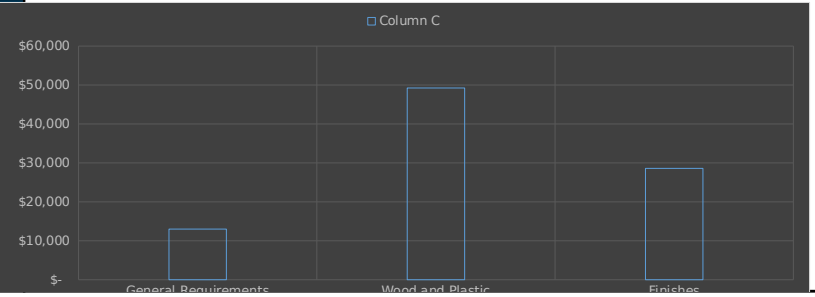


GENERAL SUMMARY

Prepared for: Sisler Residence
Project ID: 20012026
Scope: Limited
No. Of Floors: 2
Date: 20-Jan-26


+1 469-638-3585

BUILDING GSF		2,350		
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COS (PER SF)	
1000	General Requirements	\$ 13,000	\$ 5	
6000	Wood and Plastic	\$ 49,227	\$ 20	
9000	Finishes	\$ 28,590	\$ 12	
TOTAL TRADE COST		\$ 90,818	\$	
OVERHEAD AND PROFIT		15%	\$ 13,623	\$ 5
PROFIT		15%	\$ 13,623	\$ 5
SUBCONTRACTOR MARGIN		10%	\$ 3,360	\$ 1
INSURANCE		3%	\$ 2,725	\$ 1
CONTINGENCY		5%	\$ 4,541	\$ 1
TAX		7%	\$ 2,985	\$ 2
SUGGESTED BID		\$ 131,673	\$	



LUMBER

ESTIMATOR

DETAILED BREAKDOWN OF ITEMS															
Prepared for:		Sisler Residence													
Project ID:		20012026													
Scope:		Limited													
												Date:		20-Jan-26	
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
GENERAL REQUIREMENTS															
1			Permits	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -		
2			Supervision and Coordination	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 5,500.00	\$ 5,500.00		
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -		
4			Final Cleaning	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00		
5			Mobilization Costs	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 3,500.00	\$ 3,500.00		
6			Temporary Control & Facilities	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,500.00	\$ 2,500.00		
7			Scaffolding	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -		
												SUBTOTAL		\$	13,000
WOOD, PLASTIC & COMPOSITE															
			ROUGH CARPENTRY												
			FIRST FLOOR												
			COLUMN												
8			6x6 P.T Wood Post @ (9'-2" High)	EA	9	0%	9	0.64	\$ 55.00	\$ 35.29	\$ 85.62	\$ 120.91	\$ 1,088		
			WOOD STUD												
9			2x6 Exterior Stud Wall	LF	126	H	9								
10			7/16" Thick OSB Sheathing	SF	1155	10%	1271								
11			Plywood Sheathing & Nails Sheet Size" 4'x8'	EA	40	0%	40	0.35	\$ 55.00	\$ 19.25	\$ 17.50	\$ 36.75	\$ 1,470		
12				Nailing	EA	3000	0%	3000	\$ 55.00	\$ 0.03	\$ 0.04	\$ 0.07	\$ 203		
13			2x6 Wood Stud @ 16" O.C. (10' Long)	EA	96	0%	96	0.16	\$ 55.00	\$ 8.80	\$ 14.20	\$ 23.00	\$ 2,204		
14			2x6 Wood Top Plate (16' Long)	EA	17	0%	17	0.26	\$ 55.00	\$ 14.08	\$ 22.72	\$ 36.80	\$ 617		
15			2x6 Wood Bottom Plate (16' Long)	EA	9	0%	9	0.26	\$ 55.00	\$ 14.08	\$ 22.72	\$ 36.80	\$ 327		
16			Sound Batt Insulation	SF	1155	10%	1271	0.01	\$ 55.00	\$ 0.66	\$ 1.15	\$ 1.81	\$ 2,300		
17			Tyvek House Wrap	SF	1155	10%	1271	0.01	\$ 55.00	\$ 0.28	\$ 0.25	\$ 0.53	\$ 667		
18			2x4 Interior Stud Wall		LF	29	H	9							
19			2x4 Wood Stud @ 16" O.C. (10' Long)	EA	23	0%	23	0.14	\$ 55.00	\$ 7.70	\$ 11.00	\$ 18.70	\$ 426		
20			2x4 Wood Top Plate (16' Long)	EA	5	0%	5	0.22	\$ 55.00	\$ 12.32	\$ 17.60	\$ 29.92	\$ 138		
21			2x4 Wood Bottom Plate (16' Long)	EA	3	0%	3	0.22	\$ 55.00	\$ 12.32	\$ 17.60	\$ 29.92	\$ 84		
			HEADER												
22			6x6 Wood Header @ (4'-0" Long)	EA	2	0%	2	0.28	\$ 55.00	\$ 15.40	\$ 37.36	\$ 52.76	\$ 106		
23			6x6 Wood Header @ (6'-0" Long)	EA	3	0%	3	0.42	\$ 55.00	\$ 23.10	\$ 56.04	\$ 79.14	\$ 237		
24			6x6 Wood Header @ (8'-0" Long)	EA	1	0%	1	0.56	\$ 55.00	\$ 30.80	\$ 74.72	\$ 105.52	\$ 106		
25			6x6 Wood Header @ (14'-0" Long)	EA	1	0%	1	0.98	\$ 55.00	\$ 53.90	\$ 130.76	\$ 184.66	\$ 185		

