



STOCKELL CUSTOM HOMES

Cost Breakdown

BLENDING OLD WORLD CRAFTSMANSHIP WITH MODERN BUILDING SCIENCE

HOME CONSIDERATIONS

Cost Drivers

- Professional Fees
- Land & Utilities
- Large vs Small
- Simple vs. Complex Design
- Custom vs. Production
 - Options: Foundation, High-Performance Features, Exterior and Interior Finishes
- Optional Upgrades
- Cost per Square Foot
- Outdoor spaces
- Land improvements

COST DRIVERS

Professional Fees

ARCHITECT FEES

Design Drawings: \$115-\$250/hr
Construction Drawings: Start ~\$2/sqft

*You can reduce the design time if you have an idea of the floor plan and exterior you want.

CIVIL ENGINEER & SURVEY FEES

Range: Several thousand-over \$10,000

Civil engineers provide the site and grading plan including house and utility placement and other important details.

BUILDER PRECONSTRUCTION SERVICES FEES

\$1.50/sqft or more

We will site the house on the property to find the best spot and position, obtain accurate quotes, and work with the architect and client to ensure that your budget is kept. Our on-staff interior designer will help you with interior and exterior finishes.

PERMITTING FEES

Every municipality has different fees. They are typically based on a dollar amount per thousand dollars of construction cost.

COST DRIVERS

Land & Utilities

UNDEVELOPED LAND

Cheapest to buy, but improvements will be needed. How far is the nearest electric pole? Will a water well and septic system be needed? Is it densely wooded? Is the topography flat (good), gently sloping (good) or steep (adds cost to construction and impacts design)? How long will the driveway be? Will it require a bridge or culvert?

DEVELOPED LAND

Utilities should be at the curb. Topography, like above, can impact costs. How long is the driveway?

TEAR DOWN

Very desirable as older homes become obsolete. The purchase price is low. The older house is demolished, and the new house is built.

Small vs. Large

Although a smaller home will cost less than a larger home overall, the cost per square foot is higher for the smaller home. Both homes will have some of the same costs (water, septic, driveway, etc.), just spread over less square footage for the smaller home.

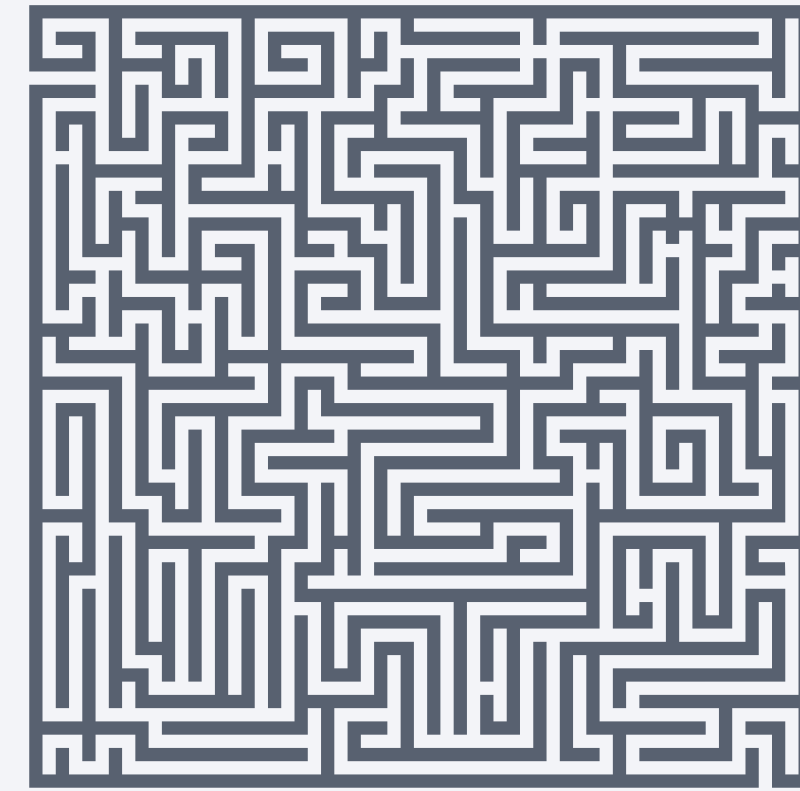
Example: An average 3,500sf custom home might cost \$325/sf or \$1,137,500.00. An average 1,800sf custom home might cost \$400/sf or \$720,000.

HOUSE DESIGN

Simple vs. Complex



Less work/resources → Lower cost



More work/resources → Higher cost

Custom

vs.

Production

Third Party Certifications - Yes; Energy Star Home – Certified
EPA Air Plus – Certified

Third Party Certifications - No; Energy Star Home – Uncertified
EPA Air Plus – Uncertified

FOUNDATION & BASEMENT

- Foundation 9' tall 10" thick
- Foundation Lifetime Waterproofing
- Top of footing capillary break
- Insulate inside of foundation R-11 min
- Foam rim/band joist with batt insulation over
- Insulate under basement slab R10 min
- Insulate at basement slab perimeter
- Slope grade from house 5/8" per foot for 30'
- Underground downspout drains to 20' from house
- 2 sump basin for basements without walk out walls
- Sump basin lid air sealed
- Passive Radon installed & tested

FOUNDATION & BASEMENT

- Foundation 8' tall 8" thick
- Foundation Damp-proofing
- NO top of footing capillary break
- NO insulation inside of foundation R-11 min.
- R13 batts only
- NO insulation under basement slab R10 min
- NO insulation at basement slab perimeter
- Slope grade from house 1/2" per foot for 10'
- Splash blocks
- 1 sump basin for basements without walk out walls
- Sump basin lids NOT air sealed
- No Passive Radon installed or tested

