

A 1,200 sf detached accessory dwelling unit, Pasadena, California

ASSUMED SCOPE

A 1,200 sf detached accessory dwelling unit: one bedroom, one bathroom, kitchenette, standard finishes, standard residential systems

Modeled

TOTAL

\$158,400

includes hidden costs
16 of 334 answered by public record · 3 flagged · 318 need a professional
Coverage: National



Materials	\$84,260	Modeled
Modeled takeoff, see the breakdown: total less modeled labor.		
Labor	\$74,140	Modeled
Modeled: 2,000 hours x \$37.07, the BLS OEWS May 2025 mean hourly wage for construction and extraction occupations in the Los Angeles-Long Beach-Anaheim MSA. A stated assumption of this report, not a record.		
Total	\$158,400	Modeled
Modeled: 1,200 sf x \$132/sf, the median declared ADU valuation per sf across 1,652 comparable permits. No hidden lines are included; none were settled by record.		

02 At a glance

Size	1,200 sf	Modeled
The plan input.		
Type		Modeled
Detached accessory dwelling unit (home plan)		
City	Pasadena	Public record
Plan input anchored to Pasadena; Census geocoder nearest match 100 N Garfield Ave (91101). A plan input carries no street address.		
County	Los Angeles County	Public record
State	CA	Public record
Cost per sf	132 \$/sf	Modeled
\$158,400 / 1,200 sf.		
Rent per month (HUD FMR)	\$2,601	Public record
Two-bedroom fair market rent, Los Angeles County, FY 2026.		
Labor wage	37.07 \$/hr	Public record
Mean hourly wage, construction and extraction occupations, May 2025.		

A plan input: no building of record. The file anchors to Pasadena, Los Angeles County, California.

03 Time

Not settled by record. The Los Angeles permit record publishes issue dates but no matched certificate-of-occupancy dates, so no comparable ADU build duration could be computed at read time. No duration figure is printed.

04 Weather

Days typically added 13.3 days Modeled

Modeled: build window October 18, 2026 to about February 15, 2027 (120-day assumed duration), rain days in the window taken at 0.5 day each. A stated assumption, not a record.

Month	Rain	Freeze	Heat
Jan	0	0	0
Feb	0	0	0
Mar	0	0	0
Apr	0	0	0
May	0	0	0
Jun	0	0	0
Jul	0	0	0
Aug	0	0	0
Sep	0	0	0
Oct	0	0	0
Nov	0	0	0
Dec	0	0	0

Rain Freeze Heat

A build starting at the read date and running an assumed 120 days — no duration record was settled, so the window is a stated assumption — covers October through February. The figures are 1991–2020 monthly normals for the Pasadena station.

05 Hidden cost

Not settled by record. Three hidden lines were sought and none could be settled at read time: Pasadena permit fees (the city’s schedule is valuation-based on the ICC Building Valuation Data table; the published dollar schedule was not verified), utility connection charges (the utility fee book was not verified), and impact fees (not settled for a 1,200 sf unit). No hidden dollar figure is printed and the page-1 total carries none.

06 Conditions

16 of 334 answered by public record · 3 flagged · 318 need a professional

Ground, soils and contamination

Superfund / NPL site within 1 mi

Flag

1 Superfund (SEMS) site within one mile (including MONITOR PLATING & POLISHING) — Phase I/II and lender scrutiny follow.

Cost: Phase I/II; lender scrutiny · PR

EPA Facility Registry Service — Superfund (SEMS) · as of 2026-10-18

Brownfield, RCRA, or state VCP site on or adjacent**Flag**

189 RCRA-regulated or brownfield (ACRES) sites within half a mile (including 127 N. MADISON AVENUE, 150 COLORADO PASADENA) — environmental covenants and a vapour barrier belong in diligence.

Time: environmental covenants; Cost: vapour barrier · PR

EPA Facility Registry Service — RCRAINFO and brownfields (ACRES) · as of 2026-10-18

Loads and climate**Seismic design category (A–F)****Flag**

USGS design values put the site in seismic design category E (SDS 1.42 g, SD1 0.51 g) — the lateral system and anchorage carry the cost.

Cost: lateral system, anchorage · PR

USGS seismic design web service (ASCE 7-22) · as of 2026-10-18

What the record does not settle

- A10 — Dam inundation / Emergency Action Plan zone — USACE NID, state dam safety maps
- A11 — Repetitive-loss / NFIP claim history at the address — FEMA OpenFEMA claims by ZIP (address-level only via owner)
- A12 — Stormwater detention required on site — City drainage criteria manual threshold (impervious added)
- A13 — Impervious-cover cap — Zoning / watershed ordinance (Austin SOS)
- A16 — Stream or creek setback / critical water quality zone — City CWQZ / riparian buffer layers
- A17 — Groundwater table depth — geotechnical engineer
- A18 — Sea-level rise / tidal flooding trend — NOAA sea-level trends, NOAA high-tide flooding
- A19 — Erosion hazard (coastal or riverine) — State erosion-rate maps
- A2 — Base flood elevation vs. finished-floor target — NFHL BFE lines + USGS 3DEP elevation at the parcel
- A20 — Drainage complaints / flooding history in the block — 311 / service-request open data where published
- A5 — Local floodplain stricter than FEMA (Austin Atlas 14, Harris County 500-yr rule) — City floodplain layer where published (Austin, Houston)
- A7 — Coastal Barrier Resources System unit — USFWS CBRS layer
- A8 — Storm-surge zone (Cat 1–5) — NOAA SLOSH / state surge layers (TX GLO)
- B1 — Expansive clay (shrink-swell, plasticity index) — geotechnical engineer
- B10 — Undocumented fill on site — Historic aerials / topo change; NS without geotech
- B11 — Liquefaction zone — State seismic hazard zone maps (CA CGS); USGS
- B12 — Corrosive soils (sulfates, chlorides, resistivity) — NRCS corrosion risk (concrete, steel)
- B13 — Frost depth — State / county frost-line table (IRC Table R301.2)
- B14 — Radon zone — EPA radon zone by county
- B18 — Dry cleaner history on or adjacent (solvent plume) — TCEQ Dry Cleaner Remediation Program list (already read)
- B19 — Former landfill or dump — State MSW registry; historic topo
- B2 — Bearing capacity class — NRCS engineering properties
- B20 — Oil or gas well on or within 500 ft (plugged or active) — TX RRC well layer; state equivalents
- B21 — Abandoned mine or quarry void — USGS MRDS; state abandoned-mine lands
- B22 — Agricultural history (pesticide, arsenic) — Historic aerials / land use; NS without sampling
- B3 — Depth to bedrock — NRCS depth-to-restrictive-layer; USGS geology
- B4 — Rock hardness / rippability — USGS geologic map unit
- B5 — Karst / sinkhole susceptibility — USGS karst map; TX Edwards Aquifer recharge zone
- B6 — Subsidence (groundwater withdrawal, mining, oil) — USGS subsidence areas; Harris-Galveston Subsidence District; state mine maps
- B7 — Landslide susceptibility — USGS landslide inventory; state geologic survey
- B8 — Slope of the parcel (%) — USGS 3DEP DEM across the parcel
- B9 — Cut and fill volume for the footprint — DEM + footprint (Modeled)
- C10 — Design rain intensity (NOAA Atlas 14) — NOAA Atlas 14 point precipitation
- C11 — Heat days > 100 °F per year — NOAA NCEI normals (already read)
- C12 — Freeze days — NOAA normals (already read)
- C13 — Rain days by month and the build window — NOAA normals
- C14 — Lightning density — NOAA / Vaisala county density
- C15 — Wildfire hazard severity zone / WUI — CAL FIRE FHSZ; USFS Wildfire Risk to Communities; TX A&M wildfire risk
- C16 — Wildfire history within 5 mi (10 yr) — NIFC fire perimeters
- C17 — Smoke-season work stoppage days — EPA AirNow history by county
- C18 — Drought stage / water restrictions — State water board drought monitor; city stage
- C19 — Hurricane-season moratoria (coastal crane, roofing) — City/county ordinances where published
- C2 — Active fault zone (Alquist-Priolo or state equivalent) — CA CGS zones; USGS Quaternary faults
- C20 — Climate zone (IECC) — IECC climate zone by county
- C21 — Extreme-precipitation trend (Atlas 14 vs. older design) — NOAA Atlas 14 revisions by state
- C22 — Solar resource (for solar mandate or payback) — NREL PVWatts
- C3 — Design wind speed (ASCE 7 risk category II) — ASCE 7 hazard values via USGS/ATC service; county tables
- C4 — Hurricane-prone region / windborne-debris region — IBC/IRC map by distance from coast and wind speed