DETAILED BREAKDOWN OF ITEMS

Prepared for: Sisler Residence
Project ID: 20012026
Scope: Limited



Date: 20-Jan-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
			FLOOR JOIST										
			2x6 Floor Joists @ 16" O.C. (475 SF)										
26			2x6 @ (14'-0" Long)	EA	30	0%	30	0.22	\$ 55.00	\$ 12.32	\$ 19.88	\$ 32.20	\$ 966
			DECK SHEATHING	SF	475								
27			7/16" Thick OSB Sheathing	SF	475	10%	523						
28			Plywood Sheathing & Nails	EA	17	0%	17	0.35	\$ 55.00	\$ 19.25	\$ 17.50	\$ 36.75	\$ 625
29			Sheet Size" 4x8'	EA	17	0%	17	0.35	\$ 55.00	\$ 19.25	\$ 17.50	\$ 36.75	\$ 625
			STAIR										
			STAIR JOIST										
			2x6 Floor Joists @ 16" O.C. (20 SF)										
30			2x6 @ (8'-0" Long)	EA	3	0%	3	0.13	\$ 55.00	\$ 7.04	\$ 11.36	\$ 18.40	\$ 55
			STRINGER										
31			2x8 Wood Stringer @ (10'-0" Long)	EA	4	0%	4	0.18	\$ 55.00	\$ 9.90	\$ 21.00	\$ 30.90	\$ 124
			WOOD STEP										
32			3'-0" Long x 12" Wide Wood Tread	EA	14	0%	14	0.75	\$ 55.00	\$ 41.25	\$ 136.72	\$ 177.97	\$ 2,492
33			3'-0" Long x 7" High Wood Riser	EA	16	0%	16	0.36	\$ 55.00	\$ 19.80	\$ 42.25	\$ 62.05	\$ 993
			LANDING SLAB SHEATHING	SF	20								
34			7/16" Thick OSB Sheathing	SF	20	10%	22						
35			Plywood Sheathing & Nails	EA	1	0%	1	0.35	\$ 55.00	\$ 19.25	\$ 17.50	\$ 36.75	\$ 37
36			Sheet Size" 4x8'	EA	1	0%	1	0.35	\$ 55.00	\$ 19.25	\$ 17.50	\$ 36.75	\$ 37
			SECOND FLOOR										
			BEAM										
37			2x8 Floor Beam @ (40'-0" Long)	EA	2	0%	2	0.72	\$ 55.00	\$ 39.60	\$ 84.00	\$ 123.60	\$ 247
38			4x6 Floor Beam @ (4'-0" Long)	EA	2	0%	2	0.21	\$ 55.00	\$ 11.66	\$ 18.40	\$ 30.06	\$ 60
39			4x6 Floor Beam @ (12'-0" Long)	EA	2	0%	2	0.64	\$ 55.00	\$ 34.98	\$ 55.20	\$ 90.18	\$ 180
40			4x6 Floor Beam @ (20'-0" Long)	EA	1	0%	1	1.06	\$ 55.00	\$ 58.30	\$ 92.00	\$ 150.30	\$ 150
41			4x6 Floor Beam @ (40'-0" Long)	EA	3	0%	3	2.12	\$ 55.00	\$ 116.60	\$ 184.00	\$ 300.60	\$ 902
			WOOD STUD										
42			2x6 Exterior Stud Wall	LF	80	H	7						
43			7/16" Thick OSB Sheathing	SF	546	10%	601						
44			Plywood Sheathing & Nails	EA	19	0%	19	0.35	\$ 55.00	\$ 19.25	\$ 17.50	\$ 36.75	\$ 698
45			Sheet Size" 4x8'	EA	19	0%	19	0.35	\$ 55.00	\$ 19.25	\$ 17.50	\$ 36.75	\$ 698
46			2x6 Wood Stud @ 16" O.C. (8' Long)	EA	61	0%	61	0.13	\$ 55.00	\$ 7.04	\$ 11.36	\$ 18.40	\$ 1,125
47			2x6 Wood Top Plate (16' Long)	EA	11	0%	11	0.26	\$ 55.00	\$ 14.08	\$ 22.72	\$ 36.80	\$ 405
48			2x6 Wood Bottom Plate (16' Long)	EA	6	0%	6	0.26	\$ 55.00	\$ 14.08	\$ 22.72	\$ 36.80	\$ 221
49			Sound Batt Insulation	SF	546	10%	601	0.01	\$ 55.00	\$ 0.66	\$ 1.15	\$ 1.81	\$ 1,088
50			Tyvek House Wrap	SF	546	10%	601	0.01	\$ 55.00	\$ 0.28	\$ 0.25	\$ 0.53	\$ 316
			2x6 Exterior Stud Wall	LF	60	H	12						
51			7/16" Thick OSB Sheathing	SF	720	10%	792						
52			Plywood Sheathing & Nails	EA	25	0%	25	0.35	\$ 55.00	\$ 19.25	\$ 17.50	\$ 36.75	\$ 919
53			Sheet Size" 4x8'	EA	25	0%	25	0.35	\$ 55.00	\$ 19.25	\$ 17.50	\$ 36.75	\$ 919
54				EA	1875	0%	1875	0.00	\$ 55.00	\$ 0.03	\$ 0.04	\$ 0.07	\$ 127

