

**FreeGreen Cost Estimate** powered by **RSMMeans CostWorks® 2009**

RSMMeans is North America's leading supplier of construction cost information. A product line of Reed Construction Data, RSMMeans provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects.

RSMMeans construction cost data is compiled from manufacturers, suppliers and contractors across the nation on an annual basis, allowing RSMMeans to reflect the most current cost trends in an ever changing industry.

FreeGreen Inc. has leveraged this powerful pricing information to provide you, our user, with an *estimated cost to build price* for this and all of our free home design.

Although RSMMeans offers the most reliable compilation of nationwide construction cost data in the USA, the information presented in this packet should still be considered as a **rough estimate only**. Project to project scope differences and local market conditions can affect costs significantly. For a more precise estimate, FreeGreen recommends having a local builder price this plan.

**HAVE A BUILDER PRICE THIS PLAN**

**How is a FreeGreen plan priced?**

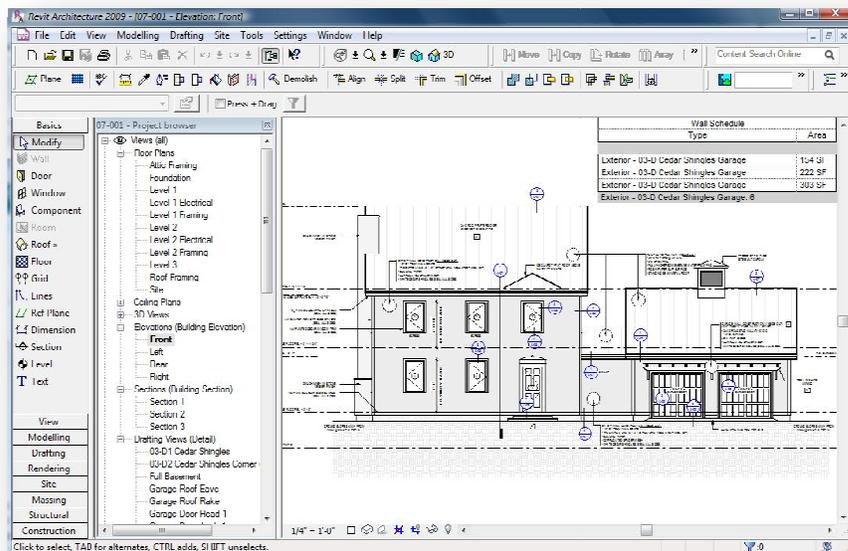
► **STEP 1:**

Detailed construction cost assemblies are created for a particular building component such as an exterior wall assembly or a window installation.

02 - EXTERIOR WALL						
C - STUCCO						
RS MEANS	DESCRIPTION	UNIT	MATERIAL COST	LABOR COST	TOTAL	
06-22-13-15-0501	MOLDINGS, BASE, 1x4 OAK OR BIRCH (FOR EXT WALL ASSEMBLY)	SF	\$0.42	\$0.11	\$0.53	
09-91-23-52-7400	TRIM PAINT UNDER 6" WIDE, 2 COATS (FOR EXT WALL ASSEMBLY)	SF	\$0.01	\$0.06	\$0.07	
09-29-10-30-0350	GYPSUM BOARD, 1/2", TAPED & FINISHED	SF	\$0.29	\$0.44	\$0.73	
09-29-10-30-0350	WALL FRAMING, 2x6 @ 16" O/C	SF	\$0.87	\$1.14	\$2.01	
06-10-30-10-0603	PLYWOOD SHEATHING, 1/2"	SF	\$0.02	\$0.38	\$0.40	
09-91-13-60-1600	SPRAY FOAM, 5 1/2" OPEN CELL, R-7	SF	\$0.88	\$1.22	\$2.20	
07-26-10-10-0180	HOUSE WRAP, UPGRADE	SF	\$0.13	\$0.05	\$0.18	
09-24-23-40-0011	STUCCO, 3 COATS 1" THICK, FLOAT FINISH, W/ MPFH ON WOOD	SF	\$0.76	\$2.40	\$3.16	
09-91-13-60-1600	EXT PAINT ON STUCCO, OIL BASED, 2 COATS, SPRAY	SF	\$0.13	\$0.13	\$0.26	
					\$0.00	
					\$0.00	
<b>TOTALS</b>			<b>\$4.01</b>	<b>\$6.03</b>	<b>\$10.04</b>	

► **STEP 2:**

FreeGreen uses *Building Information Modeling (BIM)* to generate detailed schedules and material quantities for each of our designs. These quantities are then plugged into our cost assemblies to generate a price.



