

Estimate #
20-9999-9999

RESIDENTIAL ESTIMATING

9/8/2020

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Estimate For:

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Job Information:

Job Address 16422 Treeline Court
Legal Descr. Lot 6, Block 2, Section 3
City / Sub. Forestview Lakes
Buyer Permasian
Plan # 3440

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.

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Calculated Quantities and Details

- * All structural lumber for Headers, Beams, Joists, Rafters, Ridges, and Valleys are estimated as #2YP. CONFIRM PRIOR TO ORDERING!
- * NOTE: I have included the following specs:
Grade of top plate #2
Per the Builder, sheathing and roof decking are TO BE SELECTED BY THE BUILDER - CONFIRM PRIOR TO ORDERING!
- * As I found NO detail indicating doubled toe plates for solid-surface floors, I HAVE NOT DOUBLED THE TOE PLATES. CONFIRM PRIOR TO ORDERING!
- * Exterior ceilings (soffits) are estimated as 4x8 Hardi Soffit with "H" mould. CONFIRM PRIOR TO ORDERING!
- * Exterior timber materials were NOT specified and must be determined by the Builder PRIOR to using this estimate. Materials that have been included are for reference budgeting purposes only. CONFIRM PRIOR TO ORDERING!
- * SPECIAL NOTICE: The plan provided was NOT ENGINEERED and there was NO joist or beam layout provided. As requested by the Builder, for estimating purposes only, I have produced and presented a joist and beam layout based on my best experience and judgment in order to complete this takeoff.

4751 SqFt of Covered Area

3440 as Covered Area @ First
871 as Covered Area @ Garage
440 as Covered Area @ Porches

3440 SqFt of Living Area

3440 as Living Area @ First

4751 SqFt of Area Under Roof

3440 as Roofed Area @ First
871 as Roofed Area @ Garage
440 as Roofed Area @ Porches

697 LnFt of Overhang

277 as Overhang, "Standard", Horizontal
420 as Overhang, "Standard", Rake

364 LnFt of Wall, Exterior - First

329 as Length of 10', 2x6 Brick Wall, Note Only
35 as Length of 11', 2x6 Brick Wall, Note Only

429 LnFt of Wall - Interior, First

338 as Length of 10' Interior Wall, Note Only
22 as Length of 11' Interior Wall, Note Only
69 as Length of 2x6x10' Interior Wall, Note Only

3124 SqFt of Brick - Type to be Selected - Note Only

3284 as Brick Area @ 10', 2x6 Walls
380 as Brick Area @ 11', 2x6 Walls
-540 as Brick Area, Other

562 SqFt of Stone - Type to be Selected by Builder - Note Only

562 as Stone Area, Other

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1st Frame Package - Walls

- * All structural lumber for Headers, Beams, Joists, Rafters, and Valleys are estimated as #2YP. CONFIRM PRIOR TO ORDERING!
- * NOTE: I have included the following specs:
Grade of top plate #2
Per the Builder, sheathing and roof decking are TO BE SELECTED BY THE BUILDER - CONFIRM PRIOR TO ORDERING!
- * As I found NO detail indicating doubled toe plates for solid-surface floors, I HAVE NOT DOUBLED THE TOE PLATES. CONFIRM PRIOR TO ORDERING!

382 LnFt 6" Sill Sealer - Builder to Spec.

382 as Sill Sealer

395 LnFt 2x4xRL #2 TRT.YP

395 as Toe Plate - Interior

476 LnFt 2x6xRL #2 TRT.YP

400 as Toe Plate - Exterior

76 as Toe Plate - Interior

41 LnFt 2x10xRL #2YP

41 as Headers, 1st

6 Each 2x12x12' #2YP

6 as Garage Headers, 10' x 8' Door

1185 LnFt 2x4xRL #2YP

395 as Fire Blocking - Interior

47 as Top Plate - Exterior

743 as Top Plate - Interior

1881 LnFt 2x6xRL #2 YP

400 as Fire Blocking - Exterior

76 as Fire Blocking - Interior

454 as Headers, 1st

799 as Top Plate - Exterior

152 as Top Plate - Interior

134 LnFt 2x8xRL #2YP

134 as Headers, 1st

6 Sheets 4x8x1/2" CDX Plywood

6 as Headers, 1st - CONFIRM!