P-4
P-5

DETAILED BREAKDOWN OF ITEMS

Prepared for: Sisler Residence
Project ID: 20012026
Scope: Limited



Date: 20-Jan-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
55			2x6 Wood Stud @ 16" O.C. (12' Long)	EA	46	0%	46	0.19	\$ 55.00	\$ 10.56	\$ 17.04	\$ 27.60	\$ 1,273
56			2x6 Wood Top Plate (16' Long)	EA	9	0%	9	0.26	\$ 55.00	\$ 14.08	\$ 22.72	\$ 36.80	\$ 313
57			2x6 Wood Bottom Plate (16' Long)	EA	5	0%	5	0.26	\$ 55.00	\$ 14.08	\$ 22.72	\$ 36.80	\$ 175
58			Sound Batt Insulation	SF	720	10%	792	0.01	\$ 55.00	\$ 0.66	\$ 1.15	\$ 1.81	\$ 1,434
59			Tyvek House Wrap	SF	720	10%	792	0.01	\$ 55.00	\$ 0.28	\$ 0.25	\$ 0.53	\$ 416
60			2x4 Interior Stud Wall	LF	94	H	7						
61			2x4 Wood Stud @ 16" O.C. (8' Long)	EA	72	0%	72	0.11	\$ 55.00	\$ 6.16	\$ 8.80	\$ 14.96	\$ 1,072
62			2x4 Wood Top Plate (16' Long)	EA	13	0%	13	0.22	\$ 55.00	\$ 12.32	\$ 17.60	\$ 29.92	\$ 381
63			2x4 Wood Bottom Plate (16' Long)	EA	7	0%	7	0.22	\$ 55.00	\$ 12.32	\$ 17.60	\$ 29.92	\$ 206
			FLOOR JOIST										
			I-Joists 2x12 @ 16" O.C. (609 SF)										
64			I-Joists 2x12 @ (18'-0" Long)	EA	30	0%	30	0.43	\$ 55.00	\$ 23.76	\$ 58.32	\$ 82.08	\$ 2,462
			DECK SHEATHING	SF	610								
65			7/16" Thick OSB Sheathing	SF	610	10%	671						
66			Plywood Sheathing & Nails Sheet Size" 4x8'	EA	21	0%	21	0.35	\$ 55.00	\$ 19.25	\$ 17.50	\$ 36.75	\$ 772
67			Nailing	EA	1575	0%	1575	0.00	\$ 55.00	\$ 0.03	\$ 0.04	\$ 0.07	\$ 106
			BLOCKING										
68			2x8 Wood Ledger Blocking @ (4' Long)	EA	1	0%	1	0.07	\$ 55.00	\$ 3.96	\$ 8.40	\$ 12.36	\$ 12
69			2x8 Wood Ledger Blocking @ (8' Long)	EA	1	0%	1	0.14	\$ 55.00	\$ 7.92	\$ 16.80	\$ 24.72	\$ 25
