

Incl.	Use	Item	TO Qty.	TO Factor	Order Qty.	Unit Cost	Cost
X	Wood Posts						
X	Post	PT 4x4x8	20	8.00	3	\$6.77	\$20.31
X	Post to Girder/Band Bolt	Galv. Carriage Bolt - 1/2x6	20	1.00	20	\$2.53	\$50.60
X	Post to Girder/Band Nut	Galv. Hex Nut - 1/2	20	1.00	20	\$0.38	\$7.60
X	Post to Girder/Band Washer	Galv. Washer - 1/2	20	1.00	20	\$0.33	\$6.60
X	Precast Piers						
X	Precast Pier	Precast Pier Block - 10x10x10	10	1.00	10	\$6.90	\$69.00
X	Framing Labor & Nails						
X	Joist/Stud/Rafter Nails - Loose (4/Covered SF)	Galv. Nails - 16d, 3.5 in. - 5 lb. (45/lb.)	8	225.00	1	\$13.48	\$13.48
X	Joist/Stud/Rafter Nails - Loose (2.5/Covered SF)	Galv. Nails - 10d, 3 in. - 5 lb. (65/lb.)	4	325.00	1	\$13.48	\$13.48
X	Sheathing Nails - Loose (.25 lb/4x8 sheet)	Galv. Ring Shank Nails - 8d, 2.5 in. - 5 lb. (136/lb.)	1	680.00	1	\$16.78	\$16.78
X	Floor Framing						
X	Floor Joist Band - Single	2x8x12	24	12.00	2	\$8.20	\$16.40
X	Floor Joists	2x8x12	120	12.00	10	\$8.20	\$82.00
X	Floor Joist Hangers	Joist Hanger - 2x8	16	1.00	16	\$1.17	\$18.72
X	Floor End Joist Strap	Joist Corner - 2x6-2x10	4	1.00	4	\$0.58	\$2.32
X	Joist Hanger Nails (Based on 6/Hanger)	Joist Hanger Nails - 10x1-1/2 in. - 1 lb. (120/lb.)	120	120.00	1	\$4.97	\$4.97
X	Floor Joist Blocking	2x8x12	24	12.00	2	\$8.20	\$16.40
X	Girders (Incl. Porch)	PT 2X8x18	72	18.00	4	\$0.00	\$0.00
X	Porch Joist Band - Single	PT 2X8x12	12	12.00	1	\$11.67	\$11.67
X	Porch Joists	PT 2X8x12	72	12.00	6	\$11.67	\$70.02
X	Porch Joist Hangers	Joist Hanger - 2x8	8	1.00	8	\$1.17	\$9.36
X	Porch End Joist Strap	Joist Corner - 2x6-2x10	4	1.00	4	\$0.58	\$2.32
X	Joist Hanger Nails (Based on 6/Hanger)	Joist Hanger Nails - 10x1-1/2 in. - 1 lb. (120/lb.)	72	120.00	1	\$4.97	\$4.97
X	Porch Joist Blocking	PT 2X8x12	12	12.00	1	\$11.67	\$11.67
X	Porch Stair Stringer	PT 2x12x8	32	8.00	4	\$18.09	\$72.34
X	Porch Stair Riser	PT 1x8x8	16	8.00	2	\$6.97	\$13.94
X	Subfloor (5% Waste)	Plywood - 5/8x4x8	152	32.00	5	\$15.57	\$77.85
X	Subfloor Glue	Subfloor Glue - 29 oz. Tube	2	96.00	1	\$4.98	\$4.98
X	Porch Decking	PT 5/4x6x12	162	12.00	14	\$6.17	\$86.38
X	Porch Stair Decking	PT 5/4x6x8	24	8.00	3	\$4.17	\$12.51
X	Decking Screws	Deck Screw - 3-1/2 in. - 5 lb. (56/lb.)	546	280.00	2	\$28.47	\$56.94
X	Wall Framing						
X	Ext. Bottom Plate - Front/Rear	2x4x12	24	12.00	2	\$4.86	\$9.72
X	Ext. Bottom Plate - Sides	2x4x12	24	12.00	2	\$4.86	\$9.72
X	Ext. Bottom Plate - Gable Loft Front - Single	2x4x18	18	18.00	1	\$0.00	\$0.00
