

ID	Description
1.0	PROJECT INITIATION
1.1	Blueprint/Design drawings
1.2	Structural Engineer
1.3	Surveyor / Site Layout & BLC
1.4	Geo-tech
1.5	CEA Energy Efficiency Report
1.6	Home Warranty
1.7	Building Permit
1.8	Course of Construction (COC) Insurance
2.0	OPERATING COSTS
2.1	Portable Restroom
2.2	Construction disposal fees
2.3	Project Management
2.4	Travel Time
2.5	Services hookup (hydro, gas, telecommunications, water & sewer)
2.6	Marketing & Realtor Fees
2.7	Holding costs
2.8	Labour - Site Cleanup
2.9	Temporary Power & Heat
3.0	EXCAVATION
3.1	Excavation - Site Prep
3.2	Excavation - Foundation
3.3	Excavation - Utilities
3.4	Excavation - Driveways & Sidewalk
3.5	Excavation - Retaining Wall
3.6	Skidsteer
3.7	Trucking - Material disposal
3.8	Trucking - Import Material
3.9	Trucking - Moving Equipment
3.10	Materials, gravel, sand, etc.
3.11	Equipment Rental
3.12	Compaction Equipment
3.13	Labour - Excavation & Backfill
3.14	Labour - Equipment R & M
3.15	Labour - Vehicle R & M
3.16	Excavation - Final grade, Landscaping

4.0	CONCRETE FOUNDATION
4.1	Lumber - Forming materials
4.2	Rebar - Foundation
4.3	Form Rental - Foundation
4.4	Pump truck - Foundation
4.5	Concrete - Foundation Footings
4.6	Concrete - Foundation Walls
4.7	Concrete - Foundation Floors
4.8	Concrete sealer - Dampproofing
4.9	Labour - Foundation (footings & wall)
4.10	Labour - Floors Prep
4.11	Labour - Place & Finish Floors
4.12	Materials - Pipework
4.13	Labour - Pipework
5.0	CONCRETE SUSP. SLAB & BONUS
5.1	Engineering - Susp. Slab & Bonus
5.2	Steel post & Beam
5.3	Concrete - Footings
5.4	Concrete - Bonus Room Slab
5.5	Concrete - Garage Slab
5.6	Insulation - Garage Slab
5.7	Membrane - Garage Slab
5.8	Rebar - Garage Slab
5.9	Labour - Garage Slab Prep
5.10	Labour - Place & Finish (Garage & Bonus)
5.11	Concrete pump truck
6.0	CONCRETE RETAINING WALL
6.1	Engineering, Permit, Survey
6.2	Lumber - Forming materials
6.3	Rebar - Retaining Wall
6.4	Form Rental - Retaining wall
6.5	Cant Strip - Retaining wall
6.6	Concrete - Footings (Ret. Wall)
6.7	Concrete - Wall (Ret. Wall)
6.8	Labour - Retaining Wall
6.9	Pump Truck
7.0	CONCRETE DRIVEWAY & SIDEWALK
7.1	Rebar - Driveway & Sidewalks
7.2	Concrete - Driveway & Sidewalks

7.3	Concrete sealer
7.4	Labour - Driveway & Sidewalk Prep
7.5	Labour - Place & Finish Driveway
7.6	Labour - Cut & Seal Driveway
7.7	Custom upgrades, parking pads
7.8	Concrete pump truck
8.0	FRAMING
8.1	Engineered Floors joist & beams
8.2	Engineered Roof Trusses
8.3	Lumber package
8.4	Upgrade roof sheathing to 1/2" plywood
8.5	Upgrade Exterior sheathing to 1/2" plywood
8.6	Labour - Framing
8.7	Labour - BackFraming
8.8	Telehandler Rental
8.9	Crane Service
9.0	WINDOWS & DOORS
9.1	Windows
9.2	Upgrade windows to Black
9.3	Skylight/suntunnel
9.4	Exterior Doors
9.6	Exterior Door Hardware
9.7	Overhead Door with operator
9.8	Upgrade overhead door
9.9	Upgrade door operator
9.10	Labour - Install windows & doors
10.0	EXTERIOR FINISHING
10.1	Metal Roofing
10.2	Asphalt Shingles
10.3	Torch-on Roofing
10.4	Siding materials
10.5	Upgrade to 6" Smart Trim
10.6	Upgrade siding accent
10.7	Pine T&G soffit materials
10.8	Soffit & fascia materials
10.9	Labour - Siding & soffit
10.10	Gutters & Downspouts
10.11	Upgrade to Leaf guard
10.12	Stacked stone installed