70			2x8 Wood Ledger Blocking @ (40' Long)	EA	1	0%	1	0.72	\$ 55.00	\$ 39.60	\$ 84.00	\$ 123.60	\$ 124
			ROOF										
			ROOF RAFTER										
			2x6 Roof Rafter @ 24" O.C. (1575 SF)										
71			2x6 Roof Rafter @ (12'-0" Long)	EA	10	0%	10	0.19	\$ 55.00	\$ 10.56	\$ 17.04	\$ 27.60	\$ 276
72			2x6 Roof Rafter @ (16'-0" Long)	EA	21	0%	21	0.26	\$ 55.00	\$ 14.08	\$ 22.72	\$ 36.80	\$ 773
73			2x6 Roof Rafter @ (20'-0" Long)	EA	42	0%	42	0.32	\$ 55.00	\$ 17.60	\$ 28.40	\$ 46.00	\$ 1,932
			RIDGE BEAM										
74			2x12 Ridge Beam @ (4'-0" Long)	EA	1	0%	1	0.10	\$ 55.00	\$ 5.28	\$ 9.40	\$ 14.68	\$ 15
75			2x12 Ridge Beam @ (44'-0" Long)	EA	1	0%	1	1.06	\$ 55.00	\$ 58.08	\$ 103.40	\$ 161.48	\$ 161
			BLOCKING										
76			2x6 Fascia Blocking @ (10'-0" Long)	EA	24	0%	24	0.16	\$ 55.00	\$ 8.80	\$ 14.20	\$ 23.00	\$ 552
			SOFFIT FRAMING										
77			2x6 Wood Soffit Framing @ (4'-0" Long)	EA	16	0%	16	0.06	\$ 55.00	\$ 3.52	\$ 5.68	\$ 9.20	\$ 147
78			2x6 Wood Soffit Framing @ (6'-0" Long)	EA	33	0%	33	0.10	\$ 55.00	\$ 5.28	\$ 8.52	\$ 13.80	\$ 455
			ROOF SHEATHING										
79			7/16" OSB Plywood Roof Sheathing	SF	2125	10%	2338						
80			Plywood Sheathing & Nails Sheet Size" 4x8'	EA	74	0%	74	0.35	\$ 55.00	\$ 19.25	\$ 17.50	\$ 36.75	\$ 2,720
81			Nailing	EA	5550	0%	5550	0.00	\$ 55.00	\$ 0.03	\$ 0.04	\$ 0.07	\$ 375
82			Clips	EA	370	0%	370	0.02	\$ 55.00	\$ 1.10	\$ 0.60	\$ 1.70	\$ 629
			CONNECTIONS										
83			Simpson Holdown HDU2	EA	9	0%	9	0.15	\$ 55.00	\$ 8.25	\$ 28.59	\$ 36.84	\$ 332
84			Simpson ECCQ Post Cap	EA	9	0%	9	0.35	\$ 55.00	\$ 19.25	\$ 119.60	\$ 138.85	\$ 1,250

