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**Estimate For:**

**Bill Johnston**  
**Finest Quality Homes**  
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**Houston Tx 77079-**  
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**Job Information:**

**Job Address** 5635 River Bend Rd.  
**Legal Descr.** Lot 17, Blk 3, Sec 7  
**City / Sub.** River Ridge  
**Buyer** Thompson  
**Plan #** Greenbriar

DISCLAIMER: "The Quantities and Descriptions of Material as well as all other aspects of this estimate are the best judgement and experience of the estimator. It is the responsibility of the user to determine whether quantities, qualities, species and descriptions of material included, as well as all other aspects of this estimate, are sufficient. No warranty is expressed or implied as to the completeness of this estimate. ROOF TRUSS, FLOOR TRUSS AND I-JOIST systems are Manufactured Items which ARE NOT INCLUDED IN THIS ESTIMATE unless noted otherwise and MUST BE ESTIMATED BY THE SPECIFIC PROVIDER. USE OF THIS ESTIMATE CONSTITUTES ACCEPTANCE of all aspects of this estimate as well as the disclaimer".

### Notices regarding this estimate \*

- \* This estimate is based on the best information available. The builder should budget for unforeseen items which will have to be ordered on site. CONFIRM PRIOR TO ORDERING!
- \* Clips, straps, and Hold Downs ARE NOT INCLUDED. THE BUILDER MUST BUDGET FOR THESE ITEMS and order them as needed, on-site. Additional fasteners, screws and bolts may be required as determined on-site.
- \* In order to facilitate and complete this estimate, I have made a number of presumptions regarding methods and requirements. Please budget accordingly.
- \* NOTE: OVERHANG DESIGN has been estimated as BOX CORNICE with 1x6 fascia. I HAVE INCLUDED VENTED SOFFITS at horizontal overhangs (NOT FOAM ATTIC INSULATION). CONFIRM PRIOR TO ORDERING! CONFIRM ALL ELEMENTS PRIOR TO ORDERING FROM THIS TAKEOFF ESTIMATE!
- \* Some specifications have been presumed. If the builder would like different specifications used, please let me know.
- \* SPECIAL NOTICE: Plans drawn by national architects often lack details or include details not used locally. For this reason, I have estimated using the best information available as well as my personal best judgment in order to complete this estimate. The BUILDER should review and confirm ALL notes left in the detailed version of the estimate PRIOR to ordering materials. CONFIRM PRIOR TO ORDERING!  
I have estimated the roof as 2x6 based on local standards for non-tile roof.  
I have estimated the floor joist system as 2x10 16" OC (2x12 is traditional for our area)  
Ceiling joists and Roof members are estimated as indicated 24" OC.  
2x12 Headers under the 2nd floor area, 2x6, 2x8, and 2x10 headers used elsewhere, based on opening width.
- \* NOTICE: Per the Lumber Company, I have estimated this home as being on a SLAB ON GRADE foundation. Note that it is drawn for Basement and pier and beam as well. I have made the appropriate adjustments so that the Garage is on the same nominal plane as the house - meaning that the wall studs are all estimated as 9' all around the home. If the Garage SLAB will actually be dropped the additional 1' 6", you will need to adjust the number of studs required for this element.

*\* Please refer to the "Detailed" version of this estimate for Category and Item-Specific estimator's notes.*

## Framing Hardware

108 Each Simpson H2.5A Hurricane Clip

## 1st Frame Package - Walls

- 2 Each 1-3/4"x14"x18' LVL Engineered Beam
- 27 Each 2x4x16' #2 TRT YP
- 2 Each 2x6x16' #2 TRT YP
- 2 Each 2x10x16' #2YP
- 8 Each 2x12x16' #2YP
- 3 Each 2x6x16' #2YP
- 2 Each 2x8x16' #2YP
- 9 Each 2x6x104-5/8" #2 YP Studs

## **RESIDENTIAL ESTIMATING**

Est.# 99-9999-9999	Finest Quality Homes	Plan # Greenbriar	5635 River Bend Rd.
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- 2 Sheets 4x8x1/2" CDX Plywood
- 11 Each 2x4x18' S.P.F.#2
- 13 Each 2x4x20' S.P.F.#2
- 32 Each 2x4x116-5/8" Stud Grade Fir
- 400 Each 2x4x104-5/8" Stud Grade Fir
- 169 Each 2x4x16' Utility Fir
- 8 Each Tubes 29 Oz. Construction Adhesive, CONFIRM BRAND PRIOR TO ORDERING!