X	Ext. Bottom Plate - Gable Loft Rear - Single	2x4x18	18	18.00	1	\$0.00	\$0.00
X	Ext. Bottom Plate - Gable Loft Sides - Single	2x4x12	24	12.00	2	\$4.86	\$9.72
X	Ext. Top Plate - Front/Rear - Double	2x4x12	48	12.00	4	\$4.86	\$19.44
X	Ext. Top Plate - Sides - Double	2x4x12	48	12.00	4	\$4.86	\$19.44
X	Ext. Top Plate - Gable Loft Front - Double	2x4x18	36	18.00	2	\$0.00	\$0.00
X	Ext. Top Plate - Gable Loft Rear - Double	2x4x18	36	18.00	2	\$0.00	\$0.00
X	Ext. Top Plate - Gable Loft Sides - Double	2x4x12	48	12.00	4	\$4.86	\$19.44
X	Ext. Purlins - Front/Rear - 4' o.c.	2x4x12	24	12.00	2	\$4.86	\$9.72
X	Ext. Purlins - Sides - 4' o.c.	2x4x12	24	12.00	2	\$4.86	\$9.72
X	Ext. Studs - Gable Front/Rear	2x4x8	176	8.00	22	\$2.90	\$63.80
X	Ext. Studs - Gable Side Walls	2x4x8	176	8.00	22	\$2.90	\$63.80
X	Ext. Studs - Gable Loft Front/Rear	2x4x8	136	8.00	17	\$2.90	\$49.30
X	Ext. Studs - Gable Loft Sides	2x4x8	104	8.00	13	\$2.90	\$37.70

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X	Int. Bottom Plate - Single	2x4x12	12	12.00	1	\$4.86	\$4.86	
X	Int. Top Plate - Double	2x4x12	24	12.00	2	\$4.86	\$9.72	
X	Int. Studs	2x4x8	96	8.00	12	\$2.90	\$34.80	
X	Ext. Headers - Double	2x6x8	70	8.00	9	\$4.26	\$38.34	
X	Int. Headers - Double	2x4x8	16	8.00	2	\$2.90	\$5.80	
X	Ext. Jack Studs	2x4x8	140	8.00	18	\$2.90	\$52.20	
X	Int. Jack Studs	2x4x8	32	8.00	4	\$2.90	\$11.60	
X	Misc. Blocking/Bracing (1/2 LF per Covered SF)	2x4x12	216	12.00	18	\$4.86	\$87.48	
X	Porch Post	PT 4x4x8	32	8.00	4	\$6.77	\$27.08	
X	Porch Post Base	Post Base - 4x4	4	1.00	4	\$10.87	\$43.48	
X	Porch Post Base Anchor	Galv. Wedge Anchor - 1/2x5-1/2	4	1.00	4	\$4.87	\$19.48	
X	Porch Post Base to Anchor Nut	Galv. Hex Nut - 1/2	4	1.00	4	\$0.38	\$1.52	
X	Porch Post Base to Anchor Washer	Galv. Washer - 1/2	4	1.00	4	\$0.33	\$1.32	
X	Porch Post to Base Bolt	Galv. Hex Bolt - 1/2x6	8	1.00	8	\$2.44	\$19.52	
X	Porch Post to Base Nut	Galv. Hex Nut - 1/2	8	1.00	8	\$0.38	\$3.04	
X	Porch Post to Base Washer	Galv. Washer - 1/2	16	1.00	16	\$0.33	\$5.28	
X	Porch Post to Girder/Band Bolt	Galv. Carriage Bolt - 1/2x6	8	1.00	8	\$2.53	\$20.24	
X	Porch Post to Girder/Band Nut	Galv. Hex Nut - 1/2	8	1.00	8	\$0.38	\$3.04	
X	Porch Post to Girder/Band Washer	Galv. Washer - 1/2	8	1.00	8	\$0.33	\$2.64	
X	Wall Sheathing (10% Waste)	Plywood - 3/8x4x8	819	32.00	26	\$12.13	\$315.38	
X	Wall Vapor Barrier	Tyvek - 9x150	819	1,350.00	1	\$149.00	\$149.00	
X	Wall Vapor Barrier Tape (10% Waste)	Tyvek Tape - 2x165	819	675.00	2	\$12.25	\$24.50	
