

Flooring materials estimate

Hardwood, laminate and trim for the four Elm Creek townhomes, delivered unit by unit.

PRAIRIE PLANK
FLOORING SUPPLY

ESTIMATE # PP-E-26-1147
ISSUED Nov 20, 2026
VALID UNTIL Dec 20, 2026

PREPARED BY
Prairie Plank Flooring Supply
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PREPARED FOR
Riverside Builders LLC
Tom Kessler
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Estimate

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Elm Creek Townhomes, 156th St and Blondo St, Omaha, NE 68116

Project details

From the plans dated October 30, 2026 and our site walk with Tom on November 16.

PROJECT
Elm Creek Townhomes
4 units, two stories plus basement

HARDWOOD
3,920 sq ft
Main levels, 980 sq ft per unit

LAMINATE
2,880 sq ft
Basements, 720 sq ft per unit

SUBFLOOR
3/4 in plywood
Main levels; slab in basements

INSTALL
Your crew
Materials only; no labor in this estimate

FIRST DELIVERY
Jan 11, 2027
Unit 1, then one unit a week

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Floor plan and coverage



All four units share this plan. Quantities include waste for cuts and the 45° hall layout the architect specified: 10% for the oak and 8% for the laminate.

Coverage by area

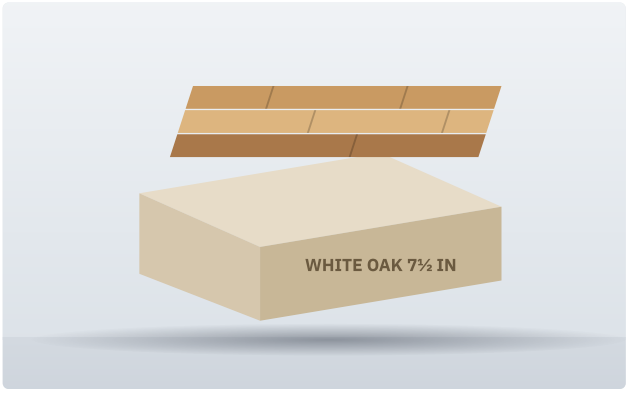
AREA	PER UNIT	4 UNITS	WITH WASTE	CARTONS
Main level, white oak	980 sq ft	3,920 sq ft	4,312 sq ft	184
Basement, laminate	720 sq ft	2,880 sq ft	3,110 sq ft	158
Total floor area	1,700 sq ft	6,800 sq ft	7,422 sq ft	342

Cartons are rounded up; the extra 12 sq ft of oak and 3 sq ft of laminate are left on site for repairs.

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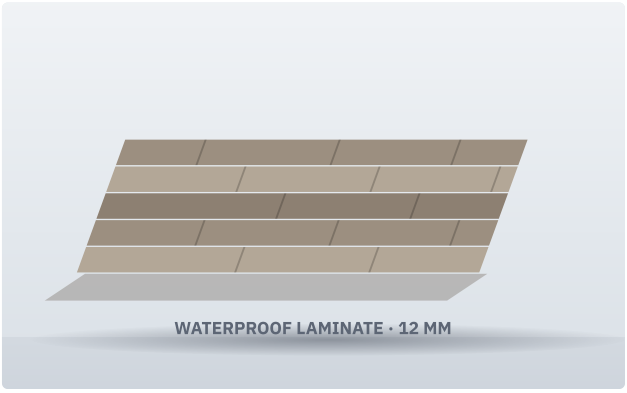
The two floors



Engineered white oak

A real oak wear layer on a cross-laminated core. It looks and refinishes like solid oak but stays flat over the radiant heat in the kitchens.

