

2025 Construction Cost Sheet
All Cost Listed are Maximum Allowable Cost

SOFT COST	DESCRIPTION & MATERIAL	COST	SPECIFICATIONS / OTHER INFORMATION
Building Permits	Per Job Site	Local Cost	Posted on job site.
DEMO	DESCRIPTION	COST	OTHER INFORMATION
Floor	Per Square Foot of floor	\$2.60	Demo floor down to floor joist.
Ceiling	Per Square Foot of ceiling	\$1.95	Demo ceiling to ceiling joist.
Walls	Per Square Foot of wall	\$1.65	Demo wall down to Studs.
Floor, Walls and Ceiling	Per Square Foot of floor area	\$4.60	Demo floor, walls and ceilings down to joist and studs.
Bath Room Floor	Per Square Foot of floor	\$7.15	Demo floor down to floor joist.
Bath Room	Per Square Foot of floor area	\$11.00	Demo floor, walls and ceiling down to joist and studs.
EPA RRP CONTAINMENT	DESCRIPTION	COST	OTHER INFORMATION
Windows or Exterior Doors	Per a Window or Door	\$100.00	All inclusive fee per window or door to meet all EPA RRP requirements including but not limited to sinage, containment's and clean up.
Renovation Containments	Per Component	Detailed Quote	Inspector to review all details and approve costs. Estimates required
EXTERIOR	DESCRIPTION & MATERIAL	M&L COST	OTHER INFORMATION
Three Tab Roofing Shingles	Per Square 2/12 to 8/12 pitch	\$290.00	Complete roof system. Includes complete tear off, Synthetic Felt, Drip Edge, Valley Lining/ Ice & Water, Ridge Vent, Pipe Boots, Penetration Flashings and Dump/ Disposal Fees. Racking Application of Shingles is Prohibited. IKO Shingles Prohibited.
Architectural Roofing Shingles	Per Square 4/12 to 8/12 pitch	\$300.00	Complete roof system. Includes complete tear off, Synthetic Felt, Drip Edge, Valley Lining/ Ice & Water, Ridge Vent, Pipe Boots, Penetration Flashings and Dump/ Disposal Fees. Architectural style shingles prohibited on pitches less than 4/12. Racking Application of Shingles is Prohibited. IKO Shingles Prohibited.
Underlayment / Felt	Per Square 2/12 up to 4/12 pitch	\$12.00	Double synthetic underlayment for roof pitch 2/12 up to 4/12.
Additional Layers of shingles	Per Square	\$20.00	Per additional layer, includes dump/disposal.
Additional for Steep Pitch	Per Square 9/12 to 10/12 pitch	\$13.00	
Additional for Steep Pitch	Per Square 11/12 to 12/12 pitch	\$26.00	
Additional for Steep Pitch	Per Square 13/12 plus pitch	\$38.00	
Masonry Chimney Flashing, Large	Per Chimney 49" Wide and up	\$350.00	Step and Counter Flashing to be factory painted 0.019 " thickness minimum, 4"h X 4"w X 8"L minimum step. Counter flashing to be cut in 1" deep crimped over and sealed with roof caulk. Includes Ice & Water on deck and up sidewall.
Masonry Chimney Flashing, Small	Per Chimney up to 48" wide	\$250.00	Step and Counter Flashing to be factory painted 0.019 " thickness minimum, 4"h X 4"w X 8"L minimum step. Counter flashing to be cut in 1" deep crimped over and sealed with roof caulk. Includes Ice & Water on deck and up sidewall.
Step / Continuous Flashing	Per Linear Foot	\$2.50	Factory painted 0.019 " thickness minimum, 4"h X 4"w X 8"L minimum step. Includes Ice & Water on deck and up sidewall.

Step and Counter Flashing	Per Linear Foot	\$5.00	Factory painted 0.019 " thickness minimum, 4"h X 4"w X 8"L minimum step, Counter flash to be cut in 1" deep crimped over and sealed with roof caulk. Includes Ice & Water on deck and up sidewall.
Cricket Small	Each	\$250.00	Complete installation up to 48" wide.
Cricket Large	Each	\$300.00	Complete installation 49" wide and up.
Chimney Removal	Each	Detailed Quote	Must permanently cap in attic and permanently close off in home. Inspector to review all details and approve costs. Estimates required.
Retro Pipe Boot	Each	\$75.00	No cut 3-N-1 flashings will be accepted.
Modified Bitumen	Per Square 0/12 to 2/12	\$525.00	Complete system, includes dump/disposal. NO TORCH DOWN .
