

AvrameUSA Duo120 Budget Worksheet



Pre-Construction	Supplier	Cost
Acquire Land	Client Sourced	
Survey	Client Sourced	
Building permits	Client Sourced	
Utilities prep		
Well drilling.	Client Sourced	
Well pump	Client Sourced	
Pressure tank	Client Sourced	
Electric hook-up	Client Sourced	
Septic System	Client Sourced	
Site prep		
Excavation	Client Sourced	
Grading and Backfill	Client Sourced	
Footings and Foundation	Client Sourced	
Concrete Floor (basement or rat slab)	Client Sourced	
AvrameUSA Structural Kit		\$24,050.00
Architectural Drawing set	AvrameUSA Structural Kit	
Stamped Structural Engineering set	AvrameUSA Structural Kit	
Assembly Guide	AvrameUSA Structural Kit	
Structural Kit Components		
Engineered LVL pre-cut pre-drilled lumber for trusses	AvrameUSA Structural Kit	
Custom Hardware / Steel Plates / Connectors	AvrameUSA Structural Kit	
Stairway Stringer, Treads & Hardware	AvrameUSA Structural Kit	
Extended Eave Framing	AvrameUSA Structural Kit	
Treated Sill Plates	Client Sourced	
Shell Kit Components		\$7,850.00
Roof sheathing (5/8" OSB)	Shell Kit add on or Client Sourced	
Gable wall sheathing (7/16" OSB)	Shell Kit add on or Client Sourced	
Subfloor Sheathing (1 1/8" OSB)	Shell Kit add on or Client Sourced	
End Wall and Dormer Framing	Shell Kit add on or Client Sourced	
Framing/sheeting labor	Client Sourced	
Exterior Kit Components		\$8,700.00
Roof Underlayment	Exterior Kit add on or Client Sourced	
Building Wrap (Tyvek)	Exterior Kit add on or Client Sourced	
Standing Seam Metal Roofing	Exterior Kit add on or Client Sourced	
Soffit Finishes	Exterior Kit add on or Client Sourced	
Cementitious Siding—Hardie Board	Exterior Kit add on or Client Sourced	
Skylight—Velux Fresh Air Manual 21" deck mounted	Exterior Kit add on or Client Sourced	
Additional Skylights	AvrameUSA add on or Client Sourced	
Vinyl Windows—AMSCO Studio White	AvrameUSA add on or Client Sourced	
Exterior Doors—Insulated steel doors with internal blinds	AvrameUSA add on or Client Sourced	
Flashing material for doors and windows	Client Sourced	
Roofing labor	Client Sourced	
Window and door installation labor	Client Sourced	

Interior Kit Components		\$13,825.00
Interior framing	Interior Kit add on or Client Sourced	
Interior wall paneling—shiplap resawn pine or MDF	Interior Kit add on or Client Sourced	
Interior door and window casing	Interior Kit add on or Client Sourced	
Interior doors—pre-hung hollow core	AvrameUSA add on or Client Sourced	
Framing nails, hand nails, glues, screws, sill seal, window door flashing material, general blocking and fire blocking material.	Client Sourced	
Insulation	Client Sourced	
Carpentry framing labor	Client Sourced	
Carpentry finish labor	Client Sourced	
Doors	Client Sourced	
Casings	Client Sourced	
Paint/stain	Client Sourced	
Interior wall finish labor	Client Sourced	
Finish floor material	Client Sourced	
Tile	Client Sourced	
Hardwood	Client Sourced	
Carpet	Client Sourced	
HVAC system (mini-split recommended)	Client Sourced	
HVAC labor	Client Sourced	
Rough plumbing	Client Sourced	
Finish plumbing	Client Sourced	
Plumbing fixtures	Client Sourced	
Rough electrical	Client Sourced	
Finish electrical	Client Sourced	
Electrical fixtures	Client Sourced	
Kitchen		
Cabinets	Client Sourced	
Dishwasher	Client Sourced	
Fridge	Client Sourced	
Range	Client Sourced	
Range hood	Client Sourced	
Bathrooms		
Mirrors	Client Sourced	
Cabinets	Client Sourced	
Shower	Client Sourced	
Flooring	Client Sourced	
Deck Framing	Client Sourced	
Railings	Client Sourced	
Landscaping	Client Sourced	