Superior Collection (#2 to #5 in yellow to brown subtotal represents the Shell Materials Package that can be priced by our Suppliers or one of your choice)

All pricing is based on actual costs (no markups) from Suppliers and Subcontractors of the Charleston, SC area. A markup for those plan purchasers desiring Creative Living Designs, (see PDF for Installation Agreement) to consult through the installation of the building phase can be seen by separate line items at the bottom of the spreadsheet. This applies only to areas where installation is offered. For details contact cbharmon@houseinabox.com or call 843-442-5487 cell or locally our toll free number 888-342-9079

Item	CONTRACTOR/SUPPLIER	ACTIVITY	317 ASPEN		555 CASCADE		555 EAST BAY		800 NEWPORT			855 WINCHESTER			885 AUBURN			1050 MEETING STREET		1215 CLIFTON		1357 SPRINGFIELD	1357 CHURCH STREET	535 CLARKSBURG
	PHASE II SHELL		CRAWL	PIERS	CRAWL	PIERS	CRAWL	PIERS	CRAWL	PIERS	LOWER LEVEL OPTION	CRAWL	PIERS	LOWER LEVEL OPTION	CRAWL	PIERS	LOWER LEVEL OPTION	SLAB	CRAWL	CRAWL	PIERS	SLAB	SLAB	SLAB
1		FOUNDATION PER PLAN	$7,434.00	$9,088.00	$10,622.00	$17,906.00	$11,615.00	$18,725.00	$9,187.00	$14,738.00	$4,496.00	$13,381.00	$19,423.00	$6,656.00	$10,375.00	$15,900.00	$7,616.00	$7,616.00	$13,812.00	$22,338.00	$30,632.00	$4,302.00	$4,302.00	$3,628.00
2		FRAMING MATERIALS	$7,670.23	$7,563.17	$9,433.43	$11,555.74	$9,633.64	$10,340.22	$15,452.67	$19,746.03	$17,683.41	$15,347.95	$22,477.39	$17,234.12	$14,062.09	$15,833.86	$12,493.36	$12,405.34	$12,405.34	$21,569.44	$25,275.56	$11,415.38	$11,415.38	$2,310.46
3		WINDOWS - JELDWEN CASEMENT	$7,131.04	$7,131.04	$7,653.34	$7,653.34	$7,653.34	$7,653.34	$11,567.63	$11,567.63	$17,606.28	$11,103.35	$11,564.47	$20,333.81	$12,581.46	$12,581.46	$14,085.33	$10,905.30	$10,905.30	$22,553.48	$22,553.48	$11,303.31	$11,303.31	$5,919.47
4		DOORS - ROGUE VALLE	$1,373.58	$1,373.58	$1,177.68	$1,177.68	$1,177.68	$1,177.68	$6,948.61	$6,948.61	$9,499.87	$2,355.36	$2,355.36	$7,595.41	$2,355.36	$2,355.36	$6,555.27	$2,551.26	$2,551.26	$1,177.68	$1,177.68	$2,355.36	$5,389.48	$1,177.68
5		SIDING - HARDIE	$1,305.77	$2,703.27	$3,922.21	$3,922.21	$4,051.15	$3,565.85	$5,198.72	$5,134.04	$8,138.22	$6,817.73	$6,953.49	$10,962.40	$6,401.75	$6,401.75	$9,663.83	$6,453.84	$6,453.84	$5,922.14	$5,922.14	$5,949.75	$5,928.05	$3,675.55
		MATERIAL SUBTOTAL (Foundation not inc.)	$17,480.63	$18,771.06	$22,186.66	$24,308.96	$22,515.81	$22,737.09	$39,167.63	$43,396.32	$52,927.78	$35,624.39	$43,350.72	$56,125.74	$35,400.67	$37,172.44	$42,797.78	$32,315.74	$32,315.74	$51,222.75	$54,928.87	$31,023.81	$34,036.22	$13,083.17
		SIDING - HARDIE INSTALL LABOR	$3,856.50	$3,856.50	$4,792.50	$4,792.50	$4,792.50	$4,792.50	$6,934.50	$6,934.50	$10,215.00	$9,481.50	$9,481.50	$13,554.00	$7,447.50	$7,447.50	$10,795.50	$7,717.50	$7,717.50	$8,905.50	$8,905.50	$8,104.50	$8,104.50	$3,901.50