EPDM	Per Square 0/12 to 2/12	\$650.00	Complete system, includes dump/disposal.
Gaco Roof 100% Silicone Roof Coating	Per Square	\$450.00	Complete system includes pressure washing roof deck
Metal Roofing	Per Square	Detailed Quote	Only with approval of inspector. Must include all trims. Inspector to review all details and approve costs. Estimates required
Other Roofing	TPO, Hydrostop, etc.	Detailed Quote	Only with approval of Inspector to review all details and approve costs. Estimates required
Roof Decking/ OSB, Plywood	Per Sheet (4' X 8')	\$55.00	
Roof Decking/1X Material	Per Linear Foot	\$3.50	
Rain Diverter	10' Section	\$30.00	
Shingle Molding	Per Linear Foot	\$4.00	Painting included.
Gutters and Downspouts with Leaf Guards	Per Linear Foot	\$13.00	6" Seamless w/leaf guards. Screen wire leaf guards are prohibited.
Wood Fascia	Per Linear Foot	\$8.50	Finished.
Wood Soffit	Per Linear Foot	\$11.50	Finished, includes ventilation.
Soffit Vents	Each, 4" Round or 16" X 8"	\$11.80	For use with existing wood soffits.
Metal Fascia Wrap	Per Linear Foot	\$8.90	Includes replacement of damaged lumber.
Vinyl Soffit	Per Linear Foot	\$11.80	Includes replacement of damaged lumber.
Complete Vinyl Boxing, Fascia and Soffit	Per Linear Foot	\$17.80	Includes replacement of damaged lumber.
Vinyl Siding	Per Square .040 or Better	\$275.00	Complete siding system. Excludes Fanfold Insulation.
Fanfold Insulation	Per Square	\$41.00	Backing for vinyl installation.
T-111 (5/8)	Installed (per 4' X 8' sheet)	\$88.00	Complete installation.
Exterior Painting	Per Square Foot	\$9.00	Primed with two coats of paint.
HVAC	DESCRIPTION & MATERIAL	M&L COST	OTHER INFORMATION
Split System 14.3 SEER2 / 15 SEER minimum	Per Ton, New Installation	\$4,100.00	All new components R-8 ducts, boots, registers, grills, return, line set, thermostat, etc.
Split System 14.3 SEER2 / 15 SEER minimum	Per Ton, Equipment Replacement	\$2,650.00	All new equipment including line set, digital thermostat and wire.
Packaged System 13.4 SEER2 / 14 SEER minimum	Per Ton, New Installation	\$3,900.00	All new components shroud, R-8 ducts, boots, registers, grills, return, line set, thermostat, etc.
Packaged System 13.4 SEER2 / 14 SEER minimum	Per Ton, Equipment Replacement	\$2,450.00	All new equipment including shroud, digital thermostat and wire.
Duct Replacement	Per Ton, Duct Replacement	\$1,500.00	All new R-8 duct work, boots, registers, grills and returns.
Cross Over Duct	Per Linear Foot	\$17.00	R-8 cross over duct in mobile homes.
Sealing off Deleted Boots	Each	\$25.00	Capped tapped and mastic. When moving system from floor to ceiling.

Duct Repair		Detailed Quote	Inspector to review all details and approve costs. Estimates required.
Return	New Return	\$425.00	New return when needed with equipment replacement.
Mini Split System 14.3 SEER2 / 15 SEER minimum	Per Ton, New Installation	\$3,850.00	New Mini Split system, removal of existing system.
DOORS and WINDOWS	DESCRIPTION & MATERIAL	M&L COST	OTHER INFORMATION
Double Hung Replacement Window	Per Window, Includes Wrap	\$600.00	Double Hung, Energy Star, All windows must be wrapped. Must provide invoice for windows with final inspection.
Replacement Window Coastal	Per Window, Includes Wrap	\$650.00	Double Hung, Energy Star, All windows must be wrapped. Must provide invoice for windows with final inspection.
Replacement Window Wrap Deduction	Per Window.	(\$100.00)	Deduct if frame is already wrapped or wrapping does not apply.
Window Wrap	Per Window.	\$100.00	Wrapping of existing window or door frame without window replacement.
Hurricane Protection of Window Opening	Per Window.	\$90.00	1/2" plywood with hurricane panel hardware. Includes labeling of panels.
Attic access door	22"x 30" Minimum Clear Opening	\$300.00	Complete new installation trimmed, painted and insulation tent.
Attic Ladder	Aluminum/Wood	\$900.00	Complete new installation trimmed, painted and insulation tent.
Attic Ladder Replacement	Aluminum/Wood	\$750.00	Trimmed, painted and insulation tent.
