

# RESIDENTIAL ESTIMATING

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**Estimate For:**

**Bill Johnston  
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**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

- \* 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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### 6086 SqFt of Living Area

4106 as Living Area @ First

1980 as Living Area @ Second

### 6062 SqFt of Area Under Roof

4106 as Roofed Area @ First

996 as Roofed Area @ Garage

960 as Roofed Area @ Porches

### 714 LnFt of Overhang

707 as Overhang, "Standard", Horizontal

7 as Overhang, "Standard", Gable or Rake

### 515 LnFt of Wall, Exterior - First

69 as Length of 10' 2x6 Stucco Wall, Note Only

9 as Length of 10' Stucco Wall, Note Only

43 as Length of 11' 2x6 Stucco Wall, Note Only

22 as Length of 11' Stucco Wall, Note Only

111 as Length of 12' 2x6 Stucco Wall, Note Only

77 as Length of 12' Stucco Wall, Note Only

29 as Length of 14' 2x6 Stucco Wall, Note Only

47 as Length of 14' Stucco Wall, Note Only

31 as Length of 18' 2x6 Stucco Wall, Note Only

14 as Length of 18' Stucco Wall, Note Only

10 as Length of 21' 2x6 Stucco Wall, Note Only

43 as Length of 23' 2x6 Stucco Wall, Note Only

10 as Length of 24' 2x6 Stucco Wall, Note Only

### 293 LnFt of Wall, Exterior - Second

22 as Length of 2' 2x6 Attic Wall, Note Only

19 as Length of 10' Stucco Wall, Note Only

10 as Length of 12' Stucco Wall, Note Only

6 as Length of 2x6- 7' Stucco Wall, Note Only

32 as Length of 2x6- 9' Stucco Wall, Note Only

36 as Length of 2x6-10' Stucco Wall, Note Only

42 as Length of 2x6-11' Stucco Wall, Note Only

42 as Length of 2x6-12' Stucco Wall, Note Only

23 as Length of 2x6-15' Stucco Wall, Note Only

8 as Length of 9' Attic Wall, Note Only

53 as Length of 9' Stucco Wall, Note Only

### 10 LnFt of Pony Wall, Exterior - Second

10 as Length of 7' Stucco Pony Wall, Note Only

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### 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

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## Framing Hardware

\* 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
  - 2 as Hold Down for Shear Wall Bracing (P3) Per Engineering Plan
- 6 Each HD14A Hold Down
  - 6 as Hold Down for Shear Wall Bracing (P4) Per Engineering Plan
- 4 Each HD8A Hold Down
  - 2 as Hold Down for Shear Wall Bracing (P1) Per Engineering Plan
  - 2 as Hold Down for Shear Wall Bracing (P2) Per Engineering Plan
- 4 Each 1/2" Nut
  - 4 as 1/2" Nuts
- 1 Each Simpson BC6 (Post Base Anchor for 6x6)
  - 1 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)
  - 1 as Post Cap for 6x6 Post - Simpson PC66
- 8 Each 1/2" Washer
  - 8 as 1/2" Washers

### Windstorm Requirements

- \* 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
  - 7 as P-3 Plywood Shear Wall Bracing Downstairs Per Engineering Plan - Confirm Material Type!
  - 20 as P-4 Plywood Shear Wall Bracing Downstairs Per Engineering Plan - Confirm Material Type!
- 14 Sheets 4x8x7/16" C-C Plywood
  - 3 as P-1 Plywood Shear Wall Bracing Downstairs As 1/2" Per Bob - Located Per Engineering Plan - Confirm Material Type!
  - 11 as P-2 Plywood Shear Wall Bracing Downstairs As 1/2" Per Bob - Located Per Engineering Plan - Confirm Material Type!

