



STANDARD_FEATURES

Proposed

Area Items: Proposed

ALLOWANCES:

- Cabinet = per allowance schedule
- Kitchen Sink = per allowance schedule
- Lighting = per allowance schedule
- Bath fixtures = per allowance schedule
- Appliance = per allowance schedule
- Fire place = per allowance schedule
- Carpet = per allowance schedule

Basement

Area Items: Basement

EXAVATION

- Building foundation excavation 300.00 CY
 - Backfill foundations 130.00 LF
 - Dampproofing - asphalt emulsion 800.00 SF
- Note: Applied to the outside of exterior walls below the ground to stop water infiltration.

BASEMENT ELECTRICAL

- 110 volt copper wiring run, box and outlet 6.00 EA
- Basement electrical includes six plugs located by the homeowner. Proposal also includes one light fixture per room.

FOOTING AND REBAR

- Footings - labor and materials 8.60 CY
- Steel rebar - j-bar - #4, 2' 6" 227.00 EA

FRAMING MATERIAL AND LABOR

- Concrete slab on grade - finished in place 15.36 CY
- Sheathing - waferboard - 1/2" 160.00 SF
- 2" x 4" x 18' #2 & better Fir / Larch (material only) 4.00 EA
- 2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only) 61.00 EA
- Labor to frame 2" x 4" non-bearing wall - 16" oc 450.94 SF
- 2" x 4" x 8' #2 & better Fir / Larch (material only) 11.00 EA

MASONARY

- Steel rebar - #4 (1/2") 2,183.00 LF
- Block - 12" x 8" x 16" - in place 941.33 SF

Room: Garage

GARAGE DOORS

- Overhead door & hardware - 16'x 7' 1.00 EA
- Quality: Woodgrain raised panel design



CONTINUED - Garage

Overhead (garage) door opener	1.00 EA
Quality: Medium duty overhead (garage) door opener with a light.	

Room: Stair

WALL COVERING	
Material Only Sheathing - 1" x 6" - tongue and groove	86.82 SF
FINISH CARPENTRY	
Trim board - 1" x 4" - installed (pine)	80.00 LF
DOORS INTERIOR	
Interior door - birch - stain grade jamb & casing	1.00 EA
FLOOR COVERING	
Carpet pad	48.99 SF
Carpet	56.34 SF
15 % waste added for Carpet.	

Main Level

Area Items: Main Level

DELIVERY AND UNLOADING	
unloading of log package	1.00 BN
Shipping Cost To Deliver Log and Lumber Package	1.00 EA
LOGS AND MATERIAL	
Milled Log 8" D - L&M	2,030.00 LF
Log Gasket 1/2"x 1/2"x 1300' 52 Rolls Per Case	2.00 BX
Round Dowels 1"x 36" 10 per unit	2.00 BN
ENERGY SEAL Caulk Box (10) 30 oz. Tubes	1.00 BX
TRIM BOARD FOR OUTSIDE BAND	
Siding - 3x log - Pine	450.00 LF
FRAMING FLOOR SYSTEM	
I-joist - 16" deep - 1 3/4" flange	1,070.00 LF
Sheathing - waferboard - 3/4 - tongue and groove	1,215.00 SF
FRAMING INTERIOR WALLS	
2" x 4" x 10' #2 & better Fir / Larch (material only)	2.00 EA
2" x 4" x 12' #2 & better Fir / Larch (material only)	2.00 EA
2" x 4" x 8' #2 & better Fir / Larch (material only)	70.00 EA
2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)	137.00 EA



CONTINUED - Main Level

Labor to frame 2" x 4" non-bearing wall - 16" oc	1,039.23	SF
DECK AND RAILING		
Deck material and labor	628.00	SF
LIGHTING		
Lighting per allowance and plan location	1.00	EA
This allowance does not include can lights. Contractor will supply and install all can lights as shown in plans.		
BATH FIXTURE ALLOWANCE		
Bath fixtures per allowance	1.00	EA

Room: Kitchen

FLOOR INSULATION		
Batt insulation - 6" - R19	183.67	SF
INSULATION CIELING		
Batt insulation - 10" - R30	183.67	SF
WALL COVERING		
Material Only Sheathing - 1" x 6" - tongue and groove	537.02	SF
DOORS EXTERIOR		
French door - Exterior - metal - insulated - pre-hung unit	1.00	EA
Includes: Pre-hung exterior door, hinges, jamb, stop, brick mold, casing (one side), finish nails, screws, wood shims, and installation labor.		
Quality: Insulated metal, 15 light, french style door with pre-drilled holes for lockset, threshold, weatherstrip, paint-grade softwood jamb and 2 1/4" paint-grade casing.		
Door lockset & deadbolt - exterior	1.00	EA
FINISH CARPENTRY		
Trim board - 1" x 4" - installed (pine)	44.17	LF
WINDOWS		
Vinyl window - double hung, 13-19 sf	1.00	EA
FLOOR COVERING		
1/4" Cement board	183.67	SF
Tile floor covering	183.67	SF
LIGHTING		
Recessed light fixture	6.00	EA
CABINETS		
Cabinet per plans	1.00	EA
Sink - double	1.00	EA
APPLIANCES		
Appliance allowacne	1.00	EA



