



May 1, 2018

Material Estimate

No: E0000

Customer:
Name: Customer _____
Address: _____
City: _____
State _____ **Zip Code:** _____
Primary Phone: _____
Other Phone: _____
E-mail: _____

Sales Representative:
Name: _____
Address: _____
City: _____
State _____ **Postal Code:** _____
Phone: _____
Fax: _____
E-mail: _____

Model/Building site:
Model Custom Timber Frame _____
Address: _____
City: _____
County: _____
State PA _____
Country: USA _____

Material package: Timber Frame _____

Stair Code: IRC _____

AREA DESCRIPTIONS (REFER TO SKETCH)

AREA # 1						
1. Parameters	Foundation size	49'-5" x 21'-5"	Location	Main	Wall Height	12'-0"
2. Exterior	Ext. Structure	2x6 Framed / Insulated	Ext. Finish	See Notes Below	Corners	HardieTrim®
	Gables	Left HardieShingle®	Gables	Right HardieShingle®		
3. Interior	2nd floor		2nd floor stairs		Bsmt stairs	Finish
	2nd floor over		Cathedral over	Entire Area	Exposed Beams	None
4. Roof	Roof style	6x8 Timber Framed Rafter	Pitch	7 /12	Collar ties	6x8
5. Dormer #1	Size/Type		Location		Wall Height	
	Ext. Structure		Ext. Finish		Corners	
	Roof style		Pitch	/12	Collar ties	
Dormer #2	Size/Type		Location		Wall Height	
	Ext. Structure		Ext. Finish		Corners	
	Roof style		Pitch	/12	Collar ties	
6. Porch #1	Size	12' x 20'	Location	Left	Deck #1 Size	x
	Roof style	6x8 Timber Framed Rafter	Pitch	7 /12	Location	
Porch #2	Size	x	Location		Deck #2 Size	x
	Roof style		Pitch	/12	Location	
7. Notes: Left elevation to receive stone veneer for 2'-6" from floor line up. Above stone veneer is priced with HardiePanel® Board & Batten siding. Rear elevation to be HardiePlank® Select CedarMill® Lap siding. Right elevation to be HardiePlank® Select CedarMill® Lap siding. Gable ends to be HardieShingle® Staggered Edge panels. Timber Framed members consist of Engineered 6x8 and 8x8 support posts, 6x8 angle braces, 8x12 perimeter beams, 6x8 rafters, 6x8 ties and 6x8 webb members. All timber framed members to be precut with mortise & tenon joinery and fastened with 1" wood pegs and mechanical fasteners.						

AREA # 2						
1. Parameters	Foundation size	49'-5" x 13'	Location	Front of Area #1	Wall Height	8'-0"
2. Exterior	Ext. Structure	2x6 Framed / Insulated	Ext. Finish	See Notes Below	Corners	HardieTrim®
	Gables	Left HardiePanel® B&B	Gables			
3. Interior	2nd floor		2nd floor stairs		Bsmt stairs	
	2nd floor over		Cathedral over	Entire Area	Exposed Beams	
4. Roof	Roof style	6x8 Timber Framed Rafter	Pitch	4 /12	Collar ties	
5. Dormer #1	Size/Type		Location		Wall Height	
	Ext. Structure		Ext. Finish		Corners	
	Roof style		Pitch	/12	Collar ties	
Dormer #2	Size/Type		Location		Wall Height	
	Ext. Structure		Ext. Finish		Corners	
	Roof style		Pitch	/12	Collar ties	
6. Porch #1	Size	x	Location		Deck #1 Size	x
	Roof style		Pitch	/12	Location	
Porch #2	Size	x	Location		Deck #2 Size	x
	Roof style		Pitch	/12	Location	
7. Notes: Left and front elevation to receive stone veneer for 2'-6" from floor line up. Above stone veneer is priced with HardiePanel® Board & Batten siding. Timber Framed members consist of Engineered 6x8 and 8x8 support posts, 6x8 angle braces, 8x12 perimeter beams, 6x8 rafters, 6x8 ties and 6x8 webb members. All timber framed members to be precut with mortise & tenon joinery and fastened with 1" wood pegs and mechanical fasteners.						

