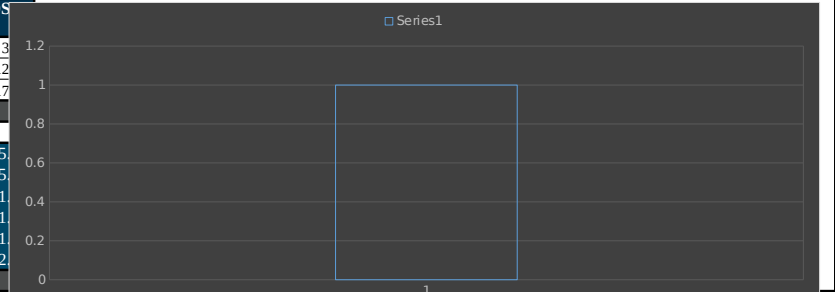


GENERAL SUMMARY

Prepared for: Kyle J barndo Plan 1064-183
Project ID: 2001026
Scope: Framing, Flooring, Exterior
No. Of Floors: 2
Date: 1/20/2026



BUILDING GSF		5,125		
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COS (PER SF)	
1000	General Requirements	\$ 19,500	\$	3
6000	Wood Plastic & Composites	\$ 66,026	\$	12
9000	Finishes	\$ 88,729	\$	17
TOTAL TRADE COST		\$ 174,255	\$	
OVERHEAD		15%	\$ 26,138	\$ 5
PROFIT		15%	\$ 26,138	\$ 5
SUBCONTRACTOR MARGIN		10%	\$ 5,989	\$ 1
INSURANCE		3%	\$ 5,228	\$ 1
CONTINGENCY		5%	\$ 8,713	\$ 1
TAX		6%	\$ 6,403	\$ 2
SUGGESTED BID		\$ 252,864	\$	



LUMBER ESTIMATOR

DETAILED BREAKDOWN OF ITEMS

Prepared for: Kyle J barndo Plan 1064-183
 Project ID: 2001026
 Scope: Framing, Flooring, Exterior



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	\$ -	\$ -	\$ -	\$ 8,500.00	\$ 8,500.00
3			Submittals and Shop drawings	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
4			Final Cleaning	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 2,500.00	\$ 2,500.00
5			Mobilization Costs	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00
6			Temporary Control & Facilities	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ 3,500.00	\$ 3,500.00
7			Scaffolding	LS	1	0%	1	0.000	\$ -	\$ -	\$ -	\$ -	\$ -
SUBTOTAL												\$	19,500

WOOD PLASTIC & COMPOSITES

			ROUGH CARPENTRY										
			LEVEL-01										
			FLOOR FRAMING										
			WOOD POST										
8			6x6 Wood Post @ 10'-0" High	EA	20	0%	20	0.70	\$ 55.00	\$ 38.50	\$ 93.40	\$ 131.90	\$ 2,638
9			6x6 Wood Post @ 6'-0" High	EA	6	0%	6	0.42	\$ 55.00	\$ 23.10	\$ 56.04	\$ 79.14	\$ 475
			WOOD HEADER										
			2x4 Wood Header		LF	76							
10			2x4 Wood Header @ 10'-0" Long	EA	4	0%	4	0.14	\$ 55.00	\$ 7.70	\$ 11.00	\$ 18.70	\$ 75
11			2x4 Wood Header @ 12'-0" Long	EA	3	0%	3	0.17	\$ 55.00	\$ 9.24	\$ 13.20	\$ 22.44	\$ 67
			2x6 Wood Header		LF	219							
12			2x6 Wood Header @ 16'-0" Long	EA	5	0%	5	0.26	\$ 55.00	\$ 14.08	\$ 22.72	\$ 36.80	\$ 184
13			2x6 Wood Header @ 8'-0" Long	EA	6	0%	6	0.13	\$ 55.00	\$ 7.04	\$ 11.36	\$ 18.40	\$ 110
14			2x6 Wood Header @ 12'-0" Long	EA	6	0%	6	0.19	\$ 55.00	\$ 10.56	\$ 17.04	\$ 27.60	\$ 166
15			2x6 Wood Header @ 10'-0" Long	EA	3	0%	3	0.16	\$ 55.00	\$ 8.80	\$ 14.20	\$ 23.00	\$ 69
			WOOD STAIRS										
16			7" High, 10" Wide, 4'-0" Long Prefabricated Wood Riser	EA	25	0%	25	0.36	\$ 55.00	\$ 19.80	\$ 42.25	\$ 62.05	\$ 1,551
17			10" Deep, 4'-0" Long Prefabricated Wood Tread	EA	23	0%	23	0.75	\$ 55.00	\$ 41.25	\$ 145.89	\$ 187.14	\$ 4,304
18			2x12 Wood Stringer @ 12'-0" Long	EA	4	0%	4	0.29	\$ 55.00	\$ 15.84	\$ 28.20	\$ 44.04	\$ 176
			WOOD RAILING										
19			42" High Solid Hardwood Railing	LF	38	10%	42	0.25	\$ 55.00	\$ 13.75	\$ 48.13	\$ 61.88	\$ 2,586
			CONNECTIONS										