X	Wall Vapor Barrier Nails	Button Cap Nails - 1 in. - 3000/Box	819	3,000.00	1	\$24.67	\$24.67	
X	Loft/Ceiling Framing							
X	Loft Joist Band - Single	2x8x18	36	18.00	2	\$0.00	\$0.00	
X	Loft Joists	2x8x12	120	12.00	10	\$8.20	\$82.00	
X	Loft Joist Blocking	2x8x18	36	18.00	2	\$0.00	\$0.00	
X	Porch Ceiling Joist Band - Single	Incl. with Loft	12	1.00	12	\$0.00	\$0.00	
X	Porch Ceiling Joists	2x8x12	72	12.00	6	\$8.20	\$49.20	
X	Porch Ceiling Joist Hangers	Joist Hanger - 2x8	8	1.00	8	\$1.17	\$9.36	
X	Porch Ceiling End Joist Strap	Joist Corner - 2x6-2x10	2	1.00	2	\$0.58	\$1.16	
X	Joist Hanger Nails (Based on 6/Hanger)	Joist Hanger Nails - 10x1-1/2 in. - 1 lb. (120/lb.)	60	120.00	1	\$4.97	\$4.97	
X	Loft Subfloor (5% Waste)	Plywood - 5/8x4x8	227	32.00	8	\$15.57	\$124.56	
X	Loft Subfloor Glue	Subfloor Glue - 29 oz. Tube	227	96.00	3	\$4.98	\$14.94	
X	Roof Framing							
X	Gable Ridge	2x8x20	20	20.00	1	\$0.00	\$0.00	
X	Gable Rafters	2x6x10	200	10.00	20	\$5.98	\$119.60	
X	Gable Collar Ties	2x4x12	60	12.00	5	\$4.86	\$24.30	
X	Rafter Ties	Rafter Tie	18	1.00	18	\$0.84	\$15.12	
X	End Rafter Strap	Rafter Strap	4	1.00	4	\$0.98	\$3.92	
X	Joist Hanger Nails (Based on 10/Tie)	Joist Hanger Nails - 10x1-1/2 in. - 1 lb. (120/lb.)	220	120.00	2	\$4.97	\$9.94	
X	Gable Rake Rafters	2x6x10	40	10.00	4	\$5.98	\$23.92	
X	Subfascia	2x6x20	40	20.00	2	\$0.00	\$0.00	
X	Soffit Blocking	2x4x20	240	20.00	12	\$0.00	\$0.00	
X	Roof Sheathing (20% Waste)	Plywood - 1/2x4x8	405	32.00	13	\$15.25	\$198.25	
X	Roof Underlayment (20% Waste)	Roof Felt - 15#, 400 SF	405	400.00	2	\$16.85	\$33.70	
X	Roof Underlayment Nails	Button Cap Nails - 1 in. - 3000/Box	405	3,000.00	1	\$24.67	\$24.67	
X	Roofing							
X	Eave Drip Edge	Drip Edge - 10 ft.	40	10.00	4	\$3.98	\$15.92	

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X	Rake Drip Edge	Drip Edge - 10 ft.	40	10.00	4	\$3.98	\$15.92
X	Ridge Vent	Ridge Vent - 4 ft.	18	4.00	5	\$7.85	\$39.25
X	Shingles (20% Waste)	Shingles - Arch., 1/3 SQ/Bdl.	405	33.00	13	\$24.50	\$318.50
X	Starter Strip Shingles	Starter Strip Shingles - 60 ft./Bdl.	40	60.00	1	\$35.76	\$35.76
X	Ridge Shingles	Hip & Ridge Shingles - 20 ft./Bdl.	20	20.00	1	\$43.33	\$43.33
X	Roofing Nails - Loose (3 lbs./SQ)	Roofing Nails - 1-1/4 in. - 5 lb. (220/lb.)	2706	1,100.00	3	\$10.47	\$31.41
X	Ext. Doors						
X	Single Ext. Door (Qty. from Specs)	Single Ext. Door - Generic	1	1.00	1	\$200.00	\$200.00
X	Door/Window Tape	Door/Window Tape - 4 in. x 33 ft. (Tite-Seal @ Lowes)	147	33.00	5	\$9.98	\$49.90