Phone: +1 469-638-3585

DETAILED BREAKDOWN OF ITEMS															
Prepared for:		Sisler Residence													
Project ID:		20012026													
Scope:		Limited													
												Date:		20-Jan-26	
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST		
85			Simpson U-Hanger At Ridge To Rafter Connection	EA	146	0%	146	0.10	\$ 55.00	\$ 5.50	\$ 11.80	\$ 17.30	\$ 2,526		
86			Simpson LU-Hanger Floor Joist	EA	135	0%	135	0.75	\$ 55.00	\$ 41.25	\$ 4.98	\$ 46.23	\$ 6,241		
												SUBTOTAL		\$ 49,227	
FINISHES															
			FLOORING & WALL BASE												
			FIRST FLOOR												
			FLOORING												
87	P-4	Assumed	Ceramic Tile Size:12"x12" Manufacturer: TBD Color: TBD	SF	45	10%	50	0.09	\$ 55.00	\$ 4.68	\$ 7.10	\$ 11.78	\$ 583		
88			Thin-Set Mortar Type: Dry-set / Latex Portland Cement thin-set mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension)	SF	45	10%	50	0.01	\$ 55.00	\$ 0.28	\$ 0.42	\$ 0.69	\$ 34		
89			Medium Bed Mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension)	SF	45	10%	50	0.01	\$ 55.00	\$ 0.28	\$ 0.38	\$ 0.66	\$ 32		
90			Grout Laticrete #24 Natural Grey Industrial Epoxy Grout	SF	45	10%	50	0.01	\$ 55.00	\$ 0.66	\$ 2.50	\$ 3.16	\$ 156		
91			LVT: Luxury Vinyl Tile Size: 24"x24" Manufacturer: TBD Color: TBD	SF	495	10%	545	0.07	\$ 55.00	\$ 3.58	\$ 4.25	\$ 7.83	\$ 4,261		
92			Tile Adhesive MAPEI: Kerabond (A118.1), Ultraflex 2 (A118.4) Custom Building Products: Custom Blend (A118.1), Versa Bond (A118.4) LATICRETE: 317 (A118.1), 254 Platinum (A118.15) Assumed	SF	495	10%	545	0.01	\$ 55.00	\$ 0.28	\$ 0.42	\$ 0.69	\$ 377		
93			Grout Laticrete #89 Smoke Grey Lata poxy 2000 Industrial	SF	495	10%	545	0.01	\$ 55.00	\$ 0.66	\$ 2.50	\$ 3.16	\$ 1,720		
94			SC: Sealed Concrete Flooring Manufacturer: TBD Color: TBD	SF	727	10%	800	0.05	\$ 55.00	\$ 2.48	\$ 1.45	\$ 3.93	\$ 3,139		
					WALL BASE										
95					6" High Tile Base Manufacturer: TBD Color: TBD	LF	25	10%	28	0.03	\$ 55.00	\$ 1.38	\$ 3.85	\$ 5.23	\$ 144
96					4" Rubber Baseboard Manufacturer: TBD Color: TBD	LF	135	10%	149	0.03	\$ 55.00	\$ 1.38	\$ 1.35	\$ 2.73	\$ 405
			TRANSITION												
97			Sealed Concrete to LVT Transition	LF	36	10%	40	0.03	\$ 55.00	\$ 1.65	\$ 3.25	\$ 4.90	\$ 194		
98			Tile to LVT Transition	LF	3	10%	3	0.03	\$ 55.00	\$ 1.65	\$ 3.25	\$ 4.90	\$ 16		
			THRESHOLD												
99			Aluminum Threshold	LF	10	10%	11	0.05	\$ 55.00	\$ 2.48	\$ 8.64	\$ 11.12	\$ 122		
			SECOND FLOOR												
			FLOORING												