Assumed

DETAILED BREAKDOWN OF ITEMS

Prepared for: Kyle J barndo Plan 1064-183
Project ID: 2001026
Scope: Framing, Flooring, Exterior



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
20			Simpson Strong-Tie BC6Z Post Base	EA	26	0%	26	0.18	\$ 55.00	\$ 9.90	\$ 28.99	\$ 38.89	\$ 1,011
21			Simpson Strong-Tie LPC6Z Post Cap	EA	26	0%	26	0.21	\$ 55.00	\$ 11.55	\$ 37.46	\$ 49.01	\$ 1,274
			LEVEL-02										
			FLOOR FRAMING										
			WOOD POST										
22			6x6 Wood Post @ 8'-0" High	EA	10	0%	10	0.56	\$ 55.00	\$ 30.80	\$ 74.72	\$ 105.52	\$ 1,055
23			6x6 Wood Post @ 11'-4" High	EA	4	0%	4	0.79	\$ 55.00	\$ 43.62	\$ 105.82	\$ 149.44	\$ 598
			WOOD HEADER										
			2x4 Wood Header	LF	72								
24			2x4 Wood Header @ 8'-0" Long	EA	4	0%	4	0.11	\$ 55.00	\$ 6.16	\$ 8.80	\$ 14.96	\$ 60
25			2x4 Wood Header @ 10'-0" Long	EA	4	0%	4	0.14	\$ 55.00	\$ 7.70	\$ 11.00	\$ 18.70	\$ 75
			2x6 Wood Header	LF	219								
26			2x6 Wood Header @ 10'-0" Long	EA	16	0%	16	0.16	\$ 55.00	\$ 8.80	\$ 14.20	\$ 23.00	\$ 368
27			2x6 Wood Header @ 18'-0" Long	EA	2	0%	2	0.29	\$ 55.00	\$ 15.84	\$ 25.56	\$ 41.40	\$ 83
28			2x6 Wood Header @ 20'-0" Long	EA	2	0%	2	0.32	\$ 55.00	\$ 17.60	\$ 28.40	\$ 46.00	\$ 92
29			2x6 Wood Header @ 26'-0" Long	EA	2	0%	2	0.42	\$ 55.00	\$ 22.88	\$ 36.92	\$ 59.80	\$ 120
			WOOD BEAM										
30			2x10" Wood Beam -10'-0" Long	EA	16	0%	16	0.19	\$ 55.00	\$ 10.18	\$ 21.50	\$ 31.68	\$ 507
31			2x10" Wood Beam -18'-0" Long	EA	2	0%	2	0.33	\$ 55.00	\$ 18.32	\$ 38.70	\$ 57.02	\$ 114
32			2x10" Wood Beam -20'-0" Long	EA	2	0%	2	0.37	\$ 55.00	\$ 20.35	\$ 43.00	\$ 63.35	\$ 127
33			2x10" Wood Beam -26'-0" Long	EA	2	0%	2	0.48	\$ 55.00	\$ 26.46	\$ 55.90	\$ 82.36	\$ 165
			WOOD JOISTS										
34			2x8 Floor Joists @ 8'-0" Long	EA	4	0%	4	0.14	\$ 55.00	\$ 7.92	\$ 16.80	\$ 24.72	\$ 99
35			2x8 Floor Joists @ 10'-0" Long	EA	61	0%	61	0.18	\$ 55.00	\$ 9.90	\$ 21.00	\$ 30.90	\$ 1,885
36			2x10 Floor Joists @ 14'-0" Long	EA	25	0%	25	0.26	\$ 55.00	\$ 14.25	\$ 30.10	\$ 44.35	\$ 1,109
37			2x10 Floor Joists @ 18'-0" Long	EA	25	0%	25	0.33	\$ 55.00	\$ 18.32	\$ 38.70	\$ 57.02	\$ 1,425
			SHEATHING										
38			3/4" OSB Sheathing	SF	1295	10%	1425						
39			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	45	0%	45	0.350	\$ 55.00	\$ 19.25	\$ 14.56	\$ 33.81	\$ 1,505
40			Nails	EA	3205	0%	3205	0.001	\$ 55.00	\$ 0.03	\$ 0.04	\$ 0.07	\$ 216
41			7/16" OSB Sheathing	SF	376	10%	414						
42			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	13	0%	13	0.350	\$ 55.00	\$ 19.25	\$ 17.50	\$ 36.75	\$ 475
43			Nails	EA	931	0%	931	0.001	\$ 55.00	\$ 0.03	\$ 0.04	\$ 0.07	\$ 63
			WOOD BLOCKING										
44			2x10 Wood Blocking @ 12'-0" Long	EA	27	0%	27	0.22	\$ 55.00	\$ 12.21	\$ 25.80	\$ 38.01	\$ 1,026
			CONNECTIONS										
45			Simpson H2.5A Hanger	EA	230	0%	230	0.01	\$ 55.00	\$ 0.28	\$ 0.69	\$ 0.96	\$ 221
46			Simpson Strong-Tie BC6Z Post Base	EA	14	0%	14	0.18	\$ 55.00	\$ 9.90	\$ 28.99	\$ 38.89	\$ 544
47			Simpson Strong-Tie LPC6Z Post Cap	EA	14	0%	14	0.21	\$ 55.00	\$ 11.55	\$ 37.46	\$ 49.01	\$ 686

