

RESIDENTIAL ESTIMATING

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Estimate For:

**Bill Johnston
Finest Quality Homes
1234 Heght Blvd #204
Houston Tx 77079-
Ph: (281) 555-5555 Fax: (281) 555-5556**

Job Information:

**Job Address 1424 N. Brookfield Way
Legal Descr. L1 B1 S15
City / Sub. Brookfield Woods
Buyer Hamilton
Plan # D8-231-6499**

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".
NOTICE: We normally hold plans for up to three months. Plan return is available, subject to shipping and handling fees.

Calculated Quantities and Details

Unit Price Extended Price

- * I have included 'Hurricane Clips' (based on every other rafter) as a quantity only. The Builder will need to spec the type.
All other hurricane strapping and clips could not be quantified in this estimate and must be estimated on site, by the contractor performing the strapping.
CONFIRM REQUIRED!
- * TYVEK has been included with this home - CONFIRM!
- * CONFIRM! I have included overhangs as follows:
Gable Overhangs: Scaled as 12" - CONFIRM
Horizontal Overhangs, Typ: 24" - CONFIRM PRIOR TO ORDERING!
Horizontal Overhangs at Entry: 12" - CONFIRM PRIOR TO ORDERING!
- * Note that per the Builder's previous instructions, I HAVE NOT DOUBLED the first floor toe plate for hard surface floors.
- * I have included specifications per the BUILDER'S PREVIOUS instructions. THE BUILDER MUST REVIEW AND CONFIRM ALL ISSUES PRIOR TO USING THIS ESTIMATE!
- * The roof has been estimated as 2x8 #3YP, 16" O.C. per the ENGINEERING plans provided. CONFIRM!
- * The stucco contractor is presumed to provide all stucco accents, frieze, bands, crown mould elements, etc. NONE ARE INCLUDED with this estimate.
- * 1x4 let-in bracing HAS NOT been included due to the Plywood Sheathing.
- * NOTE PER THE ENGINEERING:
Beams and Headers are estimated as #2YP - CONFIRM!
First Floor - Floor joists are estimated as #2YP - CONFIRM!
First Floor - Ceiling joists are estimated as #2YP - CONFIRM!
Second Floor - Ceiling joists are estimated as #3YP - CONFIRM!
Roof - Roof material is estimated as 2x6 #3YP
- * I have included shear wall framing and hardware. Plywood noted is in ADDITION TO the sheathing already estimated prior to cornice. Note that many connectors will be required and could not be quantified by the estimator. The builder must budget accordingly for these issues
- * Per the Builder's previous instructions I HAVE INCLUDED the first 2' of sheathing as TREATED - CONFIRM!
- * Because the Entry Stairs appear to be supported by wall framing - I HAVE NOT INCLUDED laminated stringer materials. CONFIRM PRIOR TO BUDGETING OR ORDERING ANY MATERIALS FOR THIS HOME.

8777 SqFt of Covered Area

- 413 as Covered Area @ 2nd Floor Bonus Room Area
- 42 as Covered Area @ 2nd Floor Mechanical Area
- 280 as Covered Area @ Covered Balcony, Second Floor
- 4106 as Covered Area @ First
- 996 as Covered Area @ Garage
- 960 as Covered Area @ Porches
- 1980 as Covered Area @ Second Floor

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Est.# 7-0283-3890

Finest Quality Homes

Plan # D8-231-6499

1424 N. Brookfield Way

6086 SqFt of Living Area	_____	_____
<u>4106</u> as Living Area @ First		
<u>1980</u> as Living Area @ Second		
6062 SqFt of Area Under Roof	_____	_____
<u>4106</u> as Roofed Area @ First		
<u>996</u> as Roofed Area @ Garage		
<u>960</u> as Roofed Area @ Porches		
714 LnFt of Overhang	_____	_____
<u>707</u> as Overhang, "Standard", Horizontal		
<u>7</u> as Overhang, "Standard", Gable or Rake		
515 LnFt of Wall, Exterior - First	_____	_____
<u>69</u> as Length of 10' 2x6 Stucco Wall, Note Only		
<u>9</u> as Length of 10' Stucco Wall, Note Only		
<u>43</u> as Length of 11' 2x6 Stucco Wall, Note Only		
<u>22</u> as Length of 11' Stucco Wall, Note Only		
<u>111</u> as Length of 12' 2x6 Stucco Wall, Note Only		
<u>77</u> as Length of 12' Stucco Wall, Note Only		
<u>29</u> as Length of 14' 2x6 Stucco Wall, Note Only		
<u>47</u> as Length of 14' Stucco Wall, Note Only		
<u>31</u> as Length of 18' 2x6 Stucco Wall, Note Only		
<u>14</u> as Length of 18' Stucco Wall, Note Only		
<u>10</u> as Length of 21' 2x6 Stucco Wall, Note Only		
<u>43</u> as Length of 23' 2x6 Stucco Wall, Note Only		
<u>10</u> as Length of 24' 2x6 Stucco Wall, Note Only		
293 LnFt of Wall, Exterior - Second	_____	_____
<u>22</u> as Length of 2' 2x6 Attic Wall, Note Only		
<u>19</u> as Length of 10' Stucco Wall, Note Only		
<u>10</u> as Length of 12' Stucco Wall, Note Only		
<u>6</u> as Length of 2x6- 7' Stucco Wall, Note Only		
<u>32</u> as Length of 2x6- 9' Stucco Wall, Note Only		
<u>36</u> as Length of 2x6-10' Stucco Wall, Note Only		
<u>42</u> as Length of 2x6-11' Stucco Wall, Note Only		
<u>42</u> as Length of 2x6-12' Stucco Wall, Note Only		
<u>23</u> as Length of 2x6-15' Stucco Wall, Note Only		
<u>8</u> as Length of 9' Attic Wall, Note Only		
<u>53</u> as Length of 9' Stucco Wall, Note Only		
10 LnFt of Pony Wall, Exterior - Second	_____	_____
<u>10</u> as Length of 7' Stucco Pony Wall, Note Only		