372 Each 2x4x116-5/8" Stud

372 as Wall Stud, Interior

24 Each 2x4x128-5/8" Stud (11' Pre Cut) - Confirm Availability

24 as Wall Stud, Interior

438 Each 2x6x116-5/8" Stud

362 as Wall Stud, Exterior, Brick

76 as Wall Stud, Interior

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38 Each 2x6x128-5/8" Stud (11' Pre Cut) - Confirm Availability
38 as Wall Stud, Exterior, Brick

3361 LnFt 2x4xRL _____
3361 as Temporary Bracing

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1st Frame Package - Eng. Beams

- * All structural lumber for Headers, Beams, Joists, Rafters, and Valleys are estimated as #2YP. CONFIRM PRIOR TO ORDERING!
- * SPECIAL NOTICE: The plan provided was NOT ENGINEERED and there was NO joist or beam layout provided. As requested by the Builder, for estimating purposes only, I have produced and presented a joist and beam layout based on my best experience and judgment in order to complete this takeoff estimate.

1 Each 5-1/2"x11-1/4"x18' Anthony Power Beam

1 as APB 5-1/2"x11-1/4"x18' - CONFIRM!

The beam above the Gameroom accordion door is PRESUMED as 5-1/2"x11-1/4". Confirm that it will suffice and that you can make this work for the 8' Header height PRIOR to ordering this item.

1 Each 7"x14"x22' Anthony Power Beam

1 as APB 7"x14"x22' - CONFIRM!

This beam is PRESUMED REQUIRED for between the Family Room and the Kitchen. The dimensions have been PRESUMED. CONFIRM Dimensions and Requirement(s) PRIOR to ordering this item!

1 Each 7"x14"x26' Anthony Power Beam

1 as APB 7"x14"x26' - CONFIRM!

This beam is PRESUMED REQUIRED for between the Family Room and the Kitchen. The dimensions have been PRESUMED. CONFIRM Dimensions and Requirement(s) PRIOR to ordering this item!

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1st Frame Package - Joists

- * Exterior timber materials were NOT specified and must be determined by the Builder PRIOR to using this estimate. Materials that have been included are for reference budgeting purposes only. CONFIRM PRIOR TO ORDERING!
- * SPECIAL NOTICE: The plan provided was NOT ENGINEERED and there was NO joist or beam layout provided. As requested by the Builder, for estimating purposes only, I have produced and presented a joist and beam layout based on my best experience and judgment in order to complete this takeoff estimate.

1 Each 14' Long Unspecified Timber Beams As Noted - CONFIRM!

1 as Timber Beam - Builder must Spec. - CONFIRM!

This beam is PRESUMED REQUIRED for the HORIZONTAL Beam at the Front Porch. The dimensions were NOT indicated. CONFIRM PRIOR TO ORDERING!

1 Each 18' Long Unspecified Timber Beams As Noted - CONFIRM!

1 as Timber Beam - Builder must Spec. - CONFIRM!

This beam is PRESUMED REQUIRED for the HORIZONTAL Beam at the Rear Porch. The dimensions were NOT indicated. CONFIRM PRIOR TO ORDERING!

2 Each 2x10x12' #2YP

2 as 12', 2x10 Ceiling Joist

57 Each 2x10x16' #2YP

57 as 16', 2x10 Ceiling Joist

13 Each 2x10x18' #2YP

13 as 18', 2x10 Ceiling Joist

2 Each 2x12x10' #2YP

2 as 10', 2x12 Beams

3 Each 2x12x12' #2YP

3 as 12', 2x12 Beams

4 Each 2x12x14' #2YP

4 as 14', 2x12 Beams

5 Each 2x12x16' #2YP

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

4 as 2x12 Joist Banding / Blocking

10 Each 2x12x18' #2YP

10 as 18', 2x12 Beams

26 Each 2x12x22' #2YP

26 as 22', 2x12 Joist

Joists over the Family room are PRESUMED as 12" OC. CONFIRM PRIOR TO ORDERING!

