

Estimate #
99-9999-9999

RESIDENTIAL ESTIMATING

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Estimate For:

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Job Information:

Job Address 3914 Palm Avenue
Legal Descr. L3 B4 S17
City / Sub. Palm Tree Trace
Buyer Randall
Plan # 3914 Palm Avenue

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".

Calculated Quantities and Details

These items are included so that the Builder can review. They are not necessarily "orderable" items.

- * 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!
- * No interior windstorm bracing was indicated and none has been provided. Other than those that have been included or presumed required, clips, straps, and Hold Downs ARE NOT INCLUDED. IN ANY EVENT, THE BUILDER MUST BUDGET FOR ALL OF 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.
- * Some specifications have been presumed. If the builder would like different specifications used, please let me know.
- * Exterior front and rear porch posts are PRESUMED to be exposed and NO EXTERIOR TRIM has been included for this element. CONFIRM PRIOR TO ORDERING!
- * Although I HAVE INCLUDED the engineered beams that are indicated on the 1st floor joist layout, the I-Joists are indicated and are TO BE ESTIMATED BY THE MANUFACTURER. NO I-JOISTS HAVE BEEN INCLUDED IN THIS ESTIMATE.
- * Roof Rafters are estimated as 2x6 with 2x8 Hips, Ridges, and Valleys. CONFIRM PRIOR TO ORDERING!
- * The engineering indicates a "Plywood Stringer" at the stair framing area. THIS ITEM WAS NOT DETAILED OR SPECIFIED. In order to avoid delivering the wrong material for this element, I HAVE NOT INCLUDED MATERIAL FOR IT. The Builder should BUDGET FOR THIS ITEM AND ORDER IT FROM THE FIELD based on jobsite requirements. CONFIRM PRIOR TO ORDERING!
- * This estimate was REVISED 11-18-2022 to include 2 sets of 8' tall louver kits for the shower area. CONFIRM!

2332 SqFt of Covered Area

- 149 as Covered Area @ Covered Deck, Second Floor
- 1151 as Covered Area @ First Floor
- 543 as Covered Area @ Porches
- 489 as Covered Area @ Second Floor

1640 SqFt of Living Area

- 1151 as Living Area @ First
- 489 as Living Area @ Second

1563 SqFt of Area Under Roof

- 1151 as Roofed Area @ First Floor
- 412 as Roofed Area @ Porches

239 LnFt of Overhang

- 219 as Overhang, "Standard", Horizontal
- 20 as Overhang, "Standard", Rake

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146 LnFt of Wall, Exterior - First

146 as Length of 2x6- 9' Siding Wall, Note Only

82 LnFt of Wall, Exterior - Second

6 as Length of 10' 2x6 Attic Wall, Note Only

73 as Length of 2x6- 8' Siding Wall, Note Only

3 as Length of 8' 2x6 Attic Wall, Note Only

13 LnFt of Wall, Exterior - Foundation

13 as Length of 13' Siding Wall, Note Only

94 LnFt of Wall - Interior, First

13 as Length of 17' Interior Wall, Note Only

81 as Length of 9' Interior Wall, Note Only

111 LnFt of Wall - Interior, Second

8 as Length of 10' Interior Wall, Note Only

103 as Length of 8' Interior Wall, Note Only

1787 SqFt of Siding - Type to be Selected - Area Note Only

Siding types, dimensions, and coverages vary significantly. Confirm the siding type prior to ordering.

650 as Siding Area @ 8' Walls

1460 as Siding Area @ 9' Walls

169 as Siding Area @13' Walls

-492 as Siding Area, Other

177 SqFt Decorative Siding - Type To Be Selected _____

177 as Siding Area, Other

Framing Hardware

* No interior windstorm bracing was indicated and none has been provided.

Other than those that have been included or presumed required, clips, straps, and Hold Downs ARE NOT INCLUDED. IN ANY EVENT, THE BUILDER MUST BUDGET FOR ALL OF THESE ITEMS and order them as needed, on-site. Additional fasteners, screws and bolts may be required as determined on-site.

7 Each 3/4"x20' (billet) Threaded Rod, Galvanized or Stainless Steel (All Thread)

Threaded Rods are included and are presumed to be cut on-site by the framer or trade to the required length. Typically, this material is included as a substitute for specific-length bolts.

7 as 3/4" Threaded Rods as Noted (2x12 Joists) - CONFIRM!

NOTE: I have PRESUMED that threaded rods will be used in lieu of bolts. There are 26 pilings in total. If bolts will be used instead, order 104 of them and order 104 nuts instead of 208. CONFIRM PRIOR TO ORDERING!

26 Each LSTA12 Straps

26 as LSTA 12 Straps for across ridge at each set of rafters ONLY - CONFIRM!

Note: This material is included for budgeting purposes only. ORDER ONLY IF / AS REQUIRED!

92 Each LSTA36 Straps

92 as LTSA 36 Straps, to connect Headers from Studs to Top Plates - CONFIRM!

Note: This material is included for budgeting purposes only. ORDER ONLY IF / AS REQUIRED!

25 Each MSTC 48 Strap

25 as MTSC 48 Straps, Per Engineering- CONFIRM!

Note: This material is included per the windstorm plan and is included for budgeting purposes only. ORDER ONLY IF / AS REQUIRED!