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Est.# 7-0283-3890 Finest Quality Homes Plan # D8-231-6499 1424 N. Brookfield Way

- 499 LnFt of Wall - Interior, First
 - 62 as Length of 10' Interior Wall, Note Only
 - 93 as Length of 11' Interior Wall, Note Only
 - 8 as Length of 2x6x10' Interior Wall, Note Only
 - 216 as Length of 2x6x11' Interior Wall, Note Only
 - 32 as Length of 2x6x18' Interior Wall, Note Only
 - 26 as Length of 2x6x21' Interior Wall, Note Only
 - 9 as Length of 2x6x23' Interior Wall, Note Only
 - 3 as Length of 2x8x10' Interior Wall, Note Only
 - 50 as Length of 2x8x11' Interior Wall, Note Only

- 432 LnFt of Wall - Interior, Second
 - 30 as Length of 2x6- 9' Interior Wall, Note Only
 - 402 as Length of 9' Interior Wall, Note Only

- 9215 SqFt of Stucco - Type to be Selected by Builder - Note Only
 - 690 as Stucco Area @ 1st Floor, 10' 2x6 Walls
 - 90 as Stucco Area @ 1st Floor, 10' Walls
 - 468 as Stucco Area @ 1st Floor, 11' 2x6 Walls
 - 242 as Stucco Area @ 1st Floor, 11' Walls
 - 1332 as Stucco Area @ 1st Floor, 12' 2x6 Walls
 - 918 as Stucco Area @ 1st Floor, 12' Walls
 - 399 as Stucco Area @ 1st Floor, 14' 2x6 Walls
 - 658 as Stucco Area @ 1st Floor, 14' Walls
 - 558 as Stucco Area @ 1st Floor, 18' 2x6 Walls
 - 252 as Stucco Area @ 1st Floor, 18' Walls
 - 200 as Stucco Area @ 1st Floor, 21' 2x6 Walls
 - 978 as Stucco Area @ 1st Floor, 23' 2x6 Walls
 - 240 as Stucco Area @ 1st Floor, 24' 2x6 Walls
 - 80 as Stucco Area @ 2nd Floor, 7' Pony Walls
 - 529 as Stucco Area @ 2nd Floor, 10' Walls
 - 498 as Stucco Area @ 2nd Floor, 11' Walls
 - 741 as Stucco Area @ 2nd Floor, 12' Walls
 - 368 as Stucco Area @ 2nd Floor, 15' Walls
 - 44 as Stucco Area @ 2nd Floor, 7' Walls
 - 818 as Stucco Area @ 2nd Floor, 9' Walls
 - 888 as Stucco Area, Other

Sub Total _____

Sales Tax _____

Category Total _____

Framing Hardware

Unit Price Extended Price

* I have included shear wall framing and hardware. Plywood noted is in ADDITION TO the sheathing already estimated prior to cornice. Note that many connectors will be required and could not be quantified by the estimator. The builder must budget accordingly for these issues

- 4 Each 1/2"x 7" Bolt
 - 2 as 1/2"x 7" Bolts - For Through Beam on Top of Post
 - 1 as 1/2"x 7" Bolts - For Through Post at Bottom
 - 1 as 1/2"x 7" Bolts - For Through Post at Top

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2 Each HD10A Hold Down	_____	
<u>2</u> as Hold Down for Shear Wall Bracing (P3) Per Engineering Plan		
6 Each HD14A Hold Down	_____	
<u>6</u> as Hold Down for Shear Wall Bracing (P4) Per Engineering Plan		
4 Each HD8A Hold Down	_____	
<u>2</u> as Hold Down for Shear Wall Bracing (P1) Per Engineering Plan		
<u>2</u> as Hold Down for Shear Wall Bracing (P2) Per Engineering Plan		
4 Each 1/2" Nut	_____	
<u>4</u> as 1/2" Nuts		
1 Each Simpson BC6 (Post Base Anchor for 6x6)	_____	
<u>1</u> as Post Base for 6x6 Post - Simpson BC6O		
1 Each Simpson PC66 Post Cap (for 5-1/2" Beam Supported by 5-1/2" Post)	_____	
<u>1</u> as Post Cap for 6x6 Post - Simpson PC66		
8 Each 1/2" Washer	_____	
<u>8</u> as 1/2" Washers		
Sub Total	_____	
Sales Tax	_____	
Category Total	_____	

Windstorm Requirements

Unit Price Extended Price

* I have included shear wall framing and hardware. Plywood noted is in ADDITION TO the sheathing already estimated prior to cornice. Note that many connectors will be required and could not be quantified by the estimator. The builder must budget accordingly for these issues

27 Sheets 4x8x15/32" C-C Plywood	_____	
<u>7</u> as P-3 Plywood Shear Wall Bracing Downstairs Per Engineering Plan - Confirm Material Type!		
<u>20</u> as P-4 Plywood Shear Wall Bracing Downstairs Per Engineering Plan - Confirm Material Type!		
14 Sheets 4x8x7/16" C-C Plywood	_____	
<u>3</u> as P-1 Plywood Shear Wall Bracing Downstairs As 1/2" Per Bob - Located Per Engineering Plan - Confirm Material Type!		
<u>11</u> as P-2 Plywood Shear Wall Bracing Downstairs As 1/2" Per Bob - Located Per Engineering Plan - Confirm Material Type!		
Sub Total	_____	
Sales Tax	_____	
Category Total	_____	

1st Frame Package - Walls

Unit Price Extended Price

* Note that per the Builder's previous instructions, I HAVE NOT DOUBLED the first floor toe plate for hard surface floors.
 * 1x4 let-in bracing HAS NOT been included due to the Plywood Sheathing.

