SAMPLE DECK CO.

CONTRACTOR SHEET · NOT FOR PERMIT

REFERENCE	CLIENT	PHONE	JOB TYPE	TIMELINE
DD-9F0DD3	Sample Homeowner	(555) 010-0142	New deck	Next few months

LOCATION	RECEIVED	AREA	PRICES AS OF
Concord, NH	Oct 8, 2026	320 sf	Aug 1, 2026

Section 1: 2 lateral load hold-downs (1500 lb each, R507.9.2(1)) are included. They must tie into the house FLOOR FRAMING, not just the rim — if the framing behind the ledger cannot take them, this deck needs an engineer.

Section 1: the walking surface is 4'-0" above grade, so a guard is required by code on every open side.

PRICE PROVENANCE

0% of material value is live-priced. 30 line(s) priced. Index drift ×1.0400. LOWES 0 | MANUAL 0 | STARTER 30

DESIGN — EVERY CHANGE RE-PRICES THE WHOLE SHEET

Existing deck

TEAR-OUT: No

DECK 320 SF | + DECK | + PORCH | + PERGOLA

STRUCTURE	WIDTH (FT)	DEPTH (FT)	HEIGHT (IN)	ATTACHMENT
Deck	20	16	48	Ledger (to hc

DECKING	BOARD DIRECTION	PATTERN	GUARD RAIL	RAILING STYLE
Composite	Perpendicular	Standard	All open edge	Aluminum

JOIST SPACING	FRAMING SPECIES	STAIR FLIGHTS
16" on centre	Southern Pine	1

Total **320 sf** across 1 structure(s). Editing any field above re-runs the estimator, the cut list, the structural checks and the price.

DRAWING — 3D AND FRAMING PLAN





QUOTE BUILD-UP

The homeowner sees only the range. Everything above it is this sheet.

HOMEOWNER RANGE	MARGIN 25.0%	PER SQ FT	OFFCUT WASTE
$29,013 – $36,267	$6,307	$99	6'-10"

Materials	$10,970
framing	$1,744
hardware	$1,350
concrete	$573
decking	$3,222
railing	$3,950
site	$131
Labour	$8,346
wages 124 hrs · 2 crew · 8 day(s) · $50/hr	$6,182
burden 35.0% — payroll tax, comp, liability	$2,164
Delivery 3 load(s) · 28 mi · 9,501 lb	$608
Equipment	$1,000
Permits	$100
Cost	$21,024
Overhead 20.0%	$4,205
Margin 25.0%	$6,307

GOOD / BETTER / BEST — SAME DECK, THREE SURFACES

TIER	PRODUCT	MATERIALS	LABOUR	COST	PRICE	RANGE	MONTHLY
Good	Southern yellow pine	$8,355	$7,314	$17,338	$26,007	$23,927–$29,908	$316–$395/mo
Better	**Trex Select**	**$10,970**	**$8,346**	**$21,024**	**$31,536**	**$29,013–$36,267**	**$383–$479/mo**
Best	TimberTech AZEK Harvest	$12,666	$8,346	$22,720	$34,080	$31,354–$39,192	$414–$518/mo

PURCHASE LIST — 30 LINES · WHAT TO ACTUALLY BUY

Stock lengths, not linear feet. The cut optimiser solves each part exactly across every candidate stock length, so waste is already counted here — do not add a waste percentage on top.

PART	DESCRIPTION	STOCK	BOARDS	CUTS	WASTE	UNIT	EXTENDED	SOURCE
lumber/2x12	2x12 pressure-treated, ground contact	20'-0"	4	55	0.0%	$86.11	$344.45	STARTER
lumber/2x12	2x12 pressure-treated, ground contact	16'-0"	16	55	0.0%	$59.38	$950.14	STARTER
lumber/2x12	2x12 pressure-treated, ground contact	14'-0"	3	55	4.8%	$50.13	$150.38	STARTER
lumber/2x12	2x12 pressure-treated, ground contact	8'-0"	5	55	2.1%	$26.21	$131.04	STARTER
hardware/flashing-ledger	Ledger flashing SPLICE	12'-0"	1	2	0.0%	$26.30	$26.30	STARTER
hardware/flashing-ledger	Ledger flashing SPLICE	8'-0"	1	2	0.0%	$18.40	$18.40	STARTER
lumber/4x4	4x4 pressure-treated post	16'-0"	1	19	6.3%	$43.99	$43.99	STARTER
lumber/4x4	4x4 pressure-treated post	10'-0"	1	19	18.1%	$22.98	$22.98	STARTER
lumber/4x4	4x4 pressure-	8'-0"	6	19	0.0%	$16.85	$101.09	STARTER