DETAILED BREAKDOWN OF ITEMS														
Prepared for: Sisler Residence Project ID: 20012026 Scope: Limited			 +1 469-638-3585											
												Date:	20-Jan-26	
SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOUR	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST	
100	P-4	Assumed	Ceramic Tile Size:12"x12" Manufacturer: TBD Color: TBD	SF	35	10%	39	0.09	\$ 55.00	\$ 4.68	\$ 7.11	\$ 11.79	\$ 454	
101			Thin-Set Mortar Type: Dry-set / Latex Portland Cement thin-set mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension)	SF	35	10%	39	0.01	\$ 55.00	\$ 0.28	\$ 0.42	\$ 0.69	\$ 27	
102			Medium Bed Mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension)	SF	35	10%	39	0.01	\$ 55.00	\$ 0.28	\$ 0.38	\$ 0.66	\$ 25	
103			Grout Laticrete #24 Natural Grey Industrial Epoxy Grout	SF	35	10%	39	0.01	\$ 55.00	\$ 0.66	\$ 2.50	\$ 3.16	\$ 122	
104			LVT: Luxury Vinyl Tile Size: 24"x24" Manufacturer: TBD Color: TBD	SF	130	10%	143	0.07	\$ 55.00	\$ 3.58	\$ 4.25	\$ 7.83	\$ 1,119	
105			Tile Adhesive MAPEI: Kerabond (A118.1), Ultraflex 2 (A118.4) Custom Building Products: Custom Blend (A118.1), Versa Bond (A118.4) LATICRETE: 317 (A118.1), 254 Platinum (A118.15) Assumed	SF	130	10%	143	0.01	\$ 55.00	\$ 0.28	\$ 0.42	\$ 0.69	\$ 99	
106			Grout Laticrete #89 Smoke Grey Lata poxy 2000 Industrial	SF	130	10%	143	0.01	\$ 55.00	\$ 0.66	\$ 2.50	\$ 3.16	\$ 452	
107			Carpet Flooring Manufacturer: TBD Color: TBD	SF	342	10%	376	0.06	\$ 55.00	\$ 3.03	\$ 4.35	\$ 7.38	\$ 2,774	
108			Carpet Cushion Type: Memory Foam Thickness: 6-12mm	SF	342	10%	376	0.02	\$ 55.00	\$ 0.83	\$ 1.45	\$ 2.28	\$ 856	
109			WALL BASE 6" High Tile Base Manufacturer: TBD Color: TBD	LF	22	10%	24	0.03	\$ 55.00	\$ 1.38	\$ 3.85	\$ 5.23	\$ 126	
110			4" Rubber Baseboard Manufacturer: TBD Color: TBD	LF	155	10%	171	0.03	\$ 55.00	\$ 1.38	\$ 1.35	\$ 2.73	\$ 465	
111			TRANSITION Carpet to LVT Transition	LF	10	10%	11	0.03	\$ 55.00	\$ 1.65	\$ 3.25	\$ 4.90	\$ 54	
112			Tile to LVT Transition	LF	3	10%	3	0.03	\$ 55.00	\$ 1.65	\$ 3.25	\$ 4.90	\$ 16	
	P-2	Assumed	EXTERIOR											
			SIDING											
113			1x6 Vertical Wood Lap Siding	SF	2270	10%	2497	0.03	\$ 55.00	\$ 1.38	\$ 2.49	\$ 3.87	\$ 9,651	
114			1x6 Wood Trim	LF	203	10%	223	0.01	\$ 55.00	\$ 0.66	\$ 0.95	\$ 1.61	\$ 360	
115			Flashing @ Opening	LF	203	10%	223	0.03	\$ 55.00	\$ 1.38	\$ 2.25	\$ 3.63	\$ 809	
												SUBTOTAL \$ 28,590		
PROJECTED COST												\$90,818		
OVERHEAD												15%	\$13,623	
PROFIT												15%	\$13,623	