1 Each Engineered Beams As Noted - CONFIRM!	_____	
<u>1</u> as LSL 5-1/2"x14"x18' - Garage Header - CONFIRM!		
1 Each Garage Header As Noted	_____	
<u>1</u> as LSL 5-1/2"x12"x12' Garage Header, 9' x 7' Door		
357 LnFt 2x4xRL #2 TRT.YP	_____	
<u>186</u> as Toe Plate - Exterior		
<u>171</u> as Toe Plate - Interior		

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655 LnFt 2x6xRL #2 TRT.YP	_____	_____
<u>351</u> as Toe Plate - Exterior		
<u>304</u> as Toe Plate - Interior		
59 LnFt 2x8xRL #2 TRT YP	_____	_____
<u>59</u> as Toe Plate - Interior		
6 Each 4x6x12' #2 TRT.YP	_____	_____
<u>6</u> as 4x6x12' Interior Post - CONFIRM!		
1 Each 4x6x14' #2 TRT.YP	_____	_____
<u>1</u> as 4x6x14' Interior Post - CONFIRM!		
1 Each 4x6x24' #2 TRT.YP	_____	_____
<u>1</u> as 4x6x24' Interior Post - CONFIRM!		
<i>Included for the post at the stairs - 23' ceiling - Confirm Requirement and Availability.</i>		
1 Each 6x6x12' #2 TRT.YP	_____	_____
<u>1</u> as 6x6x12' Interior Post - CONFIRM!		
3 Each 2x12x12' #2YP	_____	_____
<u>3</u> as Garage Headers, 9' x 7' Door		
887 LnFt 2x12xRL #2 YP	_____	_____
<u>887</u> as Headers, 1st		
474 Each 2x6x12' #2YP	_____	_____
<u>50</u> as 2x6x12' Wall Studs to Double Studs Under Beams at First Floor		
<u>169</u> as Wall Stud, Exterior, Stucco		
<u>255</u> as Wall Stud, Interior		
32 Each 2x6x14' #2YP	_____	_____
<u>32</u> as Wall Stud, Exterior, Stucco		
71 Each 2x6x18' #2YP	_____	_____
<u>35</u> as Wall Stud, Exterior, Stucco		
<u>36</u> as Wall Stud, Interior		
49 Each 2x6x22' #2YP	_____	_____
<u>12</u> as Wall Stud, Exterior, Stucco		
<u>37</u> as Wall Stud, Interior		
71 Each 2x6x24' #2YP	_____	_____
<u>58</u> as Wall Stud, Exterior, Stucco		
<u>13</u> as Wall Stud, Interior		
6 Each 2x8x10' #2YP	_____	_____
<u>6</u> as Wall Stud, Interior		
55 Each 2x8x12' #2YP	_____	_____
<u>55</u> as Wall Stud, Interior		
18 Sheets 4x8x1/2" CDX Plywood	_____	_____
<u>9</u> as Arch Header Plywood - CONFIRM!		
<u>9</u> as Headers, 1st - CONFIRM!		
8 Sheets 4x8x3/4" CDX Plywood	_____	_____
<u>3</u> as Arch Ceiling Plywood - CONFIRM!		
<u>5</u> as Round Top Plate @ 1st - CONFIRM!		

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- 3 Sheets 4x8x3/4" TRT CDX Plywood _____
 3 as Round Toe Plate @ 1st - Treated, CONFIRM!
- 327 Each 2x4x12' S.P.F.#2 _____
 70 as 2x4x12' Wall Studs to Double Studs at First Floor
 Doubled 2x4 wall studs over 10' - Confirm Required PRIOR to ordering materials.
 34 as 2x4x12' Wall Studs to Double Studs Under Beams at First Floor
 120 as Wall Stud, Exterior, Stucco
 103 as Wall Stud, Interior
- 63 Each 2x4x14' S.P.F.#2 _____
 63 as Wall Stud, Exterior, Stucco
- 24 Each 2x4x18' S.P.F.#2 _____
 24 as Wall Stud, Exterior, Stucco
- 89 Each 2x4x116-5/8" Stud Grade Fir _____
 10 as 2x4x10' Wall Studs to Double Studs Under Beams at First Floor
 10 as Wall Stud, Exterior, Stucco
 69 as Wall Stud, Interior
- 106 Each 2x6x116-5/8" Stud Grade Fir _____
 20 as 2x6x10' Wall Studs to Double Studs Under Beams at First Floor
 76 as Wall Stud, Exterior, Stucco
 10 as Wall Stud, Interior
- 5165 LnFt 2x4xRL Utility Fir _____
 186 as Fire Blocking - Exterior
 171 as Fire Blocking - Interior
 4095 as Temporary Bracing
 576 as Top Plate - Exterior
 137 as Top Plate - Interior
- 2275 LnFt 2x6xRL Utility Fir _____
 240 as 2x 6 Cabinet Blocking Material
 351 as Fire Blocking - Exterior
 320 as Fire Blocking - Interior
 757 as Top Plate - Exterior
 607 as Top Plate - Interior
- 176 LnFt 2x8xRL Utility Fir _____
 59 as Fire Blocking - Interior
 117 as Top Plate - Interior