Crawl Space Access Door	All Treated or Metal with Clasp	\$250.00	
Exterior No Glass Door Unit Prehung	6 Pnl Fiberglass with Deadbolt	\$800.00	Energy Star, new locksets and painted.
Exterior No Glass Door Unit Prehung	Full, 1/2 Light, or Fan Light Fiberglass with Deadbolt	\$1,000.00	Energy Star, new locksets and painted.
Exterior Door Slab	6 Pnl, full or 1/2 Light, Fan Light Wood, Steel or Fiberglass	\$500.00	Energy Star, new locksets, new weather stripping and painted.
Peep Hole / Door Viewer	Per door	\$30.00	Install at appropriate height for homeowner.
Patio Door	Vinyl Slider	\$1,200.00	Energy Star.
Patio Door	Fiberglass with Deadbolt	\$1,700.00	Energy Star, new locksets and painted.
Storm Door	Wood Core Standard Self Storing	\$300.00	
Interior Door Unit Prehung	Wood or Molded	\$450.00	Installed, new lockset and finished.
Interior Door Slab	Wood or Molded	\$350.00	Installed and finished.
Bi Fold Door	Wood or Molded	\$300.00	Installed and finished.
Increase Door Opening to 36"	Add on to Prehung Unit	\$250.00	Complete installation and finished.
FLOOR	DESCRIPTION & MATERIAL	M&L COST	OTHER INFORMATION
Vinyl Sheet	Per Square Foot	\$3.55	Full glued with twenty-year (20) minimum warranty.
LVT	Per Square Foot	\$5.00	5 mm thick minimum, Full glue or floating with twenty-year (20) minimum warranty. Waterproof in bathrooms and kitchens.
Harwood Flooring	Per Square Foot	\$6.25	Repair or Patch in work only.
Refinish Hardwood Flooring	Per Square Foot	\$3.25	Existing hardwood flooring.
Underlayment	Per 4X8 sheet. NO LAUAN PLYWOOD	\$60.00	Must be an underlayment. Will have XXXX's all over it. Pic's required.
Subfloor	23/32 Plywood or OSB per 4X8 sheet	\$80.00	
Quarter Round Molding	Per Linear Foot	\$2.50	Installed and finished.
Baseboard Molding	Per Linear Foot	\$3.75	Installed and finished.
Floor Joist	Per Linear Foot	\$8.00	

BATHROOM	DESCRIPTION & MATERIAL	M&L COST	OTHER INFORMATION
Tub Shower Unit	60" Tub/Shower, New Components	Detailed Quote	Inspector to review all details and approve costs. Estimates required
Shower Unit	60" Walk in Shower, New Components	Detailed Quote	Inspector to review all details and approve costs. Estimates required
Handicap Roll-In Shower Unit	Wheelchair accessible	Detailed Quote	ADA compliant. Inspector to review all details and approve costs. Estimates required.
Tub Shower Faucet	Delta, American Standard, Moen	\$390.00	No plastic, complete installation. ADA compliant. WaterSense certified.
Shower Slide Bar with Head	Delta, American Standard, Moen	\$200.00	No plastic, complete installation. ADA compliant. WaterSense certified.
Hand Held shower Head	Delta, American Standard, Moen	\$130.00	No plastic, complete installation. ADA compliant. WaterSense certified.
ADA Shower Chair	Free Standing	\$95.00	ADA complaint.
Grab Bars	Each	\$90.00	ADA complaint.
Shower Head	Replacement	\$60.00	WaterSense certified.
24" Vanity	Vanity with Top and Side Splashes, as needed	\$295.00	Complete installation of unit, all new plumbing. Add faucet.
30" Vanity	Vanity with Top and Side Splashes, as needed	\$360.00	Complete installation of unit, all new plumbing. Add faucet.
36" Vanity	Vanity with Top and Side Splashes, as needed	\$415.00	Complete installation of unit, all new plumbing. Add faucet.
Vanity Faucet	Delta, American Standard, Moen, New Components	\$195.00	No plastic, complete installation. ADA compliant. WaterSense certified.
Medicine Cabinet	Recessed or Surface Mounted	\$75.00	
Exhaust Fan	Replacement	\$200.00	70 CFM minimum, vented to exterior.
Exhaust Fan	New installation	\$300.00	70 CFM minimum, complete installation, vented to exterior.
Towel Bars and Paper Holders	Each	\$30.00	
Toilet	Each, New Components	\$360.00	Complete installation, ADA complaint, WaterSense certified.
