ITEM #	DWG#	DESCRIPTION	QUANTITY	WASTAGE	QTY W/WASTE	UNIT
ds; LS=Lumpsum, LF=Linear Footage, CY=Cubic Yard, SF=Square Footage, EA=Count/Each						

AZURE ADVISORS

Project:	Duplex Residence
Project Location:	New York (withheld)
Project Type:	**Private Residence**
Date of Estimate	Monday, September 21, 2026
Covered Area of Structure (SF)	1
No. of Units	2
No. of Floors	3

06 - WOOD, PLASTIC & COMPOSITE

		Basement				
		Headers				
1		1 3/4"x9 1/4" LVL Header @ 4'-0" Long	2	0%	2	PCS
2		Double-1 3/4"x9 1/4" LVL Header @ 4'-0" Long	2	0%	2	PCS
3		Double-2"x8" Flush Beam @ 8'-0" OC	2	0%	2	PCS
4		Double-2"x10" Wooden Beam @ 4'-0" Long	2	0%	2	PCS
5		Double-2"x10" Wooden Header @ 4'-0" Long	2	0%	2	PCS
6		Triple-1 3/4"x9 1/4" LVL Dropped Girder @ 6'-0" Long	6	0%	6	PCS
7		Triple-1 3/4"x9 1/4" LVL Dropped Girder @ 8'-0" Long	4	0%	4	PCS
8		Triple-1 3/4"x9 1/4" LVL Dropped Girder @ 10'-0" Long	10	0%	10	PCS
9		Triple-1 3/4"x9 1/4" LVL Header @ 8'-0" Long	4	0%	4	PCS
10		Triple-2"x10" Pressure Treated Wooden Beam @ 8'-0" Long	4	0%	4	PCS
11		Triple-2"x12" Wooden Flush Girder @ 8'-0" Long	4	0%	4	PCS
		Post				
12		6"x6" Pressure Treated Wooden Post @ 4'-0" High	5	0%	5	PCS
13		6"x6" Wooden Post @ 10'-0" Long	2	0%	2	PCS
14		Double-2"x4" Wooden Post @ 10'-0" High	10	0%	10	PCS
		Studs				
		2x4 Wall				
15		2"x4" Wooden Wall Studs @ 16" OC W/2 Top & 1 Bottom Plate Bottom Plate to be PT	76	10%	84	Lf.Wall
		Material Breakdown				
16		2"x4" Wooden Studs @ 9'-0" High	61	0%	61	PCs
17		2"x4" Pressure Treated Wooden Plates @ 12'-0" Long	7	0%	7	PCs
18		2"x4" Wooden Top Plates @ 12'-0" Long	7	0%	7	PCs
		2x6 Wall				
19		2"x6" Wooden Wall Studs @ 16" OC W/2 Top & 1 Bottom Plate Bottom Plate to be PT	92	10%	102	Lf.Wall
		Material Breakdown				
20		2"x6" Wooden Studs @ 9'-0" High	74	0%	74	PCs
21		2"x6" Pressure Treated Wooden Plates @ 12'-0" Long	8	0%	8	PCs
22		2"x6" Wooden Top Plates @ 12'-0" Long	8	0%	8	PCs
		Sheathing/Deckings				
23		3/4"x4'x8' Subfloor Sheathings	88	0%	88	PCs
24		5/4"x6" PT Deckings	342	10%	376	SF
		Misc				
25		2"x12" Rim Board @ 12'-0" Long	30	0%	30	PCs
26		Pressure Treated 2x10 Ledger Board @ 16'-0" Long	2	0%	2	PCs
27		2"x6" Pressure Treated Sill Plate @ 12'-0" Long	30	0%	30	PCs
		Joists/Rafters				
		Joists Run 1				
28		2"x12" Floor Joists @ 16" OC	2718	10%	2990	SF
29		2"x12" Floor Joists	2024	10%	2226	LF
		Material Breakdown				
30		2"x12" Floor Joists @ 4'	12	0%	12	PCs
31		2"x12" Floor Joists @ 16'	54	0%	54	PCs
32		2"x12" Floor Joists @ 12'	24	0%	24	PCs
33		2"x12" Floor Joists @ 10'	46	0%	46	PCs
34		2"x12" Floor Joists @ 14'	38	0%	38	PCs
		Joists Run 2				
35		2"x8" Floor Joists @ 16" OC	56	10%	62	SF
36		2"x8" Floor Joists	38	10%	42	LF
		Material Breakdown				
37		2"x8" Floor Joists @ 4'	10	0%	10	PCs
		Joists Run 3				
38		2"x10" Pressure Treated Decking Joists @ 16" OC	340	10%	374	SF
39		2"x10" Pressure Treated Decking Joists	262	10%	288	LF