PART	DESCRIPTION	STOCK	BOARDS	CUTS	WASTE	UNIT	EXTENDED	SOURCE
	treated post							
concrete/footing-tube-20	20" concrete form tube	4'-0"	4	4	0.0%	$42.20	$168.80	STARTER
decking/trex-select	Trex Select grooved composite decking	20'-0"	40	52	0.0%	$76.00	$3,040.00	STARTER
decking/trex-select	Trex Select grooved composite decking	12'-0"	4	52	0.0%	$45.60	$182.40	STARTER
railing/stair-handrail	Graspable stair handrail	8'-0"	1	1	14.6%	$62.00	$62.00	STARTER
hardware/ledger-lag-1/2x4	1/2" x 4" structural lag screw + washer	—	46	—	—	$2.10	$96.60	STARTER
hardware/lateral-hold-down	Lateral load hold-down tension device, 1500 lb, IRC R507.9.2	—	2	—	—	$24.80	$49.60	STARTER
hardware/joist-hanger-2x12	Joist hanger, 2x12, G185	—	16	—	—	$3.60	$57.60	STARTER
hardware/post-base-4x4	Post base anchor, 4x4	—	4	—	—	$14.20	$56.80	STARTER
hardware/post-cap-4x4	Post-to-beam cap, 4x4	—	4	—	—	$16.10	$64.40	STARTER
concrete/bag-80lb	Concrete mix, 80 lb bag	—	59	—	—	$6.85	$404.15	STARTER
hardware/structural-screw-3in	Structural screws, 3", box of 100	—	2	—	—	$38.40	$76.80	STARTER
hardware/hidden-clip	Hidden fastener clips, stainless, box of 90	—	7	—	—	$62.40	$436.80	STARTER
hardware/composite-screw	Color-matched composite screws, stainless, box of 350	—	1	—	—	$58.10	$58.10	STARTER

PART	DESCRIPTION	STOCK	BOARDS	CUTS	WASTE	UNIT	EXTENDED	SOURCE
hardware/stringer-connector	Stair stringer connector	—	5	—	—	$9.40	$47.00	STARTER
site/crushed-stone	Crushed stone, delivered	—	0.3	—	—	$62.00	$18.60	STARTER
railing/aluminum-rail-6ft	Aluminum railing section, 6 ft	—	13	—	—	$210.00	$2,730.00	STARTER
railing/aluminum-rail-post-sleeve	Aluminum post sleeve + cap	—	15	—	—	$72.00	$1,080.00	STARTER
lumber/4x4-cap	Post cap, 4x4	—	15	—	—	$5.20	$78.00	STARTER
hardware/deck-screw-2.5in	Deck screws, 2-1/2", hot-dipped galvanized, box of 350	—	1	—	—	$46.20	$46.20	STARTER
hardware/rail-post-hardware	Guard post mounting kit	—	12	—	—	$26.30	$315.60	STARTER
site/weed-barrier	Landscape fabric, 100 sf roll	—	4	—	—	$28.00	$112.00	STARTER

TAKEOFF — 35 LINES

Every quantity carries the rule that produced it. When he says "that's too many joists," the rule column is the answer.

PART	DESCRIPTION	QTY	CATEGORY	RULE
lumber/2x12	2x12 joist — Section 1	16	framing	joist-count
lumber/2x12	2x12 beam ply ((2)2x12) — Section 1	2	framing	beam-plies
lumber/2x12	2x12 ledger board — Section 1	1	framing	ledger-board
hardware/ledger-lag-1/2x4	1/2" x 4" lag screw + washer, 11" o.c. staggered — Section 1	46	hardware	DCA6-T5
hardware/flashing-ledger	Ledger flashing — Section 1	1	hardware	ledger-flashing
hardware/lateral-hold-down	Lateral load hold-down, 1500 lb min, within 24" of each end — Section 1	2	hardware	IRC-R507.9.2
hardware/joist-hanger-2x12	2x12 joist hanger at ledger — Section 1	16	hardware	hanger-per-joist
lumber/2x12	2x12 rim joist — Section 1	1	framing	rim-joist
lumber/4x4	4x4 post (2'-0.56") — Section 1	4	framing	DCA6-T2
hardware/post-base-4x4	4x4 post base anchor — Section 1	4	hardware	post-base
hardware/post-cap-4x4	4x4 post-to-beam cap — Section 1	4	hardware	post-cap