Assumed

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DETAILED BREAKDOWN OF ITEMS

Prepared for: Kyle J barndo Plan 1064-183
Project ID: 2001026
Scope: Framing, Flooring, Exterior



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
	Sheet 1 to 5		ROOF										
			ROOF FRAMING										
			WOOD BEAM										
48			2x8" Ridge Beam -18'-0" Long	EA	8	0%	8	0.32	\$ 55.00	\$ 17.82	\$ 37.80	\$ 55.62	\$ 445
49			2x8" Roof Beam -18'-0" Long	EA	4	0%	4	0.32	\$ 55.00	\$ 17.82	\$ 37.80	\$ 55.62	\$ 222
			ROOF RAFTERS										
50			2x8 Roof Rafter @ 18'-0" Long	EA	68	0%	68	0.32	\$ 55.00	\$ 17.82	\$ 37.80	\$ 55.62	\$ 3,782
			SHEATHING										
51		Assumed	7/16" OSB Sheathing	SF	2284	10%	2512						
52			Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	79	0%	79	0.350	\$ 55.00	\$ 19.25	\$ 17.50	\$ 36.75	\$ 2,885
53			Nails	EA	5653	0%	5653	0.001	\$ 55.00	\$ 0.03	\$ 0.04	\$ 0.07	\$ 382
			WOOD BLOCKING										
54			2x8 Wood Blocking @ 12'-0" Long	EA	23	0%	23	0.22	\$ 55.00	\$ 11.88	\$ 25.20	\$ 37.08	\$ 853
			CONNECTIONS										
55			Simpson H2.5A Hanger	EA	136	0%	136	0.01	\$ 55.00	\$ 0.28	\$ 0.69	\$ 0.96	\$ 131
			LEVEL-01										
			WALL FRAMING										
56			2X4 WOOD STUD INTERIOR WALLS	LF	140	H	8						
57			2 x 4 Wood Studs @ 8'-0" High	EA	106	0%	106	0.112	\$ 55.00	\$ 6.16	\$ 8.80	\$ 14.96	\$ 1,586
58			2 x 4 Wood Double Top Plate @ 16'-0" Long	EA	18	0%	18	0.224	\$ 55.00	\$ 12.32	\$ 17.60	\$ 29.92	\$ 539
59			2 x 4 P.T. Wood Sill Plate @ 16'-0" Long	EA	9	0%	9	0.224	\$ 55.00	\$ 12.32	\$ 17.92	\$ 30.24	\$ 272
60			2X6 WOOD STUD INTERIOR WALLS	LF	35	H	10						
61			2 x 6 Wood Studs @ 10'-0" High	EA	27	0%	27	0.160	\$ 55.00	\$ 8.80	\$ 14.20	\$ 23.00	\$ 621
62			2 x 6 Wood Double Top Plate @ 16'-0" Long	EA	6	0%	6	0.256	\$ 55.00	\$ 14.08	\$ 22.72	\$ 36.80	\$ 221
63			2 x 6 P.T. Wood Sill Plate 16'-0" Long	EA	3	0%	3	0.256	\$ 55.00	\$ 14.08	\$ 23.04	\$ 37.12	\$ 111
64			Insulation	SF	350	10%	385	0.01	\$ 55.00	\$ 0.66	\$ 0.79	\$ 1.45	\$ 556
65		Assumed	2X6 WOOD STUD EXTERIOR WALL	LF	177	H	10						
66			7/16" OSB Tyvek House Wrap On Exterior Side	SF	1770	10%	1947						
67			7/16" OSB Sheathing & Nails - Sheet Size: 4' x 8'	EA	61	0%	61	0.350	\$ 55.00	\$ 19.25	\$ 21.10	\$ 40.35	\$ 2,461
68			Nails	EA	4392	0%	4392						
69			Tapping	LF	896	10%	986						
70			Insulation	SF	1770	10%	1947	0.01	\$ 55.00	\$ 0.66	\$ 0.79	\$ 1.45	\$ 2,813
71			2 x 6 Wood Studs @ 10'-0" High	EA	134	0%	134	0.160	\$ 55.00	\$ 8.80	\$ 14.20	\$ 23.00	\$ 3,082
72			2 x 6 Wood Double Top Plate @ 16'-0" Long	EA	24	0%	24	0.256	\$ 55.00	\$ 14.08	\$ 22.72	\$ 36.80	\$ 883
73			2 x 6 P.T. Wood Sill Plate 16'-0" Long	EA	12	0%	12	0.256	\$ 55.00	\$ 14.08	\$ 23.04	\$ 37.12	\$ 445
74			Flashing	LF	354	10%	389	0.01	\$ 55.00	\$ 0.66	\$ 1.60	\$ 2.26	\$ 879
75			Sealant	LF	354	10%	389	0.01	\$ 55.00	\$ 0.55	\$ 0.45	\$ 1.00	\$ 389
			LEVEL-02										
			WALL FRAMING										
76			2X4 WOOD STUD INTERIOR WALLS	LF	119	H	8						
77			2 x 4 Wood Studs @ 8'-0" High	EA	90	0%	90	0.112	\$ 55.00	\$ 6.16	\$ 8.80	\$ 14.96	\$ 1,346