		Material Breakdown				
40		2"x10" Pressure Treated Decking Joists @ 12'	22	0%	22	PCs
		First Floor				
		Headers				
41		2"x10" Wooden Beam @ 6'-0" Long	4	0%	4	PCs
42		2"x10" Wooden Beam @ 10'-0" Long	2	0%	2	PCs
43		Double-1 3/4"x9 1/4" LVL Flush Beam @ 6'-0" Long	2	0%	2	PCs
44		Double-1 3/4"x9 1/4" LVL Flush Beam @ 8'-0" Long	2	0%	2	PCs
45		Double-1 3/4"x9 1/4" LVL Flush Beam @ 10'-0" Long	4	0%	4	PCs
46		Double-1 3/4"x9 1/4" LVL Header @ 6'-0" Long	4	0%	4	PCs
47		Double-1 3/4"x9 1/4" LVL Header @ 8'-0" Long	4	0%	4	PCs
48		Double-1 3/4"x11 7/8" LVL Header @ 6'-0" Long	2	0%	2	PCs
49		Double-2"x10" Wooden Beam @ 6'-0" Long	4	0%	4	PCs
50		Double-2"x10" Wooden Header @ 4'-0" Long	6	0%	6	PCs
51		Double-2"x10" Wooden Header @ 6'-0" Long	4	0%	4	PCs
52		Triple-1 3/4"x9 1/4" LVL Dropped Girder @ 8'-0" Long	2	0%	2	PCs
53		Triple-1 3/4"x9 1/4" LVL Wooden Header @ 8'-0" Long	2	0%	2	PCs
54		Triple-1 3/4"x18" LVL Header Upset @ 12'-0" Long	2	0%	2	PCs
		Post				
55		6"x6" Pressure Treated Wooden Post @ 14'-0" High	4	0%	4	PCs
56		Double-2"x4" Wooden Stud Posts @ 10'-0" High	30	0%	30	PCs
57		Double-2"x6" Wooden Stud Posts @ 8'-0" Long	40	0%	40	PCs
58		Triple-2"x6" Wooden Studs Posts @ 10'-0" Long	12	0%	12	PCs
		Studs				
		2x4 Wall				
59		2"x4" Wooden Wall Studs @ 16" OC W/2 Top & 1 Bottom Plate	298	10%	328	Lf.Wall
		Material Breakdown				
60		2"x4" Wooden Studs @ 9'-0" High	239	0%	239	PCs
61		2"x4" Wooden Plates @ 12'-0" Long	25	0%	25	PCs
62		2"x4" Wooden Top Plates @ 12'-0" Long	25	0%	25	PCs
		2x6 Wall				
63		2"x6" Wooden Wall Studs @ 16" OC W/2 Top & 1 Bottom Plate	320	10%	352	Lf.Wall
		Material Breakdown				
64		2"x6" Wooden Studs @ 9'-0" High	256	0%	256	PCs
65		2"x6" Wooden Plates @ 12'-0" Long	27	0%	27	PCs
66		2"x6" Wooden Top Plates @ 12'-0" Long	27	0%	27	PCs
		Sheathing/Deckings				
67		3/4"x4'x8' Subfloor Sheathings	89	0%	89	PCs
68		1/2"x4'x8' Exterior Wall Sheathing	69	0%	69	PCs
		Misc				
69		2"x10" Rim Board @ 12'-0" Long	54	0%	54	PCs
		Joists/Rafters				
		Joists Run 1				
70		2"x10" Roof Rafters @ 16" OC	104	10%	114	SF
71		2"x10" Roof Rafters	75	10%	82	LF
		Material Breakdown				
72		2"x10" Roof Rafters @ 10'	8	0%	8	PCs
		Joists Run 2				
73		2"x10" Floor Joists @ 16" OC	2731	10%	3004	SF
74		2"x10" Floor Joists	2040	10%	2244	LF
		Material Breakdown				
75		2"x10" Floor Joists @ 14'	38	0%	38	PCs
76		2"x10" Floor Joists @ 18'	10	0%	10	PCs
77		2"x10" Floor Joists @ 16'	46	0%	46	PCs
78		2"x10" Floor Joists @ 12'	24	0%	24	PCs
79		2"x10" Floor Joists @ 10'	44	0%	44	PCs
		Joists Run 3				
80		2"x8" Floor Joists @ 16" OC	50	10%	55	SF
81		2"x8" Floor Joists	42	10%	46	LF
		Material Breakdown				
82		2"x8" Floor Joists @ 4'	12	0%	12	PCs
		Second Floor				
		Headers				
83		Double-1 3/4"x9 1/4" LVL Flush Header @ 14'-0" Long	2	0%	2	PCs
84		Double-1 3/4"x9 1/4" LVL Header @ 6'-0" Long	2	0%	2	PCs
85		Double-1 3/4"x11 7/8" LVL Beam @ 12'-0" Long	4	0%	4	PCs
86		Double-2"x10" Wooden Beam @ 6'-0" Long	2	0%	2	PCs