X	Door/Window Shims (8 per door or window)	Cedar Shims (48/Bdl.)	72	48.00	2	\$4.98	\$9.96
X	Door/Window Caulk	Caulk - Silicone - 10 oz.	9	1.00	9	\$5.98	\$53.82
X	Windows						
X	Single Window (Qty. from Specs)	Single Window - Generic	6	1.00	6	\$150.00	\$900.00
X	Double Window (Qty. from Specs)	Double Window - Generic	1	1.00	1	\$300.00	\$300.00
X	Siding						
X	Fascia	Fascia - LF	40	1.00	40	\$1.50	\$60.00
X	Rake Fascia	Rake Fascia - LF	40	1.00	40	\$1.50	\$60.00
X	Soffit	Soffit - LF	40	1.00	40	\$1.25	\$50.00
X	Rake Soffit	Rake Soffit - LF	40	1.00	40	\$1.25	\$50.00
X	Frieze	Frieze - LF	40	1.00	40	\$1.50	\$60.00
X	Rake Frieze	Rake Frieze - LF	40	1.00	40	\$1.50	\$60.00
X	Fascia Moulding	Fascia Moulding - LF	40	1.00	40	\$0.50	\$20.00
X	Rake Fascia Moulding	Rake Fascia Moulding - LF	40	1.00	40	\$0.50	\$20.00
X	Frieze Moulding	Frieze Moulding - LF	40	1.00	40	\$0.50	\$20.00
X	Rake Frieze Moulding	Rake Frieze Moulding - LF	40	1.00	40	\$0.50	\$20.00
X	Porch Ceiling Moulding	Porch Ceiling Moulding - LF	36	1.00	36	\$0.50	\$18.00
X	Bottom Band	Bottom Band - LF	48	1.00	48	\$3.00	\$144.00
X	Bottom Band Flashing	Bottom Band Flashing - LF	48	1.00	48	\$1.00	\$48.00
X	Corner Board - Each Face	Corner Board - LF	96	1.00	96	\$1.00	\$96.00
X	Door/Window Head Trim	Door/Window Head Trim - LF	35	1.00	35	\$1.00	\$35.00
X	Door/Window Head Flashing	Door/Window Head Flashing - LF	35	1.00	35	\$1.00	\$35.00
X	Door/Window Leg Trim	Door/Window Leg Trim - LF	112	1.00	112	\$1.00	\$112.00
X	Door/Window Sill Trim	Door/Window Sill Trim - LF	35	1.00	35	\$1.00	\$35.00
X	Siding (10% Waste)	Siding - SF	819	1.00	819	\$1.00	\$819.00
X	Porch Ceiling (10% Waste)	Porch Ceiling - SF	80	1.00	80	\$1.25	\$100.00
X	Ext Trim Nails - Loose (4/Siding SF)	Galv. Nails - 16d, 3.5 in. - 5 lb. (45/lb.)	3276	225.00	15	\$13.48	\$202.20
X	Siding Nails - Loose (4/Siding SF)	Galv. Ring Shank Nails - 8d, 2.5 in. - 5 lb. (136/lb.)	3276	680.00	5	\$16.78	\$83.90
X	Porch Rails						
X	Rail Posts (Assumes 1 per 8 lf of rail)	PT 4x4x8	40	8.00	5	\$6.77	\$33.85
X	Bottom Rail	PT 2x4x12	40	12.00	4	\$5.37	\$21.48
X	Top Rail	PT 2x4x12	40	12.00	4	\$5.37	\$21.48
X	Cap Rail	PT 2x6x12	40	12.00	4	\$7.87	\$31.48
X	Pickets (4" o.c.)	PT 2x2x3	120	0.33	360	\$0.00	\$0.00
X	Screen Door	Screen Door - Screen-Tight 5-Bar Vinyl - 3068	1	1.00	1	\$89.00	\$89.00
X	Screen Door Hardware	Screen Door Hardware Kit - Stanley White	1	1.00	1	\$13.48	\$13.48
X	Screening	FG Screen - Std. - SF	192	1.00	192	\$0.16	\$29.87
