



Front Range Lumber Company

The news you need to make your project a success!

INDUSTRY NEWS

Lumber Pricing

Virtually all building materials continue to creep upwards in pricing. All of the issues accumulated over the past two years continue in play. Freight has become THE dominant issue – not only in price but severely affecting availability (see below). LVL and I joists took another increase in January.

Framing lumber and construction panels (OSB and CD grades of plywood) can only be described as on a rocket ship upwards in price. Increasingly there is a large amount of product substitution going on because of availability. One of the leading examples is OSB – many large builders are substituting CD plywood for the OSB because they can't get OSB. Their alternative is to slow or stop the pace of their developments.

Currently, availability is the supreme issue in the majority of items (see shipment timing, below). As we've stated before, on most products we are finding as long as we plan our purchase needs in advance, we are able to get (most) items as we planned to have them.

Items like interior MDF trim, redwood in higher grades, LVL and I-joists, adhesives of all types, and fire-treated lumber are being chased after by desperate contractors.

On the brighter side, redwood timbers should be much more readily available. In addition, Fortress railing, split rail fencing, Trex and other composite decking are all improving.

Redwood and cedar availability will remain tight. This in turn will cause prices to remain high on these products.

Siding seems to be improving, although exterior trim products remain on strict allocation.

Beetle kill/blue stain boards are very tough to source, leaving 1-2-3 months

leadtime. Blue Stain T&G 1x6 is fairly readily available.

The pine board situation has stabilized, although somewhat unbelievably 1x2 and 2x2 furring are almost non-existent in decent qualities. Timbers have leveled out in supply and pricing.

LVL, rimboard and I-joists are scarce!

Treated lumber of all types is crazy – very limited availability, increasing prices almost weekly – with fire treated products in the worse shape.

Wood is still the product of choice to use – it does not require expensive or highly specialized tools, it's renewable, easy far less expensive than comparative products and can be used in almost endless ways.

KENT'S CORNER

We continue to sell lots of doors and windows. The time of year does not seem to matter anymore. It used to be the fall season was also door and window season. So what's going on? I think that "nesting" in the house continues. As our houses in Denver increase in value \$30-50 thousand a year, home improvements seem justified. Prices for these items have increased, but not erratically like lumber.

I like Thermatru brand fiberglass doors, whether paint- or stain-grade. Better than wood, they are warmer, have a longer warranty, require less maintenance and offer many more choices. Not that they are perfect. I had two sales from about 6 months ago bulge, requiring warranty replacement. While common steel doors can easily meet a 20-minute fire rating, fiberglass versions may not. The core of a rated fiberglass door must be a foam/specialty mix to be fire rated. Fiberglass doors can be cut in height, but not in width like wood versions. They can be factory prefinished, allow an EXTRA month. That makes for extended lead times.

Be strong: Many of our wholesalers have new staff, insufficient supply chain, and of course, not enough drivers. This has real consequences for all of us.

FRLCO NEWS

Deliveries

As one of the tougher daily "assignments" we execute every day, deliveries are vital to our customers. We have the equipment, know-how and experience to haul our entire spectrum of inventory. Unlike many other suppliers, we use our own equipment, dispatcher and drivers. Otherwise, contract hauling is just one more step removed from providing you with great service. Customers are constantly amazed our delivery cycle generally stays on a next day basis – unless of course - you specify some other day/time.

Special Orders

Don't always be daunted by the term "special order"! Many products are special order but ARE available within a day or so. No matter how large your selection and warehouse, you can't have everything in stock! While other companies may shy away from special orders, **FRONT RANGE LUMBER** does not. One example is, we just brought in 8x8 white oak timbers for a customer.

New Website

Our latest generation website is going to be released soon. There's a wealth of information on our website, including molding charts, glossary of lumber terms, sizes available charts and so on. For quick information, use the site to get valuable details.

Related to this, as mentioned many molding profiles are included under the molding section. Moldings are always measured by the biggest measurement – even if that's not the "exposed measurement. For example, crown molding is

deceptive as the largest measurement is diagonally across the piece!

We be social!

- We are now using social media!
- FOLLOW us on TWITTER: www.twitter.com/frontrangelumbr
- LIKE us on FACEBOOK: www.facebook.com/frontrangelumberco
- See us on INSTAGRAM: www.instagram.com/frontrangelumber/
- And, of course, there's a wealth of information on our website: WWW.FRLCO.COM

BUILT RIGHT

Fencing

With the windstorms we've seen locally over the past 2-3 months, there almost certainly lots of wind damage to wood fences. Even if the fence "panel" simply blew off the posts and you could re-fasten the panel back on, many posts aren't in great shape either.