47 Each 2x6x 8' #2YP

47 as 8', 2x6 Ceiling Joist

42 Each 2x6x10' #2YP

42 as 10', 2x6 Ceiling Joist

32 Each 2x6x12' #2YP

32 as 12', 2x6 Ceiling Joist

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- 16 Each 2x6x14' #2YP
 - 16 as 14', 2x6 Ceiling Joist
- 12 Each 2x6x16' #2YP
 - 12 as 16', 2x6 Ceiling Joist
- 952 LnFt 2x6xRL #2 YP
 - 528 as 2x 6 Ceiling Framing
 - 424 as 2x 6 Strong Backs - Double 2x6
- 44 Each 2x8x14' #2YP
 - 44 as 14', 2x8 Ceiling Joist
- 2 Sheets 4x8x1/2" CDX Plywood
 - 2 as Beam Plywood, 1st - CONFIRM!
- 54 Each 2x10 Single Joist Hangers
 - 54 as Single 2x10 Joist Hanger as Required
 - Garge and Kitchen beams are PRESUMED to be "Flush" and will require joist hangers. CONFIRM PRIOR TO ORDERING!*
- 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
 - Presumed required for a possible hallway attic stair. CONFIRM PRIOR TO ORDERING!*
- 2 Each 2x6 Single Joist Hangers
 - 2 as Single 2x 6 Joist Hanger as Required
 - Presumed required for a possible hallway attic stair. CONFIRM PRIOR TO ORDERING!*
- 352 LnFt 2x4xRL _____
 - 352 as 2x 4 Ceiling Framing

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Stair Framing Material

8 Each 2x12x16' #2YP

5 as Stair - Treads

3 as Stair Landing Framing - 2x12

Garage Joists are PRESUMED as 2x10's. I have included the stair landing to be 2x12's so that the stairs will work. CONFIRM PRIOR TO ORDERING!

4 Each 2x12x18' #2YP

4 as Stair Stringers - 18'

I have allowed for two center stringers since the area beneath the stairs appears to be open with no supporting walls. CONFIRM PRIOR TO ORDERING!

40 LnFt 2x4xRL #2YP

40 as Stair Runner

5 Each 2x6x16' #2YP

5 as Stair - Risers, 2x6 - CONFIRM!

1 Sheets 4x8x1-1/8" T&G CDX Plywood, CONFIRM BRAND PRIOR TO ORDERING!

1 as Stair Landing Subfloor

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Roof Frame Package

* All structural lumber for Headers, Beams, Joists, Rafters, and Valleys are estimated as #2YP. CONFIRM PRIOR TO ORDERING!

208 Each Simpson Hurricane Clips - Builder to Spec.

208 as Hurricane Clips Every Rafter - CONFIRM!

*I have included hurricane clips because they are required on most homes.
CONFIRM REQUIRED PRIOR TO ORDERING THIS ITEM!*

14 Each 2x6x 8' #2YP

14 as Rafters - 8'

14 Each 2x6x10' #2YP

14 as Rafters - 10'

29 Each 2x6x12' #2YP

29 as Rafters - 12'

44 Each 2x6x14' #2YP

44 as Rafters - 14'

139 Each 2x6x16' #2YP

139 as Rafters - 16'

79 Each 2x6x18' #2YP

79 as Rafters - 18'

20 Each 2x6x20' #2YP

20 as Rafters - 20'

41 Each 2x6x22' #2YP

41 as Rafters - 22'

15 Each 2x6x24' #2YP

15 as Rafters - 24'

1699 LnFt 2x6xRL #2 YP

528 as Collar Ties - 2x6 - CONFIRM!

188 as Purlins - 2x6 - CONFIRM!

*Purlins are PRESUMED to be 2x6's to match the rafters which they support.
CONFIRM PRIOR TO ORDERING!*

983 as Roof Bracing - 2x6 - CONFIRM!