► **STEP 3:**

The total cost for all assemblies including material and labor are calculated and prepared into the following reports. Material and labor cost modifiers are applied to reflect regional cost variations throughout the United States.

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**Construction:** Slab on Grade  
 Wood Framing  
 Fiber Cement Siding  
 Metal Roofing

**Plan Category:** Ranch House Plans  
**Plan Name:** Modern Ranch  
**Plan Number:** 08-001  
**Living Area (SF):** 2,040  
**Rooms:** 3 Bed / 2 Bath  
**Location:** U.S. National Average

	<b>Total Cost</b>	<b>% of Total</b>
<b>01 - FOUNDATION ASSEMBLIES</b>	\$22,176	9%
Includes: Site Work, Excavation, Form Work, Concrete, Reinforcing Steel, Anchor Bolts PT Sill Plates, Damp proofing, Drainage and Insulation		
<b>02 - EXTERIOR WALL ASSEMBLIES</b>	\$18,128	7%
Includes: Interior Finishes, Wall Framing, Wall Cavity Insulation, Exterior Finishes including Trim and Underlayment		
<b>03 - ROOFING ASSEMBLIES</b>	\$47,994	19%
Includes: Finish Roofing Material, Underlayment, Substrates, Flashings, Roof Framing, Rafter Cavity Insulation and Interior Finishes		
<b>04 - WINDOW &amp; DOOR ASSEMBLIES</b>	\$20,800	8%
Includes: Interior and Exterior Moldings and Casings, Aluminum Drip Edge Flashing, Window Unit, Caulking, Sealants, Paints and Coatings		
<b>05 - FLOOR, DECK &amp; PATIO ASSEMBLIES</b>	\$12,174	5%
Includes: Plywood Sub Floor, Floor Framing and Bracing, Columns and Beams, Exterior Decking, Concrete and or Stone		
<b>06 - INTERIOR ASSEMBLIES</b>	\$11,429	5%
Includes: Interior partition framing including, finishes Stare Cases both finished and utility		
<b>07 - KITCHEN &amp; BATH ASSEMBLIES</b>	\$41,248	17%
Includes: Kitchen Cabinets, Countertops, Appliances and Misc. Blocking and Trim Bathroom Furnishings and Fixtures Including all Plumbing		
<b>08 - SPECIALTY ASSEMBLIES *</b>	\$3,950	2%
<i>For renewable upgrades please contact FreeGreen</i> Includes: Masonry or Prefabricated Fireplaces and Renewable Upgrades such as Photo Voltaic (PV) Solar Panels, Geo-thermal and Wind Power		
<b>09 - MECHANICAL &amp; ELECTRICAL ASSEMBLIES</b>	\$23,460	9%
Includes: Mechanical Equipment, Duct Work, Water and Gas Distribution, Electrical Fixtures, Outlets, Service and Wiring		
<b>10 - OVERHEAD, PROFIT &amp; FEES</b>	\$48,326	19%
Includes: Architectural / Engineering Stamping Fees, Builder Overhead and Profit and Permit Fees		

<b>Grand Total:</b>	----- »	<b>\$249,685</b>
<b>Total Cost per Square Foot:</b>	----- »	<b>\$122</b>

Scope differences and local market conditions can cause costs to vary significantly. FreeGreen recommends having a local builder price this plan.

