

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".

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!
- * 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!

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

Framing Hardware

- 7 Each 3/4"x20' (billet) Threaded Rod, Galvanized or Stainless Steel (All Thread)
- 26 Each LSTA12 Straps
- 92 Each LSTA36 Straps
- 25 Each MSTC 48 Strap
- 1 Each 50 # Box (50Lb) Nails To Be Selected _____
- 208 Each 3/4" Nut, Galvanized, Stainless Steel or Other as Required
- 602 LnFt Simpson CS16 Coiled Straps
- 308 Each Simpson H2.5A Hurricane Clip
- 208 Each 3/4" Washer, Galvanized, Stainless Steel or Other as Required

Foundation Eng. Beams

- 6 Each 1-3/4"x11-1/4"x14' LVL Engineered Beam
- 4 Each 1-3/4"x11-1/4"x16' LVL Engineered Beam

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- 2 Each 1-3/4"x11-1/4"x10' TREATED LVL Engineered Beam
- 2 Each 1-3/4"x11-1/4"x12' TREATED LVL Engineered Beam
- 2 Each 1-3/4"x11-1/4"x20' TREATED LVL Engineered Beam

Foundation Stringers and Joists

- 34 Each 2x12x10' #1 TRT YP
- 8 Each 2x12x12' #1 TRT YP
- 16 Each 2x12x14' #1 TRT YP
- 3 Each 2x12x16' #1 TRT YP
- 9 Each 2x10x12' #2 TRT.YP
- 38 Each 2x10x14' #2 TRT.YP
- 14 Each 2x10x16' #2 TRT.YP
- 8 Each 2x10x18' #2 TRT.YP
- 19 Each 2x6x16' #2 TRT YP
- 76 Each 2x12x14' #2YP
- 12 Each 2x12x16' #2YP

Foundation Subfloor and Decking

- 40 Sheets 4x8 T&G Subfloor Plywood To Be Selected _____, CONFIRM BRAND PRIOR TO ORDERING!
- 99 Each 5/4"x6"x16 #2 TRT.YP Decking Material
- 14 Each Tubes 29 Oz. Construction Adhesive, CONFIRM BRAND PRIOR TO ORDERING!

Foundation Breakaway Walls

- 1 Each 2x4x16' #2 TRT YP
- 2 Each 2x12x12' #2YP
- 10 Each 2x4x14' S.P.F.#2
- 3 Each 2x4x16' Utility Fir

Foundation Louvered Wall Materials

- 3 Each 4x4 Post Base Anchor (Confirm for 4x4) To Be Selected _____
- 3 LnFt 2x2x14 #1 TRT. YP
- 2 Each 2x4x 8' #1 TRT YP
- 2 Each 2x4x 8' #1 TRT.YP Louver Kit (Left and Right Sides)
- 10 Each 2x4x12' #1 TRT.YP Louver Kit (Left and Right Sides)
- 3 Each 2x4x14' #1 TRT YP
- 5 Each 2x4x16' #1 TRT YP
- 49 Each 5/4"x6"x14' #1 TRT.YP
- 90 Each 5/4"x6"x16' #1 TRT.YP
- 3 Each 4x4x8' #2 TRT.YP

Foundation - Stair Material

- 108 Each Exterior Ballusters-Builder to CONFIRM LENGTH and Style!!!
- 4 Each 2x10x14' #1 TRT YP
- 6 Each 2x12x10' #1 TRT YP

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- 9 Each 2x12x12' #1 TRT YP
- 10 Each 2x6x10' #1 TRT YP
- 5 Each 2x6x16' #1 TRT YP
- 2 Each 2x8x12' #1 TRT YP
- 10 Each 2x4x16' #2 TRT YP
- 5 Each 2x6x16 #2 TRT.YP, Eased Edge
- 7 Each 4x4x10' #2 TRT.YP
- 5 Each 5/4"x6"x16 #2 TRT.YP Decking Material
- 4 Each 6x6x10' #2 TRT.YP
- 4 Each 6x6x14' #2 TRT.YP