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1 Each 50 # Box (50Lb) Nails To Be Selected _____

1 as Boxes of Nails for Hurricane Clips and Straps - CONFIRM!

Note: This material is included for budgeting purposes only. ORDER ONLY IF / AS REQUIRED!

208 Each 3/4" Nut, Galvanized, Stainless Steel or Other as Required

208 as 3/4" Nuts for Threaded Rods as Noted - CONFIRM!

NOTE: I have PRESUMED that threaded rods will be used in lieu of bolts. There are 26 pilings in total. If bolts will be used instead, order 104 of them and order 104 nuts instead of 208. CONFIRM PRIOR TO ORDERING!

602 LnFt Simpson CS16 Coiled Straps

215 as Coiled Straps as Required, 1ea x 4' @ 32" O.C. Across I-Joists - CONFIRM!

INCLUDED FOR BUDGETING PURPOSES ONLY.

Note that conflicting details call for these to be either CS-16's or Simpson LST straps. I have included CS-16's. CONFIRM PRIOR TO ORDERING!

387 as Coiled Straps as Required, 1ea x 4' @ Across Stringers, Floor Joists, to Wall - CONFIRM!

INCLUDED FOR BUDGETING PURPOSES ONLY.

Note that conflicting details call for these to be either CS-16's or Simpson LST straps. I have included CS-16's. CONFIRM PRIOR TO ORDERING!

308 Each Simpson H2.5A Hurricane Clip

165 as H2.5A Clips for Top Plate at Rafters as Required - CONFIRM!

Note: This material is included for budgeting purposes only. ORDER ONLY IF / AS REQUIRED!

143 as H2.5A Clips for Top Plate at Wall Studs as Required - CONFIRM!

Note: This material is included for budgeting purposes only. ORDER ONLY IF / AS REQUIRED!

208 Each 3/4" Washer, Galvanized, Stainless Steel or Other as Required

208 as 3/4" Washers for Threaded Rods as Noted - CONFIRM!

NOTE: I have PRESUMED that threaded rods will be used in lieu of bolts. There are 26 pilings in total. If bolts will be used, order 104 of them and order 52 bolts instead of 104. CONFIRM PRIOR TO ORDERING!

Foundation Eng. Beams

6 Each 1-3/4"x11-1/4"x14' LVL Engineered Beam

6 as LVL Engineered Beam CONFIRM!

4 Each 1-3/4"x11-1/4"x16' LVL Engineered Beam

4 as LVL Engineered Beam CONFIRM!

2 Each 1-3/4"x11-1/4"x10' TREATED LVL Engineered Beam

2 as LVL Engineered Beam CONFIRM!

2 Each 1-3/4"x11-1/4"x12' TREATED LVL Engineered Beam

2 as LVL Engineered Beam CONFIRM!

2 Each 1-3/4"x11-1/4"x20' TREATED LVL Engineered Beam

2 as LVL Engineered Beam CONFIRM!

Foundation Stringers and Joists

34 Each 2x12x10' #1 TRT YP

34 as 10', 2x12 Beams, Stringers, Confirm as TREATED!

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- 8 Each 2x12x12' #1 TRT YP**
 - 8 as 12', 2x12 Beams, Stringers, Confirm as TREATED!
- 16 Each 2x12x14' #1 TRT YP**
 - 16 as 14', 2x12 Beams, Stringers, Confirm as TREATED!
- 3 Each 2x12x16' #1 TRT YP**
 - 3 as 16', 2x12 Beams, Stringers, Confirm as TREATED!
- 9 Each 2x10x12' #2 TRT.YP**
 - 9 as 12', 2x10 Joist - CONFIRM TREATED!
- 38 Each 2x10x14' #2 TRT.YP**
 - 10 as 14', 2x10 Beams, Confirm as TREATED!
 - 28 as 14', 2x10 Joist - CONFIRM TREATED!
- 14 Each 2x10x16' #2 TRT.YP**
 - 3 as 16', 2x10 Beams, Confirm as TREATED!
 - 6 as 2x10 Joist Ledger Board, Treated
 - 5 as 2x10 Joist Rim Board, Treated
- 8 Each 2x10x18' #2 TRT.YP**
 - 8 as 18', 2x10 Joist - CONFIRM TREATED!
- 19 Each 2x6x16' #2 TRT YP**
 - 19 as 2x 6 Blocking for Connection from Joists to Stringers. 2' Included for Each Joist Occurrence
- 76 Each 2x12x14' #2YP**
 - 19 as 14', 2x12 Beams
 - 57 as 14', 2x12 Joist
- 12 Each 2x12x16' #2YP**
 - 7 as 16', 2x12 Beams
 - 5 as 2x12 Joist Rim Board - Non Treated

Foundation Subfloor and Decking

- 40 Sheets 4x8 T&G Subfloor Plywood To Be Selected _____**
_____, CONFIRM BRAND PRIOR TO ORDERING!
 - The Builder will need to specify the type of subfloor plywood they want to use.
 - 40 as Subfloor Material, 1st Floor
- 99 Each 5/4"x6"x16 #2 TRT.YP Decking Material**
 - 5/4" Treated decking material has been included. Note that other decking material types are also available. Confirm prior to ordering this material.
 - 21 as Decking Material, Front Porch, First Floor, CONFIRM REQUIRED!
 - 8 as Decking Material, Open A/C Deck, First Floor
 - 70 as Decking Material, Rear Porch, First Floor, CONFIRM REQUIRED!
- 14 Each Tubes 29 Oz. Construction Adhesive, CONFIRM BRAND PRIOR TO ORDERING!**
 - 29 Oz tubes are presumed. CONFIRM PRIOR TO ORDERING THIS ITEM!
 - 14 as Subfloor Glue - Confirm Required!

