

SNEADS FERRY LABOR ESTIMATE

Topsail Builders LLC | Sneads Ferry, Onslow County, NC | October 5, 2026

Planning budget for the supplied house and garage; FROG excluded. New construction on slab with 2x4 walls, truss roof and the fixture/finish package in the companion takeoff. All figures below are **labor-only subcontract allowances**, not received bids. Rates include normal trade supervision/overhead; materials, major equipment and GC fee are excluded.

Trade	Low	Working budget	High
Concrete slab labor	\$6,000	\$7,800	\$9,600
Framing / truss setting / sheathing	\$13,200	\$16,800	\$20,400
Shingle roof installation	\$3,600	\$4,860	\$6,300
Vinyl siding, soffit and fascia	\$4,100	\$5,550	\$7,250
Plumbing - underground / rough-in	\$3,500	\$4,500	\$6,000
Plumbing - trim / fixture setting	\$1,500	\$2,100	\$2,800
Electrical - rough-in	\$4,000	\$5,250	\$7,000
Electrical - trim / fixtures / fans	\$2,000	\$3,000	\$4,200
Insulation / air sealing labor	\$1,400	\$2,100	\$3,100
Drywall hang and Level 4 finish	\$5,850	\$7,800	\$10,140
Interior painting	\$4,500	\$6,000	\$7,800
Interior doors and finish trim	\$2,700	\$3,650	\$5,000
Bathroom floor tile	\$1,200	\$1,600	\$2,000
LVP installation	\$1,900	\$2,500	\$3,200
Finish hardware / bath accessories	\$650	\$950	\$1,300
LABOR SUBTOTAL	\$56,100	\$74,460	\$96,090

Budget to carry

Labor at working budget	\$74,460	Selected trades only
10% labor contingency	\$7,446	Budget reserve, not a subcontract quote
WORKING LABOR + CONTINGENCY	\$81,906	Approximately \$82,000

Basis: 1,600 sq ft conditioned area +550 sq ft garage/storage allowance +250 sq ft porches = 2,400 sq ft slab/roofed footprint. These are estimating allowances, not verified plan areas. Labor uses installed area, not material quantities with waste.

Rate confidence: No current labor-only quote was obtained from a Sneads Ferry contractor. Local published data is sparse and sometimes old or material-inclusive. These modeled budgets use regional context and broader cost references, adjusted for this slab/truss scope. Confirm with matching written trade quotes.

QUANTITIES & SHELL LABOR

1. Quantities used to price labor

Measure	Budget quantity	Basis
Slab / roofed footprint	2,400 sq ft	House 1,600; garage 550; porches 250
Roof installed surface	~3,580 sq ft / 36 sq	2,750 sf projection x assumed 1.302 slope factor; 42 squares is purchase quantity with waste
Siding gross wall/gable surface	2,380 sq ft	Small openings not deducted; 2,700 sf purchase allowance not used as installed labor area
Soffit / fascia run	320 LF each	12-in. soffit; framing in framing line, vinyl finish here
Drywall installed surface	7,800 sq ft	5,500 walls +2,300 ceilings, including garage
Insulation wall / ceiling area	1,600 / 1,750 sq ft	Thermal envelope only; unconditioned garage exterior/ceiling excluded
Tile / LVP installed floor area	100 / 1,258 sq ft	Purchase quantities remain 120 / 1,400 sq ft
Base / casing installed lengths	415 / 750 LF	Purchase quantities remain 480 / 840 LF

