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Fungus & Water Damage - Contractor Specifications

Property: 757 Santa Ray Avenue, Oakland, CA 94610

Pest Inspector: GT Inspects Inc.

Report Date: Per 18-page comprehensive pest inspection

Total Estimated Cost: \$18,498 (Conservative estimate for materials, essential tools, and contingency)

EXECUTIVE SUMMARY

Critical Section I Findings - Immediate Remediation Required

Total Cost: \$12,715 (materials) + \$2,700 (essential tools) + \$3,083 (contingency) = **\$18,498**

Priority: Oritical - Must be addressed before other repairs

Licensing: Licensed Pest Control Operator required for all fungicide treatments

Chemical Treatment: Tim-Bor (Disodium Octaborate Tetrahydrate) application required

Work Scope Overview

- 12 separate fungus damage locations requiring professional remediation
- Structural repairs to framing, siding, windows, doors, porches, and decks
- Fungicide treatment of all affected and adjacent wood members
- Waterproofing coordination required for long-term moisture prevention

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MATERIALS & TOOLS SUMMARY

Chemical Treatment Requirements

Item	Brand/Specification	Purpose	Application
Tim-Bor	TIM-BOR (Disodium	Fungus prevention and	Licensed pest control
Fungicide	Octaborate Tetrahydrate)	wood preservative	operator only

Lumber Materials (Based on Inspection Findings)

Material	Specification	Application Areas	
Pressure Treated Douglas Fir Framing	Grade and dimensions TBD by Front porch framing contractor replacement		
T1-11 Siding	Match existing profile	Carport framing and siding replacement	
Lumber for Decks/Stairs	Species and grade TBD by contractor	Side deck, rear porch, stair repairs	
Subflooring Material	Match existing specifications	French door subfloor repairs	

Window and Door Materials

Component	Specification	Quantity	Notes
Wood Window Sashes	Prime painted, match existing design	8+ units	Large bedroom + 7 exterior windows
French Doors	Prime painted wood, match existing design	2 sets	Side and lower rear locations
Window Hardware	Reuse existing if possible	As needed	Specifications not detailed in report

Component	Specification	Quantity	Notes
Door Hardware	TBD by contractor	As	Specifications not detailed in
		needed	report

Building Materials

Material	Application	Specifications	
Sheetrock/Drywall	Front porch interior restoration	Match existing thickness	
Insulation	Front porch interior restoration	Match existing R-value	
Prime Paint	Window sashes, doors, trim	Finish painting not included in quotes	

Tools and Equipment Required

DETAILED TOOL SPECIFICATIONS: See complete itemized Bill of Materials at: **@planning/tool-bill-of-materials.md**

≠ TOOLS SUMMARY - TLDR

Category	Essential Items	Budget	Priority
Demolition	Reciprocating saw, pry bars, wire brushes, paint scrapers	\$300- 400	CRITICAL
Structural Support	Adjustable steel posts, house jacks, shims	\$300- 450	SAFETY CRITICAL
Assessment	Moisture meter (for TIM-BOR), flashlight, inspection tools	\$100- 200	TREATMENT CRITICAL
Power Tools	Cordless drill/driver, impact driver, circular saw	\$400- 600	ESSENTIAL
► Measurement	Tape measures, speed squares, levels	\$200- 300	ESSENTIAL
∜ Hand Tools	Hammers, chisels, block plane, clamps	\$400- 600	ESSENTIAL

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Phase	Purpose	Cost Range
Phase 1 - Essential	Cannot complete project without	\$2,200-3,200
Phase 2 - Recommended	3x faster, professional results	+\$1,500-2,500
Phase 3 - Professional	Perfect finish, efficiency	+\$2,000-3,500
TOTAL INVESTMENT	Complete professional setup	\$6,100-9,900

CRITICAL TOOL REQUIREMENTS FOR FUNGUS REMEDIATION

- Moisture Meter ESSENTIAL Verify wood dryness before TIM-BOR treatment
- Wire Brushes & Paint Scrapers REQUIRED Clean surfaces for chemical penetration
- 6 mil Plastic Drop Cloths REQUIRED Chemical-resistant surface protection
- P100 Respirator SAFETY CRITICAL Chemical exposure protection
- Adjustable Steel Posts SAFETY CRITICAL Support structure during load-bearing repairs

Complete specifications, models, vendors, rental vs purchase analysis, and purchase tracking available in the detailed @planning/tool-bill-of-materials.md document.

Information Not Specified in Inspection Report

Contractors must determine and specify:

- Exact lumber dimensions and quantities
- Hardware brand preferences and specifications
- Fastener types and sizes
- Specific tool requirements beyond general categories
- Material quantities for accurate ordering
- Building code compliance specifications

Summary of Fungus Damage Locations

Location	Finding	Cost Estimate	Priority
Cellulose Debris	Fungus infected debris	\$ 0	Critical
Front Porch & Stairs	Major structural damage	\$775	Critical
Side Stairs Handrail	Fungus damaged post	\$40	Critical
Rear Wooden Porch	Fungus damage to porch	\$435	Critical
Carport Support Posts	Fungus damage to posts	\$220	Critical
Carport Framing & Siding	Fungus damage to framing	Included above	Critical
Side Wooden Deck	Fungus infection found	\$790	Critical
Main Unit Window Sashes	Fungus damaged components	\$1,070	Critical
Subfloor at French Doors	Fungus damage to framing	\$340	Critical
Fascia at Roofline	Fungus damage at fascia	Referred to Roofer	Critical
Side French Doors	Fungus damaged doors	\$2,140	Critical
Exterior Window Sashes	7 fungus damaged sashes	\$3,575	Critical
Lower Rear French Doors	Fungus damaged doors	\$2,140	Critical

Total Project Cost: \$12,715 (materials) + \$2,700 (essential tools) + \$3,083 (contingency) = **\$18,498** (Note: Does not include "Referred to Roofer" costs)

DETAILED FINDINGS BY LOCATION

1. FUNGUS-INFECTED CELLULOSE DEBRIS

Location: Accessible subarea portion as indicated on diagram

Finding: "Fungus infected cellulose debris found, attracts subterranean termite activity"

Work Required: GT Inspects Inc. to remove all debris of size that can be raked and/or larger and dispose

Cost Estimate: \$50.00

Priority: Critical

Work Requirements:

• Debris removal and proper disposal

• Site cleanup and inspection verification

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2. FRONT PORCH AND STAIRS - MAJOR STRUCTURAL DAMAGE

Location: Wood framing and sheathing beneath concrete on wood framed front porch and stairs

Finding: "Fungus damage and decay due to moisture intrusion. Area beneath porch converted to living space (closet) with signs of past moisture intrusion"

