

BREAKDOWN OF ITEMS

Prepared for:

Project ID: N/A

Scope: COMPREHENSIVE



Date: 08/07/22

SR #	DESCRIPTION	TAKEOFF QUANTITY			
		Quantity	Unit	Quantity	BF/SF
	WOOD, PLASTIC & COMPOSITE				
	WALL FRAMING				
	GARAGE				
	2"x6" Exterior Wall Framing				
1	2x6x104-5/8"H Studs @ 16"	76	EA	684	BF
2	2X6X16' L Bottom sill plate P.T.	7	EA	112	BF
3	2X6X16' L Top double plate & Mid span blocking	19	EA	304	BF
	Exterior Wall Sheathing				
4	(4' X 9'X 1/2") O.B.S Exterior wall sheathing Note: Size of Wall sheathing assumed, not shown on plans. Please Confirm & VIF.	25	EA	887	SF
	2"x4" Interior Garage to House Wall Framing				
5	2x4x104-5/8"H Studs @ 16"	25	EA	150	BF
6	2X4X16' L Bottom sill plate P.T.	2	EA	21	BF
7	2X4X16' L Top double plate & Mid span blocking	6	EA	64	BF
	2"x4" Interior Wall Framing				
8	2x4x104-5/8"H Studs @ 16"	19	EA	114	BF
9	2X4X16' L Bottom sill plate P.T.	2	EA	21	BF
10	2X4X16' L Top double plate & Mid span blocking	5	EA	53	BF
	Level 01				
	2"x6" Exterior Wall Framing				
11	2x6x104-5/8"H Studs @ 16"	193	EA	1737	BF
12	2X6X16' L Bottom sill plate P.T.	16	EA	256	BF
13	2X6X16' L Top double plate & Mid span blocking	48	EA	768	BF
	2"x6" Exterior Gable Wall Framing				
14	2x6x104-5/8"H Studs @ 16"	66	EA	594	BF
15	2X6X16' L Bottom sill plate P.T.	11	EA	176	BF
16	2X6X16' L Top double plate & Mid span blocking	32	EA	512	BF
	Exterior Wall Sheathing				
17	(4' X 9'X 1/2") O.B.S Exterior wall sheathing Note: Size of Wall sheathing assumed, not shown on plans. Please Confirm & VIF.	64	EA	2296	SF
	Exterior Gable Wall Sheathing				
18	(4' X 9'X 1/2") O.B.S Exterior wall sheathing Note: Size of Wall sheathing assumed, not shown on plans. Please Confirm & VIF.	16	EA	560	SF
	2"x4" Interior Wall Framing				
19	2x4x104-5/8"H Studs @ 16"	192	EA	1152	BF
20	2X4X16' L Bottom sill plate P.T.	16	EA	171	BF
21	2X4X16' L Top double plate & Mid span blocking	48	EA	512	BF
	2"x6" Interior Wall Framing				
22	2x6x104-5/8"H Studs @ 16"	7	EA	63	BF
23	2X6X16' L Bottom sill plate P.T.	1	EA	16	BF
24	2X6X16' L Top double plate & Mid span blocking	2	EA	32	BF
	Level 02 (Bonous Room)				
	2"x6" Exterior Wall Framing				
25	2x4x104-5/8"H Studs @ 16"	76	EA	456	BF
26	2X4X16' L Bottom sill plate P.T.	7	EA	75	BF
27	2X4X16' L Top double plate & Mid span blocking	19	EA	203	BF

