

PROJECT AUDIT PACKET

Smith House

2016 Emerald Blvd, Denver, CO

ORGANIZATION

TML Construction

CUSTOMER

Nathan & Katie Smith

CUSTOMER PHONE

7205550143

PROJECT CREATED

May 10, 2026

CURRENT PRE-FEE SUBTOTAL

\$1,150,000

CURRENT PROJECT TOTAL

\$1,265,000

STATUS

ACTIVE

CUSTOMER EMAIL

noreply@getbuildwell.com

BUILDER FEE

10%

LOAN LIMIT

\$750,000

CURRENT BUILDER FEE

\$115,000

GENERATED

May 10, 2026, 1:29 AM

Version 0 — Initial Contract

Original budget and contract approval history

Initial Budget

LINE ITEM / COST BREAKDOWN	QTY	UNIT	TOTAL	FEE %
Contingency			\$95,000	
Buffer	1	\$95,000	\$95,000	10%
Electrical			\$60,000	
Smart + Lighting	1	\$60,000	\$60,000	10%
Exterior			\$80,000	
Siding + Stone	1	\$80,000	\$80,000	10%
Finishes			\$180,000	
Cabinets	1	\$60,000	\$60,000	10%
Countertops	1	\$30,000	\$30,000	10%
Flooring	1	\$50,000	\$50,000	10%
Appliances	1	\$40,000	\$40,000	10%
Fixtures			\$30,000	
Lighting + Plumbing	1	\$30,000	\$30,000	10%
Foundation			\$60,000	
Concrete	1	\$60,000	\$60,000	10%
Framing			\$150,000	
Structure	1	\$150,000	\$150,000	10%
HVAC			\$45,000	
High-End System	1	\$45,000	\$45,000	10%
Interior			\$55,000	
Drywall + Trim	1	\$55,000	\$55,000	10%
Labor			\$90,000	
General Labor	1	\$90,000	\$90,000	10%
Plumbing			\$50,000	
Full System	1	\$50,000	\$50,000	10%
Roofing			\$35,000	
Roof System	1	\$35,000	\$35,000	10%
Site Work			\$40,000	
Prep + Utilities	1	\$40,000	\$40,000	10%
Windows			\$60,000	
Premium Windows	1	\$60,000	\$60,000	10%
Pre-Fee Subtotal				\$1,030,000
Builder Fee				\$103,000
Project Total				\$1,133,000

Contract Approval History

Approved Self-Attested

CONTRACT AMOUNT

\$1,133,000

DATE

Apr 4, 2026, 7:00 PM

ATTESTED BY

Nathan & Katie Smith

Version 1 — Change Order approved: Flooring upgrade

Budget snapshot recorded May 10, 2026, 1:25 AM

LINE ITEM / COST BREAKDOWN	QTY	UNIT	TOTAL	FEE %
Contingency			\$95,000	
Buffer	1	\$95,000	\$95,000	10%
Electrical			\$60,000	
Smart + Lighting	1	\$60,000	\$60,000	10%
Exterior			\$80,000	
Siding + Stone	1	\$80,000	\$80,000	10%
Finishes			\$230,000	
Cabinets	1	\$60,000	\$60,000	10%
Countertops	1	\$30,000	\$30,000	10%
Flooring	1	\$50,000	\$50,000	10%
↳ Flooring	1	\$50,000	\$50,000	10%
Appliances	1	\$40,000	\$40,000	10%
Fixtures			\$30,000	
Lighting + Plumbing	1	\$30,000	\$30,000	10%
Foundation			\$60,000	
Concrete	1	\$60,000	\$60,000	10%
Framing			\$150,000	
Structure	1	\$150,000	\$150,000	10%
HVAC			\$45,000	
High-End System	1	\$45,000	\$45,000	10%
Interior			\$55,000	
Drywall + Trim	1	\$55,000	\$55,000	10%
Labor			\$90,000	
General Labor	1	\$90,000	\$90,000	10%
Plumbing			\$50,000	
Full System	1	\$50,000	\$50,000	10%
Roofing			\$35,000	
Roof System	1	\$35,000	\$35,000	10%
Site Work			\$40,000	
Prep + Utilities	1	\$40,000	\$40,000	10%
Windows			\$60,000	
Premium Windows	1	\$60,000	\$60,000	10%
Pre-Fee Subtotal				\$1,080,000
Builder Fee				\$108,000
Project Total				\$1,188,000