1 Each 2x8x 8' #2YP

1 as Hips - 8'

6 Each 2x8x10' #2YP

4 as Hips - 10'

2 as Ridges - 10'

3 Each 2x8x14' #2YP

3 as Ridges - 14'

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- 8 Each 2x8x16' #2YP
 - 2 as Hips - 16'
 - 3 as Ridges - 16'
 - 3 as Valleys - 16'
- 3 Each 2x8x18' #2YP
 - 1 as Ridges - 18'
 - 2 as Valleys - 18'
- 11 Each 2x8x20' #2YP
 - 5 as Hips - 20'
 - 1 as Ridges - 20'
 - 5 as Valleys - 20'
- 5 Each 2x8x22' #2YP
 - 2 as Hips - 22'
 - 3 as Valleys - 22'
- 12 Each 2x8x24' #2YP
 - 8 as Hips - 24'
 - 4 as Valleys - 24'
- 1310 LnFt 2x4xRL _____
 - 1310 as Roof Bracing - 2x4 - CONFIRM!

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Sheathing

3 Each Roll 18"x300'x6 Mil Cut Poly

3 as Poly Flashing

131 Sheets 4x8 Sheathing to be Selected

112 as Sheathing for Brick

19 as Sheathing for Stone

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Shearwall Material, CONFIRM!

34 Sheets 4x8 Plywood To Be Selected by Builder

34 as Plywood Shear Wall Bracing Downstairs, Interior, To Be Selected

NOTE: I have PRESUMED that this material may be required. CONFIRM PRIOR TO ORDERING!

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Cornice Frame Package

- * Exterior ceilings (soffits) are estimated as 4x8 Hardi Soffit with "H" mould. CONFIRM PRIOR TO ORDERING!
- * Exterior timber materials were NOT specified and must be determined by the Builder PRIOR to using this estimate. Materials that have been included are for reference budgeting purposes only. CONFIRM PRIOR TO ORDERING!

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

6 as Rake Wall Flashing, Confirm Type!

ORDER ONLY AS REQUIRED!

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

1 as Horizontal Wall Flashing

ORDER ONLY AS REQUIRED!

2 Box 1-3/4" Button Cap Nails

2 as Button Nails for Tyvek Areas - CONFIRM REQUIRED!

28 Each 10' Vinyl "H" Mould for Soffit to be Selected

5 as Soffit Material, Overhang

"H" mould is presumed required for joint trim between sheets of soffit.

CONFIRM REQUIRED PRIOR TO ORDERING!

23 as Soffit, Porch, Ceilings - CONFIRM REQUIRED

Porch ceilings are PRESUMED as 4x8 sheets of Hardi Soffit with H-Mould. If you will need 1x6 V-Joint or another material, do not order this material.

CONFIRM PRIOR TO ORDERING!

3 Each Roll 9'x150' Tyvek

3 as Vapor Barrier - CONFIRM REQUIRED!

10 Rolls Roll Tyvek Tape

10 as Tape for Tyvek Areas - CONFIRM REQUIRED!

7 Each 10' Long Window Flashing for Brick Areas to be Selected by Builder

7 as Window Flashing-Brick

3 Rolls Window Wrap 'Tape'-9"x100'

3 as Window Flashing Tape

2 Each 2x10x12' #1 TRT YP

2 as Garage Trimmer, Header, 10' x 8' Door

4 Each 2x10x8' #1 TRT YP

4 as Garage Trimmer, Sides, 10' x 8' Door

440 LnFt 2x6xRL #2 YP

440 as Sub Fascia, 2x 6, CONFIRM!

I have SCALED the overhang FASCIA as 1x8 with 2x6 subfascia. Note that most homes use 1x6 fascia with 2x4 subfascia. CONFIRM PRIOR TO ORDERING!.

180 LnFt 1x4xRL #3YP

180 as Window Furring, 1x 4

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

25 as Soffit Material, Overhang - Builder to CONFIRM!