GARAGE						
1. Parameters	Foundation size	24'-3" x 24'-9"	Location	Right Front of Area #2	Wall Height	9'-0"
2. Exterior	Ext. Structure	2x6 Framed / Insulated	Ext. Finish	See Notes Below	Corners	HardieTrim®
	Gables	Front HardieShingle®	Gables			
3. Interior	2nd floor		2nd floor stairs		Bsmt stairs	
	2nd floor over		Cathedral over		Exposed Beams	None
4. Roof	Roof style	Prefab Flat Truss	Pitch	6 /12	Collar ties	None
5. Dormer #1	Size/Type		Location		Wall Height	
	Ext. Structure		Ext. Finish		Corners	
	Roof style		Pitch	/12	Collar ties	
Dormer #2	Size/Type		Location		Wall Height	
	Ext. Structure		Ext. Finish		Corners	
	Roof style		Pitch	/12	Collar ties	
6. Porch #1	Size	11' x 7'	Location	Left	Deck #1 Size	x
	Roof style	Shed w/ Flat Ceiling	Pitch	3 /12	Location	
Porch #2	Size	x	Location		Deck #2 Size	x
	Roof style		Pitch	/12	Location	
7. Interior Finish	Garage	Uninsulated/Unfinished	2nd floor			
8. Notes: Left and front elevation wall receive HardiePanel® Board & Batten siding. Right elevation to be HardiePlank® Select CedarMill® Lap siding. Front gable to be HardieShingle® Staggered Edge panels. (1) gable end deco overhang truss included in price. Wall between house and garage to be 2x6 framed with insulation and firerated drywall (provided by others) on garage side. (2) 9'x7' garage doors to be provided by others.						

Basement						
1. Walkout wall	Length/height	x	Location		Framing	
2. Exterior	Ext. Structure		Ext. Finish		Corners	
3. Interior	1x8 T&G Paneling		Fiberglass Insulation			
4. Notes:						

GENERAL NOTES: Unless noted otherwise: porch and deck posts and steps to grade are by others. All double hung windows are quoted as "Equal Sash"; All grilles are priced as colonial style, specialty windows (traps, triangles, etc) will not receive grilles; Finish Stairs to basement will automatically receive 2x6 walls around the perimeter of the stairs w/a door at the bottom. **All soffit material to be 1x8 T&G. No additional engineering included for beam sizing, stamps, or RESchec Zone 1 shipping included. Two days of on-site tech included for assembly assistance.**

- Additional engineering fees and/or additional materials that are required as a result of structural engineering requirements, local code considerations, load calculations for wind, snow, etc., state stamps/seals, energy calculations, and/or customer requests such as steel beam sizing, radiant floor heating systems, etc., will be billed in addition to the quoted package price. (Based on approved engineering documentation/drawings.)
- All applicable sales tax will be reflected on Sales Agreement
- This estimate is for qualification purposes only. A firm price may be obtained by placing the minimum deposit and requesting a quotation.

ADDED FEATURES

- | | |
|-------------------------|-------------------------------------|
| 1) Delivery Included | 3) Detailed Construction Blueprints |
| 2) Technical Assistance | 4) Multi-Stage Deliveries |

Estimate prepared by Jeff Gorton

ESTIMATE EXPIRATION DATE	May 31, 2018
ORIGINAL COMPLETE PACKAGE PRICE \$	142,510.00
SALE PRICE \$	127,995.00



Timber Frame Materials Estimate No: E0000

EXTERIOR LOG WALLS & TIMBER FRAMING

- Kiln-dried log (LT)
- Kiln-dried, Engineered 6x8, 8x8 support post and 8x12 beams (LT)
- Kiln-dried, Engineered 6x6 and 6x8 angle braces (LT)
- Filler corners (LT)
- Kiln-dried corner trim boards (LT)
- Pre-cut splines (LT)
- wood pegs & lag bolt fasteners (LT)
- Butylog[®] sealant tape (LT)
- Gasket and caulking (LT)
- Polebarn nails for mortise & tenon corners (LT)
- 1" Auger bit & dead blow hammer (LT)