### 1st Frame Package - Walls

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

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- 655 LnFt 2x6xRL #2 TRT.YP
  - 351 as Toe Plate - Exterior
  - 304 as Toe Plate - Interior
- 59 LnFt 2x8xRL #2 TRT YP
  - 59 as Toe Plate - Interior
- 6 Each 4x6x12' #2 TRT.YP
  - 6 as 4x6x12' Interior Post - CONFIRM!
- 1 Each 4x6x14' #2 TRT.YP
  - 1 as 4x6x14' Interior Post - CONFIRM!
- 1 Each 4x6x24' #2 TRT.YP
  - 1 as 4x6x24' Interior Post - CONFIRM!  
*Included for the post at the stairs - 23' ceiling - Confirm Requirement and Availability.*
- 1 Each 6x6x12' #2 TRT.YP
  - 1 as 6x6x12' Interior Post - CONFIRM!
- 3 Each 2x12x12' #2YP
  - 3 as Garage Headers, 9' x 7' Door
- 887 LnFt 2x12xRL #2 YP
  - 887 as Headers, 1st
- 474 Each 2x6x12' #2YP
  - 50 as 2x6x12' Wall Studs to Double Studs Under Beams at First Floor
  - 169 as Wall Stud, Exterior, Stucco
  - 255 as Wall Stud, Interior
- 32 Each 2x6x14' #2YP
  - 32 as Wall Stud, Exterior, Stucco
- 71 Each 2x6x18' #2YP
  - 35 as Wall Stud, Exterior, Stucco
  - 36 as Wall Stud, Interior
- 49 Each 2x6x22' #2YP
  - 12 as Wall Stud, Exterior, Stucco
  - 37 as Wall Stud, Interior
- 71 Each 2x6x24' #2YP
  - 58 as Wall Stud, Exterior, Stucco
  - 13 as Wall Stud, Interior
- 6 Each 2x8x10' #2YP
  - 6 as Wall Stud, Interior
- 55 Each 2x8x12' #2YP
  - 55 as Wall Stud, Interior

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- 18 Sheets 4x8x1/2" CDX Plywood
  - 9 as Arch Header Plywood - CONFIRM!
  - 9 as Headers, 1st - CONFIRM!
- 8 Sheets 4x8x3/4" CDX Plywood
  - 3 as Arch Ceiling Plywood - CONFIRM!
  - 5 as Round Top Plate @ 1st - CONFIRM!
- 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

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176 LnFt 2x8xRL Utility Fir

59 as Fire Blocking - Interior

117 as Top Plate - Interior

### 1st Frame Package - Joists

\* **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

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- 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
- 4 Each 2x12x18' #2YP
  - 4 as 18', 2x12 Joist
- 64 Each 2x12x20' #2YP
  - 12 as 20', 2x12 Beams
  - 52 as 20', 2x12 Joist
- 6 Each 2x6x 8' #2YP
  - 6 as 8', 2x6 Ceiling Joist
- 44 Each 2x6x12' #2YP
  - 44 as 12', 2x6 Ceiling Joist
- 17 Each 2x6x14' #2YP
  - 17 as 14', 2x6 Ceiling Joist
- 39 Each 2x6x16' #2YP
  - 39 as 16', 2x6 Ceiling Joist
- 744 LnFt 2x6xRL #2 YP
  - 528 as 2x 6 Ceiling Framing
  - 216 as 2x 6 Strong Backs - Double 2x6
- 16 Each 2x8x10' #2YP
  - 16 as 10', 2x8 Ceiling Joist
- 17 Each 2x8x12' #2YP
  - 17 as 12', 2x8 Ceiling Joist
- 19 Each 2x8x16' #2YP
  - 19 as 16', 2x8 Ceiling Joist
- 78 LnFt 2x8xRL #2YP
  - 78 as 2x 8 Blocking / Framing
  - Balcony joist blocking - Confirm NOT included as treated.*
- 16 Sheets 4x8x1/2" CDX Plywood
  - 16 as Beam Plywood, 1st - CONFIRM!
- 1 Sheets 4x8x1/4" A/C Fir Plywood
  - 1 as Joist Banding @ Radius



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### 30 Sheets 4x8x3/4" CDX Plywood

6 as Barrel Vault Ceiling Plywood - Confirm Before Ordering

*6- PRESUMED required for arch forms at the Master Bath - CONFIRM!*

24 as Groin Vault Ceiling Plywood - Confirm Before Ordering

*24-Presumed required for the three large groin vault arch forms - CONFIRM!*

### 38 Each 2x12 Double Joist Hangers

38 as Double 2x12 Joist Hanger as Required

### 99 Each 2x12 Single Joist Hangers

99 as Single 2x12 Joist Hanger as Required

### 113 Each 2x6 Single Joist Hangers

113 as Single 2x 6 Joist Hanger as Required

### 352 LnFt 2x4xRL Utility Fir

352 as 2x 4 Ceiling Framing

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## 2nd Floor Subfloor Material

### 10 Sheets 4x8x3/4" T&G TRT CDX Plywood

10 as Subfloor Material, Covered Balcony, Second Floor - CONFIRM TYPE!