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	Exterior Wall Sheathing				
28	(4' X 9' X 1/2") O.B.S Exterior wall sheathing Note: Size of Wall sheathing assumed, not shown on plans. Please Confirm & VIF.	25	EA	888	SF
	2"x4" Interior Wall Framing				
29	2x4x104-5/8"H Studs @ 16"	18	EA	108	BF
30	2X4X16' L Bottom sill plate P.T.	2	EA	21	BF
31	2X4X16' L Top double plate & Mid span blocking	5	EA	53	BF
	Headers/ Beam For Opening				
32	2x8x16'L Header @ Doors	12	EA	265	BF
33	2x8x16'L Header @ Window	14	EA	299	BF
	Note: Size of header assumed for takeoffs as no sizes shown on drawings. Please confirm & VIF.				
	Interior Trim Board @ Opening				
34	1 X 4 X 12' L Wood Trim @ Doors	894	LF	75	Pcs
35	1 X 4 X 12' L Wood Trim @ Window	517	LF	43	Pcs
	FLOOR FRAMING				
	Floor Joists:				
	16" Deep Wood "1" Floor Joists @ 16" O.C.				
36	Wood Floor "1" joists @ 10'	2	EA	2	Pcs
37	Wood Floor "1" joists @ 18'	2	EA	2	Pcs
38	Wood Floor "1" joists @ 30'	21	EA	21	Pcs
	Floor Sheathing:				
39	3/4" T&G Floor sheathing Size: 4'0"x8'0"	30	EA	962	SF
	Note: Size of Floor Sheathing assumed for takeoffs as no sizes shown on drawings. Please confirm & VIF.				
	Wood Beam:				
40	2X10X16'L Wood Beam	19	EA	507	BF
	Wood Post:				
41	8 x 8 Wood Post (9' H) @ Patio	3	EA	3	Pcs
42	12 x 12 Wood Post (9' H) @ Porch	4	EA	4	Pcs
	Wood Blocking				
43	2x12x16' L Rim board	4	EA	132	BF
	CEILING FRAMING				
	Level 01				
	Ceiling Joist				
	2x10 Ceiling Joist @ 16" O.C. For Front Porch				
44	2x10 Ceiling joist @ 8' L	12	EA	12	Pcs
45	2x10 Ceiling joist @ 10' L	7	EA	7	Pcs
	2x10 Ceiling Joist @ 16" O.C. For Patio				
46	2x10 Ceiling joist @ 12' L	1	EA	1	Pcs
47	2x10 Ceiling joist @ 14' L	28	EA	28	Pcs
	2x10 Ceiling Joist For Bedroom				
48	2x10 Ceiling joist @ 12' L	1	EA	1	Pcs
49	2x10 Ceiling joist @ 14' L	14	EA	14	Pcs
50	2x10 Ceiling joist @ 20' L	12	EA	12	Pcs
	2x10 Ceiling Joist For Master Bedroom				
51	2x10 Ceiling joist @ 16' L	9	EA	9	Pcs
52	2x10 Ceiling joist @ 18' L	13	EA	13	Pcs

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	2x10 Ceiling Joist For Grate Room				
53	2x10 Ceiling joist @ 10' L	12	EA	12	Pcs
54	2x10 Ceiling joist @ 12' L	26	EA	26	Pcs
	2x10 Ceiling Joist For Kitchen				
55	2x10 Ceiling joist @ 14' L	18	EA	18	Pcs
	2x10 Ceiling Joist For Laundry				
56	2x10 Ceiling joist @ 10' L	8	EA	8	Pcs
57	2x10 Ceiling joist @ 12' L	2	EA	2	Pcs
58	2x10 Ceiling joist @ 14' L	12	EA	12	Pcs
	Level 02 (Bonous Room)				
	2x10 Ceiling Joist For Laundry				
59	2x10 Ceiling joist @ 4' L	3	EA	3	Pcs
60	2x10 Ceiling joist @ 10' L	7	EA	7	Pcs
61	2x10 Ceiling joist @ 18' L	20	EA	20	Pcs
	Ceiling Beam				
62	2x10X16'L Ceiling Beam	2	EA	2	Pcs
63	(3) 1-3/4" X 10" LVL Beam (3/16)	48	LF	3	Pcs
64	(3) 1-3/4" X 10" LVL Beam (3/26)	78	LF	3	Pcs
	ROOF FRAMING				
	Roofing Rafter				
	2 x 8 Roof Rafter @ 16" O.C. (Pitch 3/12)				
65	2 x 8 Roof Rafter @ 12' L	3	EA	3	Pcs
66	2 x 8 Roof Rafter @ 14' L	8	EA	8	Pcs
	2 x 8 Roof Rafter @ 16" O.C. (Pitch 9/12)				
67	2 x 8 Roof Rafter @ 4' L	23	EA	23	Pcs
68	2 x 8 Roof Rafter @ 6' L	27	EA	27	Pcs
69	2 x 8 Roof Rafter @ 8' L	20	EA	20	Pcs
70	2 x 8 Roof Rafter @ 10' L	12	EA	12	Pcs
71	2 x 8 Roof Rafter @ 12' L	18	EA	18	Pcs
72	2 x 8 Roof Rafter @ 14' L	19	EA	19	Pcs
73	2 x 8 Roof Rafter @ 16' L	12	EA	12	Pcs
74	2 x 8 Roof Rafter @ 18' L	17	EA	17	Pcs
75	2 x 8 Roof Rafter @ 20' L	83	EA	83	Pcs
76	2 x 8 Roof Rafter @ 22' L	7	EA	7	Pcs
77	2 x 8 Roof Rafter @ 24' L	10	EA	10	Pcs
78	2 x 8 Roof Rafter @ 26' L	20	EA	20	Pcs
	2 x 8 Roof Rafter @ 28' L		EA	0	Pcs
	Roofing Outrigger				
	2 x 4 Outrigger @ 16" O.C.				
79	2 x 4 Outrigger @ 4' L	49	EA	49	Pcs
80	2 x 4 Outrigger @ 6' L	30	EA	30	Pcs
	Roof Sheathing				
81	1/2" CDX Plywood Roof sheathing (4'0"x8'0")	177	EA	5667	SF
	Note: Size of Roof Sheathing assumed for takeoffs as no sizes shown on drawings. Please confirm & VIF.				
	Roof Beam				Pcs
82	2X8X16' Ridge beam	22	EA	22	Pcs
83	2X8X16' Hip beam	10	EA	10	Pcs
84	2X8X16' Valley beam	21	EA	21	Pcs
	HARDWARE				

