

This Estimate For A House 3000 SF or Less Cost \$260

Project name SAMPLE

Client AMTCS

Material Class	Price Code	Description	Takeoff Quantity	Waste	Material Quantity	Material Price	Total Amount
00001							
GENERAL NOTES							
		GENERAL NOTES					
		FOR PRICING ONLY	1.00 note		1.00 note	/note	
		ALL UNSPECIFIED ITEMS BEST GUESS	1.00 note		1.00 note	/note	
		ESTIMATE IS USED @ BUILDER'S/SUPPLIER'S RISK	1.00 note		1.00 note	/note	
		AMT CONSTRUCTION SERVICES INC ASSUMES NO LIABILITY	1.00 note		1.00 note	/note	
		IF PLAN AND DETAIL DISAGREE ESTIMATE DEFAULTS TO DETAIL	1.00 note		1.00 note	/note	
		IF DETAIL NOTE AND DETAIL DRAWING DISAGREE DEFAULT TO DETAIL NOTE	1.00 note		1.00 note	/note	
		IF STURCTURAL AND ARCHITECTURAL DISAGREE EST. DEFAULTS TO STRUCTURAL	1.00 note		1.00 note	/note	
		IF SPEC BOOK AND ARCHITECTURAL DISAGREE EST. DEFAULTS TO SPEC BOOK	1.00 note		1.00 note	/note	
01000							
Eng. Notes							
		Engineering Notes					
		No Steel to Steel Connections, Fasteners , Plates Or Caps Are Included	1.00 note		1.00 note	/note	
		No Custom Hardware or Related Fasteners Are Included UNO	1.00 note		1.00 note	/note	
		Structural Framing to be HF #2 and Btr UNO	1.00 note		1.00 note	/note	
		OPTION TO USE TALL (9'-0"or 10'-0") Sheathing in Lieu of 8'-0"	1.00 note		1.00 note	/note	
		VERIFY OSB SUBSTITUTIONS	1.00 note		1.00 note	/note	
		Verify use of Z-Max Hangers/ Stainless Hardware @ Treated Lumber	1.00 note		1.00 note	/note	

Material Class	Price Code	Description	Takeoff Quantity	Waste	Material Quantity	Material Price	Total Amount
04420.50							
Ext. Stone							
		Stone Veneer					
		Stone Veneer Assembly SF(siding)	685.54 sqft	10	756.00 sqft	/sqft	
		Stone Veneer Sill LF(siding)	22.14 Inft	10	26.00 Inft	/Inft	
		Stone Veneer Corners LF	64.10 Inft	10	71.00 Inft	/Inft	
		Stone Veneer Head LF(siding)	7.49 Inft	10	10.00 Inft	/Inft	
06001							
Frame							
Sundries							
		Fasteners					
		Framing Nail Allowance	1.00 allw		1.00 allw	/allw	
		Sheathing Nail Allowance	1.00 allw		1.00 allw	/allw	
		Hanger Nail Allowance	1.00 allw		1.00 allw	/allw	
		Deck Screw Allowance	1.00 allw		1.00 allw	/allw	
		Siding Nail Allowance	1.00 allw		1.00 allw	/allw	
		Timber and/or Steel Bolt Allowance	1.00 allw		1.00 allw	/allw	
		Steel Shims	19.96 lbs		20.00 lbs	/lbs	
		Building Insulation					
		Sill Seal 6"x 50ft Roll	199.55 Inft		4.00 roll	/roll	
06110.01WI							
k Out Wall							
		Bsmnt Ext. Walls					
		Interior Bearing and Shear Walls Included Here	1.00 note		1.00 note	/note	
		4x8x7/16" OSB Wall Sheathing	234.00 sqft		8.00 each	/each	
		4x9x7/16" OSB Wall Sheathing	279.00 sqft		8.00 each	/each	
		2x4x16 Treated Sill	1.66 each		2.00 each	/each	
		2x6x10 Treated Nailer	2.00 each		2.00 each	/each	
		2x6x16 Treated Sills	6.94 each		7.00 each	/each	
		2x4x16 Plate	4.61 each		5.00 each	/each	
		2x6x16 Plate	19.25 each		20.00 each	/each	
		2x4x104-5/8" Wall Stud	36.58 each		37.00 each	/each	
		2x4x12 Bracing Stock	3.89 each		4.00 each	/each	
		2x6x104-5/8" Wall Stud	88.68 each		89.00 each	/each	
		2x6x12 Wall Stud	25.23 each		26.00 each	/each	
		Bsmnt Ext. Wall Headers					

