

## CONSTRUCTION OF RESIDENTIAL TREATMENT AND RESPITE FACILITY FOR PREGNANT AND POSTPARTUM WOMEN WITH SUBSTANCE USE DISORDERS AND THEIR INFANTS

### Construction of MD Integrated Behavioral Health Clinic and Residential Center



## GUIDE FOR CONSTRUCTION COSTS CALCULATOR

- Creating Foundations Costs Calculation
- Buildings (A) and Building (B) Construction Costs Calculation

*This Guide for Construction Costs Calculator was elaborated by Orpe Human Rights Advocates' Construction Management Board for the purpose of providing reference tool for calculating the costs of constructing buildings associated with the Project MOM.*

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### Foundation Cost

## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

A typical 1,200-square-foot house foundation costs **\$6,900 to \$16,200** for a concrete slab, or about **\$40,000** for a full basement (unfinished). A floating slab for a mobile home runs **\$4,600 to \$14,000**, while a standard 24' x 24' (2-car) garage foundation costs **\$3,100 to \$4,800**.

### AVERAGE FOUNDATION COST

National Average Cost	\$9,260
Minimum Cost	\$4,600
Maximum Cost	\$26,750
Average Range	<b>\$5,128 to \$19,350</b>

The main types of foundations are slab-on-grade, which is the most common and least expensive; a crawl space foundation that has short walls, pier and beam, or a full basement foundation with 8'-10' walls for living or storage.

**COST OF FOUNDATIONS BY TYPE**

<b>Foundation Type</b>	<b>Average Cost Per Square Foot</b>	<b>Average Total Cost</b>
Monolithic Concrete Slab	\$5	\$4,600 – \$20,000
Stem Wall Concrete Slab	\$6	\$7,000 – \$20,000
Pier and Beam	\$9	\$7,200 – \$13,500
Crawl Space	\$13	\$10,300 – \$19,400
Basement	\$33	\$26,800 – \$50,300

A correctly installed foundation holds the weight and load of the house in place, keeps moisture out, insulates against the cold, and resists the movement of the surrounding earth.

## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

Foundation installation prices include the cost of excavation, grading, and the number of footings. The type of foundation and depth dictate the cost of materials and labor. Calculating your house foundation cost depends on:

- Site and ground conditions, including local flooding, earthquake, frost heave, wind, and termite prospects.
- Design factors imposed by the buyer, lender, and local building codes.
- Construction practices.

### HOUSE FOUNDATION COST CALCULATOR

Square Feet	Concrete Slab	Pier and Beam	Basement (Unfinished)	Crawl Space	Raft
800	\$4,609 – \$10,816	\$7,200	\$26,811	\$10,320	\$6,000
1,000	\$5,750 – \$13,520	\$9,000	\$33,506	\$12,920	\$7,500
1,200	\$6,936 – \$16,224	\$10,800	\$40,239	\$14,480	\$9,000
1,500	\$8,670 – \$20,280	\$13,500	\$50,299	\$19,350	\$7,500

**HOUSE FOUNDATION COST CALCULATOR**

Square Feet	Concrete Slab	Pier and Beam	Basement (Unfinished)	Crawl Space	Raft
2,400	\$13,872 – \$32,448	\$21,600	\$80,478	\$30,960	\$12,000

**Foundation Cost Per Square Foot**

A foundation costs **\$5 to \$33 per square foot** depending on the type. A poured concrete slab costs between **\$5 and \$14 per square foot**, while an unfinished basement foundation averages **\$33 per square foot**.

**FOUNDATION COST PER SQUARE FOOT**

House Foundation Types	Cost Per Square Foot
Monolithic Concrete Slab	\$5 – \$14

**FOUNDATION COST PER SQUARE FOOT**

House Foundation Types	Cost Per Square Foot
Stem Wall Concrete Slab	\$5 – \$6
Pier and Beam	\$7 – \$11
Crawl Space	\$7 – \$14
Raft	\$5 – \$10
Basement (unfinished)	\$33

**Concrete Slab Foundation Cost**

A [concrete slab foundation costs](#) \$5.75 to \$13.52 per square foot, with most homeowners spending between \$5,750 and \$20,280. The total cost depends on the size, condition of the soil, location, and whether it's a monolithic slab, stem wall slab, or a raft foundation.



## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

The average cost to build a 1,350-square-foot concrete slab foundation for a one-story home is **\$8,600**. If extra footings are required, add **\$6.53 per square foot** to the cost.

### POURED CONCRETE FOUNDATION PROS AND CONS

Pros	Cons
<ul style="list-style-type: none"><li>• This is the cheapest foundation for a home.</li><li>• It doesn't require deep excavation.</li><li>• It doesn't need much maintenance.</li><li>• Concrete doesn't encourage bug or rodent problems.</li><li>• It usually doesn't promote moisture problems, especially if a vapor barrier is installed.</li></ul>	<ul style="list-style-type: none"><li>• It tends to shift and crack in soil with deep frost lines.</li><li>• Repairs can be expensive as it has to be drilled through to access plumbing pipes.</li><li>• You don't gain any additional storage space.</li><li>• You're working with an Inflexible floor platform.</li></ul>



Concrete slabs are used as foundations for houses at an average thickness of 6 inches, but also poured 4” to 8” thick for mobile homes, garages, workshops, driveways, and patios.

### **Pier and Beam Foundation Cost**

Pier and beam foundations cost between **\$7 and \$11 per square foot**, averaging **\$7,200 and \$13,500** total. The more uniform shape the house is, the lower the cost. When different sections of the house start projecting off from a central shape, with sloping in the site, it's more expensive.

**PIER AND BEAM FOUNDATION PROS AND CONS**

<b>Pros</b>	<b>Cons</b>
<ul style="list-style-type: none"><li>• This foundation has crawl space under it, which keeps the house away from moisture and is suitable for homes in flood-prone areas.</li><li>• The additional space is useful for storage.</li><li>• Plumbing, wiring, and pipework is usually under the home, making them easy to access.</li><li>• This foundation is suitable for seismic areas.</li></ul>	<ul style="list-style-type: none"><li>• The space can be moisture-rich and grow mold and mildew.</li><li>• Drainage systems can be expensive.</li><li>• Wood piers can be prone to termite damage and rot.</li><li>• Floors in the home are poorly insulated if there's no insulation under the house.</li></ul>



- **Piers** – Concrete piers are drilled about 12 inches below the frost line and poured first. Piers are spaced 5 to 10 feet apart depending on the condition of the soil, the design of the home, and the weight load.
- **Joists & Grade Beams** – Then, wood or concrete joists are run horizontally every 12 feet along the top of the piers. Some companies use steel jack stands or masonry blocks, or even hardwood posts, rather than concrete. The foundation (whether wood or concrete) rests on the beams.

## Basement Foundation Cost

Installing an unfinished basement foundation costs **\$33 per square foot** on average, while the **cost to finish a basement** adds **\$32 and \$47 per square foot**. Most homeowners spend **\$26,000 to \$80,000** to build their full basement foundation with adequate moisture prevention and drainage.

## BASEMENT FOUNDATION PROS AND CONS

Pros	Cons
<ul style="list-style-type: none"><li>• Built either entirely below ground or partially above it, basement foundations give strong structural support to buildings.</li><li>• They work well with houses built on slopes.</li><li>• Homeowners gain additional living space—sometimes double the existing square footage.</li><li>• The living space protects against tornadoes and hurricanes. A lot more detail later in the article.</li><li>• The basement is cool in summer, warm in winter.</li><li>• Having ductwork in the basement ceiling provides easy access for utility work.</li></ul>	<ul style="list-style-type: none"><li>• It's expensive to build and finish out.</li><li>• Basements tend to flood or grow mold and mildew without preventative measures in place</li><li>• They can be dark.</li></ul>



## Crawl Space Foundation Cost

A crawl space foundation costs **\$7 to \$14 per square foot**, or between **\$10,320 and \$19,350** total. Framing a house on a crawl space foundation costs **30% more** than one over slab-on-grade. Many contractors recommend building a basement over a crawl space due to the ROI on extra living or storage space.

The cost is somewhat higher than a pier and beam home due to the additional excavation costs and concrete perimeter walls, but also protects against water damage. Homeowners can install ventilation areas throughout the perimeter, or completely close off the crawl space.

**CRAWL SPACE FOUNDATION PROS AND CONS**

<b>Pros</b>	<b>Cons</b>
<ul style="list-style-type: none"><li>• It is a good option for houses built on slopes in hotter climates.</li><li>• Useful in areas prone to flooding or earthquakes.</li><li>• There is usually 18” – 24” of space created by the installation, which allows better access to plumbing and ductwork.</li></ul>	<ul style="list-style-type: none"><li>• It’s labor-intensive to build.</li><li>• It’s not energy efficient.</li><li>• The rise from ground level to the front door can cause problems for the mobility impaired.</li><li>• Crawl spaces have moisture issues which lead to mold, mildew, rotting wood, and mosquitoes.</li></ul>



### **Concrete Foundation Cost**

The average concrete foundation costs **\$5,100 to \$15,400**, or between **\$6.83 and \$10.32 per square foot** for both materials and installation. Your final cost will depend on the size and thickness of the slab, and if you add any special reinforcement such as wire mesh or rebar.

This is the easiest and cheapest foundation for a home. One solid slab is poured for the entire house, and it doesn't require deep excavation.



**CONCRETE FOUNDATION COST**

<b>Square Feet</b>	<b>Pouring Labor</b>	<b>Materials (6" Thick)</b>	<b>Average Total</b>
400	\$1,040	\$1,524	<b>\$2,564</b>
500	\$1,300	\$1,905	<b>\$3,205</b>
576	\$1,498	\$2,195	<b>\$3,692</b>
600	\$1,560	\$2,286	<b>\$3,846</b>
800	\$2,080	\$3,048	<b>\$5,128</b>
1,000	\$2,600	\$3,810	<b>\$6,410</b>
1,200	\$3,120	\$4,572	<b>\$7,692</b>

**CONCRETE FOUNDATION COST**

Square Feet	Pouring Labor	Materials (6" Thick)	Average Total
1,500	\$3,900	\$5,715	<b>\$9,615</b>
2,400	\$6,240	\$9,144	<b>\$15,384</b>

**Monolithic Slab Foundation Cost**

A monolithic slab foundation costs **\$5 to \$14 per square foot** installed. Monolithic slab is a concrete slab that is poured once at least ½ a foot above the ground and is thicker around its perimeter. Within this category are one-way beam and two-way beam slabs.

**MONOLITHIC SLAB FOUNDATION COST**

<b>Square Feet</b>	<b>One-Way Beam</b>	<b>Two-Way Beam</b>
800	\$7,840	\$10,816
1,000	\$9,800	\$13,520
1,200	\$11,760	\$16,224
1,500	\$14,700	\$20,280
2,400	\$23,520	\$32,448



- **Monolithic one-way beam** – costs **\$9.80 per square foot** on average. This type of foundation pours the beams (or footers) at the same time as the slab.
- **Monolithic two-way beam** – runs about **\$13.52 per square foot**. A one-way beam supports the foundation on two edges, while the two-way beams support all four edges at the same time, providing a more stable base.

### **Stem Wall Foundation Cost**

The cost of a stem wall foundation is **\$51 per linear foot** installed, averaging **\$7,000 to \$20,000** total. A 37' x 8' tall wall costs about **\$1,900 each**. The cost to build a 1,350-square-foot stem wall foundation is **\$7,550** on average.

## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

After the rebar is set and the footings are poured, polysteel or masonry stem walls forms are insulated with polystyrene blocks, and the stem walls are poured. All rough-in plumbing is set up, and then the concrete is pumped in using a boom pump over a compacted area filled with structural sand fill.

A stem wall foundation works well when building on a slope, as different sections can be built to different heights. The slab can be elevated to accommodate septic systems based on gravity flow. Stem walls add stability to homes and buildings in areas where earthquakes may happen, or soil may become unstable.

### **Average Cost of a Raft Foundation**

Raft foundations cost from **\$5 to \$10 per square foot**. The cost to build a 1,350-square-foot raft foundation is an average of **\$10,125**. Reinforcing the concrete with rebar costs an additional **\$1 to \$2 per square foot**.

Mat or raft foundations are used where there are poor ground conditions, such as soil that is unable to bear any loads. The concrete slab rests on steel-reinforced soil, columns, or walls. The load or the weight of the house is stabilized through the raft foundation and dispersed to the earth.

### **Labor Cost to Pour a Concrete Foundation**

The total cost to pour a concrete foundation **\$6.41 per square foot** on average. The labor cost to pour concrete is **\$2.60 per square foot**, while the cost of concrete is **\$3.81 per square foot**. Concrete contractors charge **\$45 per hour** with additional concrete delivery fees of **\$60 or more**.

To pour a 1,200-square foot foundation, **\$3,120** would be attributed to labor, and **\$4,572** in [concrete costs](#). It typically takes three workers a full 8 hours to pour a foundation.

## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

Concrete slab foundations for homes should be 6” thick with 3,000 PSI concrete. After the lot is graded with sand and crushed gravel, and footings are poured, one solid slab is poured for the entire house, usually inside a wooden frame filled with rebar—iron mesh—to strengthen the concrete slab and prevent cracking.

### Basement Foundation Cost Calculator

The cost to build a basement is **\$26,000 to \$80,000**. The cost to pour a basement averages **\$33 per square foot**, which is lower than the **cost of adding a room at \$86 to \$208 per square foot**. Basement installation cost depends on excavation, grading, materials, labor, size, style, and finishing.

#### BASEMENT COST

Square Feet	Excavation	Flooring	Stem Walls	Total (Unfinished)
800	\$12,000	\$4,609	\$10,202	<b>\$26,811</b>
1,000	\$15,000	\$5,750	\$12,756	<b>\$33,506</b>

**BASEMENT COST**

Square Feet	Excavation	Flooring	Stem Walls	Total (Unfinished)
1,200	\$18,000	\$6,936	\$15,303	<b>\$40,239</b>
1,500	\$22,500	\$8,670	\$19,129	<b>\$50,299</b>
2,400	\$36,000	\$13,872	\$30,606	<b>\$80,478</b>

Once excavation work is complete, a typical unfinished basement is built in three steps – footings, walls, floor.

1. The footings are poured and the ground graded.
2. A drainage system is set up around the exterior of the footings to carry water away from the foundation.
3. The walls are poured into grooves cut into the footings, so they are fastened to the footings.
4. The forms are then removed, and the dirt backfilled.
5. A vapor barrier is laid.
6. The concrete floor is poured last.
7. The exterior walls are waterproofed.
8. Precast concrete steps are usually dropped in place with a crane.

**UNFINISHED BASEMENT COSTS PER SQUARE FOOT**

<b>Item</b>	<b>Percent of Budget</b>	<b>Cost Per Square Foot</b>
Excavation (10' – 12' depth)	45%	<b>\$10 – \$20</b>
Foundation Floor	17%	<b>\$5.75</b>
Stem Walls	38%	<b>\$12.75</b>

**Basement Excavation Cost**

Basement excavation costs for a foundation range from **\$10 to \$20 per square foot**, or between **\$1.65 to \$3.31 per cubic yard**. Prices can vary significantly based on the condition of the soil (light, wet, or rock), and the type of equipment used.



**BASEMENT EXCAVATION COST**

Soil Condition	Cost Per Cubic Yard
Light Soil	\$1.65 – \$2.18
Moist Soil	\$1.96 – \$2.64
Wet Soil, Loose Rock	\$2.48 – \$2.69
Blasted Rock	\$3.31

**BASEMENT EXCAVATION COSTS BY DIFFICULTY**

Depth & Difficulty	Cost Per Square Foot
12' – 18' Depth	\$10 – \$12

**BASEMENT EXCAVATION COSTS BY DIFFICULTY**

Depth & Difficulty	Cost Per Square Foot
Deeper Footings	<b>\$12 – \$15</b>
Difficult Soils	<b>\$15 – \$20</b>

While a basement is one of the most expensive foundations to build, it's the most versatile; giving additional living and storage space without the expense of a complete add-on to the home. Building a basement as part of new home construction can greatly increase the value of your home.

**Building a Basement for a New Home**

Basement installation for new construction costs **\$26,000 to \$50,000** on average. Excavating at least eight feet deep then grading the land will be the most significant expense followed by materials, drainage systems, sealing, and waterproofing.

There are three main types of basements to choose from based on your specific location, soil, and groundwater conditions. Standard full basements typically have 8'-10' walls and can only be accessed from inside the house.

1. Standard Full Basement
2. Walk-out Basement
3. Daylight Basement



### **Daylight or Walkout Basement Cost**

A typical walkout basement costs **\$47,000 to \$100,500**. A walkout basement costs about \$20,000 more than a regular full basement and requires extra excavation and grading.

If your home is built on a hillside, you have the option of creating a daylight basement, which allows for full-size doors and windows that let natural light into the area through exposed walls. The cost to build a daylight basement is higher than a full basement, due to:

- More extensive underground footings.
- Higher foundation walls on the low side.
- Higher construction costs from building on a slope.

- Additional excavation.
- More site preparation on hillsides because of the complexity of working on them and getting materials to and from the site.
- Breaking the basement slab to reach the sewer line.

### **Finished or Unfinished Basement?**

During construction, you have the option to build a finished basement for an additional **\$22,000 to \$46,000** to make it into a livable space with rooms. If you plan to finish your basement, there are few things you can do now, at the foundation stage.

1. Dig deeper and get higher basement ceilings than the typical 8 feet in height to make room for the pipes and ductwork. Ideally, excavate to give your basement 9' or 10' ceilings.
2. With higher walls comes the need for thicker walls, as they need to be strong enough to safely support both the lateral load and the load above the house. Upgrading to 3,500 PSI concrete is recommended for this purpose.
3. Prevent potential moisture and soil gas problems with vapor barriers and adequate ventilation.

### **Cost to Add a Basement to an Existing House**

The average **cost to raise a house to add a basement** is **\$40,000 to \$50,000**, or about **\$40 to \$100 per square foot**. Almost 20% of that amount goes toward raising the house. A structural engineer determines if the home is structurally sound enough to lift above the foundation.

There are risks in raising a house and repairs that should be factored into the total cost. A **room addition** may be more cost-effective (and easier on your home) than adding a basement.

**COST TO DIG A BASEMENT UNDER AN EXISTING HOUSE**

<b>Square Feet</b>	<b>House Raising</b>	<b>Foundation</b>	<b>Total</b>
800	\$8,000 – \$14,400	\$26,811	<b>\$37,811</b>
1,000	\$10,000 – \$18,000	\$33,506	<b>\$47,506</b>
1,200	\$12,000 – \$21,600	\$40,239	<b>\$57,039</b>
1,500	\$15,000 – \$27,000	\$50,299	<b>\$71,299</b>
2,400	\$24,000 – \$43,200	\$80,478	<b>\$147,678</b>

**COST OF RAISING A HOUSE AND BUILDING UNDERNEATH**

Level	Cost Per Square Foot	Description
Level 1	\$10 – \$18	House elevation service only. It does not include installation of a new foundation system, reconnecting plumbing or electrical systems, or other finishing tasks.
Level 2	\$30 – \$60	House elevation and installation of the new foundation system.
Level 3	\$60 – \$90	House elevation and all elements of the architectural, engineering, and structural design tasks.

**Basement Extension Foundations Cost**

When building an extension, you’ll find that you might have to dig the foundation deeper than the existing foundation to match updated building codes. If your house is old, you might have to underpin the existing foundation to avoid possible structural damage from attaching the extension to it.

**Cost To Dig A Basement**

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The cost to dig a basement for new construction is **\$12,000 to \$36,000**. Basement excavation costs **\$10 to \$20 per square foot** and takes 2 to 4 weeks to dig-out and build. Digging a basement under an existing house averages **\$47 per square foot** because the house must be raised first.

An engineer's survey is required before digging to make sure there are no underground utilities in place. Also, many houses built on a slab foundation have their plumbing under the slab, which has to be rerouted and pushes the price up.

If grading is required to direct water away from the house, fine grading and shaping costs **\$24 per cubic foot**. [Installing a yard drainage system costs \\$1,000 to \\$4,000](#).

### Cost To Pour A Basement

The concrete and labor cost to pour a basement depends mostly on how deep the excavation work needs to be and the condition of the soil. Homeowners report spending **\$14,811 to \$44,478** or an average of **\$18.52 per square foot** to pour their basement foundation and walls. A monolithic slab will cost more to pour than a regular slab because the footings have to be set in place before the pour.

### COST TO POUR A BASEMENT

Square Feet	Stem Walls	Concrete Floor	Total
800	\$10,202	\$4,609	<b>\$14,811</b>

**COST TO POUR A BASEMENT**

Square Feet	Stem Walls	Concrete Floor	Total
1,000	\$12,753	\$5,750	<b>\$18,503</b>
1,200	\$15,303	\$6,936	<b>\$22,239</b>
1,500	\$19,129	\$8,670	<b>\$27,799</b>
2,400	\$30,606	\$13,872	<b>\$44,478</b>

**Cost of Poured Concrete Foundation Walls**

Most basement and concrete foundation walls are a minimum of 8” thick. An 8-inch poured concrete wall costs **\$12.75 per square foot**, or **\$1,224 poured**, on average.

Ready-mix concrete costs **\$119 to \$147 per cubic yard**, and an 8-inch thick basement wall measuring 12’ x 8’ will use 2.37 cubic yards of concrete, so concrete alone costs **\$282 to \$348 per average wall**. Walls taller than 8 feet should be 10 inches thick rather than the standard 8 inches for shorter walls—to withstand the pressure of lateral soil movement.



## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

Poured concrete foundation walls are preferable to block foundations because they are stronger, hold heat better, are more fire-resistant, and are more watertight. And although cracks can happen in any piece of concrete, a poured concrete wall is more waterproof than a block foundation, which has many seams. One of the few cons is that they must cure on-site, so water or freezing temperatures might affect the cure.

### Block Foundation Cost

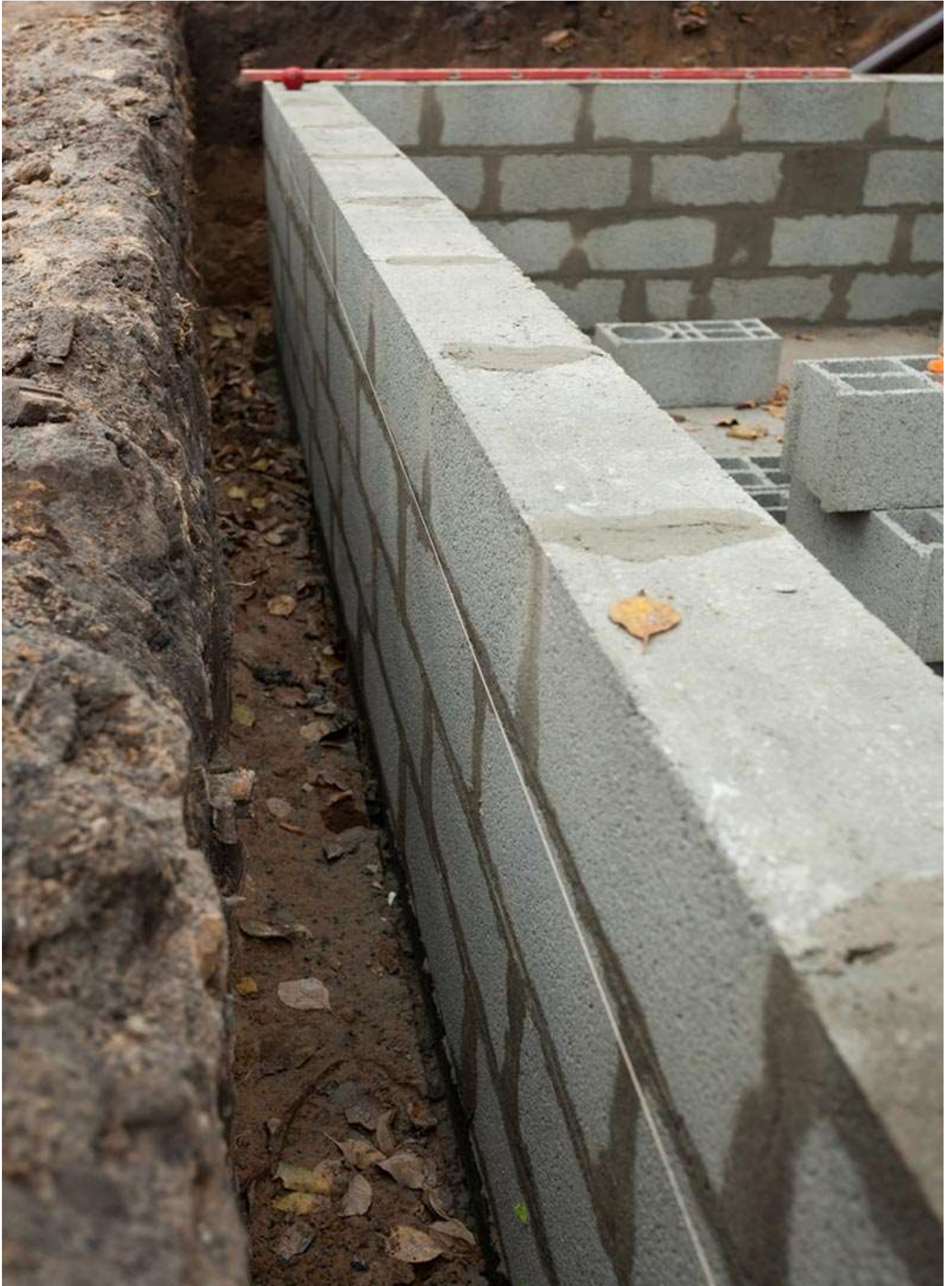
A block foundation costs between **\$7,950 and \$41,600**, priced at **\$12 to \$18 per square foot**. Materials alone cost **\$7 to \$9 per square foot** for walls using 8" x 16" blocks, without the footings. A concrete block wall has an exterior concrete form with reinforcing steel and filled with concrete or cement grout.