### 86 Sheets 4x8x1-1/8" T&G CDX Plywood

69 as Subfloor Material, 2nd Floor

15 as Subfloor Material, 2nd Floor Bonus Room Area

2 as Subfloor Material, 2nd Floor Mechanical Area - CONFIRM!

### 38 Each Tubes 29 Oz. Subfloor Adhesive

27 as Subfloor Glue - Confirm Required!

6 as Subfloor Glue, 2nd Floor Bonus Room Area - Confirm Required!

1 as Subfloor Glue, 2nd Floor Mechanical Area - Confirm Required!

4 as Subfloor Glue, Covered Balcony, Second Floor - Confirm Required!

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## 2nd Frame Package - Walls

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

### 3 Each 4x6x10' #2 TRT.YP

3 as 4x6x10' Interior Post - CONFIRM!

### 101 Each 2x6x12' #2YP

9 as Wall Stud, Exterior, Attic

92 as Wall Stud, Exterior, Stucco

### 4 Each 2x6x14' #2YP

4 as Wall Stud, Exterior, Stucco

### 51 Each 2x6x16' #2YP

51 as Wall Stud, Exterior, Stucco

### 438 LnFt 2x6xRL #2 YP

438 as Headers, 2nd

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- 77 LnFt 2x8xRL #2YP
  - 77 as Headers, 2nd
- 38 Each 2x6x104-5/8" #2 YP Studs
  - 38 as Wall Stud, Interior
- 8 Sheets 4x8x1/2" CDX Plywood
  - 3 as Arch Header Plywood - CONFIRM!
  - 5 as Headers, 2nd - CONFIRM!
- 5 Sheets 4x8x3/4" CDX Plywood
  - 2 as Round Toe Plate @ 2nd - CONFIRM!
  - 3 as Round Top Plate @ 2nd - CONFIRM!
- 11 Each 2x4x12' S.P.F.#2
  - 11 as Wall Stud, Exterior, Stucco
- 10 Each 2x4x14' S.P.F.#2
  - 10 as Wall Stud, Exterior, Stucco
- 44 Each 2x4x116-5/8" Stud Grade Fir
  - 24 as Wall Stud, Exterior, Stucco
  - 20 as Wall Stud, Interior
- 541 Each 2x4x104-5/8" Stud Grade Fir
  - 30 as 2x4x 9' Wall Studs to Double Studs Under Beams at Second Floor
  - 9 as Wall Stud, Exterior, Attic
  - 59 as Wall Stud, Exterior, Stucco
  - 443 as Wall Stud, Interior
- 40 Each 2x6x116-5/8" Stud Grade Fir
  - 40 as Wall Stud, Exterior, Stucco
- 56 Each 2x6x104-5/8" Stud Grade Fir
  - 20 as 2x6x 9' Wall Studs to Double Studs Under Beams at Second Floor
  - 36 as Wall Stud, Exterior, Stucco
- 4548 LnFt 2x4xRL Utility Fir
  - 32 as Fire Blocking - Exterior
  - 2870 as Temporary Bracing
  - 99 as Toe Plate - Exterior
  - 443 as Toe Plate - Interior
  - 219 as Top Plate - Exterior
  - 885 as Top Plate - Interior

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### 770 LnFt 2x6xRL Utility Fir

156 as Fire Blocking - Exterior

172 as Toe Plate - Exterior

33 as Toe Plate - Interior

344 as Top Plate - Exterior

65 as Top Plate - Interior

## 2nd Frame Package - Joists

\* 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

### 7 Each Engineered Beams As Noted - CONFIRM!

1 as LSL 3-1/2"x12"x10' - CONFIRM!