Material Class	Price Code	Description	Takeoff Quantity	Waste	Material Quantity	Material Price	Total Amount
		Bsmnt Ext. Wall Headers					
		1-3/4"x9-1/2"x6' LVL Header	2.00 each		2.00 each	/each	
		1-3/4"x9-1/2"x10' LVL Header- VERIFY @ Rec Room 9'-0" Window	3.00 each		3.00 each	/each	
		2x10x8 Headers	4.00 each		4.00 each	/each	
06110.03							
Bsmnt Int							
W							
		Bsmnt Interior Walls					
		2x4x16 Treated Sill	11.15 each		12.00 each	/each	
		2x6x16 Treated Sills	0.93 each		1.00 each	/each	
		2x4x16 Plate	30.93 each		31.00 each	/each	
		2x6x16 Plate	2.58 each		3.00 each	/each	
		2x4x104-5/8" Wall Stud	213.45 each		214.00 each	/each	
		2x6x104-5/8" Wall Stud	17.36 each		18.00 each	/each	
06110.10							
1st Sub Flr							
		1st Sub Flr					
		Construction Adhesive-Qt	13.38 each		14.00 each	/each	
		4x8x3/4" T&G OSB Sheathing	1,288.82 sqft		41.00 each	/each	
		2x6x16 Treated Sills	4.48 each		5.00 each	/each	
		1st Sub Flr Beams					
		1-3/4"x11-7/8"x4' LVL Beam	2.00 each		2.00 each	/each	
		1-3/4"x11-7/8"x5' LVL Beam	3.00 each		3.00 each	/each	
		1-3/4"x11-7/8"x7' LVL Beam	3.00 each		3.00 each	/each	
		1-3/4"x11-7/8"x8' LVL Beam	2.00 each		2.00 each	/each	
		1-3/4"x11-7/8"x13' LVL Beam	1.00 each		1.00 each	/each	
		1-3/4"x11-7/8"x16' LVL Beam	2.00 each		2.00 each	/each	
		1-3/4"x11-7/8"x34' LVL Beam	3.00 each		3.00 each	/each	
		1st Sub Flr I Joists					
		All Floor Joists Are TJI Typ.	1.00 note		1.00 note	/note	
		All Floor Joists Are 11-7/8" Typ	1.00 note		1.00 note	/note	
		All Floor Joists Are TJI 210 Series Typ	1.00 note		1.00 note	/note	
		5'-0" I Joist	1.00 each		1.00 each	/each	
		6'-0" I Joist	1.00 each		1.00 each	/each	
		9'-0" I Joist (for 4'-6")	4.00 each		4.00 each	/each	
		12'-0" I Joist	3.00 each		3.00 each	/each	

