

204 Butterfield Lane
Algonac, MI 48001
Business # (810) 794-7927
Fax # (810) 794-9067
www.timberwoodhomebuilders.com
EIN # 382125552

Business: (810) 794-7927
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Price List: MIDE8X_NOV24
Restoration/Service/Remodel
Estimate: GITHUB

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GITHUB**Lower Level****Lower Level**

DESCRIPTION	QTY
1. Final cleaning - construction - Residential	2,122.19 SF

Water-side Garage**Height: 8'**

DESCRIPTION	QTY
2. 2" x 6" lumber - treated (1 BF per LF)	86.00 LF
3. Stud wall - 2" x 6" - 16" oc	698.99 SF
4. 1-3/4" x 11-7/8" LVL lumber - material only	64.00 LF
5. Overhead door & hardware - 8' x 7' - High grade	1.00 EA
6. Overhead (garage) door opener - High grade	1.00 EA
7. Exterior door - metal - insulated - flush or panel style	1.00 EA
8. Door lockset & deadbolt - exterior	1.00 EA
9. Vinyl window, horizontal sliding, 24-32 sf	1.00 EA
10. Batt insulation - 6" - R19 - paper / foil faced	698.99 SF
11. Batt insulation - 10" - R30 - unfaced batt	626.33 SF
12. I-joist - 12" deep - 1 3/4" flange	636.00 LF
13. 5/8" drywall - hung, taped, floated, ready for paint	626.33 SF
14. 1/2" drywall - hung, taped, floated, ready for paint	698.99 SF
15. Additional cost for gluing drywall	1,325.33 SF
16. Window trim set (casing & stop)	20.00 LF
17. Baseboard - 5 1/4"	86.00 LF
18. Light strip - incandescent / LED	16.00 LF
19. Outlet	6.00 EA
20. Switch	3.00 EA
21. Mask and prep for paint - plastic, paper, tape (per LF)	105.00 LF
22. Seal/prime (1 coat) then paint (2 coats) the walls and ceiling	1,325.33 SF
23. Paint door or window opening - 2 coats (per side)	2.00 EA
24. Paint baseboard, oversized - two coats	86.00 LF

Road-side Garage**Height: 8'**

DESCRIPTION	QTY
25. 2" x 6" lumber - treated (1 BF per LF)	73.50 LF

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CONTINUED - Road-side Garage

DESCRIPTION	QTY
26. Stud wall - 2" x 6" - 16" oc	618.00 SF
27. 1-3/4" x 11-7/8" LVL lumber - material only	64.00 LF
28. Overhead door & hardware - 9' x 7' - High grade	2.00 EA
29. Overhead (garage) door opener - High grade	2.00 EA
30. Vinyl window, horizontal sliding, 24-32 sf	1.00 EA
31. Batt insulation - 6" - R19 - paper / foil faced	618.00 SF
32. Batt insulation - 10" - R30 - unfaced batt	606.85 SF
33. I-joist - 12" deep - 1 3/4" flange	684.00 LF
34. 5/8" drywall - hung, taped, floated, ready for paint	606.85 SF
35. 1/2" drywall - hung, taped, floated, ready for paint	618.00 SF
36. Additional cost for gluing drywall	1,224.85 SF
37. Window trim set (casing & stop)	20.00 LF
38. Baseboard - 5 1/4"	73.50 LF
39. Light strip - incandescent / LED	16.00 LF
40. Outlet	6.00 EA
41. Switch	3.00 EA
42. Mask and prep for paint - plastic, paper, tape (per LF)	100.50 LF
43. Seal/prime (1 coat) then paint (2 coats) the walls and ceiling	1,224.85 SF
44. Paint door or window opening - 2 coats (per side)	2.00 EA
45. Paint baseboard, oversized - two coats	73.50 LF

Lower Foyer**Height: 8'**

DESCRIPTION	QTY
46. 2" x 6" lumber - treated (1 BF per LF)	30.17 LF
47. Stud wall - 2" x 6" - 16" oc	122.67 SF
48. Stud wall - 2" x 4" - 16" oc	122.67 SF
49. Exterior door - metal - insulated - flush or panel style	1.00 EA
50. Door lockset & deadbolt - exterior	1.00 EA
51. Batt insulation - 6" - R19 - paper / foil faced	122.67 SF
52. Batt insulation - 10" - R30 - unfaced batt	62.40 SF
53. 5/8" drywall - hung, taped, floated, ready for paint	62.40 SF
54. 1/2" drywall - hung, taped, floated, ready for paint	245.33 SF
55. Additional cost for gluing drywall	307.74 SF
56. Window trim set (casing & stop)	20.00 LF
57. Baseboard - 5 1/4"	30.17 LF
58. Light fixture	1.00 EA
59. Outlet	2.00 EA
60. Switch	2.00 EA

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CONTINUED - Lower Foyer

DESCRIPTION	QTY
61. Mask and prep for paint - plastic, paper, tape (per LF)	33.17 LF
62. Seal/prime (1 coat) then paint (2 coats) the walls and ceiling	307.74 SF
63. Paint door or window opening - 2 coats (per side)	2.00 EA
64. Paint baseboard, oversized - two coats	30.17 LF
65. Vinyl plank flooring	62.40 SF

Mechanical	Height: 8'
DESCRIPTION	QTY
66. 2" x 6" lumber - treated (1 BF per LF)	5.00 LF
67. Stud wall - 2" x 6" - 16" oc	80.00 SF
68. Stud wall - 2" x 4" - 16" oc	80.00 SF
69. Interior door - solid core Colonist - pre-hung unit	1.00 EA
70. Door knob - interior	1.00 EA
71. Batt insulation - 6" - R19 - paper / foil faced	80.00 SF
72. Batt insulation - 10" - R30 - unfaced batt	25.00 SF
73. 5/8" drywall - hung, taped, floated, ready for paint	25.00 SF
74. 1/2" drywall - hung, taped, floated, ready for paint	160.00 SF
75. Additional cost for gluing drywall	185.00 SF
76. Window trim set (casing & stop)	20.00 LF
77. Baseboard - 5 1/4"	20.00 LF
78. Light fixture	1.00 EA
79. Outlet	2.00 EA
80. Switch	2.00 EA
81. Mask and prep for paint - plastic, paper, tape (per LF)	20.00 LF
82. Seal/prime (1 coat) then paint (2 coats) the walls and ceiling	185.00 SF
83. Paint door or window opening - 2 coats (per side)	2.00 EA
84. Paint baseboard, oversized - two coats	20.00 LF
85. Vinyl plank flooring	25.00 SF

Powder	Height: 8'
DESCRIPTION	QTY
86. 2" x 6" lumber - treated (1 BF per LF)	5.00 LF
87. Stud wall - 2" x 6" - 16" oc	80.00 SF
88. Stud wall - 2" x 4" - 16" oc	80.00 SF
89. Interior door - solid core Colonist - pre-hung unit	1.00 EA