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DETAILED BREAKDOWN OF ITEMS

Prepared for: Kyle J barndo Plan 1064-183
Project ID: 2001026
Scope: Framing, Flooring, Exterior



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
78			2 x 4 Wood Double Top Plate @ 16'-0" Long	EA	16	0%	16	0.224	\$ 55.00	\$ 12.32	\$ 17.60	\$ 29.92	\$ 479
79			2 x 4 P.T. Wood Sill Plate @ 16'-0" Long	EA	8	0%	8	0.224	\$ 55.00	\$ 12.32	\$ 17.92	\$ 30.24	\$ 242
80			2X6 WOOD STUD INTERIOR WALLS	LF	34	H	7						
81			2 x 6 Wood Studs @ 8'-0" High	EA	26	0%	26	0.160	\$ 55.00	\$ 8.80	\$ 14.20	\$ 23.00	\$ 598
82			2 x 6 Wood Double Top Plate @ 16'-0" Long	EA	6	0%	6	0.256	\$ 55.00	\$ 14.08	\$ 22.72	\$ 36.80	\$ 221
83			2 x 6 P.T. Wood Sill Plate 16'-0" Long	EA	3	0%	3	0.256	\$ 55.00	\$ 14.08	\$ 23.04	\$ 37.12	\$ 111
84			Insulation	SF	247	10%	271	0.01	\$ 55.00	\$ 0.66	\$ 0.79	\$ 1.45	\$ 392
85			2X6 WOOD STUD EXTERIOR WALL	LF	134	H	7						
86			7/16" OSB Tyvek House Wrap On Exterior Side	SF	972	10%	1069						
87			7/16" OSB Sheathing & Nails - Sheet Size: 4' x 8'	EA	34	0%	34	0.350	\$ 55.00	\$ 19.25	\$ 21.10	\$ 40.35	\$ 1,372
88			Nails	EA	2448	0%	2448						
89			Tapping	LF	496	10%	546						
90			Insulation	SF	972	10%	1069	0.01	\$ 55.00	\$ 0.66	\$ 0.79	\$ 1.45	\$ 1,544
91			2 x 6 Wood Studs @ 8'-0" High	EA	101	0%	101	0.160	\$ 55.00	\$ 8.80	\$ 14.20	\$ 23.00	\$ 2,323
92			2 x 6 Wood Double Top Plate @ 16'-0" Long	EA	18	0%	18	0.256	\$ 55.00	\$ 14.08	\$ 22.72	\$ 36.80	\$ 662
93			2 x 6 P.T. Wood Sill Plate 16'-0" Long	EA	9	0%	9	0.256	\$ 55.00	\$ 14.08	\$ 23.04	\$ 37.12	\$ 334
94			Flashing	LF	268	10%	295	0.01	\$ 55.00	\$ 0.66	\$ 1.60	\$ 2.26	\$ 666
95			Sealant	LF	268	10%	295	0.01	\$ 55.00	\$ 0.55	\$ 0.45	\$ 1.00	\$ 295
96			2X6 WOOD STUD EXTERIOR WALL	LF	69	H	11						
97			7/16" OSB Tyvek House Wrap On Exterior Side	SF	782	10%	860						
98			7/16" OSB Sheathing & Nails - Sheet Size: 4' x 8'	EA	27	0%	27	0.350	\$ 55.00	\$ 19.25	\$ 21.10	\$ 40.35	\$ 1,089
99			Nails	EA	1944	0%	1944						
100			Tapping	LF	400	10%	440						
101			Insulation	SF	782	10%	860	0.01	\$ 55.00	\$ 0.66	\$ 0.79	\$ 1.45	\$ 1,243
102			2 x 6 Wood Studs @ 12'-0" High	EA	52	0%	52	0.160	\$ 55.00	\$ 8.80	\$ 14.20	\$ 23.00	\$ 1,196
103			2 x 6 Wood Double Top Plate @ 16'-0" Long	EA	10	0%	10	0.256	\$ 55.00	\$ 14.08	\$ 22.72	\$ 36.80	\$ 368
104			2 x 6 P.T. Wood Sill Plate 16'-0" Long	EA	5	0%	5	0.256	\$ 55.00	\$ 14.08	\$ 23.04	\$ 37.12	\$ 186
105			Flashing	LF	138	10%	152	0.01	\$ 55.00	\$ 0.66	\$ 1.60	\$ 2.26	\$ 343
106			Sealant	LF	138	10%	152	0.01	\$ 55.00	\$ 0.55	\$ 0.45	\$ 1.00	\$ 152