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		1rst Sub Fir I Joists					
		13'-0" I Joist (for 6'-6")	3.00 each		3.00 each	/each	
		14'-0" I Joist	7.00 each		7.00 each	/each	
		16'-0" I Joist	5.00 each		5.00 each	/each	
		19'-0" I Joist	4.00 each		4.00 each	/each	
		32'-0" I Joist	9.00 each		9.00 each	/each	
		34'-0" I Joist	3.00 each		3.00 each	/each	
		11-7/8" Blocking Panel	40.95 Inft		41.00 Inft	/Inft	
		11-7/8" LSL Rim	146.00 Inft	3	152.00 Inft	/Inft	
06110.22							
1st Ex Wall							
		1rst Exterior Walls					
		4x9x7/16" OSB Wall Sheathing	625.68 sqft		18.00 each	/each	
		4x10x7/16" OSB Wall Sheathing	1,421.07 sqft		36.00 each	/each	
		2x6x16 Treated Sills	4.00 each		4.00 each	/each	
		2x6x16 Plate	47.36 each		48.00 each	/each	
		2x4x12 Bracing Stock	11.00 each		12.00 each	/each	
		2x6x104-5/8" Wall Stud	294.72 each		295.00 each	/each	
		2x6x12 Wall Stud	14.00 each		14.00 each	/each	
		1rst Ext Wall Headers					
		1-3/4"x9-1/2"x5' LVL Header	4.00 each		4.00 each	/each	
		1-3/4"x9-1/2"x6' LVL Header	2.00 each		2.00 each	/each	
		1-3/4"x9-1/2"x7' LVL Header	2.00 each		2.00 each	/each	
		1-3/4"x9-1/2"x10' LVL Header VERIFY @ GR 9'-0" Window	3.00 each		3.00 each	/each	
		1-3/4"x11-7/8"x10' LVL Header	6.00 each		6.00 each	/each	
		2x10x8 Headers	3.00 each		3.00 each	/each	
		2x10x12 Headers	7.00 each		7.00 each	/each	
06110.32							
1st Int Wal							
		1rst Interior Walls					
		2x4x16 Plate	19.43 each		20.00 each	/each	
		2x6x16 Plate	6.09 each		7.00 each	/each	
		2x4x10 Wall Stud	6.00 each		6.00 each	/each	
		2x4x12 Wall Stud	23.76 each		24.00 each	/each	
		2x4x14 Wall Stud	70.01 each		71.00 each	/each	
		2x6x104-5/8" Wall Stud	14.30 each		15.00 each	/each	
		2x6x10 Wall Stud	3.00 each		3.00 each	/each	

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		1rst Interior Walls					
		2x6x12 Wall Stud	4.00 each		4.00 each	/each	
		2x6x14 Wall Stud	4.00 each		4.00 each	/each	
06110.39							
1st Flr Hrw							
		1rst Sub Fir I Jst Hanger					
		Simpson IUS2.06/11.88 Face Mount Hanger (11-7/8" TJI 210)	28.00 each		28.00 each	/each	
06111.70							
Roof Frame							
		Roof Framing					
		Trusses and Associated Hardware by Others	1.00 lsum		1.00 lsum	/lsum	
		VERIFY Truss Eave Blocking Depth -If shear nailing is required blocking depth may need to be increased. 16" Truss Heel Typ.	1.00 note		1.00 note	/note	
		4x8x7/16" OSB Sheathing @ Gable	553.21 sqft		18.00 each	/each	
		4x8x5/8" CDX Sheathing	3,640.41 sqft		114.00 each	/each	
		2x4x16 Subfascia LF/EA	326.70 lnft		21.00 each	/each	
		2x12x8 Subfascia	3.00 each		3.00 each	/each	
		2x12x10 Subfascia	7.00 each		7.00 each	/each	
		2x12x12 Nail On Rafter Tail Stock -If Not Supplied With Trusses	10.00 each		10.00 each	/each	
		2x12x12 Subfascia	1.00 each		1.00 each	/each	
		2x12x12 Rafter Ledger	2.00 each		2.00 each	/each	
		2x12x12 Rafter	18.00 each		18.00 each	/each	
		2x12x12 Lookout Framing	38.55 each	5	42.00 each	/each	
		2x12x14 Subfascia	1.00 each		1.00 each	/each	
		2x12x16 Subfascia	1.00 each		1.00 each	/each	
		2x12x16 Rafter	9.00 each		9.00 each	/each	
		2x12x16 Truss Blocking LF/EA	103.37 lnft		7.00 each	/each	
		2x4x16 Truss Bracing LF/EA	100.85 lnft		7.00 each	/each	
		2x6x16 Truss Bracing LF/EA	75.64 lnft		5.00 each	/each	
		Roof Beams/Posts					
		6x6x10 Post	2.00 each		2.00 each	/each	