A quick tip: we suggest using 4x6 posts at the end of the fence run or at gates or other high load locations. The extra beef of that larger post reduces the amount of gate sag and will extend the strength of the entire fence structure as a very minimal cost.

Colored Screws

Colored screws, specific to the item you're using have become the standard to use. For little to no extra cost, we can supply the fasteners you need for your next project. This applies to treated lumber, cedar, redwood and all the various colors of Trex decking. Don't settle for "close", get exact.

While you're at it, we stock a variety of BLACK fasteners (lag bolts, Ledger-Lok's and similar) for heavier duty applications and use with timbers. Black is much better "looking" than a galvanized "colored" connector.

Trex

Be very careful in pricing out any Trex decking needs you have. There are three VERY distinct "versions" of Trex and they vary VERY significantly by price. The version with the "scalloped" bottom is far less expensive than the others. Note there are different colors offered by "version". Therefore, not only is

your color selection important, but you need to ensure you understand the version each particular color is made in.

Construction (good) Hacks

- Use 5/4 trim to give a greater reveal line when installed next to siding. It gives more depth and character
- Use 16" width in Miratec trim to cut a curved piece of trim instead of plywood or siding above for example an arched window.
- Use a wider (taller) style of base or door casing to cover over old caulk or paint lines and give your project a more modern look.

All Boards are Not Created Equal!

FRONT RANGE LUMBER strives to carry the best grade (or version) possible in our inventory mix to meet the exacting needs of your project. We offer this better version while keeping an eye on the cost – of course a perfect version is best but it also comes with a perfect price! What follows is a short list of examples, accompanied by a brief explanation of what differentiates our version versus what is standard:

FRAMING LUMBER – we have mostly #1 or select structural grade – the standard is #2 or standard and better grade which allows for more "defects".

TREATED – in 2x lumber we stock a KDAT (kiln dried after treatment) which is lighter in weight and is more stable than the competition's "green" treated which is still wet from the treatment process.

FOHC TIMBERS – most of our stocked timbers do not contain what used to be the heart center of the tree. Timbers which contain the heart center will crack (check) and twist far more than those which don't.

CEDAR – In 2x boards and timbers, you'll find almost entirely appearance grade at our locations. Available elsewhere is standard and better or fence grade. Fence grade allows for heart center, larger knots, open knotholes and similar.

"BLUE AND BUGGY" BEETLE KILL PINE – has much more blue coloring in the boards than regular blue stain boards. Gorman pine – We believe the Gorman pine mill in Canada mills 1x boards the best. Once you've seen/used these

finely milled boards, you won't switch back to any other.

EMTEK – This brand offers an incredible breadth of finishes, style and variety of door hardware (locks, handles and related) to meet the most exacting buyer.

FORTRESS RAILING – Their well thought out product line, able to meet a huge variation of applications, mates great with their superior welding and finishing processes to provide a long lasting and reliable deck railing/fence option.

MIRATEC – There are many manufacturers who offer an exterior version of trimboard. Miratec is a one-piece product (not a two-piece laminated product) with high grade resins made in both 4/4 and 5/4 nominal thicknesses

PENOFIN DECK STAINS – Rosewood oil is the key ingredient in delivering superior UV protection – very important in Colorado punishing environment.

OUR LONG-TERM ADVICE – SEE what you're buying before making a purchase decision. A great example is split rail – (see below).

TAKING STOCK...

Boards

We have spoken to Gorman pine boards before, but they deserve a re-mention. We consider them to be the premium pine board in a #2 or clear grade to use. Remember, we stock all widths and lengths; 1x4 through 1x12, 8' to 16' including 1x10 and 14' lengths. We also stock CLEAR grade pine boards.

1x6 T&G Redwood

We believe **FRONT RANGE LUMBER** is the only stocking dealer in the area carrying 1x6 T&G redwood paneling/siding. This is just one redwood item among a broad spectrum of redwood inventory. We generally only stock redwood in the premium "B" grade which has minimal knots &/or defects.

PRODUCT NEWS

Spring Into Penofin

Penofin is the exterior wood stain/sealer of choice. In a broad array of colors, Penofin comes in two series for most wood projects – the blue version, generally needing two coats for optimal protection and the red series, which is a “one-coat” version. Stocked in gallon and five-gallon containers for different square footage coverage needs. We understand **FRONT RANGE LUMBER** is one of the largest dealers in the area – we know Penofin!

Blue Stain

Referencing the picture below, explains a LOT about beetle kill/blue stain. This was a log cut down as part of trail maintenance in southwest Colorado area.

