



**Lumber  
Plus**

**Boston**  
83

Woodrock  
Road East  
Weymouth  
MA 02189  
508-565-  
8494

No. **2025 NEW (duplicated) (duplicated) (duplicated) (duplicated) (duplicated) (duplicated)**  
Rev R1

# QUOTE

SOLD TO
WS General

JOB ADDRESS
33 THINGVALLA AVE RESIDENCES

ACCOUNT	JOB
JMR ELECT	0
CREATED ON	04/27/2026
EXPIRES ON	05/12/2026
BRANCH	
CUSTOMER PO#	
STATION	
CASHIER	Rafael
SALESPERSON	Rafael
ORDER ENTRY	Rafael
MODIFIED BY	Rafael

Thank you for your business!

Item / Description	D	Quantity	U/M	Price	Per	Amount
Floor Framing /wooden Posts:		0		0.0000		0.00
(6 X 6) P.t. Wooden Post @ 10'		11	EACH	40.7600	EACH	448.36
3 Ply - (2 X 6) Wooden Post @ 10'		31	EACH	7.0000	EACH	217.00
2 Ply - (2 X 6) Wooden Post @ 10'		14	EACH	7.0000	EACH	98.00
3 Ply - (2 X 4) Wooden Post @ 10'		19	EACH	3.6900	EACH	70.11
2 Ply - (2 X 4) Wooden Post @ 10'		26	EACH	3.6900	EACH	95.94
(psl 5 1/4 X 5 1/4) Wooden Post @ 10'		5	EACH	142.5500	EACH	712.75
(psl 5 1/4 X 7) Wooden Post @ 10'		2	EACH	154.2000	EACH	308.40
Beams & Headers:		0	0	0.0000	0	0.00
(5 1/4" X 9 1/2") Power Preserved Glulam Beam - 48 Lf		48	EACH	18.2100	EACH	874.08
(5 1/4" X 9 1/2") Power Preserved Glulam Beam @ 10'		1	EACH	182.2100	EACH	182.21
(5 1/4" X 9 1/2") Power Preserved Glulam Beam @ 10'		1	EACH	182.2100	EACH	182.21

Item / Description	D	Quantity	U/M	Price	Per	Amount
18" Lvl Wood Header - 48 Lf		48	LF	11.9500	LF	573.60
18" Lvl Wood Header @ 16'		16	LF	10.5700	LF	169.12
9 1/2" Lvl Header - 72 Lf		72	LF	6.3000	LF	453.60
9 1/2" Lvl Header @ 8'		8	LF	6.3000	LF	50.40
11 7/8" Lvl Wooden Header - 24 Lf		24	LF	7.8700	LF	188.88
11 7/8" Lvl Wooden Header @ 8'		8	LF	7.8700	LF	62.96
14" Lvl Header Beam - 12 Lf		12	LF	9.2600	LF	111.12
14" Lvl Header Beam @ 4'		4	LF	9.2600	LF	37.04
(2 X 12) Wooden Header - 60 Lf		6	LF	19.7500	LF	118.50
(2 X 12) Wooden Header @ 8'		1	EACH	19.7200	EACH	19.72
(2 X 12) Wooden Header @ 12'		1	EACH	23.6700	EACH	23.67
(2 X 12) Wooden Header @ 10'		1	EACH	19.7500	EACH	19.75
Shear Walls:		0	0	0.0000	0	0.00
(8' X 4' X 1/2") Plywood Structural Sheathing Zip		149	EACH	98.3200	EACH	14,649.68
Floor Trusses:		0	0	0.0000	0	0.00
(18" Thk) Open Web Floor Trusses @ 16" O.c.		8,854	LF	7.6100	LF	67,378.94
Floor Girder Trusses: @ 14'		14	EACH	7.2400	EACH	101.36
Floor Girder Trusses: @ 14'		14	EACH	7.2400	EACH	101.36
Floor Joist:		0	0	0.0000	0	0.00
(2 X 10) Wood Floor Joist @ 12" O.c. (441 Sf)		37	0	16.3700	0	605.69
(2 X 10) Wood Floor Joist @ 16		42	EACH	21.8300	EACH	916.86
(8' X 4' X 3/4") Plywood Floor Sheathing		265	EACH	49.6400	EACH	13,154.60
Walls Framing		0	0	0.0000	0	0.00
Exterior Wall Type As:		0	0	0.0000	0	0.00
(4' X 8' X 1/2") Plywood Sheathing On Exterior Side Zip R12.6		29	EACH	98.3200	EACH	2,851.28
Zip Tape 3.75x90		10	EACH	29.9500	EACH	299.50
(2 X 6) Wood Studs @ 10'		70	EACH	7.0300	EACH	492.10
(2 X 6) Pressure Treated Bottom Plates @ 10'		9	EACH	7.1500	EACH	64.35
(2 X 6) Double Top Plates @ 10'		18	EACH	7.0300	EACH	126.54