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CONTINUED - Powder

DESCRIPTION	QTY
90. Door knob - interior	1.00 EA
91. Batt insulation - 6" - R19 - paper / foil faced	80.00 SF
92. Batt insulation - 10" - R30 - unfaced batt	25.00 SF
93. 5/8" drywall - hung, taped, floated, ready for paint	25.00 SF
94. 1/2" drywall - hung, taped, floated, ready for paint	160.00 SF
95. Additional cost for gluing drywall	185.00 SF
96. Window trim set (casing & stop)	20.00 LF
97. Baseboard - 5 1/4"	20.00 LF
98. Light fixture	1.00 EA
99. Outlet	1.00 EA
100. Ground fault interrupter (GFI) outlet	1.00 EA
101. Switch	2.00 EA
102. Mask and prep for paint - plastic, paper, tape (per LF)	20.00 LF
103. Seal/prime (1 coat) then paint (2 coats) the walls and ceiling	185.00 SF
104. Paint door or window opening - 2 coats (per side)	2.00 EA
105. Paint baseboard, oversized - two coats	20.00 LF
106. Prime & paint door slab only - exterior (per side)	2.00 EA
107. Vinyl plank flooring	25.00 SF
108. Casing - 3 1/4"	17.00 LF
109. Bathroom ventilation fan	1.00 EA
110. Ductwork - flexible - insulated - 4" round	15.00 LF
111. Light bar - 3 lights	1.00 EA
112. Vanity - High grade	3.00 LF
113. Countertop - Granite or Marble	6.00 SF
114. Sink - single - High grade	1.00 EA
115. Sink faucet - Bathroom	1.00 EA
116. Toilet - High grade	1.00 EA
117. Bath accessory	3.00 EA

Approach	Height: 4"
DESCRIPTION	QTY
118. Concrete slab on grade - 4" - finished in place	713.78 SF

Lower Stairs	Height: 16' 5"
DESCRIPTION	QTY

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CONTINUED - Lower Stairs

DESCRIPTION	QTY
119. Stairway - 3' 6" wide (8' rise plus joist)	1.50 EA
120. Stud wall - 2" x 4" - 16" oc	316.80 SF
121. 5/8" drywall - hung, taped, floated, ready for paint	36.00 SF
122. 1/2" drywall - hung, taped, floated, ready for paint	316.80 SF
123. Additional cost for gluing drywall	352.80 SF
124. Handrail - round / oval - hardwood - wall mounted	12.00 LF
125. Trim board - 1" x 8" - installed (hardwood - oak or =)	10.00 LF
126. Baseboard - 3 1/4"	31.62 LF
127. Light fixture - wall sconce	2.00 EA
128. Switch - 3 way	2.00 EA
129. Mask and prep for paint - plastic, paper, tape (per LF)	27.00 LF
130. Seal/prime (1 coat) then paint (2 coats) the walls and ceiling	352.80 SF
131. Stain & finish handrail - wall mounted	11.00 LF
132. Light fixture - wall sconce - High grade	2.00 EA
133. Paint baseboard - two coats	31.62 LF
134. Seal (1 coat) & paint (1 coat) trim	10.00 LF
135. Vinyl plank flooring - High grade	62.83 SF
136. Stair riser - up to 4'	13.00 EA
137. Seal & paint stair riser - per side - per LF	45.50 LF

Main Level

Main Level

DESCRIPTION	QTY
138. Final cleaning - construction - Residential	1,177.30 SF

Laundry Room

Subroom: Stairs (2)

Height: 8'

Height: 16' 5"

DESCRIPTION	QTY
139. Sheathing - plywood - 3/4" - tongue and groove	87.33 SF
140. Stud wall - 2" x 4" - 16" oc	447.53 SF
141. Bifold door set - Colonist - Double	1.00 EA
142. Cabinet knob or pull	2.00 EA
143. Closet shelf and rod package	6.00 LF
144. Batt insulation - 4" - R13 - paper / foil faced	447.53 SF

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CONTINUED - Laundry Room

DESCRIPTION	QTY
145. 5/8" drywall - hung, taped, floated, ready for paint	60.50 SF
146. 1/2" drywall - hung, taped, floated, ready for paint	447.53 SF
147. Additional cost for gluing drywall	508.03 SF
148. Baseboard - 5 1/4"	46.90 LF
149. Light fixture	1.00 EA
150. Outlet	1.00 EA
151. Switch	1.00 EA
152. Mask and prep for paint - plastic, paper, tape (per LF)	47.33 LF
153. Seal/prime (1 coat) then paint (2 coats) the walls and ceiling	508.03 SF
154. Paint door or window opening - Large - 2 coats (per side)	1.00 EA
155. Paint baseboard, oversized - two coats	46.90 LF
156. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA
157. Vinyl plank flooring	87.33 SF
158. Casing - 3 1/4"	20.00 LF
159. Cabinetry - upper (wall) units	6.00 LF
160. Washing machine outlet box with valves	1.00 EA

DESCRIPTION	QTY	Height: 8'
161. Sheathing - plywood - 3/4" - tongue and groove	47.92 SF	
162. Stud wall - 2" x 4" - 16" oc	102.04 SF	
163. Stud wall - 2" x 6" - 16" oc	102.04 SF	
164. Header - double 2" x 10"	4.00 LF	
165. Interior door - solid core Colonist - pre-hung unit	1.00 EA	
166. Door knob - interior - High grade	1.00 EA	
167. Sprayed polyurethane foam - 2lb mix - per inch thick	102.04 SF	
168. Batt insulation - 4" - R13 - paper / foil faced	102.04 SF	
169. 5/8" drywall - hung, taped, floated, ready for paint	47.92 SF	
170. 1/2" drywall - hung, taped, floated, ready for paint	204.07 SF	
171. Additional cost for gluing drywall	252.00 SF	
172. Baseboard - 5 1/4"	25.83 LF	
173. Casing - 3 1/4"	17.00 LF	
174. Light fixture	1.00 EA	
175. Outlet	2.00 EA	
176. Switch	1.00 EA	
177. Mask and prep for paint - plastic, paper, tape (per LF)	28.33 LF	
178. Seal/prime (1 coat) then paint (2 coats) the walls and ceiling	252.00 SF	
179. Paint door or window opening - Large - 2 coats (per side)	1.00 EA	

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CONTINUED - Walk-in Closet

DESCRIPTION	QTY
180. Paint baseboard, oversized - two coats	25.83 LF
181. Paint door slab only - 2 coats (per side)	2.00 EA
182. Vinyl plank flooring	47.92 SF

Bdrm-2**Height: 8'**

DESCRIPTION	QTY
183. Sheathing - plywood - 3/4" - tongue and groove	84.40 SF
184. Stud wall - 2" x 4" - 16" oc	133.44 SF
185. Stud wall - 2" x 6" - 16" oc	133.44 SF
186. Header - double 2" x 10"	4.00 LF
187. Interior door - solid core Colonist - pre-hung unit	1.00 EA
188. Door knob - interior - High grade	1.00 EA
189. Sprayed polyurethane foam - 2lb mix - per inch thick	133.44 SF
190. Batt insulation - 4" - R13 - paper / foil faced	133.44 SF
191. 5/8" drywall - hung, taped, floated, ready for paint	84.40 SF
192. 1/2" drywall - hung, taped, floated, ready for paint	266.89 SF
193. Additional cost for gluing drywall	351.29 SF
194. Baseboard - 5 1/4"	34.17 LF
195. Casing - 3 1/4"	17.00 LF
196. Light fixture	1.00 EA
197. Outlet	4.00 EA
198. Switch	1.00 EA
199. Mask and prep for paint - plastic, paper, tape (per LF)	36.83 LF
200. Seal/prime (1 coat) then paint (2 coats) the walls and ceiling	351.29 SF
201. Paint door or window opening - Large - 2 coats (per side)	1.00 EA
202. Paint baseboard, oversized - two coats	34.17 LF
203. Paint door slab only - 2 coats (per side)	2.00 EA
204. Vinyl plank flooring	84.40 SF