C5 — Texas windstorm (TWIA) designated catastrophe area — TDI TWIA designated area list by county/city
 C6 — Tornado frequency (county, 20-yr) — NOAA Storm Events database
 C7 — Hail frequency and size (county) — NOAA Storm Events; NCEI hail
 C8 — Ground snow load — ASCE 7 snow by lat/lon; state tables
 C9 — Ice load / freezing rain region — ASCE 7 ice map
 D1 — Legal access: frontage on a public street or recorded access easement — Parcel polygon vs. road centerlines; county deed index
 D10 — On-site staging and laydown area — Parcel area minus footprint
 D11 — Street or sidewalk closure permit needed — City ROW permit rules; lot frontage
 D12 — Noise ordinance and permitted work hours — City code (published); school/hospital proximity
 D13 — School or hospital within 500 ft — OSM/HIFLD schools and hospitals
 D14 — Zero-lot or shared-wall neighbour — Parcel adjacency and building footprints
 D15 — Protected tree canopy over the work area — City tree layer where published; aerial read
 D16 — Steep driveway grade (> 12 %) — DEM along the drive
 D17 — Remote site (> 45 min from a town of 10,000) — Census places + drive time
 D18 — Island, ferry or seasonal road — Road network / ferry routes
 D19 — Snow-season access closure — State DOT seasonal closures
 D2 — Driveway on a state highway (TxDOT / Caltrans access permit) — Road ownership layer (TxDOT roadways)
 D20 — Parking for crews (urban) — City parking rules; density
 D3 — Road width and truck access (concrete trucks, 45-ft trailers) — Road class / width from city GIS; Street View read
 D4 — Posted weight limits and bridges on the route — State bridge inventory (NBI) on the approach
 D5 — Low overhead clearance on the route — NBI vertical clearance
 D6 — Overhead power lines over the lot (OSHA 10-ft rule) — Street View read; utility layer
 D7 — Distance to nearest ready-mix plant — Plant locations (NRMCA/state registry) + drive time
 D8 — Haul distance to landfill or C&D recycler — State MSW facility registry + drive time
 D9 — Crane setup and swing room — Parcel size + Street View (Modeled)
 E1 — Public water available at the lot line — Utility service-area layers (TWDB, city GIS)
 E10 — Electric service capacity and transformer lead time — Utility published lead times; national shortage data
 E11 — Overhead-to-underground service conversion required — City undergrounding ordinance
 E12 — Utility easements crossing the buildable area — Recorded plat (county) / utility GIS
 E13 — Utility relocation (pole, pedestal, main) in the way — Street View read; utility GIS
 E14 — Impact fees by utility (water, wastewater, roadway, parks) — City impact-fee schedule
 E15 — Stormwater connection or on-site discharge rules — Drainage criteria manual
 E16 — Backflow prevention requirement — Utility rules
 E17 — Fibre / telecom availability — FCC broadband map
 E18 — Solar interconnection queue and limits — Utility interconnection rules; PUC data
 E19 — EV-ready or EV-capable code requirement — Local energy/green code
 E2 — Water meter size and upsizing fee — Utility fee schedule (Austin Water already read)
 E20 — Well permit and groundwater district rules — State groundwater conservation district
 E21 — Water rights or allocation (western states) — State water rights database
 E22 — Utility shutdown windows for tie-ins (occupied buildings) — NS without the utility's schedule
 E3 — Fire-flow at the nearest hydrant — Hydrant layer + flow test records where published
 E4 — Distance to nearest hydrant — City hydrant GIS
 E5 — Sanitary sewer available — Utility layers
 E6 — Sewer capacity / moratorium or wet-weather restriction — Utility notices; capacity letters (NS without request)
 E7 — Septic required: soil percolation and lot size — NRCS septic suitability; county OSSF rules
 E8 — Lift station needed (grade below sewer) — DEM vs. sewer invert (M)
 E9 — Natural gas service in the street — Utility service map where published
 F1 — Zoning district permits the use by right — City zoning GIS (Austin already read)
 F10 — Density cap (units/acre) — Zoning code
 F11 — ADU rules (size, height, owner-occupancy, parking) — State statute + local ordinance (Part 17 matrix)
 F12 — Short-term rental restrictions (if the pro forma assumes it) — City STR ordinance
 F13 — Historic district or landmark designation — NRHP; local landmark layers
 F14 — Design review / architectural review board — Overlay layer; city code
 F15 — HOA / CC&Rs / deed restrictions — County deed index (NS by API); HOA layer where published
 F16 — PUD or planned-development conditions — PUD ordinance
 F17 — Platting or re-subdivision required — Plat status in county/city GIS
 F18 — Legal lot of record — Plat records
 F19 — Non-conforming use or structure — Zoning code; assessor year built
 F2 — Conditional-use or special-use permit needed — Zoning code use table
 F20 — Building or utility moratorium in force — City notices
 F21 — ETJ or annexation status (county vs. city rules) — City limits + ETJ layers
 F22 — Inclusionary / affordable set-aside triggers — City ordinance by unit count
 F23 — Tree preservation ordinance (protected diameters, mitigation fees) — City code; tree survey required
 F24 — Airport overlay (height, noise contours, FAA 7460) — FAA airports + Part 77 surfaces; noise contours
 F25 — Dark-sky, sign, and fence codes — City code
 F26 — Corridor / transit-oriented overlay incentives or rules — Overlay layers
 F3 — Variance likely needed (setback, height, lot size) — Zoning dimensions vs. assumed scope (M)

F4 — Front, side, rear setbacks — Zoning code by district
F5 — Height limit and stories — Zoning code
F6 — Lot coverage / FAR cap — Zoning code
F7 — Impervious cover cap (watershed) — Watershed ordinance
F8 — Minimum lot size and width — Zoning code vs. parcel
F9 — Parking minimum or maximum — Zoning code (Austin removed minimums 2023)
G1 — Permit turnaround, median and p90 for this kind — City permit dataset (Socrata)
G10 — Demolition permit and notification — City rules
G11 — NPDES / TPDES stormwater permit (≥ 1 acre disturbed) — Disturbed area (M) vs. 1-acre rule
G12 — Corps of Engineers Section 404 / state 401 — NWI / NHD hit (A14–A15)
G13 — State highway driveway or utility permit — D2
G14 — Railroad crossing or right-of-way agreement — FRA rail lines within 100 ft
G15 — FAA Form 7460 (height near airport) — F24
G16 — Coastal commission / GLO beachfront permit — Coastal zone layers
G17 — Section 106 / SHPO review if federal money or permit — Funding source (DP) + NRHP
G18 — Tribal consultation / cultural resources survey — THC/SHPO high-probability areas
G19 — Environmental review (CEQA / NEPA / state) — Kind, size, funding
G2 — Plan-check cycles typical (comments rounds) — Permit dataset where review dates exist
G20 — School district and park fees — District fee schedules
G21 — Dewatering discharge permit — A17 water table
G22 — Elevator permit and state inspection — Stories/kind
G23 — Certificate-of-occupancy prerequisites (fire, health, utilities) — City CO checklist
G24 — Inspection scheduling lead time — Permit dataset inspection records
G25 — Re-inspection rate for this kind in this city — Permit dataset
G26 — Permit fee schedule (valuation-based) — City fee schedule
G3 — Expedited or third-party review available — City programme pages
G4 — Fire marshal review required (sprinklers, access, hydrants) — Occupancy and size thresholds in fire code
G5 — Health department review (food service, pools) — Kind of use
G6 — Accessibility review (TX TAS for projects $> \$50,000$; CA CASp) — TDLR rules
G7 — Energy-code compliance path (IECC, Title 24) — State adopted code
G8 — Asbestos survey before demolition or renovation (TX law for public/commercial; EPA NESHAP) — TDSHS rules; building age
G9 — Lead-based paint (pre-1978) RRP rules — Assessor year built
H1 — Year built (asbestos era < 1981 , lead < 1978 , knob-and-tube < 1950) — Assessor record
H10 — Underground storage tank (heating oil, former station) — State PST registry; historic use
H11 — Prior fire, flood, or storm damage claims — NFIP claims (ZIP); NS at parcel
H12 — Foundation type and known movement — Assessor foundation field; NS
H13 — Roof age and type — Permit history (roof permits)
H14 — Electrical panel type (FPE, Zinsco, aluminium branch wiring) — NS without inspection; era inference (M)
H15 — Plumbing material (galvanised, polybutylene, cast iron) — Era inference (M)
H16 — Septic system age and permit — County OSSF permits
H17 — Well age and water quality — State well reports
H18 — Termite / wood-destroying insect zone — IRC termite infestation probability map
H19 — Mould or moisture history — NS
H2 — Structural system and condition class — Assessor (construction class); NS without inspection
H20 — Grandfathered systems that lose status on major alteration (sprinklers, egress) — Code alteration thresholds (Chapter 34 / IEBG)
H21 — Existing drainage failures / negative grading — Street View / aerial read (M)
H22 — Encroachments over the lot line (fences, eaves, driveways) — Aerial / parcel overlay (M); NS without survey
H23 — Easements across the structure footprint — Plat (NS by API)
H24 — Prior permits denied or withdrawn at this address — Permit dataset
H3 — Prior additions and whether permitted — Permit history vs. assessor square footage
H4 — Open permits or code violations on the parcel — City permit / code enforcement datasets
H5 — Recorded liens or notices — County records (NS by API)
H6 — Historic designation of the structure — NRHP / local landmark
H7 — Occupied during construction (phasing) — Declared on intake (DP)
H8 — Party walls or shared structure — Footprint adjacency
H9 — Shared utilities with a neighbour — NS without survey
I1 — No geotechnical report yet — Declared on intake; files read
I10 — Slope over 15 % under the footprint — DEM
I11 — Cantilevers, curtain wall, atria, unusual geometry — Scope / renderings
I12 — Pool or spa — Scope
I13 — Fire sprinklers required (NFPA 13D for new homes in some cities; commercial thresholds) — Local amendment table
I14 — Solar-ready or solar mandate (CA Title 24, some cities) — State / city code
I15 — ADA / accessibility scope (commercial, multifamily FHA) — Kind and unit count
I16 — Acoustic requirements (airport, highway, rail) — F24, O3
I17 — Green-building or LEED mandate (city-owned, incentives) — City programme
I18 — Concrete / ICF / mass timber / SIPs system — Scope
I19 — Modular or prefab transport (route, crane) — Scope