87		Double-2"x10" Wooden Header @ 4'-0" Long	26	0%	26	PCs
88		Double-2"x10" Wooden Header @ 6'-0" Long	4	0%	4	PCs
89		Triple-1 3/4"x9 1/4" LVL Flush Beam @ 12'-0" Long	2	0%	2	PCs
90		Triple-1 3/4"x9 1/4" LVL Flush Beam @ 14'-0" Long	2	0%	2	PCs
91		Triple-1 3/4"x9 1/4" LVL Flush Header @ 10'-0" Long	2	0%	2	PCs
92		Triple-1 3/4"x9 1/4" LVL Flush Header @ 14'-0" Long	2	0%	2	PCs
93		Triple-1 3/4"x14" LVL Flush Beam @ 14'-0" Long	6	0%	6	PCs
94		Triple-2"x10" Flush Header @ 8'-0" Long	2	0%	2	PCs
95		Triple-2"x10" Flush Header @ 12'-0" Long	2	0%	2	PCs
96		Triple-2"x10" Wooden Header @ 8'-0" Long	6	0%	6	PCs
		Post				
97		Double-2"x4" Wooden Stud Posts @ 8'-0" High	34	0%	34	PCs
98		Triple-2"x6" Wooden Studs Posts @ 8'-0" Long	62	0%	62	PCs
99		Triple-2"x6" Wooden Studs Posts @ 10'-0" Long	8	0%	8	PCs
		Studs				
		2x4 Wall				
100		2"x4" Wooden Wall Studs @ 16" OC W/2 Top & 1 Bottom Plate	446	10%	491	Lf.Wall
		Material Breakdown				
101		2"x4" Wooden Studs @ 9'-0" High	357	0%	357	PCs
102		2"x4" Wooden Plates @ 12'-0" Long	38	0%	38	PCs
103		2"x4" Wooden Top Plates @ 12'-0" Long	38	0%	38	PCs
		2x6 Wall				
104		2"x6" Wooden Wall Studs @ 16" OC W/2 Top & 1 Bottom Plate	314	10%	345	Lf.Wall
		Material Breakdown				
105		2"x6" Wooden Studs @ 9'-0" High	252	0%	252	PCs
106		2"x6" Wooden Plates @ 12'-0" Long	27	0%	27	PCs
107		2"x6" Wooden Top Plates @ 12'-0" Long	27	0%	27	PCs
		Sheathing/Deckings				
108		1/2"x4'x8' Exterior Wall Sheathing	9	0%	9	PCs
109		5/4"x6" PT Deckings	322	10%	354	SF
		Misc				
110		2"x8" Rim Board @ 12'-0" Long	54	0%	54	PCs
		Joists/Rafters				
		Joists Run 1				
111		2"x8" Ceiling Joists @ 16" OC	2395	10%	2634	SF
112		2"x8" Ceiling Joists	1800	10%	1980	LF
		Material Breakdown				
113		2"x8" Ceiling Joists @ 10'	66	0%	66	PCs
114		2"x8" Ceiling Joists @ 16'	46	0%	46	PCs
115		2"x8" Ceiling Joists @ 12'	26	0%	26	PCs
116		2"x8" Ceiling Joists @ 18'	10	0%	10	PCs
117		2"x8" Ceiling Joists @ 14'	4	0%	4	PCs
		Roof Framing				
		Valley/Ridge/Hip				
118		1 3/4"x11 7/8" LVL Hip @ 12'-0" Long	20	0%	20	PCs
119		1 3/4"x11 7/8" LVL Valley @ 12'-0" Long	12	0%	12	PCs
120		1 3/4"x11 7/8" Ridge Beam @ 12'-0" Long	7	0%	7	PCs
121		Double-1 3/4"x14" LVL Valley @ 12'-0" Long	5	0%	5	PCs
		Post				
122		4"x4" Wooden Post @ 4'-0" High	18	0%	18	PCs
		Sheathing/Deckings				
123		3/4"x4'x8' Subfloor Sheathings	107	0%	107	PCs
		Rafters				
		Rafter Run 1				
124		2"x10" Roof Rafters @ 16" OC (6:12 Slope)	91	10%	100	SF
125		2"x10" Roof Rafters	69	10%	76	LF
		Material Breakdown				
126		2"x10" Roof Rafters @ 4'	8	0%	8	PCs
127		2"x10" Roof Rafters @ 6'	12	0%	12	PCs
		Rafter Run 2				
128		2"x10" Roof Rafters @ 12" OC (8:12 Slope)	320	10%	352	SF
129		2"x10" Roof Rafters	325	10%	357	LF
		Material Breakdown				
130		2"x10" Roof Rafters @ 2'	56	0%	56	PCs
131		2"x10" Roof Rafters @ 6'	20	0%	20	PCs
132		2"x10" Roof Rafters @ 4'	20	0%	20	PCs
133		2"x10" Roof Rafters @ 8'	12	0%	12	PCs
134		2"x10" Roof Rafters @ 10'	2	0%	2	PCs