SIZE	
Width	7½ in
Thickness	3/4 in
Wear layer	4 mm
FINISH	
Surface	Matte, aluminum oxide
Install	Nail down or glue down



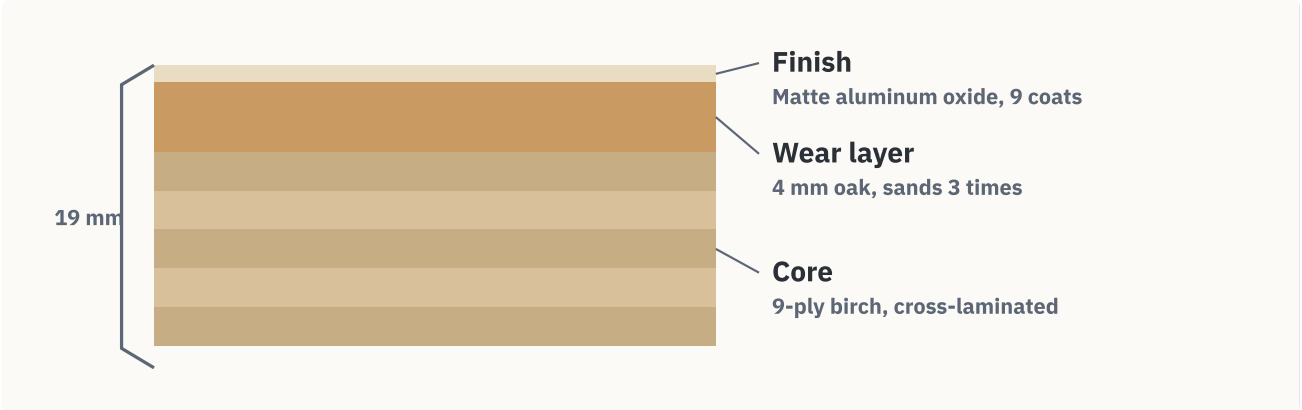
Waterproof laminate

Sealed edges and a waterproof core, for basements where a slab can give off moisture and a bath sits next to the bedroom.

SIZE	
Width	7½ in
Thickness	12 mm
Wear rating	AC4
FINISH	
Surface	Embossed, Weathered Ash
Install	Floating, click lock

Inside the oak plank

The 4 mm wear layer can be sanded and refinished up to three times over the life of the floor.

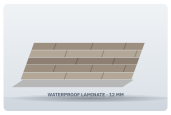


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Product pricing

Prices per carton, roll or piece. Volume discounts apply automatically above the quantities shown on each line.

#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Hardwood, main levels					
1	**Engineered white oak, 7½ in, matte, 23.5 sq ft per carton** Code: HW-OAK75 Coverage: 4,324 sq ft, 10% waste included Volume discount: 8% over 150 cartons 	184 cartons	$145.70	8%	7%	$26,390.59
2	**Premium acoustic underlayment, 100 sq ft roll** Code: HW-UNDER	44 rolls	$62.00	–	7%	$2,918.96
3	**Flooring cleats, 2 in, 1,000 per box** Code: HW-CLEAT	12 boxes	$58.00	–	7%	$744.72
				Subtotal: Hardwood, main levels		**$30,054.27**
	Laminate, basements					
4	**Waterproof laminate, 12 mm, Weathered Ash, 19.7 sq ft per carton** Code: LM-ASH12 Coverage: 3,113 sq ft, 8% waste included Volume discount: 6% over 120 cartons 	158 cartons	$58.40	6%	7%	$9,280.72
5	**6 mil vapor barrier, 1,000 sq ft roll** Code: LM-VAPOR Required over the concrete slab for the laminate warranty.	4 rolls	$85.00	–	7%	$363.80
				Subtotal: Laminate, basements		**$9,644.52**

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#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Trim and transitions					
6	**Stair nose, white oak, 78 in** Code: TR-NOSE	24 pcs	$48.00	–	7%	$1,232.64
7	**Quarter round, prefinished to match, 8 ft** Code: TR-QR	150 pcs	$9.50	–	7%	$1,524.75
8	**T-molding, oak to laminate and room to room** Code: TR-TMOLD	16 pcs	$32.00	–	7%	$547.84
9	**Reducer, laminate to tile at the basement baths** Code: TR-RED	8 pcs	$34.00	–	7%	$291.04
			Subtotal: Trim and transitions			**$3,596.27**
	Testing and delivery					
10	**Concrete moisture test kits, calcium chloride** Code: DL-MOIST Two per basement, read 72 hours after placing.	8 kits	$24.00	–	7%	$205.44
11	**Liftgate delivery to the site, one unit per trip** Code: DL-TRUCK	4 trips	$185.00	–	7%	$791.80
			Subtotal: Testing and delivery			**$997.24**