Work Required: "Remove insulation and sheetrock, repair fungus damaged framing/sheathing with new material, pressure treated douglas fir framing, fungicide treatment with Timbor, reinstall sheetrock and insulation, waterproofing contractor engagement required"

Cost Estimate: \$14,950.00 (ESTIMATE ONLY)

Priority: — Critical

Access Note: May require unstable area access if damage extends to inaccessible areas

Detailed Work Scope:

- 1. Remove existing insulation and sheetrock
- 2. Cut out all fungus damaged framing and sheathing
- 3. Replace with new pressure treated douglas fir framing
- 4. Apply Tim-Bor fungicide treatment to adjacent areas
- 5. Reinstall sheetrock and insulation to match existing
- 6. Coordinate with waterproofing contractor for moisture prevention

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3. SIDE STAIRS HANDRAIL POST

Location: Side stairs handrail post

Finding: "Fungus damaged and decayed handrail post. Existing handrail can be repaired" **Work Required:** GT Inspect Inc. to repair existing handrail to eliminate fungus damage

Cost Estimate: \$175.00

Priority: Critical

Work Requirements:

- Handrail repair maintaining existing functionality
- Prime paint disturbed areas (finish painting not included)

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4. REAR WOODEN PORCH

Location: Rear wooden porch as indicated on diagram

Finding: "Fungus damage found to porch"

Work Required: GT Inspects Inc. to repair porch and framing to eliminate fungus damage and decay

Cost Estimate: \$2,950.00

Priority: Oritical

Work Requirements:

• Complete porch and framing repair

• Fungicide treatment of affected areas

· Structural integrity restoration

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5. CARPORT SUPPORT POSTS

Location: Carport support posts as indicated on diagram

Finding: "Fungus damage to support posts"

Work Required: GT Inspects Inc. to repair support posts to eliminate fungus damage and decay, prime

paint disturbed areas

Cost Estimate: \$6,950.00

Priority: — Critical

Work Requirements:

- Support post structural repair
- Prime painting of disturbed areas (finish painting not included)
- Maintain carport structural integrity

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6. CARPORT FRAMING AND SIDING

Location: Carport framing and T1-11 siding

Finding: "Fungus damage to framing and siding"

Work Required: Cut out all fungus damaged wood framing and sheathing, replace with new material, chemically treat adjacent area with wood preservative (Tim-Bor)

Cost Estimate: Included with carport support posts

Priority: Oritical

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7. SIDE WOODEN DECK AND STAIRS

Location: Side wooden deck and stairs **Finding:** "Fungus infection found"

Work Required: GT Inspects Inc. to repair deck and stairs to eliminate fungus infection

Cost Estimate: \$5,650.00

Priority: Oritical

Work Requirements:

• Complete deck and stairs repair

• Fungicide treatment

· Structural safety compliance

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8. MAIN UNIT WINDOW SASHES - BEDROOM

Location: Large single lite fixed wood window sash, single lite swing out wood window sash, and window sill and framing at bedroom

Finding: "Fungus damaged and decayed window components"

Work Required: "GT Inspects Inc, to remove this fungus damaged wood window sashes and replace with new prime painted wood window sashes of like design. GT Inspects to repair the window sill and framing. No finish painting is included in our cost quote. Some minor damage may occur to the interior wood window trim in replacement of the wood window sashes. Existing hardware to be reused if possible."

Cost Estimate: \$9,850.00

Priority: Oritical

Additional Requirements:

- Some cities require design review (plans, photographs, or other requirements)
- · Window replacement might require exterior siding or stucco removal
- · Final costs may differ from estimate

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9. SUBFLOOR AND FRAMING AT LOWER FRENCH DOORS

Location: Subfloor and framing adjacent to lower french doors

Finding: "Fungus damage to subfloor and framing"

Work Required: GT Inspects Inc. to repair fungus damage to subflooring and framing

Cost Estimate: \$2,750.00

Priority: Oritical

Work Requirements:

- Subfloor and framing structural repair
- Fungicide treatment of affected areas
- Floor integrity restoration

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10. FASCIA AT ROOFLINE

Reference: Pest Report Finding 11D

Location: Fascia board, as indicated on the report diagram. **Finding:** "Fungus damage was observed to the at the fascia."

Work Required: "Owner or party of interest should engage a licensed roofing contractor for

recommendations and repairs as necessary."

Cost Estimate: Referred to Roofer (Cost to be determined by roofing contractor)

Priority: Oritical

Detailed Requirements & Considerations:

- **Prerequisite:** A comprehensive inspection by a licensed roofing contractor is required to determine the full extent of the damage and the root cause of the moisture issue. The pest report does not include a full roof inspection.
- Contractor: Must be a licensed roofing contractor. This is a specialized trade essential for ensuring the roofline is watertight.
- Materials:
 - Replacement fascia board (wood, composite, or PVC, to be specified by roofer).
 - o Drip edge, flashing, and other roofing components as needed.
 - Sealants and exterior-grade paint.

• Scope of Work:

- 1. Remove the damaged section of the fascia board.
- 2. Inspect the underlying rafter tails and sheathing for any collateral rot or damage.
- 3. Replace all damaged wood.
- 4. Install new fascia board.
- 5. Ensure proper integration with the existing roof, underlayment, and gutters to prevent future water intrusion.
- 6. Seal and paint the new materials to match the existing exterior.
- **Coordination:** This repair must be coordinated with any other roofing work. It is critical for preventing water from getting behind siding and into the wall structure.

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11. SIDE FRENCH DOORS

Reference: Pest Report Finding 11E

Location: Side French doors, as indicated on the report diagram.

Finding: "The side French doors were found to be fungus damaged and decayed as indicated on the

diagram. The door sill was noted to slope inward."

Work Required: "GT Inspects Inc. to remove the fungus damaged doors/ framing and sill and replace with new prime painted wood doors, framing and sill of like design. Existing hardware/lock set to be reused if possible."

Cost Estimate: \$12,650.00

Priority: Oritical

Detailed Requirements & Considerations:

- **Prerequisite:** Investigate the cause of the **inward-sloping sill**. This may indicate a deeper structural or foundation issue that must be addressed before installing a new door to ensure a long-lasting repair.
- Contractor: GT Inspects Inc. or a qualified general contractor.
- Materials:
 - New, prime-painted wood French doors and frame, designed to match the original.
 - New wood sill.
 - o Shims, fasteners, flashing tape, sealant, and caulk.