EXTERIOR FRAMED WALLS

- HardiePanel[™] Select CedarMill[™] /[™] Exposure Lap Siding (WT)
- HardiePanel[™] Select CedarMill[™] w/ Batten Boards (WT)
- Stone veneer for walls (WT)
- HardieShingle[®] Staggered Edge panel (WT)
- Corner extensions (LT)
- HardieTrim[™] 5/4 corner and trieze board trim (WT)
- 2x4, 2x6 framed walls, gables (WT)
- OSB sheathing for walls, gables (WT)
- Housewrap vapor barrier (WT)
- R-21 insulation for walls, gables (FN)
- 1x8 T&G for walls, gables (FN)

GARAGES

- Kiln-dried log (LT)
- HardiePanel[™] Select CedarMill[™] w/ Batten Boards (WT)
- HardieShingle[®] Staggered Edge panel (WT)
- HardieTrim[™] 5/4 corner and trieze board trim (WT)
- 2x6 framed walls (WT)
- OSB sheathing for walls, gables (WT)
- Housewrap vapor barrier for exterior walls (WT)
- Wall insulation (FN)
- Roof insulation (FN)
- T&G for walls (FN)

BASEMENT

- Log walkout walls (LT)
- Sided walkout walls (LT)
- Kiln-dried log corner extensions (LT)
- Framed walkout walls (WT)
- Sheathing (WT)
- Vapor barrier (WT)
- Insulation for walkout walls (FN)
- T&G for walkout walls (FN)
- Ceiling (FN)

1st LEVEL FLOOR SYSTEM

- 2x10 double SPF perimeter box w/hurricane ties (LT)
- Pressure treated 2x sill plate and sill seal (WT)
- Pressure treated 6x6 girder support posts (WT)
- 4-ply 2x12 girder beam (WT)
- 2x10 floor joists @ 16" OC w/metal bridging (WT)
- I-joists (WT)
- 3/4" Advantech[®] T&G subfloor (WT)
- Floor insulation (FN)
- Construction adhesive (WT)
- Metal joist hangers and banding (WT)

2nd LEVEL FLOOR SYSTEM

- Kiln dried loft Joists (LT)
- Beams (LT)
- Loft posts (LT)
- Wall ties (LT)
- Engineered beams (LT)
- Heavy timber joist hangers w/lags, bolts as required (LT)
- Kiln dried exposed beams (LT)
- Girder (LT)
- Joists (WT)
- I-joists (LT)
- 3/4" Subfloor (FN)
- Construction adhesive (FN)
- Metal joist hangers and banding (FN)
- Composition floor (FN)
- Floor insulation (FN)
- 2x6 T&G loft flooring (FN)
- Metal banding (LT)
- Ceiling under loft floor (FN)
- Loft railings (FN)

HAND HEWN COMPONENTS

- Exterior (LT)
- Interior (LT)
- Loft joists (LT)
- Posts and beams (LT)
- Loft deco beams (LT)
- Heavy timber roof (LT)
- Rafter ties (LT)

EXTERIOR PRESERVATIVE

- Exterior preservative (FN)
- Insect repellent (FN)
- Stain (Q8 Outlast Log Oil[®] only) (FN)

(LT) = Log and Timber (WT) = Weathertight (FN) = Finish

Timber Frame Materials Estimate No: E0000

ROOF SYSTEMS

Common roof system materials

- 7/16" OSB roof sheathing w/ H-clips (WT)
- Glu-lam ridge/support beams as required (LT)
- Rhino Roof™ synthetic felt, Ice and water shield (WT)
- Tamko® Heritage 30-year architectural fiberglass shingles (WT)
- Ridge vent (WT)
- HardieTrim® 5/4 fascia board (WT)
- Posts (LT)

Heavy timber truss roof system

- Beam & purlin roof (LT)
- Rafters (LT)
- Ties (LT)
- Purlins (LT)
- A truss Dormer truss W truss
- Shed Truss Scissor truss Gambrel truss

Heavy timber rafter roof system

- Kiln-dried, Engineered, timber framed rafter roof (LT)
- 6x8 rafters w/wood pegs and hardware (LT)
- 6x8 collar ties/webbing (LT)
- 15# felt paper vapor barrier (WT)
- 1x8 T&G soffit and ceiling finish (WT)
- R-40 rigid foam insulation (WT)
- Vented drip edge (WT)
- 2x4 furring strips (WT)
- Chimney/skylight framing (LT)