10.13	Other Stone installed
11.0	DECKS & EXTERIOR RAILINGS
11.1	Vinyl Decking installed
11.2	Concrete Decking installed
11.3	Treated 5/4 Deck boards
11.4	Composite Deck
11.5	Top mount picket railing
11.6	Top mount glass railing
11.7	Face mount picket railing
11.8	Face mount glass railing
11.9	Face mount topless glass railing
11.10	Labour - Decks & Railing
11.11	Materials - Timber post & beam
11.12	Labour - Timber post & beam
11.13	Custom exterior stairs installed
12.0	PLUMBING
12.1	Plumbing Rough-in - Quote
12.2	Plumbing Rough-in - Upgrades
12.3	Plumbing fixtures - Quote
12.4	Plumbing fixtures - Upgrades
12.5	Natural gas hot water tank, 50 gallon
12.6	Upgrade to 60 gallon tank
12.7	Electric hot water tank for suite
12.8	Extra Exterior hose bibb
12.9	Garburator (1/2 hp)
12.10	Garburator (1 hp)
13.0	HVAC & GAS
13.1	High efficiency gas furnace prepped for A/C
13.2	AC Unit installed
13.3	Extra Natural Gas outlets
13.4	Fireplace - Installed
13.5	Basement or Suite Fireplace
14.0	ELECTRICAL
14.1	Electrical rough-in - Quote
14.2	Electrical rough-in - Upgrades
14.3	Electrical fixtures - Quote
14.4	Electrical fixtures - Upgrades
14.5	Central Vacuum rough-in

15.0	INSULATION
15.1	Insulation as per plans
15.2	Insulation - Upgrades
16.0	DRYWALL
16.1	Drywall w/lite texture ceiling
16.2	Drywall flat ceiling - Upgrade
16.3	Upgrade w/ Sound bar in interior walls and ceiling
16.4	Upgrade w/ Donnacona Insulation board
17.0	INTERIOR FINISHES
17.1	Interior Doors
17.2	Upgrade Custom Interior Door
17.3	Upgrade barn door
17.4	Interior door handles
17.5	Interior door stops
17.6	Interior Trim paint grade
17.7	Upgrade Custom Interior Trim
17.8	White Wire Closet shelving
17.9	Upgrade closet shelving
17.10	Towel bars, paper holders
17.11	Curved shower rod over tub/shower
17.12	Labour - Interior finish
18.0	TILE & GLASS
18.1	Materials - Interior tile
18.2	Labour - Interior tile
18.3	Ensuite shower glass
18.4	Other shower glass installed
18.5	Standard mirrors 24"x36"
18.6	Custom mirrors
18.7	Other glass upgrades
19.0	CABINETS & MILLWORK
19.1	Kitchen & Laundry cabinets - budget
19.2	Kitchen & Laundry cabinets - upgrades
19.3	Bathroom vanities - budget
19.4	Bathroom vanities - upgrades
19.5	Quartz countertops - budget
19.6	Quartz countertops - upgrades

19.7	Laminate countertops - budget
19.8	Laminate countertops - upgrades
19.9	Interior railing
19.10	Fireplace mantel
19.11	Custom shelving
19.12	Miscellaneous
19.13	Labour - Cabinetry & Millwork
20.0	FLOORING
20.1	Materials - Ulay
20.2	Labour - Ulay
20.3	Materials - glue-down Vinyl plank
20.4	Labour - Glue down Vinyl plank
20.5	Materials - Carpet
20.6	Labour - Carpet
20.7	Stairs - Carpet installed
20.8	Hardwood installed
21.0	PAINTING
21.1	Painting interior of home
21.2	Custom painting
21.3	Accent wall Rm 1
21.4	Accent wall Rm 2
21.5	Feature wall in Mbdm
21.6	Labour - Painting
22.0	APPLIANCES
22.1	Standard appliances as per contract
22.2	Upgrade custom appliances
22.3	Basic Appliance Installation
22.4	Deco Range Hood Installation
22.5	Fridge w/trim kit Installation
23.0	WINDOW COVERINGS
23.1	Window coverings - Quote
24.0	MISCELLANEOUS
24.1	Custom items