



Trade Budget Summary

Sample plan: "The Harding" — 2,640 sqft heated · Standard Pack (\$1,250 flat) · Spartanburg County lot
All figures on this page are **illustrative sample numbers**; a real pack carries live quotes from named subs.

Trade scope	Leveled bid	Sub	Lic / Ins	Earliest start
Site prep & grading	\$16,200		— / ✓	1 wk from go
Footings, foundation & flatwork	\$28,600		— / ✓	2 wks
Framing (turnkey w/ lumber)	\$46,800		— / ✓	3 wks of cure
Roofing	\$14,850		— / ✓	at dry-in
Windows & exterior doors	\$18,650		— / ✓	at dry-in
Plumbing (u/g, rough, trim)	\$22,400		✓ / ✓	at rough-in
Electrical (200A)	\$17,300		✓ / ✓	at rough-in
HVAC (2 systems, 15.2 SEER2)	\$19,750		✓ / ✓	at rough-in
Insulation (hybrid)	\$7,850		— / ✓	at inspection
Drywall (L4, smooth ceilings)	\$13,900		— / ✓	2 wks notice
Cabinets & countertops	\$24,300		— / ✓	order wk 6
Painting (int + ext)	\$11,200		— / ✓	1 wk notice

... 5 further scopes in the full pack (trim, flooring, tile, gutters, final grade & landscaping)

Full trade budget — all 17 scopes

\$312,450

≈ \$118 / heated sqft, this sample spec

Why these numbers can be compared at a glance: every bid behind this grid was restated against the same written scope sheet before it reached the summary — same inclusions, same allowances, same assumptions. Page 2 shows one of those scope sheets.



Scope Sheet: Framing

"The Harding" — 2,640 sqft heated · turnkey basis (labor + lumber) · illustrative sample

INCLUDED

- Full structural frame per plan: walls, floors, ceilings, roof
- Lumber package (turnkey basis, stated line one)
- Sheathing, house wrap, subfloor
- Structural hardware & tie-downs per engineering
- Beams, headers, point loads as drawn
- Framing punch-out; mechanical-ready handoff

EXCLUDED

- Exterior door hanging (window & door scope, sheet 05)
- Deck framing — none on this plan

ALLOWANCES & ASSUMPTIONS

- Lumber at quoted package price, locked 30 days
- Crane/lift day for great-room beam: included
- Weather delays: schedule, not price

BOUNDARIES

- Window/door flashing: window scope owns it
- Roof dry-in: roofing scope, after inspection
- Backing for cabinets & rails: framing owns it

SUB & SCHEDULE

- Sub: ██████████ · insurance verified
- Earliest start: within 3 weeks of foundation cure
- Duration quoted: 4–5 weeks to punch-out

How the three bids leveled

Line	Crew A	Crew B	Crew C
Bid as received	\$52,400	\$46,800	\$41,900
Lumber included?	yes	yes	no — add \$9,500
Structural hardware	incl.	incl.	add \$1,400
Punch-out visit	incl.	incl.	excl.
Leveled total	\$52,400	\$46,800 ✓	\$52,800+

The raw "low bid" (Crew C) became the most expensive once leveled. This reversal is the normal result of leveling — it is why pack numbers are comparable and raw bids are not.



How to Read a Build Pack

Read in this order

- **1. Scope lines before prices.** What is included, excluded, and assumed — only then does the number mean anything.
- **2. Boundaries next.** Every joint between trades (who flashes windows, who caulks trim) lives in exactly one column. That is where change orders go to die.
- **3. Start windows last.** The summary's schedule skeleton is assembled from each crew's stated earliest start — your schedule is built on availability, not hope.

What the full pack adds beyond this excerpt

- All 15–20 scope sheets (this excerpt shows one of seventeen for the sample plan)
- Named subs on every line with license & insurance status — unredacted
- The full leveled-bid grids behind every scope, not just framing
- The complete schedule skeleton and total trade budget for your actual plans

Honesty note: every number in this excerpt is an illustrative sample, consistent with typical Upstate ranges but belonging to no real project. Your pack carries real, current quotes from real, named local subs — that is the entire point. BuildPack publishes no fabricated reviews or testimonials, here or anywhere.

Get your plans priced — buildpackhq.com/contact

Send your plan set: scope count, exact flat fee (\$750 / \$1,250 / \$2,000+ by plan size), and delivery date confirmed the same day. About 10 business days later, every trade is priced, leveled, and named.