Conventional roof systems

- Pre-fab trusses @ 16"OC w/bracing (WT)
- Pre-fab gable truss (WT)
- 2x framed roof (WT)
- I-joist rafters (WT)
- Hurricane ties for truss roofs (WT)
- Kiln dried collar ties (LT)
- Soffit (WT)
- 1x8" T&G soffit paneling (WT)
- Strip soffit vent (WT)
- Drip edge and flashing (as required) (WT)
- Kiln dried exposed beams (LT)
- Exposed hip, ridge or valley beam (LT)
- Kiln-dried, Engineered pre-cut 6x8 deco truss w/wood pegs (LT)
- Deco overhang (WT)
- Deco octagon louver (non-venting) (WT)
- R-38 unfaced insulation (FN)
- Insulation baffle, support wires (FN)
- Poly vapor barrier (FN)
- 1x8 T&G ceiling finish (FN)

PORCHES

- 2x8 , 2x10 PT joists @16" OC w/headers, hangers as required (WT)
- 5/4 PT decking (FN)
- Kiln-dried, Engineered 6x8, 8x12, porch header (LT)
- Kiln dried, Engineered 6x6 porch posts (WT)
- Kiln dried, Engineered 6x6 post braces (WT)
- Beam & purlin roof (LT)
- Rafters (LT)
- Ties (LT)
- Purlins (LT)
- Shed Truss A truss W truss
- Kiln-dried, Engineered timber framed rafter roof (LT)
- 6x8 rafters w/pegs and hardware (LT)
- 6x8 collar ties (LT)
- 1x8 T&G soffit and ceiling finish for built up roofs (FN)
- Vented drip edge (WT)
- 2x4 furring strips (WT)
- Pre-fab truss roof (WT)
- 2x8 rafters (WT)
- Hurricane ties (WT)
- HardieTrim® 5/4 fascia board (WT)
- 2x ceiling joists (WT)
- Drip edge and flashing (as required) (WT)
- Strip soffit vent (WT)
- OSB roof sheathing w/ H-clips (WT)
- Rhino Roof™ synthetic felt, Ice and water shield (WT)
- Tamko® Heritage, 30 year architectural fiberglass shingles (WT)
- Kiln dried deco truss (LT)
- 1x8 T&G ceiling finish (FN)
- Porch railings (FN)

Railing Species PT

DECK/BALCONY

- Deck/balcony framing (FN)
- Decking (FN)
- Deck railings (FN)

Railing Species PT

STAIRS

- Basement stairs (FN)
- Finish stairs, 2x12 stringers, (FN)
- 1x10 risers, 2x treads
- Exposed stairs (FN)
- Spiral stairs (FN)
- Log stairs (FN)
- Stair railing, 6x6 posts, 2x4 rails, (FN)
- 2x2 balusters

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Timber Frame Materials Estimate No: E0000