1st Frame Package - Walls

- 16 Each 2x4x18' To Be Selected _____
- 8 Each 6x6x12' #1 TRT.YP
- 7 Each 2x4x16' #2 TRT YP
- 11 Each 2x6x16' #2 TRT YP
- 20 Each 2x12x16' #2YP
- 21 Each 2x6x16' #2YP
- 4 Sheets 4x8x1/2" CDX Plywood
- 93 Each 2x4x104-5/8" Stud Grade Fir
- 168 Each 2x6x104-5/8" Stud Grade Fir
- 84 Each 2x4x16' Utility Fir
- 9 Each Tubes 29 Oz. Construction Adhesive, CONFIRM BRAND PRIOR TO ORDERING!

1st Frame Package - Eng. Beams

- 2 Each 1-3/4"x11-1/4"x10' LVL Engineered Beam
- 1 Each 1-3/4"x11-1/4"x12' LVL Engineered Beam
- 4 Each 1-3/4"x11-1/4"x14' LVL Engineered Beam
- 4 Each 1-3/4"x14"x14' LVL Engineered Beam
- 2 Each 1-3/4"x16"x26' LVL Engineered Beam

1st Frame Package - Joists

- 2 Each Joist Hanger As Noted - CONFIRM!
- 11 Each 2x10x12' #2 TRT.YP
- 3 Each 2x10x16' #2 TRT.YP
- 7 Each 2x12x10' #2YP
- 6 Each 2x12x12' #2YP
- 2 Each 2x12x14' #2YP
- 4 Each 2x12x16' #2YP
- 9 Each 2x6x 8' #2YP
- 26 Each 2x6x10' #2YP
- 6 Each 2x6x12' #2YP
- 2 Each 2x6x14' #2YP
- 7 Each 2x6x16' #2YP

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- 5 Sheets 4x8x1/2" CDX Plywood
- 2 Each 2x12 Double Joist Hangers
- 14 Each 2x6 Single Joist Hangers

1st Frame Package - Stair Material

- 1 Sheets 4x8 T&G Subfloor Plywood To Be Selected _____, CONFIRM BRAND PRIOR TO ORDERING!
- 10 Each 2x12x16' #2YP
- 3 Each 2x12x18' #2YP
- 5 Each 2x6x16' #2YP
- 2 Each 2x8x16' #2YP
- 3 Each 2x4x16' Utility Fir

2nd Floor Subfloor Material

- 17 Sheets 4x8 T&G Subfloor Plywood To Be Selected _____, CONFIRM BRAND PRIOR TO ORDERING!
- 25 Each 5/4"x6"x16 #2 TRT.YP Decking Material
- 6 Each Tubes 29 Oz. Construction Adhesive, CONFIRM BRAND PRIOR TO ORDERING!

2nd Frame Package - Walls

- 2 Each 6x6x10' #1 TRT.YP
- 8 Each 2x4x16' #2 TRT YP
- 6 Each 2x6x16' #2 TRT YP
- 2 Each 2x12x16' #2YP
- 12 Each 2x6x16' #2YP
- 8 Each 2x8x16' #2YP
- 2 Sheets 4x8x1/2" CDX Plywood
- 10 Each 2x4x116-5/8" Stud Grade Fir
- 119 Each 2x4x92-5/8" Stud Grade Fir
- 7 Each 2x6x116-5/8" Stud Grade Fir
- 87 Each 2x6x92-5/8" Stud Grade Fir
- 72 Each 2x4x16' Utility Fir
- 7 Each Tubes 29 Oz. Construction Adhesive, CONFIRM BRAND PRIOR TO ORDERING!