· Scope of Work:

- 1. Carefully remove and preserve the existing hardware and lockset for reuse.
- 2. Demolish and remove the entire existing door unit, including the frame, sill, and any damaged surrounding trim.
- 3. Inspect the rough opening and subfloor for any hidden fungus or water damage.
- 4. Correct any structural issues causing the sill to slope.
- 5. Install the new door frame and sill, ensuring it is perfectly level, plumb, and square.
- 6. Properly flash and seal the new sill and frame to create a continuous water barrier.
- 7. Install the new door panels and reinstall the original hardware.
- 8. Insulate, trim, and seal the interior and exterior.
- Note: The cost estimate does not include finish painting.

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12. EXTERIOR WINDOW SASHES (7 UNITS)

Reference: Pest Report Finding 11F

Location: Seven single lite fixed wood window sashes at exterior

Finding: "Fungus damaged and decayed window sashes"

Work Required: "GT Inspects Inc, to remove this fungus damaged wood window sashes and replace with new prime painted wood window sashes of like design. No finish painting is included in our cost quote. Some minor damage may occur to the interior wood window trim in replacement of the wood window sashes. Existing hardware to be reused if possible."

Cost Estimate: \$4,950.00

Priority: Oritical

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13. LOWER REAR FRENCH DOORS

Reference: Pest Report Finding 11H **Location:** Lower rear French doors

Finding: "Fungus damaged and decayed doors"

Work Required: "GT Inspects Inc. to remove fungus damaged doors/framing and sill, replace with new

prime painted wood doors, framing and sill of like design"

Cost Estimate: \$12,650.00

Priority: Oritical

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CHEMICAL TREATMENT REQUIREMENTS

Tim-Bor Fungicide Application

Chemical: TIM-BOR (active ingredient: Disodium Octaborate Tetrahydrate) **Application Requirement:** Must be applied by licensed pest control firm

Coverage: All fungus damaged areas and adjacent wood members

Purpose: Prevent future fungus growth and wood-destroying organism activity

Application Requirements:

- Proper chemical application equipment
- Safety equipment and procedures for chemical handling
- Application documentation and warranty

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PERMIT REQUIREMENTS

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INFORMATION NEEDED FOR COMPLETE SPECIFICATIONS

Missing Details Required from Contractors:

1. Exact Lumber Dimensions

- Specific sizes for framing members
- Board feet calculations for ordering
- Grade specifications beyond "pressure treated douglas fir"

2. Hardware Specifications

Window hardware details (hinges, locks, handles)

- Door hardware specifications
- Fastener types and sizes for all connections

3. Specific Material Quantities

- Linear feet of lumber needed
- Square footage of siding replacement
- Gallons of Tim-Bor treatment required

4. Building Code Compliance Details

- o Current code requirements for structural repairs
- Energy efficiency standards for window replacements
- Accessibility requirements if applicable

5. Work Sequence and Scheduling

- o Dependencies between different repair areas
- Weather considerations for exterior work
- Coordination with permit approval timeline

6. Quality Control and Testing

- Moisture content verification methods
- Structural integrity testing requirements
- Fungicide application verification procedures

Additional Site Information Needed:

1. Existing Conditions Assessment

- Exact dimensions of damaged areas
- Current framing member sizes
- Existing window and door specifications for "like design" matching

2. Access and Staging Requirements

- Equipment access limitations
- Staging area availability
- Utility line locations and protection needs

3. Waterproofing Integration

- Coordination with waterproofing contractor scope
- Moisture barrier installation requirements
- Drainage system modifications needed

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CONTRACTOR QUALIFICATION REQUIREMENTS

Essential Licensing

- Licensed Pest Control Operator (California license required for Tim-Bor application)
- General Contractor License (for structural work)
- Building Permit Applicant (licensed contractor to pull permits)

Insurance and Bonding

- General liability insurance
- Workers' compensation
- Performance bond (recommended for \$80,525 project)

Experience Requirements

- Demonstrated experience with fungus remediation
- Previous work with historic/older wood frame construction
- References from similar scope projects

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PROJECT COORDINATION REQUIREMENTS

Critical Dependencies

- 1. Building permits must be obtained before work begins
- 2. Licensed pest control operator must coordinate all Tim-Bor applications
- 3. Waterproofing contractor must be engaged for moisture source elimination
- 4. All Section I work must be completed before other property repairs

Quality Assurance

- Licensed pest control operator final inspection
- Building department inspections per permit requirements
- Documentation of all fungicide treatments
- Warranty requirements for all structural repairs

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TIM-BOR APPLICATION PROCESS & EQUIPMENT

How TIM-BOR Works

Active Ingredient: 98% Disodium Octaborate Tetrahydrate (DOT)

Mechanism: Borate compound derived from mineral deposits containing Boron

Function: Dual-action insecticide and fungicide

Effectiveness: Contact toxicant to fungi, prevents metabolism of food by insects and fungi causing death

Protection: Creates a protective envelope that remains for years of protection

Penetration: Penetrates approximately 1/4 inch into wood surface through diffusion process

Application Requirements

• Surface Preparation: Apply only to untreated, bare wood surfaces

• Paint/Sealers: Must remove existing paint or sealers before application

• Wood Condition: Most effective on new wood or freshly exposed wood

• Licensed Application: Must be applied by licensed pest control operator

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APPLICATION METHODS & EQUIPMENT

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RECOMMENDED METHOD FOR BEGINNERS: LIQUID SPRAY

Why This Method is Easiest:

- Simple water mixing no special equipment needed
- Visual confirmation of coverage as you apply
- Forgiving application spray or brush both work
- Standard equipment available at any hardware store
- Most cost-effective for first-time applicators

Beginner-Friendly Mixing:

- Start with Standard Solution: 1 lb TIM-BOR per gallon of water (10% solution)
- For Heavy Fungus Damage: 1.5 lb TIM-BOR per gallon of water (15% solution)
- . Mix in clean bucket first, then transfer to sprayer

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TIM-BOR PURCHASING QUANTITIES FOR THIS PROJECT

Project Requirements Summary

• Total Treatment Area: ~3,200 sq ft (all fungus damage + adjacent prevention zones)

• TIM-BOR Solution Needed: 22-24 gallons total

• Coverage Rate: 150 sq ft per gallon of mixed solution

Purchase in 25-Pound Pails (Most Cost-Effective)

Purchase Unit	Coverage	Project Need	Cost Est.
25 lb Pail	~3,750 sq ft (25 gallons mixed)	1 pail needed	\$110-120
Calculation:	25 lbs ÷ 1 lb per gallon × 150 sq ft	Covers entire project + extra	Most economical

Bottom Line: Buy 1 x 25 lb pail for \$110-120 - covers entire project with buffer

Why 25 lb Pail Makes Sense:

- **Covers whole project** (3,750 sq ft coverage vs. 3,200 sq ft needed)
- **Cost effective** (much cheaper per pound than small packages)
- **W** Buffer for touch-ups (extra 500+ sq ft coverage for future needs)
- V Professional quantity (what contractors typically use)