Foundation Breakaway Walls

- 1 Each 2x4x16' #2 TRT YP**
 - 1 as Toe Plate - Exterior

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2 Each 2x12x12' #2YP

2 as Garage Headers, 9' x10' Door

I have included 2x12 Garage Headers. Confirm prior to ordering.

10 Each 2x4x14' S.P.F.#2

10 as Wall Stud, Exterior, Siding

3 Each 2x4x16' Utility Fir

1 as Fire Blocking - Exterior

2 as Top Plate - Exterior

Foundation Louvered Wall Materials

* This estimate was REVISED 11-18-2022 to include 2 sets of 8' tall louver kits for the shower area. CONFIRM!

3 Each 4x4 Post Base Anchor (Confirm for 4x4) To Be Selected _____

3 as Post Bases, Adjustable, for 4x4 Posts - CONFIRM!

I have included 3 post bases that are presumed to support the (also presumed) 8' 4x4's for the shower louvered walls. CONFIRM PRIOR TO ORDERING!

3 LnFt 2x2x14 #1 TRT. YP

3 as 2x2 Treated for Louvers, Mid Span, 14'ers

2 Each 2x4x 8' #1 TRT YP

2 as 2x4 Plate Material for Louvered Wall. CONFIRM REQUIRED!

Presumed required for the shower walls. CONFIRM PRIOR TO ORDERING!

2 Each 2x4x 8' #1 TRT.YP Louver Kit (Left and Right Sides)

2 as 2x4 Treated Louver Kit, Includes Both Left and Right Sides

10 Each 2x4x12' #1 TRT.YP Louver Kit (Left and Right Sides)

10 as 2x4 Treated Louver Kit, Includes Both Left and Right Sides

3 Each 2x4x14' #1 TRT YP

3 as 2x4 Plate Material for Louvered Wall. CONFIRM REQUIRED!

5 Each 2x4x16' #1 TRT YP

5 as 2x4 Plate Material for Louvered Wall. CONFIRM REQUIRED!

49 Each 5/4"x6"x14' #1 TRT.YP

49 as 5/4"x6"x14' Louver Slats, Treated

90 Each 5/4"x6"x16' #1 TRT.YP

90 as 5/4"x6"x16' Louver Slats, Treated

3 Each 4x4x8' #2 TRT.YP

3 as 4x4x 8' Post - CONFIRM!

I have included 3 4x4x8'ers, which are included for the shower louvered walls. CONFIRM PRIOR TO ORDERING!

Foundation - Stair Material

108 Each Exterior Ballusters-BUILDER to CONFIRM LENGTH and Style!!!

108 as Exterior Handrail Material, Ballusters, 4" O.C. - CONFIRM REQUIRED!

4 Each 2x10x14' #1 TRT YP

4 as Stair Landing Framing - 2x10x14'

Stair landing framing is included as 2x10. CONFIRM!

6 Each 2x12x10' #1 TRT YP

6 as Stair Stringers - 10'

Stair stringers are included as 3 sets of DBL stringers. CONFIRM!

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9 Each 2x12x12' #1 TRT YP

9 as Stair Stringers - 12'

Stair stringers are included as 3 sets of DBL stringers. CONFIRM!

10 Each 2x6x10' #1 TRT YP

10 as Stair - Treads, 2-2x6

Note: Stair treads are PRESUMED as 2-2x6's. CONFIRM PRIOR TO ORDERING!

5 Each 2x6x16' #1 TRT YP

5 as Stair - Risers, 2x6

Note: Stair risers are PRESUMED as required and as 2x6. CONFIRM!

2 Each 2x8x12' #1 TRT YP

2 as Stair Landing Framing - 2x 8

Stair landing joists are included as 2x8. CONFIRM PRIOR TO ORDERING!

10 Each 2x4x16' #2 TRT YP

5 as Exterior Handrail Material, 2x 4 Bottom Rail - CONFIRM REQUIRED!

5 as Exterior Handrail Material, 2x 4 Top Rail - CONFIRM REQUIRED!

5 Each 2x6x16 #2 TRT.YP, Eased Edge

5 as Exterior Handrail Material, Eased 2x 6 Top Rail - CONFIRM REQUIRED!

I have PRESUMED that the stair handrail cap rail will be 2x6 Eased Edge material. CONFIRM PRIOR TO ORDERING!

7 Each 4x4x10' #2 TRT.YP

7 as Exterior Stair Landing Post, 4x4x10' - CONFIRM REQUIRED!

Presumed to be cut in half for 2/5' stair handrail newels. 10 occurrences. + 2 Staring newels, presumed embedded 5'. CONFIRM PRIOR TO ORDERING.