I2 — No boundary / topographic survey yet — DP
I20 — Custom or imported finishes — Scope
I21 — Elevator or lift — Stories / scope
I22 — Generator, battery, or microgrid — Scope
I23 — Scope-to-budget mismatch (stated budget vs. modeled total) — DP budget vs. total
I24 — Value-engineering candidates — Line items (M)
I25 — Specification conflicts between sheets — Files read (M)
I26 — Phasing or early packages (foundation permit before full set) — Scope
I3 — Drawings incomplete (no MEP, no structural) — Files read: sheet index (M)
I4 — Allowances as share of contract — Bid or estimate lines read
I5 — Owner-furnished items — DP
I6 — Long-lead items in scope (switchgear, elevators, custom glazing, transformers) — Scope read (M) + lead-time table
I7 — Structural steel or long clear spans — Scope
I8 — Basement or below-grade work — Scope
I9 — Retaining walls over 4 ft (engineered, permitted) — DEM + footprint (B8)
J1 — Construction wage rates (already in the cost model) — BLS OEWS by MSA
J10 — Holiday and weather windows in the schedule — Calendar + C11–C13
J11 — Per-diem and lodging for remote sites — GSA per-diem rates + D17
J12 — Overtime assumptions in the bid — Bid read
J13 — Immigration-enforcement disruption risk (regional reports) — News corpus (C)
J14 — Trade-school and apprenticeship pipeline (long builds) — DOL apprenticeship data
J15 — Local hire or MWBE requirements (public) — Agency rules (DP)
J16 — Competing bids on the same letting (crowding) — Letting records (already in corpus)
J2 — Construction unemployment / labour tightness in the MSA — BLS LAUS / CES construction employment trend
J3 — Prevailing wage or Davis-Bacon applies (public money) — Funding source (DP) + WDOL rates
J4 — Union market share for the trade — BLS union membership by state
J5 — Mega-projects within 50 mi drawing crews (fabs, plants, data centres) — Public announcements / permits > \$500M in corpus
J6 — Subcontractor depth for specialty trades (elevator, curtain wall) — Licensing board counts by county
J7 — Contractor licence and insurance verification (where a bidder is named) — State licensing board (TDLR, CSLB)
J8 — Bonding capacity vs. contract size — Surety letter (DP)
J9 — Seasonality: regional construction employment by month — BLS CES seasonal pattern
K1 — Lumber price index trend (12-month) — BLS PPI WPU081
K10 — Freight and fuel surcharge trend — EIA diesel; Cass freight index
K11 — Distance to ready-mix and asphalt plants (D7) — Registries
K12 — Aggregate and sand availability (regional shortages) — USGS minerals; state quarry registry
K13 — Material theft risk (site crime, O1) — Crime data
K14 — Laydown and secure storage (D10) — Parcel area
K15 — Escalation clause in the contract — Bid read
K16 — Allowance adequacy vs. local price (finishes) — Allowances vs. corpus prices
K17 — Substitution clauses and approved equals — Spec read
K18 — Local sourcing requirements (Buy America for public) — Funding (DP)
K19 — Hazardous-material disposal rates (asbestos, contaminated soil) — State disposal facilities
K2 — Steel mill products index — BLS PPI WPU1017
K20 — Concrete temperature limits (hot/cold weather placement days) — C11–C12
K3 — Ready-mix concrete index and regional cement supply — BLS PPI WPU1332; USGS cement reports
K4 — Gypsum, insulation, roofing indices — BLS PPI series
K5 — Copper and wire — BLS PPI; LME
K6 — Switchgear and transformer lead times — Utility and industry notices (B table)
K7 — HVAC refrigerant transition (A2L, 2025+) equipment availability — EPA AIM rule dates
K8 — Windows and curtain wall lead times — Industry table
K9 — Tariffs on steel, aluminium, lumber, cabinets in force — USITC / CBP notices
L1 — Permit issuance time (G1) — Permit dataset
L10 — Curing and placement temperature windows (K20) — NOAA
L11 — Dry-in before the wet season — NOAA monthly rain
L12 — Hurricane-season crane and roofing moratoria (C19) — City rules
L13 — Bird-nesting season limits on tree removal (MBTA, local) — USFWS guidance; city tree rules
L14 — Endangered-species seasonal windows (P1–P3) — USFWS
L15 — Burn bans and dust-control stages (C18) — County notices
L16 — Re-inspection rate (G25) — Permit dataset
L17 — Concurrent projects by the same contractor (capacity) — Permit dataset by contractor
L18 — Phased occupancy sequencing (H7) — DP
L19 — Material delivery access windows (D11–D13) — City rules
L2 — Inspection count for the kind × lead per inspection (G24) — Permit dataset
L20 — Completion history: median days by kind and valuation band (already in section 03) — Permit dataset
L3 — Weather days in the build window (C13) — NOAA normals
L4 — Long-lead deliveries on the critical path (I6, K6–K8) — Lead-time table
L5 — Utility connection lead (E10, E18) — Utility notices

