



Squirrel Construction Ltd.

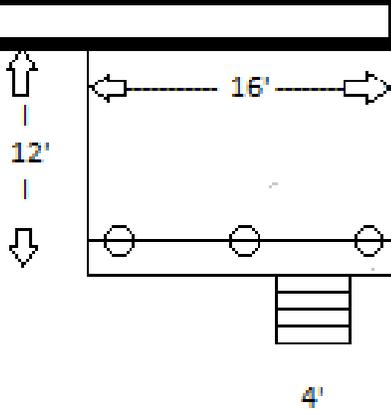
- Deck Estimate Checklist -

Customer Contact Info:

Name:	John Smith	Date:	March 15 th , 2022
Address:	123 Walnut St	Phone:	(204) 555-1234
City:	Winnipeg, Manitoba	Email:	john.smith@email.com
Postal Code:	R3A 2B1	Lumber Costs as of:	March 1 st , 2022

Prep	Foundation	Material	Direction	Railing	Accessories						
Permit	X	Surface Pad	<input type="checkbox"/>	Green	<input type="checkbox"/>	Parallel	X	Wood w/wood	<input type="checkbox"/>	Stairs	X
Demo	<input type="checkbox"/>	Adj. Pylex	<input type="checkbox"/>	Barefoot B.	A	Perpendicular	<input type="checkbox"/>	Wood w/ alum	A	Skirting	X
Fabric	<input type="checkbox"/>	2900lb hogs	3	MicroPro S.	<input type="checkbox"/>	Diagonal	<input type="checkbox"/>	Privacy Wall	X	Access Door	<input type="checkbox"/>
Gravel	<input type="checkbox"/>	5000lb hogs	<input type="checkbox"/>	N. Cedar**	<input type="checkbox"/>	20' Boards	<input type="checkbox"/>	Aluminum Railing	B	Planters	<input type="checkbox"/>
Ledger	X	Conc. Piles	<input type="checkbox"/>	Composite**	B	Perimeter		Glass panels	<input type="checkbox"/>	Pergola	<input type="checkbox"/>

Site Plan



Description

	A	B		
Permit: "Simple" deck	\$250.00	\$250.00		
Remove & Dispose:	n/a	n/a		
Fabric & Gravel:	t.b.d.	t.b.d.		
Ledger: 2x8x16'	\$200.00	\$200.00		
Foundation: 3 @ \$300 ea	\$900.00	\$900.00		
Sqft (upper) 192 @ \$20.87 /sqft	\$4,006.40	\$6,518.40		
Stairs: (upper) 4 step x 4 wide	\$840.00	\$1,260.00		
Sqft (lower)	n/a	n/a		
Stairs: (lower)	n/a	n/a		
Lnft Rails: 24' @\$25 @52.5	\$600.00	\$1,260.00		
Rail Posts: 6 @ \$55 5 @ \$110	\$330.00	\$550.00		
Wall Mounts: n/a 2 @ \$75	n/a	\$150.00		
Lnft Stair Rails: 8' @\$35 @65	\$280.00	\$520.00		
Stair Posts: 2 @\$80 @180	\$160.00	\$360.00		
Privacy Wall: 12' @ \$45 @150	\$540.00	\$1,800.00		
Skirting: 40' @ \$20 @ \$40	\$800.00	\$1,600.00		
Access Door: yes	\$100.00	\$200.00		
Other:				
Railing (city code):	T.b.d.	n/a		
Revised Lumber Costs:	T.b.d.	T.b.d.		
Posts:				
Beams:				
Joists:				
Height:				
4x4	2 ply 2x8	2x8 16" o/c 2x8 12" o/c	35"	
		SUB TOTAL	\$9,006.40	\$14,308.40
		5% G.S.T.	\$450.32	\$715.42
		TOTAL	\$9,456.72	\$15,023.82

*All categories are defined and calculations explained on the last page of this estimate.

**Cedar and composite material are subject to review. Composite has been calculated at an average cost of \$5/lnft. All material costs will be adjusted two weeks before the project start date. Current costs of pressure treated (barefoot brown) lumber are also attached.

****To reserve a spot on our schedule, requires a deposit (equal to the amount of the GST) within 14 days of this estimate.

*****Final invoice will reflect actual amounts of components provided calculated at the rate per unit identified on your formal contract.