5 Each 5/4"x6"x16 #2 TRT.YP Decking Material

5/4" Treated decking material has been included. Note that other decking material types are also available. Confirm prior to ordering this material.

5 as Decking Material, Stair Landing, Trex, CONFIRM REQUIRED!

I have presumed that the stair landings will receive 5/4" stair landing material. CONFIRM PRIOR TO ORDERING!

4 Each 6x6x10' #2 TRT.YP

4 as Exterior Stair Landing Post, 6x6x10' - CONFIRM REQUIRED!

4 Each 6x6x14' #2 TRT.YP

4 as Exterior Stair Landing Post, 6x6x14' - CONFIRM REQUIRED!

1st Frame Package - Walls

* Exterior front and rear porch posts are PRESUMED to be exposed and NO EXTERIOR TRIM has been included for this element. CONFIRM PRIOR TO ORDERING!

16 Each 2x4x18' To Be Selected _____

16 as Wall Stud, Interior

8 Each 6x6x12' #1 TRT.YP

8 as 6x6x12' Exterior Post - CONFIRM!

7 Each 2x4x16' #2 TRT YP

7 as 2x 4 Treated Toe Plate at First Floor

NOTE: It is my understanding that Galveston requires TREATED toe plates even on non-concrete levels. CONFIRM TREATED TOE PLATE IS REQUIRED PRIOR TO ORDERING!

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11 Each 2x6x16' #2 TRT YP

11 as 2x 6 Treated Toe Plate at First Floor

NOTE: It is my understanding that Galveston requires TREATED toe plates even on non-concrete levels. CONFIRM TREATED TOE PLATE IS REQUIRED PRIOR TO ORDERING!

20 Each 2x12x16' #2YP

20 as Headers, 1st

21 Each 2x6x16' #2YP

21 as Top Plate - Exterior

4 Sheets 4x8x1/2" CDX Plywood

4 as Headers, 1st - CONFIRM!

93 Each 2x4x104-5/8" Stud Grade Fir

93 as Wall Stud, Interior

168 Each 2x6x104-5/8" Stud Grade Fir

168 as Wall Stud, Exterior, Siding

84 Each 2x4x16' Utility Fir

1 as Fire Blocking - Interior

69 as Temporary Bracing

14 as Top Plate - Interior

9 Each Tubes 29 Oz. Construction Adhesive, CONFIRM BRAND PRIOR TO ORDERING!

29 Oz tubes are presumed. CONFIRM PRIOR TO ORDERING THIS ITEM!

9 as Glue for Headers, First Floor - CONFIRM TYPE AND QUANTITY

Order ONLY IF REQUIRED!

1st Frame Package - Eng. Beams

* Although I HAVE INCLUDED the engineered beams that are indicated on the 1st floor joist layout, the I-Joists are indicated and are TO BE ESTIMATED BY THE MANUFACTURER. NO I-JOISTS HAVE BEEN INCLUDED IN THIS ESTIMATE.

2 Each 1-3/4"x11-1/4"x10' LVL Engineered Beam

2 as LVL Engineered Beam CONFIRM!

1 Each 1-3/4"x11-1/4"x12' LVL Engineered Beam

1 as LVL Engineered Beam CONFIRM!

4 Each 1-3/4"x11-1/4"x14' LVL Engineered Beam

4 as LVL Engineered Beam CONFIRM!

4 Each 1-3/4"x14"x14' LVL Engineered Beam

4 as LVL Engineered Beam CONFIRM!

2 Each 1-3/4"x16"x26' LVL Engineered Beam

2 as LVL Engineered Beam CONFIRM!

NOTE: This beams, above the Kitchen-Stair area appears to be drawn to be contiguous per the engineering. CONFIRM LENGTH PRIOR TO ORDERING THESE BEAMS.

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1st Frame Package - Joists

* Although I HAVE INCLUDED the engineered beams that are indicated on the 1st floor joist layout, the I-Joists are indicated and are TO BE ESTIMATED BY THE MANUFACTURER. NO I-JOISTS HAVE BEEN INCLUDED IN THIS ESTIMATE.

* The engineering indicates a "Plywood Stringer" at the stair framing area. THIS ITEM WAS NOT DETAILED OR SPECIFIED. In order to avoid delivering the wrong material for this element, I HAVE NOT INCLUDED MATERIAL FOR IT. The Builder should BUDGET FOR THIS ITEM AND ORDER IT FROM THE FIELD based on jobsite requirements. CONFIRM PRIOR TO ORDERING!

2 Each Joist Hanger As Noted - CONFIRM!

1 as 2x12 Double Joist Hanger, Skewed Left, as Required

*Presumed required for the angled beam that connects to structural beams.
CONFIRM PRIOR TO ORDERING!*

1 as 2x12 Double Joist Hanger, Skewed Right, as Required

*Presumed required for the angled beam that connects to structural beams.
CONFIRM PRIOR TO ORDERING!*

11 Each 2x10x12' #2 TRT.YP

11 as 12', 2x10 Joists - CONFIRM TREATED!