L6 — Design decisions outstanding (selections, allowances) — DP / files read
L7 — Financing draw schedule and inspections — DP
L8 — Lien-waiver and pay-app cycle (TX 10 % retainage) — State statute
L9 — Holiday calendar in the window — Calendar
M1 — Differing-site-conditions clause present and its notice period — Contract / bid read
M10 — Water table encountered (A17) — USGS
M11 — Contamination encountered (B15–B19) — EPA/TCEQ
M12 — Structural surprises in existing buildings (H2, H3) — Permit history
M13 — Substitutions when long-lead items slip (K17, I6) — Spec read
M14 — Failed inspections and corrective work (G25) — Permit dataset
M15 — Design-build scope gaps — Contract type (DP)
M16 — Late finish selections and upgrades — DP
M17 — As-built vs. drawing mismatch on renovations — H3
M18 — Conditions of approval added at permit (tree mitigation, sidewalks, undergrounding) — City conditions patterns (C)
M19 — Impact-fee reassessment at permit — E14
M2 — Unit-price items for rock, unsuitable soil, dewatering — Bid read + B3, B10, A17
M20 — Escalation clause triggers (K15) — Contract read
M21 — Weather-delay compensable vs. excusable terms — Contract read
M22 — Retainage release and final-payment conditions (L8) — State statute
M3 — Allowance lines and their realism (I4, K16) — Bid read
M4 — Owner-added scope history for this kind (median change-order %) — Permit valuation revisions in corpus (M)
M5 — Code-official interpretation risk (new code cycle adopted < 12 months) — State/city code adoption dates
M6 — Plan errors and omissions exposure (I3, I25) — Files read
M7 — Utility conflicts found at excavation (E12–E13) — Utility GIS
M8 — Survey discrepancies (I2, H22) — NS until survey
M9 — Rock encountered (B3–B4) — USGS/NRCS
N1 — Owner of record is an entity, trust, or estate (signature authority) — Assessor owner type (never printed by name)
N10 — NFIP / private flood insurance availability and estimated premium band — A1 + FEMA Risk Rating 2.0 bands
N11 — Wildfire insurance availability (CA FAIR Plan dependence) — C15 + state insurer-of-last-resort data
N12 — Windstorm insurance (TWIA) requirement and certification — C5
N13 — Builder's-risk premium band for the region — Industry table by hazard tier
N14 — Surety / performance bond requirement (public) — Agency rules (DP)
N15 — Lien law: Texas constitutional mechanic's lien on homestead needs a signed contract before work — State statute
N16 — Retainage statute (TX 10 %; public 5 %) — State statute
N17 — Prompt-payment act terms — State statute
N18 — Sales tax on materials vs. labour (TX residential repair vs. new) — State comptroller rules
N19 — Homestead or agricultural exemption lost on change of use — Appraisal district
N2 — Severed mineral rights (Texas) and surface-use rules — County records (NS); RRC leases nearby (B20)
N20 — HOA assessments and architectural fees — F15
N21 — Lender requirements common for the kind (survey, elevation certificate, Phase I) — Kind rules (B)
N22 — Appraisal gap risk: modeled cost vs. comparable sales — Assessor sales / FMR (M)
N3 — Pipeline easement on or adjacent (PHMSA) — PHMSA NPMS public viewer (county), state layers
N5 — Planned road widening or transit project touching the parcel — TxDOT / city CIP project lists (already in corpus)
N6 — Special districts: MUD, PID, TIRZ, LID (Texas) — taxes and bond obligations — County appraisal district taxing units
N7 — Special assessments or paving liens — City records
N8 — Property-tax reassessment on completion (rate × added value) — Appraisal district rate
N9 — Tax abatement, opportunity zone, enterprise zone — Census tract OZ list; city programmes
O1 — Property crime rate near the site — City crime open data within 0.5 mi
O10 — Walk / transit access (for density bonuses, parking waivers) — GTFS stops within 0.25 mi
O12 — Cell tower, substation or water tower adjacent — FCC ASR; HIFLD
O13 — Emergency response: fire station distance and ISO class — HIFLD fire stations; ISO PPC where published
O2 — Construction-site theft reports in the area — Crime data filtered by premise type
O3 — Highway, rail or industrial noise — DOT noise maps; FRA lines
O4 — Neighbourhood opposition history (recent zoning cases contested) — City case records
O5 — Neighbouring construction at the same time (shared street, cranes) — Active permits within 500 ft
O7 — Rent for the unit type (HUD FMR by ZIP) — HUD FMR
O8 — Comparable sales and assessed values on the block — Assessor records
P1 — Endangered-species range (e.g. golden-cheeked warbler, Barton Springs salamander) — USFWS IPaC by location
P10 — Migratory bird nesting in trees to be removed (L13) — USFWS guidance
P11 — Invasive-species or quarantine soil movement rules — USDA APHIS quarantines
P12 — Prime farmland or conservation easement — NRCS prime farmland; NCED
P2 — Designated critical habitat on or adjacent — USFWS critical habitat layer
P3 — Habitat conservation plan participation fee (e.g. Balcones Canyonlands) — County HCP map
P4 — Heritage or protected trees on the lot — City tree ordinance + canopy (F23)
P5 — National Register property or district — NRHP
P6 — State archaeological landmark or high-probability zone — THC / SHPO atlas (restricted; NS)
P7 — Cemetery on or adjacent (Texas cemetery law) — THC cemetery layer

P8 — Edwards Aquifer recharge or contributing zone (TCEQ rules) — TCEQ Edwards layers
P9 — Coastal zone or barrier dune protections — GLO coastal layers

07 **The breakdown**

Foundation & slab	\$18,600	Modeled
Modeled allowance for a 1,200 sf detached ADU: 260 h labor (\$9,638) plus materials (\$8,962). A stated assumption of this report, not a record.		
Framing & structure	\$30,100	Modeled
Modeled allowance for a 1,200 sf detached ADU: 300 h labor (\$11,121) plus materials (\$18,979). A stated assumption of this report, not a record.		
Envelope & roofing	\$22,800	Modeled
Modeled allowance for a 1,200 sf detached ADU: 200 h labor (\$7,414) plus materials (\$15,386). A stated assumption of this report, not a record.		
Plumbing	\$14,900	Modeled
Modeled allowance for a 1,200 sf detached ADU: 250 h labor (\$9,268) plus materials (\$5,632). A stated assumption of this report, not a record.		
Electrical	\$16,700	Modeled
Modeled allowance for a 1,200 sf detached ADU: 280 h labor (\$10,380) plus materials (\$6,320). A stated assumption of this report, not a record.		
HVAC	\$13,400	Modeled
Modeled allowance for a 1,200 sf detached ADU: 200 h labor (\$7,414) plus materials (\$5,986). A stated assumption of this report, not a record.		
Interior finishes	\$24,600	Modeled
Modeled allowance for a 1,200 sf detached ADU: 330 h labor (\$12,233) plus materials (\$12,367). A stated assumption of this report, not a record.		
Kitchen & bath fixtures	\$17,300	Modeled
Modeled allowance for a 1,200 sf detached ADU: 180 h labor (\$6,672) plus materials (\$10,628). A stated assumption of this report, not a record.		
Materials	\$84,260	Modeled
Sum of material on all lines above.		
Labor	\$74,140	Modeled
2,000 modeled hours x \$37.07 (BLS OEWS May 2025, Los Angeles MSA mean wage).		
Foundation & slab		\$18,600
Framing & structure		\$30,100
Envelope & roofing		\$22,800
Plumbing		\$14,900
Electrical		\$16,700
HVAC		\$13,400
Interior finishes		\$24,600
Kitchen & bath fixture...		\$17,300
Materials		\$84,260
Labor		\$74,140

A modeled 8-line takeoff for the assumed scope. Every line is a stated assumption of this report, not a record.

08 **Depth for the project type**

Cost per sf by trade		Modeled
Foundation & slab: \$15.50/sf (modeled) Framing & structure: \$25.08/sf (modeled) Envelope & roofing: \$19.00/sf (modeled) Plumbing: \$12.42/sf (modeled) Electrical: \$13.92/sf (modeled) HVAC: \$11.17/sf (modeled) Interior finishes: \$20.50/sf (modeled) Kitchen & bath fixtures: \$14.42/sf (modeled) Total: \$132.00/sf		
Split of the page-1 total.		
Comparable records	1,652 permits	Public record
ADU permits with a declared valuation and floor area, City of Los Angeles, read October 2026.		
Declared median	132 \$/sf	Public record
Median declared valuation per square foot.		
Declared p10	95 \$/sf	Public record
10th percentile declared valuation per square foot.		
Declared p90	215 \$/sf	Public record
90th percentile declared valuation per square foot.		

The modeled takeoff lands exactly on the declared median of the comparable corpus — the file's own model and the public record agree at \$132/sf.

09 Inside — No interior renderings for this file.

10 **The place**

Coordinates	34.1477 N, 118.1442 W	Public record
Census geocoder match, nearest: 100 N Garfield Ave, 91101.		
Jurisdiction	Pasadena, Los Angeles County, California	Public record
Wage level	37.07 \$/hr	Public record
Construction and extraction occupations, mean hourly, May 2025.		
Rent level	2,601 \$/mo	Public record
Two-bedroom fair market rent, Los Angeles County, FY 2026.		

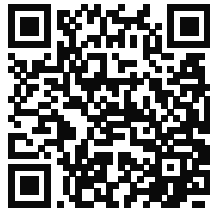
The file anchors to Pasadena, Los Angeles County, California, from the Census geocoder. Rent and wage context for the place follows.

11 **Sources and verify**

Figure	Value	Source	Date
Assumed scope	A 1,200 sf detached accessory dwelling unit: one bedroom, one bathroom, kitchenette, standard finishes, standard residential systems	Modeled	2026-10-18
Materials	\$84,260	Modeled	2026-10-18
Labor	\$74,140	Modeled	2026-10-18
Total	\$158,400	Modeled	2026-10-18
Comparable declared valuation (median)	132 \$/sf	Public record · City of Los Angeles Building and Safety permit data (ADU permits, read October 2026)	2026-10-18
Comparable declared range (p10–p90)	95 – 215	Public record · City of Los Angeles Building and Safety permit data (ADU permits, read October 2026)	2026-10-18