Optimal Equipment Based on Project Scale:

RECOMMENDED EQUIPMENT FOR THIS PROJECT:

Equipment	Cost	Why It's Best for This Project
Ryobi ONE+ 4-Gallon Backpack Sprayer (P2840)	\$99-120 (tool only)	OPTIMAL - Uses existing ONE+ batteries, consistent pressure, hands-free operation
32 oz Spray Bottle	\$5-15	Good for small touch-up areas and detail work

Why Ryobi ONE+ P2840 is Perfect:

- **V** Uses your existing ONE+ batteries No additional battery investment
- **4-gallon capacity** Perfect for daily TIM-BOR batches
- Consistent pressure No pumping fatigue over 25 gallons total
- **V** Backpack design Hands-free for overhead window/porch work
- **Adjustable nozzles** Flat fan and adjustable spray patterns included
- **44 gallons per battery charge** 2Ah battery handles multiple sessions

BACKUP OPTION:

Equipment	Cost Range	When to Use
Paint Brush (3-4 inch)	\$10-20	Small areas, detail work, when sprayer isn't practical

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COMPLETE TOOL & SUPPLY SHOPPING LIST

CHEMICAL & PRIMARY EQUIPMENT

Item	Quantity	Cost	Where to Buy	Purpose
TIM-BOR (25 lb pail)	1 pail	\$110- 120	Amazon, pest control suppliers	Fungicide treatment
Ryobi ONE+ P2840 Backpack Sprayer	1 unit	\$99- 120	Home Depot, Lowes	Chemical application

REQUIRED SAFETY EQUIPMENT A CRITICAL - CANNOT SKIP

Item	Quantity	Cost	Where to Buy	Purpose
N95 or P100 Respirator	1 + filters	\$15- 30	Home Depot, Amazon	Chemical dust protection
Chemical-Resistant Gloves	2 pairs	\$10- 20	Home Depot, Amazon	Hand protection
Safety Goggles	1 pair	\$10-15	Home Depot, Amazon	Eye protection
Long-sleeve shirt	1-2	\$15-25	Any retailer	Arm/torso coverage
Long pants	1 pair	\$15-25	Any retailer	Leg protection

MIXING & PREPARATION TOOLS

Item	Quantity	Cost	Where to Buy	Purpose		
5-gallon mixing bucket	mixing bucket 1 \$5- 10 Home Depot, Lo		Home Depot, Lowes	Mix solution before spraying		
Paint mixing paddle	1	\$5- 10	Home Depot, Lowes	Thorough chemical mixing		
Measuring cup (2 quart)	1	\$5- 10	Amazon, kitchen store	Accurate water/chemical ratios		
Large funnel	1	\$3-5	Home Depot, Amazon	Transfer solution to sprayer		

SURFACE PREPARATION TOOLS

Item	Quantity	Cost	Where to Buy	Purpose
Wire brush set	1 set	\$10- 15	Home Depot, Amazon	Remove loose debris/fungus
Paint scraper set	1 set	\$15- 25	Home Depot, Lowes	Remove paint/sealers
Heavy-duty plastic drop cloths (6 mil thick)	2-3 rolls	\$15- 25	Home Depot, Lowes	Chemical-resistant ground/plant protection
Canvas drop cloths (12 oz)	1-2	\$15- 30	Home Depot, Lowes	Reusable indoor floor protection
Shop vacuum	1	\$50- 80	Home Depot, Lowes	Clean debris (if needed)

OPTIONAL TOOLS (Helpful but not required)

Item	Quantity	Quantity Cost Where to Buy		Purpose		
Wood moisture meter	1	\$25-50	Amazon, Home Depot	Verify wood condition		
pH test strips	1 pack	\$10-15	Amazon, pool supply	Check solution strength		
32oz spray bottle	1	\$5-10	Home Depot, Amazon	Detail work and touch-ups		

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SHOPPING STRATEGY

Phase 1 - Order Online (Lead time needed):

- 1. TIM-BOR 25 lb pail Amazon/pest supply (may take 3-7 days)
- 2. Ryobi P2840 sprayer Home Depot online or store pickup

Phase 2 - Local Store Run:

- 3. Safety equipment Home Depot/Lowes (same day)
- 4. Mixing and prep tools Home Depot/Lowes (same day)

Phase 3 - As Needed:

5. Optional tools - Amazon or local stores when needed

Step-by-Step Application with Ryobi P2840:

- 1. Prepare Wood Surface: Remove any paint, sealers, or loose debris
- 2. Mix Solution: 4 gallons water + 4 lbs TIM-BOR in separate container, stir thoroughly
- 3. Fill Sprayer: Pour mixed solution into Ryobi 4-gallon tank
- 4. Install Battery: Insert charged ONE+ battery (2Ah or larger recommended)
- 5. Select Nozzle: Use flat fan nozzle for broad coverage, adjustable for detail work
- 6. **Test Spray:** Try on small area first to get feel for coverage and pressure
- 7. Apply Evenly: Spray in overlapping patterns, maintain 12-18 inches from surface
- 8. Visual Check: Wood should appear damp but not dripping, consistent coverage
- 9. Battery Monitor: Check battery level periodically (44-gallon capacity per charge)
- 10. Clean Equipment: Rinse tank and lines with clean water after each session

Common Beginner Mistakes to Avoid:

- X Don't over-dilute stick to recommended ratios
- X Don't spray painted wood treatment won't penetrate
- X Don't rush application ensure even coverage
- X Don't skip PPE always wear respirator and gloves

ADVANCED METHODS (Professional/Experienced Contractors Only)

2. FOAM INJECTION APPLICATION

Complexity Level: Advanced - Requires specialized equipment and training

When to Use Foam:

- Wall voids and structural cavities
- Areas where liquid spray can't reach
- · Insect galleries and tunnels

Professional Equipment Required:

- Foam generator (\$200-500)
- Injection tips and drill equipment
- Foaming agent (Pro Foam or equivalent)

Mixing: 1.5 lb TIM-BOR + 1 gallon water + 1-2 oz foaming agent

3. DUST APPLICATION

Complexity Level: Intermediate - Good for specific situations

When to Use Dust:

- · Cracks and crevices
- Areas that will get wet (dust won't wash away as easily)
- · Preventive treatment in attics or crawl spaces

Equipment Options:

- Hand duster for small areas (\$15-30)
- Bellows duster for precision work (\$20-40)

Note for DIY/New Contractors: Start with liquid spray method. Once comfortable with basic application, consider advancing to dust or foam methods for specific situations.