3 Each 2x10x16' #2 TRT.YP

1 as 2x10 Ledger, Treated

2 as 2x10 Rim Board, Treated

7 Each 2x12x10' #2YP

7 as 10', 2x12 Beams

6 Each 2x12x12' #2YP

6 as 12', 2x12 Beams

2 Each 2x12x14' #2YP

2 as 14', 2x12 Beams

4 Each 2x12x16' #2YP

1 as 8', 2x12 Beams, Cut from 16'ers

3 as 16', 2x12 Beams

9 Each 2x6x 8' #2YP

9 as 8', 2x6 Ceiling Joist

26 Each 2x6x10' #2YP

26 as 10', 2x6 Ceiling Joist

6 Each 2x6x12' #2YP

6 as 12', 2x6 Ceiling Joist

2 Each 2x6x14' #2YP

2 as 14', 2x6 Ceiling Joist

7 Each 2x6x16' #2YP

7 as 2x 6 Strong Backs - Double 2x6

5 Sheets 4x8x1/2" CDX Plywood

5 as Beam Plywood, 1st - CONFIRM!

2 Each 2x12 Double Joist Hangers

2 as Double 2x12 Joist Hanger, Stainless Steel or Other as Required

14 Each 2x6 Single Joist Hangers

14 as Single 2x 6 Joist Hanger, Stainless Steel or Other as Required

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1st Frame Package - Stair Material

1 Sheets 4x8 T&G Subfloor Plywood To Be Selected _____
_____, CONFIRM BRAND PRIOR TO ORDERING!

The Builder will need to specify the type of subfloor plywood they want to use.

1 as Stair Landing Subfloor

10 Each 2x12x16' #2YP

5 as Stair - Treads - Confirm as 2x12's

NOTICE: I have included stair treads as 2x12 and risers as 2x6. Some builders use 4 sheets of plywood for treads and risers. CONFIRM PRIOR TO ORDERING!

5 as Stair Landing Framing - 2x12

3 Each 2x12x18' #2YP

3 as Stair Stringers - 18'

5 Each 2x6x16' #2YP

5 as Stair - Risers - Confirm as 2x6's

NOTICE: I have included stair treads as 2x12 and risers as 2x6. Some builders use 4 sheets of plywood for treads and risers. CONFIRM PRIOR TO ORDERING!

2 Each 2x8x16' #2YP

2 as Stair Landing Framing - 2x 8

3 Each 2x4x16' Utility Fir

3 as Stair Runner

2nd Floor Subfloor Material

17 Sheets 4x8 T&G Subfloor Plywood To Be Selected _____
_____, CONFIRM BRAND PRIOR TO ORDERING!

The Builder will need to specify the type of subfloor plywood they want to use.

17 as Subfloor Material, 2nd Floor - confirm thickness prior to ordering!

25 Each 5/4"x6"x16 #2 TRT.YP Decking Material

5/4" Treated decking material has been included. Note that other decking material types are also available. Confirm prior to ordering this material.

25 as Decking Material, Covered Deck, Second Floor

6 Each Tubes 29 Oz. Construction Adhesive, CONFIRM BRAND PRIOR TO ORDERING!

29 Oz tubes are presumed. CONFIRM PRIOR TO ORDERING THIS ITEM!

6 as Subfloor Glue - Confirm Required!

2nd Frame Package - Walls

2 Each 6x6x10' #1 TRT.YP

2 as 6x6x10' Exterior Post - CONFIRM!

8 Each 2x4x16' #2 TRT YP

8 as 2x 4 Treated Toe Plate at Second Floor

NOTE: It is my understanding that Galveston requires TREATED toe plates even on non-concrete levels. CONFIRM TREATED TOE PLATE IS REQUIRED PRIOR TO ORDERING!

6 Each 2x6x16' #2 TRT YP

6 as 2x 6 Treated Toe Plate at Second Floor

NOTE: It is my understanding that Galveston requires TREATED toe plates even on non-concrete levels. CONFIRM TREATED TOE PLATE IS REQUIRED PRIOR TO ORDERING!

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- 2 Each 2x12x16' #2YP
 - 2 as Headers, 2nd
- 12 Each 2x6x16' #2YP
 - 12 as Top Plate - Exterior
- 8 Each 2x8x16' #2YP
 - 8 as Headers, 2nd
- 2 Sheets 4x8x1/2" CDX Plywood
 - 2 as Headers, 2nd - CONFIRM!
- 10 Each 2x4x116-5/8" Stud Grade Fir
 - 10 as Wall Stud, Interior
- 119 Each 2x4x92-5/8" Stud Grade Fir
 - 119 as Wall Stud, Interior
- 7 Each 2x6x116-5/8" Stud Grade Fir
 - 7 as Wall Stud, Exterior, Attic
- 87 Each 2x6x92-5/8" Stud Grade Fir
 - 3 as Wall Stud, Exterior, Attic
 - 84 as Wall Stud, Exterior, Siding
- 72 Each 2x4x16' Utility Fir
 - 1 as Fire Blocking - Interior
 - 55 as Temporary Bracing
 - 16 as Top Plate - Interior
- 7 Each Tubes 29 Oz. Construction Adhesive, CONFIRM BRAND PRIOR TO ORDERING!
 - 29 Oz tubes are presumed. CONFIRM PRIOR TO ORDERING THIS ITEM!
 - 7 as Glue for Headers, Second Floor - CONFIRM TYPE AND QUANTITY
 - Order ONLY IF REQUIRED!*

