DEVELOPMENT & BUILDING

Builder Scope & Budget Worksheet

01 / Site, structure & exterior

Builder completes prices and exact inclusions. Type in the fields or print and write.

Project / owner | **Date**

WORK ITEM	PRICE ($)	EXACTLY WHAT IS INCLUDED
Dirt work / site prep Clearing, grading, excavation, rock, fill, compaction; site assumptions.		
Utilities / connections Power, water, sewer/septic, trenching, meters, taps and connection fees.		
Foundation / concrete Designed footing/slab or crawl space, strength, steel, block and drainage.		
Framing / trusses Lumber or panel system, wall sizes, truss design, labor and bracing.		
Roofing / roof deck OSB/plywood, underlayment, covering, flashing, ventilation and labor.		
Other building materials Only materials NOT priced elsewhere; identify each to avoid double counting.		
On-site labor Only labor NOT priced elsewhere; tasks, hours/rates or fixed scope.		
Windows / exterior doors Brand/series, sizes, glass ratings, hardware, delivery and installation.		
Siding / exterior finish Siding, masonry, trim, coatings, weather barriers and installation.		

For every line: include labor, materials, tax/delivery, or clearly state what is excluded.

Builder Scope & Budget Worksheet

02 / Systems, finishes & selections

Builder completes prices and exact inclusions. Type in the fields or print and write.

Project / owner | **Date**

WORK ITEM	PRICE ($)	EXACTLY WHAT IS INCLUDED
Plumbing Rough-in, fixtures, water heater, brands, quantities and installation.		
Electrical Service/panel, circuits, receptacles, lights, fixture allowances and labor.		
HVAC / ventilation Equipment, sizing, ductwork, controls, ventilation and commissioning.		
Insulation / air sealing Wall/roof system, insulation type, assembly ratings and air sealing.		
Drywall Board type/thickness, finish level, areas included and installation.		
Cabinets Box: plywood / MDF / particleboard; thickness, door material and hardware.		
Countertops Granite / quartz / laminate (e.g., Formica); thickness, edge and backsplash.		
Flooring Material/grade, square footage, underlayment, preparation and labor.		
Paint / coatings Brand/grade, coats, preparation, interior/exterior areas and labor.		

For every line: include labor, materials, tax/delivery, or clearly state what is excluded.

Builder Scope & Budget Worksheet

03 / Completion, fees & allowances

Builder completes prices and exact inclusions. Type in the fields or print and write.

Project / owner | **Date**

WORK ITEM	PRICE ($)	EXACTLY WHAT IS INCLUDED
Interior doors / trim Door construction, trim material, hardware, finish and installation.		
Appliances Models, quantities, allowance, delivery, hookup and installation.		
Porches / decks / garage Exact areas, structure, finishes and attached/detached scope.		
Driveways / landscaping Driveway, walks, drainage, final grading, topsoil and planting.		
Permits / design / insurance Permits, plans, engineering, builder risk and temporary service costs.		
Independent inspections Foundation, framing/rough-in and final; identify who selects and pays.		
Final house cleanup Construction debris, disposal, final cleaning and site cleanup.		
Builder fee / overhead Fee or percentage, what it applies to, markups and costs already included.		
Other / special allowance Describe any additional work, exclusions, allowance or owner-supplied item.		

For every line: include labor, materials, tax/delivery, or clearly state what is excluded.

Builder Scope & Budget Worksheet

04 / Budget summary & written assumptions

Builder completes prices and exact inclusions. Type in the fields or print and write.

Project / owner | **Date**

Builder / legal business name

Estimated construction subtotal	
Taxes / fees not included above	
Owner contingency (identify who holds it)	
Total projected project cost	

Fill these out before comparing a price per square foot.

Price basis / contract type

Fixed price, cost-plus, guaranteed maximum or other; state any cap.

Area and price per sq. ft.

Which area is counted? Separate conditioned space, garage, porches and site work.

Allowances / selections

Name each allowance, amount, selection deadline and cost-overrun treatment.

Exclusions / owner items

List work or materials not included and who supplies, installs and pays for them.

Changes / payments

Approval before work, price/time effects, draw documentation and payment authority.

A square-foot price is not a defined scope. Attach this worksheet and selections to the signed agreement as appropriate. Contract and loan terms determine obligations; discuss them with advisers.