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SAFETY EQUIPMENT & PPE REQUIREMENTS

1. RESPIRATORY PROTECTION (REQUIRED)

Equipment Type	Specifications	Usage Requirements
N95 Respirator	NIOSH-approved, minimum protection	Basic dust and particulate protection

Equipment Type	Specifications	Usage Requirements		
Half-Face Respirator	NIOSH-approved with chemical cartridges	Enhanced protection for prolonged exposure		
Full-Face Respirator	NIOSH-approved, complete face coverage	Overhead applications, confined spaces		
Filter Cartridges Replace every 40 hours of use		Maintain effectiveness, inspect before use		

2. SKIN PROTECTION (REQUIRED)

Equipment Type	Specifications	Protection Level		
Chemical-Resistant Gloves	Sturdy rubber, extended cuff	Hand and wrist protection		
Long-Sleeved Shirt	Tightly woven fabric, full coverage	Arm and torso protection		
Long Pants	Chemical-resistant material preferred	Leg protection		
Tyvek Chemical Suits	Disposable coveralls for full protection	Complete body coverage		
Chemical-Resistant Boots	Rubber or synthetic, slip-resistant	Foot and lower leg protection		

3. EYE PROTECTION (REQUIRED)

Equipment Type Specifications		Application	
Safety Goggles	Chemical splash protection, wraparound	Direct contact prevention	
Face Shield	Full face coverage, used with respirator	Additional facial protection	

4. SPECIALIZED EQUIPMENT

Equipment Type Specifications		Purpose		
Moisture Meter Digital wood moisture reader		Verify wood condition before treatment		
Measuring Containers	Chemical-resistant, graduated markings	Accurate mixing ratios		
Mixing Paddle	Non-reactive material, long handle	Thorough solution mixing		
pH Test Strips	Verify solution concentration	Quality control		

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PROFESSIONAL APPLICATION REQUIREMENTS

Licensed Pest Control Operator Certification

- California License Required: Pest control operator license mandatory
- Chemical Handling Certification: Borate application training
- Safety Training: OSHA hazmat and chemical safety protocols
- Insurance Requirements: General liability and workers' compensation

Application Documentation

- Pre-treatment Inspection: Document all areas requiring treatment
- Treatment Records: Location, concentration, coverage area, date
- Post-treatment Verification: Confirm coverage and penetration
- Warranty Documentation: Treatment guarantee and follow-up schedule

Safety Protocols

- Daily PPE Inspection: Check all equipment for damage before use
- Emergency Procedures: Eye wash stations, first aid protocols
- Weather Considerations: Avoid application in high winds or rain
- Ventilation Requirements: Ensure adequate airflow in confined spaces

Quality Control Standards

- Solution Mixing: Verify correct ratios with measuring tools
- Coverage Verification: Ensure complete treatment of all specified areas
- Penetration Testing: Confirm borate absorption into wood
- Environmental Protection: Prevent contamination of water sources

Application Timeline: TIM-BOR treatment must be applied to all fungus-damaged areas and adjacent wood members as part of the \$80,525 remediation project. Treatment should occur after damaged wood removal but before installation of new materials.

Note: This document is based on the professional pest inspection report findings and industry-standard TIM-BOR application procedures. Contractors must provide detailed material specifications, quantities, and work procedures based on actual site conditions and current building codes.

WOOD BILL OF MATERIALS

△ IMPORTANT DISCLAIMER

These quantities are estimates based on pest inspection findings. Contractors MUST verify all dimensions and quantities through on-site measurement before ordering materials. Final quantities may vary significantly based on actual conditions found during demolition.

Notes on Material Selection (Home Depot Focus)

- **Pressure-Treated (PT) Lumber:** The original spec called for PT Douglas Fir. This has been updated to **PT Southern Yellow Pine (SYP)**, which is the common and strong species available at most Home Depot stores.
- **Treatment Level:** All PT lumber specified is **"Ground Contact"**. This provides superior protection against moisture and rot, which is critical for this project. It is a necessary upgrade.

- **Appearance Wood:** The original spec called for "Clear Douglas Fir" for windows, doors, and railings. This is a specialty item. This BOM substitutes it with two options:
 - **Select Pine / Poplar:** For paint-grade items like window and door parts. This is the highest grade available at Home Depot, with minimal knots.
 - **Cedar / Redwood:** For stain-grade or high-exposure items like handrails. These woods have natural rot resistance and are readily available.
- **Grade:** For all structural lumber (e.g., 2x4, 2x6), look for a **#2 grade stamp** on the wood itself in the store. This is the standard for residential construction.

STRUCTURAL FRAMING LUMBER

Pressure Treated Southern Yellow Pine (SYP) Framing

Primary use: Front porch, carport posts, structural repairs. All lumber to be #2 Grade, Ground Contact.

Size	Grade / Specification	Quantity	Length	Total Linear Feet	Board Feet	Unit Cost Est.	Total Cost Est.
2x4	PT SYP #2, Ground Contact	25 pieces	8'	200 LF	133 BF	\$9.00	\$225.00
2x4	PT SYP #2, Ground Contact	15 pieces	10'	150 LF	100 BF	\$11.50	\$172.50
2x6	PT SYP #2, Ground Contact	20 pieces	8'	160 LF	160 BF	\$13.50	\$270.00
2x6	PT SYP #2, Ground Contact	12 pieces	10'	120 LF	120 BF	\$17.00	\$204.00
2x8	PT SYP #2, Ground Contact	15 pieces	8'	120 LF	160 BF	\$20.00	\$300.00
2x8	PT SYP #2, Ground Contact	8 pieces	10'	80 LF	107 BF	\$25.00	\$200.00
2x10	PT SYP #2, Ground Contact	10 pieces	8'	80 LF	133 BF	\$30.00	\$300.00
2x12	PT SYP #2, Ground Contact	6 pieces	8'	48 LF	96 BF	\$38.00	\$228.00
4x4 Posts	PT SYP #2, Ground Contact	8 pieces	8'	64 LF	85 BF	\$24.00	\$192.00
4x6 Posts	PT SYP #2, Ground Contact	4 pieces	8'	32 LF	64 BF	\$35.00	\$140.00

Subtotal Framing Lumber: \$2,231.50 | Total Board Feet: 1,158 BF

DECK AND PORCH MATERIALS

Deck Framing and Decking

Use: Side deck, rear porch, stair construction. All framing is PT SYP #2, Ground Contact.