Bdrm-1**Height: 8'**

DESCRIPTION	QTY
205. Sheathing - plywood - 3/4" - tongue and groove	152.65 SF
206. Stud wall - 2" x 4" - 16" oc	174.74 SF
207. Stud wall - 2" x 6" - 16" oc	174.74 SF
208. Header - double 2" x 10"	4.00 LF

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CONTINUED - Bdrm-1

DESCRIPTION	QTY
209. Interior door - solid core Colonist - pre-hung unit	1.00 EA
210. Door knob - interior - High grade	1.00 EA
211. Sprayed polyurethane foam - 2lb mix - per inch thick	174.74 SF
212. Batt insulation - 4" - R13 - paper / foil faced	174.74 SF
213. 5/8" drywall - hung, taped, floated, ready for paint	152.65 SF
214. 1/2" drywall - hung, taped, floated, ready for paint	349.48 SF
215. Additional cost for gluing drywall	502.13 SF
216. Baseboard - 5 1/4"	48.17 LF
217. Casing - 3 1/4"	17.00 LF
218. Light fixture	1.00 EA
219. Outlet	4.00 EA
220. Switch	1.00 EA
221. Mask and prep for paint - plastic, paper, tape (per LF)	50.83 LF
222. Seal/prime (1 coat) then paint (2 coats) the walls and ceiling	502.13 SF
223. Paint door or window opening - Large - 2 coats (per side)	1.00 EA
224. Paint baseboard, oversized - two coats	48.17 LF
225. Paint door slab only - 2 coats (per side)	2.00 EA
226. Vinyl plank flooring	152.65 SF

Bathroom**Height: 8'**

DESCRIPTION	QTY
227. Sheathing - plywood - 3/4" - tongue and groove	87.11 SF
228. Stud wall - 2" x 4" - 16" oc	140.43 SF
229. Stud wall - 2" x 6" - 16" oc	140.43 SF
230. Header - double 2" x 10"	4.00 LF
231. Interior door - solid core Colonist - pre-hung unit	1.00 EA
232. Door knob - interior - High grade	1.00 EA
233. Sprayed polyurethane foam - 2lb mix - per inch thick	140.43 SF
234. Batt insulation - 4" - R13 - paper / foil faced	140.43 SF
235. 5/8" drywall - hung, taped, floated, ready for paint	87.11 SF
236. 1/2" drywall - hung, taped, floated, ready for paint	280.86 SF
237. Additional cost for gluing drywall	367.97 SF
238. Baseboard - 5 1/4"	35.00 LF
239. Casing - 3 1/4"	17.00 LF
240. Light fixture	1.00 EA
241. Outlet	2.00 EA
242. Switch	1.00 EA
243. Mask and prep for paint - plastic, paper, tape (per LF)	37.67 LF

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CONTINUED - Bathroom

DESCRIPTION	QTY
244. Seal/prime (1 coat) then paint (2 coats) the walls and ceiling	367.97 SF
245. Paint door or window opening - Large - 2 coats (per side)	1.00 EA
246. Paint baseboard, oversized - two coats	35.00 LF
247. Paint door slab only - 2 coats (per side)	2.00 EA
248. Vinyl plank flooring	87.11 SF
249. Toilet	1.00 EA
250. Toilet seat	1.00 EA
251. Vanity	5.00 LF
252. Countertop - Granite or Marble	13.00 SF
253. Sink - single	1.00 EA
254. Sink faucet - Bathroom	1.00 EA
255. P-trap assembly - ABS (plastic)	1.00 EA
256. Plumbing fixture supply line	3.00 EA
257. Bathtub	1.00 EA
258. Tile shower - 61 to 100 SF	1.00 EA

Kitchen

Height: 8'

DESCRIPTION	QTY
259. Sheathing - plywood - 3/4" - tongue and groove	211.22 SF
260. Stud wall - 2" x 4" - 16" oc	191.00 SF
261. Stud wall - 2" x 6" - 16" oc	191.00 SF
262. Header - double 2" x 10"	4.00 LF
263. Interior door - solid core Colonist - pre-hung unit	1.00 EA
264. Door knob - interior - High grade	1.00 EA
265. Sprayed polyurethane foam - 2lb mix - per inch thick	191.00 SF
266. Batt insulation - 4" - R13 - paper / foil faced	191.00 SF
267. 5/8" drywall - hung, taped, floated, ready for paint	211.22 SF
268. 1/2" drywall - hung, taped, floated, ready for paint	382.00 SF
269. Additional cost for gluing drywall	593.22 SF
270. Baseboard - 5 1/4"	51.50 LF
271. Casing - 3 1/4"	17.00 LF
272. Recessed light fixture	4.00 EA
273. Hanging light fixture	2.00 EA
274. Outlet	8.00 EA
275. Switch	3.00 EA
276. Mask and prep for paint - plastic, paper, tape (per LF)	51.50 LF
277. Seal/prime (1 coat) then paint (2 coats) the walls and ceiling	593.22 SF
278. Paint door or window opening - Large - 2 coats (per side)	1.00 EA

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CONTINUED - Kitchen

DESCRIPTION	QTY
279. Paint baseboard, oversized - two coats	51.50 LF
280. Paint door slab only - 2 coats (per side)	2.00 EA
281. Vinyl plank flooring	211.22 SF
282. Material Only Cabinet and countertop budget	1.00 EA
283. Carpenter - Finish, Trim / Cabinet - per hour	40.00 HR
284. Cabinet knob or pull	25.00 EA
285. Install Dishwasher	1.00 EA
286. Install Range - freestanding - gas	1.00 EA
287. Install Range hood	1.00 EA
288. Install Refrigerator - side by side - 16 to 22 cf	1.00 EA
289. Refrigerator/icemaker water supply box with valve	1.00 EA

Great Room**Height: 8'**

DESCRIPTION	QTY
290. Sheathing - plywood - 3/4" - tongue and groove	498.67 SF
291. Stud wall - 2" x 4" - 16" oc	297.28 SF
292. Stud wall - 2" x 6" - 16" oc	297.28 SF
293. Header - double 2" x 10"	4.00 LF
294. Interior door - solid core Colonist - pre-hung unit	1.00 EA
295. Door knob - interior - High grade	1.00 EA
296. Sprayed polyurethane foam - 2lb mix - per inch thick	297.28 SF
297. Batt insulation - 4" - R13 - paper / foil faced	297.28 SF
298. 5/8" drywall - hung, taped, floated, ready for paint	498.67 SF
299. 1/2" drywall - hung, taped, floated, ready for paint	594.56 SF
300. Additional cost for gluing drywall	1,093.22 SF
301. Baseboard - 5 1/4"	74.92 LF
302. Casing - 3 1/4"	17.00 LF
303. Recessed light fixture	4.00 EA
304. Hanging light fixture	2.00 EA
305. Outlet	8.00 EA
306. Switch	3.00 EA
307. Mask and prep for paint - plastic, paper, tape (per LF)	101.33 LF
308. Seal/prime (1 coat) then paint (2 coats) the walls and ceiling	1,093.22 SF
309. Paint door or window opening - Large - 2 coats (per side)	1.00 EA
310. Paint baseboard, oversized - two coats	74.92 LF
311. Paint door slab only - 2 coats (per side)	2.00 EA
312. Vinyl plank flooring	498.67 SF