2nd Frame Package - Joists

- 1 Each 2x12x 8' #2YP
 - 1 as 4', 2x12 Beams, Cut from 16'ers
- 2 Each 2x12x10' #2YP
 - 2 as 10', 2x12 Beams
- 10 Each 2x12x12' #2YP
 - 10 as 12', 2x12 Beams
- 6 Each 2x12x14' #2YP
 - 6 as 14', 2x12 Beams
- 4 Each 2x12x16' #2YP
 - 4 as 16', 2x12 Beams
- 1 Each 2x6x10' #2YP
 - 1 as 10', 2x6 Ceiling Joist
- 21 Each 2x6x12' #2YP
 - 21 as 12', 2x6 Ceiling Joist
- 3 Each 2x6x16' #2YP
 - 3 as 16', 2x6 Ceiling Joist

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- 4 Each 2x8x14' #2YP**
 - 4 as 14', 2x8 Ceiling Joist
- 10 Each 2x8x16' #2YP**
 - 10 as 16', 2x8 Ceiling Joist
- 6 Sheets 4x8x1/2" CDX Plywood**
 - 6 as Beam Plywood, 2nd - CONFIRM!
- 4 Each 2x12 Double Joist Hangers**
 - 4 as Double 2x12 Joist Hanger, Stainless Steel or Other as Required
- 2 Each 2x8 Single Joist Hangers**
 - 2 as Single 2x 8 Joist Hanger, Stainless Steel or Other as Required

Roof Frame Package

* Roof Rafters are estimated as 2x6 with 2x8 Hips, Ridges, and Valleys. CONFIRM PRIOR TO ORDERING!

- 45 Each 2x6x10' #2YP**
 - 6 as Collar Ties - 2x6x10' - CONFIRM!
 - 39 as Rafters - 10'
- 34 Each 2x6x12' #2YP**
 - 2 as Collar Ties - 2x6x12' - CONFIRM!
 - 32 as Rafters - 12'
- 11 Each 2x6x14' #2YP**
 - 2 as Collar Ties - 2x6x14' - CONFIRM!
 - 9 as Rafters - 14'
- 42 Each 2x6x16' #2YP**
 - 6 as Purlins - 2x6 - CONFIRM!
 - 36 as Rafters - 16'
- 6 Each 2x6x18' #2YP**
 - 6 as Rafters - 18'
- 3 Each 2x6x20' #2YP**
 - 3 as Rafters - 20'
- 10 Each 2x6x22' #2YP**
 - 10 as Rafters - 22'
- 4 Each 2x6x24' #2YP**
 - 4 as Rafters - 24'
- 1 Each 2x8x 8' #2YP**
 - 1 as Hips - 8'
- 4 Each 2x8x12' #2YP**
 - 3 as Hips - 12'
 - 1 as Valleys - 12'
- 1 Each 2x8x14' #2YP**
 - 1 as Ridges - 14'
- 4 Each 2x8x16' #2YP**
 - 2 as Hips - 16'
 - 1 as Roof Rafter Banding - 2x 8 - CONFIRM!
 - 1 as Valleys - 16'

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- 2 Each 2x8x18' #2YP**
 - 1 as Hips - 18'
 - 1 as Ridges - 18'
- 2 Each 2x8x20' #2YP**
 - 2 as Hips - 20'
- 2 Each 2x8x22' #2YP**
 - 2 as Hips - 22'

Sheathing, Standard

- 2 Each Roll 18"x300'x6 Mil Cut Poly**
 - 2 as Poly Flashing
- 71 Sheets 4x8 Sheathing for Siding Areas to be Selected _____**
 - 7 as Sheathing for Hardi Shakes
 - 64 as Sheathing for Siding - CONFIRM!

Cornice Frame Package

* Exterior front and rear porch posts are PRESUMED to be exposed and NO EXTERIOR TRIM has been included for this element. CONFIRM PRIOR TO ORDERING!

1136 Each Individual Button Cap Nails, Length to be Determined by the Builder

This material may have been included by default. CONFIRM REQUIRED prior to ordering this material.

1136 as Button Nails for Vapor Barrier Areas - CONFIRM REQUIRED!

1 Each Case of 12 Tubes of Window Caulking. Type To Be Selected _____

The Builder should confirm that this material is required prior to ordering it.

1 as Window Caulking, Silicone or as Needed - CONFIRM REQUIRED!

195 SqFt Hardie Shake Shingles as Siding

195 as Siding - CONFIRM TYPE

10% Waste is included.

2 Each Roll 9'x150' Tyvek

Tyvek is only one type of housewrap material and may have been included by default. CONFIRM REQUIRED prior to ordering this material.

2 as Vapor Barrier - CONFIRM REQUIRED!

6 Rolls Roll Tyvek Tape

This material may have been included by default. CONFIRM REQUIRED prior to ordering this material.

6 as Tape for Vapor Barrier Areas - CONFIRM REQUIRED!

3 Rolls Window Wrap 'Tape'-6"x100'

3 as Window Flashing Tape

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41 Each 1x2x16' #1 TRT.YP

7 as Soffit, Joint Trim, Exterior Ceilings, Deck Ceiling, 1st Floor - CONFIRM REQUIRED

Porch/Deck ceilings are PRESUMED to be 4x8 Sheets of soffit with 1x2 to trim the joints. CONFIRM PRIOR TO ORDERING!