### BLOCK FOUNDATION COST CALCULATOR

Item	Average Cost
Building Permit	\$500 – \$1,500
Excavation and Grading	\$1,150 – \$15,000
Forms and Finishing	\$1,600 – \$5,000

**BLOCK FOUNDATION COST CALCULATOR**

Item	Average Cost
Concrete Reinforcement	\$150 – \$500
Concrete	\$2,500 – \$12,000
<b>Waterproofing and Sealing</b>	\$1,900 – \$6,300
Inspection	\$150 – \$1,300
<b>Total</b>	<b>\$7,950 – \$41,600</b>



Block foundations cost more than a poured foundation because of the skilled labor needed to lay the blocks, but blocks incur a big leak risk via all the seams between blocks and mortar. Mortar doesn't last as long as the blocks and will start to chip away after 20 – 30 years. However, they can hold up more compression weight than poured walls.

## Best Foundation For A House

The best foundation for a house depends on the soil, groundwater conditions, and frost line of the ground in the area—the depth to which the groundwater in soil freezes. The foundation has to go below the frost line because freezing water expands 9% and disturbs the foundation's structural integrity.

To choose the best type of foundation and to calculate the house foundation cost, you'll need to know:

1. The condition of the soil on the lot.
2. How much grading and excavation work will be required.
3. How deep the footings need to go and how many are required.
4. If there are any flooding or moisture concerns.
5. How deep the foundation needs to be to go past the frost line.

## Shallow vs. Deep Foundations

Home foundation construction is either considered shallow or deep. Deep foundations cost more and require additional excavation, materials, and labor.

- **Shallow Foundation** – A shallow foundation, slab-on-grade, or floating slab is a concrete slab that is formed from a mold set into the ground below the frost line. Shallow foundations transfer the building loads to the earth through a slab of concrete. This type of foundation is often used in warmer climates where ground freezing and thawing is less of an issue.

## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

- **Deep Foundation** – A deep foundation is typically used in poor soil conditions, unlevel ground, or if the structure needs to be raised to prevent flooding. Deep foundations are constructed from steel, wood, or reinforced concrete, and require the assistance of a structural engineer.

### Cost To Rebuild or Replace Foundation

For concrete slabs, the cost to rebuild a foundation is **\$16 per square foot**, with the average homeowner spending **\$20,000 to \$40,000** on foundation replacement. **Foundation repairs cost** from **\$600** to repair minor cracks, up to **\$10,000 or more** for major repairs that require hydraulic piers.

The cost of demolition of the old slab foundation runs about **\$21 per cubic foot**, and a new typical 6" thick concrete slab costs **\$6.83 to \$10.32 per square foot**.

### COST TO REBUILD A FOUNDATION

Square Feet	Demolition	Poured Concrete and Labor	Total
800	\$8,420	\$4,609	<b>\$13,029</b>
1,000	\$10,525	\$5,750	<b>\$16,275</b>

**COST TO REBUILD A FOUNDATION**

Square Feet	Demolition	Poured Concrete and Labor	Total
1,200	\$12,630	\$6,936	<b>\$19,566</b>
1,500	\$15,788	\$8,670	<b>\$24,458</b>
2,400	\$25,260	\$13,872	<b>\$39,132</b>

Consult with foundation pros

**Foundation Replacement Cost Factors**

- **Structural Report** – An engineer’s report may be required before you can begin work, which costs **\$750 to \$1,500**. The engineer will give an unbiased recommendation on the best kind of foundation replacement for the house which could end up saving you money.
- **Raising the House** – The [cost to lift a house and replace the foundation](#) depends on the size of the house and the numbers of stories. Expect to spend **\$10,000 – \$40,000** to raise a house to replace the foundation with a concrete slab or piers.
- **Excavation** – The cost of excavation is **\$10 to \$20 per square foot or \$2.51 to \$2.68 per cubic foot**. Excavation may be required if the previous space for the old foundation, once demolished, isn’t deep enough. The soil will need to be moved away from the old foundation to build new forms for the new foundation.

## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

- **Rebuilding** – The cost of the new foundation is the same as if you were doing new construction. A simple slab concrete foundation costs **\$6.41 per square foot** and will be the most economical decision after paying for the house to be raised.

### Replacing Different Foundation Types

- **Crawl Space** – Crawl space repair and cleaning costs **\$1,500 to \$15,000** for mold removal, ventilating, insulating, and reinforcing or replacing the foundation joists. Remove and replace any wet wood, insulation, or posts. Install a new moisture barrier sheet to keep it dry.
- **Pier and Beam** – Replacing or stabilizing piers under your house due to shifting soil or the need for a stronger foundation, costs from **\$950 – \$1,600 per steel pier** or **\$1,400 to \$2,100 per helical pier**. A high-end repair of piers and beams will cost about **\$10 per square foot**.
- **Concrete Slab** – A typical reinforced 6” slab concrete foundation costs **\$6.41 – \$10.32 per square foot**. If you need to correct drainage problems at the same time (which can often be the cause of cracks), it can cost **\$1,100 – \$5,500**.

### Average Mobile Home Foundation Cost

A permanent foundation for a mobile home costs between **\$3,000 to \$36,000** depending on the type. A floating slab costs **\$4,600 to \$14,000**, while a crawl space runs **\$4,900 to \$16,800**. To put a basement foundation under your mobile home costs **\$23,000 to \$36,000**.

**MOBILE HOME FOUNDATION COST**

Foundation Type	Average Cost
Pier and Beam	<b>\$3,000 – \$8,000</b>
Floating Slab	<b>\$4,600 – \$14,000</b>
Crawl Space	<b>\$4,900 – \$16,800</b>
Basement	<b>\$23,000 – \$36,000</b>

- Pier and Beam** – A pier and beam foundation for manufactured and mobile homes is common. They are secured to the sill of the foundation with a nailing strip. Ground anchors attached to the home with steel straps can help resist wind uplift, and they can be used in conjunction with stabilizer plates.
- Floating Slab** – A slab foundation for a mobile home is one of the best options for colder climates. They don't need to be measured precisely to the base of the house. Slab foundations need to be insulated around the perimeter to keep the ground under the home warmer, or they tend to shift with soil movement during frost heave. Mobile homes must be anchored to the foundation with anchors embedded in the concrete.
- Crawl Space** – One of the difficulties with moving a manufactured home onto a crawl space foundation is that the foundation has to match the exact dimensions of the house. If the foundation site isn't



accessible from the street to place the home with rollers, a crane will be required, directing the chassis beams onto the installed concrete, wood, or steel piers.

- **Basement** – Installing a manufactured home onto a basement foundation is difficult. The outside walls of the foundation must be the exact length and width of the mobile home, and not many contractors have enough experience to do the job correctly. Part of the difficulty is attaching the shearwalls and chassis properly to the foundation system, and all the rough-ins to go under the floor must be designed before the house goes in. Foundation bolts are usually used to secure the home.

**It's always best to check with the manufacturer of the home for their recommendation of the best type of foundation to go with the home you purchased.**

## **Garage Foundation Cost**

A 24' x 24' (2-car) **garage foundation costs \$3,059 to \$4,787**, while a 16' x 24' (1-car) slab costs **\$2,039 to \$3,191** installed. Prices range from **\$5.31 to \$8.31 per square foot** for a 4" reinforced concrete slab, and **\$6.83 to \$10.32 per square foot** for a 6" slab installed.

**GARAGE FOUNDATION COST**

Size (4" Deep)	Square Feet	Average Cost
16' x 24'	384	\$2,039 – \$3,191
20' x 20'	400	\$2,124 – \$3,324
24' x 24'	576	\$3,059 – \$4,787
20' x 30'	600	\$3,186 – \$4,986
36' x 24'	864	\$4,587 – \$7,179

You may need to have the land graded which carries a **\$3,000** minimum job charge. You'll also need excavation done at **\$2.51 to \$2.68 per cubic foot**, which costs **\$482 to \$515** for a 24 x 24 garage slab, but this should be included in the quote from your contractor.

If you're [building a garage](#) slab right beside the home and sharing a wall, you could run into a lot of structural damage if the new slab starts to shift. An engineer can design it with expansion joints to offset this possibility.

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## Additional Foundation Estimates

Below are average overall cost estimates by structure.

### FOUNDATION ESTIMATES BY STRUCTURE

Structure	Average Cost
Concrete Slab	\$5,000 – \$15,000
Full Basement	\$26,000 – \$80,000
Garage	\$2,000 – \$5,000
Mobile Home	\$3,000 – \$14,000

### Cement Foundation Cost Factors

Cost factors that increase or decrease the cement foundation cost are

- Required prep work on the lot
- Grading
- Concrete thickness
- Moisture barrier
- Forms and reinforcements used
- Delivery and pouring or pumping costs
- Finishing methods

### Concrete Footing Cost

Concrete footings cost **\$6.53 per square foot** or **\$154 per cubic yard**. Footings add **\$5,224 to \$15,672** to the cost of the foundation, with prices growing as the footings go deeper and wider. The estimated cost for footings and a foundation is usually quoted together by contractors.

Footings must extend below the surface of the earth, deep enough to get past the unstable soil that exists in many locations. Usually, footings are poured separately from the slab, except in the case of monolithic slabs.

### Cost of Pilings for Foundations

The cost of pilings for securing your foundation costs **\$15,000 at minimum**, plus site testing, which could add **\$20,800**. It's expensive because of the steps involved—soil study, excavation, concrete, capping beams, rebar, design, and project management—possibly more expensive than a solid column base.

The cost of driving in the pilings can vary based on the materials used.

**COST OF PILINGS FOR FOUNDATIONS**

Type	Minimum Cost
Wood – Treated or Untreated	<b>\$20,000</b>
Steel Pipe Piling	<b>\$20,000</b>
Prestressed Concrete Piling	<b>\$28,000</b>
Steel HP-share Piling	<b>\$20,000</b>
Concrete-filled Steel Piling	<b>\$15,000</b>

In the case of unstable soil, pilings are used in conjunction with piers—they go even deeper beneath the piers to provide additional security and spread the weight load of the building. Sometimes you can dig out tunnels for the pilings around piers with an auger yourself, saving the excavation costs.

Pilings are sometimes necessary when the soil is soft, and when a solid base is not available at the proper depth. Also, it may be required when constructing a building near the seashore or riverbed.

**Planning and Permit Prices**

## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

Some cities will charge **\$30 to \$150 flat fee** for your permit, while in other cities, building permits are generally figured as a percentage of the total job averaging **\$500 to \$1,500**. Your contractor should take care of the permits.

Building a foundation will always require a permit, but if you're adding an extension or building a house, the permit for the entire project will cover the foundation.

### COST OF BUILDING PERMITS

<b>Total Price of Job</b>	<b>Price of Building Permit</b>
\$500 – \$2,000	<b>\$79</b>
\$2,000 – \$25,000	<b>\$143</b>
\$25,000 – \$50,000	<b>\$787</b>
\$50,000 – \$100,000	<b>\$1,292</b>

### Foundation Inspections

## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

Foundation inspections cost about **\$145 an hour**, with most homeowners spending **\$150 to \$1,300** total. Inspections verify that the new foundation meets all code requirements and will support the weight of your home.

The inspections will take place before you pour concrete and after the work is done. The pre-work inspection should take about 90 minutes, and you will receive a written report which will outline any changes that must take place before pouring.

### Drainage and Radiant Heat

When installing a new concrete foundation, there are things you can do now that will be more difficult, if not impossible, to do after the foundation is poured.

Radiant heat adds **\$3 per square foot** with most homeowners paying **\$4,800 to \$10,000** on average. Drainage systems such as [French drains and sump pumps cost](#) between **\$2,500 and \$12,000** to install.

### FOUNDATION DRAINAGE AND HEATING SYSTEMS

System	Average Cost
French Drain System	\$6,000 – \$12,000
Sump Pump	\$500 – \$1,200

**FOUNDATION DRAINAGE AND HEATING SYSTEMS**

System	Average Cost
Sump Pump System	\$2,500 – \$5,500
Radiant Heat	\$16 – \$26/SF

- **French drains** are installed around the foundation to drain water away from the house. The drained water is often directed to the sump pump, which forces the water away from the house. It’s easy to install while the house is under construction, but much more expensive to connect to an existing home.
- If your basement might be prone to water problems, a **sump pump** can help alleviate that.
- **Radiant heat** is a luxury item where all pipes need to be laid under the foundation, and the concrete is poured over them. You cannot install radiant heat under a concrete foundation at a later date. If you miss the boat, another option is to place it under your flooring.
- To provide better protection against moisture issues, install a **gutter system**, and invest a lot in the **grading** of the land before work begins.