135		2"x10" Roof Rafters @ 12'	4	0%	4	PCs
136		2"x10" Roof Rafters @ 14'	2	0%	2	PCs
		Rafter Run 3				
137		2"x10" Roof Rafters @ 12" OC (6:12 Slope)	396	10%	436	SF
138		2"x10" Roof Rafters	401	10%	441	LF
		Material Breakdown				
139		2"x10" Roof Rafters @ 8'	2	0%	2	PCs
140		2"x10" Roof Rafters @ 10'	6	0%	6	PCs
141		2"x10" Roof Rafters @ 12'	4	0%	4	PCs
142		2"x10" Roof Rafters @ 14'	2	0%	2	PCs
143		2"x10" Roof Rafters @ 16'	4	0%	4	PCs
144		2"x10" Roof Rafters @ 18'	6	0%	6	PCs
145		2"x10" Roof Rafters @ 20'	4	0%	4	PCs
146		2"x10" Roof Rafters @ 22'	2	0%	2	PCs
147		2"x10" Roof Rafters @ 6'	4	0%	4	PCs
148		2"x10" Roof Rafters @ 4'	2	0%	2	PCs
149		2"x10" Roof Rafters @ 2'	2	0%	2	PCs
		Rafter Run 4				
150		2"x10" Roof Rafters @ 16" OC (6:12 Slope)	1059	10%	1165	SF
151		2"x10" Roof Rafters	814	10%	895	LF
		Material Breakdown				
152		2"x10" Roof Rafters @ 16'	58	0%	58	PCs
153		2"x10" Roof Rafters @ 2'	2	0%	2	PCs
154		2"x10" Roof Rafters @ 4'	2	0%	2	PCs
155		2"x10" Roof Rafters @ 6'	2	0%	2	PCs
156		2"x10" Roof Rafters @ 8'	2	0%	2	PCs
157		2"x10" Roof Rafters @ 10'	2	0%	2	PCs
158		2"x10" Roof Rafters @ 12'	2	0%	2	PCs
159		2"x10" Roof Rafters @ 14'	2	0%	2	PCs
		Rafter Run 5				
160		2"x6" Collar Ties @ 32" OC	669	10%	736	SF
161		2"x6" Collar Ties	239	10%	262	LF
		Material Breakdown				
162		2"x6" Collar Ties @ 8'	16	0%	16	PCs
163		2"x6" Collar Ties @ 2'	4	0%	4	PCs
164		2"x6" Collar Ties @ 4'	2	0%	2	PCs
165		2"x6" Collar Ties @ 10'	14	0%	14	PCs
		Rafter Run 6				
166		2"x10" Roof Rafters @ 16" OC (8:12 Slope)	1017	10%	1119	SF
167		2"x10" Roof Rafters	763	10%	839	LF
		Material Breakdown				
168		2"x10" Roof Rafters @ 12'	6	0%	6	PCs
169		2"x10" Roof Rafters @ 18'	24	0%	24	PCs
170		2"x10" Roof Rafters @ 14'	10	0%	10	PCs
171		2"x10" Roof Rafters @ 16'	10	0%	10	PCs
172		2"x10" Roof Rafters @ 10'	8	0%	8	PCs
173		2"x10" Roof Rafters @ 4'	6	0%	6	PCs
174		2"x10" Roof Rafters @ 6'	4	0%	4	PCs
175		2"x10" Roof Rafters @ 8'	8	0%	8	PCs
176		2"x10" Roof Rafters @ 2'	4	0%	4	PCs
		Subtotal (Wood, Plastic & Composite)			**Total Material Cost:**	