

General

Use the TTD Tiny House Estimator (TTD-THE) is to provide a full material list & cost estimate for small structures. TTD-THE is a fully-functional, fully-customizable MS Excel template.

All calculations and cells are unlocked/unprotected, allowing the user to make ANY changes desired.

Structure sizes allowed - up to 24' in length and width.

Structure shapes allowed - square, rectangular.

Structure layout allowed - single floor, with or without an attic or finished loft, with or without a porch.

Most length measurements are restricted to even numbers, due to standard building material sizes.

Round all restricted measurements up to next highest even number.

All floor, porch, & loft/ceiling joists run the same direction as (parallel to) the rafters.

See the Plan Terms tab for sample plan orientations.

All cost categories have the option to enter a lump-sum bid for contracted work.

Many cost categories have the option to use turnkey pricing. Ex.: \$5/SF for concrete slab labor & materials.

Labor costs are not included by default, but can be easily inserted.

Program comes with a sample plan entered, to illustrate use & inputs. See Sample Plan tab for a rough sketch.

Operation

Step 1: Begin by saving file as a new file.

ALWAYS use "Save As" and create a new file, unless you want to permanently change the program features.

User changes to the original program file CANNOT be undone.

It is the responsibility of the user to **keep a "clean" copy of the original TTD-THE file**, with no user changes.

Step 2: Enter basic info from plans on the House Specs tab.

The House Specs tab calculates the "shell" of the structure. Basically, foundation through interior trim & flooring.

Mark up plans with any missing information, assumptions made, spec changes, etc.

Step 3: Enter/edit non-structural items on the Estimate tab..

Examples to enter here: door/window sizes, plumbing/HVAC/electric/appliance info, all bids.

An "X" in the Incl. column includes the item in the estimate.

Most items in a category can be included by adding an "X" to the category title line (gray highlighted line).

Red-text items can be changed by the user without affecting program operation.

Blue-text items have an associated formula which will be overridden (lost) if changed.

If needing to change a blue-text item, try editing the formula, only if you are an experienced spreadsheet user.

Step 4: Price your estimate out locally, and enter unit costs on the Items tab.

Change all costs (except bids) on the Items tab, NOT the Estimate tab.

Changing costs on the Items tab instantly applies the new cost to all occurrences of that item in the estimate.

Changing costs on the Estimate tab permanently breaks the cost link to the Items tab.

For a "cleaner" view of the Estimate tab, use the dropdown button in the "Incl." column, and select "X" to hide all non-included items.

Then use the dropdown button in the "Order Qty." column, select "Custom", and "greater than 0".

Be sure to have included all the items you need before filtering, so these items can be priced.

A very good way to save time here is to use either the Lowes or Home Depot website for basic pricing.

Step 5: Value Engineering. Identify any areas for cost-savings.

Change estimate and plans as necessary.

Step 6: Compare bids and cost of self-performing work vs. subcontracting.

Certain trades (concrete, insulation, flooring, drywall, paint, plumbing, HVAC, electric)

are often cheaper, safer, and/or MUCH higher quality when left to the pros.

Step 7: Verify Subcontractors. NEVER, NEVER, NEVER hire ANYONE without personally visiting one of their recent projects,

AND speaking to their customer.

You have been warned!!!

Step 8: BUILD IT!!! And have fun doing it!

Foundation

Foundation types allowed - trailer, slab, skid/runner, post/piling, precast/concrete/block piers, block crawlspace.

Foundation heights allowed - 0" - 96".

Floors

Floor framing allowed - 2x2 - 2x12 lumber (standard or pressure-treated), none.

Floor sheathing allowed - plywood, decking, none.

Walls

Wall framing allowed - 2x2 - 2x8 lumber (standard or pressure-treated), none.

Separate sizes allowed for exterior & interior walls & headers. Ex.: Can use 2x6 ext. walls & 2x4 int. walls.

Wall sheathing allowed - plywood, none.

Loft/Ceiling

Ceiling framing allowed - 2x2 - 2x12 lumber (standard or pressure-treated), none.

Loft locations allowed - above house, above both house & porch, none.

Roof

Roof types allowed - gable, shed.

Roofed areas allowed - house only, house & porch, none.

If a separate roof is needed for the porch, estimate the porch as a separate project.

Roof framing allowed - 2x2 - 2x12 lumber (standard or pressure-treated), none.

Roof sheathing allowed - plywood, purlins only, none.
Roofing allowed - shingles, metal or plastic panels, none.

Siding

Siding included - Hardie, SmartSide, T1-11, plywood, vinyl.
Exterior trim included - Hardie, MiraTEC, SmartSide, PVC, pine, vinyl.
Porch rails/posts/screening included - PT Lumber, FG screen, Alum. Screen.

Insulation

Insulation types included - FG batts.
Insulated areas allowed - floors, ext. walls, ceiling/loft, roof, any combination, none.

Drywall

Drywall types included - standard sizes, HardieBacker for tile areas.
Drywall locations allowed - walls, ceilings, none.

Doors/Windows

Door/Window types included - basic home center selections, incl. garage doors, cased openings, etc.

Int. Trim

Interior trim included - basic home center selections.
Interior trim calculations - results are included for casing (ext. doors/windows, int. doors,), window trim, base, crown.
Interior door casing is separated from other casing, to allow easy modification for using pre-cased doors.

Cabinets

Cabinet types included - basic home center selections.

Countertops

Countertops included - basic home center laminate.

Flooring

Flooring included - basic home center hardwood, laminate, tile, carpet.
Two types of flooring are included. Whatever qty. user enters for the 2nd type will be auto-deducted from the 1st.

Paint

Paint included - basic home center selections, separate quantities for exterior & interior primer, wall/ceiling/siding/trim.

Hardware

Door hardware types included - basic home center selections.
Bath hardware types included - basic home center selections.
Shelving types included - basic home center wire shelving kits.
Mirror types included - basic home center selections.
Shower door types included - basic home center selections.

Plumbing

Plumbing included - basic generic items.

HVAC

HVAC included - basic generic items.

Electric

Electric included - basic generic items.

Appliances

Appliances included - basic generic items.

Misc.

Misc. included - user-defined.