4 as Soffit, Joint Trim, Exterior Ceilings, Deck Ceiling, 2nd Floor - CONFIRM REQUIRED

Porch/Deck ceilings are PRESUMED to be 4x8 Sheets of soffit with 1x2 to trim the joints. CONFIRM PRIOR TO ORDERING!

30 as Soffit, Joint Trim, Exterior Ceilings, Foundation Area - CONFIRM REQUIRED

Porch/Deck ceilings are PRESUMED to be 4x8 Sheets of soffit with 1x2 to trim the joints. CONFIRM PRIOR TO ORDERING!

3 Each 2x8x10' #1 TRT YP

1 as Garage Trimmer, Header, 9' x10' Door

Garage Trimmers are included as 2x8 Treated. Confirm PRIOR to ordering.

2 as Garage Trimmer, Sides, 9' x10' Door

Garage Trimmers are included as 2x8 Treated. Confirm PRIOR to ordering.

21 Each 1/4"x12"x12' Perforated (Vented) Hardie Soffit

21 as Soffit Material, 12" Overhang - Builder to CONFIRM!

Soffits are estimated as 12" Hardie, Vented at Horizontal Overhangs (no foam insulation)

318 Each 5/16"x7'-1/4"x12' Hardie Plank Lap Siding - To Be Selected _____

318 as Siding - CONFIRM TYPE

Lap siding is PRESUMED as 7'-1/4". CONFIRM PRIOR TO ORDERING!

2 Each 1/4"x12"x12' Hardie Soffit

<https://www.jameshardie.com/products/hardiesoffit-panels?loc=refresh>

2 as Soffit Material, 12" Overhang - Builder to CONFIRM!

Soffits are estimated as 12" Hardie, Vented at Horizontal Overhangs (no foam insulation)

1 Each 1x10x12' 3/4" Hardie Trim (Dimensional)

1 as Siding Band Material, 1x10 - CONFIRM!

9 Each 1x12x12' 3/4" Hardie Trim (Dimensional)

9 as Beam Trim Material, 1x12 - CONFIRM!

Included to trim the OUTSIDE of the exterior beams. CONFIRM PRIOR TO ORDERING!

80 Each 1x4x12' 3/4" Hardie Trim (Dimensional)

32 as Exterior Trim Material, 1x 4, Corners at Siding

5 as Exterior Trim Material, 1x 4, Misc. Trim

23 as Frieze Material

Overhangs are estimated as:

Fascia: 1x6 with 2x4 Subfascia

Frieze: 1x4

Soffit: 12" Hardie, Vented at Horizontal Overhangs (no foam insulation)

20 as Window Trim, 1x 4 - CONFIRM MATERIAL TYPE

Note: Window trim is included as 1x4 on all sides of each window. CONFIRM!

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37 Each 1x6x12' 3/4" Hardie Trim (Dimensional)

9 as Beam Trim Material, 1x 6 - CONFIRM!

Included to trim the OUTSIDE of the exterior beams. CONFIRM PRIOR TO ORDERING!

5 as Exterior Trim Material, 1x 6

23 as Fascia

Overhangs are estimated as:

Fascia: 1x6 with 2x4 Subfascia

Frieze: 1x4

Soffit: 12" Hardie, Vented at Horizontal Overhangs (no foam insulation)

9 Each 1x8x12' 3/4" Hardie Trim (Dimensional)

9 as Beam Trim Material, 1x 8 - CONFIRM!

Included to trim the OUTSIDE of the exterior beams. CONFIRM PRIOR TO ORDERING!

56 Sheets 4x8 Soffit to be Selected _____

10 as Soffit, Exterior Ceilings, Deck Ceiling, 1st Floor - CONFIRM REQUIRED

Porch/Deck ceilings are PRESUMED to be 4x8 Sheets of soffit with 1x2 to trim the joints. CONFIRM PRIOR TO ORDERING!

6 as Soffit, Exterior Ceilings, Deck Ceiling, 2nd Floor - CONFIRM REQUIRED

Porch/Deck ceilings are PRESUMED to be 4x8 Sheets of soffit with 1x2 to trim the joints. CONFIRM PRIOR TO ORDERING!

40 as Soffit, Exterior Foundation, Ceilings - CONFIRM REQUIRED

Porch/Deck ceilings are PRESUMED to be 4x8 Sheets of soffit with 1x2 to trim the joints. CONFIRM PRIOR TO ORDERING!

50 Each 2x4x16' Utility Fir

3 as Gable Studs, 2x4

Confirm as 2x4.

17 as Lookout Banding, Confirm as 2x4

13 as Lookout Material, 2x4, 12" Overhangs

Overhangs are estimated as:

Fascia: 1x6 with 2x4 Subfascia

Frieze: 1x4

Soffit: 12" Hardie, Vented at Horizontal Overhangs (no foam insulation)

17 as Sub Fascia - 2x4

Flashing at Cornice

6 Each 6"x6"x10' "J" Flashing

This material may come in slightly different dimensions. Confirm size PRIOR to ordering this material

<https://www.tamlyn.com/conventional-metal-flashing/angle-base-steel-flash-one-hemmed.html>

6 as Rake Wall Flashing, Confirm as J-Flashing

1 Each 6"x6"x10' "L" Base Flashing

This material may come in slightly different dimensions. Confirm size PRIOR to ordering this material

<https://www.tamlyn.com/conventional-metal-flashing/apron-and-shingle-base-flashing.html>

1 as Horizontal Wall Flashing

2 Each 3/4"x10' Long Siding Band Flashing To Be Selected _____

Typically, this material will be a 3/4" Z-Bar style of material. CONFIRM PRIOR TO ORDERING!