Room: Utility

FLOOR INSULATION		
Batt insulation - 6" - R19	14.17	SF
INSULATION CIELING		
Batt insulation - 10" - R30	14.17	SF
WALL COVERING		
1/2" drywall - hung, taped	144.83	SF
Texture drywall - machine	14.17	SF
DOORS INTERIOR		
Bifold door set - Birch veneer - Double	1.00	EA
Door knob - interior	1.00	EA
FINISH CARPENTRY		
Trim board - 1" x 4" - installed (pine)	16.33	LF
FLOOR COVERING		
1/4" Cement board	14.17	SF
Tile floor covering	14.17	SF

Room: Bath

FLOOR INSULATION		
Batt insulation - 6" - R19	64.84	SF
INSULATION CIELING		
Batt insulation - 10" - R30	64.84	SF
WALL COVERING		
1/2" drywall - hung, taped	365.91	SF
Texture drywall - machine	64.84	SF
DOORS INTERIOR		
Interior door - birch - stain grade jamb & casing	1.00	EA
Door knob - interior	1.00	EA
FINISH CARPENTRY		
Trim board - 1" x 4" - installed (pine)	37.63	LF
WINDOWS		
Vinyl window - double hung, 13-19 sf	1.00	EA
FLOOR COVERING		
Underlayment - 1/4" lauan/mahogany plywood	64.84	SF
Vinyl floor covering (sheet goods)	74.57	SF
15 % waste added for Vinyl floor covering (sheet goods).		
LIGHTING		
Exhaust fan	1.00	EA

Room: Bedroom

FLOOR INSULATION



CONTINUED - Bedroom

Batt insulation - 6" - R19	121.92	SF
INSULATION CIELING		
Batt insulation - 10" - R30	121.92	SF
WALL COVERING		
1/2" drywall - hung, taped	475.25	SF
Texture drywall - machine	121.92	SF
Quality: Includes orange peel or similar machine applied texture.		
DOORS INTERIOR		
Interior door - birch - stain grade jamb & casing	1.00	EA
Door knob - interior	1.00	EA
FINISH CARPENTRY		
Trim board - 1" x 4" - installed (pine)	44.17	LF
WINDOWS		
Vinyl window - double hung, 13-19 sf	2.00	EA
FLOOR COVERING		
Carpet pad	121.92	SF
Carpet	140.20	SF
15 % waste added for Carpet.		
LIGHTING		
Recessed light fixture	6.00	EA

Room: Great Room

FLOOR INSULATION		
Batt insulation - 6" - R19	360.87	SF
INSULATION CIELING		
Batt insulation - 10" - R30	408.37	SF
WALL COVERING		
Material Only Sheathing - 1" x 6" - tongue and groove	1,068.10	SF
DOORS EXTERIOR		
French door - Exterior - metal - insulated - pre-hung unit	1.00	EA
Door lockset & deadbolt - exterior	1.00	EA
FINISH CARPENTRY		
Trim board - 1" x 4" - installed (pine)	82.47	LF
WINDOWS		
Vinyl window - double hung, 13-19 sf	3.00	EA
FLOOR COVERING		
Softwood flooring - no finish	360.87	SF
Includes: Tongue and groove southern yellow pine flooring.		
Sand and seal wood floor	360.87	SF



CONTINUED - Great Room

LIGHTING

Recessed light fixture	12.00	EA
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Room: Master Bed

FLOOR INSULATION

Batt insulation - 6" - R19	160.51	SF
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INSULATION CIELING

Batt insulation - 10" - R30	160.51	SF
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WALL COVERING

1/2" drywall - hung, taped	602.45	SF
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Texture drywall - machine	160.51	SF
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Quality: Includes orange peel or similar machine applied texture.

DOORS EXTERIOR

French double doors - Exterior - pre-hung unit	1.00	EA
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Door lockset & deadbolt - exterior	1.00	EA
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Quality: 15 light, french style double door set with pre-drilled holes for locksets, threshold, weatherstrip, paint-grade softwood

jamb and 2 1/4" paint-grade casing.