		FRAMING INSTALL LABOR	$1,791.00	$1,791.00	$3,303.00	$3,303.00	$3,591.00	$3,591.00	$5,544.00	$5,544.00	$7,654.50	$4,554.00	$4,554.00	$8,424.00	$5,539.50	$5,539.50	$7,897.50	$5,850.00	$5,850.00	$7,906.50	$7,906.50	$6,466.50	$6,466.50	$3,771.00
		(Installation subject to local Market Rate)																						
6		ROOF - STANDING SEAM 26 GUAGE	$4,948.00	$4,948.00	$7,100.00	$7,100.00	$7,100.00	$7,100.00	$9,491.00	$9,491.00	$9,491.00	$10,971.00	$10,971.00	$10,971.00	$10,181.00	$10,181.00	$10,181.00	$7,100.00	$7,100.00	$15,200.00	$15,200.00	$9,711.00	$9,711.00	$5,080.25
11		EXTERIOR PAINT	$5,500.00	$6,000.00	$6,000.00	$6,000.00	$6,300.00	$7,200.00	$8,300.00	$9,100.00	$9,100.00	$6,500.00	$9,300.00	$9,300.00	$9,300.00	$10,350.00	$10,350.00	$10,500.00	$10,500.00	$8,700.00	$9,650.00	$9,500.00	$9,500.00	$4,900.00
		FINISH SHELL SUBTOTAL - NET FOUNDATION	$33,576.13	$35,366.56	$43,382.16	$45,504.46	$44,299.31	$45,420.59	$69,437.13	$74,465.82	$89,388.28	$67,130.89	$77,657.22	$99,374.74	$67,868.67	$70,690.44	$82,021.78	$63,483.24	$63,483.24	$91,934.75	$96,590.37	$64,805.31	$67,818.22	$30,735.92
		SHELL PACKAGE NET OF MECHANICALS	$41,010.13	$44,454.56	$54,004.16	$63,410.46	$55,914.31	$64,145.59	$78,624.13	$89,203.82	$93,884.28	$80,511.89	$97,080.22	$105,030.74	$78,243.67	$86,590.44	$89,637.78	$71,099.24	$77,295.24	$114,272.75	$127,222.87	$69,107.81	$72,120.22	$34,363.92
		Total Sq. Ft.	398	398	734	734	798	798	1,232	1,232	1,701	1,012	1,012	1,872	1,231	1,231	1,755	1,300	1,300	1,757	1,757	1,437	1,437	838
		$/Sq. Ft.	$103.04	$111.69	$73.58	$86.39	$70.07	$80.38	$63.82	$72.41	$55.19	$79.56	$95.93	$56.11	$63.56	$70.34	$51.08	$54.69	$59.46	$65.04	$72.41	$48.09	$50.19	$41.01
		MECHANICALS																						
7		PLUMBING	$2,800.00	$2,811.00	$3,150.00	$3,150.00	$3,150.00	$3,150.00	$3,850.00	$3,850.00	$5,350.00	$3,850.00	$3,850.00	$5,850.00	$4,200.00	$4,200.00	$6,200.00	$3,500.00	$3,500.00	$4,900.00	$4,900.00	$3,500.00	$4,200.00	$700.00
8		ELECTRICAL	$3,395.00	$3,945.00	$4,585.00	$5,135.00	$4,640.00	$5,190.00	$4,885.00	$5,435.00	$5,690.00	$4,635.00	$5,185.00	$6,200.00	$4,450.00	$5,000.00	$5,270.00	$4,910.00	$4,760.00	$6,565.00	$7,115.00	$5,125.00	$6,190.00	$750.00
9		HVAC	$3,550.00	$3,550.00	$3,550.00	$3,550.00	$3,550.00	$3,550.00	$6,600.00	$6,600.00	$7,000.00	$6,600.00	$6,600.00	$7,500.00	$6,600.00	$6,600.00	$7,500.00	$5,600.00	$5,600.00	$6,500.00	$6,500.00	$5,600.00	$5,600.00	
10		FIREPLACES			$1,881.25	$1,881.25	$1,881.25	$1,881.25	$1,881.25	$1,881.25	$1,881.25	$1,881.25	$1,881.25	$1,881.25	$1,881.25	$1,881.25	$1,881.25	$1,881.25	$1,881.25	$1,881.25	$1,881.25	$1,881.25	$1,881.25	N/A
12		INSULATION	$904.00	$904.00	$1,388.00	$1,388.00	$1,388.00	$1,388.00	$1,564.00	$1,564.00	$2,171.00	$2,221.00	$2,221.00	$3,255.00	$1,315.00	$1,315.00	$2,056.00	$1,625.00	$2,063.00	$3,394.00	$3,394.00	$1,558.00	$1,558.00	N/A
13		GARAGE DOORS	N/A	$952.00	N/A	$952.00	N/A	$952.00	N/A	$952.00	N/A	N/A	$952.00	N/A	N/A	$952.00	N/A	N/A	N/A	N/A	$2,856.00	$1,904.00	N/A	$1,904.00