DETAILED BREAKDOWN OF ITEMS

Prepared for: Sisler Residence
 Project ID: 20012026
 Scope: Limited



Date: 20-Jan-26

SR #	Drawing #	Detail #	DESCRIPTION	UNIT	QUANTITY	WASTAGE	QUANTITY W/ WASTAGE	UNIT MANHOURL	HOURLY WAGE	LABOR COST	MAT. COST	UNIT COST	SUB COST
SUBCONTRACTOR MARGIN												10%	\$3,360
INSURANCE												3%	\$2,725
CONTINGENCY												5%	\$4,541
TAX												7%	\$2,985
SUGGESTED BID													\$131,673

Notes:

1. Online sources are used for pricing.
2. Prices can vary depending upon field conditions.



DETAILED BREAKDOWN OF ITEMS

Prepared for: **Sisler Residence**
 Project ID: **20012026**
 Scope: **Limited**



Date: **20-Jan-26**

SR #	DESCRIPTION	UNIT	QUANTITY
ROUGH CARPENTRY			
COLUMN			
1	6x6 P.T Wood Post @ (9'-2" High)	EA	9
WOOD STUD			
2	2x6 Wood Stud @ 16" O.C. (10' Long)	EA	96
3	2x6 Wood Stud @ 16" O.C. (8' Long)	EA	61
4	2x6 Wood Stud @ 16" O.C. (12' Long)	EA	46
5	2x4 Wood Stud @ 16" O.C. (10' Long)	EA	23
6	2x4 Wood Stud @ 16" O.C. (8' Long)	EA	72
7	2x6 Wood Bottom Plate (16' Long)	EA	20
8	2x6 Wood Top Plate (16' Long)	EA	36
9	2x4 Wood Top Plate (16' Long)	EA	18
10	2x4 Wood Bottom Plate (16' Long)	EA	10
HEADER			
11	6x6 Wood Header @ (4'-0" Long)	EA	2
12	6x6 Wood Header @ (6'-0" Long)	EA	3
13	6x6 Wood Header @ (8'-0" Long)	EA	1
14	6x6 Wood Header @ (14'-0" Long)	EA	1
FLOOR JOIST			
2x6 Floor Joists @ 16" O.C. (475 SF)			
15	2x6 @ (14'-0" Long)	EA	30
16	2x6 @ (8'-0" Long)	EA	3
STRINGER			
17	2x8 Wood Stringer @ (10'-0" Long)	EA	4
WOOD STEP			
18	3'-0" Long x 12" Wide Wood Tread	EA	14
19	3'-0" Long x 7" High Wood Riser	EA	16
SHEATHING			
20	7/16" Thick OSB Sheathing Sheet Size" 4'x8'	EA	194
21	Nailing 1 Box=500	Box	29
BEAM			
22	2x8 Floor Beam @ (40'-0" Long)	EA	2
23	4x6 Floor Beam @ (4'-0" Long)	EA	2
24	4x6 Floor Beam @ (12'-0" Long)	EA	2
25	4x6 Floor Beam @ (20'-0" Long)	EA	1