Interior door - birch - stain grade jamb & casing	1.00	EA
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Door knob - interior	1.00	EA
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FINISH CARPENTRY

Trim board - 1" x 4" - installed (pine)	55.24	LF
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WINDOWS

FLOOR COVERING

Carpet pad	160.51	SF
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Carpet	184.58	SF
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15 % waste added for Carpet.

LIGHTING

Recessed light fixture	4.00	EA
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Room: Master Bath

FLOOR INSULATION

Batt insulation - 6" - R19	50.77	SF
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INSULATION CIELING

Batt insulation - 10" - R30	50.77	SF
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WALL COVERING

1/2" drywall - hung, taped	325.29	SF
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Texture drywall - machine	50.77	SF
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STANDARD_FEATURES



CONTINUED - Master Bath

DOORS INTERIOR	
Interior door - birch - stain grade jamb & casing	1.00 EA
Door knob - interior	1.00 EA
FINISH CARPENTRY	
Trim board - 1" x 4" - installed (pine)	34.31 LF
WINDOWS	
Vinyl window - double hung, 13-19 sf	1.00 EA
FLOOR COVERING	
1/4" Cement board	50.77 SF
Tile floor covering	50.77 SF
LIGHTING	
Exhaust fan	1.00 EA

Room: Hall closet

FLOOR INSULATION	
Batt insulation - 6" - R19	10.67 SF
INSULATION CIELING	
Batt insulation - 10" - R30	10.67 SF
WALL COVERING	
Material Only Sheathing - 1" x 6" - tongue and groove	117.33 SF
DOORS INTERIOR	
Interior door - birch - stain grade jamb & casing	1.00 EA
Door knob - interior	1.00 EA
FINISH CARPENTRY	
Trim board - 1" x 4" - installed (pine)	13.33 LF
FLOOR COVERING	
Softwood flooring - no finish	10.67 SF
Includes: Tongue and groove southern yellow pine flooring.	
Sand and seal wood floor	10.67 SF
LIGHTING	
Recessed light fixture	2.00 EA

Room: Bed Closet

FLOOR INSULATION	
Batt insulation - 6" - R19	14.00 SF
INSULATION CIELING	



CONTINUED - Bed Closet

Batt insulation - 10" - R30	14.00	SF
WALL COVERING		
1/2" drywall - hung, taped	158.00	SF
Texture drywall - machine	14.00	SF
Quality: Includes orange peel or similar machine applied texture.		
DOORS INTERIOR		
Bifold door set - Birch veneer - Double	1.00	EA
Door knob - interior	1.00	EA
FINISH CARPENTRY		
Trim board - 1" x 4" - installed (pine)	18.00	LF
FLOOR COVERING		
Carpet pad	14.00	SF
Carpet	16.10	SF
15 % waste added for Carpet.		
LIGHTING		
Recessed light fixture	2.00	EA

Room: WIC

FLOOR INSULATION		
Batt insulation - 6" - R19	39.00	SF
INSULATION CIELING		
Batt insulation - 10" - R30	39.00	SF
WALL COVERING		
1/2" drywall - hung, taped	238.39	SF
Texture drywall - machine	39.00	SF
Quality: Includes orange peel or similar machine applied texture.		
DOORS INTERIOR		
Interior door - birch - stain grade jamb & casing	1.00	EA
Door knob - interior	1.00	EA
FINISH CARPENTRY		
Trim board - 1" x 4" - installed (pine)	24.92	LF
WINDOWS		
Vinyl window - double hung, 13-19 sf	1.00	EA
FLOOR COVERING		
Carpet pad	39.00	SF
Carpet	44.85	SF
LIGHTING		
Recessed light fixture	4.00	EA



Room: Pantry

FLOOR INSULATION		
Batt insulation - 6" - R19	10.00	SF
INSULATION CIELING		
Batt insulation - 10" - R30	10.00	SF
WALL COVERING		
1/2" drywall - hung, taped	114.00	SF
Texture drywall - machine	10.00	SF
DOORS INTERIOR		
Bifold door set - Birch veneer - Double	1.00	EA
Door knob - interior	1.00	EA
FINISH CARPENTRY		
Trim board - 1" x 4" - installed (pine)	13.00	LF
FLOOR COVERING		
1/4" Cement board	10.00	SF
Tile floor covering	10.00	SF
LIGHTING		
Recessed light fixture	2.00	EA

Room: Fire place

Fireplace, zero clnce, wood burning, w/ venting	1.00	EA
Zero clearance chimney framing per vertical LF	18.00	LF

Room: GABLE ENDS

INSULATION WALL		
Batt insulation - 4" - R13	300.00	SF
GABLE END		
Siding - board & batten - cedar	600.00	SF
Quality: Rough sawn cedar boards and batten applied vertically.		