Size	1,200 sf	Modeled	2026-10-18
Type	Detached accessory dwelling unit (home plan)	Modeled	2026-10-18
City	Pasadena	Public record · U.S. Census Bureau Geocoder	2026-10-18
County	Los Angeles County	Public record · U.S. Census Bureau Geocoder	2026-10-18
State	CA	Public record · U.S. Census Bureau Geocoder	2026-10-18
Cost per sf	132 \$/sf	Modeled	2026-10-18
Rent per month (HUD FMR)	\$2,601	Public record · HUD FY 2026 Fair Market Rents — Los Angeles-Long Beach-Glendale HMFA	2026-10-18
Labor wage	37.07 \$/hr	Public record · BLS OEWS, May 2025 — Los Angeles-Long Beach-Anaheim MSA	2026-10-18
October rain	2.8 days	Public record · NOAA NCEI U.S. Climate Normals 1991–2020, PASADENA, CA US (USC00046719)	2026-10-18
October freeze	0 days	Public record · NOAA NCEI U.S. Climate Normals 1991–2020, PASADENA, CA US (USC00046719)	2026-10-18
October heat	6.2 days	Public record · NOAA NCEI U.S. Climate Normals 1991–2020, PASADENA, CA US (USC00046719)	2026-10-18
November rain	3.7 days	Public record · NOAA NCEI U.S. Climate Normals 1991–2020, PASADENA, CA US (USC00046719)	2026-10-18
November freeze	0 days	Public record · NOAA NCEI U.S. Climate Normals 1991–2020, PASADENA, CA US (USC00046719)	2026-10-18
November heat	0.7 days	Public record · NOAA NCEI U.S. Climate Normals 1991–2020, PASADENA, CA US (USC00046719)	2026-10-18
December rain	5.8 days	Public record · NOAA NCEI U.S. Climate Normals 1991–2020, PASADENA, CA US (USC00046719)	2026-10-18
December freeze	0.2 days	Public record · NOAA NCEI U.S. Climate Normals 1991–2020, PASADENA, CA US (USC00046719)	2026-10-18
December heat	0 days	Public record · NOAA NCEI U.S. Climate Normals 1991–2020, PASADENA, CA US (USC00046719)	2026-10-18
January rain	6.7 days	Public record · NOAA NCEI U.S. Climate Normals 1991–2020, PASADENA, CA US (USC00046719)	2026-10-18
January freeze	0 days	Public record · NOAA NCEI U.S. Climate Normals 1991–2020, PASADENA, CA US (USC00046719)	2026-10-18
January heat	0 days	Public record · NOAA NCEI U.S. Climate Normals 1991–2020, PASADENA, CA US (USC00046719)	2026-10-18
February rain	7.5 days	Public record · NOAA NCEI U.S. Climate Normals 1991–2020, PASADENA, CA US (USC00046719)	2026-10-18
February freeze	0.1 days	Public record · NOAA NCEI U.S. Climate Normals 1991–2020, PASADENA, CA US (USC00046719)	2026-10-18
February heat	0.1 days	Public record · NOAA NCEI U.S. Climate Normals 1991–2020, PASADENA, CA US (USC00046719)	2026-10-18
Days typically added	13.3 days	Modeled	2026-10-18
Foundation & slab	\$18,600	Modeled	2026-10-18
Framing & structure	\$30,100	Modeled	2026-10-18
Envelope & roofing	\$22,800	Modeled	2026-10-18
Plumbing	\$14,900	Modeled	2026-10-18
Electrical	\$16,700	Modeled	2026-10-18
HVAC	\$13,400	Modeled	2026-10-18
Interior finishes	\$24,600	Modeled	2026-10-18
Kitchen & bath fixtures	\$17,300	Modeled	2026-10-18

Cost per sf by trade	Foundation & slab: \$15.50/sf (modeled) Framing & structure: \$25.08/sf (modeled) Envelope & roofing: \$19.00/sf (modeled) Plumbing: \$12.42/sf (modeled) Electrical: \$13.92/sf (modeled) HVAC: \$11.17/sf (modeled) Interior finishes: \$20.50/sf (modeled) Kitchen & bath fixtures: \$14.42/sf (modeled) Total: \$132.00/sf	Modeled	2026-10-18
Comparable records	1,652 permits	Public record · City of Los Angeles Building and Safety permit data (ADU permits, read October 2026)	2026-10-18
Declared median	132 \$/sf	Public record · City of Los Angeles Building and Safety permit data (ADU permits, read October 2026)	2026-10-18
Declared p10	95 \$/sf	Public record · City of Los Angeles Building and Safety permit data (ADU permits, read October 2026)	2026-10-18
Declared p90	215 \$/sf	Public record · City of Los Angeles Building and Safety permit data (ADU permits, read October 2026)	2026-10-18
Coordinates	34.1477 N, 118.1442 W	Public record · U.S. Census Bureau Geocoder	2026-10-18
Jurisdiction	Pasadena, Los Angeles County, California	Public record · U.S. Census Bureau Geocoder	2026-10-18
Wage level	37.07 \$/hr	Public record · BLS OEWS, May 2025 — Los Angeles-Long Beach-Anaheim MSA	2026-10-18
Rent level	2,601 \$/mo	Public record · HUD FY 2026 Fair Market Rents — Los Angeles-Long Beach-Glendale HMFA	2026-10-18



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Pages 20

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HOW TO READ THIS FILE

Public record

A named record with URL and date (state DOT bid tabs, published wage rates, city fee schedules, utility tariffs, NOAA normals, FEMA, assessor records, permit dates).

Extracted from the documents

A pay item, quantity, stated total, road length, or other figure read directly from the uploaded documents; the source names the file and page.

Declared on the permit

City permit valuations, declared on the permit, not an awarded bid.

Modeled

Any figure without a record. It gets its own line and label and is never folded into a total without the label.

How a cell publishes

A cell publishes when it has at least 20 observations, 10 lettings, and 24 months of data.

What this file does not do

Factum is not a licensed appraiser, estimator or engineer. It does not predict who wins. A low bid is a low bid, not a confirmed award.

Conditions register

Every applicable row for this file, sorted by identifier. Flag prints in red; Not settled in gray; Clear in black.

Id	Check	Verdict	Record
A1	FEMA flood zone (X, AE, AO, AH, A, V, VE)	Clear	FEMA NFHL MapServer, parcel point-in-polygon, panel and effective date
A10	Dam inundation / Emergency Action Plan zone	Not settled	USACE NID, state dam safety maps
A11	Repetitive-loss / NFIP claim history at the address	Not settled	FEMA OpenFEMA claims by ZIP (address-level only via owner)
A12	Stormwater detention required on site	Not settled	City drainage criteria manual threshold (impervious added)
A13	Impervious-cover cap	Not settled	Zoning / watershed ordinance (Austin SOS)
A14	Wetlands on or adjacent (NWI)	Clear	USFWS National Wetlands Inventory layer
A15	Waters of the US / stream on parcel	Clear	NWI + USGS NHD flowlines
A16	Stream or creek setback / critical water quality zone	Not settled	City CWQZ / riparian buffer layers
A17	Groundwater table depth	Not settled	USGS NWIS wells within 1 mi; soil survey water-table depth
A18	Sea-level rise / tidal flooding trend	Not settled	NOAA sea-level trends, NOAA high-tide flooding
A19	Erosion hazard (coastal or riverine)	Not settled	State erosion-rate maps
A2	Base flood elevation vs. finished-floor target	Not settled	NFHL BFE lines + USGS 3DEP elevation at the parcel
A20	Drainage complaints / flooding history in the block	Not settled	311 / service-request open data where published
A3	Regulatory floodway	Clear	NFHL floodway layer
A4	500-year (0.2 %) zone	Clear	NFHL zone X-shaded
A5	Local floodplain stricter than FEMA (Austin Atlas 14, Harris County 500-yr rule)	Not settled	City floodplain layer where published (Austin, Houston)
A6	Coastal V / VE zone	Clear	NFHL
A7	Coastal Barrier Resources System unit	Not settled	USFWS CBRS layer
A8	Storm-surge zone (Cat 1–5)	Not settled	NOAA SLOSH / state surge layers (TX GLO)
A9	Levee-protected area and levee accreditation	Clear	NFHL levee layer, USACE NLD
B1	Expansive clay (shrink-swell, plasticity index)	Not settled	USDA NRCS Soil Data Access: linear extensibility, PI
B10	Undocumented fill on site	Not settled	Historic aerials / topo change; NS without geotech
B11	Liquefaction zone	Not settled	State seismic hazard zone maps (CA CGS); USGS
B12	Corrosive soils (sulfates, chlorides, resistivity)	Not settled	NRCS corrosion risk (concrete, steel)
B13	Frost depth	Not settled	State / county frost-line table (IRC Table R301.2)
B14	Radon zone	Not settled	EPA radon zone by county
B15	Superfund / NPL site within 1 mi	Flag	EPA Envirofacts / FRS
B16	Brownfield, RCRA, or state VCP site on or adjacent	Flag	EPA FRS; TCEQ Central Registry
B17	Leaking underground storage tank within 500 ft	Clear	State LUST / PST registries (TCEQ PST)
B18	Dry cleaner history on or adjacent (solvent plume)	Not settled	TCEQ Dry Cleaner Remediation Program list (already read)
B19	Former landfill or dump	Not settled	State MSW registry; historic topo
B2	Bearing capacity class	Not settled	NRCS engineering properties
B20	Oil or gas well on or within 500 ft (plugged or active)	Not settled	TX RRC well layer; state equivalents
B21	Abandoned mine or quarry void	Not settled	USGS MRDS; state abandoned-mine lands
B22	Agricultural history (pesticide, arsenic)	Not settled	Historic aerials / land use; NS without sampling
B3	Depth to bedrock	Not settled	NRCS depth-to-restrictive-layer; USGS geology
B4	Rock hardness / rippability	Not settled	USGS geologic map unit
B5	Karst / sinkhole susceptibility	Not settled	USGS karst map; TX Edwards Aquifer recharge zone
B6	Subsidence (groundwater withdrawal, mining, oil)	Not settled	USGS subsidence areas; Harris-Galveston Subsidence District; state mine maps
B7	Landslide susceptibility	Not settled	USGS landslide inventory; state geologic survey
B8	Slope of the parcel (%)	Not settled	USGS 3DEP DEM across the parcel
B9	Cut and fill volume for the footprint	Not settled	DEM + footprint (Modeled)