DETAILED BREAKDOWN OF ITEMS

Prepared for: **Sisler Residence**
 Project ID: **20012026**
 Scope: **Limited**



Date: **20-Jan-26**

SR #	DESCRIPTION	UNIT	QUANTITY
26	4x6 Floor Beam @ (40'-0" Long)	EA	3
	FLOOR JOIST		
	I-Joists 2x12 @ 16" O.C. (609 SF)		
27	I-Joists 2x12 @ (18'-0" Long)	EA	30
	BLOCKING		
28	2x8 Wood Ledger Blocking @ (4' Long)	EA	1
29	2x8 Wood Ledger Blocking @ (8' Long)	EA	1
30	2x8 Wood Ledger Blocking @ (40' Long)	EA	1
	ROOF RAFTER		
	2x6 Roof Rafter @ 24" O.C. (1575 SF)		
31	2x6 Roof Rafter @ (12'-0" Long)	EA	10
32	2x6 Roof Rafter @ (16'-0" Long)	EA	21
33	2x6 Roof Rafter @ (20'-0" Long)	EA	42
	RIDGE BEAM		
34	2x12 Ridge Beam @ (4'-0" Long)	EA	1
35	2x12 Ridge Beam @ (44'-0" Long)	EA	1
	BLOCKING		
36	2x6 Fascia Blocking @ (10'-0" Long)	EA	24
	SOFFIT FRAMING		
37	2x6 Wood Soffit Framing @ (4'-0" Long)	EA	16
38	2x6 Wood Soffit Framing @ (6'-0" Long)	EA	33
	CONNECTIONS		
39	Simpson Holdown HDU2	EA	9
40	Simpson ECCQ Post Cap	EA	9
41	Simpson U-Hanger At Ridge To Rafter Connection	EA	146
42	Simpson LU-Hanger Floor Joist	EA	135
	FLOORING & WALL BASE		
43	Carpet Flooring Manufacturer: TBD Color: TBD 1 Roll = 100 SF	ROLL	4
44	Carpet Cushion Type: Memory Foam Thickness: 6-12mm 1 Roll = 100 SF	ROLL	4
45	Ceramic Tile Size: 12"x12" Manufacturer: TBD Color: TBD	EA	90
46	LVT: Luxury Vinyl Tile Size: 24"x24" Manufacturer: TBD Color: TBD	EA	581
47	SC: Sealed Concrete Flooring Manufacturer: TBD Color: TBD	SF	800
	WALL BASE		

DETAILED BREAKDOWN OF ITEMS

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SR #	DESCRIPTION	UNIT	QUANTITY
48	6" High Tile Base Manufacturer: TBD Color: TBD	EA	52
49	4" Rubber Baseboard Manufacturer: TBD Color: TBD 1 Roll=100 LF	EA	3
	THINSET		
50	Thin-Set Mortar Type: Dry-set / Latex Portland Cement thin-set mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension)	Bags	10
51	Medium Bed Mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension)	Bags	10
	GROUT		
52	Grout Laticrete #24 Natural Grey Industrial Epoxy Grout	Bags	10
	TRANSITION		
53	Sealed Concrete to LVT Transition 1 Piece = 10 LF	EA	4
54	Tile to LVT Transition 1 Piece = 10 LF	EA	1
55	Carpet to LVT Transition 1 Piece = 10 LF	EA	1
	THRESHOLD		
56	Aluminum Threshold 1 Piece = 10 LF	EA	1
	EXTERIOR FINISHES		
57	1x6 Vertical Wood Lap Siding	EA	499
58	Sound Batt Insulation 1 Roll = 100 SF	ROLL	27
59	Tyvek House Wrap 1 Roll = 100 SF	ROLL	27
	TRIMS		
60	1x6 Wood Trim 1 EA = 10 LF	EA	22
	FLASHING		
61	Flashing @ Opening 1 EA = 10 LF	EA	22