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Closet

Height: 8'

DESCRIPTION

QTY

313. Sheathing - plywood - 3/4" - tongue and groove	8.00 SF
314. Stud wall - 2" x 4" - 16" oc	38.28 SF
315. Stud wall - 2" x 6" - 16" oc	38.28 SF
316. Header - double 2" x 10"	4.00 LF
317. Bifold door - Colonist - Single	1.00 EA
318. Cabinet knob or pull	1.00 EA
319. 5/8" drywall - hung, taped, floated, ready for paint	8.00 SF
320. 1/2" drywall - hung, taped, floated, ready for paint	76.56 SF
321. Additional cost for gluing drywall	84.56 SF
322. Baseboard - 5 1/4"	9.08 LF
323. Casing - 3 1/4"	17.00 LF
324. Mask and prep for paint - plastic, paper, tape (per LF)	12.00 LF
325. Seal/prime (1 coat) then paint (2 coats) the walls and ceiling	84.56 SF
326. Paint door or window opening - Large - 2 coats (per side)	1.00 EA
327. Paint baseboard, oversized - two coats	9.08 LF
328. Paint door slab only - 2 coats (per side)	2.00 EA
329. Vinyl plank flooring	8.00 SF

Deck1

Height: 3'

DESCRIPTION

QTY

330. 2" x 10" x 8' #2 treated pine (material only)	23.00 EA
331. 2" x 10" x 14' #2 treated pine (material only)	8.00 EA
332. 2" x 10" x 20' #2 treated pine (material only)	3.00 EA
333. 2" x 10" x 10' #2 treated pine (material only)	11.00 EA
334. Labor to install joist - floor or ceiling - 2x10	319.25 LF
335. 2" x 6" x 20' #2 treated pine (material only)	2.00 EA
336. 2" x 6" x 12' #2 treated pine (material only)	3.00 EA
337. 4" x 4" x 8' - treated lumber post - material only	5.00 EA
338. 2" x 6" x 10' #2 treated pine (material only)	3.00 EA
339. Deck hand rail/guard rail - Labor only	50.50 LF
340. Deck planking - 2" x 6" x 12' - Polymer - mat. only	65.00 EA
341. Install Deck planking - Vinyl - High grade (per SF)	292.50 SF
342. Additional charge to attach decking w/hidden fasteners	292.50 SF
343. Carpenter - General Framer - per hour	16.00 HR
Note: Detach and reset some vinyl deck rail sections where it would interfere with deck planking replacement	
344. Install Rain Escape Materials	1.00 EA
Rainescape trough, downspouts, butyl and caulk materials Utilize existing rainscape gutter system	
345. Carpenter - General Framer - Rainescape Install	30.00 HR
Installation of Rainescape system/3 carpenters for 1 1/2 days	
346. Deck pier or footing	0.52 CY

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CONTINUED - Deck1

DESCRIPTION	QTY
347. Post anchor - 4"	9.00 EA
348. 6" wood polymer decking - Labor only (per SF)	292.50 SF
349. 4" x 4" x 8' - treated lumber post - material only	3.00 EA
350. 2" x 2" x 8' #2 treated pine (material only)	58.00 EA

Level 2**Level 2**

DESCRIPTION	QTY
351. 2" x 4" x 20' #2 & better Fir / Larch (material only)	4.00 EA
352. 2" x 4" x 8' #2 & better Fir / Larch (material only)	6.00 EA
353. 2" x 4" x 10' #2 & better Fir / Larch (material only)	6.00 EA
354. Sheathing - OSB - 1/2"	38.89 SF
355. Labor to frame 2" x 4" non-bearing wall - 16" oc	38.89 SF
356. 2" x 10" x 8' #2 & better Fir / Larch (material only)	2.00 EA
357. 2" x 8" x 8' #2 & better Fir / Larch (material only)	32.00 EA
358. 2" x 6" x 20' #2 & better Fir / Larch (material only)	3.00 EA
359. 2" x 6" x 12' #2 & better Fir / Larch (material only)	1.00 EA
360. 2" x 6" x 8' #2 & better Fir / Larch (material only)	4.00 EA
361. Rafters - 2x8 - Labor only - (using rafter length)	467.49 LF
362. Rafters - hip - 10" - Labor only (use hip length)	52.06 LF
363. Rafters - 2x6 - Labor only - (using rafter length)	167.10 LF
364. Sheathing - OSB - 1/2"	448.00 SF
365. 2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)	1.00 EA
366. 2" x 10" x 20' #2 & better Fir / Larch (material only)	2.00 EA
367. 2" x 8" x 16' #2 & better Fir / Larch (material only)	7.00 EA
368. 2" x 8" x 14' #2 & better Fir / Larch (material only)	5.00 EA
369. 2" x 8" x 12' #2 & better Fir / Larch (material only)	5.00 EA
370. 2" x 8" x 10' #2 & better Fir / Larch (material only)	6.00 EA
371. 2" x 6" x 14' #2 & better Fir / Larch (material only)	1.00 EA
372. 2" x 6" x 16' #2 & better Fir / Larch (material only)	4.00 EA
373. I-joist - 12" deep - 1 3/4" flange	780.00 LF
374. I-joist - 12" deep - 1 3/4" flange	162.00 LF
375. Final cleaning - construction - Residential	1,022.23 SF

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DESCRIPTION	QTY
376. Sheathing - plywood - 3/4" - tongue and groove	199.72 SF
377. Stud wall - 2" x 4" - 16" oc	203.01 SF
378. Stud wall - 2" x 6" - 16" oc	203.01 SF
379. Header - double 2" x 10"	4.00 LF
380. Interior door - solid core Colonist - pre-hung unit	1.00 EA
381. Door knob - interior - High grade	1.00 EA
382. Sprayed polyurethane foam - 2lb mix - per inch thick	203.01 SF
383. Batt insulation - 4" - R13 - paper / foil faced	203.01 SF
384. 5/8" drywall - hung, taped, floated, ready for paint	199.72 SF
385. 1/2" drywall - hung, taped, floated, ready for paint	406.02 SF
386. Additional cost for gluing drywall	605.74 SF
387. Baseboard - 5 1/4"	51.56 LF
388. Casing - 3 1/4"	17.00 LF
389. Light fixture	1.00 EA
390. Outlet	4.00 EA
391. Switch	1.00 EA
392. Mask and prep for paint - plastic, paper, tape (per LF)	54.22 LF
393. Seal/prime (1 coat) then paint (2 coats) the walls and ceiling	605.74 SF
394. Paint door or window opening - Large - 2 coats (per side)	1.00 EA
395. Paint baseboard, oversized - two coats	51.56 LF
396. Paint door slab only - 2 coats (per side)	2.00 EA
397. Vinyl plank flooring	199.72 SF