Sub Total _____
Sales Tax _____
Category Total _____

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Est.# 7-0283-3890

Finest Quality Homes

Plan # D8-231-6499

1424 N. Brookfield Way

1st Frame Package - Joists

Unit Price Extended Price

* **NOTE PER THE ENGINEERING:**

Beams and Headers are estimated as #2YP - CONFIRM!
First Floor - Floor joists are estimated as #2YP - CONFIRM!
First Floor - Ceiling joists are estimated as #2YP - CONFIRM!
Second Floor - Ceiling joists are estimated as #3YP - CONFIRM!
Roof - Roof material is estimated as 2x6 #3YP

24 Each Engineered Beams As Noted - CONFIRM!

- 2 as LSL 3-1/2"x11-1/4"x 8' - CONFIRM!
- 1 as LSL 3-1/2"x11-1/4"x10' - CONFIRM!
- 2 as LSL 3-1/2"x11-1/4"x12' - CONFIRM!
- 3 as LSL 3-1/2"x11-1/4"x18' - CONFIRM!
- 1 as LSL 3-1/2"x11-1/4"x22' - CONFIRM!
- 1 as LSL 5-1/2"x11-1/4"x 7' - CONFIRM!
- 3 as LSL 5-1/2"x11-1/4"x10' - CONFIRM!
- 3 as LSL 5-1/2"x11-1/4"x14' - CONFIRM!
- 3 as LSL 5-1/2"x11-1/4"x20' - CONFIRM!
- 2 as LSL 5-1/2"x12"x14' - CONFIRM!
- 2 as LSL 5-1/2"x14"x22' - CONFIRM!
- 1 as LSL 7"x11-1/4"x16' - CONFIRM!

7 Each HGUS Face Mount Beam Hanger As Noted - CONFIRM!

- 1 as HGUS Beam Hanger to Support 3-1/2"x11-1/4" LSL
- 3 as HGUS Beam Hanger to Support 5-1/2"x11-1/4" LSL
- 2 as HGUS Beam Hanger to Support 5-1/2"x12" LSL
- 1 as HGUS Beam Hanger to Support 5-1/2"x14" LSL

1 Each HUC Concealed Flange Beam Hanger As Noted - CONFIRM!

- 1 as HUC Beam Hanger to Support 3-1/2"x11-1/4" LSL

3 Each HUS Beam Hanger As Noted - CONFIRM!

- 3 as HUS Beam Hanger to Support 3-2x12's

19 Each 2x12x 8' #2YP

- 19 as 8', 2x12 Joist

36 Each 2x12x10' #2YP

- 11 as 10', 2x12 Beams
- 25 as 10', 2x12 Joist

44 Each 2x12x12' #2YP

- 22 as 12', 2x12 Beams
- 22 as 12', 2x12 Joist

64 Each 2x12x14' #2YP

- 16 as 14', 2x12 Beams
- 48 as 14', 2x12 Joist

68 Each 2x12x16' #2YP

- 11 as 8', 2x12 Beams, Cut from 16'ers
- 8 as 16', 2x12 Beams
- 22 as 16', 2x12 Joist
- 27 as 2x12 Joist Banding / Blocking

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4	Each 2x12x18' #2YP <u>4</u> as 18', 2x12 Joist	_____	_____
64	Each 2x12x20' #2YP <u>12</u> as 20', 2x12 Beams <u>52</u> as 20', 2x12 Joist	_____	_____
6	Each 2x6x 8' #2YP <u>6</u> as 8', 2x6 Ceiling Joist	_____	_____
44	Each 2x6x12' #2YP <u>44</u> as 12', 2x6 Ceiling Joist	_____	_____
17	Each 2x6x14' #2YP <u>17</u> as 14', 2x6 Ceiling Joist	_____	_____
39	Each 2x6x16' #2YP <u>39</u> as 16', 2x6 Ceiling Joist	_____	_____
744	LnFt 2x6xRL #2 YP <u>528</u> as 2x 6 Ceiling Framing <u>216</u> as 2x 6 Strong Backs - Double 2x6	_____	_____
16	Each 2x8x10' #2YP <u>16</u> as 10', 2x8 Ceiling Joist	_____	_____
17	Each 2x8x12' #2YP <u>17</u> as 12', 2x8 Ceiling Joist	_____	_____
19	Each 2x8x16' #2YP <u>19</u> as 16', 2x8 Ceiling Joist	_____	_____
78	LnFt 2x8xRL #2YP <u>78</u> as 2x 8 Blocking / Framing <i>Balcony joist blocking - Confirm NOT included as treated.</i>	_____	_____
16	Sheets 4x8x1/2" CDX Plywood <u>16</u> as Beam Plywood, 1st - CONFIRM!	_____	_____
1	Sheets 4x8x1/4" A/C Fir Plywood <u>1</u> as Joist Banding @ Radius	_____	_____
30	Sheets 4x8x3/4" CDX Plywood <u>6</u> as Barrel Vault Ceiling Plywood - Confirm Before Ordering <i>6- PRESUMED required for arch forms at the Master Bath - CONFIRM!</i> <u>24</u> as Groin Vault Ceiling Plywood - Confirm Before Ordering <i>24-Presumed required for the three large groin vault arch forms - CONFIRM!</i>	_____	_____
38	Each 2x12 Double Joist Hangers <u>38</u> as Double 2x12 Joist Hanger as Required	_____	_____
99	Each 2x12 Single Joist Hangers <u>99</u> as Single 2x12 Joist Hanger as Required	_____	_____
113	Each 2x6 Single Joist Hangers <u>113</u> as Single 2x 6 Joist Hanger as Required	_____	_____
352	LnFt 2x4xRL Utility Fir <u>352</u> as 2x 4 Ceiling Framing	_____	_____