- The man’s leg/foot provides perspective as to the size of this log. Colorado generally is NOT premium territory for big trees. This particular log might be in the 16-17” diameter range.
- Note the blue coloring extends inward on the log from the bark. The blueness halts approximately 3” inwards.
- Although this end cut shows no knots/branches, obviously this and all trees do.
- Disregarding how long of a board that could have been sawn out of this log and any other production considerations and knot placement, you easily imagine it is very difficult to get much more than a 8” board which would be all/mostly “blue”.
- Any boards much over 8” would contain a lot of heartwood, in this case “white” wood.



Pocket Doors

A pocket door is a great space saver and design element which is truly appreciated once you have one (or more). A pocket door slides into a frame within the wall, leaving an opening as desired. Alternatively, closed it affords privacy to the room or closet. You can use almost any door with the frame. Frames do come in a kit or a pre-assembled “cage”; we stock both. We strongly urge the use of the pre-assembled cage as it is stronger and more sturdy. Having a pocket means you have full use of the wall space aside the door – there’s no need to worry over where the door is swinging into something. About the only downside to a pocket door is that you cannot have plumbing or electrical components interfering in that area.

Split Rail

Often generically referred to as split rail; but more accurately there is a true split rail cedar fence versus a post and rail type fence. Both types have multiple (2 or 3) horizontal rails with matching posts drilled to accept the rail ends. Post come in line, corner and end varieties. Line posts are for a straight fence run, corners for corners and the end post is for the fence’s termination.

Generally, the post and rail version comes in rounded, treated logs with the rail ends doweled to fit into the posts.

The split rail comes in cedar split from logs, therefore the parts are irregular and rough in appearance.

Like so many other products, don’t be deceived just by price. Many outlets sell the rails in 8’ lengths – of course they are less expensive than 10’ pieces BUT since they only cover 8’ of your fenceline, you’ll end up needing more posts!!

PROFIT SHARING

Shipment Timing

The predictability/reliability of shipments has not been lower in our long memories. On top of production excuses/ reasons, the freight situation – whether by truck or rail - adds even more uncertainty to the equation. As a reaction to this, we’re seeing more and more suppliers/mills/manufacturers not wanting to take any order on item(s)

which they don’t have actual possession on. In other words, unless a supplier can “look out their window” and see the product, they are increasing resistant to taking an order hoping they can fulfill it as they promise. We believe the primary reason for this approach is they are too tired of having to explain late or non-existent shipments after making a promise.

Prefinishing

On larger jobs, pre-finishing doors, siding and other items can be a cost and time saver. However, on just a few pieces or one door, the expense generally outweighs the benefit. In addition, always consider the lead-time involved – the additional time simply may not fit your schedule needs. There is a greater emphasis by manufacturers and suppliers to push a pre-finished product. Of course, there are many advantages:

- Better and more uniform finishing.
- Better quality control
- They can offer an extended warranty

Insurance

The fire in Boulder County refreshed the need for proper insurance and being insured in full. Related to this, we would advise one of the simplest steps in minimizing risk is documentation. While there has been much written about keeping records, taking pictures and so on, little has been talked about as to what to DO with those records. Our advice is to keep at least a copy of those documents “offsite”. In other words, maybe have your sister keep a copy of ours and you keep a copy of hers. That way, if someone’s house burns down (with all those records), the other one still has a hard (&/or electronic) record of those documents.

If you receive a call, text, or email that...

- Threatens to suspend your **Social Security number**, even if they have part or all of your Social Security number
- Warns of **arrest of legal action**
- Demands or requests **immediate payment**
- Requires payment by **gift card, prepaid debit card, internet currency, or by mailing cash**
- Pressures you for **personal information**
- Requests **secrecy**
- Threatens to **seize your bank account**
- Promises to increase your Social Security benefit
- Tries to gain your trust by providing **fake “documentation,” false “evidence,” or the name of a real government official**



...it is a SCAM!

Do not give scammers money or personal information. *Ignore them!*

Protect yourself and others from Social Security-related scams

- **Try to stay calm.** Do not provide anyone with money or personal information when you feel pressured, threatened, or scared.
- **Hang up or ignore it.** If you receive a suspicious call, text, or email, hang up or do not respond. Government employees will not threaten you, demand immediate payment, or try to gain your trust by sending you pictures or documents.
- **Report Social Security-related scams.** If you receive a suspicious call, text, or email that mentions Social Security, ignore it and report it to the [SSA Office of the Inspector General \(OIG\)](#). Do not be embarrassed if you shared personal information or suffered a financial loss.
- **Get up-to-date information.** Follow SSA OIG on [Twitter @TheSSAOIG](#) and [Facebook @SSA Office of the Inspector General](#) for the latest information on Social Security-related scams. Visit the [Federal Trade Commission](#) for information on other government scams.
- **Spread the word.** Share your knowledge of Social Security-related scams. Post on social media using the hashtag #SlamtheScam to share your experience and warn others. Visit oig.ssa.gov/scam for more information. Please also share with your friends and family.