SAMPLE DECK CO.

CONTRACTOR SHEET · NOT FOR PERMIT

REFERENCE	CLIENT	PHONE	JOB TYPE	TIMELINE
DD-BF0D3C	Sample Homeowner	(555) 010-0142	Add on to existing	Next few months

LOCATION	RECEIVED	AREA	PRICES AS OF
Concord, NH	Oct 8, 2026	312 sf	Aug 1, 2026

REQUIRES REVIEW

At least one element falls outside the prescriptive tables or has no price. See the structural and purchase sections below.

Deck: 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.

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

Porch: Section 1: the walking surface is 3'-5" above grade, so a guard is required by code on every open side.

Porch: The roof on this porch is estimated for BUDGET ONLY. Deck span tables (DCA 6) do not cover roofs, and snow load governs here — rafter size, the connection to the house, and the footings under a roof load all need a builder or engineer to sign off.

PRICE PROVENANCE

0% of material value is live-priced. 52 line(s) priced. Index drift ×1.0400. LOWES 0 | MANUAL 0 | STARTER 52

DESIGN — EVERY CHANGE RE-PRICES THE WHOLE SHEET

Existing deck

TEAR-OUT: No

DECK 192 SF × | PORCH 120 SF × | + DECK | + PORCH | + PERGOLA

STRUCTURE	WIDTH (FT)	DEPTH (FT)	HEIGHT (IN)	ATTACHMENT
Deck	16	12	48	Ledger (to ho

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

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

Total **312 sf** across 2 structure(s). Editing any field above re-runs the estimator, the cut list, the structural checks and the price.

DRAWING — 3D AND FRAMING PLAN

OPEN FRAMING, | COMPOSITE IN THE DRAWING



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
$39,110 – $48,888	$8,502	$136	9'-9"

Materials	$12,369
framing	$1,750
hardware	$1,476
concrete	$992
decking	$3,359
railing	$702
porch	$3,226
roof	$734
site	$131
Labour × 1.08 — 1 extra section(s) (+8%)	$13,969
wages 207 hrs · 2 crew · 13 day(s) · $50/hr	$10,348
burden 35.0% — payroll tax, comp, liability	$3,622
Delivery 4 load(s) · 28 mi · 15,481 lb	$902
Equipment	$1,000
Permits	$100
Cost	$28,341
Overhead 20.0%	$5,668

Margin 25.0%	$8,502

GOOD / BETTER / BEST — SAME DECK, THREE SURFACES

TIER	PRODUCT	MATERIALS	LABOUR	COST	PRICE	RANGE	MONTHLY
Good	Southern yellow pine	$9,627	$12,794	$24,384	$36,576	$33,650–$42,063	$445–$556/mo
Better	**Trex Select**	**$12,369**	**$13,969**	**$28,341**	**$42,511**	**$39,110–$48,888**	**$517–$646/mo**
Best	TimberTech AZEK Harvest	$14,207	$13,969	$30,179	$45,268	$41,646–$52,058	$550–$688/mo

PURCHASE LIST — 52 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/2x10	2x10 pressure-treated, ground contact	18'-0"	1	38	11.1%	$54.18	$54.18	STARTER
lumber/2x10	2x10 pressure-treated, ground contact	16'-0"	2	38	0.0%	$44.10	$88.19	STARTER
lumber/2x10	2x10 pressure-treated, ground contact	12'-0"	24	38	0.0%	$30.37	$728.83	STARTER
lumber/2x12	2x12 pressure-treated, ground contact	16'-0"	2	7	0.0%	$59.38	$118.77	STARTER
lumber/2x12	2x12 pressure-treated, ground contact	8'-0"	5	7	2.1%	$26.21	$131.04	STARTER
hardware/flashing-ledger	Ledger flashing	16'-0"	1	1	0.0%	$34.90	$34.90	STARTER
lumber/4x4	4x4 pressure-treated post	16'-0"	1	19	6.3%	$43.99	$43.99	STARTER
lumber/4x4	4x4 pressure-treated post	12'-0"	1	19	11.3%	$29.54	$29.54	STARTER
lumber/4x4	4x4 pressure-treated post	8'-0"	5	19	3.4%	$16.85	$84.24	STARTER
concrete/footing-tube-18	18" concrete form tube	4'-0"	2	2	0.0%	$32.30	$64.60	STARTER
concrete/footing-tube-30	30" concrete form tube	4'-0"	1	1	0.0%	$84.00	$84.00	STARTER
decking/trex-select	Trex Select grooved composite decking	20'-0"	7	68	0.0%	$76.00	$532.00	STARTER
decking/trex-select	Trex Select grooved	16'-0"	27	68	0.0%	$60.80	$1,641.60	STARTER