Item / Description	D	Quantity	U/M	Price	Per	Amount
Exterior Wall Type As:		0	0	0.0000	0	0.00
(4' X 8' X 1/2") Plywood Sheathing On Exterior Side Zip R12.6		68	EACH	98.3200	EACH	6,685.76
(2 X 6) Wood Studs @ 10'		511	EACH	0.0000	EACH	0.00
(2 X 6) Top & Bottom Plates @ 10'		204	EACH	7.0300	EACH	1,434.12
Exterior Wall Type As:		0	0	0.0000	0	0.00
(4' X 8' X 1/2") Plywood Sheathing On Exterior Side Zip R12.6		25	EACH	98.3200	EACH	2,458.00
(2 X 4) Wood Studs @ 10'		60	EACH	4.6200	EACH	277.20
(2 X 4) Pressure Treated Bottom Plates @ 10'		8	EACH	4.6200	EACH	36.96
(2 X 4) Double Top Plates @ 10'		16	EACH	4.6200	EACH	73.92
Interior Wall Type As:		0	0	0.0000	0	0.00
(2 X 6) Wood Studs @ 10'		8	EACH	7.0300	EACH	56.24
(2 X 6) Pressure Treated Bottom Plates @ 10'		1	EACH	7.0300	EACH	7.03
(2 X 6) Double Top Plates @ 10'		2	EACH	7.0300	EACH	14.06
Interior Wall Type As:		0	0	0.0000	0	0.00
(2 X 6) Wood Studs @ 10'		353	EACH	7.0300	EACH	2,481.59
(2 X 6) Top & Bottom Plates @ 10'		141	EACH	7.0300	EACH	991.23
Interior Wall Type As:		0	0	0.0000	0	0.00
(2 X 6) Wood Studs @ 8' 70		70	EACH	7.0300	EACH	492.10
(2 X 6) Top & Bottom Plates @ 8'		35	EACH	7.0300	EACH	246.05
Interior Wall Type As:		0	0	0.0000	0	0.00
(2 X 4) Wood Studs @ 10'		219	EACH	4.6200	EACH	1,011.78
(2 X 4) Pressure Treated Bottom Plates @ 10'		29	EACH	4.6200	EACH	133.98
(2 X 4) Double Top Plates @ 10'		58	EACH	4.6200	EACH	267.96
Interior Wall Type As:		0	0	0.0000	0	0.00
(2 X 4) Wood Studs @ 10'		983	EACH	4.6200	EACH	4,541.46
(2 X 4) Top & Bottom Plates @ 10'		393	EACH	4.6200	EACH	1,815.66
Interior Wall Type As:		0	0	0.0000	0	0.00
(2 X 4) Wood Studs @ 8'		33	EACH	4.6000	EACH	151.80
(2 X 4) Top & Bottom Plates @ 8'		16	EACH	4.6000	EACH	73.60