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SB.#	DESCRIPTION	TAKEOFF QUANTITY			
85	5/8"x14" Headed anchors @ 32" O.C	385	EA	385	Pcs
86	Simpson LSTA 18	385	EA	385	Pcs
87	Simpson MST 12 @ 24" O.C	495	EA	495	Pcs
88	Simpson post top cap (8X8 Post)	3	EA	3	Pcs
89	Simpson post sill (8X8 Post)	3	EA	3	Pcs
90	Simpson post top cap (12X12 Post)	4	EA	4	Pcs
91	Simpson post sill (12X12 Post)	4	EA	4	Pcs
92	Simpson Hanger @ Ceiling joist	410	EA	410	Pcs
93	Simpson Hanger @ Roof joist	558	EA	558	Pcs
94	2-1/2" Ring shank nails @ Board & batten Siding	3605	EA	3605	Pcs
95	Nailing @ Furring strips	560	EA	560	Pcs
96	Nailing @ Wall sheathing	9030	EA	4	Box
97	Nailing @ Floor sheathing	2100	EA	1	Box
98	Nailing @ Roof sheathing	12390	EA	5	Box
99	Nailing @ Asphalt shingle roofing	9445	EA	2	Box
100	2 -1/4-inch-long 15-gauge nails @ PVC Fascia	192	EA	1	Box
101	2 -1/4-inch-long 15-gauge nails @Trim & Frieze Board	985	EA	1	Box
102	Misc. nailing for framing, sheathing etc.	1	LS	1	LS
THERMAL & MOISTURE PROTECTION					