Horizontal overhang are PRESUMED to receive 12" vented Hardi Soffit. If foam insulation will be used, the soffit should NOT typically be vented. CONFIRM PRIOR TO ORDERING!

1 Sheets 1/4"x24"x8' Perforated Hardi Soffit

1 as Soffit Material, Overhang - Builder to CONFIRM!

Note: This soffit is PRESUMED for the widened roof overhang at the rear of the home behind the Master Bath

13 Each 1/4"x12"x12' Hardi-Soffit

13 as Soffit Material, Overhang - Builder to CONFIRM!

Rake overhang are PRESUMED to receive 12" non-vented Hardi Soffit. CONFIRM PRIOR TO ORDERING!

462 LnFt 1x2xRL Exterior Trim - Builder to Select Specie

462 as Drip Edge

The overhangs appear to have 1x2 drip edge. CONFIRM REQUIRED PRIOR TO ORDERING!

42 Each 1x4x12 3/4" Hardi Trim (Dimensional)

5 as Exterior Trim Material, 1x 4

37 as Frieze Material

Presumed required for Frieze Material. CONFIRM PRIOR TO ORDERING!

5 Each 1x6x12 3/4" Hardi Trim (Dimensional)

5 as Exterior Trim Material, 1x 6

37 Each 1x8x12 3/4" Hardi Trim (Dimensional)

37 as Fascia

I have SCALED the overhang FASCIA as 1x8 with 2x6 subfascia. Note that most homes use 1x6 fascia with 2x4 subfascia. CONFIRM PRIOR TO ORDERING!

21 Sheets 4x8 Soffit to be Selected _____

21 as Soffit, Porch, Ceilings - CONFIRM REQUIRED

Porch ceilings are PRESUMED as 4x8 sheets of Hardi Soffit with H-Mould. If you will need 1x6 V-Joint or another material, do not order this material. CONFIRM PRIOR TO ORDERING!

2063 LnFt 2x4xRL _____

96 as Chimney Studs, 2x4

440 as Frieze Blocking Material, 2x 4

Included as blocking for the frieze material. CONFIRM PRIOR TO ORDERING!

547 as Gable Studs, 2x4

462 as Lookout Banding, 2x4

473 as Lookout Material, 2x4

45 as Window Furring, 2x 4

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Roof Decking Frame Package

* NOTE: I have included the following specs:

Grade of top plate #2

Sheathing and Roof Decking are TO BE SELECTED BY THE BUILDER - CONFIRM PRIOR TO ORDERING!

5 Each Ply Clips (250 Ct) to be Selected _____

5 as Ply Clips

4 Sheets 4x8 Plywood To Be Selected by Builder

2 as A/C Platform Material, ORDER ONLY IF REQUIRED -
CONFIRM MATERIAL TYPE!

*ORDER ONLY IF REQUIRED. Note that NO ATTIC DECKING HAS BEEN
INCLUDED FOR GENERAL STORAGE, SUCH AS OVER THE GARAGE.
CONFIRM!*

2 as Attic Walkway Material, ORDER ONLY IF REQUIRED -
CONFIRM MATERIAL TYPE!

*ORDER ONLY IF REQUIRED. Note that NO ATTIC DECKING HAS BEEN
INCLUDED FOR GENERAL STORAGE, SUCH AS OVER THE GARAGE.
CONFIRM!*

261 Sheets 4x8 Roof Decking to be Selected _____

239 as Decking

22 as Decking, Hip/Ridge/Valley Waste

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Punchout Material - Order as Needed

