

HOME PRICE CALCULATION WORKSHEET

MODULAR HOME BASE PRICE¹

\$ _____

PLAN PREPARATION	
Foundation Engineering	\$
State Engineering Plan ²	\$
Surveying / Site Planning	\$
Architectural Fees	Included
Printing Fee	\$
Subtotal	\$
PERMITS	
Town of Bluffton Building Permit	\$
Beaufort County Impact Fees ³	\$
BJWSA Water Tap Fees	\$
BJWSA Sewer Tap Fees	\$
Subtotal	\$
SITE WORK & HOME DELIVERY	
Delivery and Setting of Home	\$
Clearing & Grading	\$
Demolition (Existing Structure)	\$
Construction Site Setup & Maintenance	\$
Utilities - Underground Lines and Meter	\$
Subtotal	\$
FOOTINGS, SLABS & PIERS	
Footings	\$
Piers	\$
Concrete	\$
Termite Treatment	\$
Fill for Crawl	\$
Survey As-Built	\$
Crane Prep	\$
Subtotal	\$
EXTERIOR	
Siding & Cornices	\$
Skirting	\$
Roofing Side Stoop	\$
Subtotal	\$

TOTAL ESTIMATED HOME COST⁵

\$ _____

Notes:

1. Includes standard finishes and appliances shown on the specification sheet for the home.
2. Engineering plans include mechanical, electrical, and plumbing (MEP) design necessary for State and Town of Bluffton permitting.
3. Includes required park, library, road, and fire impact fees paid to Beaufort County.
4. Includes installation of dryer venting.
5. Does not include land purchase cost or demolition/removal of existing structures.

MECHANICAL	
Plumbing Finish	\$
HVAC	\$
Electrical Finish	\$
Cable, Phone, & Data	\$
Appliance Connection Install ⁴	\$
Lighting Install	\$
Subtotal	\$
FINISHINGS	
Insulation & Sealing Finish	\$
Drywall Finish	\$
Paint & Caulk	\$
Interior Trim Finish & Hang Doors	\$
Carpet Install & Floor Molding Finish	\$
Subtotal	\$
DECKS, PORCHES, STEPS	
Deck, Porch, & Step Install	\$
Columns & Handrails	\$
Subtotal	\$
LANDSCAPING AND HARDSCAPE	
Landscaping	\$
Dripline Irrigation	\$
Mail Box	\$
Driveway/Walkway	\$
Subtotal	\$
HOME CLEANING AND FINAL TOUCHES	
Rough Cleaning & Protective Materials	\$
Final Cleaning	\$
Touch-Ups	\$
Subtotal	\$
ADMINISTRATION	
Construction Management	\$
Overhead & Insurance	\$
Profit	\$
Subtotal	\$