KITCHEN & LAUNDRY	DESCRIPTION & MATERIAL	M&L COST	OTHER INFORMATION
Kitchen Faucet	Delta, American Standard, Moen, New Components	\$240.00	No Plastic, complete installation, ADA compliant.
Kitchen Sink	Stainless, Double bowl, 8"deep, Strainers, New Components	\$380.00	Complete installation. Add Faucet.
Base Cabinets	Per Linear Foot, Prefinished	\$220.00	Complete installation. Includes demo.
Wall Cabinets	Per Linear Foot, Prefinished	\$190.00	Complete installation. Includes demo.
Counter Top	Per Linear Foot	\$55.00	Complete installation, including all endcaps. Includes demo.
Range Hood Vented	Replacement	\$250.00	250 CFM minimum unit.
Range Hood Vented	New Install includes Electrical and Ducting	\$550.00	250 CFM minimum unit.
Range Hood Non-Vented	Replacement	\$250.00	
Range Hood Non-Vented	New Install includes Electrical	\$465.00	
Dryer Vent	Replacement	\$125.00	Complete installation including exterior damper, interior connection and hard pipe
ELECTRICAL	DESCRIPTION & MATERIAL	M&L COST	OTHER INFORMATION
Rewire Whole House	Everything New, Including Fixtures per 2018 IRC	Detailed Quote	Inspector to review all details and approve costs. Estimates required
200 AMP Service Upgrade	Wire, Mast, Meter Base, Panel Box, Breakers	Detailed Quote	With 200 Amp disconnect. Inspector to review all details and approve costs. Estimates required.
Sub Panel	Complete Install	\$325.00	Sub panel for HVAC install.
Panel Box	Complete Install	\$600.00	Replacement of existing panel box and breakers

Branch Circuit / Home Run	15 or 20 Amp with Arch Fault Breaker	\$200.00	New circuit from panel box for smokes, lighting or receptacles.
Branch Circuit / Home Run	30 to 60 Amp with Breaker and Disconnect	\$260.00	New circuit from panel box for water heaters and HVAC equipment.
Service Disconnect	Disconnect for HVAC or Water Heater	\$60.00	For use with existing wiring.
GFCI	Exterior Unit with Weather Proof Components	\$90.00	Upgrade an existing receptacle to GFCI.
GFCI	Interior Unit	\$55.00	Upgrade an existing receptacle to GFCI.
Switches and Receptacles	New Devices with Cover Plates	\$20.00	Swap out.
Light Fixture	Small, Single Bulb	\$60.00	Swap out, Energy Star.
Light Fixture	Large, Two or Three Bulb	\$90.00	Swap out, Energy Star.
Light Fixture	Fluorescent 4', Two or Four Bulb, Wrapped Fixture	\$140.00	Swap out, Energy Star.
Ceiling Fan 52"	52" with Light Kit	\$250.00	Swap out, Energy Star. No cheap fans. Fan allowance \$125.00.
Smoke Detector	Device Replacement	\$30.00	Replacement of out of date or missing hardwired detector.
Smoke and Carbon Monoxide Detector	Device Replacement	\$60.00	Replacement of out of date or missing hardwired detector.
Smoke Detector	Each, Hardwired	\$120.00	New install includes all electrical. Per 2018 IRC.
Smoke and Carbon Monoxide Detector	Each, Hardwired	\$150.00	New install includes all electrical. Per 2018 IRC.
Wireless Smoke and Carbon Monoxide Detector	Each	\$100.00	With Inspector approval only. Must be interconnected with 10 yr. battery.
PLUMBING	DESCRIPTION & MATERIAL	M&L COST	OTHER INFORMATION
Replumb Whole House	Water and or Sewer Lines	Quote	Inspector to review all details and approve costs. Estimates required
Stop Valves, Ball Valves or Boiler Valves	Each	\$45.00	Complete installation with escutcheon or flange as required.
Metal Braided Supply Lines	Each	\$20.00	Metal Braided Supply Line
Water Heater	Electric 38-40 Gal., 6 Year Minimum Warranty	\$1,000.00	Swap out complete installation with all new components.
Water Heater	Gas 40 Gal., 6 Year Minimum Warranty	\$1,200.00	Swap out complete installation with all new components.
Thermal Expansion Tank	Each	\$100.00	Complete installation with all new components.
Gas Line	Gas Line Replacement	\$95.00	Complete installation with new components.
Heater Hut	Insulated Hut, Use Proper Model Gas or Electric	\$500.00	Complete installation with pad. Add \$75.00 for gas heater with stack.
Relocate	Electric Water Heater Relocation	\$150.00	With inspector approval only.