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Sub Total _____

Sales Tax _____

Category Total _____

2nd Floor Subfloor Material

	Unit Price	Extended Price
10 Sheets 4x8x3/4" T&G TRT CDX Plywood	_____	_____
<u>10</u> as Subfloor Material, Covered Balcony, Second Floor - CONFIRM TYPE!		
86 Sheets 4x8x1-1/8" T&G CDX Plywood	_____	_____
<u>69</u> as Subfloor Material, 2nd Floor		
<u>15</u> as Subfloor Material, 2nd Floor Bonus Room Area		
<u>2</u> as Subfloor Material, 2nd Floor Mechanical Area - CONFIRM!		
38 Each Tubes 29 Oz. Subfloor Adhesive	_____	_____
<u>27</u> as Subfloor Glue - Confirm Required!		
<u>6</u> as Subfloor Glue, 2nd Floor Bonus Room Area - Confirm Required!		
<u>1</u> as Subfloor Glue, 2nd Floor Mechanical Area - Confirm Required!		
<u>4</u> as Subfloor Glue, Covered Balcony, Second Floor - Confirm Required!		

Sub Total _____

Sales Tax _____

Category Total _____

2nd Frame Package - Walls

* 1x4 let-in bracing HAS NOT been included due to the Plywood Sheathing.

	Unit Price	Extended Price
3 Each 4x6x10' #2 TRT.YP	_____	_____
<u>3</u> as 4x6x10' Interior Post - CONFIRM!		
101 Each 2x6x12' #2YP	_____	_____
<u>9</u> as Wall Stud, Exterior, Attic		
<u>92</u> as Wall Stud, Exterior, Stucco		
4 Each 2x6x14' #2YP	_____	_____
<u>4</u> as Wall Stud, Exterior, Stucco		
51 Each 2x6x16' #2YP	_____	_____
<u>51</u> as Wall Stud, Exterior, Stucco		
438 LnFt 2x6xRL #2 YP	_____	_____
<u>438</u> as Headers, 2nd		
77 LnFt 2x8xRL #2YP	_____	_____
<u>77</u> as Headers, 2nd		
38 Each 2x6x104-5/8" #2 YP Studs	_____	_____
<u>38</u> as Wall Stud, Interior		
8 Sheets 4x8x1/2" CDX Plywood	_____	_____
<u>3</u> as Arch Header Plywood - CONFIRM!		
<u>5</u> as Headers, 2nd - CONFIRM!		
5 Sheets 4x8x3/4" CDX Plywood	_____	_____
<u>2</u> as Round Toe Plate @ 2nd - CONFIRM!		
<u>3</u> as Round Top Plate @ 2nd - CONFIRM!		

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11	Each 2x4x12' S.P.F.#2 <u>11</u> as Wall Stud, Exterior, Stucco	_____	_____
10	Each 2x4x14' S.P.F.#2 <u>10</u> as Wall Stud, Exterior, Stucco	_____	_____
44	Each 2x4x116-5/8" Stud Grade Fir <u>24</u> as Wall Stud, Exterior, Stucco <u>20</u> as Wall Stud, Interior	_____	_____
541	Each 2x4x104-5/8" Stud Grade Fir <u>30</u> as 2x4x 9' Wall Studs to Double Studs Under Beams at Second Floor <u>9</u> as Wall Stud, Exterior, Attic <u>59</u> as Wall Stud, Exterior, Stucco <u>443</u> as Wall Stud, Interior	_____	_____
40	Each 2x6x116-5/8" Stud Grade Fir <u>40</u> as Wall Stud, Exterior, Stucco	_____	_____
56	Each 2x6x104-5/8" Stud Grade Fir <u>20</u> as 2x6x 9' Wall Studs to Double Studs Under Beams at Second Floor <u>36</u> as Wall Stud, Exterior, Stucco	_____	_____
4548	LnFt 2x4xRL Utility Fir <u>32</u> as Fire Blocking - Exterior <u>2870</u> as Temporary Bracing <u>99</u> as Toe Plate - Exterior <u>443</u> as Toe Plate - Interior <u>219</u> as Top Plate - Exterior <u>885</u> as Top Plate - Interior	_____	_____
770	LnFt 2x6xRL Utility Fir <u>156</u> as Fire Blocking - Exterior <u>172</u> as Toe Plate - Exterior <u>33</u> as Toe Plate - Interior <u>344</u> as Top Plate - Exterior <u>65</u> as Top Plate - Interior	_____	_____

Sub Total _____
Sales Tax _____
Category Total _____

2nd Frame Package - Joists

Unit Price Extended Price

- * **NOTE PER THE ENGINEERING:**
- Beams and Headers are estimated as #2YP - CONFIRM!
- First Floor - Floor joists are estimated as #2YP - CONFIRM!
- First Floor - Ceiling joists are estimated as #2YP - CONFIRM!
- Second Floor - Ceiling joists are estimated as #3YP - CONFIRM!
- Roof - Roof material is estimated as 2x6 #3YP