Roof

Area Items: Roof

ROOF FRAMING		
SOFFIT AND FASCIA		
Soffit - box framing - 2' overhang	370.00	LF
Soffit & fascia - wood - 2' overhang	370.00	LF
Quality: Soffit is 1/4" AC plywood or equivalent		



CONTINUED - Roof

GUTTER AND DOWNSPOUTS

Gutter / downspout - aluminum - up to 5"	274.00	LF
2" x 8" x 14' #2 & better Fir / Larch (material only)	2.00	EA
2" x 10" x 12' #2 & better Fir / Larch (material only)	6.00	EA
2" x 10" x 10' #2 & better Fir / Larch (material only)	54.00	EA
2" x 8" x 16' #2 & better Fir / Larch (material only)	28.00	EA
2" x 6" x 12' #2 & better Fir / Larch (material only)	9.00	EA
2" x 6" x 14' #2 & better Fir / Larch (material only)	6.00	EA
2" x 4" x 14' #2 & better Fir / Larch (material only)	5.00	EA
2" x 6" x 8' #2 & better Fir / Larch (material only)	2.00	EA
2" x 4" x 18' #2 & better Fir / Larch (material only)	2.00	EA
2" x 6" x 10' #2 & better Fir / Larch (material only)	14.00	EA
2" x 4" x 16' #2 & better Fir / Larch (material only)	6.00	EA
2" x 4" x 104 5/8" pre-cut stud (for 9' wall, mat only)	4.00	EA
2" x 8" x 8' #2 & better Fir / Larch (material only)	7.00	EA
2" x 6" x 16' #2 & better Fir / Larch (material only)	2.00	EA
2" x 4" x 20' #2 & better Fir / Larch (material only)	2.00	EA
2" x 4" x 12' #2 & better Fir / Larch (material only)	7.00	EA
2" x 4" x 8' #2 & better Fir / Larch (material only)	8.00	EA
2" x 8" x 10' #2 & better Fir / Larch (material only)	28.00	EA
2" x 8" x 12' #2 & better Fir / Larch (material only)	18.00	EA
2" x 4" x 10' #2 & better Fir / Larch (material only)	3.00	EA
2" x 10" x 16' #2 & better Fir / Larch (material only)	6.00	EA
2" x 10" x 14' #2 & better Fir / Larch (material only)	7.00	EA
2" x 10" x 8' #2 & better Fir / Larch (material only)	11.00	EA
Sheathing - waferboard - 1/2"	3,040.00	SF
2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)	24.00	EA
Labor to frame 2" x 4" non-bearing wall - 16" oc	407.38	SF

Room: Main

Metal roofing	904.97	SF
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Room: Side

Metal roofing	747.13	SF
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Room: Porch1

Metal roofing	443.90 SF
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Room: Porch2

Metal roofing	512.52 SF
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Room: Electrical

Meter base and main disconnect - 200 amp residence - copper wiring	1.00 EA
Breaker panel - 200 amp	1,233.00 SF
	1.00 EA

Room: Plumbing

Rough in plumbing and final hook up - per fixture	14.00 EA
Water heater - 40 gallon - Electric	1.00 EA
SEPTIC TANK	
Sewage filtration/septic tank - 1000 gl.	1.00 EA

Room: Heat, Vent, & Cool

Ductwork system - hot or cold air - 1200 to 1599 SF home	1.00 EA
Includes: Trunk and branch lines, registers, return air covers, furnace plenum, return air duct, duct tape, and installation labor.	
Furnace - forced air - 60 - 75,000 BTU	1.00 EA
Central air conditioning system - 2 ton - 10-13 SEER	1.00 EA
Includes: Condensing unit, coil, copper lines, and installation labor.	
Quality: 2 ton, 10 to 13 SEER.	
The above specs may vary depending on assessment of professional hvac contractor. All hvac will meet or exceed local building code.	

Grand Total

144,812.48

144,812.48



Grand Total Areas:

4,814.16 SF Walls	2,145.44 SF Ceiling	6,959.60 SF Walls and Ceiling
2,121.93 SF Floor	235.77 SY Flooring	613.62 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	608.08 LF Ceil. Perimeter
2,121.93 Floor Area	2,454.14 Total Area	5,014.19 Interior Wall Area
2,722.11 Exterior Wall Area	287.33 Exterior Perimeter of Walls	
2,608.52 Surface Area	26.09 Number of Squares	398.95 Total Perimeter Length
63.39 Total Ridge Length	0.00 Total Hip Length	