Spare-2	Height: 8'
DESCRIPTION	QTY
398. Sheathing - plywood - 3/4" - tongue and groove	189.53 SF
399. Stud wall - 2" x 4" - 16" oc	218.78 SF
400. Stud wall - 2" x 6" - 16" oc	218.78 SF
401. Header - double 2" x 10"	4.00 LF
402. Interior door - solid core Colonist - pre-hung unit	1.00 EA
403. Door knob - interior - High grade	1.00 EA
404. Sprayed polyurethane foam - 2lb mix - per inch thick	218.78 SF
405. Batt insulation - 4" - R13 - paper / foil faced	218.78 SF
406. 5/8" drywall - hung, taped, floated, ready for paint	189.53 SF
407. 1/2" drywall - hung, taped, floated, ready for paint	437.56 SF
408. Additional cost for gluing drywall	627.08 SF
409. Baseboard - 5 1/4"	55.50 LF
410. Casing - 3 1/4"	17.00 LF
411. Light fixture	1.00 EA
412. Outlet	4.00 EA
413. Switch	1.00 EA
414. Mask and prep for paint - plastic, paper, tape (per LF)	58.17 LF

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CONTINUED - Spare-2

DESCRIPTION	QTY
415. Seal/prime (1 coat) then paint (2 coats) the walls and ceiling	627.08 SF
416. Paint door or window opening - Large - 2 coats (per side)	1.00 EA
417. Paint baseboard, oversized - two coats	55.50 LF
418. Paint door slab only - 2 coats (per side)	2.00 EA
419. Vinyl plank flooring	189.53 SF

Bathroom	Height: 8'
DESCRIPTION	QTY
420. Sheathing - plywood - 3/4" - tongue and groove	39.91 SF
421. Stud wall - 2" x 4" - 16" oc	90.87 SF
422. Stud wall - 2" x 6" - 16" oc	90.87 SF
423. Header - double 2" x 10"	4.00 LF
424. Interior door - solid core Colonist - pre-hung unit	1.00 EA
425. Door knob - interior - High grade	1.00 EA
426. Sprayed polyurethane foam - 2lb mix - per inch thick	90.87 SF
427. Batt insulation - 4" - R13 - paper / foil faced	90.87 SF
428. 5/8" drywall - hung, taped, floated, ready for paint	39.91 SF
429. 1/2" drywall - hung, taped, floated, ready for paint	181.73 SF
430. Additional cost for gluing drywall	221.65 SF
431. Baseboard - 5 1/4"	23.30 LF
432. Casing - 3 1/4"	17.00 LF
433. Light fixture	1.00 EA
434. Outlet	2.00 EA
435. Switch	1.00 EA
436. Mask and prep for paint - plastic, paper, tape (per LF)	25.80 LF
437. Seal/prime (1 coat) then paint (2 coats) the walls and ceiling	221.65 SF
438. Paint door or window opening - Large - 2 coats (per side)	1.00 EA
439. Paint baseboard, oversized - two coats	23.30 LF
440. Paint door slab only - 2 coats (per side)	2.00 EA
441. Vinyl plank flooring	39.91 SF
442. Toilet	1.00 EA
443. Toilet seat	1.00 EA
444. Vanity	5.00 LF
445. Countertop - Granite or Marble	13.00 SF
446. Sink - single	1.00 EA
447. Sink faucet - Bathroom	1.00 EA
448. P-trap assembly - ABS (plastic)	1.00 EA
449. Plumbing fixture supply line	3.00 EA

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CONTINUED - Bathroom

DESCRIPTION	QTY
450. Bathtub	1.00 EA
451. Tile shower - 61 to 100 SF	1.00 EA

Upper Living Room

Height: 8'

DESCRIPTION	QTY
452. Sheathing - plywood - 3/4" - tongue and groove	518.17 SF
453. Stud wall - 2" x 4" - 16" oc	346.22 SF
454. Stud wall - 2" x 6" - 16" oc	346.22 SF
455. Header - double 2" x 10"	4.00 LF
456. Interior door - solid core Colonist - pre-hung unit	1.00 EA
457. Door knob - interior - High grade	1.00 EA
458. Sprayed polyurethane foam - 2lb mix - per inch thick	346.22 SF
459. Batt insulation - 4" - R13 - paper / foil faced	346.22 SF
460. 5/8" drywall - hung, taped, floated, ready for paint	518.17 SF
461. 1/2" drywall - hung, taped, floated, ready for paint	692.44 SF
462. Additional cost for gluing drywall	1,210.61 SF
463. Baseboard - 5 1/4"	99.00 LF
464. Casing - 3 1/4"	17.00 LF
465. Recessed light fixture	4.00 EA
466. Hanging light fixture	2.00 EA
467. Outlet	8.00 EA
468. Switch	3.00 EA
469. Mask and prep for paint - plastic, paper, tape (per LF)	106.83 LF
470. Seal/prime (1 coat) then paint (2 coats) the walls and ceiling	1,210.61 SF
471. Paint door or window opening - Large - 2 coats (per side)	1.00 EA
472. Paint baseboard, oversized - two coats	99.00 LF
473. Paint door slab only - 2 coats (per side)	2.00 EA
474. Vinyl plank flooring	518.17 SF

Stairs

Height: 17' 4"

DESCRIPTION	QTY
475. Stairway - 3' 6" wide (8' rise plus joist)	1.50 EA
476. Stud wall - 2" x 4" - 16" oc	337.68 SF
477. 5/8" drywall - hung, taped, floated, ready for paint	42.30 SF
478. 1/2" drywall - hung, taped, floated, ready for paint	337.68 SF

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CONTINUED - Stairs

DESCRIPTION	QTY
479. Additional cost for gluing drywall	379.98 SF
480. Handrail - round / oval - hardwood - wall mounted	12.00 LF
481. Trim board - 1" x 8" - installed (hardwood - oak or =)	10.00 LF
482. Baseboard - 3 1/4"	34.47 LF
483. Light fixture - wall sconce	2.00 EA
484. Switch - 3 way	2.00 EA
485. Mask and prep for paint - plastic, paper, tape (per LF)	29.11 LF
486. Seal/prime (1 coat) then paint (2 coats) the walls and ceiling	379.98 SF
487. Stain & finish handrail - wall mounted	11.00 LF
488. Light fixture - wall sconce - High grade	2.00 EA
489. Paint baseboard - two coats	34.47 LF
490. Seal (1 coat) & paint (1 coat) trim	10.00 LF
491. Vinyl plank flooring - High grade	74.90 SF
492. Stair riser - up to 4'	13.00 EA
493. Seal & paint stair riser - per side - per LF	45.50 LF

Roof1

DESCRIPTION	QTY
494. Ice & water barrier	293.73 SF
495. Metal roofing	293.73 SF
496. Eave trim for metal roofing - 29 gauge	60.83 LF
497. Endwall flashing for metal roofing - 29 gauge	2.81 LF
498. Pitch transition flashing for metal roofing - 29 gauge	15.00 LF

Roof2

DESCRIPTION	QTY
499. Ice & water barrier	129.30 SF
500. Metal roofing	129.30 SF
501. Eave trim for metal roofing - 29 gauge	39.67 LF
502. Endwall flashing for metal roofing - 29 gauge	2.11 LF
503. Pitch transition flashing for metal roofing - 29 gauge	15.00 LF