**Foundation Insulation**

Foundation installation costs about **\$2,000** on average. Many homeowners install skirting and vents around the crawl space or pier and beam foundation to allow for proper airflow, preventing moisture, and keeping



critters out. Otherwise, they install a vapor/moisture barrier and dehumidifier. Homeowners who want more insulation under the floor will add spray foam, foam board, or batts between or across the bottom of the joists.

### **Cost To Seal Concrete**

The cost to seal a concrete foundation professionally with an acrylic spray-on cure and seal will cost about **\$0.53 per square foot**. Contractors typically charge a minimum fee of **\$100 to \$200** regardless of project size and add 50% more to your total cost if two coats are required.

DIY costs range from **\$0.20 to \$0.75 per square foot**. Some decorative sealers will need to be reapplied every few years, while a penetrating sealer will need to be applied every 5 – 10 years.

The main reason you'll want to seal your concrete is to keep water from eroding it and causing cracking. The cracks enlarge, and the water carries damaging salts and chlorides to the metal reinforcements damaging them as well. Applying a sealer will densify the concrete, giving it years of additional, crack-free life.

### **Cost to Lay A Precast Foundation**

The cost to lay a precast foundation is **\$11 to \$13 per square foot** with more than 50% of the costs coming from labor. Prefab concrete slabs are poured and cured offsite then delivered to your job site and laid down over a prepared area.

Precast foundations are used for a shed or garage, but they are not strong enough for a home foundation. The most common use for pre-poured slabs is in the form of pavers installed in patios, driveways, and courtyards.

### **Hiring A Foundation Contractor**

## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

Before hiring a concrete contractor, be sure to get at least three formal bids. You want the best local contractor for the project at a price within your budget, but it's usually not a good idea to take the lowest bid without verifying the following:

- Are A/A+ rated members of the Better Business Bureau.
- Have been pouring foundations for at least five years.
- Are insured and bonded.
- Are rated highly on Home Guide and Google and can provide references from past work.
- Include all cleanup in the quote.
- Offer exact begin and end dates.

### **Building A House Cost Estimator**

The chart below gives cost estimates to build a house across a range of sizes, using a low-end cost of **\$100 per square foot**, an average modern build at **\$155 per square foot**, and a high-end custom builds at **\$400 per square foot**.

### **Cost To Build a 2, 3, or 4 Bedroom House**

The average cost of building a 3-bedroom house is between **\$248,000 and \$310,000**, while the cost to build a 4-bedroom house about **\$388,000 to \$465,000**, and the cost to build a small 2-bed home is about **\$93,000 to \$155,000**.

Here are the average costs to build a single-family home by square footage.

**COST TO BUILD A 2, 3, OR 4 BEDROOM HOUSE**

<b>Square Feet</b>	<b>Lower-End</b>	<b>Average Modern</b>	<b>High-End Custom</b>
<b>600</b>	\$60,000	\$93,000	\$240,000
<b>1,000</b>	\$100,000	\$155,000	\$400,000
<b>1,200</b>	\$120,000	\$186,000	\$480,000
<b>1,500</b>	\$150,000	\$232,000	\$600,000
<b>2,000</b>	\$200,000	\$310,000	\$800,000
<b>2,500</b>	\$250,000	\$388,000	\$1,000,000
<b>3,000</b>	\$300,000	\$465,000	\$1,200,000
<b>3,500</b>	\$350,000	\$545,000	\$1,400,000

**COST TO BUILD A 2, 3, OR 4 BEDROOM HOUSE**

Square Feet	Lower-End	Average Modern	High-End Custom
<b>4,000</b>	\$400,000	\$620,000	\$1,600,000

There will be many variables in your final cost depending on where you live, the total square footage, number of bedrooms, number of bathrooms, type of flooring, cabinets, appliances, etc.



In a 2017 analysis of new builds by the US Department of Housing and Urban Development:

- 46% have 4 bedrooms or more
- 44% have 3 bedrooms
- 10% have 2 bedrooms or fewer

### **Cost to build a custom home**

The cost to build a custom home is **\$200 to \$550 per square foot** based on the location, choices in design, and interior and exterior finishes. Most people also need to buy land to build the house on.

**Hiring an architect costs \$15,000 to \$80,000+ more** or **8% to 15%** of the total construction cost for detailed drawing specifications, construction documents, and project management.

To get accurate bids from general contractors, you'll need to have an architect both turn your ideas into blueprints and to work with structural engineers and planning agencies.

Hiring a custom home designer adds **10% to 17% more** to your budget, and high-end professionals charge **\$30,000 to \$50,000**.

By choosing all your design options upfront, or by going with a developer with pre-designed options you can save up to 30%.



## Developers and Home Builders

New home construction costs with a developer can be approximately **15% less** than with a custom home builder. Developers plan subdivisions and offer a range of floorplans to select from. Developers build many houses at once, so houses typically cost less each than a custom home, and they're likely to be completed faster too.

Developments range in price from first-time buyers to established couples seeking a luxury home. Most developer planned subdivisions will also have a playground, picnic tables, a BBQ area, and even a pool. On the downside, it could mean there is construction around your home for some time, and it won't be custom designed.



Custom home builders can develop anything you want once you have all the design features in the blueprint. However, your home will cost more purely because they are giving your home their exclusive focus and ordering in materials and hiring workers for one house.

### **Additional Price Factors**

When looking at prices to build your own home, the average prices we have listed here are just averages, and with the range of customization possible, there is a potential for the final price for your home to differ significantly depending on where you live and the options you choose. Some of the more significant pricing implications include



## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

- **Land** – In addition to the cost of the land, when you buy your own lot, you'll need to have the [land cleared and graded](#) for construction.
- **Size** – More square footage equals a higher cost.
- **Number of Stories** – The cost to design, build, and develop home with two or more stories will add to your overall cost.
- **Pools, Decks, Fencing, & Landscaping** – The [cost to build a deck](#), [install an inground pool](#), and install [landscaping](#) can add tens of thousands to your price. [Fencing prices](#) can range from **\$10 to \$30 per foot** depending on if you go with a picket fence or more expensive vinyl fencing.
- **Finishes & Fixtures** – The quality of fixtures and finished will affect your overall budget. Adding high-end [granite countertops](#) or [hardwood flooring](#) come at an additional cost.
- **Type of Roof** – A [new roof costs](#) **\$7,211** to install on average, but with a high-end solar roof expect to spend **\$40,000 or more**
- **Appliances** – High-end appliances like an internet-enabled fridge often cost 2 or 3 times the cost, plus wiring and plumbing expenses.



## New Home Construction Costs

The cost of materials and labor to build a house will average around **75%** of your home's final price. Below we'll cover all the home building costs in our breakdown.

Use the cost breakdown below to check bids provided by [construction companies](#). These costs are based on a 2,000 square foot home built at an average cost of **\$125 per square foot**. These prices are averages and will vary depending on the materials used, type of home, and quality of construction.

**NEW HOME CONSTRUCTION COSTS**

<b>Item</b>	<b>% of Total</b>	<b>Total Cost Per SF</b>	<b>Total Cost 2000 SF</b>
Excavation	1.2%	\$1.50	<b>\$3,000</b>
Foundation, Slab & Piers	3.7%	\$4.63	<b>\$9,260</b>
Flatwork (Drive & Walk)	2.4%	\$3.00	<b>\$6,000</b>
Brick Hearth & Veneer	0.7%	\$0.88	<b>\$1,760</b>
Rough Hardware	0.6%	\$0.75	<b>\$1,500</b>
Finish Hardware	0.2%	\$0.25	<b>\$500</b>
Rough Lumber	6.4%	\$8.00	<b>\$16,000</b>

**NEW HOME CONSTRUCTION COSTS**

<b>Item</b>	<b>% of Total</b>	<b>Total Cost Per SF</b>	<b>Total Cost 2000 SF</b>
Finish Lumber	0.5%	\$0.63	<b>\$1,260</b>
Rough Carpentry Labor	8.9%	\$11.13	<b>\$22,260</b>
Finish Carpentry Labor	1.7%	\$2.13	<b>\$4,260</b>
Countertops	1.5%	\$1.88	<b>\$3,760</b>
<u>Cabinets</u>	3.7%	\$4.63	<b>\$9,260</b>
<u>Insulation</u> (R19 ceiling)	2.3%	\$2.88	<b>\$5,760</b>
<u>Roofing</u>	5.5%	\$6.88	<b>\$13,760</b>

**NEW HOME CONSTRUCTION COSTS**

<b>Item</b>	<b>% of Total</b>	<b>Total Cost Per SF</b>	<b>Total Cost 2000 SF</b>
<b><u>Painting</u></b>	3.6%	\$4.50	<b>\$9,000</b>
Shower & Tub Enclosure	0.5%	\$0.63	<b>\$1,260</b>
Prefabricated Fireplace	0.9%	\$1.13	<b>\$2,260</b>
Bath Accessories	0.7%	\$0.88	<b>\$1,760</b>
Built-in Appliances	1.6%	\$2.00	<b>\$4,000</b>
<b><u>Heating and Ducting</u></b>	2.9%	\$3.63	<b>\$7,260</b>
<b><u>Plumbing &amp; Sewer Connections</u></b>	7.3%	\$9.13	<b>\$18,260</b>

**NEW HOME CONSTRUCTION COSTS**

<b>Item</b>	<b>% of Total</b>	<b>Total Cost Per SF</b>	<b>Total Cost 2000 SF</b>
Doors	1.9%	\$2.38	<b>\$4,760</b>
<u>Garage Door</u>	0.4%	\$0.50	<b>\$1,000</b>
Aluminum Windows & Sliding Doors	1.2%	\$1.50	<b>\$3,000</b>
<u>Exterior Stucco</u>	6.4%	\$8.00	<b>\$16,000</b>
Gypsum Wallboard	4.7%	\$5.88	<b>\$11,760</b>
Resilient Flooring	2.0%	\$2.50	<b>\$5,000</b>
<u>Carpeting</u>	2.4%	\$3.00	<b>\$6,000</b>

**NEW HOME CONSTRUCTION COSTS**

<b>Item</b>	<b>% of Total</b>	<b>Total Cost Per SF</b>	<b>Total Cost 2000 SF</b>
<u>Wiring</u>	3.2%	\$4.00	<b>\$8,000</b>
Lighting Fixtures	1.2%	\$1.50	<b>\$3,000</b>
Insurance & Payroll Tax	4.8%	\$6.00	<b>\$12,000</b>
Plans & Specifications	0.4%	\$0.50	<b>\$1,000</b>
Permits & Utilities	1.7%	\$2.11	<b>\$4,220</b>
Final Cleanup	0.4%	\$0.50	<b>\$1,000</b>
Overhead & Profit	12.5%	\$15.63	<b>\$31,260</b>

**NEW HOME CONSTRUCTION COSTS**

Item	% of Total	Total Cost Per SF	Total Cost 2000 SF
<b>Total Cost</b>	<b>100.0%</b>	<b>\$125.07</b>	<b>\$250,140</b>

**Material Cost to Build a House**

The material cost to build a house is about **\$50 per square foot** or between **41.5% and 51%** of the build cost. For a two-story 2,776 square foot home, the construction materials would account for around **\$140,000** and would cover framing, foundation, roofing, siding, interior and exterior doors, windows, insulation, drywall, siding, paint, flooring, electrical, plumbing fixtures, and light fixtures.

Add an average of **\$8,729 for HVAC**, **\$3,430 for cabinets**, and **\$2,378 for appliances**. Material costs will vary depending on your building material choices re long-term durability, eco-friendliness, energy costs, and social costs.

**Labor Cost to Build a House**

The average labor cost to build a home is roughly **39%** of the total build cost and works out to about **\$34 per square foot**. The labor cost on an average 2,776 square foot home will run about **\$68,000**. The ratio of labor cost to material costs is about **\$1.28** in labor for every **\$1** in materials—for baseline costs—and more with more ornate materials or custom work because of the higher cost of architects and master craftsmen.



## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

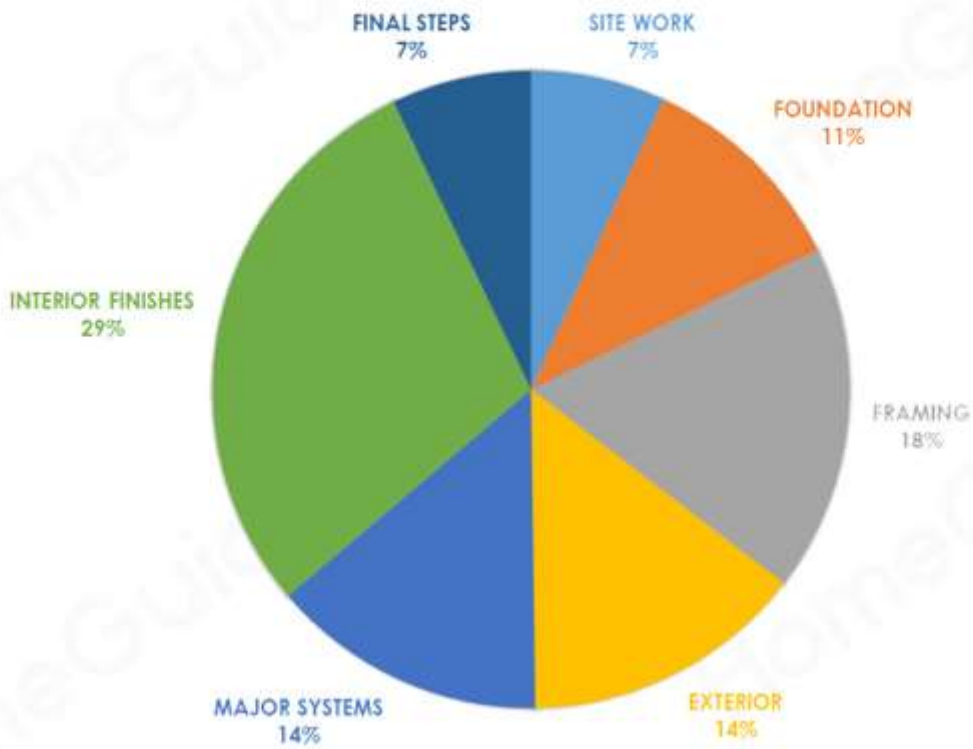
- Architects' fees can range between **\$125 to \$250 per hour**.
- Master electricians' fees range from **\$35 to \$55 per hour**.
- Bricklayers charge about **\$38 per hour**.



### Home Building Cost Breakdown

There are so many major components or stages in residential construction that your costs will vary considerably depending on the quality of each aspect of your home build. The National Association of Home Builders says that on average, for a 2,776-square-foot home, you'll pay:

## NEW HOME CONSTRUCTION COST BREAKDOWN



### COST BREAKDOWN OF BUILDING A HOUSE

Construction	Average Cost
Site Work	\$16,600

**COST BREAKDOWN OF BUILDING A HOUSE**

<b>Construction</b>	<b>Average Cost</b>
Foundation	<b>\$26,750</b>
Framing	<b>\$42,850</b>
Exterior Finishes	<b>\$35,000</b>
Major Systems	<b>\$34,100</b>
Interior Finishes	<b>\$70,800</b>
Final Steps	<b>\$17,300</b>

**Cost of House Plans**

## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

The cost of house plans ranges from **\$500 up to \$2,500**, while an architect will cost an average hourly rate of **\$60 and \$130 per hour**, or between **\$2 to \$5 per square foot**, for the design work. Our sample 2,776 sqft. home has the architect cost at **\$6,000**.

### Site & Prep Work

Site work includes [building permit fees](#) of **\$400 to \$4,000**, impact fees of approximately **\$2,000 to \$3,800 or more** to cover connecting the property to local public services like water and sewer facilities, water and sewer inspection fees of around **\$5,000**, and architecture and engineering fees of about **\$3,300**.

### Foundation

The average [cost to pour a concrete foundation](#) is **\$26,750** for a house that's 2,776 square feet which includes excavation, foundation, concrete, retaining walls, and backfill. A concrete slab alone costs **\$6 per square foot**, soil grading or land could amount to **\$3,300**, and if there are abnormal efforts required for excavation because of rocks in the earth, or if the addition of retaining walls are needed, the cost for the foundation could go up anywhere from an additional **\$5,000 to \$20,000**.

### Cost to Frame a House

According to Craftsman's *National Estimator*, the cost to frame a house ranges from **\$13 per square foot** for lumber and labor costs for a single-story home and **\$22 per square foot** for a two-story home.

Framing a 2,776 square foot home costs about **\$42,850 or \$15 per square foot**, which includes framing the home and the roof, trusses, sheathing, and any metal and steel. The cost of lumber to build a house does fluctuate some, and it is the only variable that could have a significant impact on the final cost of framing your home.

## Exterior Finishes

Once the foundation has been laid, and the framing is constructed, creating the look for the exterior of the home is completed through the installation of the walls, siding, windows, doors, and the roof. In most cases the final cost for exterior finishes will total around **\$35,000** and include the following:

### COST OF EXTERIOR FINISHES

<b>Finish</b>	<b>Average Cost</b>
Roof	<b>\$3,200 – \$9,000</b>
Windows	<b>\$5,000 – \$10,000</b>
Doors	<b>\$1,200 – \$3,200</b>
Vinyl Siding	<b>\$4,800 – \$11,100</b>



### **Building a Brick House Cost**

A layer of brick over the wood frame costs about **\$35,000** for a 2,000-square-foot house. A brick or solid-masonry house has a brick frame rather than one made of wood. Finding a stonemason to build this can be nigh impossible, as these types of homes have not been developed for about fifty years.

### **Cost to Build a Log Home or Stone House**

Your log cabin shell—the exterior—will cost about **\$2,800 to \$7,075** per 100 square feet. If you'd rather live a sustainable life off-grid, you can build a solid stone shell with stones and mortar for about **\$10 per square foot**. Stone siding on a wood frame costs about **\$0.31 to \$7.59 per square foot**.

### **Major Systems Installation**

## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

Major systems include [rough-in plumbing costs](#), [electrical work](#), and [HVAC systems](#). Rough-ins are the elements that don't fall under general construction but are essential to the use of the home. Their combined cost averages around **\$34,000** and can include the following:

### MAJOR SYSTEMS INSTALLATION COST

System	Average Cost
HVAC	<b>\$3,300 – \$5,912</b>
Solar Panels	<b>\$17,000 – \$20,000</b>
Septic Tank	<b>\$3,000 – \$5,000</b>
Water Heater	<b>\$400 – \$1,400</b>

### Interior Finishing

The combined cost for interior finishes typically is twice the cost for exterior finishes and generally accounts for around **\$71,000** of the cost to build a home. The interior finishing covers everything to make the interior of the home beautiful as well as useable and can include the following:

**INTERIOR FINISHING COSTS**

Interior Finish	Cost
Flooring	<b>\$1,400 – \$13,800</b>
Tile	<b>\$800 – \$5,000</b>
Insulation	<b>\$900 – \$2,200</b>
Kitchen Cabinets	<b>\$3,200 – \$8,500</b>
Plumbing Fixtures	<b>\$150 – \$350 each</b>
Appliances	<b>\$3,500 – \$15,000</b>
Fireplace	<b>\$1,400 – \$2,500</b>



**Final Details**

The final details cost about **\$17,300** for our 2,776 sqft. house. These are a mix of some potentially necessary additions as well as some that are not essential and more of a nice-to-have feature. After the finishing touches, the final clean up will cost around **\$3,000** and can also include some of the following:

**HOME BUILDING ADD-ONS**

Add-on	Cost
Concrete Patio	<b>\$1,200 – \$4,300</b>
Driveway	<b>\$2,200 – \$6,100</b>
Deck	<b>\$4,380 – \$10,000</b>
Screened-In Porch	<b>\$600 – \$3,500</b>
Patio Enclosure	<b>\$8,100 – \$18,700</b>

**HOME BUILDING ADD-ONS**

Add-on	Cost
Landscaping	\$3,000 – \$16,000



## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

For potential homeowners looking to save money, building your own home costs about **\$70 per square foot** and will **save an average of 25%**. On a typical home costing **\$248,000**, you would save around **\$62,000**.

### Cost to Build a Modular Home

The average [cost to build a modular prefab home](#) is **\$80 to \$160 per square foot**. Of the three types of fabricated building structure options, modular homes are the most expensive, with a 2,500-square-foot home costing around **\$200,000 to \$365,000**.

### COST TO BUILD A MODULAR HOME

Level	Cost Per Square Foot	Features
Base	<b>\$50</b>	No customizations or alterations.
Custom	<b>\$60</b>	Base price and selected options and upgrades.
Delivered	<b>\$65</b>	Custom price and delivery.
Finished	<b>\$110</b>	Delivered price and site prep, foundation, porch, etc.

After this, there could still be costs related to land, utility hookups, landscaping, driveways, permits, taxes, and fees.

- **Manufactured Homes** – can look like both modular or traditional site-built homes. A major difference with manufactured homes is that they are built to HUD code in a climate-controlled environment.
- **Modular Homes** – Modular homes are built in sections which are assembled and, like manufactured homes, built constructed in climate-controlled manufacturing environments. These homes are built to state and local codes to ensure they pass inspection once in place.

### Cost to Build a Pole Barn House

The [cost to build a pole barn house](#) can run as high as **\$120,000 or more** depending on many factors. A basic unfinished 2,400 square foot pole barn shell costs between **\$20,000 to \$40,000**. The price of your pole barn will largely depend upon its size.

### Cost to Build a Shipping Container Home

You can also finish out a shipping container for about **\$60,000 to \$90,000**. A large home built from shipping containers can cost between **\$150,000 and \$175,000**, which is generally about half the price of a traditional home of the same size. Shipping container houses take about 30% less time to build than a traditional home. The following costs are related to turning a container into a home.

- Container - **\$5,600** for a 40-foot container
- Foundation - **\$550–\$5,900**
- Insulation – **\$1.75 to \$3 per square foot**
- [Drywall Installation](#) – **\$1.60–\$2.35 per square foot**
- Additional Interior Finishing – **\$40,000**
- External Finish – Stucco cost **\$6 to \$10 per square foot** and timber costs **\$2 to \$3 per square foot**

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### **Cost to Build a Tiny House**

The average tiny house will cost from **\$25,000 to \$35,000**, but you can build one for less. One couple built a 24-foot-long, 8-foot-wide and 13-foot-tall tiny home for **\$8,000** by using cheap or free lumber, along with sourcing items for free on Craigslist and Habitat for Humanity Restore locations. Finally, for the base structure of the home, they built the house on a trailer frame.

Tiny homes are generally considered dwellings of less than 500 square feet. Another option in this arena is to purchase a new prefabricated tiny home. Simple Terra offers a 1-bedroom container home with 320 square feet of interior space and a 160-square-foot outdoor covered deck for **\$38,000**. They can be delivered with or without interior walls.

### **Cost to Build a Small House**

Small houses of around 600 square feet average about **\$50,000 to \$70,000** to build. If a tiny house is too small for your family, you could build something that qualifies as a small house to save money. Building materials account for just over **\$31,000**, and labor costs total **\$25,500**. In addition to those construction costs, another **\$20,000** will be needed for utility hookup, building permits, construction plans, and contractor overhead and profit.



### **Cost to Build a Guest House**

The cost to build a 600-square-foot guest house is about **\$50,000 to \$70,000** for an average quality version, **\$120,000 for a custom version**, and as much as **\$330,000 for a high-end custom** guest house. Other options for building a guest house include tiny homes, container homes, and modular homes. In many cases, one of these could be cheaper and finished out faster.

### **Is It Cheaper to Build or Buy a House?**

Depending on a wide range of factors, it could be anywhere from **\$0 to \$50,000 or more** to build a home versus buy a home. If you already own the land, the total cost of building your own home will compare better to buying a home.

**If you buy an existing home:** [The National Association of Realtors](#)' says the median cost of buying an existing single-family house is about **\$260,000**. The seller's real estate agent and appraiser will determine the sales price when buying a home. Also, your location will factor in considerably into the final price. For example, homes in the Northeast are about **55% more expensive** than homes in the South.

**If you build a new home:** According to [US Census Bureau](#), the median price to buy a new home is **\$302,700**, with the lowest prices in the South at **\$100.40 per square foot**, and the highest rates in the Northeast at **\$155.21** per square foot.

This price does not include the cost for land or a septic system and water and electrical lines for new construction—if you are building in a rural area. The main difference is that you'll be getting a brand new home instead of one that may be 20 to 60 years old.

### **Buying Land and Building a House Costs**

Another significant element in the cost to build a house is the price of the land, unless you already own a plot where you would like to build your home. Your location could make a difference of millions. A plot can cost as little as \$5,000 in Arizona, New Mexico, and Nevada, or as expensive as \$2,000,000 or more in California or New York.

Even if you own the land, [demolishing an existing house costs](#) **\$4 and \$10 per square foot** before the construction of your new home.

The cost to build a house on your own land could still be higher than buying an existing home, because of the [cost of a land survey](#), grade the land, put in a septic tank, bring utility lines and systems to the property, etc.



### **Building A New House Checklist**

Compared to buying in a subdivision that is being developed, you have a lot more control and influence on the project when building a custom home with your selected general contractor. However, you'll also have a higher degree of responsibility and decisions that will need to be made along the way. Unless you are well acquainted with everything that needs to be done, the following checklist will help you navigate the home building process with confidence.