PART	DESCRIPTION	STOCK	BOARDS	CUTS	WASTE	UNIT	EXTENDED	SOURCE
	composite decking							
decking/trex-select	Trex Select grooved composite decking	12'-0"	26	68	0.0%	$45.60	$1,185.60	STARTER
railing/stair-handrail	Graspable stair handrail	8'-0"	1	1	14.6%	$62.00	$62.00	STARTER
lumber/2x4	2x4 pressure-treated	16'-0"	11	38	0.0%	$14.77	$162.45	STARTER
lumber/2x4	2x4 pressure-treated	8'-0"	27	38	0.0%	$6.34	$171.29	STARTER
lumber/2x6	2x6 pressure-treated	20'-0"	2	2	0.0%	$30.11	$60.22	STARTER
lumber/2x8	2x8 pressure-treated, ground contact	16'-0"	5	30	0.0%	$30.58	$152.88	STARTER
lumber/2x8	2x8 pressure-treated, ground contact	14'-0"	1	30	14.3%	$25.58	$25.58	STARTER
lumber/2x8	2x8 pressure-treated, ground contact	12'-0"	6	30	0.0%	$20.64	$123.86	STARTER
lumber/2x8	2x8 pressure-treated, ground contact	10'-0"	10	30	0.0%	$16.90	$169.00	STARTER
concrete/footing-tube-16	16" concrete form tube	4'-0"	5	5	0.0%	$26.10	$130.50	STARTER
lumber/6x6	6x6 pressure-treated post	10'-0"	7	7	0.0%	$58.45	$409.14	STARTER
porch/fascia	Fascia, 1x8	16'-0"	3	3	0.0%	$43.26	$129.79	STARTER
hardware/ledger-lag-1/2x4	1/2" x 4" structural lag screw + washer	—	28	—	—	$2.10	$58.80	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-2x10	Joist hanger, 2x10, G185	—	13	—	—	$2.60	$33.80	STARTER
hardware/post-base-4x4	Post base anchor, 4x4	—	8	—	—	$14.20	$113.60	STARTER
hardware/post-cap-4x4	Post-to-beam cap, 4x4	—	8	—	—	$16.10	$128.80	STARTER
concrete/bag-80lb	Concrete mix, 80 lb bag	—	104	—	—	$6.85	$712.40	STARTER
hardware/structural-screw-3in	Structural screws, 3", box of 100	—	4	—	—	$38.40	$153.60	STARTER