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### 1st Frame Package - Eng. Beams

- 1 Each 1-3/4"x9-1/4"x8' LVL Engineered Beam
- 2 Each 1-3/4"x9-1/4"x22' LVL Engineered Beam
- 2 Each 1-3/4"x14"x14' LVL Engineered Beam

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### 1st Frame Package - Joists

- 1 Each 2x10x 8' #2YP
- 7 Each 2x10x10' #2YP
- 17 Each 2x10x12' #2YP
- 7 Each 2x10x16' #2YP
- 6 Each 2x10x18' #2YP
- 2 Each 2x10x20' #2YP
- 1 Each 2x12x 8' #2YP
- 1 Each 2x12x16' #2YP
- 2 Each 2x12x20' #2YP
- 5 Each 2x6x 8' #2YP
- 5 Each 2x6x10' #2YP
- 8 Each 2x6x16' #2YP
- 4 Each 2x8x10' #2YP
- 10 Each 2x8x12' #2YP
- 4 Each 2x8x14' #2YP
- 15 Each 2x8x16' #2YP
- 8 Each 2x8x18' #2YP
- 4 Sheets 4x8x1/2" CDX Plywood
- 8 Each 2x10 Single Joist Hangers
- 11 Each 2x8 Single Joist Hangers

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### 1st Frame Package - Stair Material

- 1 Sheets 4x8 T&G Subfloor Plywood To Be Selected \_\_\_\_\_, CONFIRM BRAND PRIOR TO ORDERING!
- 5 Each 2x12x10' #2YP
- 3 Each 2x12x12' #2YP
- 3 Each 2x12x14' #2YP
- 4 Each 2x12x16' #2YP
- 5 Each 2x6x16' #2YP
- 4 Each 2x8x16' #2YP
- 3 Each 2x4x16' Utility Fir

## **RESIDENTIAL ESTIMATING**

Est.# 99-9999-9999

Finest Quality Homes

Plan # Greenbriar

5635 River Bend Rd.

### 2nd Floor Subfloor Material

- 18 Sheets 4x8 T&G Subfloor Plywood To Be Selected \_\_\_\_\_  
\_\_\_\_\_, CONFIRM BRAND PRIOR TO ORDERING!
- 7 Each Tubes 29 Oz. Construction Adhesive, CONFIRM BRAND PRIOR TO ORDERING!

### 2nd Frame Package - Walls

- 15 Each 2x4x16' #2YP
- 7 Each 2x6x16' #2YP
- 4 Each 2x8x16' #2YP
- 1 Sheets 4x8x1/2" CDX Plywood
- 183 Each 2x4x92-5/8" Stud Grade Fir
- 54 Each 2x4x104-5/8" Stud Grade Fir
- 6 Each 2x6x92-5/8" Stud Grade Fir
- 90 Each 2x4x16' Utility Fir
- 4 Each Tubes 29 Oz. Construction Adhesive, CONFIRM BRAND PRIOR TO ORDERING!

### 2nd Frame Package - Joists

- 4 Each 2x6x16' #2YP
- 1 Each 2x8x10' #2YP
- 11 Each 2x8x18' #2YP
- 5 Each 2x8x20' #2YP
- 4 Each 2x8 Double Joist Hangers
- 2 Each 2x8 Single Joist Hangers

### Roof Frame Package

- 4 Each 2x6x 8' #2YP
- 19 Each 2x6x10' #2YP
- 9 Each 2x6x12' #2YP
- 1 Each 2x6x14' #2YP
- 47 Each 2x6x16' #2YP
- 7 Each 2x6x18' #2YP
- 18 Each 2x6x20' #2YP
- 6 Each 2x6x22' #2YP
- 1 Each 2x6x24' #2YP
- 1 Each 2x8x14' #2YP
- 3 Each 2x8x16' #2YP
- 1 Each 2x8x20' #2YP
- 2 Each 2x8x22' #2YP