SUBTOTAL \$ 66,026

FINISHES

			LEVEL-01										
			FLOORING & WALL BASE										
			FLOORING										
107			SC: Sealed Concrete Flooring Manufacturer: TBD Color: TBD	SF	1760	10%	1936	0.05	\$ 55.00	\$ 2.48	\$ 1.45	\$ 3.93	\$ 7,599
108			LVT: Luxury Vinyl Tile Size: 24"x24" Manufacturer: TBD Color: TBD	SF	770	10%	847	0.07	\$ 55.00	\$ 3.58	\$ 4.25	\$ 7.83	\$ 6,628
109			Tile Adhesive MAPEI: Kerabond (A118.1), Ultraflex 2 (A118.4) Custom Building Products: CustomBlend (A118.1), VersaBond (A118.4) LATICRETE: 317 (A118.1), 254 Platinum (A118.15) Assumed	SF	770	10%	847	0.01	\$ 55.00	\$ 0.28	\$ 0.42	\$ 0.69	\$ 586

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DETAILED BREAKDOWN OF ITEMS

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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
110	Sheet 1 to 5	Assumed	Grout Laticrete #89 Smoke Grey Latapoxy 2000 Industrial	SF	770	10%	847	0.01	\$ 55.00	\$ 0.66	\$ 2.50	\$ 3.16	\$ 2,675
111			T1: Ceramic Floor Tile Manufacturer: TBD	SF	97	10%	107	0.09	\$ 55.00	\$ 4.68	\$ 7.10	\$ 11.78	\$ 1,256
112			Thin-Set Mortar Type: Dry-set / Latex Portland Cement thin-set mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension)	SF	97	10%	107	0.01	\$ 55.00	\$ 0.28	\$ 0.42	\$ 0.69	\$ 74
113			Medium Bed Mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension)	SF	97	10%	107	0.01	\$ 55.00	\$ 0.28	\$ 0.38	\$ 0.66	\$ 70
114			Grout Laticrete #89 Smoke Grey Latapoxy 2000 Industrial	SF	97	10%	107	0.01	\$ 55.00	\$ 0.66	\$ 2.50	\$ 3.16	\$ 337
			WALL BASE										
115			Tile Wall Base Manufacturer: TBD Color: TBD	LF	96	10%	106	0.03	\$ 55.00	\$ 1.38	\$ 3.85	\$ 5.23	\$ 552
116			4" Rubber Baseboard Manufacturer: TBD Color: TBD	LF	315	10%	347	0.03	\$ 55.00	\$ 1.38	\$ 1.35	\$ 2.73	\$ 944
			TRANSITION STRIP										
117			Tile to LVT Transition Manufacturer: TBD	LF	11	10%	12	0.03	\$ 55.00	\$ 1.65	\$ 3.25	\$ 4.90	\$ 59
118			Tile to Concrete Transition Manufacturer: TBD	LF	4	10%	4	0.03	\$ 55.00	\$ 1.65	\$ 3.25	\$ 4.90	\$ 22
119			LVT to Concrete Transition Manufacturer: TBD	LF	7	10%	8	0.03	\$ 55.00	\$ 1.65	\$ 3.25	\$ 4.90	\$ 38
			THRESHOLDS										
120			1/2" High ADA Threshold Manufacturer: TBD	LF	13	10%	14	0.05	\$ 55.00	\$ 2.48	\$ 8.64	\$ 11.12	\$ 159
			WATER PROOFING										
121			Waterproof Membrane @ Floor Tile	SF	97	10%	107	0.02	\$ 55.00	\$ 1.21	\$ 1.60	\$ 2.81	\$ 300
			LEVEL-02										
			FLOORING & WALL BASE										
			FLOORING										
122			CPT: Carpet Flooring Manufacturer: TBD Color: TBD	SF	355	10%	391	0.06	\$ 55.00	\$ 3.03	\$ 4.35	\$ 7.38	\$ 2,880
123			Glue Down	SF	355	10%	391	0.03	\$ 55.00	\$ 1.38	\$ 1.75	\$ 3.13	\$ 1,220
124			LVT: Luxury Vinyl Tile Size: 24"x24" Manufacturer: TBD Color: TBD	SF	607	10%	668	0.07	\$ 55.00	\$ 3.58	\$ 4.25	\$ 7.83	\$ 5,225