PART	DESCRIPTION	STOCK	BOARDS	CUTS	WASTE	UNIT	EXTENDED	SOURCE
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	—	2	—	—	$58.10	$116.20	STARTER
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/baluster-2x2	2x2 baluster, pressure-treated	—	79	—	—	$2.39	$188.97	STARTER
lumber/4x4-cap	Post cap, 4x4	—	11	—	—	$5.20	$57.20	STARTER
hardware/deck-screw-2.5in	Deck screws, 2-1/2", hot-dipped galvanized, box of 350	—	2	—	—	$46.20	$92.40	STARTER
hardware/rail-post-hardware	Guard post mounting kit	—	8	—	—	$26.30	$210.40	STARTER
site/weed-barrier	Landscape fabric, 100 sf roll	—	4	—	—	$28.00	$112.00	STARTER
hardware/post-base-6x6	Post base anchor, 6x6	—	7	—	—	$28.30	$198.10	STARTER
porch/kneewall-panel	Knee-wall skirt panel, 4x8	—	6	—	—	$54.08	$324.48	STARTER
porch/screen-system	Screen panel system — aluminum frame, charcoal mesh, spline	—	156	—	—	$11.40	$1,778.40	STARTER
porch/panel-hardware	Panel channel, trim and fasteners	—	6	—	—	$46.00	$276.00	STARTER
porch/door-screen	Screen porch door with hardware	—	1	—	—	$240.00	$240.00	STARTER
roof/sheathing-osb	Roof sheathing, 7/16 in OSB, 4x8	—	5	—	—	$17.68	$88.40	STARTER
roof/underlayment	Synthetic roof underlayment, 10 square roll	—	1	—	—	$115.00	$115.00	STARTER
roof/shingles	Architectural shingles, bundle	—	5	—	—	$42.00	$210.00	STARTER
roof/starter-strip	Starter strip shingles, bundle	—	1	—	—	$58.00	$58.00	STARTER
roof/drip-edge	Aluminum drip edge, 10 ft	—	4	—	—	$14.20	$56.80	STARTER

PART	DESCRIPTION	STOCK	BOARDS	CUTS	WASTE	UNIT	EXTENDED	SOURCE
porch/soffit	Vented soffit panel	—	18	—	—	$4.20	$75.60	STARTER

TAKEOFF — 63 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/2x10	2x10 joist — Section 1	13	framing	joist-count
lumber/2x12	2x12 beam ply ((2)2x12) — Section 1	2	framing	beam-plies
lumber/2x10	2x10 ledger board — Section 1	1	framing	ledger-board
hardware/ledger-lag-1/2x4	1/2" x 4" lag screw + washer, 15" o.c. staggered — Section 1	28	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-2x10	2x10 joist hanger at ledger — Section 1	13	hardware	hanger-per-joist
lumber/2x10	2x10 rim joist — Section 1	1	framing	rim-joist
lumber/4x4	4x4 post (2'-2.56") — Section 1	3	framing	DCA6-T2
hardware/post-base-4x4	4x4 post base anchor — Section 1	8	hardware	post-base
hardware/post-cap-4x4	4x4 post-to-beam cap — Section 1	8	hardware	post-cap
concrete/footing-tube-18	18" form tube, 4'-0" deep — Section 1	2	concrete	DCA6-T4
concrete/footing-tube-30	30" form tube, 4'-0" deep — Section 1	1	concrete	DCA6-T4

PART	DESCRIPTION	QTY	CATEGORY	RULE
	(shared with Porch)			
concrete/bag-80lb	80 lb concrete mix (bag)	104	concrete	concrete-volume
lumber/2x10	2x10 blocking — Section 1	12	framing	blocking-rows
hardware/structural-screw-3in	Structural screws, framing (box of 100)	4	hardware	framing-fasteners
decking/trex-select	Trex Select — field, Section 1	27	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)	2	hardware	border-screws
decking/trex-select	Trex Select — fascia, Section 1	7	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
lumber/2x4	Stair guard top and bottom rail (2x4) — Stair 1	2	railing	stair-rail-runs
railing/baluster-2x2	Stair baluster, 5.5" on center	15	railing	stair-baluster-spacing