100 Each 2x4x116-5/8" Stud

100 as 2x4x10' Wall Studs for Punchout

20 Each 2x4x128-5/8" Stud (11' Pre Cut) - Confirm Availability

20 as 2x4x11' Wall Studs for Punchout

100 Each 2x6x116-5/8" Stud

100 as 2x6x10' Wall Studs for Punchout

12 Each 2x6x128-5/8" Stud (11' Pre Cut) - Confirm Availability

12 as 2x6x11' Wall Studs for Punchout

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Roof Material

- 47 Each 1-1/2"x1-1/2"x10' Standard Drip Edge
 - 47 as Metal Drip Edge Flashing
- 47 Each Roll of 30# Felt
 - 37 as Roofing Felt
 - 10 as Roofing Felt, Hip, Ridge and Valley Waste
- 3 Each Box (50Lb) 1-1/2" Galvanized Roofing Nails
 - 3 as Roofing Nails
- 21 Each 4' Ridge Vents
 - 21 as Ridge Vent
- 82 Each Squares of Shingles to be Selected by Builder
 - 73 as Shingles
 - 9 as Shingles, Hip/Ridge/Valley Waste
- 17 Each Bundles of Hip and Ridge Shingles
 - 17 as Hip/Ridge Shingles
- 6 Each Bundles of Starter Shingles
 - 6 as Shingles, Starter
- 7 Rolls 20"x50' Galvanized Valley Flashing
 - 7 as Valley Flashing, Metal

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Exterior Trim Materials

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2 Each 8' Unspecified Timber Beam As Noted - CONFIRM!

1 as Timber Truss Material, Front Truss, CONFIRM PRIOR TO ORDERING!

Note: The center post for the front truss is really 7'. I presume that an 8' er is the shortest that may be available. CONFIRM PRIOR TO ORDERING!

1 as Timber Truss Material, Rear Truss, CONFIRM PRIOR TO ORDERING!

Note: The center post for the rear truss is really 6'. I presume that an 8' er is the shortest that may be available. CONFIRM PRIOR TO ORDERING!

1 Each 10' Unspecified Timber Beam As Noted - CONFIRM!

1 as Timber Truss Material, Front Truss, CONFIRM PRIOR TO ORDERING!

Note: The angled posts for the front truss are really 5'. I have included 1-10'er to be cut for the two members. CONFIRM PRIOR TO ORDERING!

3 Each 12' Unspecified Timber Beam As Noted - CONFIRM!

2 as Timber Truss Material, Front Truss, CONFIRM PRIOR TO ORDERING!

These 2 beams are PRESUMED REQUIRED for the front porch Fascia / Beams indicated on the front elevation. CONFIRM PRIOR TO ORDERING!

1 as Timber Truss Material, Rear Truss, CONFIRM PRIOR TO ORDERING!

Note: The angled posts for the rear truss are really 6'. I have included 1-12'er to be cut for the two members. CONFIRM PRIOR TO ORDERING!

2 Each 14x14x12' Rough Cedar

2 as 14"x14"x12' Exterior Post - Rear Porch Posts - CONFIRM!

The front porch posts are indicated as 1' 2" wide per the front elevations. Rough Cedar is PRESUMED. ONLY ORDER IF REQUIRED DUE TO THE COST. CONFIRM PRIOR TO ORDERING!

11 LnFt 1x6x12' #1 Rough Cedar

11 as Exterior Shutter Material, 1x 6x12'

CONFIRM REQUIRED PRIOR TO ORDERING!

6 Each 4x6x10' Rough Cedar

6 as 4x6x10, Timber Truss Material, CONFIRM PRIOR TO ORDERING!

This material IS PRESUMED for the three decorative gable trusses. 4x6's are PRESUMED. CONFIRM PRIOR TO ORDERING!

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Brick and Masonry Material

15858 Each King Size Brick (4.8 Layup per S.F) Type to be Selected

16420 as Brick Area @ 10', 2x6 Walls

1898 as Brick Area @ 11', 2x6 Walls

-2460 as Brick Area, Adjustment

110 Each Bags Gray Masonary Mix

110 as Mortar

1 Each Rolls 10'x100'x4Mil Clear Poly

1 as Window Protection - CONFIRM!

*ORDER THIS ITEM ONLY IF REQUIRED TO PROTECT THE WINDOWS.
CONFIRM PRIOR TO ORDERING!*

2 Each Box Wall Ties

2 as Wall Ties

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Masonry Sand

17 CuYd Brick Mortor Sand

17 as Mortar Sand

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