1. Create Budget
2. Purchase Property
3. Choose a Construction Method



4. Develop Plans or Designs
5. Obtain Permits and Inspections
6. Purchase Construction Insurance
7. Begin Construction
8. Book a Final Inspection
9. Complete Landscaping

### **Create Budget**

You will need to contact a lender and figure out what kind of mortgage you will qualify for. Once you have a handle on the total budget for your new home build and have some idea of the costs per square foot, you can begin to draw up your plans without getting carried away and designing something you won't be able to accomplish.

### **Purchase Property**

You will need to find the right spot for your new home. If you are buying a plot that currently has a house which will need to be demolished, you will save a little when it comes to electrical and sewer connection fees, since those would have already been in place for the previous home. If you are buying raw, undeveloped land in a rural setting, you might have to add a septic tank for your wastewater needs. You will also need to run utility lines back to your property, and possibly factor in the cost of grading the land and laying a driveway.

### **Choose a Construction Method**

In most cases, the budget for your project will determine the type of construction to be undertaken for the new home. In addition to traditional construction methods, others available include complete prefabricated homes, modular homes, home kits, barndominiums, container homes, pre-built tiny homes, and the newest process—3D printed home structures.

## **Develop Plans or Designs**

- Establish the number of bedrooms along with their sizes and locations.
- Decide on the kitchen size and location and the size of the main living area.
- If you are going to do most of the design work yourself, you can find a vast range of examples online that you can use to inspire and guide your design efforts. Alternatively, you can purchase plans that fit with your overall plans regarding total size and number of bedrooms and bathrooms.
- If you have room in the budget, you can hire an architect to bring your vision to life in the design of your new home. From these choices, the least expensive is going with a design your contractor has already worked with or purchasing plans online for the contractor to build to.

## **Obtain Permits and Inspections**

Your contractor can accurately schedule out the inspections that will need to be carried out during construction. Depending on where you live, your building permit costs will range between **\$400 and \$4,000**, and inspections will cost an average of **\$5,000**.

## **Purchase Construction Insurance**

For the most peace of mind, select a contractor who has adequate insurance to cover the project through all phases of construction. Alternatively, if you are doing a low-cost hybrid construction project with many different contractors involved, including you doing certain portions of the work, you won't need to purchase construction insurance.

## **Begin Construction**

With your land purchased and prepared for construction, your construction loan approved, budget finalized, plans drawn up, your contractor selected, and your permits approved, your contractor can be scheduled to break ground and begin the prep work for the foundation as the first phase of your construction.

## **Book a Final Inspection**

Once built, you or your contractor will need to schedule a final inspection to obtain a certificate of occupancy. This is the official document that verifies that all work on the home was done to code and the structure is safe for people to live in.

## **Complete Landscaping**

You can either wait until the entire home is complete before getting the landscaping done or start as soon as the foundation and framing of the house are finished. The other major factor at play regarding when this will take place is related to what you are having planted on your property in respect to trees, plants, and shrubs and what time of year they are best planted in.



## Frequently Asked Questions

### How Much Does It Cost To Build A 1,500 Square Foot House?

The basic price most homeowners will pay to build a 1,500 square foot home is **\$128,475** while an entry-level custom home of the same size will average around **\$300,000**, and a high-end custom home around **\$675,000**.

### How Much Does It Cost To Build A 2,500 Square Foot House?

The basic price most homeowners will pay to build a 2,500 square foot home is **\$250,000**, while an entry level custom home of the same size will average around **\$388,000**, and a high-end custom home around **\$1,000,000**.

### What Is The Cheapest House To Build Per Square Foot?

A pole barn house completely finished out will cost **\$30 to \$45 per square foot** which makes it the cheapest house to build with quality in mind.

### What Is The Cheapest Way To Build A House?

1. Design your house down to the tiniest detail.
2. Any different shapes have different cost implications, with squares being the least expensive and curved walls being more expensive. In addition, look for ways to create storage space to free up more living space.
3. Study what you can about the home building process so you can be better positioned to select the right contractor for the job. Also, so you will understand everything your contractor will be addressing in the planning stage, and throughout the construction work.
4. Study our [Home Improvement Cost Estimator](#) as much as you can to get an idea of average costs for each stage of your home build.

## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

5. Spend a lot of time selecting your contractor and ask what software they use for cost and effort estimation, and how their team tracks and reports progress daily. Online tools are available for builders that allow the client to log in and see the progress of each component of the build, and even show pictures so you can be entirely up to speed with each phase as it moves forward.
6. Solicit bids from 3 to 5 contractors, check their online reviews, make sure they have insurance, and meet with them in person to walk you through their proposals.
7. The cheapest way to build a house is something that has two data points – the cost now and the cost later. Many materials used in the construction of your home will be available in a variety of qualities and prices. Some materials may be cheaper now but lead to a higher cost of ownership because of maintenance, energy costs, and replacement costs down the road. Consider this before you choose the cheapest options.

# **Modular Home Cost**

## Average Modular Home Cost

The average modular home costs **\$50 to \$100 per square foot** or between **\$60,000 and \$200,000** for a base model with delivery only. Modular home prices depend on the floor plan, number of bedrooms, and customizations. Setting up and installing a modular house adds **\$30 to \$60 per square foot**.

Start by getting free quotes from modular [home builders near you](#) or view the different plans and prices list below.

### MODULAR HOME PRICES

Square Footage	Base Model Cost	Total Finished Cost
1	<b>\$50 – \$100</b>	<b>\$80 – \$160</b>
800	<b>\$40,000 – \$80,000</b>	<b>\$64,000 – \$128,000</b>
1,000	<b>\$50,000 – \$100,000</b>	<b>\$80,000 – \$160,000</b>

**MODULAR HOME PRICES**

Square Footage	Base Model Cost	Total Finished Cost
1,200	\$60,000 – \$120,000	\$96,000 – \$192,000
1,500	\$75,000 – \$150,000	\$120,000 – \$240,000
2,000	\$100,000 – \$180,000	\$160,000 – \$300,000
2,500	\$125,000 – \$215,000	\$200,000 – \$365,000
3,000	\$150,000 – \$260,000	\$240,000 – \$430,000

- **Base** – Typically includes delivery and setting the modules in place by a crane and a small crew.
- **Finished** – Typically includes land preparation, foundation, install and buttoning up, utility construction, permits, and optional additions.

Modular homes come in a variety of styles, including Ranch, Cape Cod, two-story, duplex, modern, and French country. Each builder may quote different services for their base and turn-key finished homes. Always check with the builder to make sure what exactly they include in the price.



## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

Manufacturers build 90 percent of modular homes in a factory within 1 to 2 months, then deliver it in pieces to the site. Contractors prepare the land, connect the sections onto a foundation, and hook-up the utilities to complete construction.

### AVERAGE MODULAR HOME COST

National Average Cost	\$180,000
Minimum Cost	\$40,000
Maximum Cost	\$500,000
Average Range	<b>\$120,000 to \$270,000</b>

- Modular home building costs **10 to 20 percent less** than stick-built homes, are built 30-60% faster, and last just as long.
- They're more energy-efficient and have **lower monthly expenses** than stick-built homes.
- They **appreciate in value** like site-built homes and have greater construction and material quality.
- They are generally safer and able to withstand flooding and hurricanes better than stick-built homes.
- Select from pre-designed plans or customize your own new home.

## Road Map

1. Average Modular Home Cost
2. Modular Home Prices
  - Cost Per Square Foot
  - Plans & Prices List
  - Custom Design
  - Modular Duplex
  - Small, 2-Story & Log Homes
  - House Kits
3. Average Cost To Build A Modular Home
  - Land & Site Prep
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4. Prefab Homes Prices
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5. Pre-Built Home Prices By Brand
  - Champion
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  - Modular vs. Stick-Built
7. Frequently Asked Questions
8. Hiring a Modular Home Builder

## Modular Home Prices

## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

The average cost of a 1,500 sq. ft. modular home is **\$75,000 to \$150,000** or **\$50 to \$100 per square foot** for a base model, not including customizations, assembly, or on-site finishing work. For the same house, expect to pay **\$120,000 to \$240,000** total for a complete turn-key installation.

### Modular Home Cost Per Square Foot

The average modular home costs **\$50 to \$100 per square foot** for delivering the base unit, or between **\$80 and \$160 per square foot** total with site prep, installation, and finishing. Customized floor plans, designs, and finishes can add **\$10 to \$150 per square foot** or more to the total cost.

#### MODULAR HOME COST PER SQUARE FOOT

Item	Cost Per Square Foot
Base + Delivery	<b>\$50 – \$100</b>
Installation + Finishing	<b>+ \$30 – \$60</b>
Customizations + Additions	<b>+ \$10 – \$150</b>

**MODULAR HOME COST PER SQUARE FOOT**

Item	Cost Per Square Foot
Total	\$80 – \$310

*\*As a home gets larger, the cost per square foot decreases due to construction efficiencies.*

**Modular Home Plans and Prices List**

A 2-bedroom modular home plan costs **\$55,000 to \$90,000**, while a 4-bedroom house ranges from **\$70,000 to \$150,000** for just the base unit without set-up, installation, and finishing. Compare modular homes prices and floor plans below to estimate the total cost.

**MODULAR HOME PRICES AND FLOOR PLANS**

Floor Plan	Square Feet	Base Unit	Total Installed
Average 1-Story	1,400 – 1,700	\$70,000 – \$170,000	\$110,000 – \$275,000

**MODULAR HOME PRICES AND FLOOR PLANS**

<b>Floor Plan</b>	<b>Square Feet</b>	<b>Base Unit</b>	<b>Total Installed</b>
Average 2-Story	<b>1,500 – 2,000</b>	<b>\$75,000 – \$200,000</b>	<b>\$120,000 – \$320,000</b>
2 Bedroom / 1 Bathroom	<b>800 – 1,400</b>	<b>\$40,000 – \$140,000</b>	<b>\$65,000 – \$225,000</b>
2 Bedroom / 2 Bathroom	<b>1,000 – 1,500</b>	<b>\$50,000 – \$150,000</b>	<b>\$80,000 – \$240,000</b>
3 Bedroom / 2 Bathroom	<b>1,200 – 1,800</b>	<b>\$60,000 – \$180,000</b>	<b>\$95,000 – \$290,000</b>
3 Bedroom / 3 Bathroom	<b>1,400 – 2,500</b>	<b>\$70,000 – \$240,000</b>	<b>\$115,000 – \$365,000</b>
4 Bedroom / 2 Bathroom	<b>1,600 – 2,600</b>	<b>\$80,000 – \$250,000</b>	<b>\$130,000 – \$380,000</b>
4 Bedroom / 3 Bathroom	<b>1,700 – 3,000</b>	<b>\$85,000 – \$270,000</b>	<b>\$135,000 – \$430,000</b>

**MODULAR HOME PRICES AND FLOOR PLANS**

Floor Plan	Square Feet	Base Unit	Total Installed
5 Bedroom / 3 Bathroom	2,000 – 3,200	\$100,000 – \$290,000	\$160,000 – \$460,000

Get free estimates from modular home builders.

**Custom Design Prefabricated Home Prices**

Custom modular home prices range from **\$100 to \$250 per square foot** or between **\$200,000 and \$500,000** when including all site-work, installation, and finishing. Most modular builders will customize their existing designs to change the finishes, floor plan, or the home's size.

**CUSTOM MODULAR HOME PRICES**

Square Footage	Base Model Cost	Total Finished Cost
1	<b>\$100 – \$250</b>	<b>\$130 – \$310</b>
1,000	<b>\$100,000 – \$250,000</b>	<b>\$130,000 – \$310,000</b>
1,500	<b>\$150,000 – \$375,000</b>	<b>\$195,000 – \$465,000</b>
2,000	<b>\$200,000 – \$500,000</b>	<b>\$260,000 – \$620,000</b>
2,500	<b>\$250,000 – \$625,000</b>	<b>\$325,000 – \$775,000</b>

Some manufacturers have in-house designers and architects to create custom floor plans from scratch. With the ability to attach multiple sections together, the home can be as large as you wish.



### **Modular Duplex Cost Estimator**

The average cost of a modular duplex is **\$100 to \$200 per square foot** for a complete turn-key installation, depending on the size and customizations required. An average 2,000-square foot duplex costs **\$200,000 to \$350,000** total after site prep, assembly, and finishing.

A common prefab duplex floor plan is two-stories with 2 bedrooms and 1.5 bathrooms per tenant's unit, for a total of 4 bedrooms and 4 bathrooms per building. Building a modular duplex may require a custom floorplan and contractors that are experienced in multi-family construction.

### **Small Modular Home Prices**



## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

Small modular homes (200 to 800 square feet) cost **\$20,000 to \$80,000** on average for the prefab base unit, or **\$30,000 to \$130,000** after site prep, installation, and finishing.