New item

CO-OXC0FL

Flooring upgrade

Fixed Bid

Approved

NET CHANGE TO CONTRACT

+\$55,000

Line Items	+\$50,000
Project Fee (10%)	+\$5,000
\$1,133,000 → \$1,188,000	

Wide-plank European oak

LINE ITEMS

Flooring	+\$50,000
Finishes	
<hr/>	
CO Cost	+\$50,000
Fee (10%)	+\$5,000
Net Change	+\$55,000

TIMELINE

Created	May 10, 2026
Approved	May 10, 2026

✓ Verified Approval Record

Change Order
CO - OXC0FL

Digital Signature
Nate Smith

Timestamp of Approval
Sunday, May 10, 2026 at 1:25 AM CDT

Authentication Phone
(•••) •••-0143

IP Address
97.126.37.134

E-Signature Consent on File
Sunday, May 10, 2026 at 1:25 AM CDT

Customer Signature



✓ Verified by Buildwell

ATTACHMENTS

📎 See **Appendix A:** flooring_upgrade_invoice.pdf

Version 2 — Change Order approved: Cabinet upgrade

Budget snapshot recorded May 10, 2026, 1:25 AM

LINE ITEM / COST BREAKDOWN	QTY	UNIT	TOTAL	FEE %
Contingency			\$95,000	
Buffer	1	\$95,000	\$95,000	10%
Electrical			\$60,000	
Smart + Lighting	1	\$60,000	\$60,000	10%
Exterior			\$80,000	
Siding + Stone	1	\$80,000	\$80,000	10%
Finishes			\$265,000	
Cabinets	1	\$60,000	\$60,000	10%
↳ Cabinets	1	\$35,000	\$35,000	10%
Countertops	1	\$30,000	\$30,000	10%
Flooring	1	\$50,000	\$50,000	10%
↳ Flooring	1	\$50,000	\$50,000	10%
Appliances	1	\$40,000	\$40,000	10%
Fixtures			\$30,000	
Lighting + Plumbing	1	\$30,000	\$30,000	10%
Foundation			\$60,000	
Concrete	1	\$60,000	\$60,000	10%
Framing			\$150,000	
Structure	1	\$150,000	\$150,000	10%
HVAC			\$45,000	
High-End System	1	\$45,000	\$45,000	10%
Interior			\$55,000	
Drywall + Trim	1	\$55,000	\$55,000	10%
Labor			\$90,000	
General Labor	1	\$90,000	\$90,000	10%
Plumbing			\$50,000	
Full System	1	\$50,000	\$50,000	10%
Roofing			\$35,000	
Roof System	1	\$35,000	\$35,000	10%
Site Work			\$40,000	
Prep + Utilities	1	\$40,000	\$40,000	10%
Windows			\$60,000	
Premium Windows	1	\$60,000	\$60,000	10%
Pre-Fee Subtotal				\$1,115,000
Builder Fee				\$111,500
Project Total				\$1,226,500

New item

CO-PD4Z74

Cabinet upgrade

Fixed Bid

Approved

NET CHANGE TO CONTRACT

+\$38,500

Line Items	+\$35,000
Project Fee (10%)	+\$3,500
\$1,188,000 → \$1,226,500	

Custom white oak with soft close and custom hardware

LINE ITEMS

Cabinets	+\$35,000
Finishes	
CO Cost	+\$35,000
Fee (10%)	+\$3,500
Net Change	+\$38,500