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**Construction:** Slab on Grade  
 Wood Framing  
 Fiber Cement Siding  
 Metal Roofing

**Plan Style:** Ranch House Plans

**Plan name:** Modern Ranch

**Plan Number:** 08-001

**Living Area (SF):** 2,040

**Rooms:** 3 Bed / 2 Bath

**Location:** U.S. Southeast

	<b>Total Cost</b>	<b>% of Total</b>
<b>01 - FOUNDATION ASSEMBLIES</b>	<b>\$19,173</b>	<b>9%</b>
Includes: Site Work, Excavation, Form Work, Concrete, Reinforcing Steel, Anchor Bolts PT Sill Plates, Damp proofing, Drainage and Insulation		
<b>02 - EXTERIOR WALL ASSEMBLIES</b>	<b>\$15,681</b>	<b>7%</b>
Includes: Interior Finishes, Wall Framing, Wall Cavity Insulation, Exterior Finishes including Trim and Underlayment		
<b>03 - ROOFING ASSEMBLIES</b>	<b>\$42,596</b>	<b>19%</b>
Includes: Finish Roofing Material, Underlayment, Substrates, Flashings, Roof Framing, Rafter Cavity Insulation and Interior Finishes		
<b>04 - WINDOW &amp; DOOR ASSEMBLIES</b>	<b>\$19,209</b>	<b>8%</b>
Includes: Interior and Exterior Moldings and Casings, Aluminum Drip Edge Flashing, Window Unit, Caulking, Sealants, Paints and Coatings		
<b>05 - FLOOR, DECK &amp; PATIO ASSEMBLIES</b>	<b>\$9,981</b>	<b>5%</b>
Includes: Plywood Sub Floor, Floor Framing and Bracing, Columns and Beams, Exterior Decking, Concrete and or Stone		
<b>06 - INTERIOR ASSEMBLIES</b>	<b>\$10,096</b>	<b>5%</b>
Includes: Interior partition framing including, finishes Stare Cases both finished and utility		
<b>07 - KITCHEN &amp; BATH ASSEMBLIES</b>	<b>\$38,876</b>	<b>17%</b>
Includes: Kitchen Cabinets, Countertops, Appliances and Misc. Blocking and Trim Bathroom Furnishings and Fixtures Including all Plumbing		
<b>08 - SPECIALTY ASSEMBLIES *</b>	<b>\$3,612</b>	<b>2%</b>
<i>For renewable upgrades please contact FreeGreen</i>		
Includes: Masonry or Prefabricated Fireplaces and Renewable Upgrades such as Photo Voltaic (PV) Solar Panels, Geo-thermal and Wind Power		
<b>09 - MECHANICAL &amp; ELECTRICAL ASSEMBLIES</b>	<b>\$17,360</b>	<b>9%</b>
Includes: Mechanical Equipment, Duct Work, Water and Gas Distribution, Electrical Fixtures, Outlets, Service and Wiring		
<b>10 - OVERHEAD, PROFIT &amp; FEES</b>	<b>\$42,380</b>	<b>19%</b>
Includes: Architectural / Engineering Stamping Fees, Builder Overhead and Profit and Permit Fees		

<b>Grand Total:</b>	----- »	<b>\$218,964</b>
<b>Total Cost per Square Foot:</b>	----- »	<b>\$107</b>

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**Construction:** Slab on Grade  
 Wood Framing  
 Fiber Cement Siding  
 Metal Roofing