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7 Each Engineered Beams As Noted - CONFIRM!	_____	_____
<u>1</u> as LSL 3-1/2"x12"x10' - CONFIRM!		
<u>1</u> as LSL 3-1/2"x12"x16' - CONFIRM!		
<u>1</u> as LSL 3-1/2"x12"x18' - CONFIRM!		
<u>3</u> as LSL 3-1/2"x12"x20' - CONFIRM!		
<u>1</u> as LSL 3-1/2"x14"x14' - CONFIRM!		
4 Each HGUS Face Mount Beam Hanger As Noted - CONFIRM!	_____	_____
<u>4</u> as HGUS Beam Hanger to Support 3-1/2"x12" LSL		
1 Each HUS Beam Hanger As Noted - CONFIRM!	_____	_____
<u>1</u> as HUS Beam Hanger to Support 3-2x12's		
12 Each Joist Hanger As Noted - CONFIRM!	_____	_____
<u>6</u> as 2x12 Double Joist Hanger, Skewed Left, as Required		
<u>6</u> as 2x12 Double Joist Hanger, Skewed Right, as Required		
4 Each 2x12x10' #2YP	_____	_____
<u>4</u> as 10', 2x12 Beams		
9 Each 2x12x12' #2YP	_____	_____
<u>9</u> as 12', 2x12 Beams		
24 Each 2x12x14' #2YP	_____	_____
<u>24</u> as 14', 2x12 Beams		
34 Each 2x12x16' #2YP	_____	_____
<u>2</u> as 8', 2x12 Beams, Cut from 16'ers		
<u>32</u> as 16', 2x12 Beams		
16 Each 2x12x18' #2YP	_____	_____
<u>16</u> as 18', 2x12 Beams		
3 Each 2x12x20' #2YP	_____	_____
<u>3</u> as 20', 2x12 Beams		
2 Each 2x6x 8' #2YP	_____	_____
<u>2</u> as 8', 2x6 Beams		
4 Each 2x6x10' #2YP	_____	_____
<u>4</u> as 10', 2x6 Beams		
3 Each 2x6x12' #2YP	_____	_____
<u>3</u> as 12', 2x6 Beams		
3 Each 2x6x 8' #3YP	_____	_____
<u>3</u> as 8', 2x6 Ceiling Joist		
29 Each 2x6x10' #3YP	_____	_____
<u>29</u> as 10', 2x6 Ceiling Joist		
60 Each 2x6x12' #3YP	_____	_____
<u>60</u> as 12', 2x6 Ceiling Joist		
38 Each 2x6x14' #3YP	_____	_____
<u>38</u> as 14', 2x6 Ceiling Joist		
44 Each 2x6x16' #3YP	_____	_____
<u>44</u> as 16', 2x6 Ceiling Joist		
919 LnFt 2x6xRL #3 YP	_____	_____
<u>423</u> as 2x 6 Ceiling Framing		
<u>496</u> as 2x 6 Strong Backs - Double 2x6		

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3 Each 2x8x10' #3YP	_____	
3 as 10', 2x8 Ceiling Joist		
3 Each 2x8x12' #3YP	_____	
3 as 12', 2x8 Ceiling Joist		
3 Each 2x8x14' #3YP	_____	
3 as 14', 2x8 Ceiling Joist		
40 Each 2x8x16' #3YP	_____	
40 as 16', 2x8 Ceiling Joist		
29 Each 2x8x18' #3YP	_____	
29 as 18', 2x8 Ceiling Joist		
14 Sheets 4x8x1/2" CDX Plywood	_____	
14 as Beam Plywood, 2nd - CONFIRM!		
4 Each 2x12 Double Joist Hangers	_____	
4 as Double 2x12 Joist Hanger as Required		
4 Each 2x6 Double Joist Hangers	_____	
4 as Double 2x 6 Joist Hanger as Required		
45 Each 2x6 Single Joist Hangers	_____	
45 as Single 2x 6 Joist Hanger as Required		
1 Each 4x12x20' Rough Cedar	_____	
1 as 4x12x20' Exterior Trim - CONFIRM!		
<i>Balcony Beam - Confirm size and Order as needed.</i>		
10 Each 4x8x12' Rough Cedar	_____	
10 as 4x8x12' Exterior Trim - CONFIRM!		
<i>Balcony Rafters - Confirm count and order as needed.</i>		
256 LnFt 2x4xRL Utility Fir	_____	
256 as 2x 4 Ceiling Framing		
Sub Total	_____	
Sales Tax	_____	
Category Total	_____	

Roof Frame Package

Unit Price Extended Price

- * I have included 'Hurricane Clips' (based on every other rafter) as a quantity only. The Builder will need to spec the type.
All other hurricane strapping and clips could not be quantified in this estimate and must be estimated on site, by the contractor performing the strapping.
CONFIRM REQUIRED!
- * The roof has been estimated as 2x8 #3YP, 16" O.C. per the ENGINEERING plans provided. CONFIRM!
- * NOTE PER THE ENGINEERING:
Beams and Headers are estimated as #2YP - CONFIRM!
First Floor - Floor joists are estimated as #2YP - CONFIRM!
First Floor - Ceiling joists are estimated as #2YP - CONFIRM!
Second Floor - Ceiling joists are estimated as #3YP - CONFIRM!
Roof - Roof material is estimated as 2x6 #3YP

266 Each Simpson Hurricane Clips - Builder to Spec.	_____	
266 as Hurricane Clips Every Other Rafter - CONFIRM!		
9 Each 2x10x10' #3YP	_____	
7 as Hips - 10'		
2 as Valleys - 10'		