Definition of Costs:

- (1) **PERMIT:** Includes city application fee as well as submission of non-engineered (site, construction & elevation plan) required to apply on your behalf. Fee also includes verification it has passed inspection after completion.
 - **Simple (single level):** \$250. **Complex (multi-level):** \$350
 - **Front alignment:** Additional \$160 city fee may be required when building on the front of the house.
 - **Engineered Drawings:** May be required for decks >300sqft, and other circumstances designated by the city including but not limited to hot tubs and rooved structures.
- (2) **REMOVAL AND DISPOSAL:** We may employ a waste disposal (bin) service, but reserve the option to haul the old deck away ourselves. We have estimated the cost of disposal by size, complexity and accessibility of the visibly existing structure. Any other volume or weight added by hidden or auxiliary structures including but not limited to concrete, metal, trees, etc will be added to the total.
- (3) **FABRIC AND GRAVEL:** Prep will cover the same footprint as the deck and sloped away from the house. Costs to be determined on an individual basis considering size, shape, grade, yard accessibility, etc etc.
- (4) **LEDGER:** Required when connecting to the house. Includes same size ledger board as joists indicated. Installed with 3/8" lag screws (and washers) between joists. Independently calculated based on length, angles, jut outs, etc.
- (5) **FOUNDATION:** Footings which the posts sit on. Top of post also includes post/beam (hardware) connector.
 - **Surface pads:** 12x12x4 concrete blocks with an adjustable "pylex" upright. \$50 each.
 - **Screw piles:** 3000lb capacity units (8/9's): \$300 each. 5000lb capacity (8/12's): \$400 each.
- (6) **SQUARE FOOTAGE:** Calculation of the surface area of the deck. Includes all components of its construction. Below the diagram we have identified the post size, beam size/ply and size of joists/spacing. Please note "o/c" = on center. Estimate reflects size of the beams/joists listed. Other factors: direction of boards, 20' boards and perimeter board.
 - **Composite Material:** Estimate is based on an average price of \$5 per linear foot. Final costs will reflect the cost of your selection at the time of purchase.
- (7) **STAIRS:** Costs will be determined by width, depth, # of sides as well as type of landing. Stairs must be a minimum of 36" wide with uniform height between each riser between 6 and 8 inches. Most common height is approx 7.25". Height of deck will dictate number of steps required. Both width, and estimated number, of steps have been indicated for each stair case. All steps include two stringers on each end and max of 24" between all others. Stairs also include: perimeter board, toe kick, 9.5" tread depth and 24" diamond grit surface pad landing, when required.
- (8) **RAILS:** : Any deck over 24" high requires safety railing. Railing must be 36" high with any spacing less than 4" wide.. Note that decks over 72" high require 42" high railing. Price is calculated per lineal foot of railing and # of posts.
 - **Wood w/ wood:** wood framing with 2x2 wooden ballausters. \$20/ ft + \$55/post.
 - **Wood w/ Alum:** wood framing with 3/4" black aluminum ballausters (round). \$25/ft + \$55/post
 - **Aluminum Railing:** Regal Ideas. Priced for black and may be adjusted to alternate color selection. Standard height is 42". \$52.50/ft + \$110/post.
 - **Glass panels:** Optional addition to railing in lieu of ballausters (aka spindles). \$62.50/lnft + \$110/post.
- (9) **STAIR RAILS:** Similar to deck rail is calculated per lineal foot of railing and # of posts.
 - **Wood w/ wood:** \$30/ft + \$80/post
 - **Wood w/ Alum:** \$35/ft + \$80/post
 - **Aluminum Railing:** \$65/ft + \$180/post
 - **Glass panels:** Minimum fee required as glass panels are not sold individually.
- (10) **PRIVACY WALL:** To be determined based on height x length factoring complexity and design.
- (11) **SKIRTING:** calculated by lineal feet required and height of the deck off the ground considering material and design. Standard design includes vertical 1x6 fence boards fastened to the deck framing and internal 2x4 along the ground.
- (12) **ACCESS DOOR:** Hinged vertically including 2 hinges and a clasping latch.
- (13) **HAND RAIL:** The city now requires an additional "continuous" and "graspable" hand rail on at least one side of the stair railing. Unfortunately this is not a consistent code the inspectors follow therefore may or may not be required. We recommend adding it after inspection, if necessary. There will be an additional fee if required.
- (14) **REVISED LUMBER COSTS:** This estimate is based on the lumber costs as of their date listed. We have included a copy of those values for your reference. Any deviations between then and the date of purchase will be reflected on your "formal contract". This will be calculated and provided 2 weeks before your project begins.