2nd Frame Package - Joists

- 1 Each 2x12x 8' #2YP
- 2 Each 2x12x10' #2YP
- 10 Each 2x12x12' #2YP
- 6 Each 2x12x14' #2YP
- 4 Each 2x12x16' #2YP
- 1 Each 2x6x10' #2YP
- 21 Each 2x6x12' #2YP
- 3 Each 2x6x16' #2YP
- 4 Each 2x8x14' #2YP
- 10 Each 2x8x16' #2YP

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- 6 Sheets 4x8x1/2" CDX Plywood
- 4 Each 2x12 Double Joist Hangers
- 2 Each 2x8 Single Joist Hangers

Roof Frame Package

- 45 Each 2x6x10' #2YP
- 34 Each 2x6x12' #2YP
- 11 Each 2x6x14' #2YP
- 42 Each 2x6x16' #2YP
- 6 Each 2x6x18' #2YP
- 3 Each 2x6x20' #2YP
- 10 Each 2x6x22' #2YP
- 4 Each 2x6x24' #2YP
- 1 Each 2x8x 8' #2YP
- 4 Each 2x8x12' #2YP
- 1 Each 2x8x14' #2YP
- 4 Each 2x8x16' #2YP
- 2 Each 2x8x18' #2YP
- 2 Each 2x8x20' #2YP
- 2 Each 2x8x22' #2YP

Sheathing, Standard

- 2 Each Roll 18"x300'x6 Mil Cut Poly
- 71 Sheets 4x8 Sheathing for Siding Areas to be Selected _____

Cornice Frame Package

- 1136 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 _____
- 195 SqFt Hardie Shake Shingles as Siding
- 2 Each Roll 9'x150' Tyvek
- 6 Rolls Roll Tyvek Tape
- 3 Rolls Window Wrap 'Tape'-6"x100'
- 41 Each 1x2x16' #1 TRT.YP
- 3 Each 2x8x10' #1 TRT YP
- 21 Each 1/4"x12"x12' Perforated (Vented) Hardie Soffit
- 318 Each 5/16"x7'-1/4"x12' Hardie Plank Lap Siding - To Be Selected _____
- 2 Each 1/4"x12"x12' Hardie Soffit
- 1 Each 1x10x12' 3/4" Hardie Trim (Dimensional)
- 9 Each 1x12x12' 3/4" Hardie Trim (Dimensional)
- 80 Each 1x4x12' 3/4" Hardie Trim (Dimensional)
- 37 Each 1x6x12' 3/4" Hardie Trim (Dimensional)
- 9 Each 1x8x12' 3/4" Hardie Trim (Dimensional)
- 56 Sheets 4x8 Soffit to be Selected _____
- 50 Each 2x4x16' Utility Fir

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Flashing at Cornice

- 6 Each 6"x6"x10' "J" Flashing
- 1 Each 6"x6"x10' "L" Base Flashing
- 2 Each 3/4"x10' Long Siding Band Flashing To Be Selected _____
- 6 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 4x8x5/8" CDX Plywood (19/32")
- 81 Sheets 4x8 Roof Decking to be Selected _____

Punchout Material - Order as Needed

- 9 Each 2x4x16' #1 TRT YP
- 9 Each 2x6x16' #1 TRT YP
- 129 Each 2x6x16' #2YP
- 10 Each 2x4x14' S.P.F.#2
- 40 Each 2x4x116-5/8" Stud Grade Fir
- 30 Each 2x4x104-5/8" Stud Grade Fir
- 30 Each 2x6x116-5/8" Stud Grade Fir
- 24 Each 2x6x104-5/8" Stud Grade Fir
- 156 Each 2x4x16' Utility Fir

Roof Material

- 27 Each Drip Edge Flashing, 10' Lengths, Type to be selected by Builder
- 14 Each Roll of 30# Felt
- 1 Each Box (50Lb) 1-1/2" Galvanized Roofing Nails
- 25 Each Squares of Shingles To Be Selected _____
- 7 Each Bundles of Hip and Ridge Shingles
- 4 Each Bundles of Starter Shingles
- 1 Rolls 20"x50' Galvanized Valley Flashing

Exterior Deck Materials

- 255 Each Exterior Ballusters-BUILDER TO CONFIRM LENGTH and Style!!!
- 12 Each 2x4x16' #2 TRT YP
- 12 Each 2x6x16 #2 TRT.YP, Eased Edge
- 11 Each 2x6x16' Trex
- 8 Each 4x4x10' #2 TRT.YP

*** End of Estimate ***