Id	Check	Verdict	Record
C1	Seismic design category (A–F)	Flag	USGS seismic design web service (ASCE 7 values by lat/lon)
C10	Design rain intensity (NOAA Atlas 14)	Not settled	NOAA Atlas 14 point precipitation
C11	Heat days > 100 °F per year	Not settled	NOAA NCEI normals (already read)
C12	Freeze days	Not settled	NOAA normals (already read)
C13	Rain days by month and the build window	Not settled	NOAA normals
C14	Lightning density	Not settled	NOAA / Vaisala county density
C15	Wildfire hazard severity zone / WUI	Not settled	CAL FIRE FHSZ; USFS Wildfire Risk to Communities; TX A&M wildfire risk
C16	Wildfire history within 5 mi (10 yr)	Not settled	NIFC fire perimeters
C17	Smoke-season work stoppage days	Not settled	EPA AirNow history by county
C18	Drought stage / water restrictions	Not settled	State water board drought monitor; city stage
C19	Hurricane-season moratoria (coastal crane, roofing)	Not settled	City/county ordinances where published
C2	Active fault zone (Alquist-Priolo or state equivalent)	Not settled	CA CGS zones; USGS Quaternary faults
C20	Climate zone (IECC)	Not settled	IECC climate zone by county
C21	Extreme-precipitation trend (Atlas 14 vs. older design)	Not settled	NOAA Atlas 14 revisions by state
C22	Solar resource (for solar mandate or payback)	Not settled	NREL PVWatts
C3	Design wind speed (ASCE 7 risk category II)	Not settled	ASCE 7 hazard values via USGS/ATC service; county tables
C4	Hurricane-prone region / windborne-debris region	Not settled	IBC/IRC map by distance from coast and wind speed
C5	Texas windstorm (TWIA) designated catastrophe area	Not settled	TDI TWIA designated area list by county/city
C6	Tornado frequency (county, 20-yr)	Not settled	NOAA Storm Events database
C7	Hail frequency and size (county)	Not settled	NOAA Storm Events; NCEI hail
C8	Ground snow load	Not settled	ASCE 7 snow by lat/lon; state tables
C9	Ice load / freezing rain region	Not settled	ASCE 7 ice map
D1	Legal access: frontage on a public street or recorded access easement	Not settled	Parcel polygon vs. road centerlines; county deed index
D10	On-site staging and laydown area	Not settled	Parcel area minus footprint
D11	Street or sidewalk closure permit needed	Not settled	City ROW permit rules; lot frontage
D12	Noise ordinance and permitted work hours	Not settled	City code (published); school/hospital proximity
D13	School or hospital within 500 ft	Not settled	OSM/HIFLD schools and hospitals
D14	Zero-lot or shared-wall neighbour	Not settled	Parcel adjacency and building footprints
D15	Protected tree canopy over the work area	Not settled	City tree layer where published; aerial read
D16	Steep driveway grade (> 12 %)	Not settled	DEM along the drive
D17	Remote site (> 45 min from a town of 10,000)	Not settled	Census places + drive time
D18	Island, ferry or seasonal road	Not settled	Road network / ferry routes
D19	Snow-season access closure	Not settled	State DOT seasonal closures
D2	Driveway on a state highway (TxDOT / Caltrans access permit)	Not settled	Road ownership layer (TxDOT roadways)
D20	Parking for crews (urban)	Not settled	City parking rules; density
D3	Road width and truck access (concrete trucks, 45-ft trailers)	Not settled	Road class / width from city GIS; Street View read
D4	Posted weight limits and bridges on the route	Not settled	State bridge inventory (NBI) on the approach
D5	Low overhead clearance on the route	Not settled	NBI vertical clearance
D6	Overhead power lines over the lot (OSHA 10-ft rule)	Not settled	Street View read; utility layer
D7	Distance to nearest ready-mix plant	Not settled	Plant locations (NRMCA/state registry) + drive time
D8	Haul distance to landfill or C&D recycler	Not settled	State MSW facility registry + drive time
D9	Crane setup and swing room	Not settled	Parcel size + Street View (Modeled)
E1	Public water available at the lot line	Not settled	Utility service-area layers (TWDB, city GIS)
E10	Electric service capacity and transformer lead time	Not settled	Utility published lead times; national shortage data
E11	Overhead-to-underground service conversion required	Not settled	City undergrounding ordinance
E12	Utility easements crossing the buildable area	Not settled	Recorded plat (county) / utility GIS
E13	Utility relocation (pole, pedestal, main) in the way	Not settled	Street View read; utility GIS
E14	Impact fees by utility (water, wastewater, roadway, parks)	Not settled	City impact-fee schedule

Id	Check	Verdict	Record
E15	Stormwater connection or on-site discharge rules	Not settled	Drainage criteria manual
E16	Backflow prevention requirement	Not settled	Utility rules
E17	Fibre / telecom availability	Not settled	FCC broadband map
E18	Solar interconnection queue and limits	Not settled	Utility interconnection rules; PUC data
E19	EV-ready or EV-capable code requirement	Not settled	Local energy/green code
E2	Water meter size and upsizing fee	Not settled	Utility fee schedule (Austin Water already read)
E20	Well permit and groundwater district rules	Not settled	State groundwater conservation district
E21	Water rights or allocation (western states)	Not settled	State water rights database
E22	Utility shutdown windows for tie-ins (occupied buildings)	Not settled	NS without the utility's schedule
E3	Fire-flow at the nearest hydrant	Not settled	Hydrant layer + flow test records where published
E4	Distance to nearest hydrant	Not settled	City hydrant GIS
E5	Sanitary sewer available	Not settled	Utility layers
E6	Sewer capacity / moratorium or wet-weather restriction	Not settled	Utility notices; capacity letters (NS without request)
E7	Septic required: soil percolation and lot size	Not settled	NRCS septic suitability; county OSSF rules
E8	Lift station needed (grade below sewer)	Not settled	DEM vs. sewer invert (M)
E9	Natural gas service in the street	Not settled	Utility service map where published
F1	Zoning district permits the use by right	Not settled	City zoning GIS (Austin already read)
F10	Density cap (units/acre)	Not settled	Zoning code
F11	ADU rules (size, height, owner-occupancy, parking)	Not settled	State statute + local ordinance (Part 17 matrix)
F12	Short-term rental restrictions (if the pro forma assumes it)	Not settled	City STR ordinance
F13	Historic district or landmark designation	Not settled	NRHP; local landmark layers
F14	Design review / architectural review board	Not settled	Overlay layer; city code
F15	HOA / CC&Rs / deed restrictions	Not settled	County deed index (NS by API); HOA layer where published
F16	PUD or planned-development conditions	Not settled	PUD ordinance
F17	Platting or re-subdivision required	Not settled	Plat status in county/city GIS
F18	Legal lot of record	Not settled	Plat records
F19	Non-conforming use or structure	Not settled	Zoning code; assessor year built
F2	Conditional-use or special-use permit needed	Not settled	Zoning code use table
F20	Building or utility moratorium in force	Not settled	City notices
F21	ETJ or annexation status (county vs. city rules)	Not settled	City limits + ETJ layers
F22	Inclusionary / affordable set-aside triggers	Not settled	City ordinance by unit count
F23	Tree preservation ordinance (protected diameters, mitigation fees)	Not settled	City code; tree survey required
F24	Airport overlay (height, noise contours, FAA 7460)	Not settled	FAA airports + Part 77 surfaces; noise contours
F25	Dark-sky, sign, and fence codes	Not settled	City code
F26	Corridor / transit-oriented overlay incentives or rules	Not settled	Overlay layers
F3	Variance likely needed (setback, height, lot size)	Not settled	Zoning dimensions vs. assumed scope (M)
F4	Front, side, rear setbacks	Not settled	Zoning code by district
F5	Height limit and stories	Not settled	Zoning code
F6	Lot coverage / FAR cap	Not settled	Zoning code
F7	Impervious cover cap (watershed)	Not settled	Watershed ordinance
F8	Minimum lot size and width	Not settled	Zoning code vs. parcel
F9	Parking minimum or maximum	Not settled	Zoning code (Austin removed minimums 2023)
G1	Permit turnaround, median and p90 for this kind	Not settled	City permit dataset (Socrata)
G10	Demolition permit and notification	Not settled	City rules
G11	NPDES / TPDES stormwater permit (>= 1 acre disturbed)	Not settled	Disturbed area (M) vs. 1-acre rule
G12	Corps of Engineers Section 404 / state 401	Not settled	NWI / NHD hit (A14–A15)
G13	State highway driveway or utility permit	Not settled	D2
G14	Railroad crossing or right-of-way agreement	Not settled	FRA rail lines within 100 ft
G15	FAA Form 7460 (height near airport)	Not settled	F24