14		HARD/SOFT LANDSCAPING COURTYARDS																						
		SUBTOTAL	**$51,659.13**	**$56,616.56**	**$66,677.16**	**$77,585.46**	**$68,642.31**	**$78,375.59**	**$97,404.38**	**$109,486.07**	**$115,976.53**	**$99,699.14**	**$117,769.47**	**$129,716.99**	**$96,689.92**	**$106,538.69**	**$112,545.03**	**$88,615.49**	**$95,099.49**	**$137,513.00**	**$153,869.12**	**$88,676.06**	**$91,549.47**	**$35,813.92**
		& MARKETING																						
15		5% WEBSITE MAINTENANCE FEE	$2,582.96	$2,830.83	$3,333.86	$3,879.27	$3,432.12	$3,918.78	$4,870.22	$5,474.30	$5,798.83	$4,984.96	$5,888.47	$6,485.85	$4,834.50	$5,326.93	$5,627.25	$4,430.77	$4,754.97	$6,875.65	$7,693.46	$4,433.80	$4,577.47	$1,790.70
16		5% CONSTRUCTION MANAGEMENT CONSULTING FEE	$2,582.96	$2,830.83	$3,333.86	$3,879.27	$3,432.12	$3,918.78	$4,870.22	$5,474.30	$5,798.83	$4,984.96	$5,888.47	$6,485.85	$4,834.50	$5,326.93	$5,627.25	$4,430.77	$4,754.97	$6,875.65	$7,693.46	$4,433.80	$4,577.47	$1,790.70
*16b		6% REAL ESTATE AGENTS SALES & MARKETING	$3,099.55	$3,396.99	$4,000.63	$4,655.13	$4,118.54	$4,702.54	$5,844.26	$6,569.16	$6,958.59	$5,981.95	$7,066.17	$7,783.02	$5,801.40	$6,392.32	$6,752.70	$5,316.93	$5,705.97	$8,250.78	$9,232.15	$5,320.56	$5,492.97	$2,148.83
		CONTINGENCIES																						
		TOTAL SHELL PACKAGE PRICE	**$59,924.59**	**$65,675.21**	**$77,345.51**	**$89,999.14**	**$79,625.08**	**$90,915.69**	**$112,989.08**	**$127,003.84**	**$134,532.77**	**$115,651.01**	**$136,612.58**	**$150,471.71**	**$112,160.31**	**$123,584.88**	**$130,552.24**	**$102,793.97**	**$110,315.41**	**$159,515.07**	**$178,488.18**	**$102,864.23**	**$106,197.39**	**$41,544.14**
		Total SF	398	398	734	734	798	798	1232	1232	1701	1012	1012	1872	1231	1231	1755	1300	1300	1757	1757	1437	1437	838
		$/SF	$150.56	$165.01	$105.38	$122.61	$99.78	$113.93	$91.71	$103.09	$79.09	$114.28	$134.99	$80.38	$91.11	$100.39	$74.39	$79.07	$84.86	$90.79	$101.59	$71.58	$73.90	$49.58

Item	PHASE III INTERIOR FINISH Selections Subject to Owner/Builders		317 ASPEN		555 CASCADE		555 EAST BAY		800 NEWPORT			855 WINCHESTER			885 AUBURN			1050 MEETING STREET		1215 CLIFTON		1357 SPRINGFIELD	1357 CHURCH STREET	535 CLARKSBURG
	CONTRACTOR/SUPPLIER	ACTIVITY	CRAWL	PIERS	CRAWL	PIERS	CRAWL	PIERS	CRAWL	PIERS	LOWER LEVEL OPTION	CRAWL	PIERS	LOWER LEVEL OPTION	CRAWL	PIERS	LOWER LEVEL OPTION	SLAB	CRAWL	CRAWL	PIERS	SLAB	SLAB	SLAB
17	84 LUMBER	INT TRIM SELECTIONS	$436.50	$436.50	$518.68	$518.68	$518.68	$518.68	$1,188.35	$1,188.35	$2,218.12	$1,709.12	$1,709.12	$2,967.71	$2,486.36	$2,486.36	$3,505.82	$1,033.78	$1,033.78	$2,089.64	$2,089.64	$1,565.85	$1,849.76	$105.26
		WOOD INTERIOR/PANELING																						
		BASE,WINDOW, CRWON/CHAIR RAIL																						
18	COHEN'S DRYWALL	DRYWALL	$1,200.00	$1,200.00	$2,100.00	$2,100.00	$2,100.00	$2,100.00	$3,400.00	$3,400.00		$3,000.00	$3,000.00	$5,900.00				$3,900.00	$3,900.00	$4,300.00	$4,300.00	$4,700.00	$4,700.00	$1,200.00
19		INT TILE FOR FLOORS AND WALLS																						