Item / Description	D	Quantity	U/M	Price	Per	Amount
Parapet Wall Type As:		0	0	0.0000	0	0.00
(2 X 6) Wood Studs @ 10'		167	EACH	7.0300	EACH	1,174.01
(2 X 6) Top & Bottom Plates @ 8'		83	EACH	7.0000	EACH	581.00
(2 X 6) Inclined Bracing @ 4'		84	EACH	7.0300	EACH	590.52
(2 X 6) Side Plates @ 8'		83	EACH	7.0000	EACH	581.00
Deck Framing		0	0	0.0000	0	0.00
(2 X 10) Pt Deck Joist @ 12" O.c.(497 Sf)		42	EACH	22.2500	EACH	934.50
(2 X 10) Pt Deck Joist @ 4'		2	EACH	11.6900	EACH	23.38
(2 X 10) Pt Deck Joist @ 8'		38	EACH	11.6900	EACH	444.22
(2 X 10) Pt Deck Joist @ 10'		12	EACH	21.3000	EACH	255.60
(2 X 10) Pt Deck Joist @ 12'		16	EACH	22.2500	EACH	356.00
Roof Trusses:		0	0	0.0000	0	0.00
(18" Thk) Open Web Roof Trusses @ 16" O.c.		2,678	LF	7.6100	LF	20,379.58
Roof Joists:		0	0	0.0000	0	0.00
(2 X 10) Wood Roof Joist @ 12" O.c. (256 Sf)		35	EACH	16.3700	EACH	572.95
(2 X 10) Wood Roof Joist @ 8'		14	EACH	13.6200	EACH	190.68
(2 X 10) Wood Roof Joist @ 8'		17	EACH	13.6200	EACH	231.54
Roof Rafters:		0		0.0000		0.00
(2 X 12) Wood Roof Rafter @ 16" O.c. (348 Sf)		22	EACH	31.5600	EACH	694.32
(2 X 10) Wood Roof Joist @ 6' 18		7	EACH	22.2500	EACH	155.75
(2 X 10) Wood Roof Joist @ 8' 31		31	EACH	13.6200	EACH	422.22
(8' X 4' X 3/4") Plywood Roof Sheathing 95		95	EACH	49.3500	EACH	4,688.25
Hardwares		0	0	0.0000	0	0.00
Simpson Strong-tie Mstc52 Strap Tie		18	EACH	17.2300	EACH	310.14
Simpson Strong-tie Mstc40 Strap Tie		4	EACH	17.2300	EACH	68.92
Simpson Strong-tie Mst2 Strap Tie		91	EACH	17.2300	EACH	1,567.93
Simpson Strong-tie Hdu8-sds2.5 Holdowns		91	EACH	32.9500	EACH	2,998.45
Simpson Strong-tie Hdu5-sds2.5 Holdowns		16	EACH	32.2500	EACH	516.00
Simpson Strong-tie Hdu4-sds2.5 Holdowns		2	EACH	32.2500	EACH	64.50

Item / Description	D	Quantity	U/M	Price	Per	Amount
Simpson Strong-tie Hdu2-sds2.5 Holdowns		4	EACH	32.2500	EACH	129.00
Simpson Strong-tie 5" Ledger Lok Screws		41	BOX	44.9800	BOX	1,844.18
Simpson Strong-tie Dtt1z Deck Tension Tie		134	EACH	14.5200	EACH	1,945.68
Simpson Strong-tie H2.5a Hurricane Tie		2,308	EACH	0.5900	EACH	1,361.72
Simpson Strong-tie Cs16 Coiled Strap		56	EACH	47.2700	EACH	2,647.12
Simpson Strong-tie Ecc66 End Column Cap		108	EACH	104.4100	EACH	11,276.28
Simpson Strong-tie Abu66z Post Base		108	EACH	52.9600	EACH	5,719.68
Wood Plates		0	0	0.0000	0	0.00
(1 3/4 X 18) Lvl Wood Ledger @ 10'		193	EACH	119.5000	EACH	23,063.50
(1 3/4 X 9 1/2) Lvl Wood Ledger @ 10'		7	EACH	63.0000	EACH	441.00
(1 3/4 X 14) Lvl Wood Ledger @ 10'		2	EACH	9.2600	EACH	18.52
(1 3/4 X 9 1/4) Lvl Wood Ledger @ 10'		8	EACH	9.2600	EACH	74.08
(2 X 10) Wood Ledger @ 10' 5		5	EACH	17.2600	EACH	86.30
(2 X 12) Lvl Wood Ledger @ 10'		20	EACH	45.2000	EACH	904.00
(2 X 6) Wood Blocking @ 10'		280	EACH	7.0300	EACH	1,968.40
Stairs		0	0	0.0000	0	0.00
(2 X 12) Wood Stair Stringer - 456 Lf		30		31.5600		946.80
(2 X 12) Wood Stair Stringer @ 10' 27		27	EACH	23.6700	EACH	639.09
(2 X 12) Wood Stair Stringer @ 12' 12		12	EACH	23.6700	EACH	284.04
(2 X 12) Wood Stair Stringer @ 14'		3	EACH	27.6100	EACH	82.83

Prices vary based on market conditions. This is NOT a legally binding contract between parties.  
DISCLAIMER: 30 days return policy, a 25% Restock Fee applies. No Returns on Oils, or opened containers; No returns on Special Order products(s). Lumber Plus will not be liable for any errors, claims, expenses, direct or indirect, and provides no guarantee as to the accuracy, completeness of the information received from Homeowners, Builders, contractors, installers, or their subcontractors. It is the customers' responsibility to check and verify the information, description, quantities, quality, or product suitability for the specific project. Lumber Plus is not responsible for installations or recommendations on a service we don't provide. Quote is valid for 15 days from the date created.

<b>Subtotal</b>	220,243.86
<b>MA-6.25 6.25% Sales Tax</b>	13,765.24
<b>Total</b>	<b>234,009.10</b>

**Buyer:**

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Signature