Id	Check	Verdict	Record
G16	Coastal commission / GLO beachfront permit	Not settled	Coastal zone layers
G17	Section 106 / SHPO review if federal money or permit	Not settled	Funding source (DP) + NRHP
G18	Tribal consultation / cultural resources survey	Not settled	THC/SHPO high-probability areas
G19	Environmental review (CEQA / NEPA / state)	Not settled	Kind, size, funding
G2	Plan-check cycles typical (comments rounds)	Not settled	Permit dataset where review dates exist
G20	School district and park fees	Not settled	District fee schedules
G21	Dewatering discharge permit	Not settled	A17 water table
G22	Elevator permit and state inspection	Not settled	Stories/kind
G23	Certificate-of-occupancy prerequisites (fire, health, utilities)	Not settled	City CO checklist
G24	Inspection scheduling lead time	Not settled	Permit dataset inspection records
G25	Re-inspection rate for this kind in this city	Not settled	Permit dataset
G26	Permit fee schedule (valuation-based)	Not settled	City fee schedule
G3	Expedited or third-party review available	Not settled	City programme pages
G4	Fire marshal review required (sprinklers, access, hydrants)	Not settled	Occupancy and size thresholds in fire code
G5	Health department review (food service, pools)	Not settled	Kind of use
G6	Accessibility review (TX TAS for projects > \$50,000; CA CASp)	Not settled	TDLR rules
G7	Energy-code compliance path (IECC, Title 24)	Not settled	State adopted code
G8	Asbestos survey before demolition or renovation (TX law for public/commercial; EPA NESHAP)	Not settled	TDSHS rules; building age
G9	Lead-based paint (pre-1978) RRP rules	Not settled	Assessor year built
H1	Year built (asbestos era < 1981, lead < 1978, knob-and-tube < 1950)	Not settled	Assessor record
H10	Underground storage tank (heating oil, former station)	Not settled	State PST registry; historic use
H11	Prior fire, flood, or storm damage claims	Not settled	NFIP claims (ZIP); NS at parcel
H12	Foundation type and known movement	Not settled	Assessor foundation field; NS
H13	Roof age and type	Not settled	Permit history (roof permits)
H14	Electrical panel type (FPE, Zinsco, aluminium branch wiring)	Not settled	NS without inspection; era inference (M)
H15	Plumbing material (galvanised, polybutylene, cast iron)	Not settled	Era inference (M)
H16	Septic system age and permit	Not settled	County OSSF permits
H17	Well age and water quality	Not settled	State well reports
H18	Termite / wood-destroying insect zone	Not settled	IRC termite infestation probability map
H19	Mould or moisture history	Not settled	NS
H2	Structural system and condition class	Not settled	Assessor (construction class); NS without inspection
H20	Grandfathered systems that lose status on major alteration (sprinklers, egress)	Not settled	Code alteration thresholds (Chapter 34 / IEBC)
H21	Existing drainage failures / negative grading	Not settled	Street View / aerial read (M)
H22	Encroachments over the lot line (fences, eaves, driveways)	Not settled	Aerial / parcel overlay (M); NS without survey
H23	Easements across the structure footprint	Not settled	Plat (NS by API)
H24	Prior permits denied or withdrawn at this address	Not settled	Permit dataset
H3	Prior additions and whether permitted	Not settled	Permit history vs. assessor square footage
H4	Open permits or code violations on the parcel	Not settled	City permit / code enforcement datasets
H5	Recorded liens or notices	Not settled	County records (NS by API)
H6	Historic designation of the structure	Not settled	NRHP / local landmark
H7	Occupied during construction (phasing)	Not settled	Declared on intake (DP)
H8	Party walls or shared structure	Not settled	Footprint adjacency
H9	Shared utilities with a neighbour	Not settled	NS without survey
I1	No geotechnical report yet	Not settled	Declared on intake; files read
I10	Slope over 15 % under the footprint	Not settled	DEM
I11	Cantilevers, curtain wall, atria, unusual geometry	Not settled	Scope / renderings
I12	Pool or spa	Not settled	Scope

Id	Check	Verdict	Record
I13	Fire sprinklers required (NFPA 13D for new homes in some cities; commercial thresholds)	Not settled	Local amendment table
I14	Solar-ready or solar mandate (CA Title 24, some cities)	Not settled	State / city code
I15	ADA / accessibility scope (commercial, multifamily FHA)	Not settled	Kind and unit count
I16	Acoustic requirements (airport, highway, rail)	Not settled	F24, O3
I17	Green-building or LEED mandate (city-owned, incentives)	Not settled	City programme
I18	Concrete / ICF / mass timber / SIPs system	Not settled	Scope
I19	Modular or prefab transport (route, crane)	Not settled	Scope
I2	No boundary / topographic survey yet	Not settled	DP
I20	Custom or imported finishes	Not settled	Scope
I21	Elevator or lift	Not settled	Stories / scope
I22	Generator, battery, or microgrid	Not settled	Scope
I23	Scope-to-budget mismatch (stated budget vs. modeled total)	Not settled	DP budget vs. total
I24	Value-engineering candidates	Not settled	Line items (M)
I25	Specification conflicts between sheets	Not settled	Files read (M)
I26	Phasing or early packages (foundation permit before full set)	Not settled	Scope
I3	Drawings incomplete (no MEP, no structural)	Not settled	Files read: sheet index (M)
I4	Allowances as share of contract	Not settled	Bid or estimate lines read
I5	Owner-furnished items	Not settled	DP
I6	Long-lead items in scope (switchgear, elevators, custom glazing, transformers)	Not settled	Scope read (M) + lead-time table
I7	Structural steel or long clear spans	Not settled	Scope
I8	Basement or below-grade work	Not settled	Scope
I9	Retaining walls over 4 ft (engineered, permitted)	Not settled	DEM + footprint (B8)
J1	Construction wage rates (already in the cost model)	Not settled	BLS OEWS by MSA
J10	Holiday and weather windows in the schedule	Not settled	Calendar + C11–C13
J11	Per-diem and lodging for remote sites	Not settled	GSA per-diem rates + D17
J12	Overtime assumptions in the bid	Not settled	Bid read
J13	Immigration-enforcement disruption risk (regional reports)	Not settled	News corpus (C)
J14	Trade-school and apprenticeship pipeline (long builds)	Not settled	DOL apprenticeship data
J15	Local hire or MWBE requirements (public)	Not settled	Agency rules (DP)
J16	Competing bids on the same letting (crowding)	Not settled	Letting records (already in corpus)
J2	Construction unemployment / labour tightness in the MSA	Not settled	BLS LAUS / CES construction employment trend
J3	Prevailing wage or Davis-Bacon applies (public money)	Not settled	Funding source (DP) + WDOL rates
J4	Union market share for the trade	Not settled	BLS union membership by state
J5	Mega-projects within 50 mi drawing crews (fabs, plants, data centres)	Not settled	Public announcements / permits > \$500M in corpus
J6	Subcontractor depth for specialty trades (elevator, curtain wall)	Not settled	Licensing board counts by county
J7	Contractor licence and insurance verification (where a bidder is named)	Not settled	State licensing board (TDLR, CSLB)
J8	Bonding capacity vs. contract size	Not settled	Surety letter (DP)
J9	Seasonality: regional construction employment by month	Not settled	BLS CES seasonal pattern
K1	Lumber price index trend (12-month)	Not settled	BLS PPI WPU081
K10	Freight and fuel surcharge trend	Not settled	EIA diesel; Cass freight index
K11	Distance to ready-mix and asphalt plants (D7)	Not settled	Registries
K12	Aggregate and sand availability (regional shortages)	Not settled	USGS minerals; state quarry registry
K13	Material theft risk (site crime, O1)	Not settled	Crime data
K14	Laydown and secure storage (D10)	Not settled	Parcel area
K15	Escalation clause in the contract	Not settled	Bid read
K16	Allowance adequacy vs. local price (finishes)	Not settled	Allowances vs. corpus prices
K17	Substitution clauses and approved equals	Not settled	Spec read