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DETAILED BREAKDOWN OF ITEMS

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Scope: Framing, Flooring, Exterior



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
125	Sheet 1 to 5	Assumed	Tile Adhesive MAPEI: Kerabond (A118.1), Ultraflex 2 (A118.4) Custom Building Products: CustomBlend (A118.1), VersaBond (A118.4) LATICRETE: 317 (A118.1), 254 Platinum (A118.15) <i>Assumed</i>	SF	607	10%	668	0.01	\$ 55.00	\$ 0.28	\$ 0.42	\$ 0.69	\$ 462
126			Grout Laticrete #89 Smoke Grey Latapoxy 2000 Industrial	SF	607	10%	668	0.01	\$ 55.00	\$ 0.66	\$ 2.50	\$ 3.16	\$ 2,109
127			CT: Ceramic Floor Tile Manufacturer: TBD	SF	216	10%	238	0.09	\$ 55.00	\$ 4.68	\$ 7.11	\$ 11.79	\$ 2,800
128			Thin-Set Mortar Type: Dry-set / Latex Portland Cement thin-set mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension)	SF	216	10%	238	0.01	\$ 55.00	\$ 0.28	\$ 0.42	\$ 0.69	\$ 164
129			Medium Bed Mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension)	SF	216	10%	238	0.01	\$ 55.00	\$ 0.28	\$ 0.38	\$ 0.66	\$ 156
130			Grout Laticrete #89 Smoke Grey Latapoxy 2000 Industrial	SF	216	10%	238	0.01	\$ 55.00	\$ 0.66	\$ 2.50	\$ 3.16	\$ 750
			WALL BASE										
131			Tile Wall Base Manufacturer: TBD Color: TBD	LF	93	10%	102	0.03	\$ 55.00	\$ 1.38	\$ 3.85	\$ 5.23	\$ 535
132			4" Rubber Baseboard Manufacturer: TBD Color: TBD	LF	130	10%	143	0.03	\$ 55.00	\$ 1.38	\$ 1.35	\$ 2.73	\$ 390
			TRANSITION STRIP										
133			Tile to LVT Transition Manufacturer: TBD	LF	6	10%	7	0.03	\$ 55.00	\$ 1.65	\$ 3.25	\$ 4.90	\$ 32
134			Carpet to LVT Transition Manufacturer: TBD	LF	6	10%	7	0.03	\$ 55.00	\$ 1.65	\$ 3.25	\$ 4.90	\$ 32
			WATER PROOFING										
135			Waterproof Membrane @ Floor Tile	SF	216	10%	238	0.02	\$ 55.00	\$ 1.21	\$ 1.60	\$ 2.81	\$ 668
			EXTERIOR FINISHES										
			SIDING										
136			Metal Panel Siding	SF	2971	10%	3268	0.04	\$ 55.00	\$ 1.93	\$ 5.46	\$ 7.39	\$ 24,135
137			Vapor Barrier	SF	2971	10%	3268	0.02	\$ 55.00	\$ 0.88	\$ 1.15	\$ 2.03	\$ 6,634
138			Extruded Aluminium Attachmnet Clips @ 24" O.C <i>Note: Assumed, As Details is Not Given</i>	EA	743	0%	743	0.05	\$ 55.00	\$ 2.48	\$ 4.50	\$ 6.98	\$ 5,181
			STONE VENEER										
139			Stone Veneer	SF	475	10%	523	0.21	\$ 55.00	\$ 11.55	\$ 8.00	\$ 19.55	\$ 10,215
140			Vapor Barrier	SF	935	10%	1028	0.02	\$ 55.00	\$ 0.88	\$ 1.15	\$ 2.03	\$ 2,087
141			Metal Lath	SF	475	10%	523	0.01	\$ 55.00	\$ 0.66	\$ 0.88	\$ 1.54	\$ 804.65
142			3/8" Mortar Joint <i>Note: Assumed, As Details is Not Given</i>	CY	1	10%	1	1.150	\$ 55.00	\$ 63.25	\$ 125.00	\$ 188.25	\$ 240.44
			MISC. FINISHES										
143			Door & Window Trim	LF	289	10%	318	0.03	\$ 55.00	\$ 1.54	\$ 0.70	\$ 2.24	\$ 712