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		Roof Beams/Posts					
		6x6x12 Post	1.00 each		1.00 each	/each	
		6x12x8 Beam	2.00 each		2.00 each	/each	
		6x12x10 Beam	3.00 each		3.00 each	/each	
		6x12x14 Beam	2.00 each		2.00 each	/each	
06111.79							
Roof Hdwr							
		Roof Fasteners					
		TrussLOK Screws 4"	30.00 each		30.00 each	/each	
		Through Bolt With Nut /Washer- 5/8"x7"	6.00 each		6.00 each	/each	
		Lag Bolt With Washer- 3/4"x2-1/2"	24.00 each		24.00 each	/each	
		Roof Framing Hardware					
		NO SPEC @ HARDWARE UNO TYP.	1.00 note		1.00 note	/note	
		Simpson CB66 Column Base- Wet Set	3.00 each		3.00 each	/each	
		Simpson LU210 Face Mount Joist Hanger @ Lookouts?	79.10 each		80.00 each	/each	
		Simpson LRU210Z Sloped Rafter Hanger	20.00 each		20.00 each	/each	
		Simpson HUC610	2.00 each		2.00 each	/each	
		Simpson LS90 Tie	18.00 each		18.00 each	/each	
		Simpson HL46 Heavy Angle	6.00 each		6.00 each	/each	
		Simpson H2.5 Hurricane Tie @ Lookouts?	79.10 each		80.00 each	/each	
		Simpson HGA10 @ Rafter To Exposed Beam?	22.00 each		22.00 each	/each	
		Simpson PSCL 5/8" "H" Clips	3,640.41 sqft	5	240.00 each	/each	
06111.80							
Deck Frame							
		Decks & Porches					
		2x10x16 Treated Ledger	2.00 each		2.00 each	/each	
		2x12x12 Treated Ledger	1.75 each		2.00 each	/each	
		2x10x8 Treated Deck Joist	4.00 each		4.00 each	/each	
		2x10x12 Treated Deck Joist	15.00 each		15.00 each	/each	
		2x12x10 Treated Deck Joist	24.00 each		24.00 each	/each	
		2x12x8 Treated Stair Stringer	3.50 each		4.00 each	/each	

Material Class	Price Code	Description	Takeoff Quantity	Waste	Material Quantity	Material Price	Total Amount
		Deck Beams/Posts					
		6x6x6 Post	1.00 each		1.00 each	/each	
		6x6x12 Post	3.00 each		3.00 each	/each	
		6x10x8 Beam- PT @ Front ?	1.00 each		1.00 each	/each	
		6x10x12 Beam	2.00 each		2.00 each	/each	
		6x10x14 Beam- PT @ Front?	2.00 each		2.00 each	/each	
06111.81							
Decking/Rail							
		Decking&Railing					
		All Decking To Be Composite Typ.	1.00 note		1.00 note	/note	
		All Deck Railing Species to Be VERIFIED	1.00 note		1.00 note	/note	
		4x4x10 Deck Newl Stock	1.00 each		1.00 each	/each	
		4x4x16 Deck Newl Stock	1.00 each		1.00 each	/each	
		Baulesters-4-1/2" OC 1/2"	70.41 lnft		178.00 each	/each	
		Baulesters w/ 4" Gap Lnft/each					
		1x6 R/L Decking	434.66 sqft	10	1,020.00 lnft	/lnft	
		2x2x10 Railing Stock	8.00 each		8.00 each	/each	
		2x2x12 Railing Stock	5.00 each		5.00 each	/each	
06111.89							
Deck Hrdwr							
		Deck Fasteners					
		TrussLok Screws 4"	135.50 each		136.00 each	/each	
		Through Bolt With Nut /Washer-5/8"x7"	8.00 each		8.00 each	/each	
		Through Bolt With Nut /Washer-5/8"x9"	14.00 each		14.00 each	/each	
		Through Bolt With Nut /Washer-3/4"x11"	14.00 each		14.00 each	/each	
		Deck Hardware					
		Verify Z-Max Hangers/Stainless Steel Fasteners @ ACQ Treated Framing	1.00 note		1.00 note	/note	
		Deck Flashing	63.47 lnft		64.00 lnft	/lnft	
		Simpson CB66 Column Base- Wet Set	4.00 each		4.00 each	/each	
		Simpson LUS210Z Face Mount Joist Hanger	108.28 each		110.00 each	/each	