Id	Check	Verdict	Record
K18	Local sourcing requirements (Buy America for public)	Not settled	Funding (DP)
K19	Hazardous-material disposal rates (asbestos, contaminated soil)	Not settled	State disposal facilities
K2	Steel mill products index	Not settled	BLS PPI WPU1017
K20	Concrete temperature limits (hot/cold weather placement days)	Not settled	C11–C12
K3	Ready-mix concrete index and regional cement supply	Not settled	BLS PPI WPU1332; USGS cement reports
K4	Gypsum, insulation, roofing indices	Not settled	BLS PPI series
K5	Copper and wire	Not settled	BLS PPI; LME
K6	Switchgear and transformer lead times	Not settled	Utility and industry notices (B table)
K7	HVAC refrigerant transition (A2L, 2025+) equipment availability	Not settled	EPA AIM rule dates
K8	Windows and curtain wall lead times	Not settled	Industry table
K9	Tariffs on steel, aluminium, lumber, cabinets in force	Not settled	USITC / CBP notices
L1	Permit issuance time (G1)	Not settled	Permit dataset
L10	Curing and placement temperature windows (K20)	Not settled	NOAA
L11	Dry-in before the wet season	Not settled	NOAA monthly rain
L12	Hurricane-season crane and roofing moratoria (C19)	Not settled	City rules
L13	Bird-nesting season limits on tree removal (MBTA, local)	Not settled	USFWS guidance; city tree rules
L14	Endangered-species seasonal windows (P1–P3)	Not settled	USFWS
L15	Burn bans and dust-control stages (C18)	Not settled	County notices
L16	Re-inspection rate (G25)	Not settled	Permit dataset
L17	Concurrent projects by the same contractor (capacity)	Not settled	Permit dataset by contractor
L18	Phased occupancy sequencing (H7)	Not settled	DP
L19	Material delivery access windows (D11–D13)	Not settled	City rules
L2	Inspection count for the kind × lead per inspection (G24)	Not settled	Permit dataset
L20	Completion history: median days by kind and valuation band (already in section 03)	Not settled	Permit dataset
L3	Weather days in the build window (C13)	Not settled	NOAA normals
L4	Long-lead deliveries on the critical path (I6, K6–K8)	Not settled	Lead-time table
L5	Utility connection lead (E10, E18)	Not settled	Utility notices
L6	Design decisions outstanding (selections, allowances)	Not settled	DP / files read
L7	Financing draw schedule and inspections	Not settled	DP
L8	Lien-waiver and pay-app cycle (TX 10 % retainage)	Not settled	State statute
L9	Holiday calendar in the window	Not settled	Calendar
M1	Differing-site-conditions clause present and its notice period	Not settled	Contract / bid read
M10	Water table encountered (A17)	Not settled	USGS
M11	Contamination encountered (B15–B19)	Not settled	EPA/TCEQ
M12	Structural surprises in existing buildings (H2, H3)	Not settled	Permit history
M13	Substitutions when long-lead items slip (K17, I6)	Not settled	Spec read
M14	Failed inspections and corrective work (G25)	Not settled	Permit dataset
M15	Design-build scope gaps	Not settled	Contract type (DP)
M16	Late finish selections and upgrades	Not settled	DP
M17	As-built vs. drawing mismatch on renovations	Not settled	H3
M18	Conditions of approval added at permit (tree mitigation, sidewalks, undergrounding)	Not settled	City conditions patterns (C)
M19	Impact-fee reassessment at permit	Not settled	E14
M2	Unit-price items for rock, unsuitable soil, dewatering	Not settled	Bid read + B3, B10, A17
M20	Escalation clause triggers (K15)	Not settled	Contract read
M21	Weather-delay compensable vs. excusable terms	Not settled	Contract read
M22	Retainage release and final-payment conditions (L8)	Not settled	State statute
M3	Allowance lines and their realism (I4, K16)	Not settled	Bid read
M4	Owner-added scope history for this kind (median change-order %)	Not settled	Permit valuation revisions in corpus (M)

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M5	Code-official interpretation risk (new code cycle adopted < 12 months)	Not settled	State/city code adoption dates
M6	Plan errors and omissions exposure (I3, I25)	Not settled	Files read
M7	Utility conflicts found at excavation (E12–E13)	Not settled	Utility GIS
M8	Survey discrepancies (I2, H22)	Not settled	NS until survey
M9	Rock encountered (B3–B4)	Not settled	USGS/NRCS
N1	Owner of record is an entity, trust, or estate (signature authority)	Not settled	Assessor owner type (never printed by name)
N10	NFIP / private flood insurance availability and estimated premium band	Not settled	A1 + FEMA Risk Rating 2.0 bands
N11	Wildfire insurance availability (CA FAIR Plan dependence)	Not settled	C15 + state insurer-of-last-resort data
N12	Windstorm insurance (TWIA) requirement and certification	Not settled	C5
N13	Builder's-risk premium band for the region	Not settled	Industry table by hazard tier
N14	Surety / performance bond requirement (public)	Not settled	Agency rules (DP)
N15	Lien law: Texas constitutional mechanic's lien on homestead needs a signed contract before work	Not settled	State statute
N16	Retainage statute (TX 10 %; public 5 %)	Not settled	State statute
N17	Prompt-payment act terms	Not settled	State statute
N18	Sales tax on materials vs. labour (TX residential repair vs. new)	Not settled	State comptroller rules
N19	Homestead or agricultural exemption lost on change of use	Not settled	Appraisal district
N2	Severed mineral rights (Texas) and surface-use rules	Not settled	County records (NS); RRC leases nearby (B20)
N20	HOA assessments and architectural fees	Not settled	F15
N21	Lender requirements common for the kind (survey, elevation certificate, Phase I)	Not settled	Kind rules (B)
N22	Appraisal gap risk: modeled cost vs. comparable sales	Not settled	Assessor sales / FMR (M)
N3	Pipeline easement on or adjacent (PHMSA)	Not settled	PHMSA NPMS public viewer (county), state layers
N4	High-voltage transmission corridor	Clear	HIFLD transmission lines
N5	Planned road widening or transit project touching the parcel	Not settled	TxDOT / city CIP project lists (already in corpus)
N6	Special districts: MUD, PID, TIRZ, LID (Texas) — taxes and bond obligations	Not settled	County appraisal district taxing units
N7	Special assessments or paving liens	Not settled	City records
N8	Property-tax reassessment on completion (rate × added value)	Not settled	Appraisal district rate
N9	Tax abatement, opportunity zone, enterprise zone	Not settled	Census tract OZ list; city programmes
O1	Property crime rate near the site	Not settled	City crime open data within 0.5 mi
O10	Walk / transit access (for density bonuses, parking waivers)	Not settled	GTFS stops within 0.25 mi
O11	Industrial neighbours: odour, emissions, hazardous facilities (RMP, TRI)	Clear	EPA TRI and RMP facilities
O12	Cell tower, substation or water tower adjacent	Not settled	FCC ASR; HIFLD
O13	Emergency response: fire station distance and ISO class	Not settled	HIFLD fire stations; ISO PPC where published
O14	Recent disaster declarations in the county (5 yr)	Clear	FEMA disaster declarations
O2	Construction-site theft reports in the area	Not settled	Crime data filtered by premise type
O3	Highway, rail or industrial noise	Not settled	DOT noise maps; FRA lines
O4	Neighbourhood opposition history (recent zoning cases contested)	Not settled	City case records
O5	Neighbouring construction at the same time (shared street, cranes)	Not settled	Active permits within 500 ft
O6	Vacancy and absorption for the use (tenant improvement, development)	Clear	Census ACS vacancy; HUD
O7	Rent for the unit type (HUD FMR by ZIP)	Not settled	HUD FMR
O8	Comparable sales and assessed values on the block	Not settled	Assessor records
O9	Population and household growth (5-yr)	Clear	Census ACS
P1	Endangered-species range (e.g. golden-cheeked warbler, Barton Springs salamander)	Not settled	USFWS IPaC by location
P10	Migratory bird nesting in trees to be removed (L13)	Not settled	USFWS guidance
P11	Invasive-species or quarantine soil movement rules	Not settled	USDA APHIS quarantines

Id	Check	Verdict	Record
P12	Prime farmland or conservation easement	Not settled	NRCS prime farmland; NCED
P2	Designated critical habitat on or adjacent	Not settled	USFWS critical habitat layer
P3	Habitat conservation plan participation fee (e.g. Balcones Canyonlands)	Not settled	County HCP map
P4	Heritage or protected trees on the lot	Not settled	City tree ordinance + canopy (F23)
P5	National Register property or district	Not settled	NRHP
P6	State archaeological landmark or high-probability zone	Not settled	THC / SHPO atlas (restricted; NS)
P7	Cemetery on or adjacent (Texas cemetery law)	Not settled	THC cemetery layer
P8	Edwards Aquifer recharge or contributing zone (TCEQ rules)	Not settled	TCEQ Edwards layers
P9	Coastal zone or barrier dune protections	Not settled	GLO coastal layers