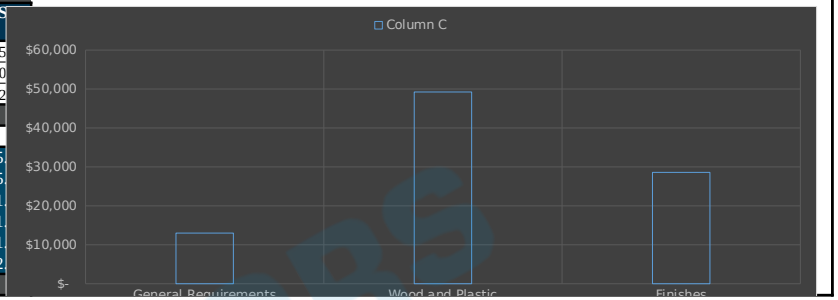
GENERAL SUMMARY

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

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BUILDING GSF	2,350		
DIVISION NO	DESCRIPTION	TOTAL DIV. COST	TOTAL DIV. COST (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	$



USA ESTIMATORS

DETAILED BREAKDOWN OF ITEMS

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

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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
			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	0.00	$ 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
			FLOOR JOIST										
			2x6 Floor Joists @ 16" O.C. (475 SF)										

DETAILED BREAKDOWN OF ITEMS

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

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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
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 Sheet Size" 4'x8'	EA	17	0%	17	0.35	$ 55.00	$ 19.25	$ 17.50	$ 36.75	$ 625
29			Nailing	EA	1275	0%	1275	0.00	$ 55.00	$ 0.03	$ 0.04	$ 0.07	$ 86
			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 Sheet Size" 4'x8'	EA	1	0%	1	0.35	$ 55.00	$ 19.25	$ 17.50	$ 36.75	$ 37
36			Nailing	EA	75	0%	75	0.00	$ 55.00	$ 0.03	$ 0.04	$ 0.07	$ 5
			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	**P-4**		Plywood Sheathing & Nails Sheet Size" 4'x8'	EA	19	0%	19	0.35	$ 55.00	$ 19.25	$ 17.50	$ 36.75	$ 698
45	**P-5**		Nailing	EA	1425	0%	1425	0.00	$ 55.00	$ 0.03	$ 0.04	$ 0.07	$ 96
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
51			**2x6 Exterior Stud Wall**	**LF**	**60**	**H**	**12**						
52			7/16" Thick OSB Sheathing	SF	720	10%	792						
53			Plywood Sheathing & Nails Sheet Size" 4'x8'	EA	25	0%	25	0.35	$ 55.00	$ 19.25	$ 17.50	$ 36.75	$ 919
54			Nailing	EA	1875	0%	1875	0.00	$ 55.00	$ 0.03	$ 0.04	$ 0.07	$ 127
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**						

DETAILED BREAKDOWN OF ITEMS

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Project ID: 20012026
Scope: Limited

USA ESTIMATORS
+1 (214) 556-2605

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
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" 4'x8'	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" 4'x8'	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
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										

DETAILED BREAKDOWN OF ITEMS

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

USA ESTIMATORS
+1 (214) 556-2605

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
87			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	P-4	Assumed	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										
100			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

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104	P-4	Assumed	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
			WALL BASE										
109			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
			TRANSITION										
111			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
			EXTERIOR										
			SIDING										
113	P-2	Assumed	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
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

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Scope: Limited

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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
26	4x6 Floor Beam @ (40'-0" Long)	EA	3

DETAILED BREAKDOWN OF ITEMS

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Project ID: 20012026
Scope: Limited

USA ESTIMATORS
+1 (214) 556-2605

Date: 20-Jan-26

SR #	DESCRIPTION	UNIT	QUANTITY
	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		
48	6" High Tile Base Manufacturer: TBD Color: TBD	EA	52

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SR #	DESCRIPTION	UNIT	QUANTITY
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