1 as LSL 3-1/2"x12"x16' - CONFIRM!

1 as LSL 3-1/2"x12"x18' - CONFIRM!

3 as LSL 3-1/2"x12"x20' - CONFIRM!

1 as LSL 3-1/2"x14"x14' - CONFIRM!

### 4 Each HGUS Face Mount Beam Hanger As Noted - CONFIRM!

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

### 1 Each HUS Beam Hanger As Noted - CONFIRM!

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

### 12 Each Joist Hanger As Noted - CONFIRM!

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

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

### 4 Each 2x12x10' #2YP

4 as 10', 2x12 Beams

### 9 Each 2x12x12' #2YP

9 as 12', 2x12 Beams

### 24 Each 2x12x14' #2YP

24 as 14', 2x12 Beams

### 34 Each 2x12x16' #2YP

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

32 as 16', 2x12 Beams

### 16 Each 2x12x18' #2YP

16 as 18', 2x12 Beams

### 3 Each 2x12x20' #2YP

3 as 20', 2x12 Beams

### 2 Each 2x6x 8' #2YP

2 as 8', 2x6 Beams

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- 4 Each 2x6x10' #2YP
  - 4 as 10', 2x6 Beams
- 3 Each 2x6x12' #2YP
  - 3 as 12', 2x6 Beams
- 3 Each 2x6x 8' #3YP
  - 3 as 8', 2x6 Ceiling Joist
- 29 Each 2x6x10' #3YP
  - 29 as 10', 2x6 Ceiling Joist
- 60 Each 2x6x12' #3YP
  - 60 as 12', 2x6 Ceiling Joist
- 38 Each 2x6x14' #3YP
  - 38 as 14', 2x6 Ceiling Joist
- 44 Each 2x6x16' #3YP
  - 44 as 16', 2x6 Ceiling Joist
- 919 LnFt 2x6xRL #3 YP
  - 423 as 2x 6 Ceiling Framing
  - 496 as 2x 6 Strong Backs - Double 2x6
- 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!
  - Balcony Beam - Confirm size and Order as needed.*

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10 Each 4x8x12' Rough Cedar

10 as 4x8x12' Exterior Trim - CONFIRM!

*Balcony Rafters - Confirm count and order as needed.*

256 LnFt 2x4xRL Utility Fir

256 as 2x 4 Ceiling Framing

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### Roof Frame Package

- \* 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'

5 Each 2x10x12' #3YP

4 as Hips - 12'

1 as Ridges - 12'

10 Each 2x10x14' #3YP

3 as Hips - 14'

4 as Ridges - 14'

3 as Valleys - 14'

26 Each 2x10x16' #3YP

14 as Hips - 16'

3 as Ridges - 16'

9 as Valleys - 16'

5 Each 2x10x18' #3YP

3 as Hips - 18'

2 as Valleys - 18'

6 Each 2x10x20' #3YP

2 as Hips - 20'

1 as Ridges - 20'

3 as Valleys - 20'

6 Each 2x10x22' #3YP

5 as Hips - 22'

1 as Valleys - 22'

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- 4 Each 2x10x24' #3YP  
4 as Hips - 24'
- 70 LnFt 2x10xRL #3YP  
70 as Roof Rafter Banding - 2x10 - CONFIRM!
- 591 LnFt 2x6xRL #3 YP  
591 as Roof Bracing - 2x6 - CONFIRM!
- 50 Each 2x8x 8' #3YP  
50 as Rafters - 8'
- 72 Each 2x8x10' #3YP  
72 as Rafters - 10'
- 177 Each 2x8x12' #3YP  
177 as Rafters - 12'
- 61 Each 2x8x14' #3YP  
61 as Rafters - 14'
- 191 Each 2x8x16' #3YP  
191 as Rafters - 16'
- 23 Each 2x8x18' #3YP  
23 as Rafters - 18'
- 21 Each 2x8x20' #3YP  
21 as Rafters - 20'
- 8 Each 2x8x22' #3YP  
8 as Rafters - 22'
- 4 Each 2x8x24' #3YP  
4 as Rafters - 24'
- 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!