2. Shell trade scope and rate calculations

Trade / working budget	Rate basis	Included labor / limits
Concrete slab: \$7,800	\$2.50 / \$3.25 / \$4.00 per sf x2,400	Layout, forms, placing supplied vapor barrier/reinforcing, ordinary edge work, pouring, finishing and stripping. Prepared, accessible pad assumed.
Framing: \$16,800	\$5.50 / \$7.00 / \$8.50 per roofed sf x2,400	Walls, headers, trusses, bracing, roof/wall OSB, porch framing, subfascia and soffit backing. Set 12 window units and 2 exterior doors with installation flashing.
Shingle roof: \$4,860	\$100 / \$135 / \$175 per installed square x36	Underlayment, membranes, shingles, starter, caps, flashings, drip edge and vent installation. New deck, no tear-off.
Siding/soffit/fascia: \$5,550	Siding ~\$1.65/sf; soffit \$3/LF; fascia \$2/LF	Tyvek, seams and integration; vinyl siding/trim, 320 LF soffit and fascia finish. Gross siding method; no material-waste charge.

Concrete excludes clearing, grading, fill, excavation/compaction equipment, concrete pump, concrete/rebar/forms purchase, extensive footings/grade beams and unsuitable-soil work. Slab thickness and reinforcement require the foundation plan. Plumbing under-slab work is in the plumbing line.

Framing excludes truss/lumber/connector purchases, crane/telehandler rentals, foundation hardware material, and FROG construction. Roof rate includes a steep/complex-roof allowance but assumes ordinary access. Porches get framing and roof work; optional vinyl porch ceilings are excluded from the base siding labor.

PLUMBING, ELECTRICAL & FINISH LABOR

3. Scope of remaining trade budgets

Trade / working budget	Pricing basis	Included labor / no duplication
Plumbing rough: \$4,500	Lump sum; \$3,500-\$6,000	In-building underslab drains, water supply, vents, test and rough setting of one-piece shower/tub. Ordinary shallow plumbing trenches; service runs outside building excluded.
Plumbing trim: \$2,100	Lump sum; \$1,500-\$2,800	2 toilets, 3 lavatories, kitchen sink, 2 valve/trim sets, water heater, 2 hose bibbs and appliance connections. Fixtures/materials excluded.
Electrical rough: \$5,250	Lump sum; \$4,000-\$7,000	Standard residential service/panel installation labor, circuits, devices/fixture boxes and tests for house/garage/porches; no site trench or utility fees.
Electrical trim: \$3,000	Lump sum; \$2,000-\$4,200	Devices, 42 recessed lights, 4 fans, 3 vanity lights, 3 exhaust fans, 2 closet lights and 3 garage/storage lights; basic smoke/CO device allowance.
Insulation: \$2,100	Walls \$0.50/sf +ceilings \$0.45/sf +~\$500 air sealing	Requested R16 walls and R30 ceiling; open-frame installation. Product/assembly approval and vaulted-area details pending.
Drywall: \$7,800	\$0.75 / \$1.00 / \$1.30 per surface sf x7,800	Hang, tape, coat, sand and normal cleanup to Level 4 throughout house and garage; vaulted/tray allowance included.
Interior painting: \$6,000	Lump sum; \$4,500-\$7,800	One primer coat +2 finish coats on new walls/ceilings; fill/caulk and finish trim/paintable door surfaces; garage included, standard colors.
Interior trim: \$3,650	Lump sum; detailed below	Hang 9 single hollow-core, 2 double closet and 2 garage passage assemblies; install base, casing, window stools/aprons.
Tile floors: \$1,600	100 sf +small-job mobilization	Slab prep limited to cleaning/minor patch, membrane, tile, grout and 2 transitions; no shower wall/floor tile.
LVP: \$2,500	~\$2.00 per installed sf x1,258	Straight-lay click flooring, basic moisture barrier if specified, cuts and transitions; no major leveling/remediation.
Hardware: \$950	Lump sum; \$650-\$1,300	Interior/exterior locksets, deadbolts, closet catches/pulls, doorstops, closers and 11 bath accessories; excludes cabinetry hardware without a count.

Trim build-up at budget: 9 singles x\$110 +2 doubles x\$200 +2 garage doors x\$200 +750 LF casing x\$1.25 +415 LF base x\$1.15 +11 window stool/apron sets x\$40 = about \$3,645, rounded to \$3,650. Hardware fitting is priced separately; supplied prehung hinges are part of hanging labor.