	Andersen®	Andersen®		Andersen®	Andersen®
Patio Doors (WT)	200 Series	400 Series	Windows (WT)	200 Series	400 Series
<input type="checkbox"/> Single door	_____	_____	<input checked="" type="checkbox"/> Double Hung	_____	<u>6</u>
<input checked="" type="checkbox"/> Center hinge	_____	<u>1</u>	<input checked="" type="checkbox"/> Casement	_____	<u>2</u>
<input type="checkbox"/> Double hinge	_____	_____	<input type="checkbox"/> Picture/Rectangle	_____	_____
<input type="checkbox"/> Gliding door	_____	_____	<input type="checkbox"/> Awning	_____	_____
<input checked="" type="checkbox"/> Transoms	_____	<u>1</u>	<input type="checkbox"/> Gliding	_____	_____
<input type="checkbox"/> Sidelights	_____	_____	<input checked="" type="checkbox"/> Transoms	_____	<u>5</u>
<input checked="" type="checkbox"/> Lockset(s) <u>1 Newbury</u> Finish <u>Oil Rubbed Bronze</u>			<input type="checkbox"/> Bay/Bow	_____	_____
<input checked="" type="checkbox"/> Removable Colonial grilles			<input checked="" type="checkbox"/> Removable Colonial grilles	_____	_____
<input checked="" type="checkbox"/> Screens			<input checked="" type="checkbox"/> Screens	_____	_____
Therma Tru® Doors (WT)			<input type="checkbox"/> Circle tops	_____	_____
<input checked="" type="checkbox"/> Style <u>FCM606LE w/ (2) FCM6125LESL</u>	_____	<u>1</u>	<input type="checkbox"/> Circle top grilles	_____	_____
<input checked="" type="checkbox"/> Style <u>FC2150LE</u>	_____	<u>1</u>	<input type="checkbox"/> Rounds	_____	_____
<input type="checkbox"/> Style _____	_____	_____	<input type="checkbox"/> Archtop/Eyebrow	_____	_____
<input type="checkbox"/> Hinged Patio Doors	_____	_____	<input type="checkbox"/> Archtop/Eyebrow grilles	_____	_____
<input type="checkbox"/> Gliding Patio doors	_____	_____	<input type="checkbox"/> Springline/Palladian	_____	_____
<input checked="" type="checkbox"/> Prehung Inswing firedoor	_____	<u>1</u>	<input type="checkbox"/> Springline/Palladian grilles	_____	_____
<input type="checkbox"/> Basement doors	_____	_____	<input type="checkbox"/> Trapezoids	_____	_____
<input checked="" type="checkbox"/> Lockset(s) <u>1 Plymouth 2 Accent</u>			<input type="checkbox"/> Pentagons	_____	_____
<input checked="" type="checkbox"/> B-60 deadbolt			<input type="checkbox"/> Triangles	_____	_____
<input checked="" type="checkbox"/> Single cylinder deadbolt <u>2</u> <input type="checkbox"/> Kickplate _____			<input type="checkbox"/> Other custom windows	_____	_____
Door hardware finish <u>Aged Bronze</u>			<input type="checkbox"/> Fixed octagon	_____	_____
<input checked="" type="checkbox"/> Interior trim for exterior doors, windows, w/windowsills (FN)			<input type="checkbox"/> Wood octagon	_____	_____
<input checked="" type="checkbox"/> Bucks and caulking for doors and windows (WT)			<input type="checkbox"/> Basement windows	_____	_____
<input checked="" type="checkbox"/> HardieTrim® Brick mould & historic sill ext. door & window trim (FN)			<input type="checkbox"/> High altitude glass	_____	_____
INTERIOR FRAMED WALLS			Fixed Manual Powered		
<input checked="" type="checkbox"/> 2x6 interior bearing walls 16" OC (WT)			<input type="checkbox"/> Roof window/Skylight	_____	_____
<input checked="" type="checkbox"/> 2x4, 2x6 interior partitions 16" OC (FN)			INTERIOR DOORS		
<input type="checkbox"/> Furring for foundation (FN)			<input checked="" type="checkbox"/> Prehung raised panel pine doors (FN)	_____	<u>8</u>
<input checked="" type="checkbox"/> R-21 faced insulation for interior partitions (FN)			<input type="checkbox"/> Bi-fold doors (FN)	_____	_____
<input type="checkbox"/> Partition T&G (FN)			<input type="checkbox"/> Bipass doors (FN)	_____	_____
<input checked="" type="checkbox"/> 1x4 baseboard (FN)			<input type="checkbox"/> French doors (FN)	_____	_____
ADDITIONAL/CUSTOM ITEMS			<input checked="" type="checkbox"/> Raised panel pine pocket door w/frame, hardware (FN)	_____	<u>1</u>
<input type="checkbox"/> Custom or Special Order Materials			<input checked="" type="checkbox"/> Accent Aged Bronze locksets, Aged Bronze hinges (FN)	_____	_____
			<input checked="" type="checkbox"/> Interior door trim (FN)	_____	_____
			MISCELLANEOUS		
			<input checked="" type="checkbox"/> Shims (LT)	_____	_____
			<input checked="" type="checkbox"/> Blueprints (LT)	_____	_____
			<input checked="" type="checkbox"/> Construction manual (LT)	_____	_____

(LT) = Log and Timber (WT) = Weathertight (FN) = Finish