20	THS PAINTERS	INT CUSTOM PAINT																						
21	CAROLINA KITCHENS	KITCHEN AND BATH CABINETS																						
22	CAROLINA KITCHENS	KITCHEN/BATH COUNTERTOPS																						
23	CAARLINA LANTERNS	CUSTOM EXTERIOR LIGHTING																						
24	FERGUSON SUPPLY	PLUMBING FIXTURES																						
25	FERGUSON SUPPLY	ELECTRICAL FIXTURES																						
26	FERGUSON SUPPLY	APPLIANCES																						
27		FLOORING																						
28		MISCELLANEOUS																						
	FERGUSON SUPPLY	MIRRORS																						
	FERGUSON SUPPLY/84 LUMBER	LOCKSETS																						
	FERGUSON SUPPLY/84 LUMBER	HARDWARE																						
		SUBTOTAL	**$1,636.50**	**$1,636.50**	**$2,618.68**	**$2,618.68**	**$2,618.68**	**$2,618.68**	**$4,588.35**	**$4,588.35**	**$2,218.12**	**$4,709.12**	**$4,709.12**	**$8,867.71**	**$2,486.36**	**$2,486.36**	**$3,505.82**	**$4,933.78**	**$4,933.78**	**$6,389.64**	**$6,389.64**	**$6,265.85**	**$6,549.76**	**$1,305.26**
		5% WEBSITE MAINTENANCE FEE	$81.82	$81.82	$130.93	$130.93	$130.93	$130.93	$229.42	$229.42	$110.91	$235.46	$235.46	$443.39	$124.32	$124.32	$175.29	$246.69	$246.69	$319.48	$319.48	$313.29	$327.49	$65.26
		5% CONSTRUCTION MANAGEMENT CONSULTING FEE	$81.82	$81.82	$130.93	$130.93	$130.93	$130.93	$229.42	$229.42	$110.91	$235.46	$235.46	$443.39	$124.32	$124.32	$175.29	$246.69	$246.69	$319.48	$319.48	$313.29	$327.49	$65.26
		6% REAL ESTATE AGENTS SALES & MARKETING	$98.19	$98.19	$157.12	$157.12	$157.12	$157.12	$275.30	$275.30	$133.09	$282.55	$282.55	$532.06	$149.18	$149.18	$210.35	$296.03	$296.03	$383.38	$383.38	$375.95	$392.99	$78.32
		CONTINGENCIES																						

		TOTAL INTERIOR FINISH PRICE	**$1,898.33**	**$1,898.33**	**$3,037.67**	**$3,037.67**	**$3,037.67**	**$3,037.67**	**$5,322.48**	**$5,322.48**	**$2,573.02**	**$5,462.58**	**$5,462.58**	**$10,286.55**	**$2,884.18**	**$2,884.18**	**$4,066.75**	**$5,723.18**	**$5,723.18**	**$7,411.99**	**$7,411.99**	**$7,268.39**	**$7,597.72**	**$1,514.10**
		TOTAL PRICE	**$61,822.92**	**$67,573.54**	**$80,383.18**	**$93,036.81**	**$82,662.76**	**$93,953.36**	**$118,311.56**	**$132,326.32**	**$137,105.79**	**$121,113.59**	**$142,075.17**	**$160,758.25**	**$115,044.49**	**$126,469.06**	**$134,618.99**	**$108,517.15**	**$116,038.59**	**$166,927.06**	**$185,900.16**	**$110,132.61**	**$113,795.12**	**$43,058.24**
		TOTAL	$61,822.92	$67,573.54	$80,383.18	$93,036.81	$82,662.76	$93,953.36	$118,311.56	$132,326.32	$137,105.79	$121,113.59	$142,075.17	$160,758.25	$115,044.49	$126,469.06	$134,618.99	$108,517.15	$116,038.59	$166,927.06	$185,900.16	$110,132.61	$113,795.12	$43,058.24
		Total SF	398	398	734	734	798	798	1232	1232	1701	1012	1012	1872	1231	1231	1755	1300	1300	1757	1757	1437	1437	838
		$/SF	$155.33	$169.78	$109.51	$126.75	$103.59	$117.74	$96.03	$107.41	$80.60	$119.68	$140.39	$85.88	$93.46	$102.74	$76.71	$83.47	$89.26	$95.01	$105.81	$76.64	$79.19	$51.38