TIMELINE

Created	May 10, 2026
Approved	May 10, 2026

✓ Verified Approval Record

Change Order
CO - PD4Z74

Digital Signature
Katie Smith


Timestamp of Approval
Sunday, May 10, 2026 at 1:25 AM CDT

Authentication Phone
(•••) •••-0143

IP Address
97.126.37.134

E-Signature Consent on File
Sunday, May 10, 2026 at 1:25 AM CDT

Customer Signature



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📎 See **Appendix B**: cabinet_upgrade_invoice.pdf

Version 3 — Change Order approved: Window upgrade

Budget snapshot recorded May 10, 2026, 1:26 AM

LINE ITEM / COST BREAKDOWN	QTY	UNIT	TOTAL	FEE %
Contingency			\$95,000	
Buffer	1	\$95,000	\$95,000	10%
Electrical			\$60,000	
Smart + Lighting	1	\$60,000	\$60,000	10%
Exterior			\$80,000	
Siding + Stone	1	\$80,000	\$80,000	10%
Finishes			\$265,000	
Cabinets	1	\$60,000	\$60,000	10%
↳ Cabinets	1	\$35,000	\$35,000	10%
Countertops	1	\$30,000	\$30,000	10%
Flooring	1	\$50,000	\$50,000	10%
↳ Flooring	1	\$50,000	\$50,000	10%
Appliances	1	\$40,000	\$40,000	10%
Fixtures			\$30,000	
Lighting + Plumbing	1	\$30,000	\$30,000	10%
Foundation			\$60,000	
Concrete	1	\$60,000	\$60,000	10%
Framing			\$150,000	
Structure	1	\$150,000	\$150,000	10%
HVAC			\$45,000	
High-End System	1	\$45,000	\$45,000	10%
Interior			\$55,000	
Drywall + Trim	1	\$55,000	\$55,000	10%
Labor			\$90,000	
General Labor	1	\$90,000	\$90,000	10%
Plumbing			\$50,000	
Full System	1	\$50,000	\$50,000	10%
Roofing			\$35,000	
Roof System	1	\$35,000	\$35,000	10%
Site Work			\$40,000	
Prep + Utilities	1	\$40,000	\$40,000	10%
Windows			\$95,000	
Premium Windows	1	\$60,000	\$60,000	10%
↳ Premium Windows	1	\$35,000	\$35,000	10%
Pre-Fee Subtotal			\$1,150,000	
Builder Fee			\$115,000	
Project Total			\$1,265,000	

New item

CO-70HEKT

Window upgrade

Fixed Bid

Approved

NET CHANGE TO CONTRACT

+\$38,500

Line Items	+\$35,000
Project Fee (10%)	+\$3,500
\$1,226,500 → \$1,265,000	

- Upgrade all standard windows to premium aluminum-clad wood windows - Improved energy efficiency and insulation ratings
- Black exterior / white interior finish - Includes upgraded hardware and installation

LINE ITEMS

Premium Windows	+\$35,000
Windows	
CO Cost	+\$35,000
Fee (10%)	+\$3,500
Net Change	+\$38,500