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		Deck Hardware					
		Simp. DTT1Z-KT (4) Ties w/ Fasteners/Ea	2.00 each		2.00 each	/each	
		Simpson LSC Adj. Stringer Connector	7.00 each		7.00 each	/each	
06111.98							
Back Out							
		Backout/Int. Frame Detail					
		2x6 Blocking 24" OC For Vertical Siding if Required	1,349.62 sqft	10	744.00 lnft	/lnft	
		2x4x16 Plate	9.15 each		10.00 each	/each	
		2x6x16 Plate	10.97 each		11.00 each	/each	
06111.99							
Int Stairs							
		Interior Stair Framing					
		If Pre Built Stairs By Others DELETE Stringers/Risers/ Treads	1.00 note		1.00 note	/note	
		Construction Adhesive- Quart	4.00 each		4.00 each	/each	
		2x8x8 Treated Thrust Block	1.00 each		1.00 each	/each	
		2x8x8 Flr Joist	4.00 each		4.00 each	/each	
		2x12x8 Flr Joist	1.00 each		1.00 each	/each	
		2x12x16 Tread Stock	4.00 each		4.00 each	/each	
		2x12x12 Stringer	1.00 each		1.00 each	/each	
		2x12x14 Stringer	3.00 each		3.00 each	/each	
		1x8x16 Riser Stock	4.00 each		4.00 each	/each	
		Interior Stair Fasteners					
		Concrete Wedge Anchor- 1/2"x4"	3.00 each		3.00 each	/each	
		Interior Stair Hardware					
		Simpson LUS28 Face Mount Joist Hanger	8.00 each		8.00 each	/each	
		Simpson LSC Adj. Stringer Connector	6.00 each		6.00 each	/each	
06220.06							
Ext. Trim							
		Exterior Trim Materials					
		Trim Species is Cedar Typ.	1.00 note		1.00 note	/note	
		4x8x1/4" Hardisoffit @ Ground Level Floor Overhang?	16.00 sqft	5	1.00 each	/each	
		1x6 T&G Soffit- Pine	841.26 sqft	10	2,222.00 lnft	/lnft	

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		Exterior Trim Materials					
		Fascia Board-1x8	297.00 Inft	10	328.00 Inft	/Inft	
		Fascia Board-2x10	297.00 Inft	10	328.00 Inft	/Inft	
		Window and Door Trim-2x4	282.57 Inft	10	312.00 Inft	/Inft	
		Window and Door Trim-2x6	135.50 Inft	10	150.00 Inft	/Inft	
		Corner Boards-2x2 inside corner	65.52 Inft	10	74.00 Inft	/Inft	
		Corner Boards-2x6	230.00 Inft	10	254.00 Inft	/Inft	
		Band Board-2x4 @ Stone Cap	143.93 Inft	10	160.00 Inft	/Inft	
		Band Board-2x6	28.03 Inft	10	32.00 Inft	/Inft	
		Garage Dr Jamb-2x8x8	4.00 each		4.00 each	/each	
		Garage Dr Jamb-2x8x10	2.00 each		2.00 each	/each	
		Sheet Metal Flashing/Trim					
		Masonry Ledge Flashing	138.17 Inft		140.00 Inft	/Inft	
		Window Sill Flashing @ Stone	22.14 Inft		24.00 Inft	/Inft	
		Window Head Flashing @ Stone	7.49 Inft		8.00 Inft	/Inft	
		Siding Band Flashing @ 2x6	28.03 Inft	5	30.00 Inft	/Inft	
		Siding Band Flashing @ 2x4 cap	143.93 Inft	5	152.00 Inft	/Inft	
		Headwall Flashing	20.45 Inft	5	22.00 Inft	/Inft	
		Window Head Flashing @ Siding 2x	135.50 Inft	5	144.00 Inft	/Inft	
		Flexible Flashings					
		Self Adhesive Bituthene Window Flashing	408.61 Inft	10	450.00 Inft	/Inft	
		Self Adhesive Bituthene Corner Flashing @ Stone Veneer?	64.10 Inft	10	72.00 Inft	/Inft	
06220.10 Siding							
		Siding					
		Verify Siding Species and Exposure Typ.	1.00 note		1.00 note	/note	
		Siding/Horizontal-10-3/4" Exposed 12" Nominal Lap	1,417.14 sqft	10	1,746.00 Inft	/Inft	
		Vertical Siding-1x6 T&G?	1,349.62 sqft	10	3,564.00 Inft	/Inft	
		Building Insulation					
		SF Building Wrap	3,200.00 sqft		3,200.00 sqft	/sqft	
		Tyvek Tape 165'-0" Roll SF/EA	3,200.00 sqft		3.00 each	/each	
0622B- Int Baseboard							
		Interior Base Board					