**Plan Style:** Ranch House Plans

**Plan name:** Modern Ranch

**Plan Number:** 08-001

**Living Area (SF):** 2,040

**Rooms:** 3 Bed / 2 Bath

**Location:** U.S. Northeast

	<b>Total Cost</b>	<b>% of Total</b>
<b>01 - FOUNDATION ASSEMBLIES</b>	<b>\$27,143</b>	<b>9%</b>
Includes: Site Work, Excavation, Form Work, Concrete, Reinforcing Steel, Anchor Bolts PT Sill Plates, Damp proofing, Drainage and Insulation		
<b>02 - EXTERIOR WALL ASSEMBLIES</b>	<b>\$22,175</b>	<b>7%</b>
Includes: Interior Finishes, Wall Framing, Wall Cavity Insulation, Exterior Finishes including Trim and Underlayment		
<b>03 - ROOFING ASSEMBLIES</b>	<b>\$56,921</b>	<b>19%</b>
Includes: Finish Roofing Material, Underlayment, Substrates, Flashings, Roof Framing, Rafter Cavity Insulation and Interior Finishes		
<b>04 - WINDOW &amp; DOOR ASSEMBLIES</b>	<b>\$23,432</b>	<b>8%</b>
Includes: Interior and Exterior Moldings and Casings, Aluminum Drip Edge Flashing, Window Unit, Caulking, Sealants, Paints and Coatings		
<b>05 - FLOOR, DECK &amp; PATIO ASSEMBLIES</b>	<b>\$15,800</b>	<b>5%</b>
Includes: Plywood Sub Floor, Floor Framing and Bracing, Columns and Beams, Exterior Decking, Concrete and or Stone		
<b>06 - INTERIOR ASSEMBLIES</b>	<b>\$13,635</b>	<b>5%</b>
Includes: Interior partition framing including, finishes Stare Cases both finished and utility		
<b>07 - KITCHEN &amp; BATH ASSEMBLIES</b>	<b>\$45,171</b>	<b>17%</b>
Includes: Kitchen Cabinets, Countertops, Appliances and Misc. Blocking and Trim Bathroom Furnishings and Fixtures Including all Plumbing		
<b>08 - SPECIALTY ASSEMBLIES *</b>	<b>\$4,509</b>	<b>2%</b>
<i>For renewable upgrades please contact FreeGreen</i>		
Includes: Masonry or Prefabricated Fireplaces and Renewable Upgrades such as Photo Voltaic (PV) Solar Panels, Geo-thermal and Wind Power		
<b>09 - MECHANICAL &amp; ELECTRICAL ASSEMBLIES</b>	<b>\$33,548</b>	<b>9%</b>
Includes: Mechanical Equipment, Duct Work, Water and Gas Distribution, Electrical Fixtures, Outlets, Service and Wiring		
<b>10 - OVERHEAD, PROFIT &amp; FEES</b>	<b>\$58,160</b>	<b>19%</b>
Includes: Architectural / Engineering Stamping Fees, Builder Overhead and Profit and Permit Fees		

<b>Grand Total:</b>	----- »	<b>\$300,492</b>
<b>Total Cost per Square Foot:</b>	----- »	<b>\$147</b>

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**Construction:** Slab on Grade  
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 Metal Roofing

**Plan Style:** Ranch House Plans

**Plan name:** Modern Ranch

**Plan Number:** 08-001

**Living Area (SF):** 2,040

**Rooms:** 3 Bed / 2 Bath

**Location:** U.S. Southwest

	<b>Total Cost</b>	<b>% of Total</b>
<b>01 - FOUNDATION ASSEMBLIES</b>	<b>\$20,213</b>	<b>9%</b>
Includes: Site Work, Excavation, Form Work, Concrete, Reinforcing Steel, Anchor Bolts PT Sill Plates, Damp proofing, Drainage and Insulation		
<b>02 - EXTERIOR WALL ASSEMBLIES</b>	<b>\$16,528</b>	<b>7%</b>
Includes: Interior Finishes, Wall Framing, Wall Cavity Insulation, Exterior Finishes including Trim and Underlayment		
<b>03 - ROOFING ASSEMBLIES</b>	<b>\$44,464</b>	<b>19%</b>
Includes: Finish Roofing Material, Underlayment, Substrates, Flashings, Roof Framing, Rafter Cavity Insulation and Interior Finishes		
<b>04 - WINDOW &amp; DOOR ASSEMBLIES</b>	<b>\$19,760</b>	<b>8%</b>
Includes: Interior and Exterior Moldings and Casings, Aluminum Drip Edge Flashing, Window Unit, Caulking, Sealants, Paints and Coatings		
<b>05 - FLOOR, DECK &amp; PATIO ASSEMBLIES</b>	<b>\$10,740</b>	<b>5%</b>
Includes: Plywood Sub Floor, Floor Framing and Bracing, Columns and Beams, Exterior Decking, Concrete and or Stone		
<b>06 - INTERIOR ASSEMBLIES</b>	<b>\$10,557</b>	<b>5%</b>
Includes: Interior partition framing including, finishes Stare Cases both finished and utility		
<b>07 - KITCHEN &amp; BATH ASSEMBLIES</b>	<b>\$39,697</b>	<b>17%</b>
Includes: Kitchen Cabinets, Countertops, Appliances and Misc. Blocking and Trim Bathroom Furnishings and Fixtures Including all Plumbing		
<b>08 - SPECIALTY ASSEMBLIES *</b>	<b>\$3,729</b>	<b>2%</b>
<i>For renewable upgrades please contact FreeGreen</i>		
Includes: Masonry or Prefabricated Fireplaces and Renewable Upgrades such as Photo Voltaic (PV) Solar Panels, Geo-thermal and Wind Power		
<b>09 - MECHANICAL &amp; ELECTRICAL ASSEMBLIES</b>	<b>\$19,472</b>	<b>9%</b>
Includes: Mechanical Equipment, Duct Work, Water and Gas Distribution, Electrical Fixtures, Outlets, Service and Wiring		
<b>10 - OVERHEAD, PROFIT &amp; FEES</b>	<b>\$44,438</b>	<b>19%</b>
Includes: Architectural / Engineering Stamping Fees, Builder Overhead and Profit and Permit Fees		