Fixture and fan installation are already included in plumbing/electrical trim, not repeated in hardware. Vanity cabinet/counter installation, shower glass installation and overhead garage-door/opener installation are not included in plumbing/trim/hardware totals; obtain separate installation quotes.

DRYWALL MATERIAL COUNT

4. Preliminary drywall purchase schedule

Included area: House and garage walls/ceilings, excluding FROG and exterior porches. Wall estimate: (220 exterior LF + 2 x210 interior LF) x9 ft = 5,760 sf, less ~500 sf openings/one-piece surrounds, plus ~240 sf vaulted/tray returns = 5,500 sf. Ceilings: 1,600 sf house +150 sf vault/tray allowance +550 sf garage = 2,300 sf. Total installed = **7,800 sf**.

Material	Purchase quantity	Coverage / allocation
1/2-in. regular drywall, 4x12	100 sheets	4,800 sf; dry-area house/garage walls
1/2-in. moisture-resistant drywall, 4x12	10 sheets	480 sf; bathroom walls outside fiberglass surrounds
5/8-in. Type X drywall, 4x12	70 sheets	3,360 sf; budget split 53 ceiling sheets +17 separation/other wall sheets
TOTAL 4x12 BOARD	180 sheets	8,640 sf purchased; ~10.8% above installed surface
Equivalent 4x8 board quantity	270 sheets	Area equivalent only; do not buy both sizes
Ready-mix joint compound	18 x4.5-gal pails	81 gallons; ~9.4 gal/1,000 sf coverage basis +10% allowance
Paper joint tape	10 x500-ft rolls	5,000 LF allowance; joints depend on actual sheet layout
Outside corner bead	25 x10-ft pieces	250 LF allowance; corners/windows/returns TBD
Flexible inside/off-angle tape	2 x100-ft rolls	200 LF for vaulted/tray transitions
Drywall screws	50 lb total	Budget 25 lb for 1/2-in. boards +25 lb for 5/8-in.; lengths per assembly
Setting-type compound	4 x25-lb bags	Patch/prefill allowance, additional to ready mix
Sanding screens/pads	1 job lot	Budget 20 assorted screens/pads
Acoustical / approved perimeter sealant	12 tubes	Allowance; rated joint systems separately specified

Board selection: Type X on all ceilings is a conservative estimating specification, not a claim that every ceiling needs fire-rated board. Confirm the garage separation, ceiling support spacing and any rated assembly. Moisture-resistant drywall is not a tile wet-area substrate; the one-piece surrounds replace shower/tub wall tile. Check required backing behind those units before installation.

Finishing: Level 4 is assumed. Level 5 full skim coat, high-gloss/critical-light upgrades, curved work and textured finishes are not included. Large sheets need access and lift handling. Count is preliminary and includes cuts; material delivery, sales tax and material prices are not in the labor total.

Compound reference: USG midweight all-purpose product sheet gives approximately 9.4 gallons per 1,000 sf. Calculation: $7.8 \times 9.4 \times 1.10 = 80.7$ gallons, rounded to 18 pails of 4.5 gallons. Actual coverage varies by product and finishing technique.

INSULATION & BUDGET LIMITS

5. Requested insulation allowance

Item	Quantity	Estimating instruction
Wall insulation, requested R16	1,760 sq ft purchase	1,600 sf installed +10%; quote an approved product/assembly suitable for 2x4 walls
Ceiling insulation, requested R30	1,925 sq ft purchase	1,750 sf installed +10%; includes vaulted-area allowance
Eave ventilation baffles	80 pcs allowance	Actual count from vented bays/truss layout; do not block ventilation paths
Air-sealing foam / sealant	1 job lot	Budget 12 foam cans +12 sealant tubes; approved products at penetrations
Insulated attic access treatment	1 set	Match selected access assembly and envelope detail

Bag/batt counts cannot be fixed without product coverage. For blown insulation, use the manufacturer coverage chart at R30 for minimum bag count and installed/settled thickness; do not simply apply the purchase-area margin as an installation thickness. R16/R30 are the requested estimating targets, not a verification of local energy compliance. Garage exterior walls/ceiling and interior sound insulation are excluded; house-to-garage thermal separation is included.