TIMELINE

Created	May 10, 2026
Approved	May 10, 2026

✓ Verified Approval Record

Change Order
CO - 70HEKT

Digital Signature
Nate Smith


Timestamp of Approval
Sunday, May 10, 2026 at 1:26 AM CDT

Authentication Phone
(•••) •••-0143

IP Address
97.126.37.134

E-Signature Consent on File
Sunday, May 10, 2026 at 1:25 AM CDT

Customer Signature



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ATTACHMENTS

📎 See **Appendix C:** window_upgrade_attachment.pdf

Version 4 — Line Item Transfer: Buffer → Smart + Lighting

Budget snapshot recorded May 10, 2026, 1:27 AM

LINE ITEM / COST BREAKDOWN	QTY	UNIT	TOTAL	FEE %
Contingency			\$75,000	
Buffer	1	\$75,000	\$75,000	10%
Electrical			\$80,000	
Smart + Lighting	1	\$80,000	\$80,000	10%
Exterior			\$80,000	
Siding + Stone	1	\$80,000	\$80,000	10%
Finishes			\$265,000	
Cabinets	1	\$60,000	\$60,000	10%
↳ Cabinets	1	\$35,000	\$35,000	10%
Countertops	1	\$30,000	\$30,000	10%
Flooring	1	\$50,000	\$50,000	10%
↳ Flooring	1	\$50,000	\$50,000	10%
Appliances	1	\$40,000	\$40,000	10%
Fixtures			\$30,000	
Lighting + Plumbing	1	\$30,000	\$30,000	10%
Foundation			\$60,000	
Concrete	1	\$60,000	\$60,000	10%
Framing			\$150,000	
Structure	1	\$150,000	\$150,000	10%
HVAC			\$45,000	
High-End System	1	\$45,000	\$45,000	10%
Interior			\$55,000	
Drywall + Trim	1	\$55,000	\$55,000	10%
Labor			\$90,000	
General Labor	1	\$90,000	\$90,000	10%
Plumbing			\$50,000	
Full System	1	\$50,000	\$50,000	10%
Roofing			\$35,000	
Roof System	1	\$35,000	\$35,000	10%
Site Work			\$40,000	
Prep + Utilities	1	\$40,000	\$40,000	10%
Windows			\$95,000	
Premium Windows	1	\$60,000	\$60,000	10%
↳ Premium Windows	1	\$35,000	\$35,000	10%
Pre-Fee Subtotal				\$1,150,000
Builder Fee				\$115,000
Project Total				\$1,265,000

Changed

Line Item Transfer — May 10, 2026

FROM

Buffer

AMOUNT

TO

Smart + Lighting

REASON

\$20,000

Line Item Transfer: Buffer → Smart + Lighting

Appendix — Attachments

3 attachments (see following pages)

REF	FILENAME	TYPE	SIZE
Appendix A	flooring_upgrade_invoice.pdf	application/pdf	3 KB
Appendix B	cabinet_upgrade_invoice.pdf	application/pdf	3 KB
Appendix C	window_upgrade_attachment.pdf	application/pdf	2 KB

APPENDIX A

flooring_upgrade_invoice.pdf

application/pdf · 3 KB

CHANGE ORDER INVOICE

Project: Thompson Residence
Client: Michael & Sarah Thompson

Upgrade from engineered hardwood flooring package to premium wide-plank European oak flooring throughout main level.

Description	Qty	Unit Cost	Line Total
Wide-Plank European Oak Flooring	2,400 SF	\$18/SF	\$43,200
Premium Underlayment	1	\$2,800	\$2,800
Additional Installation Labor	1	\$4,000	\$4,000
		TOTAL	\$50,000

This invoice reflects approved scope changes requested by the homeowner and incorporated into the active construction contract.

APPENDIX B

cabinet_upgrade_invoice.pdf

application/pdf · 3 KB

CHANGE ORDER INVOICE

Project: Thompson Residence
Client: Michael & Sarah Thompson

Upgrade from standard cabinetry package to custom white oak inset cabinetry throughout kitchen and pantry.

Description	Qty	Unit Cost	Line Total
Custom White Oak Cabinet Package	1	\$28,000	\$28,000
Soft Close Hardware Upgrade	1	\$2,500	\$2,500
Custom Pantry Built-ins	1	\$4,500	\$4,500
		TOTAL	\$35,000

This invoice reflects approved scope changes requested by the homeowner and incorporated into the active construction contract.

APPENDIX C

window_upgrade_attachment.pdf

application/pdf · 2 KB

CHANGE ORDER ATTACHMENT

Project: Custom Home Build
Change: Window Upgrade to Premium Package

Scope Details:

- Upgrade all standard windows to premium aluminum-clad wood windows
- Improved energy efficiency and insulation ratings
- Black exterior / white interior finish
- Includes upgraded hardware and installation

Cost Impact:

Original Allowance: \$60,000
Upgraded Package: \$95,000
Change Order Total: +\$35,000

Client Acknowledgment:

By approving this change order, the client agrees to the scope and pricing outlined above.