

VA Construction Budget Worksheet

Use this worksheet to organize the land, site work, plans, construction contract, contingency, construction-period costs, insurance, draws, title, closing, and completion expenses.

PROJECT	Borrower		Property address	
	Builder		Expected completion	

LAND AND SITE WORK	Estimated amount	Notes
Land purchase or current lien balance		
Survey and boundary work		
Clearing, grading, and drainage		
Driveway and access		
Water, septic, sewer, electric, gas, and other utilities		

PLANS, PERMITS, AND BUILDER CONTRACT	Estimated amount	Notes
Architectural plans and specifications		
Engineering and soils work		
Building permits and local fees		
Materials, labor, and builder overhead		
Allowances and selected finishes		

RESERVES AND INSURANCE	Estimated amount	Notes
Five percent construction contingency		
Construction interest reserve, including the 20 percent cushion		
Land-only property taxes during construction, if included in the project budget		
Property insurance during construction		
Builder's risk insurance or approved dwelling-under-construction coverage		

DRAW, INSPECTION, AND TITLE COSTS	Estimated amount	Notes
One-time project review fee		
Construction administration fees for scheduled draws		
Construction inspection fees		
City inspection fees not included in permits		
Title date-down or title update fees		

CLOSING AND FINAL PROJECT COSTS	Estimated amount	Notes
Approved lender and closing costs		
Final inspection and survey		
Appraisal or final completion requirements		
Builder warranty and required certifications		

ESTIMATED TOTAL PROJECT COST	
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The itemized budget must match the fully executed construction contract. Document land equity separately because it is a financing credit rather than an added project cost. Current fees and required line items can change by project, loan amount, and approval package, so confirm the final figures before closing.