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SB #	DESCRIPTION	TAKEOFF QUANTITY			
INSULATION					
Level 01					
103	Batt insulation (R-13) For Exterior Wall	3183	SF	3183	SF
104	Batt insulation (R-13) For Exterior Gable Wall	560	SF	560	SF
105	Batt insulation For Floor	962	SF	962	SF
106	Batt insulation (R-13) For Ceiling	4181	SF	4181	SF
Level 02 (Bonous Room)					
107	Batt insulation (R-13) For Exterior Wall	888	SF	888	SF
108	Batt insulation For Floor	962	SF	962	SF
109	Batt insulation (R-13) For Ceiling	608	SF	608	SF
VAPOUR BARRIER					
Level 01					
110	Tyvek Building Wrap For Exterior Wall 10 Sq. Roll	3183	SF	4	Roll
111	Tyvek Building Wrap For Exterior Grable Wall 10 Sq. Roll	560	SF	1	Roll
Level 02 (Bonous Room)					
112	Tyvek Building Wrap For Exterior Wall 10 Sq. Roll	888	SF	1	Roll
EXTERIOR FINISHES					
Board & Batten					
113	(12" Wide X 12' H) Hardie Board Siding	333	Pcs	3997	SF
114	(1"X3"X12' H) Batten	388	EA	388	Pcs
115	(1"X2"X16' H) Furring strips	70	EA	70	Pcs
Trim Board					
116	1 X 4 X 12' L Wide Corner Trim	176	LF	16	Pcs
ROOFING					
Shingle Roofing					
117	(12" W X 36" L) 3D Arch Asphalt Shingles	1889	EA	5667	SF
118	Hip & Ridge Shingles (36.5 LF /Bundle)	245	LF	7	Bundles
119	(4' W X 250' L) #30 Felt for Underlayment 10 Sq. Roll	5667	SF	6	Rolls
120	(3' W X 67' L) Ice & Water Shield 2 Sq. Roll	1635	SF	9	Rolls
Roofing Flashing					
121	(2' Wide x 10' Long) Valley Flashing	164	LF	17	Pcs
122	(2' Wide x 10' Long) Hip Flashing	77	LF	8	Pcs
123	(2' Wide x 10' Long) Step Flashing	53	LF	6	Pcs
124	(2' Wide x 10' Long) Wall To Roof Joint Flashing	23	LF	3	Pcs
Fascia & Frieze Board					
125	(2"X 8"W X 12'L) Vinyl Fascia	381	LF	32	Pcs
126	(2"X6"X12') Sub Fascia	381	LF	32	Pcs
127	(1"X6"X12') Hardie Frieze Board	381	LF	32	Pcs
Soffit					
128	(12"W X 12' L) Vented Vinyl Soffit (206 LF)	206	SF	18	Pcs
129	(8"W X 12' L) Vented Vinyl Soffit (54 LF)	36	SF	5	Pcs
130	(8"W X 12' L) Solid Vinyl Soffit (122 LF)	82	SF	11	Pcs
Roofing Accessories					
131	Cobra Ridge Vent (4' L) Note: Assumed quantity. Please confirm & VIF.	164	LF	25	Pcs
FINISES					
DRYWALL ASSEMBLIES					
Level 01					
Exterior Wall					

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SB #	DESCRIPTION	TAKEOFF QUANTITY			
132	5/8" Th. 1 Layer GWB on one side Size: 4'0"x9'0"	89	EA	3183	SF
133	5/8" Th. 1 Layer GWB on one side for Gable wall Size: 4'0"x9'0"	16	EA	560	SF
	Interior Wall				
134	5/8" Th. 1 Layer GWB on both side Size: 4'0"x9'0"	173	EA	6226	SF
	Ceiling Drywall				
135	1/2" Th. Ceiling Gypsum Board For Garage Size: 4'0"x8'0"	31	EA	961	SF
136	1/2" Th. Ceiling Gypsum Board For Porch & Patio Size: 4'0"x8'0"	24	EA	747	SF
137	1/2" Th. Ceiling Gypsum Board Size: 4'0"x8'0"	78	EA	2474	SF
	Level 02 (Bonous Room)				
	Exterior Wall				
138	5/8" Th. 1 Layer GWB on one side Size: 4'0"x9'0"	28	EA	977	SF
	Interior Wall				
139	5/8" Th. 1 Layer GWB on both side Size: 4'0"x9'0"	13	EA	446	SF
	Ceiling Drywall				
140	1/2" Th. Ceiling Gypsum Board Size: 4'0"x8'0"	19	EA	608	SF

Note:

1. Wastage of 10% is figured with all quantities,
2. We have assume building is in high wind area, we have taken 210 Nails per 1 SQ. Please Confirm & VIF.
3. Roof ridge vent quantity assumed. Please confirm on site.
4. Assumed 12' Long Vinyl Soffit.(Verify Size)
5. 3/4" T&G Floor sheathing assumed. VIF
6. 5/8" Roof sheathing assumed. VIF
7. Simpson hold-down quantity assumed, as hold-down shown on plans. Please confirm & VIF.
8. Simpson hangers are assumed @ Roof rafter on both side. Please confirm & VIF.
9. Roof gutter is Excluded as Not Mention In Drawings. VIF.
10. Joist spacing is not define on plans, we have assumed 16" O.C. Please confirm & VIF.
11. We have assumed interior trims @ opening w/ size of 1"x4"x12'Long. Please confirm & VIF.
12. We have assumed 3000 nails per box for siding & sheathing
13. We have assumed 7200 nails per box for roofing material