Upper Roof

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Upper Roof

DESCRIPTION	QTY
504. 2" x 10" x 8' #2 & better Fir / Larch (material only)	2.00 EA
505. 2" x 10" x 20' #2 & better Fir / Larch (material only)	4.00 EA
506. 2" x 8" x 18' #2 & better Fir / Larch (material only)	7.00 EA
507. 2" x 8" x 16' #2 & better Fir / Larch (material only)	10.00 EA
508. 2" x 8" x 14' #2 & better Fir / Larch (material only)	8.00 EA
509. 2" x 8" x 12' #2 & better Fir / Larch (material only)	10.00 EA
510. 2" x 8" x 10' #2 & better Fir / Larch (material only)	15.00 EA
511. 2" x 8" x 8' #2 & better Fir / Larch (material only)	55.00 EA
512. 2" x 6" x 20' #2 & better Fir / Larch (material only)	4.00 EA
513. 2" x 6" x 14' #2 & better Fir / Larch (material only)	3.00 EA
514. Rafters - 2x8 - Labor only - (using rafter length)	1,024.76 LF
515. Rafters - 2x10 - Labor only - (using rafter length)	9.58 LF
516. Rafters - hip - 10" - Labor only (use hip length)	149.09 LF
517. Rafters - 2x6 - Labor only - (using rafter length)	149.83 LF
518. Sheathing - OSB - 1/2"	1,344.00 SF
519. 2" x 4" x 20' #2 & better Fir / Larch (material only)	1.00 EA
520. 2" x 4" x 16' #2 & better Fir / Larch (material only)	6.00 EA
521. 2" x 4" x 14' #2 & better Fir / Larch (material only)	1.00 EA
522. 2" x 4" x 12' #2 & better Fir / Larch (material only)	1.00 EA
523. 2" x 4" x 10' #2 & better Fir / Larch (material only)	4.00 EA
524. 2" x 4" x 8' #2 & better Fir / Larch (material only)	19.00 EA
525. 2" x 4" x 116 5/8" pre-cut stud (for 10' wall, mat only)	9.00 EA
526. 2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)	16.00 EA
527. Sheathing - OSB - 1/2"	324.62 SF
528. Labor to frame 2" x 4" non-bearing wall - 16" oc	304.35 SF
529. 2" x 10" x 10' #2 & better Fir / Larch (material only)	1.00 EA
530. 2" x 10" x 14' #2 & better Fir / Larch (material only)	4.00 EA
531. 2" x 6" x 10' #2 & better Fir / Larch (material only)	2.00 EA
532. 2" x 6" x 8' #2 & better Fir / Larch (material only)	2.00 EA
533. Sheathing - additional cost for H-clips	2,000.00 SF

Roof1

DESCRIPTION	QTY
534. Ice & water barrier	1,319.27 SF
535. Metal roofing	1,319.27 SF
536. Eave trim for metal roofing - 29 gauge	149.83 LF
537. Pitch transition flashing for metal roofing - 29 gauge	15.00 LF
538. Ridge vent - Metal roofing - floating ventilator	9.58 LF

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Foundation

Foundation

Height: 3' 6"

DESCRIPTION	QTY
539. Footings - labor & materials - Reinforced	26.00 CY
540. Foundation drainage system	155.50 LF
541. Block - 8" x 8" x 16" - in place	414.67 SF
542. Gravel under slab - in place	20.00 CY
543. Walk behind drum compactor and operator	8.00 HR
544. Vapor barrier - visqueen - 6mil	1,407.06 SF
545. Concrete slab on grade - 4" - finished in place	1,407.06 SF

Window & Doorwall Budget

DESCRIPTION	QTY
546. Material Only 6-0 6-8 vinyl sliding patio door - High grade	1.00 EA
547. Install 6-0 6-8 vinyl sliding patio door - High grade	1.00 EA
548. Window material budget	1.00 EA
549. Install Vinyl window - double hung, 13-19 sf - High grade	35.00 EA

Electrical

DESCRIPTION	QTY
550. Wire - average residence - copper wiring	2,550.00 SF
551. Meter base and main disconnect - 200 amp	1.00 EA
552. Grounding rod - copper clad with clamp, 8'	2.00 EA
553. Meter mast for overhead power - 2 1/2" conduit	1.00 EA
554. Breaker panel - 200 amp w/arc fault breakers	1.00 EA
555. Circuit breaker - main disconnect - 150 to 200 amp	1.00 EA
556. Circuit breaker - ground-fault circuit-interrupter (GFI)	2.00 EA
557. Smoke detector	6.00 EA
558. Carbon monoxide detector	1.00 EA
559. Phone / low voltage copper wiring	1,000.00 LF

HVAC

DESCRIPTION	QTY
560. Furnace - forced air - 60 - 75,000 BTU	1.00 EA

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CONTINUED - HVAC

DESCRIPTION	QTY
561. Air handler - with A-coil - 4 ton	1.00 EA
562. Central air conditioning system - 3 ton - 14-15 SEER	1.00 EA
563. Condenser pad - 36" x 36"	1.00 EA
564. Ductwork system - hot or cold air - 1200 to 1599 SF home	2.00 EA
565. Duct-free split system - 2 zone	1.00 EA
566. Thermostat - High grade	1.00 EA
567. Humidifier unit	1.00 EA
568. Heat/AC register - Mechanically attached	20.00 EA
569. Clothes dryer vent - installed	1.00 EA
570. Clothes dryer vent cover	1.00 EA
571. Duct-free split system - 1 zone	1.00 EA

Plumbing

DESCRIPTION	QTY
572. Rough-in plumbing - per fixture	8.00 EA
573. Water heater - tankless - 4-4.9 gallon - Gas - Power vent	1.00 EA
574. Exterior faucet / hose bibb - frost free	2.00 EA
575. Laundry tub	1.00 EA
576. Sink faucet - Kitchen	1.00 EA
577. Water softener - electronically metered - Extra large	1.00 EA
578. Air admittance valve (AAV) - 3" to 4"	2.00 EA
579. Air admittance valve (AAV) - 1.5" to 2"	1.00 EA
580. Water line copper cap/plug - per cap	6.00 EA
581. Gas/water line cap/plug - per cap	2.00 EA
582. Dishwasher connection	1.00 EA
583. Floor drain - PVC - 2" to 4"	1.00 EA
584. Flexible gas supply line connector - 1/2" - up to 24"	1.00 EA
585. Natural gas service line	50.00 LF
586. Water supply line - copper with fitting and hanger, 1"	50.00 LF
587. Drain/Vent line - PVC pipe with fitting and hanger, 2"	100.00 LF
588. Drain/Vent line - ABS pipe with fitting and hanger, 4"	100.00 LF

Front Elevation**Formula Elevation 30' x 27' x 0"**

DESCRIPTION	QTY
589. Sheathing - OSB - 1/2"	684.00 SF

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CONTINUED - Front Elevation

DESCRIPTION	QTY
590. House wrap (air/moisture barrier)	684.00 SF
591. Siding - composite everlast siding	684.00 SF
592. Soffit - vinyl	60.00 SF
593. Fascia - metal - 8"	30.00 LF
594. Gutter / downspout - aluminum - up to 5"	60.00 LF
595. Siding trim - 1" x 4" PVC trim board	138.00 LF