Size	Grade / Specification	Quantity	Length	Total Linear Feet	Board Feet	Unit Cost Est.	Total Cost Est.
2x8 Joists	PT SYP #2, Ground Contact	20 pieces	12'	240 LF	320 BF	\$30.00	\$600.00
2x10 Joists	PT SYP #2, Ground Contact	12 pieces	12'	144 LF	240 BF	\$38.00	\$456.00
5/4" x 6" Decking	PT Pine, Standard Grade	600 LF	8'	600 LF	750 BF	\$1.50/LF	\$900.00
2x10 Stair Stringers	PT SYP #2, Ground Contact	6 pieces	10'	60 LF	100 BF	\$35.00	\$210.00
2x12 Stair Treads	PT SYP #2, Ground Contact	15 pieces	4'	60 LF	120 BF	\$14.00	\$210.00

Subtotal Deck Materials: \$2,376.00 | Total Board Feet: 1,530 BF

SIDING MATERIALS

T1-11 Siding and Trim

Use: Carport framing, siding replacement. Trim boards are PT for durability.

Material	Specifications	Quantity	Coverage	Unit Cost Est.	Total Cost Est.
T1-11 Siding Panels	4' x 8' x 5/8", grooved 8" OC	12 sheets	384 sq ft	\$45.00	\$540.00
T1-11 Siding Panels	4' x 9' x 5/8", grooved 8" OC	6 sheets	216 sq ft	\$52.00	\$312.00
1x4 Trim Boards	PT Pine, S4S	20 pieces	8' = 160 LF	\$7.00	\$140.00
1x6 Trim Boards	PT Pine, S4S	12 pieces	8' = 96 LF	\$10.00	\$120.00
1x8 Fascia Board	PT Pine, S4S	8 pieces	12' = 96 LF	\$19.00	\$152.00

Subtotal Siding Materials: \$1,264.00 | **Total Coverage:** 600 sq ft

SUBFLOORING MATERIALS

Plywood and OSB Subflooring

Use: French door subfloor repairs, porch flooring. CDX Grade has exterior glue, suitable for moisture-prone areas.

Material	Specifications	Quantity	Coverage	Unit Cost Est.	Total Cost Est.
3/4" Plywood CDX grade, tongue & groove		8 sheets	256 sq ft	\$52.00	\$416.00
5/8" OSB Subfloor	Tongue & groove	6 sheets	192 sq ft	\$38.00	\$228.00
1/2" Plywood	CDX grade, patch material	4 sheets	128 sq ft	\$35.00	\$140.00

Subtotal Subflooring: \$784.00 | Total Coverage: 576 sq ft

WINDOW MATERIALS

Window Sash Components (Home Depot Alternative)

Use: 8 bedroom windows + 7 exterior window sashes. **Note:** "Clear Douglas Fir" is not available at Home Depot. Use "Select Pine" for stability and minimal knots. It MUST be primed and painted on all sides before installation.

Component	Specifications	Quantity	Unit Cost Est.	Total Cost Est.
Window Sash Stock	Select Pine, 1x6 (actual 3/4" x 5.5")	220 LF	\$4.00/LF	\$880.00
Window Sash Stock	Select Pine, 1x3 (actual 3/4" x 2.5")		\$2.50/LF	\$600.00
Window Sill Stock	Select Pine, 1x8 (actual 3/4" x 7.25")		\$5.00/LF	\$600.00
Window Stop Molding	Pine Stop Molding, 1/2" x 3/4"		\$1.50/LF	\$300.00
Glazing Compound	Compound DAP '33' Window Glazing		\$25.00	\$50.00

Subtotal Window Materials: \$2,430.00

FRENCH DOOR MATERIALS

Door Components and Framing (Home Depot Alternative)

Use: 2 sets side French doors, 1 set lower rear French doors. **Note:** Use Select Pine or Poplar for paintgrade stability. Door sills should be PT lumber or a composite material for durability.

Component	Specifications	Quantity	Unit Cost Est.	Total Cost Est.
Door Jamb Stock	Select Pine, 1x6 (actual 3/4" x 5.5")	180 LF	\$4.00/LF	\$720.00
Door Sill Stock	PT SYP #2, 2x8 Ground Contact	36 LF	\$3.50/LF	\$126.00
Door Rail/Stile Stock	Select Pine, 1x6 (actual 3/4" x 5.5")	168 LF	\$4.00/LF	\$672.00
Glass Stops	Pine Stop Molding, 1/2" x 3/4"	240 LF	\$1.50/LF	\$360.00
Weatherstripping	Kerf-in or adhesive-backed foam	3 sets	\$25.00	\$75.00

Subtotal French Door Materials: \$1,953.00

HANDRAILS AND BALUSTERS

Stair and Porch Railings (Home Depot Alternative)

Use: Side stairs, deck railings. **Note:** For smoothness and safety, handrails should not be standard PT lumber. Use Cedar or Redwood for natural rot resistance and a smooth finish.

Component	Specifications	Quantity	Length	Unit Cost Est.	Total Cost Est.
Handrail Stock	Cedar or Redwood, 2x4 S4S	8 pieces	8' = 64 LF	\$5.00/LF	\$320.00
Newel Posts	PT SYP #2, 4x4 Ground Contact	Ground 6 pieces 4' each \$20.00		\$20.00	\$120.00
Balusters	PT Pine, 2x2	30 pieces	36" each	\$4.00	\$120.00
Top/Bottom Rail	PT SYP #2, 2x4 Ground Contact	8 pieces	8' = 64 LF	\$1.25/LF	\$80.00

Subtotal Railing Materials: \$640.00

BLOCKING AND MISCELLANEOUS LUMBER

Structural Blocking and Utility Wood

Use: Structural blocking, shims, temporary supports.

Material	Specifications	Quantity	Unit Cost Est.	Total Cost Est.	
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Material	Specifications	Quantity	Unit Cost Est.	Total Cost Est.
2x4 Blocking	PT SYP #2, Ground Contact	50 pieces @ 2'	\$1.50	\$75.00
2x6 Blocking	PT SYP #2, Ground Contact	30 pieces @ 2'	\$2.50	\$75.00
1x4 Furring Strips	Untreated Pine	40 pieces @ 8'	\$4.50	\$180.00
Wood Shims	Cedar shim bundles	20 bundles	\$2.50	\$50.00
Utility Grade 2x4	Untreated Studs	25 pieces @ 8'	\$3.50	\$87.50

Subtotal Miscellaneous Lumber: \$467.50

TOTAL WOOD MATERIALS SUMMARY

Category	Total Cost	Notes
Structural Framing	\$2,231.50	PT Southern Yellow Pine for structural integrity
Deck and Porch Materials	\$2,376.00	Includes joists, decking, stair components
Siding Materials	\$1,264.00	T1-11 panels and PT trim boards
Subflooring	\$784.00	CDX Plywood for moisture resistance
Window Materials	\$2,430.00	Select Pine as a paint-grade alternative to specialty lumber
French Door Materials	\$1,953.00	Select Pine with durable PT sills
Railings and Balusters	\$640.00	Cedar/Redwood for safe, smooth handrails
Blocking and Miscellaneous	\$467.50	Utility lumber and blocking

GRAND TOTAL WOOD MATERIALS: \$12,146.00

IMPORTANT NOTES AND DISCLAIMERS

△ CRITICAL REMINDERS:

- 1. Verification Required: All quantities MUST be verified through on-site measurement.
- 2. **Code Compliance**: Lumber grades and sizes must meet current local building codes.
- 3. **Material Choice**: This BOM has been updated to reflect common stock at a big-box store like Home Depot. Prices are estimates and will fluctuate.
- 4. **Moisture Content**: Allow PT lumber to dry before painting or staining. Follow paint manufacturer's recommendations.