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5 Each 2x10x12' #3YP	_____	_____
<u>4</u> as Hips - 12'		
<u>1</u> as Ridges - 12'		
10 Each 2x10x14' #3YP	_____	_____
<u>3</u> as Hips - 14'		
<u>4</u> as Ridges - 14'		
<u>3</u> as Valleys - 14'		
26 Each 2x10x16' #3YP	_____	_____
<u>14</u> as Hips - 16'		
<u>3</u> as Ridges - 16'		
<u>9</u> as Valleys - 16'		
5 Each 2x10x18' #3YP	_____	_____
<u>3</u> as Hips - 18'		
<u>2</u> as Valleys - 18'		
6 Each 2x10x20' #3YP	_____	_____
<u>2</u> as Hips - 20'		
<u>1</u> as Ridges - 20'		
<u>3</u> as Valleys - 20'		
6 Each 2x10x22' #3YP	_____	_____
<u>5</u> as Hips - 22'		
<u>1</u> as Valleys - 22'		
4 Each 2x10x24' #3YP	_____	_____
<u>4</u> as Hips - 24'		
70 LnFt 2x10xRL #3YP	_____	_____
<u>70</u> as Roof Rafter Banding - 2x10 - CONFIRM!		
591 LnFt 2x6xRL #3 YP	_____	_____
<u>591</u> as Roof Bracing - 2x6 - CONFIRM!		
50 Each 2x8x 8' #3YP	_____	_____
<u>50</u> as Rafters - 8'		
72 Each 2x8x10' #3YP	_____	_____
<u>72</u> as Rafters - 10'		
177 Each 2x8x12' #3YP	_____	_____
<u>177</u> as Rafters - 12'		
61 Each 2x8x14' #3YP	_____	_____
<u>61</u> as Rafters - 14'		
191 Each 2x8x16' #3YP	_____	_____
<u>191</u> as Rafters - 16'		
23 Each 2x8x18' #3YP	_____	_____
<u>23</u> as Rafters - 18'		
21 Each 2x8x20' #3YP	_____	_____
<u>21</u> as Rafters - 20'		
8 Each 2x8x22' #3YP	_____	_____
<u>8</u> as Rafters - 22'		
4 Each 2x8x24' #3YP	_____	_____
<u>4</u> as Rafters - 24'		

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828 LnFt 2x8xRL #3YP	_____	
468 as Collar Ties - 2x8 - CONFIRM!		
360 as Purlins - 2x8 - CONFIRM!		
Confirm purlins as 2x8		
788 LnFt 2x4xRL Utility Fir	_____	
788 as Roof Bracing - 2x4 - CONFIRM!		
	Sub Total _____	
	Sales Tax _____	
	Category Total _____	

Sheathing

* Per the Builder's previous instructions I HAVE INCLUDED the first 2' of sheathing as TREATED - CONFIRM!

	Unit Price	Extended Price
4 Each Roll 18"x300'x6 Mil Cut Poly	_____	_____
4 as Poly Flashing		
304 Sheets 4x8x1/2" CDX Plywood	_____	_____
-27 as Sheathing Deleted at First 2' of Perimeter to Allow for Substitution of Treated Material - CONFIRM!		
331 as Sheathing for Stucco		
28 Sheets 4x8x1/2" CDX Treated Plywood	_____	_____
28 as Sheathing Substituted at First 2' of Perimeter - CONFIRM MATERIAL TYPE!		
	Sub Total _____	
	Sales Tax _____	
	Category Total _____	

Cornice Frame Package

- * TYVEK has been included with this home - CONFIRM!
- * CONFIRM! I have included overhangs as follows:
 Gable Overhangs: Scaled as 12" - CONFIRM
 Horizontal Overhangs, Typ: 24" - CONFIRM PRIOR TO ORDERING!
 Horizontal Overhangs at Entry: 12" - CONFIRM PRIOR TO ORDERING!
- * The stucco contractor is presumed to provide all stucco accents, frieze, bands, crown mould elements, etc. NONE ARE INCLUDED with this estimate.

	Unit Price	Extended Price
27 Each 6"x6"x10" "J" Flashing	_____	_____
27 as Rake Wall Flashing		
3 Each 6"x6"x10" "L" Base Flashing	_____	_____
3 as Horizontal Wall Flashing		
3 Box 1-3/4" Button Cap Nails	_____	_____
3 as Button Nails for Tyvek Areas - CONFIRM REQUIRED!		
5 Each 2"x1/4"x8' Continuous Soffit Vents (for Hardi Soffit)	_____	_____
5 as Soffit Vent Material - Continuous		
5- Presumed required for the Turret area - faceted soffit		
5 Rolls Tyvek Flex Wrap, 8", Window Wrap 'Tape'-8"x75'	_____	_____
5 as Window Flashing Tape - For Sill and Up 12"-18" on each side - Confirm Quantity PRIOR to ordering.		
12 Each Roll 5'x200' 'Stucco' Tyvek	_____	_____
12 as Vapor Barrier - CONFIRM REQUIRED!		
24 Rolls Roll Tyvek Tape	_____	_____
24 as Tape for Tyvek Areas - CONFIRM REQUIRED!		