### Sheathing, Standard

- 2 Each Roll 18"x300'x6 Mil Cut Poly
- 1 Sheets 4x8 Sheathing for Brick Areas to be Selected \_\_\_\_\_
- 102 Sheets 4x8 Sheathing for Siding Areas to be Selected \_\_\_\_\_

## **RESIDENTIAL ESTIMATING**

Est.# 99-9999-9999

Finest Quality Homes

Plan # Greenbriar

5635 River Bend Rd.

### Sheathing, Shear Wall

12 Sheets 4x8x1/2" CDX Plywood

### Cornice Frame Package

1648 Each Individual Button Cap Nails, Length to be Determined by the Builder

- 1 Each Case of 12 Tubes of Window Caulking. Type To Be Selected \_\_\_\_\_
- 6 Each 2"x8' Continuous Soffit Vents
- 81 SqFt Hardi Shake Shingles as Siding
- 9 Each 10' Vinyl "H" Mould for Hardi Soffit
- 3 Each Roll 9'x150' Tyvek
- 16 Rolls Roll Tyvek Tape
- 4 Rolls Window Wrap 'Tape'-6"x100'
- 1 Each 2x8x14' #1 TRT YP
- 1 Each 2x8x18' #1 TRT YP
- 6 Sheets 4x8x1/4" Hardi Soffit - To Be Selected \_\_\_\_\_
- 4 Each 1/4"x12"x12' Perforated/Vented Hardi Soffit
- 7 Each 1/4"x16"x12' Perforated/Vented Hardi Soffit
- 6 Each 1/4"x24"x8' Perforated/Vented Hardi Soffit
- 428 Each 5/16"x8-1/4"x12' Hardie-Plank Lap Siding - To Be Selected \_\_\_\_\_
- 15 Each 1/4"x12"x12' Hardi-Soffit
- 7 Each 1x12x12' 3/4" Hardi Trim (Dimensional)
- 59 Each 1x4x12' 3/4" Hardi Trim (Dimensional)
- 39 Each 1x6x12' 3/4" Hardi Trim (Dimensional)
- 3 Each 1x8x12' 3/4" Hardi Trim (Dimensional)
- 19 Each 1x4x16' LP Smart Trim 4/4
- 92 Each 2x4x16' Utility Fir

### Flashing at Cornice

- 6 Each 6"x6"x10' "J" Flashing
- 4 Each 6"x6"x10' "L" Base Flashing
- 1 Each 10' Lengths of Brick Cap Flashing To Be Selected \_\_\_\_\_
- 7 Each 10' Long Window Flashing for Siding Areas To Be Selected \_\_\_\_\_

### Roof Decking Frame Package

- 2 Each Ply Clips (250 Ct) to be Selected \_\_\_\_\_
- 4 Sheets 4x8x1/2" CDX Plywood
- 91 Sheets 4x8 Roof Decking to be Selected \_\_\_\_\_

### Punchout Material - Order as Needed

- 96 Each 2x6x16' #2YP
- 40 Each 2x4x92-5/8" Stud Grade Fir
- 100 Each 2x4x104-5/8" Stud Grade Fir
- 129 Each 2x4x16' Utility Fir

## **RESIDENTIAL ESTIMATING**

Est.# 99-9999-9999

Finest Quality Homes

Plan # Greenbriar

5635 River Bend Rd.

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### Roof Material

- 31 Each Drip Edge Flashing, 10' Lengths, Type to be selected by Builder
- 15 Each Roll of 30# Felt
  - 1 Each Box (50Lb) 1-1/2" Galvanized Roofing Nails
- 25 Each Squares of Shingles To Be Selected \_\_\_\_\_
- 3 Each Bundles of Hip and Ridge Shingles
- 215 SqFt of Metal Roof Area - Material To Be Selected \_\_\_\_\_
  - 4 Each Bundles of Starter Shingles
  - 1 Rolls 20"x50' Galvanized Valley Flashing

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### Brick and Masonry Material

- 55 Each King Size Brick (4.8 Layup per S.F) Type to be Selected
- 1 Each Bags Gray Masonary Mix
- 1 Each Box Wall Ties

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### Masonry Sand

- 1 CuYd Brick Mortor Sand

**\*\*\* End of Estimate \*\*\***