Relocate	Gas Water Heater Relocation	\$250.00	With inspector approval only.
Tankless Gas Water Heater	5.5 GPM Minimum, Swap Out from Tank to Tankless	\$2,000.00	Complete installation with all components.
Septic System	Complete System, Tank and Drain Field	QUOTE	Inspector to review all details and approve costs. Estimates required.
Septic Drain Field	Drain Field	QUOTE	Inspector to review all details and approve costs. Estimates required.
Septic Tank Pump Out	Pumping of Tank for Repairs	QUOTE	Inspector to review all details and approve costs. Estimates required.
Water Well	Complete New Well System. Post Test Results	QUOTE	Inspector to review all details and approve costs. Estimates required.
Water Well	Repair of Existing Well System. Post Test Results	QUOTE	Inspector to review all details and approve costs. Estimates required.
INSULATION	DESCRIPTION & MATERIAL	M&L COST	OTHER INFORMATION
R-13 Fiberglass Batt	Per Square Foot	\$1.50	Wall insulation.
R-19 Fiberglass Batt	Per Square Foot	\$2.00	Floor insulation.
R-30 Fiberglass Batt	Per Square Foot	\$3.00	Attic or Ceiling insulation where blown-in will not work, or for a repair.
R-38 Blown-In	Per Square Foot	\$2.00	Attic insulation. R-value card must be installed, signed and dated.

Attic Stair Insulator	Each	\$150.00	Attic Stair Insulator / Tent.
Vapor Barrier	Per Square Foot	\$1.25	Crawl space.
FOUNDATION	DESCRIPTION & MATERIAL	M&L COST	OTHER INFORMATION
Automatic Foundation Vents	Each	\$70.00	
Foundation Vent	Each	\$35.00	
Foundation Vent Well	Each	\$45.00	
Jack Post	Each, Steel	Detailed Quote	Inspector to review all details and approve costs. Estimates required.
Block or Brick Piers	Each, Masonry	Detailed Quote	Inspector to review all details and approve costs. Estimates required.
Termite Treatment	Per Square Foot	Detailed Quote	Must provide certification and invoice from company. Inspector to review all details and approve costs. Estimates required.
INTERIOR WALLS / CEILING	DESCRIPTION & MATERIALS	M&L COST	OTHER INFORMATION
Gypsum Board	Per Square Foot, Walls and Ceilings	\$4.00	Complete installation ready to paint.
Spray Texture	Per Square Foot	\$3.00	Includes primer coat. Pictures required of primer coat.
Painting	Per Square Foot of Wall or Ceiling	\$5.00	Base White Color Only. Primed with two coats of paint.
LANDINGS/DECKS/RAILS	DESCRIPTION & MATERIAL	M&L COST	OTHER INFORMATION
4'x4' Landing	Treated Wood, 16" O.C. Framing, Post Bolted	\$1,200.00	Complete landing, steps, rails and decking.
4'X6' Landing	Treated Wood, 16" O.C. Framing, Post Bolted	\$1,400.00	Complete landing, steps, rails and decking.
Deck or Landing- Per Square Foot	Treated Wood, 16" O.C. Framing, Post Bolted	\$45.00	Complete deck, steps, rails and decking.
Wood Steps	Per Step, Treated Wood, Tread and Riser	\$75.00	Complete Stair.
Rails	Per Linear Foot, Treated Wood, Rail or Hand Rail	\$35.00	Complete Rail system.
Re-Decking Existing Deck	Per Square Foot, Treated Wood	\$8.00	Re-Decking of Existing deck surface includes tear off and disposal.
Handicap Ramp- Per Square Foot	Treated Wood, 16" O.C. Framing, Post Bolted	\$50.00	No Plywood. Complete ramp, rails and decking. Include hand-drawn plan.
4" Thick Concrete Pad / Landing	Per Square Foot	\$15.00	Broom Finished, Must pitch correctly.

- Notes:**
- 1) Cost lists are maximum allowable costs. Cost may vary based on location, type of product, availability, and other factors.
 - 2) If an item required for a project is not included on this cost list, the Sponsor must request an approved amount from SC Housing Construction staff prior to submittal.
 - 3) If a line item cost exceeds the maximum allowable cost by less than 10%, then the line item cost may be justified with material and labor invoicing at time of initial inspection.
If not justifiable sponsor will have to complete #4 below.
 - 4) If a line item cost would exceed the maximum allowable cost by more than 10%, the Sponsor is responsible for obtaining three quotes for the line item for review and approval of the cost by SC Housing Construction staff and management prior to initial inspection.