6. Optional / unpriced additions outside the base total

Item	Status	Why separate
Vinyl porch-ceiling installation	Add \$750-\$1,250 labor	~250 sf installed; base soffit labor covers 12-in. perimeter strips only
Overhead garage door + opener install	Quote separately	Door supplier commonly packages labor/materials together
Vanity cabinetry/counters; shower glass	Quote separately	Plumbing trim connects fixtures, not cabinetry/glazing
Cabinet pulls/knobs	Count needed	No cabinet design supplied; not included in hardware lump sum
Major equipment and sitework	Quote separately	Crane/telehandler, concrete pump, grading, excavation and hauling
HVAC, utility/septic work, permits	Excluded	Outside the requested trade list
Material purchases, delivery and tax	Excluded	Drywall/insulation quantities are supplied, not priced
General contractor fee / profit	Excluded	Apply your own contract terms separately

The low/high totals are scope-consistent scenario sums, not statistical confidence limits. Selecting every low bid does not assure the low total. The 10% reserve covers labor uncertainty only; it does not cover missing scope, materials or major equipment. Get supplier/subcontract quotes against the same quantities and inclusions.

7. Source quality and localization

These are modeled Sneads Ferry budgets, not verified local bids. Published Jacksonville drywall figures are dated and material-inclusive; national guides provide cross-checks. The selected rates and labor/material separation are estimator judgments. References follow.

COST REFERENCES & ASSUMPTIONS

References accessed October 5, 2026. Some pages display a current year while their underlying articles are older. None of these sources is a binding Sneads Ferry subcontract quote.

Local drywall context: [Open reference](#)

Jacksonville, NC report: 2018 \$1.52-\$1.62/sf includes materials; 2024 contractor report \$1-\$5/sf also describes material inclusion. Used only as dated regional context.

Framing labor benchmark: [Open reference](#)

National labor range \$7-\$13/sf. This estimate uses \$5.50-\$8.50 per roofed footprint sf for a slab/truss job with separately identified equipment exclusions; scope and area bases are not directly equivalent.

Drywall benchmark: [Open reference](#)

General drywall pricing context; this estimate separates labor from its own board/material count.

Siding benchmark: [Open reference](#)

General installed-price context only; not used as a labor-only local quote.

Insulation labor benchmark: [Open reference](#)

Broad labor range \$0.20-\$1.70/sf. Open-frame job allowances here distinguish walls, ceiling and air sealing.

New-construction painting context: [Open reference](#)

Broad new-construction \$2-\$5/floor-sf context; this budget includes garage and trim, and excludes paint purchases.

LVP pricing context: [Open reference](#)

General labor/material pricing context; this estimate bills installed flooring area, excluding purchase waste.

USG compound coverage: [Open reference](#)

Manufacturer coverage basis: approximately 9.4 gallons per 1,000 sf; applied to 7,800 sf plus allowance.

Project source and estimate boundaries

Companion: Topsail_Framing_and_OSB_Takeoff.pdf, 12-page construction/finish takeoff. Original sources: floor-plan image 34616-1-1200.jpg and exterior renderings 103995-1200.jpg through 103998-1200.jpg. Quantity allowances are carried forward except where installed surface is explicitly distinguished from purchase quantity.

No supplier, subcontractor or engineer was contacted. Rates for concrete, roofing, mechanical trades, finish carpentry, small tile work and hardware are project-specific planning allowances, cross-checked against general construction context rather than verified local line-item quotes. Final construction drawings and trade bids are needed to resolve foundation, structural, energy and electrical/plumbing requirements.