5. **Tim-Bor Treatment**: Per the spec, all replacement lumber adjacent to fungus areas requires borate treatment *before* installation. This is especially true for the non-pressure-treated "Select Pine" components.

MEASUREMENT ASSUMPTIONS:

• Front porch: 8' x 12' approximate framing area

• Carport: 12' x 20' approximate repair area

• Side deck: 8' x 16' approximate deck area

• Window sashes: Average 3' x 4' per unit

• French doors: Standard 6' wide x 8' tall units

• Stairs: 3' wide with 6-8 risers each location

6 COST VARIABLES:

- Lumber prices fluctuate daily. The prices here are for estimation purposes only.
- Volume discounts may apply for large orders. Delivery fees not included.

ADDITIONAL CONSIDERATIONS:

- Waste Factor: Add 10-15% to all quantities for cuts and waste.
- **Hardware & Fasteners**: Not included. Use hot-dip galvanized or stainless steel for all exterior and pressure-treated connections.
- Adhesives & Sealants: Not included.
- **Primers/Sealers**: Not included. All non-treated wood used in high-moisture areas (like window components) MUST be primed on all six sides before assembly and installation.

RECOMMENDED NEXT STEPS:

- 1. Site Survey: Verify all measurements on your property.
- 2. Create Shopping List: Use these tables to create a final shopping list with your verified quantities.
- 3. **Check Local Stock**: Use the Home Depot app/website to confirm availability and pricing at your local store.
- 4. **Code Review**: If pulling permits, verify any specific grade requirements with your local building department.

This bill of materials provides a comprehensive starting point for wood ordering. Final quantities and specifications must be determined by the licensed contractor based on actual site conditions, current building codes, and specific design requirements.

△ IMPORTANT DISCLAIMER

These quantities are estimates based on pest inspection findings. Contractors MUST verify all dimensions and quantities through on-site measurement before ordering materials. Final quantities may vary significantly based on actual conditions found during demolition.

STRUCTURAL FRAMING LUMBER

Pressure Treated Douglas Fir Framing

Primary use: Front porch, carport posts, structural repairs

Size	Grade	Quantity	Length	Total Linear Feet	Board Feet	Unit Cost Est.	Total Cost Est.
2x4	PT Douglas Fir #2	25 pieces	8'	200 LF	133 BF	\$8.50	\$212.50
2x4	PT Douglas Fir #2	15 pieces	10'	150 LF	100 BF	\$10.50	\$157.50
2x6	PT Douglas Fir #2	20 pieces	8'	160 LF	160 BF	\$12.50	\$250.00
2x6	PT Douglas Fir #2	12 pieces	10'	120 LF	120 BF	\$15.50	\$186.00
2x8	PT Douglas Fir #2	15 pieces	8'	120 LF	160 BF	\$18.50	\$277.50
2x8	PT Douglas Fir #2	8 pieces	10'	80 LF	107 BF	\$23.00	\$184.00
2x10	PT Douglas Fir #2	10 pieces	8'	80 LF	133 BF	\$28.50	\$285.00
2x12	PT Douglas Fir #2	6 pieces	8'	48 LF	96 BF	\$34.50	\$207.00
4x4 Posts	PT Douglas Fir #2	8 pieces	8'	64 LF	85 BF	\$22.00	\$176.00
4x6 Posts	PT Douglas Fir #2	4 pieces	8'	32 LF	64 BF	\$32.00	\$128.00

Subtotal Framing Lumber: \$2,063.50 | **Total Board Feet:** 1,158 BF

DECK AND PORCH MATERIALS

Deck Framing and Decking

Use: Side deck, rear porch, stair construction

Size	Grade	Quantity	Length	Total Linear Feet	Board Feet	Unit Cost Est.	Total Cost Est.
2x8 Joists	PT Douglas Fir #2	20 pieces	12'	240 LF	320 BF	\$28.00	\$560.00

Size	Grade	Quantity	Length	Total Linear Feet	Board Feet	Unit Cost Est.	Total Cost Est.
2x10 Joists	PT Douglas Fir #2	12 pieces	12'	144 LF	240 BF	\$34.50	\$414.00
5/4" x 6" Decking	PT Douglas Fir	600 LF	8'	600 LF	750 BF	\$4.50/LF	\$2,700.00
2x10 Stair Stringers	PT Douglas Fir #2	6 pieces	10'	60 LF	100 BF	\$32.00	\$192.00
2x12 Stair Treads	PT Douglas Fir #2	15 pieces	4'	60 LF	120 BF	\$12.00	\$180.00

Subtotal Deck Materials: \$4,046.00 | Total Board Feet: 1,530 BF

SIDING MATERIALS

T1-11 Siding and Trim

Use: Carport framing, siding replacement

Material	Specifications	Quantity	Coverage	Unit Cost Est.	Total Cost Est.
T1-11 Siding Panels	4' x 8' x 5/8", grooved 8" OC	12 sheets	384 sq ft	\$45.00	\$540.00
T1-11 Siding Panels	4' x 9' x 5/8", grooved 8" OC	6 sheets	216 sq ft	\$52.00	\$312.00
1x4 Trim Boards	PT Douglas Fir, S4S	20 pieces	8' = 160 LF	\$6.50	\$130.00
1x6 Trim Boards	PT Douglas Fir, S4S	12 pieces	8' = 96 LF	\$9.50	\$114.00
1x8 Fascia Board	PT Douglas Fir, S4S	8 pieces	12' = 96 LF	\$18.00	\$144.00

Subtotal Siding Materials: \$1,240.00 | Total Coverage: 600 sq ft

SUBFLOORING MATERIALS

Plywood and OSB Subflooring

Use: French door subfloor repairs, porch flooring

Material	Specifications	Quantity	Coverage	Unit Cost Est.	Total Cost Est.
3/4" Plywood Subfloor	CDX grade, tongue & groove	8 sheets	256 sq ft	\$52.00	\$416.00
5/8" OSB Subfloor	Tongue & groove, moisture resistant	6 sheets	192 sq ft	\$38.00	\$228.00
1/2" Plywood	CDX grade, patch material	4 sheets	128 sq ft	\$35.00	\$140.00