Rear Elevation**Formula Elevation 30' x 27' x 0"**

DESCRIPTION	QTY
596. Sheathing - OSB - 1/2"	810.00 SF
597. House wrap (air/moisture barrier)	810.00 SF
598. Siding - composite everlast siding	735.00 SF
599. Soffit - vinyl	60.00 SF
600. Fascia - metal - 8"	30.00 LF
601. Gutter / downspout - aluminum - up to 5"	60.00 LF

Right Elevation**Formula Elevation 50' x 20' x 0"****Subroom 1: Upper Elevation****Formula Elevation 30' x 9' x 0"**

DESCRIPTION	QTY
602. Sheathing - OSB - 1/2"	1,270.00 SF
603. House wrap (air/moisture barrier)	1,270.00 SF
604. Siding - composite everlast siding	1,270.00 SF
605. Soffit - vinyl	100.00 SF
606. Fascia - metal - 8"	50.00 LF
607. Gutter / downspout - aluminum - up to 5"	80.00 LF
608. Siding trim - 1" x 4" PVC trim board	90.00 LF

Right Elevation**Formula Elevation 50' x 20' x 0"****Subroom 1: Upper Elevation****Formula Elevation 30' x 9' x 0"**

DESCRIPTION	QTY
609. Sheathing - OSB - 1/2"	1,270.00 SF
610. House wrap (air/moisture barrier)	1,270.00 SF

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CONTINUED - Right Elevation

DESCRIPTION	QTY
611. Siding - composite everlast siding	1,270.00 SF
612. Soffit - vinyl	100.00 SF
613. Fascia - metal - 8"	50.00 LF
614. Gutter / downspout - aluminum - up to 5"	80.00 LF
615. Siding trim - 1" x 4" PVC trim board	138.00 LF

General

DESCRIPTION	QTY
616. Dumpster load - Approx. 12 yards, 1-3 tons of debris	3.00 EA
617. Taxes, insurance, permits & fees (Bid item)	1.00 J
618. Temporary toilet (per month)	9.00 MO
619. Crane and operator - 115 ton capacity	6.00 HR
620. Telehandler/forklift (per month) - no operator	2.00 MO
621. Residential Supervision / Project Management - per hour	300.00 HR
622. Water connection fee(s)	1.00 EA
623. Sewer connection fee(s) by builder	1.00 EA
624. Munitiplal tap-in fee(s) [BY OWNER]	1.00 EA

Note: Municipal tap-in fees(s) will be owner's responsibility

Grand Total

\$649,947.22

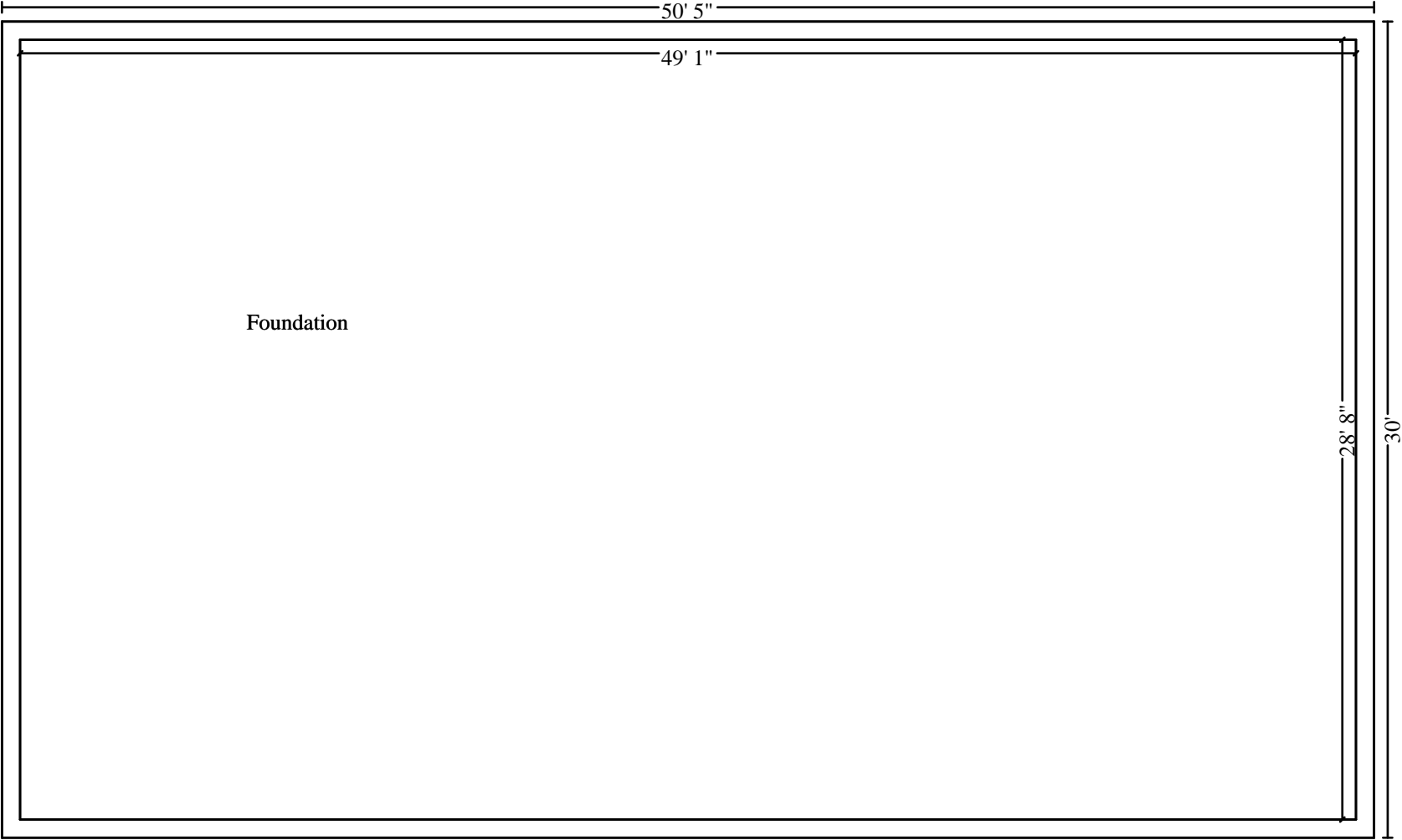
Chris O'Regan
Estimator

Timberwod Home Builders Inc.

