



Residential Homebuilder Database

The Residential Homebuilder Database gives you the information you need to begin estimating productively right away.

Thousands of standard industry items—from foundation to roofing components—are included to get you started. Just add your own pricing and you're ready to go.

You can also customize the database to fit your unique needs. Timberline® Office estimating makes it easy to add your own items, formulas, assemblies, productivity and conversion factors to the database as you estimate.

The database also includes Smart Assemblies™ that let you take off even the most complicated building components like foundations, walls and roofs in just one step. In addition, provide customers with "conceptual" estimates within minutes by answering simple questions such as land cost, living area and building difficulty. You can create fast, accurate "conceptual" estimates that are based on historical costs and previous job experiences.

General Database Specifications

- More than 4,000 items
- More than 700 formulas
- 68 Smart Assemblies
- 47 Bill of Materials Classes

Assembly Groups	Number of Assemblies
Quick Takeoff	4
Foundation & Slabs (Typical)	7
Foundation & Slabs	11
Walls	11
Floors	4
Stairs	4
Ceilings	1
Roof Systems	6
Exterior Elevations	2
Thermal & Moisture Protection	1
Finishes - Drywall/Metal Studs	6

Residential Homebuilder Database is a part of Timberline Office, fully integrated software created to streamline work and connect the people you depend on to build your business.

Home Builder Database

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0602 Interior Wall (combination)

Assumptions Items Variables Drawing

Assumptions

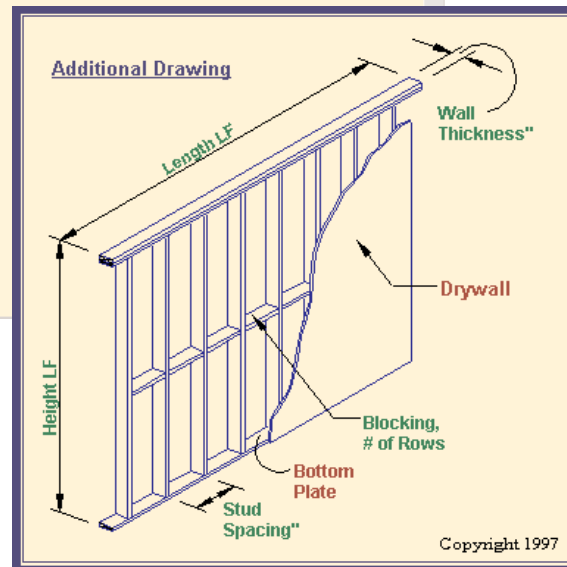
Assembly 0602 assumes you need to generate a detailed lumber list for ordering lumber while generating subcontract plug numbers for drywall, paint and base trim. The unit price of the subcontracted items may be adjusted in the spreadsheet later as bids are submitted. The assembly affords the estimator a high degree of flexibility by combining detailed framing takeoff with subcontract unit price items.

- If your framing subcontractor provides lumber as part of his subcontract, then you may generate a framing estimate based on a square foot unit cost similar to the method used in the Quick Takeoff Assemblies.

Items

Phase	Item	Description	Unit
		Treated Plate	
		Plate	
		Studs	
		Blocking	
		Let-In-Bracing	
60912	b001	2x4 RL Temporary Bracing Mate Formula: Brace Plumb/Line LF	lf
92500	400	Drywall Wall 1/2" X Formula: Area Wall x 2	sf
94020	220	Colonial Base FJ 3-1/2" Formula: Length LF * 2	lf
99000	10	Painting Formula: Area Wall x 2	sf

The Residential Homebuilder Database documentation outlines the construction logic used in setting up each of the Timberline Office Smart Assemblies™...



...and includes a drawing that lets you see its associated variables.