

Here is a little help with calculating your house budget. Start with your total mortgage budget and work backwards into your house number. Then we can help you get the most house you can for your needs in that budget you are trying to stay with in.

\$ _____ fill in your total affordable mortgage amount (if you do not know that, you need to start by establishing that) call us and we will help you get some idea.

-\$ _____ cost of land (find pricing for lots in the areas you would like to build on) try www.zillow.com

-\$ _____ excavation cost- this includes digging, driveway, backfill, any fill or stone etc. This is the really hard one to work with because there are so many unknowns but figure \$11,000/half acre of excavation- Example-if you have 10 acres but are only opening up 1.5 plus a 1/2 acre of driveway (500 feet) then you would use \$44,000 if your total area is only an acre then it would only be \$22,000

-\$ _____ septic -\$2800 to tie in if city sewer and \$6500 or \$30,000 if you have heavy soil that does not allow water to drain.

-\$ _____ water supply- \$1500 to tie into city water or \$9500 +/- for a well

-\$ _____ Foundation cost- a safe number is to multiply the first floor square footage by \$18/sq' – This covers the foundation as well as design and engineering, waterproofing, sill plates, insulation etc. 80% of this if you are only doing a crawl space.

-\$ _____ electrical figure \$5500 to tie in plus the cost of running power to site

-\$ _____ plumbing figure \$6500 to tie in plus additional of extra plumbing needs






-\$ _____ HVAC- use \$11,000 for hot air heat, \$17,500 for hot water baseboard and add \$4000 for air conditioning on either one (this includes the new HRV systems required on new homes that meet the energy code for less than 3 air changes per hour)

-\$ _____ cost of porches, patios, decks, @\$34/sq or \$48 with roof. (min 480 sq')

-\$ _____ garage with foundation- figure \$38/square foot for this (24x24 2 car garage=\$21,888)

\$ _____ Now what you have left is your house budget..

Divide your budget by the following number to price your house.

-  Mobile homes- Reduce site prep cost by \$21,000 then divide by \$55-85 per square foot
-  Custom Modular home with a single peak- \$90-\$130 per square foot
-  Custom Modular home with multiple peaks \$105-\$145 per square foot
-  Chalet Style House (with Vaulted Ceiling unfinished 2nd floor \$109-149 per square foot
-  Cape houses with unfinished 2nd floor use Standard Ranch numbers plus \$10,000 for higher peak
Low to high end of range is based on the upgrade options you desire

USE Pencil- you will change and change the numbers as you work through the process. If you find land for \$20,000 less than you will add \$20,000 to your house budget and gain 250-450 square feet of house.

For a detailed list of home prices for standard models refer to the "Sample Prices" under "Information" on our web-site