Phone: +1 469-638-3585

DETAILED BREAKDOWN OF ITEMS

Prepared for: Kyle J barndo Plan 1064-183
 Project ID: 2001026
 Scope: Framing, Flooring, Exterior



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
SUBTOTAL												\$	88,729

PROJECTED COST													\$174,255
OVERHEAD												15%	\$26,138
PROFIT												15%	\$26,138
SUBCONTRACTOR MARGIN												10%	\$5,989
INSURANCE												3%	\$5,228
CONTINGENCY												5%	\$8,713
TAX												7%	\$6,403
SUGGESTED BID													\$252,864

Notes:

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



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	DESCRIPTION	UNIT	QUANTITY
MATERIAL LIST			
ROUGH CARPENTRY			
	FLOOR JOISTS		
1	2x8 Floor Joists @ 8'-0" Long	EA	4
2	2x8 Floor Joists @ 10'-0" Long	EA	61
3	2x10 Floor Joists @ 14'-0" Long	EA	25
4	2x10 Floor Joists @ 18'-0" Long	EA	25
	ROOF RAFTERS		
5	2x8 Roof Rafter @ 18'-0" Long	EA	68
	WOOD POST		
6	6x6 Wood Post @ 6'-0" High	EA	6
7	6x6 Wood Post @ 8'-0" High	EA	10
8	6x6 Wood Post @ 10'-0" High	EA	20
9	6x6 Wood Post @ 11'-4" High	EA	4
	WOOD BEAM		
10	2x8" Ridge Beam @ 18'-0" Long	EA	8
11	2x8" Wood Beam @ 18'-0" Long	EA	4
12	2x10" Wood Beam @ 10'-0" Long	EA	16
13	2x10" Wood Beam @ 18'-0" Long	EA	2
14	2x10" Wood Beam @ 20'-0" Long	EA	2
15	2x10" Wood Beam @ 26'-0" Long	EA	2
	WOOD HEADER		
	2x4 Wood Header		
16	2x4 Wood Header @ 8'-0" Long	EA	4
17	2x4 Wood Header @ 10'-0" Long	EA	8
18	2x4 Wood Header @ 12'-0" Long	EA	3
	2x6 Wood Header		
19	2x6 Wood Header @ 8'-0" Long	EA	6
20	2x6 Wood Header @ 10'-0" Long	EA	19
21	2x6 Wood Header @ 12'-0" Long	EA	6
22	2x6 Wood Header @ 16'-0" Long	EA	5
23	2x6 Wood Header @ 18'-0" Long	EA	2
24	2x6 Wood Header @ 20'-0" Long	EA	2
25	2x6 Wood Header @ 26'-0" Long	EA	2
	WOOD BLOCKING		
26	2x8 Wood Blocking @ 12'-0" Long	EA	23