2 as Siding Band Flashing, 3/4", for 1x 10 Banding

6 Each 10' Long Window Flashing for Siding Areas To Be Selected _____

Each window type may have specific dimensions. The Builder may want to consider ordering this material "custom made" by a sheet metal contractor. Confirm size PRIOR to ordering this material.

6 as Window Flashing-Siding. BUILDER TO VERIFY SIZE!

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Roof Decking Frame Package

- 2 Each Ply Clips (250 Ct) to be Selected _____**
 - 2 as Ply Clips
- 4 Sheets 4x8x5/8" CDX Plywood (19/32")**
 - 2 as A/C Platform Material, ORDER ONLY IF NEEDED
Presumed required. Order only IF / AS NEEDED!
 - 2 as Attic Walkway Material, ORDER ONLY IF NEEDED
Presumed required. Order only IF / AS NEEDED!
- 81 Sheets 4x8 Roof Decking to be Selected _____**
 - 75 as Decking
 - 6 as Decking, Hip/Ridge/Valley Waste

Punchout Material - Order as Needed

- 9 Each 2x4x16' #1 TRT YP**
 - 9 as 2x 4 Ceiling Framing
- 9 Each 2x6x16' #1 TRT YP**
 - 9 as 2x 6 Blocking
- 129 Each 2x6x16' #2YP**
 - 8 as 2x 6 Cabinet Blocking Material, Order ONLY if required
Presumed required. Order only IF / AS NEEDED!
 - 14 as 2x 6 Ceiling Framing
 - 13 as 2x 6 Ceiling Framing: Blocking and Deadwood. ORDER ONLY IF REQUIRED!
 - 75 as Blocking, Bracing & Misc. Punchout - Confirm Required
Presumed required. Order only IF / AS NEEDED!
 - 19 as Roof Bracing - 2x6 - CONFIRM!
- 10 Each 2x4x14' S.P.F.#2**
 - 10 as 2x4x14' Wall Studs for Punchout
- 40 Each 2x4x116-5/8" Stud Grade Fir**
 - 40 as 2x4x10' Wall Studs for Punchout
- 30 Each 2x4x104-5/8" Stud Grade Fir**
 - 30 as 2x4x 9' Wall Studs for Punchout
- 30 Each 2x6x116-5/8" Stud Grade Fir**
 - 30 as 2x6x10' Wall Studs for Punchout
- 24 Each 2x6x104-5/8" Stud Grade Fir**
 - 24 as 2x6x 9' Wall Studs for Punchout
- 156 Each 2x4x16' Utility Fir**
 - 9 as 2x 4 Ceiling Framing
 - 9 as 2x 4 Ceiling Framing: Blocking and Deadwood. ORDER ONLY IF REQUIRED!
 - 113 as Blocking, Bracing & Misc. Punchout - Confirm Required
Presumed required. Order only IF / AS NEEDED!
 - 25 as Roof Bracing - 2x4 - CONFIRM!

Roof Material

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27 Each Drip Edge Flashing, 10' Lengths, Type to be selected by Builder

27 as Metal Drip Edge Flashing

14 Each Roll of 30# Felt

11 as Roofing Felt

3 as Roofing Felt, Hip, Ridge and Valley Waste

1 Each Box (50Lb) 1-1/2" Galvanized Roofing Nails

1 as Roofing Nails

25 Each Squares of Shingles To Be Selected _____

22 as Shingles

3 as Shingles, Hip/Ridge/Valley Waste

7 Each Bundles of Hip and Ridge Shingles

7 as Hip/Ridge Shingles

4 Each Bundles of Starter Shingles

4 as Shingles, Starter

1 Rolls 20"x50' Galvanized Valley Flashing

1 as Valley Flashing, Metal

Exterior Deck Materials

255 Each Exterior Ballusters-BUILDER to CONFIRM LENGTH and Style!!!

255 as Exterior Handrail Material, Ballusters, 4" O.C. - CONFIRM REQUIRED!

12 Each 2x4x16' #2 TRT YP

12 as Exterior Handrail Material, 2x 4 Top Rail - CONFIRM REQUIRED!

12 Each 2x6x16 #2 TRT.YP, Eased Edge

12 as Exterior Handrail Material, 2x 6 Top Rail - CONFIRM REQUIRED!

Handrail Cap rails are presumed to be required. CONFIRM PRIOR TO ORDERING!

11 Each 2x6x16' Trex

11 as Exterior Handrail Material, 2x 6 Composite Top Rail - CONFIRM REQUIRED!

8 Each 4x4x10' #2 TRT.YP

8 as Exterior Handrail Post, 4x4x10' - CONFIRM REQUIRED!

Handrail support posts are included as 5' 4x4's. Cut from 10'ers. CONFIRM PRIOR TO ORDERING!

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