Subtotal before discounts	$44,093.00
Volume discount	-$2,698.33
Subtotal (without taxes)	$41,394.67
Sales tax (Nebraska 5.5% + Omaha 1.5%)	$2,897.63
Estimated total	**$44,292.30**

Your volume savings

What ordering all four units at once saves, before tax.

$2,698.33
Volume discount
On the oak and laminate

342
Cartons
Held in our warehouse until delivery

4
Deliveries
One per unit, liftgate truck

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Delivery schedule

One unit per trip, so material arrives just before your crew needs it and acclimates in the unit it goes in.

JAN 11, 2027

Unit 1

All flooring and trim for one unit.

JAN 18, 2027

Unit 2

Same load, same day of the week.

JAN 25, 2027

Unit 3

Moisture kits for units 3 and 4.

FEB 1, 2027

Unit 4

Last load and leftover cartons.

Each delivery

	PER TRIP
Pallets	3: oak, laminate, trim and supplies
Weight	About 3,100 lb
Unloading	Liftgate to the garage floor; your crew carries it in
Time window	7:00 to 9:00 am, with a call 30 minutes before
Access	Paved drive; we cannot deliver on unpaved lots in a thaw

Installation requirements

The warranties below depend on these. Please share them with your flooring crew.

- ☐ Heat and air running in the unit for 5 days before the floor goes down
- ☐ Oak acclimated in the unit for at least 72 hours, cartons open
- ☐ Plywood subfloor below 12% moisture and within 2% of the oak
- ☐ Slab moisture under 3 lb per 1,000 sq ft in 24 hours before laminate
- ☐ Subfloor flat within 3/16 in over 10 ft
- ☐ A 1/4 in expansion gap at every wall, hidden by the quarter round

Moisture limits at a glance

TEST	OAK	LAMINATE
Wood subfloor (pin meter)	Under 12%	Under 14%
Concrete (calcium chloride)	Not on slab	Under 3 lb / 24 h
Room humidity	35% to 55%	35% to 65%

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Warranty

Oak finish

35 years

Against wear-through of the finish in homes

Laminate

25 years

Against water damage to the core and wear

Oak structure

Lifetime

Against delamination of the plank layers

What is covered

- Manufacturing defects found before or during installation
- Finish wear-through under normal home use

What is not covered

- Installation that does not meet the requirements on page 7
- Scratches, dents and pet damage

How to make a claim

1. Stop installing the affected cartons
2. Send us photos and the carton labels
3. We inspect within 3 working days

Returns

WHAT	WITHIN	RESTOCKING FEE
Full, unopened cartons of stock items	60 days	15%
Trim and supplies, unopened	60 days	None
Opened cartons or special orders	Not returnable	–

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Terms and conditions

1. Validity

1.1 Prices are held until Dec 20, 2026. After that, the oak price follows the mill's price list on the day you order.

2. Availability

2.1 We reserve all 342 cartons from one production run when you accept, so the color and sheen match in every unit.

3. Payment

3.1 Net 30 on your builder account. Each delivery is invoiced on the day it arrives.

4. Delivery

4.1 Dates can move once per unit at no cost with 48 hours' notice. A failed delivery because the site is closed is charged at $185.

5. Inspection

5.1 Check each pallet on arrival and note any damage on the delivery receipt. Shortages must be reported within 2 business days.

6. Title

6.1 Material remains ours until paid for, and is at your risk once unloaded on site.

Accept the estimate

Sign to accept this estimate and reserve the material. We confirm the delivery dates within one business day.

RIVERSIDE BUILDERS LLC SIGNATURE

_____

DATE

_____

FULL NAME

_____

POSITION

_____

Total accepted: $44,292.30, including sales tax.

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