PART	DESCRIPTION	QTY	CATEGORY	RULE
	— Stair 1			
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)	8	railing	guard-post-positions
hardware/rail-post-hardware	Guard post mounting hardware (bolts, washers, tension ties) (set)	8	hardware	guard-post-hardware
lumber/2x4	Top and bottom rail (2x4)	2	railing	rail-runs
lumber/2x6	Rail cap (2x6)	1	railing	rail-cap
railing/baluster-2x2	2x2 baluster, 5.5" on center (gap under 4")	64	railing	baluster-spacing
hardware/deck-screw-2.5in	Railing screws (box of 350)	1	hardware	railing-screws
lumber/4x4-cap	Post cap	8	railing	post-cap-count
site/weed-barrier	Landscape fabric under deck (100 sq ft roll)	4	site	weed-barrier
lumber/2x8	2x8 joist — Section 1	10	framing	joist-count
lumber/2x8	2x8 beam ply ((2)2x8) — Section 1	4	framing	beam-plies
lumber/2x8	2x8 rim joist — Section 1	2	framing	rim-joist
lumber/4x4	4x4 post (2'-1.56") — Section 1	5	framing	DCA6-T2
concrete/footing-tube-16	16" form tube, 4'-0" deep — Section 1	5	concrete	DCA6-T4
lumber/2x8	2x8 blocking — Section 1	9	framing	blocking-rows
decking/trex-select	Trex Select — field, Section 1	22	decking	decking-rows
lumber/6x6	6x6 porch post	7	porch	posts at 72" max spacing, corners shared
hardware/post-base-6x6	Post base, 6x6	7	porch	one per porch post

PART	DESCRIPTION	QTY	CATEGORY	RULE
lumber/2x4	Knee-wall plates, 2x4	6	porch	bottom plate + double top plate around the perimeter
lumber/2x4	Knee-wall studs, 2x4	27	porch	studs at 16" on center, plus one per corner
porch/kneewall-panel	Knee-wall skirt panel (sheet)	6	porch	inside and outside faces, 10% waste
porch/screen-system	Screen enclosure panels (sq ft)	156	porch	66" opening around 32 lf, less doors
porch/panel-hardware	Panel channel, trim and fasteners	6	porch	one set per opening between posts
porch/door-screen	Screen porch door with hardware	1	porch	one per doorway
lumber/2x8	Porch header, doubled 2x8	4	porch	doubled around the perimeter
lumber/2x10	Rafters, 2x10	11	roof	16" on center over a 10 ft run
lumber/2x8	Ledger at the house, 2x8	1	roof	rafter ledger bolted to the house wall
roof/sheathing-osb	Roof sheathing, 7/16" OSB (sheet)	5	roof	10% waste
roof/underlayment	Synthetic underlayment (roll)	1	roof	full coverage
roof/shingles	Architectural shingles (bundle)	5	roof	3 bundles per square
roof/starter-strip	Starter strip (bundle)	1	roof	along the eaves
roof/drip-edge	Aluminum drip edge, 10 ft	4	roof	eaves and rakes
porch/fascia	Fascia, 1x8	3	roof	eaves and rakes
porch/soffit	Vented soffit panel (sq ft)	18	roof	18" overhang assumed

STRUCTURAL CHECKS — 7

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	Deck · Section 1	2x10	12'-0"	14'-0"	86%	PASS	DCA6-T3A
beam	Deck · Section 1	(2)2x12	8'-0"	8'-7"	93%	PASS	DCA6-T3B
ledger-fastener	Deck · Section 1	1/2" lag	1'-3"	1'-3"	100%	PASS	DCA6-T5

MEMBER	SECTION	SIZE	ACTUAL	ALLOWED	UTILISATION			RULE
footing	Deck · Section 1	18" dia	4'-0"	4'-0"		100%	PASS	DCA6-T4
joist	Porch · Section 1	2x8	10'-0"	11'-10"		85%	PASS	DCA6-T3A
beam	Porch · Section 1	(2)2x8	6'-0"	6'-9"		89%	PASS	DCA6-T3B
footing	Porch · Section 1	16" dia	2'-6"	2'-6"		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.
- Porch: screen enclosure, shed roof at 4:12.
- 30" knee wall under a 66" opening.
- Roof framing assumes a 60 psf ground snow load and is deliberately conservative.
- A three-season porch is unheated, uninsulated space. Making it four-season changes the foundation, the glazing and the code path entirely.
- Framed screen panels in an aluminum channel, charcoal fiberglass mesh.
- Porch shares 1 post with Deck where they meet: one post carries both beams, on one footing sized for both.