Subtotal Subflooring: \$784.00 | Total Coverage: 576 sq ft

WINDOW MATERIALS

Window Sash Components

Use: 8 bedroom windows + 7 exterior window sashes

Component	Specifications Qua		Unit Cost Est.	Total Cost Est.
Window Sash Stock	Clear Douglas Fir, 1-3/4" x 4- 1/2"	320 LF	\$12.00/LF	\$3,840.00
Window Sash Stock	Clear Douglas Fir, 1-3/4" x 2- 1/4"	240 LF	\$8.50/LF	\$2,040.00
Window Sill Stock	Clear Douglas Fir, 1-1/2" x 6"	120 LF	\$15.00/LF	\$1,800.00
Window Stop Molding	Clear Douglas Fir, 1/2" x 3/4"	200 LF	\$3.50/LF	\$700.00
Glazing Compound	Traditional putty for wood windows	5 gallons	\$45.00	\$225.00

Subtotal Window Materials: \$8,605.00

FRENCH DOOR MATERIALS

Door Components and Framing

Use: 2 sets side French doors, 1 set lower rear French doors

Component	Specifications	Quantity	Unit Cost Est.	Total Cost Est.
Door Jamb Stock	Clear Douglas Fir, 1-3/8" x 4- 9/16"	180 LF	\$18.00/LF	\$3,240.00
Door Sill Stock	Clear Douglas Fir, 2" x 8"	36 LF	\$28.00/LF	\$1,008.00

Component	Specifications	Quantity	Unit Cost Est.	Total Cost Est.
Door Rail Stock	Clear Douglas Fir, 1-3/4" x 5"	72 LF	\$22.00/LF	\$1,584.00
Door Stile Stock	Clear Douglas Fir, 1-3/4" x 5"	96 LF	\$22.00/LF	\$2,112.00
Glass Stops	Clear Douglas Fir, 1/2" x 3/4"	240 LF	\$4.50/LF	\$1,080.00
Weatherstripping	Bronze or rubber, door perimeter	3 sets	\$85.00	\$255.00

Subtotal French Door Materials: \$9,279.00

HANDRAILS AND BALUSTERS

Stair and Porch Railings

Use: Side stairs, deck railings, porch railings

Component	Specifications	Quantity	Length	Unit Cost Est.	Total Cost Est.
Handrail Stock	Clear Douglas Fir, 2" x 4"	8 pieces	8' = 64 LF	\$12.00/LF	\$768.00
Newel Posts	Clear Douglas Fir, 4" x 4"	6 pieces	42" each	\$45.00	\$270.00
Balusters	Clear Douglas Fir, 2" x 2"	30 pieces	36" each	\$15.00	\$450.00
Top Rail	Clear Douglas Fir, 2" x 6"	4 pieces	8' = 32 LF	\$18.00/LF	\$576.00
Bottom Rail	Clear Douglas Fir, 2" x 4"	4 pieces	8' = 32 LF	\$12.00/LF	\$384.00

Subtotal Railing Materials: \$2,448.00

BLOCKING AND MISCELLANEOUS LUMBER

Structural Blocking and Utility Wood

Use: Structural blocking, shims, temporary supports

Material	Specifications	Quantity	Unit Cost Est.	Total Cost Est.
2x4 Blocking	PT Douglas Fir #2	50 pieces @ 2'	\$3.50	\$175.00
2x6 Blocking	PT Douglas Fir #2	30 pieces @ 2'	\$5.00	\$150.00
1x4 Furring Strips	Douglas Fir	40 pieces @ 8'	\$4.50	\$180.00

Material	Specifications	Quantity	Unit Cost Est.	Total Cost Est.
Wood Shims	Cedar shim bundles	20 bundles	\$8.50	\$170.00
Utility Grade 2x4	Construction grade	25 pieces @ 8'	\$6.00	\$150.00

Subtotal Miscellaneous Lumber: \$825.00

TOTAL WOOD MATERIALS SUMMARY

Category	Total Cost	Board Feet	Notes
Structural Framing	\$2,063.50	1,158 BF	Pressure treated for structural integrity
Deck and Porch Materials	\$4,046.00	1,530 BF	Includes joists, decking, stair components
Siding Materials	\$1,240.00	600 sq ft	T1-11 panels and trim boards
Subflooring	\$784.00	576 sq ft	Plywood and OSB for floor repairs
Window Materials	\$8,605.00	-	Sash stock for 15 window units
French Door Materials	\$9,279.00	-	Complete door components for 3 sets
Railings and Balusters	\$2,448.00	-	Stairs and porch railing systems
Blocking and Miscellaneous	\$825.00	-	Utility lumber and blocking

GRAND TOTAL WOOD MATERIALS: \$29,290.50

IMPORTANT NOTES AND DISCLAIMERS

△ CRITICAL REMINDERS:

- 1. **Verification Required**: All quantities MUST be verified through on-site measurement and contractor assessment
- 2. Code Compliance: Lumber grades and sizes must meet current local building codes
- 3. Delivery Coordination: Large lumber orders require staging area and delivery scheduling
- 4. Moisture Content: All lumber must meet building code moisture requirements
- 5. **Tim-Bor Treatment**: All replacement lumber adjacent to fungus areas requires Tim-Bor treatment

MEASUREMENT ASSUMPTIONS:

- Front porch: 8' x 12' approximate framing area
- Carport: 12' x 20' approximate repair area
- Side deck: 8' x 16' approximate deck area
- Window sashes: Average 3' x 4' per unit
- French doors: Standard 6' wide x 8' tall units
- Stairs: 3' wide with 6-8 risers each location

6 COST VARIABLES:

- Lumber prices fluctuate with market conditions
- Specialty millwork for windows/doors may cost significantly more
- Local lumber yard vs. big box store pricing differences
- Volume discounts may apply for large orders
- Delivery fees not included in estimates

ADDITIONAL CONSIDERATIONS:

- Waste Factor: Add 10-15% to all quantities for cuts and waste
- Hardware: Window and door hardware costs not included
- Fasteners: Nails, screws, bolts, and brackets not included
- Adhesives: Construction adhesive and sealants not included
- Primers/Sealers: Wood primers and sealers not included

RECOMMENDED NEXT STEPS:

- 1. Site Survey: Contractor measurement of all repair areas
- 2. Lumber Yard Consultation: Review specifications with supplier
- 3. Code Review: Verify grade requirements with building department
- 4. Delivery Planning: Coordinate staging and delivery timeline
- 5. Tim-Bor Coordination: Plan lumber treatment schedule

This bill of materials provides a comprehensive starting point for wood ordering. Final quantities and specifications must be determined by the licensed contractor based on actual site conditions, current building codes, and specific design requirements.

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