X	Screen Battens	PT Lattice Strip - LF	184	1.00	184	\$0.16	\$29.75
X	Insulation						
X	Floor Insulation	Insulation - R-19 - SF	216	1.00	216	\$0.58	\$126.18

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X	Wall Insulation	Insulation - R-13 - SF	624	1.00	624	\$0.47	\$294.22
X	Ceiling/Roof Insulation	Insulation - R-30 - SF	260	1.00	260	\$0.89	\$232.68
X	Drywall						
X	Ceiling Drywall (10% Waste)	Drywall - 1/2x4x8	445	32.00	14	\$9.57	\$133.98
X	Wall Drywall (5% Waste)	Drywall - 1/2x4x8	857	32.00	27	\$9.57	\$258.39
X	Corner Bead (Enter # of drywall outside corners)	Corner Bead - 8 ft.	1	1.00	1	\$1.79	\$1.79
X	Joint Tape	Joint Tape - 2 in. x 250 ft.	492	250.00	2	\$1.98	\$3.96
X	Joint Compound	Joint Compound - All-Purpose - 5 gal. (60 lb.)	177	60.00	3	\$13.98	\$41.94
X	Drywall Screws	Drywall Screws - 1-5/8 in. - 5 lb. (205/lb.)	1640	1,025.00	2	\$21.97	\$43.94
X	Floor Tile Backer (Enter SF)	HardieBacker- .25x3x5		15.00		\$11.47	\$0.00
X	Floor Tile Backer Screws	HardieBacker Screws - 1-1/4 in. - 200/pk.		200.00		\$8.27	\$0.00
X	Wall Tile Backer (Enter SF)	HardieBacker- .42x3x5		15.00		\$12.97	\$0.00
X	Wall Tile Backer Screws	HardieBacker Screws - 1-1/4 in. - 200/pk.		200.00		\$8.27	\$0.00
X	Int. Doors						
X	Int. Door (Qty. from Specs)	Single Int. Door - Generic	1	1.00	1	\$100.00	\$100.00
X	Int. Door Shims (8 per door)	Cedar Shims (48/Bdl.)	8	48.00	1	\$4.98	\$4.98
X	Int. Trim						
X	Ext. Door/Window Head Casing	Door/Window Head Casing - LF	35	1.00	35	\$1.00	\$35.00
X	Ext. Door/Window Leg Casing	Door/Window Leg Casing - LF	112	1.00	112	\$1.00	\$112.00
X	Window Sill Casing	Window Sill Casing - LF	31	1.00	31	\$1.00	\$31.00
X	Window Stool	Window Stool - LF	31	1.00	31	\$2.00	\$62.00
X	Window Mullion	Window Mullion - LF	7	1.00	7	\$1.00	\$7.00
X	Int. Door Head Casing (Remove X if pre-cased.)	Door/Window Head Casing - LF	8	1.00	8	\$1.00	\$8.00
X	Int. Door Leg Casing (Remove X if pre-cased.)	Door/Window Leg Casing - LF	28	1.00	28	\$1.00	\$28.00
X	Baseboard (1st Floor & Loft)	Baseboard - LF	132	1.00	132	\$1.50	\$198.00
X	Crown Moulding (1st Floor Only)	Crown Moulding - LF	72	1.00	72	\$2.00	\$144.00
X	Interior Stairs/Ladder	Interior Stairs/Ladder	1	1.00	1	\$300.00	\$300.00
X	Changing all walls to actual length. Double if needed for plates/studs/area. Start @ line below						
					Subtotal	Subtotal	\$9,339.04
					Sales Tax %	Sales Tax %	7.25%
					Sales Tax	Sales Tax	\$677.08
					Total	Total	\$10,016.12