PART	DESCRIPTION	QTY	CATEGORY	RULE
concrete/footing-tube-20	20" form tube, 4'-0" deep — Section 1	4	concrete	DCA6-T4
concrete/bag-80lb	80 lb concrete mix (bag)	59	concrete	concrete-volume
lumber/2x12	2x12 blocking — Section 1	30	framing	blocking-rows
hardware/structural-screw-3in	Structural screws, framing (box of 100)	2	hardware	framing-fasteners
decking/trex-select	Trex Select — field, Section 1	36	decking	decking-rows
hardware/hidden-clip	Hidden fastener clips, stainless — Section 1 (box of 90)	7	hardware	hidden-clip-count
hardware/composite-screw	Color-matched face screws for border/starter, hot-dipped galvanized or stainless — Section 1 (box of 350)	1	hardware	border-screws
decking/trex-select	Trex Select — fascia, Section 1	4	decking	fascia
lumber/2x12	2x12 cut stringer (7 risers at 6.86") — Stair 1	5	stairs	stringer-count
hardware/stringer-connector	Stringer-to-rim connector — Stair 1	5	hardware	stringer-connector
decking/trex-select	Stair tread board — Stair 1	12	stairs	tread-boards
site/crushed-stone	Crushed stone landing — Stair 1 (cubic yard)	0.3	site	landing-stone
railing/stair-handrail	Graspable handrail, 34"–38" above nosing — Stair 1	1	railing	handrail-4-risers
lumber/4x4	Stair guard post — Stair 1	3	railing	stair-guard-posts
railing/aluminum-rail-6ft	Stair guard section, 6 ft — Stair 1	3	railing	stair-guard-sections
railing/aluminum-rail-post-sleeve	Stair guard post sleeve and cap — Stair 1	3	railing	stair-guard-sleeve
lumber/4x4-cap	Stair post cap — Stair 1	3	railing	stair-post-cap-count
hardware/deck-screw-2.5in	Stair fasteners — Stair 1 (box of 350)	1	hardware	stair-fasteners
lumber/4x4	4x4 guard post (36" guard)	12	railing	guard-post-positions
hardware/rail-post-hardware	Guard post mounting hardware (bolts, washers, tension ties) (set)	12	hardware	guard-post-hardware
railing/aluminum-rail-6ft	Aluminum balusters — 6 ft section	10	railing	railing-kit-sections
railing/aluminum-rail-post-sleeve	Aluminum balusters — post sleeve and cap	12	railing	railing-post-sleeve
lumber/4x4-cap	Post cap	12	railing	post-cap-count
site/weed-barrier	Landscape fabric under deck (100 sq ft roll)	4	site	weed-barrier

STRUCTURAL CHECKS — 4

AWC DCA 6 prescriptive tables. Local amendments are not accounted for, and these values still require sign-off by a licensed contractor or engineer. Treat every row as a warning, never a guarantee.

MEMBER	SECTION	SIZE	ACTUAL	ALLOWED	UTILISATION			RULE
joist	Section 1	2x12	16'-0"	16'-6"		97%	PASS	DCA6-T3A
beam	Section 1	(2) 2x12	6'-8"	7'-6"		89%	PASS	DCA6-T3B

MEMBER	SECTION	SIZE	ACTUAL	ALLOWED	UTILISATION			RULE
ledger-fastener	Section 1	1/2" lag	0'-11"	0'-11"		100%	PASS	DCA6-T5
footing	Section 1	20" dia	4'-5.33"	4'-5.33"		100%	PASS	DCA6-T4

ASSUMPTIONS

- Surface: Composite.
- Framing lumber: SP #2 at 16" on centre (the regional default for the chosen decking, editable per job).
- Footings: 48" deep, 1500 psf assumed soil bearing, 50 psf design load (40 psf ground snow).
- Spans follow AWC DCA 6. Local amendments are not accounted for.