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14	Each 10' Long Window Flashing for Stucco Areas to be Selected by Builder <u>14</u> as Window Flashing-Stucco	_____		_____
2	Each 2x10x10' #2 TRT.YP <u>2</u> as Garage Trimmer, Header, 9' x 7' Door	_____		_____
3	Each 2x10x14' #2 TRT.YP <u>2</u> as Garage Trimmer, Sides, 9' x 7' Door <u>1</u> as Garage Trimmer, Sides, 16' x 7' Door	_____		_____
1	Each 2x10x18' #2 TRT.YP <u>1</u> as Garage Trimmer, Header, 16' x 7' Door	_____		_____
786	LnFt 1x4xRL #3YP <u>786</u> as Lookout Banding	_____		_____
4	Each 1/4"x12"x12' Perforated Hardi Soffit <u>4</u> as Soffit Material, Overhang - Builder to CONFIRM!	_____		_____
87	Each 1/4"x24"x8' Perforated Hardi Soffit <u>87</u> as Soffit Material, Overhang - Builder to CONFIRM!	_____		_____
5	Sheets 4x8x1/4" Hardi Soffit - Smooth <u>5</u> as Soffit Material, Overhang <i>5- Presumed required for the Turret area - faceted soffit</i>	_____		_____
1	Each 1/4"x12"x12' Hardi-Soffit <u>1</u> as Soffit Material, Overhang - Builder to CONFIRM!	_____		_____
786	LnFt 1x2xRL Exterior Trim - Builder to Select Specie <u>786</u> as Drip Edge	_____		_____
66	Each 1x4x12 Hardi Trim - CONFIRM LENGTHS <u>66</u> as Frieze Material	_____		_____
66	Each 1x8x12' Hardi Trim <u>66</u> as Fascia - Confirm as 1x8 Fascia	_____		_____
1854	LnFt 2x4xRL Utility Fir <u>264</u> as Exterior Framing Studs, 2x4 <u>786</u> as Frieze Blocking <u>804</u> as Lookout Material	_____		_____
786	LnFt 2x6xRL Utility Fir <u>786</u> as Sub Fascia, 2x6	_____		_____

Sub Total _____

Sales Tax _____

Category Total _____

Roof Decking Frame Package

		Unit Price		Extended Price
6	Each Ply Clips (250 Ct) to be Selected <u>6</u> as Ply Clips	_____		_____
6	Sheets 4x8x1/2" CDX Plywood <u>3</u> as A/C Platform Material <u>3</u> as Attic Walkway Material	_____		_____

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324 Sheets 4x8x7/16" OSB Tech-Shield (KoolPly) Plywood	_____	_____
<u>230</u> as Decking		
<u>58</u> as Decking, Hip/Ridge/Valley Waste		
<u>36</u> as Roof Decking, Overhang		
	Sub Total	_____
	Sales Tax	_____
	Category Total	_____

Stair Framing Material

Unit Price Extended Price

* Because the Entry Stairs appear to be supported by wall framing - I HAVE NOT INCLUDED laminated stringer materials. CONFIRM PRIOR TO BUDGETING OR ORDERING ANY MATERIALS FOR THIS HOME.

10 Each 2x12x16' #2YP	_____	_____
<u>6</u> as Stair Landing Framing - 2x12		
<u>4</u> as Stair Stringers - 16'		
6 Each 2x8x16' #2YP	_____	_____
<u>6</u> as Stair - Risers		
8 Sheets 4x8x3/4" T&G CDX Subfloor Plywood	_____	_____
<u>7</u> as Stair - Treads, Plywood, CONFIRM THICKNESS!		
<u>1</u> as Stair Landing Subfloor, CONFIRM THICKNESS!		
40 LnFt 2x4xRL Utility Fir	_____	_____
<u>40</u> as Stair Runner		
	Sub Total	_____
	Sales Tax	_____
	Category Total	_____

Punchout Material - Order as Needed

Unit Price Extended Price

90 Each 2x6x12' #2YP	_____	_____
<u>90</u> as 2x6x12' Wall Studs for Punchout		
40 Each 2x4x12' S.P.F.#2	_____	_____
<u>40</u> as 2x4x12' Wall Studs for Punchout		
16 Each 2x4x116-5/8" Stud Grade Fir	_____	_____
<u>16</u> as 2x4x10' Wall Studs for Punchout		
50 Each 2x4x104-5/8" Stud Grade Fir	_____	_____
<u>50</u> as 2x4x 9' Wall Studs for Punchout		
20 Each 2x6x116-5/8" Stud Grade Fir	_____	_____
<u>20</u> as 2x6x10' Wall Studs for Punchout		
40 Each 2x6x104-5/8" Stud Grade Fir	_____	_____
<u>40</u> as 2x6x 9' Wall Studs for Punchout		
2500 LnFt 2x4xRL Utility Fir	_____	_____
<u>2500</u> as Blocking, Bracing & Misc. Punchout - Confirm Required		
2000 LnFt 2x6xRL Utility Fir	_____	_____
<u>2000</u> as Blocking, Bracing & Misc. Punchout - Confirm Required		
	Sub Total	_____
	Sales Tax	_____
	Category Total	_____

Roof Material

Unit Price Extended Price

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- 79 Each 1-1/2"x1-1/2"x10' Standard Drip Edge _____
 79 as Metal Drip Edge Flashing
- 30 Rolls 15# Roofing Felt _____
 18 as Roofing Felt
 7 as Roofing Felt, Hip, Ridge and Valley Waste
 5 as Roofing Felt, Overhang
- 3 Each Box (50Lb) 1-1/2" Galvanized Roofing Nails _____
 3 as Roofing Nails
- 21 Each 4' Ridge Vents _____
 21 as Ridge Vent
- 89 Each Squares of Shingles to be Selected by Builder _____
 66 as Shingles
 12 as Shingles, Hip/Ridge/Valley Waste
 11 as Shingles, Overhang
- 25 Each Bundles of Hip and Ridge Shingles _____
 25 as Hip/Ridge Shingles
- 10 Each Bundles of Starter Shingles _____
 10 as Shingles, Starter
- 7 Rolls 20"x50' Galvanized Valley Flashing _____
 7 as Valley Flashing, Metal

Sub Total _____
Sales Tax _____
Category Total _____

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

Estimate Sub Total _____
Sales Tax _____
Estimate Total _____