### Sheathing

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

- 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

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28 Sheets 4x8x1/2" CDX Treated Plywood

28 as Sheathing Substituted at First 2' of Perimeter - CONFIRM MATERIAL TYPE!

### 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.

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!

14 Each 10' Long Window Flashing for Stucco Areas to be Selected by Builder

14 as Window Flashing-Stucco

2 Each 2x10x10' #2 TRT.YP

2 as Garage Trimmer, Header, 9' x 7' Door

3 Each 2x10x14' #2 TRT.YP

2 as Garage Trimmer, Sides, 9' x 7' Door

1 as Garage Trimmer, Sides, 16' x 7' Door

1 Each 2x10x18' #2 TRT.YP

1 as Garage Trimmer, Header, 16' x 7' Door

786 LnFt 1x4xRL #3YP

786 as Lookout Banding

4 Each 1/4"x12"x12' Perforated Hardi Soffit

4 as Soffit Material, Overhang - Builder to CONFIRM!

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- 87 Each 1/4"x24"x8' Perforated Hardi Soffit  
87 as Soffit Material, Overhang - Builder to CONFIRM!
- 5 Sheets 4x8x1/4" Hardi Soffit - Smooth  
5 as Soffit Material, Overhang  
*5- Presumed required for the Turret area - faceted soffit*
- 1 Each 1/4"x12"x12' Hardi-Soffit  
1 as Soffit Material, Overhang - Builder to CONFIRM!
- 786 LnFt 1x2xRL Exterior Trim - Builder to Select Specie  
786 as Drip Edge
- 66 Each 1x4x12 Hardi Trim - CONFIRM LENGTHS  
66 as Frieze Material
- 66 Each 1x8x12' Hardi Trim  
66 as Fascia - Confirm as 1x8 Fascia
- 1854 LnFt 2x4xRL Utility Fir  
264 as Exterior Framing Studs, 2x4  
786 as Frieze Blocking  
804 as Lookout Material
- 786 LnFt 2x6xRL Utility Fir  
786 as Sub Fascia, 2x6

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### Roof Decking Frame Package

- 6 Each Ply Clips (250 Ct) to be Selected \_\_\_\_\_  
6 as Ply Clips
- 6 Sheets 4x8x1/2" CDX Plywood  
3 as A/C Platform Material  
3 as Attic Walkway Material
- 324 Sheets 4x8x7/16" OSB Tech-Shield (KoolPly) Plywood  
230 as Decking  
58 as Decking, Hip/Ridge/Valley Waste  
36 as Roof Decking, Overhang

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### Stair Framing Material

\* 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  
6 as Stair Landing Framing - 2x12  
4 as Stair Stringers - 16'
- 6 Each 2x8x16' #2YP  
6 as Stair - Risers
- 8 Sheets 4x8x3/4" T&G CDX Subfloor Plywood  
7 as Stair - Treads, Plywood, CONFIRM THICKNESS!  
1 as Stair Landing Subfloor, CONFIRM THICKNESS!



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40 LnFt 2x4xRL Utility Fir  
40 as Stair Runner

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### Punchout Material - Order as Needed

90 Each 2x6x12' #2YP  
90 as 2x6x12' Wall Studs for Punchout

40 Each 2x4x12' S.P.F.#2  
40 as 2x4x12' Wall Studs for Punchout

16 Each 2x4x116-5/8" Stud Grade Fir  
16 as 2x4x10' Wall Studs for Punchout

50 Each 2x4x104-5/8" Stud Grade Fir  
50 as 2x4x 9' Wall Studs for Punchout

20 Each 2x6x116-5/8" Stud Grade Fir  
20 as 2x6x10' Wall Studs for Punchout

40 Each 2x6x104-5/8" Stud Grade Fir  
40 as 2x6x 9' Wall Studs for Punchout

2500 LnFt 2x4xRL Utility Fir  
2500 as Blocking, Bracing & Misc. Punchout - Confirm Required

2000 LnFt 2x6xRL Utility Fir  
2000 as Blocking, Bracing & Misc. Punchout - Confirm Required

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### Roof Material

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

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7 Rolls 20"x50' Galvanized Valley Flashing  
7 as Valley Flashing, Metal

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