<b>Grand Total:</b>	----- »	<b>\$229,598</b>
<b>Total Cost per Square Foot:</b>	----- »	<b>\$113</b>

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**Construction:** Slab on Grade  
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 Metal Roofing

**Plan Style:** Ranch House Plans

**Plan name:** Modern Ranch

**Plan Number:** 08-001

**Living Area (SF):** 2,040

**Rooms:** 3 Bed / 2 Bath

**Location:** U.S. Northwest

	<b>Total Cost</b>	<b>% of Total</b>
<b>01 - FOUNDATION ASSEMBLIES</b>	<b>\$21,021</b>	<b>9%</b>
Includes: Site Work, Excavation, Form Work, Concrete, Reinforcing Steel, Anchor Bolts PT Sill Plates, Damp proofing, Drainage and Insulation		
<b>02 - EXTERIOR WALL ASSEMBLIES</b>	<b>\$17,187</b>	<b>7%</b>
Includes: Interior Finishes, Wall Framing, Wall Cavity Insulation, Exterior Finishes including Trim and Underlayment		
<b>03 - ROOFING ASSEMBLIES</b>	<b>\$45,917</b>	<b>19%</b>
Includes: Finish Roofing Material, Underlayment, Substrates, Flashings, Roof Framing, Rafter Cavity Insulation and Interior Finishes		
<b>04 - WINDOW &amp; DOOR ASSEMBLIES</b>	<b>\$20,188</b>	<b>8%</b>
Includes: Interior and Exterior Moldings and Casings, Aluminum Drip Edge Flashing, Window Unit, Caulking, Sealants, Paints and Coatings		
<b>05 - FLOOR, DECK &amp; PATIO ASSEMBLIES</b>	<b>\$11,330</b>	<b>5%</b>
Includes: Plywood Sub Floor, Floor Framing and Bracing, Columns and Beams, Exterior Decking, Concrete and or Stone		
<b>06 - INTERIOR ASSEMBLIES</b>	<b>\$10,917</b>	<b>5%</b>
Includes: Interior partition framing including, finishes Stare Cases both finished and utility		
<b>07 - KITCHEN &amp; BATH ASSEMBLIES</b>	<b>\$40,336</b>	<b>17%</b>
Includes: Kitchen Cabinets, Countertops, Appliances and Misc. Blocking and Trim Bathroom Furnishings and Fixtures Including all Plumbing		
<b>08 - SPECIALTY ASSEMBLIES *</b>	<b>\$3,820</b>	<b>2%</b>
<i>For renewable upgrades please contact FreeGreen</i>		
Includes: Masonry or Prefabricated Fireplaces and Renewable Upgrades such as Photo Voltaic (PV) Solar Panels, Geo-thermal and Wind Power		
<b>09 - MECHANICAL &amp; ELECTRICAL ASSEMBLIES</b>	<b>\$21,114</b>	<b>9%</b>
Includes: Mechanical Equipment, Duct Work, Water and Gas Distribution, Electrical Fixtures, Outlets, Service and Wiring		
<b>10 - OVERHEAD, PROFIT &amp; FEES</b>	<b>\$46,039</b>	<b>19%</b>
Includes: Architectural / Engineering Stamping Fees, Builder Overhead and Profit and Permit Fees		

<b>Grand Total:</b>	----- »	<b>\$237,869</b>
<b>Total Cost per Square Foot:</b>	----- »	<b>\$117</b>

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