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		Interior Base Board					
		Lnft of Baseboard- Mechanical Areas	70.20 Lnft	10	78.00 Lnft	/Lnft	
		Lnft of Baseboard	247.43 Lnft	10	274.00 Lnft	/Lnft	
		Lnft of Baseboard-Bsmnt	287.65 Lnft	10	318.00 Lnft	/Lnft	
		Lnft of Baseboard- Garage	77.37 Lnft	10	86.00 Lnft	/Lnft	
0622C-Int Casing							
		Interior Casing					
		NO SPECS @ CASING TYP.	1.00 note		1.00 note	/note	
		Window Casing-Apron	103.67 Lnft	10	116.00 Lnft	/Lnft	
		Door Casing-Head	113.00 Lnft	10	126.00 Lnft	/Lnft	
		Door Casing-Jamb	454.00 Lnft	10	500.00 Lnft	/Lnft	
		Window Casing- Extension Jambs? VERIFY @ Bsmnt Windows	15.01 Lnft		16.00 Lnft	/Lnft	
		Window Casing-Jamb	171.08 Lnft	10	190.00 Lnft	/Lnft	
		Window Casing-Head	103.67 Lnft	10	116.00 Lnft	/Lnft	
		Window Casing-Apron	103.67 Lnft	10	116.00 Lnft	/Lnft	
		Window Casing-Sill	96.67 Lnft	10	108.00 Lnft	/Lnft	
		Window Casing-Sill-Wide For Bsmnt Walls	7.52 Lnft	10	10.00 Lnft	/Lnft	
07210 Insul.							
		Building Insulation					
		Vapor Barrier- 6 mil	2,060.37 sqft		2,062.00 sqft	/sqft	
		R19 Foundation Furring Wall Insulation	709.59 sqft		709.59 sqft	/sqft	
		R21 F G Ext Wall Insulation @ Garage Common Wall?	117.00 sqft		118.00 sqft	/sqft	
		R24 Spray Foam Ext Wall Insulation	2,294.37 sqft		2,296.00 sqft	/sqft	
		6-1/4"x15" R19 F G Floor Sound Batts?	1,055.19 sqft		1,056.00 sqft	/sqft	
		R-38 Spray Foam @ Floor	193.08 sqft		200.00 sqft	/sqft	
		R49 Spray Foam Insulation @ Ceiling	2,020.00 sqft		2,020.00 sqft	/sqft	
		R24 Spray Foam Insulation @ Gables?	617.49 sqft		620.00 sqft	/sqft	
		3-1/2"x15" Sound Batts @ Bath/Laundry/Bedroom- Walls	1,440.46 sqft		1,441.00 sqft	/sqft	
		5-1/2"x15" Sound Batts @ Bath/ Laundry/Bedroom-Walls	534.38 sqft		536.00 sqft	/sqft	

Material Class	Price Code	Description	Takeoff Quantity	Waste	Material Quantity	Material Price	Total Amount
07300 Roofing							
		Shingle Roofing					
		Shingle Roofing	3,333.73 sqft	5	36.00 Sq	/Sq	
		Ice and Water Guard -Full Coverage -SF	3,333.73 sqft	5	36.00 Sq	/Sq	
		Ridge Shingles	114.48 Inft	5	5.00 bndl	/bndl	
		Eave Shingles	130.38 Inft	5	3.00 bndl	/bndl	
		Rake Shingles	167.16 Inft	5	3.00 bndl	/bndl	
		Sheet Metal Flashing/Trim					
		Metal Drip Edge	297.54 Inft	10	328.00 Inft	/Inft	
0925 Gyp Board							
		Gypsum Board					
		3'x5'x1/2" Cementitious Backer Board -Wall	82.88 sqft	5	6.00 sht	/sht	
		4x12x1/2" Gyp Board	6,928.78 sqft		145.00 sht	/sht	
		4x12x5/8" Gyp Board	1,276.05 sqft		27.00 sht	/sht	
		4x12x5/8" Type X Gyp Board	1,963.57 sqft		41.00 sht	/sht	
		4x12x1/2" MR Gyp Board	475.89 sqft		10.00 sht	/sht	