EXTERIOR WALLS

- 9' first floor min
- 2" x 6" studs 16" OC
- Advanced energy framing corners, headers, partitions
- R-21 Blown fiberglass in wall & header foamed
- R-6 sheathing (7/16" osb with 1" rigid foam)
- Zip System R-6 sheathing
- Air Seal at sheathing to foundation
- Caulk-air seal all plates and foam all penetrations
- Energy star rated windows and doors
- Premium vinyl, fiberglass or wood clad widows
- Fiberglass exterior doors with rot proof jambs
- Low expansion foam at windows & doors

ROOF

- Energy heel truss - deeper insulation at exterior wall
- Foam drywall gasket to air seal top plates at attic
- Attic access - 1/2" fine plywood and air sealed gasket

EXTERIOR WALLS

- 8' first floor min
- 2" x 4" studs 16" OC
- NO Advanced energy framing
- R-13 batts
- 7/16" osb with paper over
- NO Zip System R-6 sheathing
- NO Air Seal at sheathing to foundation
- NO Caulk-air seal all plates and foam all penetrations
- Code minimum rated windows and doors
- Builder grade vinyl widows
- Steel exterior doors (rust) with primed jambs (rot)
- Fiberglass insulation tucked at windows & doors

ROOF

- NO Energy heel truss
- NO Foam drywall gasket to air seal top plates at attic
- Attic access - 1/2" drywall

HEATING, COOLING, & VENTILATING

- 98% efficient gas with ECM motors. Multi units/zoned
- 16 SEER air conditioning minimum
- Energy Recovery Ventilation on each system – conditions & filters incoming fresh air
- MERV 13 Filters on ERV & HVAC System
- Geothermal option
- Solar option / Solar ready
- All HVAC systems & ductwork in conditioned space
- All ductwork is sealed
- All HVAC systems are Energy Star labeled

MISC.

- All lighting is LED & Energy Star labeled
- Most appliances to be Energy Star labeled
- Energy Star Hot water heaters
- Premium exterior & interior finishes – unlimited options

HEATING, COOLING, & VENTILATING

- Code minimum. No zones.
- Code minimum air conditioning
- Exhaust fan in bathroom sucking in unconditioned, unfiltered, outside air
- NO MERV 13 Filters on HVAC systems. NO ERV
- NO Geothermal option
- NO Solar option / Solar ready
- NOT all HVAC systems & ductwork in conditioned space
- NOT all ductwork is sealed
- NOT all HVAC systems are Energy Star labeled

MISC.

- NOT all lighting is LED & Energy Star labeled
- NO all appliances to be Energy Star labeled
- NO Energy Star Hot water heaters
- Builder grade finishes. Limited options.



OPTIONAL

Upgrades

Beyond the premium quality features already listed, we offer an unlimited amount of upgrades for just a bit extra cost to your overall project!

Some of these upgrades include:

- Taller, thicker foundations – 10', 12' tall or taller. 12", 14" or thicker, heavily reinforced
- Taller framed walls & higher ceilings – 10', 12' tall or taller
- Double stud Exterior walls
- Tray & Coffered ceilings
- Beamed Ceilings, Crown, Multi-layered crown
- Timber Frame & wood ceilings
- Paneled walls, wainscot, unlimited trim options for windows and doors
- Unlimited stair finishes from modern to traditional
- Unlimited window options, Pivot doors, Multi-slide doors
- Amish made and installed cabinetry

Finishes, fixtures, and appliances from around the world are available to all our clientele from commercial to high-end residential.

COST DRIVERS

Cost Per Square Foot

As detailed previously, the cost per square foot for any given project is extremely variable, depending on many factors, such as land improvements, utilities, finishes, etc. A good builder can assess the custom home design you are considering and approximate the estimated cost.

COST DRIVERS

Lump Sum Costs

Some upgrades are not priced at a cost per square foot, such as outdoor spaces and land improvements. Some of these land improvements include:

- Lawn irrigation
- Flower bed soakers
- Roads
- Long driveways
- Bridges
- Culverts
- Walking paths
- Decks
- Screened porches
- 3 season rooms
- Patios
- Firepits
- Outside fireplaces
- Pools
- Pool pavilions
- Gazebos
- Gardens
- Sheds
- Retaining walls
- Landscaping
- Water features

	A	B	C	D
1	Rough Estimate of House Plan AD-46439LA			
2	3, 296sf Home On Rural Undeveloped Land			
3				
4	Professional Fees			
5	Architect design & permit drawings			\$ 18,000.00
6	Builder Preconstruction fees			\$ 4,944.00
7	Civil Engineering fees			\$ 6,000.00
8	Septic - soils morphology & engineered septic design			\$ 1,500.00
9				
10	House & Decks	sf	per sf	ext
11	3,296sf 2-Story House, 3-Car Garage & 35' concrete apron.	3,296	\$ 350.00	\$ 1,153,600.00
12	2,000sf finished in the basement	2,000	\$ 75.00	\$ 150,000.00
13	350sf Deck - composite decking and alum railing	350	\$ 80.00	\$ 28,000.00
14	Roof over portion of deck			\$ 50,000.00
15	Screen enclosure			\$ 10,000.00
16				
17	Land Improvements & Other			
18	Long driveway	2,400	\$ 15.00	\$ 36,000.00
19	6' sq box conc culvert & 2 - 18" dbl wall pvc culverts			\$ 40,000.00
20	Pool			\$ 225,000.00
21				
22				
23	Subtotal			\$ 1,723,044.00
24				
25	Cost of land			\$ 300,000.00
26				
27	Total Real Estate Investment			\$ 2,023,044.00

Spreadsheet

EXAMPLE

Thank you

FOR CONSIDERING STOCKELL CUSTOM HOMES