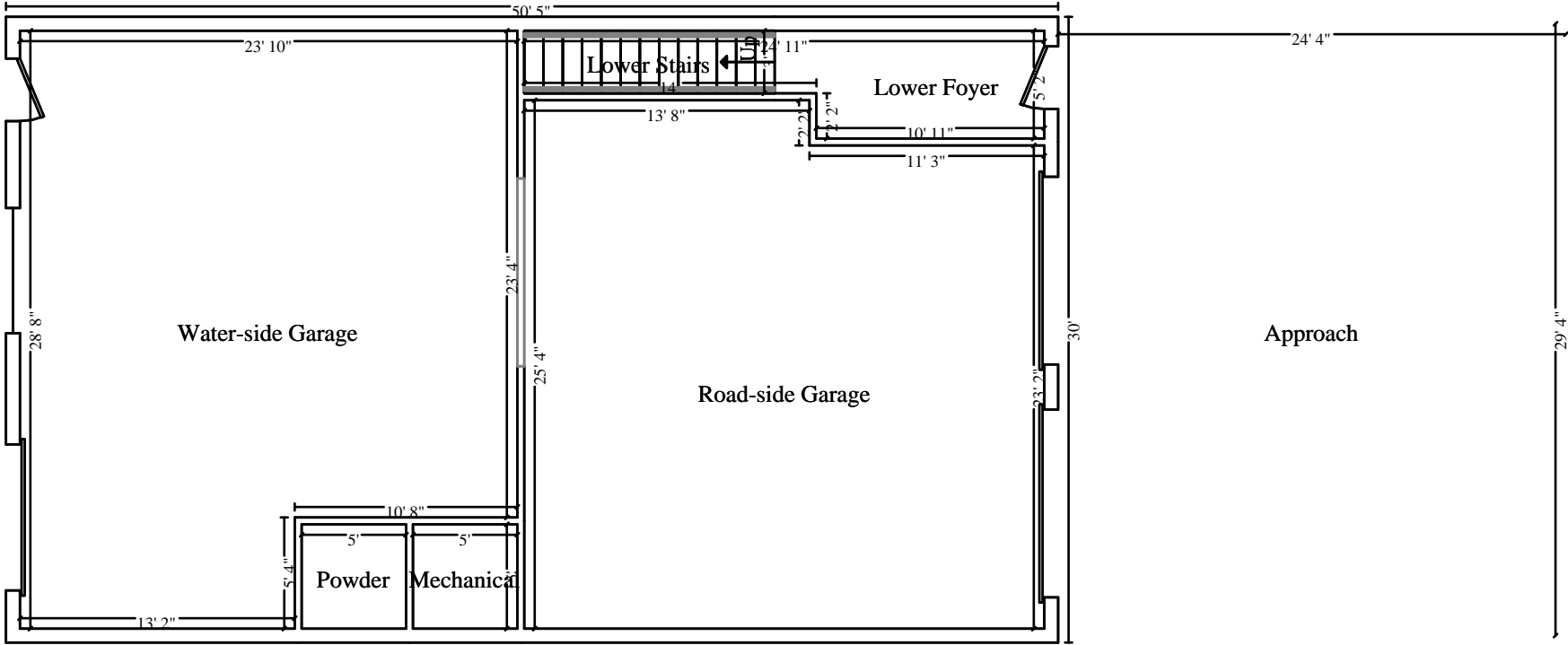
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Grand Total Areas:

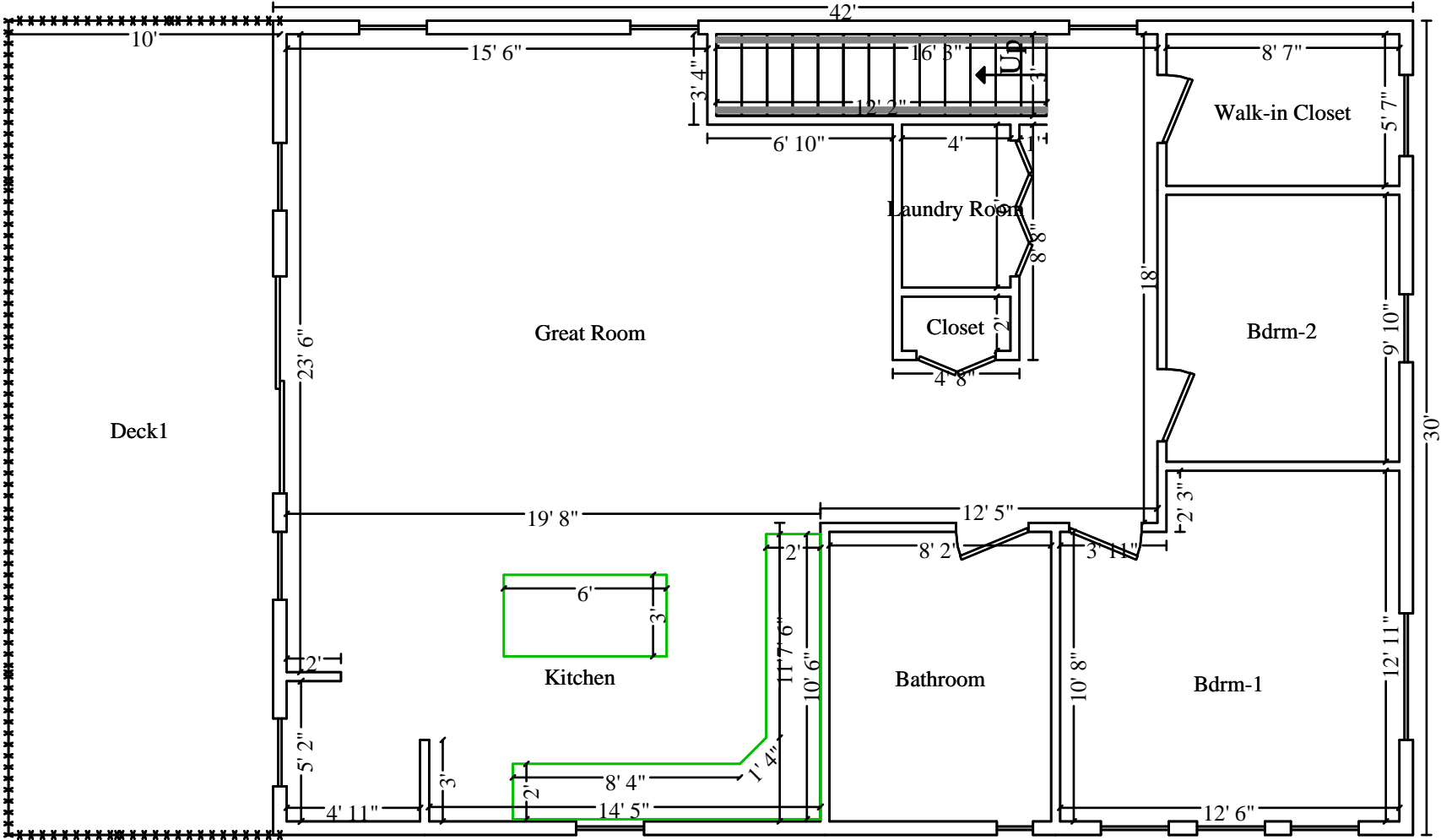
11,444.76	SF Walls	5,642.52	SF Ceiling	17,087.28	SF Walls and Ceiling
5,728.76	SF Floor	636.53	SY Flooring	1,318.19	LF Floor Perimeter
4,160.00	SF Long Wall	4,160.00	SF Short Wall	1,351.13	LF Ceil. Perimeter
5,728.76	Floor Area	6,057.68	Total Area	6,145.88	Interior Wall Area
4,132.37	Exterior Wall Area	615.25	Exterior Perimeter of Walls		
1,742.30	Surface Area	17.42	Number of Squares	255.25	Total Perimeter Length
9.58	Total Ridge Length	157.40	Total Hip Length		



Foundation



Lower Level



Main Level