### 2-Story Manufactured Homes Prices

Two-story modular homes cost **\$70,000 to \$140,000** on average for the base model and between **\$105,000 and \$210,000** total for all site-work, assembly, and finishing. Most 2-story modular homes are between **1,500 and 2,000 square feet**.



### Modular Log Homes Prices

## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

Modular log homes cost **\$50 to \$100 per square foot** on average, not including site prep, foundation, utility construction, finishings, or assembly, which adds **\$15 to \$80 per square foot**. An average 1,500 square foot log home costs **\$100,000 to \$150,000** for just the base kit without installation.

### MODULAR LOG HOMES PRICES

Square Feet	Average Cost
200 – 600	<b>\$25,000 – \$55,000</b>
750 – 1,300	<b>\$50,000 – \$120,000</b>
1,300 – 1,700	<b>\$90,000 – \$150,000</b>
1,700 – 2,500	<b>\$105,000 – \$225,000</b>
2,500 – 3,500	<b>\$170,000 – \$275,000</b>

*\*Does not include site prep, foundation, utility construction, finishings, or assembly.*

Log homes are **30 percent cheaper** than traditional stick-built homes. With DIY construction experience, you can save money by ordering a log home kit you assemble yourself.

## Prefab House Kits Prices

Prefab house kits cost **\$30 to \$150 per square foot** on average, depending on the size, number of bedrooms, quality, and if assembly is included. Expect to spend **\$90 per square foot** or more to include assembly, a foundation, electrical and plumbing hook-up, water well, and a septic tank.

### PREFAB HOUSE KITS PRICES

Quality	Cost Per Square Foot
Mid-range	<b>\$30 – \$90</b>
High-end	<b>\$150 – \$200</b>

The manufacturer sends the home kit as a complete package of pieces for homeowners or contractors to assemble. Setting up a small cabin takes a few days, while installing homes with multiple rooms takes contractors a few weeks. Local building permits for manufactured home kits are required.

Some cheaper prefab house kits may also require you to purchase roof shingles separately. For assembly service only, expect to pay at least **10 percent** more.

## Average Cost To Build A Modular Home

In addition to the base cost of **\$75,000 to \$150,000** for a 1,500 square-foot modular unit, you'll spend **\$28,000 to \$160,000** more or **\$30 to \$60 per square foot** for on-site preparation, installation, and finishing work to build a modular home. See the chart below for a modular home cost breakdown.

### MODULAR HOME COST ESTIMATOR

Item	Average Cost
Land Preparation	<b>\$4,000 – \$11,000</b>
Foundation	<b>\$6,000 – \$20,000</b>
Delivery	<b>\$3,000 – \$12,000</b>
Taxes	<b>\$5,000 – \$15,000</b>

**MODULAR HOME COST ESTIMATOR**

Item	Average Cost
Installation	<b>\$10,000 – \$50,000</b>
Utility Construction	<b>\$2,500 – \$25,000</b>
Permits & Fees	<b>\$500 – \$4,000</b>
Additions (Garage, Deck)	<b>\$5,000 – \$50,000</b>
Sub-Total	<b>\$28,000 – \$160,000</b>
1,500 SF Modular Unit	<b>\$75,000 – \$150,000</b>
Total	<b>\$103,000 – \$310,000</b>

*\*Taxes and delivery is often included in modular unit price, and not counted in total.*

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**Land & Site Prep Costs**

The average cost to prepare the land and site for a manufactured home is **\$4,000 to \$11,000**. Land preparation prices vary depending on the amount of land clearing, excavation, and grading required to begin building.

**SITE PREP COST FOR MANUFACTURED HOME**

Type	Average Cost
<a href="#"><u>Land Survey Costs</u></a>	<b>\$350 – \$1,000</b>
<a href="#"><u>Land Clearing Costs</u></a>	<b>\$1,350 – \$3,900</b>
Excavation	<b>\$1,600 – \$4,400+</b>
Grading	<b>\$600 – \$2,000</b>
Total	<b>\$3,900 – \$11,300</b>

## Modular Home Foundation Cost

The average [cost of building a foundation](#) for a modular home is **\$6,000 to \$20,000** or between **\$7 and \$30 per square foot**. Foundation prices depend on the type, location, and size of home. A crawl space starts at **\$6,000**, while building a basement starts at **\$20,000**.

### MODULAR HOME FOUNDATION COST

Type	Cost Per Square Foot	Average Total Cost
Basement	\$33 – \$47	\$20,000 – \$29,000
Crawl Space	\$7 – \$14	\$6,300 – \$16,300
Pier and Beam	\$7 – \$11	\$3,000 – \$8,000

**MODULAR HOME FOUNDATION COST**

Type	Cost Per Square Foot	Average Total Cost
Stilts / Pilings	\$11 – \$19	\$12,000 – \$30,000

Modular homes require the foundation to include space between the subfloor and the ground to accommodate electrical, heating and cooling, and plumbing connections. Therefore, the home cannot be placed on a monolithic concrete slab foundation.

- **Pier and beam** foundations are the most popular and cheapest option and are typically set up in one day.
- A **crawl space** is similar to pier and beam, but adds extra space under the house for storage.
- A **basement** foundation increases the total living space and raise the property value, but are the most expensive.
- **Stilts and pilings** are expensive and unconventional. They bring the house up one level and are used in hurricane-affected places and homes near water.

**Cost To Deliver A Modular Home**

The average cost to deliver a modular home is **\$5 to \$10 per square foot** or from **\$3,000 to \$12,000** or more depending on the size, number of modules, and distance. Delivering a modular home includes transportation, an on-site crane, and a crew to set the modules onto the foundation. Delivery does not include “button-up” fees for finishing the home.



## Cost To Move A Modular Home

The average cost to move an off-frame modular home is **\$5,000 to \$15,000** depending on the size, permits, distance, and set-up complexity. Moving an on-frame manufactured home costs **\$1,000 to \$8,000** for up to 50 miles, depending on if set-up services are included after relocating.

### COST TO MOVE A MODULAR HOME

Distance	Average Cost
On-frame	<b>\$1,000 – \$8,000</b>
Off-frame	<b>\$5,000 – \$15,000</b>

## Set-Up Cost To Install Prefab Home

A prefab home installation costs **\$5 to \$35 per square foot** or between **\$10,000 to \$50,000**. Prices depend on the size of the home and any exterior improvements. After the manufacturer delivers and sets the modules on its foundation, a contractor installs the home in a process called "buttoning up".

Setting up a modular home includes:

## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

1. Connecting the modules together
2. Installing external pieces and stairs
3. Finishing interior work like drywall
4. Completing carpentry work like trim
5. Connecting the appliances
6. Making any final door and window adjustments needed
7. Exterior work, like siding, gutters, roof finishing
8. Testing and inspection to confirm everything meets building codes

**Adding a driveway, garage, utility connections, and landscaping are not included in buttoning up.**

### **HVAC, Electrical & Plumbing Construction Costs**

Most modular homes do not come with utility lines. Installing utility lines cost **\$2,500 to \$25,000** for plumbing, electrical, and heating and cooling units. Prices depend on the complexity of the job, and charges are higher for rural properties that require a septic tank, water well, and solar power.

#### **UTILITY CONSTRUCTION COSTS**

<b>Utility</b>	<b>Average Cost</b>
<a href="#"><u>New Electrical Panel Costs</u></a>	<b>\$850 – \$3,000</b>

**UTILITY CONSTRUCTION COSTS**

Utility	Average Cost
<a href="#"><u>Electrical Wiring Costs</u></a>	<b>\$2,000 – \$9,000</b>
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<a href="#"><u>Well Drilling Costs</u></a>	<b>\$3,000 – \$15,000</b>
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**UTILITY CONSTRUCTION COSTS**

Utility	Average Cost
<u>HVAC Costs</u>	<b>\$4,800 – \$12,400</b>

**Sales Tax & Hidden Costs**

Sales tax on a modular home costs **\$5,000 to \$15,000** on average or from **5 to 7 percent** of the total cost of the home. Sales tax is often included in base price estimates and vary from state to state.

Other hidden costs that many buyers forget about is purchasing or leasing the land to build upon, permits, and design customization fees.

**Modular Home Permits**

Modular home permits cost **\$500 to \$4,000** on average, depending on the state and size of the home. Licensed contractors will typically pull the permits for you upfront. Check with your city council to find out the local requirements. Permits that you may need include:

- Building Permit

## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

- Mechanical Permits
- Pre-plan review
- Certificate of occupancy
- Driveway construction permit

### Basements, Garages, Decks & Other Additions

Additions such as a garage, basement, or deck add to your overall cost. Prices depend on the size and whether it's attached to the home or not.

### MODULAR HOME ADDITION COSTS

<b>Upgrade</b>	<b>Average Cost</b>
<a href="#"><u>Garage Addition Costs</u></a>	<b>\$10,000 – \$25,000</b>
<a href="#"><u>Deck Costs</u></a>	<b>\$4,000 – \$10,000</b>
<a href="#"><u>Basement Foundation Costs</u></a>	<b>\$25,000 – \$80,000</b>
<a href="#"><u>Basement Finishing Costs</u></a>	<b>\$22,000 – \$46,000</b>

**MODULAR HOME ADDITION COSTS**

<b>Upgrade</b>	<b>Average Cost</b>
Driveway Costs	<b>\$600 – \$8,000</b>
<u>Fence Costs</u>	<b>\$1,500 – \$3,000</b>
<u>Landscaping Costs</u>	<b>\$3,000 – \$16,000</b>
Shed Costs	<b>\$1,500 – \$5,000</b>

**Adding A Modular Addition To Existing Home Cost**

A modular addition costs **\$65 to \$200 per square foot**, depending on the materials, size, and extension complexity. An average modular [room addition costs](#) between **\$11,000 and \$20,000**, or **10 to 15 percent less** than site-built additions.

**MODULAR ADDITION TO EXISTING HOME COST**

<b>Room</b>	<b>Average Cost</b>	<b>Includes</b>
Bedroom / Office	<b>\$11,000</b> <b>\$20,000</b>	– ~144 SF with new foundation and roof
<u><a href="#">Bathroom Addition</a></u>	<b>\$15,000</b> <b>\$40,000</b>	– Toilet, shower, tub, sink, finishes
Guest House / In-law Suite	<b>\$45,000</b> <b>\$135,000</b>	– ~600 – 750 SF, mid-sized bath, 3 windows, concrete slab, and more
Second Floor	<b>\$100,000</b> <b>\$300,000</b>	– ~1,200 SF of bedrooms, bathrooms, windows, staircase.

Modular additions take **1 to 2 months** to finish, compared to **4 months** for regular site-built additions.

Consult with home addition contractors

**Design & Size Differences By Region**

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Prices tend to be about the same nationwide, but there may be regional design differences to match the local building codes and the style of your neighborhood. Bigger cities typically have more models on display and a larger selection of modular home floor plans.

More extended units are more difficult to transport. On the East Coast, the maximum length is **60 to 70 feet**, while it can be longer in the West and Midwest. In urban areas, the maximum ceiling height is **10 feet** to allow trucks to drive under overpasses with a 14-foot clearance.



## Prefab Homes Prices



## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

Prefab homes cost **\$30 to \$100 per square foot** on average for a base model without the land, finishes, site work, or customizations. Prefabricated houses are cheaper when buying a kit house or shipping-container home. Modular construction costs more, but also appreciates in value the most.

### PREFAB HOUSE COST PER SQUARE FOOT

Type	Size (SF)	Cost Per Square Foot	Total Cost
Manufactured	500 – 1,800	<b>\$30 – \$60</b>	<b>\$30,000 – \$75,000</b>
Modular	800 – 2,800	<b>\$50 – \$100</b>	<b>\$75,000 – \$150,000</b>
Tiny House	100 – 400	<b>\$200 – \$250</b>	<b>\$20,000 – \$100,000</b>
Shipping Container	100 – 720	<b>\$125 – \$400</b>	<b>\$7,000 – \$120,000</b>
Kit House	100 – 800	<b>\$30 – \$65</b>	<b>\$5,000 – \$115,000</b>

*\*Base unit prices only. No land, foundation, finishing, customization, and site work is included.*

### Modular vs. Manufactured Homes Cost

## ORPE CHARITY GUIDE - CONSTRUCTION COST CALCULATOR

Manufactured homes cost **\$30 to \$60 per square foot** compared to modular home construction at **\$50 to \$100 per square foot**. Modular homes are customizable and typically placed on a permanent foundation. Manufactured homes are built to HUD standard, but mounted on a steel frame.