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	DESCRIPTION	UNIT	QUANTITY
27	2x10 Wood Blocking @ 12'-0" Long	EA	27
	WOOD STAIRS		
	4'-0" Wide Wood Stair		
28	10" Wide x 4'-0" Long Prefabricated Wood Tread	EA	23
29	7" High x 4'-0" Long Prefabricated Wood Riser	EA	25
30	2x12 Wood Stringer @ 12'-0" Long	EA	4
	CONNECTIONS		
31	Simpson Strong-Tie BC6Z Post Base	EA	40
32	Simpson Strong-Tie LPC6Z Post Cap	EA	40
33	Simpson H2.5A Hanger	EA	366
	FINISH CARPENTRY		
	WOOD RAILING		
34	42" High Solid Hardwood Railing	LF	42
	SHEATHING		
35	3/4" Expousure-I OSB Floor Sheathing	SF	1425
36	Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	45
37	Nails - 500 Nails Per Box	BOX	7
38	7/16" Expousure-I OSB Floor Sheathing	SF	414
39	Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	13
40	1/2" Expourse-I APA Rated Plywood Roof Sheathing	SF	2512
41	Plywood Sheathing & Nails Sheet Size: 4'-0" x 8'-0"	EA	79
	NAILS		
42	Nails - 500 Nails Per Box	BOX	20
	CLIPS		
43	Clips - 250 Clips Per Box	BOX	2
	WALL FRAMING		
	WOOD STUDS		
44	2 x 4 Wood Studs @ 8'-0" High	EA	196
45	2 x 6 Wood Studs @ 8'-0" High	EA	127
46	2 x 6 Wood Studs @ 10'-0" High	EA	161
47	2 x 6 Wood Studs @ 12'-0" High	EA	52
	WOOD TOP PLATE		
48	2 x 4 Wood Double Top Plate @ 16'-0" Long	EA	34
49	2 x 6 Wood Double Top Plate @ 16'-0" Long	EA	64
	WOOD SILL PLATE		
50	2 x 4 P.T. Wood Sill Plate @ 16'-0" Long	EA	17
51	2 x 6 P.T. Wood Sill Plate 16'-0" Long	EA	32
	WALL SHEATHING		

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	DESCRIPTION	UNIT	QUANTITY
52	7/16" Exposure-I OSB Sheathing	SF	3876
53	7/16" OSB Sheathing & Nails - Sheet Size: 4' x 8'	EA	122
	NAILS		
54	Nails - 500 Nails Per Box	BOX	19
	THERMAL & MOISTURE PROTECTION		
	INSULATION		
55	Batt Insulation 1 Bag = 32 SF	BAGS	142
	SEALANT		
56	Acoustical Sealant 1 Tube = 60 LF	TUBE	14
	FLOORING & WALL BASE		
	FLOORING		
57	SC: Sealed Concrete Flooring Manufacturer: TBD Color: TBD	SF	1936
58	LVT: Luxury Vinyl Tile Size: 24"x24" Manufacturer: TBD Color: TBD Box = 12 SF	BOX	124
59	CT: Ceramic Floor Tile Manufacturer: TBD Box = 10 SF	BOX	35
60	CPT: Carpet Flooring Manufacturer: TBD Color: TBD Roll = 576 SF	ROLL	1
	TILE ADHESIVE		
61	Tile Adhesive MAPEI: Kerabond (A118.1), Ultraflex 2 (A118.4) Custom Building Products: CustomBlend (A118.1), VersaBond (A118.4) LATICRETE: 317 (A118.1), 254 Platinum (A118.15) - 75 SF Per Bag	BAG	6
	GROUT		
62	Grout Laticrete #89 Smoke Grey Latapoxy 2000 Industrial - 80 SF Per Bag	BAG	6
	MORTAR		
63	Thin-Set Mortar Type: Dry-set / Latex Portland Cement thin-set mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension) - Bag: 75 SF	BAG	4
64	Medium Bed Mortar Standard: ANSI A118.4 Application: Notched trowel (size per tile dimension) - Bag: 75 SF	BAG	4
65	Grout Laticrete #89 Smoke Grey Latapoxy 2000 Industrial - Bag: 75 SF	BAG	4

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	DESCRIPTION	UNIT	QUANTITY
	WALL BASE		
66	Tile Wall Base Manufacturer: TBD Color: TBD Box: 10 SF	BOX	11
67	4" Rubber Base Manufacturer: TBD Color: TBD 1 Roll = 100 LF	ROLL	5
	TRANSITION STRIP		
68	Tile to LVT Transition Manufacturer: TBD 1= 10 LF	EA	4
	THRESHOLDS		
69	1/2" High ADA Threshold Manufacturer: TBD	LF	14
	WATER PROOFING		
70	Waterproof Membrane - 100 Sf Per Roll	ROLL	4
	EXTERIOR FINISHES		
	SIDING		
71	Vertical Metal Panel Siding -Size 12" Wide x 12' Long	EA	248
	CLIPS		
72	Extruded Aluminium Attachmnet Clips @ 24" O.C	EA	817
	STONE VENEER		
73	Stone Veneer	SF	523
	VAPOR BARRIER		
74	Vapor Barrier -Size 4' Wide x 25' Long	ROLLS	43
	METAL LATH		
75	Metal Lath 1Sheet = 4' x 8'	EA	17
	MORTAR JOINT		
76	3/8" Mortar Joint	CY	1
	TYVEK WRAP		
77	Tyvek House Wrap - 1350 SF Per Roll	ROLL	3
	TAPPING		
78	Tapping (1 Roll = 150 LF)	ROLL	14
	FLASHING		
79	Flashing 1EA = 10LF	EA	84