### MODULAR VS. MANUFACTURED COST

Type	Modular	Manufactured
Cost Per Square Foot (Unit Only)	\$50 to \$100	\$30 to \$60
Average Sales Price (Unit Only)	\$75,000 to \$150,000	\$30,000 to \$75,000
Building Standards	Local, State & Regional	HUD Code
Typical Size (SF)	800 to 2,800	500 to 1,200
Construction Time	1 to 4 Months	1 to 4 Weeks

**MODULAR VS. MANUFACTURED COST**

<b>Type</b>	<b>Modular</b>	<b>Manufactured</b>
<b>Transportation</b>	Modules are moved on trucks	Transported on its own wheels
<b>Mobility</b>	Permanent and expensive to move	Cheaper and easier to move
<b>Stories</b>	1 – 2 stories or more	1 story only
<b>Foundation</b>	Permanent	Mobile / Not Permanent / Steel Chassis
<b>Appreciation</b>	Grows over time	Loses Value

- **Modular** – This factory-built in separate modules that are delivered, connected, and installed on-site. Follows the same building codes as regular site-built homes.
- **Manufactured** – Factory-constructed homes built to HUD code requirements. Often referred to as a “mobile home.” Banks don't consider homes without a permanent foundation as “real estate.”

## Pre-Built Home Prices By Brand

Pre-built homes range in price from **\$60 to \$275 per square foot**, depending on the brand, size, floor plan, and customizations selected. Here are the average costs of the top brands.

### PRE-BUILT HOME PRICES BY BRAND

<b>Brand</b>	<b>Cost Per Square Foot</b>	<b>Area Served</b>	<b>Floor Plans</b>	<b>Sizes (SF)</b>
Champion	<b>\$90 – \$140</b>	Nationwide	2,000+	400 – 3,200
Clayton	<b>\$70 – \$200</b>	Nationwide	100+	1,000 – 2,280
Pratt	<b>\$65 – \$100</b>	South	60+	1,600 – 3,000
Kent	<b>\$70 – \$100</b>	Canada, Maine	100+	600 – 2,500
Huntington	<b>\$110 – \$275</b>	Northeast	100+	620 – 4,600

**PRE-BUILT HOME PRICES BY BRAND**

<b>Brand</b>	<b>Cost Per Square Foot</b>	<b>Area Served</b>	<b>Floor Plans</b>	<b>Sizes (SF)</b>
Heckaman	<b>\$60 – \$100</b>	Midwest, South	50+	860 – 2,800
SICA	<b>\$60 – \$80+</b>	NJ	2,000+	1,200 – 3,900
Triton / Ritz-Craft	<b>\$90 – \$200+</b>	NY	200+	875 – 4,100
Bonna Villa	<b>\$80 – \$120</b>	West, Midwest	80+	1,100 – 2,700
Palm Harbor	<b>\$80 – \$150</b>	Nationwide	100+	360 – 3,600
Royal Homes	<b>\$100 – \$200</b>	Canada	90+	820 – 3,900
Express	<b>\$110 – \$128</b>	Nationwide	3,000+	530 – 9,900

**PRE-BUILT HOME PRICES BY BRAND**

<b>Brand</b>	<b>Cost Per Square Foot</b>	<b>Area Served</b>	<b>Floor Plans</b>	<b>Sizes (SF)</b>
Tidewater	<b>\$125 – \$170</b>	Southeast	110+	825 – 5,700

**Champion Modular Homes Prices**

Champion Modular Homes prices range from **\$90 to \$140 per square foot** and are typically built and delivered within 2 months. Champion offers over 2,000 pre-designed home plans ranging from 400 to 2,400 square feet that are available nationwide.

Champion retailers can assist with getting permits, preparing the land, installing a foundation, planning utility hook-ups, and all other site work. Champion Modular, Inc. operates under various brands and retailers such as Statewide Homes, Seacoast, and All American Homes.

**Clayton Modular Homes Prices**

Clayton Modular Homes prices range from **\$70 to \$200 per square foot** or between **\$30,000 and \$200,000** depending on the size, model, and delivery distance. Clayton operates nationwide and offers more than 175 floor plans ranging from 1,000 to 2,280 square feet.

Clayton Homes typically includes delivery, installation, and finishes in the final cost. They allow for minor modifications for an additional charge, such as adding a bedroom, installing a bathtub, and modifying kitchen cabinetry.

### **Kent Modular Home Prices**

Kent Modular Home prices range from **\$70 to \$100 per square foot** or between **\$42,000 and \$250,000**. This price includes delivery, set-up, and utility connections, but excludes total site preparation fees. Kent offers more than 100 customizable floor plans ranging from 600 to 2,500 square feet.

Kent Homes also come with a full-coverage warranty on their materials and construction for the first year that you own the home.

### **Pratt Modular Homes Prices**

Pratt Modular Homes prices range from **\$65 to \$100 per square foot** or between **\$39,900 to \$218,400**, not including the finishing costs on-site. Pratt offers 60+ standard floor plans ranging from 1,500 to 3,000 square feet, and provides a 7-year warranty on appliances and structure.

### **Huntington Homes Cost**

Huntington Homes cost **\$110 to \$275 per square foot** include delivery and placement, but finishing may add additional charges. Huntington Homes offers 100+ floor plans ranging from 624 to 4,632 square feet and provides turn-key installation services in addition to selling to builders.

### **Pros and Cons of Modular Homes**

Although modular homes are cheaper and take less time to build than traditional site-built homes, the biggest downsides are you often have to pay more upfront, and it can take longer to resell.

### Advantages of Modular Homes

- Move-in time takes **2 to 6 months**, which is **30 to 60 percent** faster than site-built homes.
- Modular homes cost **10 to 20 percent less** than stick-built homes
- Modular homes are more energy-efficient than stick-built homes and have lower monthly expenses.
- Modular homes attached to a permanent foundation are the same or higher-quality than a site-built home, and lasts just as long.
- Financing options are available directly through the manufacturer.
- Modular homes have higher resale values than a mobile home.
- Modular homes are highly customizable, and pre-designed plans are also available.

### Disadvantages of Modular Homes

Consider these downsides before buying a modular home:

1. Some locations have restrictions about placing a modular home.
2. You often need to own or buy a piece of land before installing the modular home.
3. It can take longer to resell since many new homebuyers don't understand modular homes are worth more than mobile homes or trailers.
4. Banks tend to offer fewer financing options compared to site-built homes. Modular homes attached to a permanent foundation qualify for more loans, but on-frame modular homes are categorized as mobile homes and may require alternative lending sources.
5. Some states classify prefabricated homes as "mobile homes," which leads to more taxes and less or no mortgage options.
6. The down payment for modular homes is typically higher than the 20 percent that's standard for site-built homes.



7. Certain design limitations exist since contractors must move the modules onto a truck for delivery.
8. You need plenty of space on your property for a crane and semi-trucks to deliver and install your home module sections.

**Cost of Modular Homes vs. Building Stick-Built**

Modular homes cost **10 to 20 percent less** than stick-built houses and are more energy-efficient, which saves on monthly expenses. The average [cost to build a stick-built house](#) is **\$100 to \$200 per square foot**. Modular home prices range from **\$80 to \$160 per square foot** on average.

**MODULAR HOMES VS. STICK BUILT COST**

<b>Factors</b>	<b>Modular</b>	<b>Stick-Built</b>
<b>Standard Build (Per SF)</b>	\$80 to \$160	\$100 to \$200
<b>Custom Build (Per SF)</b>	\$130 to \$250	\$200 to \$550
<b>Construction Time</b>	3 to 6 Months	6 to 12 Months

**MODULAR HOMES VS. STICK BUILT COST**

Factors	Modular	Stick-Built
Customization		
Maintenance		

**Frequently Asked Questions**

**What Is A Modular Home?**

A modular home consists of sections or "modules" constructed in a factory, then delivered and set-up on-site. Modular homes come in pre-designed plans or can be customized to any shape or size. Modular homes follow the same building codes as site-built homes, but are stronger and more energy-efficient. Plus, it looks the same as a regular house.

**Types of Modular Homes**

Modular homes can either be on-frame or off-frame with differences in price, classification, and long-term value.

- **Off-frame** – The most-common, highest-quality modular homes are lifted off of their transport frame and placed onto a permanent foundation, which makes them more expensive and difficult to relocate. These homes can appreciate in value like site-built homes since they have lasting foundations, and the buyers also own the land.
- **On-frame** – These modular homes remain on a steel-frame chassis after delivery. Since the transport frame stays in place and they aren't permanently attached to a foundation, many lenders and appraisers classify them as mobile homes. They're more affordable because they don't need a permanent foundation, and relocating them is easier.

### How Are Modular Homes Built?

Modular home manufacturers build **80 to 90 percent** of the home's sections or modules in a factory. Factories construct the walls, install drywall, appliances, and roof framing, paint, and inspect for quality-control. The factory work happens simultaneously with on-site work to prepare the foundation.

Once the modules are delivered to the construction site, a crane lifts them into place over a permanent foundation. Contractors assemble the sections, connect the utility lines, and attach each piece to the foundation. Sometimes, the home is kept on the steel frame it was delivered on as part of the foundation.

Contractors complete the home finishing and conduct minimal inspections. Now the home is ready to move into.

### How Long Does It Take To Build A Modular Home?

Building a modular home is **30% faster** than a site-built house and takes **2 to 6 months** for the construction, delivery, and assembly. The time depends on the size, customizations, and number of modules, and workers. The set-up time on-site takes only **4 to 6 weeks** with a dozen workers.

### **Can You Put A Modular Home on a Slab?**

Modular homes are typically built on a basement or pier-and-beam foundation with a crawl space. A concrete slab lacks the strength to support a modular home. The modular home's weight causes cracking and settling on slabs, which leads to significant long-term damage.

Modular homes typically need space under the house for the HVAC, electrical, and plumbing connections during installation. If you buy an on-frame modular home, a permanent foundation is optional, which makes it cheaper. However, lenders may classify it as a mobile home, which may restrict your financing options.

### **Can Modular Homes Have Basements?**

Modular homes can be built on a basement foundation or a pier and beam system with a crawl space. Adding a basement to a modular home costs **\$20,000 to \$29,000** on average, depending on the size. Costs include design, permits, excavation, construction, and finishing costs.

### **How Long Do Modular Homes Last?**

Modular homes last for as many years or longer than regular stick-built homes. Modular homes use higher-quality materials and construction, which means lower maintenance costs. Plus, they're safer, undergo inspections to ensure quality control, and look the same as traditionally constructed homes.

### **Are Modular Homes Safe?**

Modular homes are safe, permanent structures that meet building code standards and regulations like site-built homes. Modular homes use **15 to 20 percent** more wood and undergo strict inspection and testing before delivery. That makes them stronger and safer than traditionally built homes.

Modular buildings are fixed to a solid basement foundation and are safer when dealing with flooding and hurricanes. Modular homes can withstand hurricane winds of 175-mph with less damage than traditional site-built houses and are recommended by FEMA.

### **Are Modular Homes A Good Investment?**

Modular homes are a good investment because they increase in value over time, like any other property. Plus, they're more energy-efficient and last as long as site-built homes. The highest appreciation rates are for modular homes with a permanent foundation that includes the land and building ownership.

### **Are Modular Homes Cheaper?**

Modular homes are typically **10 to 20 percent cheaper** than site-built homes and use the same quality materials. Modular-building saves on construction costs and all inspections are done in the factory. Plus, modular homes are more energy-efficient, which saves substantially on monthly expenses.

### **Can You Get A Loan For A Modular Home?**

To get a modular home loan, the top financing options are USDA construction loans, FHA loans, and VA loans that can later be converted to a mortgage. Check with your local bank for available options. Also, reputable modular home builders will refer you to a recommended lender.

Still have questions? Ask a modular home at ORPE Charity

### **Hiring a Modular Home Builder**

When hiring a modular home installer or general contractor, make sure they have prior experience since it's a more specialized type of construction. Licensed general contractors will:

- Get permits before the project starts and follow building codes.
- Take on all project-supervision responsibilities.
- Recognize potential problems before they become an issue.
- Hire and manage subcontractors for specific tasks.

Contractors will manage the site preparation, which includes clearing land, handling utility hook-ups, and foundation work. Then, they'll attach the modular home sections, and coordinate the finishings. Finally, they'll install extras like a driveway, porch, or garage.

### Getting Modular Home Setup Quotes

Before hiring a contractor:

- Get at least three in-person estimates to compare.
- Ask for recommendations from family, friends, and neighbors.
- Read reviews and check out their previous work on HomeGuide, Google, and the [Better Business Bureau](#) (BBB).
- Pick specialized contractors over general ones if it's a specific project.
- Ask for a full itemized contract in writing in case of a dispute.
- Avoid making large payments upfront. Never pay in full or in cash, and come up with a payment schedule for work completed.

### Questions To Ask Modular Home Builders

1. Can I see a portfolio of your prior modular-home experience?
2. Are you licensed, insured, and bonded?
3. Who's the project manager, and will you use subcontractors?
4. What hours do you and your crew work?
5. What permits do I need, and will you obtain them?

6. What does your warranty policy include?
7. What's your payment schedule?

We track the estimates from local companies, then we share those prices with you.



## 20+ Modular Home Builders near you

Get free estimates from trusted modular home builders:

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Get free custom quotes from qualified pros in your area.



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