

BREAKDOWN OF ITEMS

Prepared for:

Project ID: N/A

Scope: COMPREHENSIVE



Date: 09/15/22

SR #	DESCRIPTION	TAKEOFF QUANTITY			
		Quantity	Unit	Quantity	BF/SF
	WOOD, PLASTIC & COMPOSITE				
	WALL FRAMING				
	Garage				
	2x4 Exterior Garage Wall Framing				
1	2x4x116-5/8"H Studs @ 16"	6	EA	43	BF
2	2X4X16' L Bottom sill plate P.T.	1	EA	11	BF
3	2X4X16' L Top double plate & Mid span blocking	2	EA	21	BF
	2x4 Exterior Garage Wall Framing				
4	2x4x104-5/8"H Studs @ 16"	33	EA	200	BF
5	2X4X16' L Bottom sill plate P.T.	3	EA	29	BF
6	2X4X16' L Top double plate & Mid span blocking	8	EA	86	BF
	2x4 Exterior Garage Wall Framing				
7	2x4x94-5/8"H Studs @ 16"	13	EA	70	BF
8	2X4X16' L Bottom sill plate P.T.	1	EA	11	BF
9	2X4X16' L Top double plate & Mid span blocking	3	EA	32	BF
	Exterior Garage Wall Sheathing				
10	(4' X 10'X 1/2") OSB Exterior Garage wall sheathing Note: Size of Wall sheathing assumed, not shown on plans. Please Confirm & VIF.	2	EA	71	SF
	Exterior Garage Wall Sheathing				
11	(4' X 9'X 1/2") OSB Exterior Garage wall sheathing Note: Size of Wall sheathing assumed, not shown on plans. Please Confirm & VIF.	11	EA	379	SF
	Exterior Garage Wall Sheathing				
12	(4' X 8'X 1/2") OSB Exterior Garage wall sheathing Note: Size of Wall sheathing assumed, not shown on plans. Please Confirm & VIF.	4	EA	124	SF
	1st Floor				
	2x4 Exterior Wall Framing				
13	2x4x116-5/8"H Studs @ 16"	48	EA	321	BF
14	2X4X16' L Bottom sill plate P.T.	4	EA	42	BF
15	2X4X16' L Top double plate & Mid span blocking	12	EA	126	BF
	2x4 Exterior Wall Framing				
16	2x4x104-5/8"H Studs @ 16"	113	EA	677	BF
17	2X4X16' L Bottom sill plate P.T.	9	EA	99	BF
18	2X4X16' L Top double plate & Mid span blocking	28	EA	297	BF
	2x6 Exterior Wall Framing				
19	2x6x164-5/8"H Studs @ 16"	9	EA	128	BF
20	2X6X16' L Bottom sill plate P.T.	1	EA	11	BF
21	2X6X16' L Top double plate & Mid span blocking	2	EA	33	BF
	2x6 Exterior Wall Framing				
22	2x6x104-5/8"H Studs @ 16"	13	EA	117	BF
23	2X6X16' L Bottom sill plate P.T.	1	EA	16	BF
24	2X6X16' L Top double plate & Mid span blocking	3	EA	48	BF
	2x6 Interior Wall Framing				
25	2x6x164-5/8"H Studs @ 16"	15	EA	213	BF
26	2X6X16' L Bottom sill plate P.T.	1	EA	19	BF
27	2X6X16' L Top double plate & Mid span blocking	4	EA	57	BF

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	2x4 Interior Wall Framing				
28	2x4x116-5/8"H Studs @ 16"	14	EA	95	BF
29	2X4X16' L Bottom sill plate P.T.	1	EA	12	BF
30	2X4X16' L Top double plate	3	EA	35	BF
	2x4 Interior Wall Framing				
31	2x4x104-5/8"H Studs @ 16"	230	EA	1380	BF
32	2X4X16' L Bottom sill plate P.T.	19	EA	203	BF
33	2X4X16' L Top double plate	57	EA	609	BF
	2x4 Knee Wall Framing				
34	2x4x92-5/8"H Studs @ 16"	23	EA	124	BF
35	2X4X16' L Bottom sill plate P.T.	4	EA	39	BF
36	2X4X16' L Top double plate	7	EA	79	BF
	Headers/ Beam @ Opening				
37	2x10x16'L Header @ Opening	25	EA	670	BF
	Exterior Wall Sheathing				
38	(4' X 8'X 1/2") OSB Exterior wall sheathing Note: Size of Wall sheathing assumed, not shown on plans. Please Confirm & VIF.	5	EA	141	SF
39	(4' X 10'X 1/2") OSB Exterior wall sheathing Note: Size of Wall sheathing assumed, not shown on plans. Please Confirm & VIF.	16	EA	637	SF
40	(4' X 9'X 1/2") OSB Exterior wall sheathing Note: Size of Wall sheathing assumed, not shown on plans. Please Confirm & VIF.	42	EA	1491	SF
	2nd Floor				
	2x4 Exterior Wall Framing				
41	2x4x116-5/8"H Studs @ 16"	13	EA	86	BF
42	2X4X16' L Bottom sill plate P.T.	5	EA	54	BF
43	2X4X16' L Top double plate & Mid span blocking	15	EA	163	BF
	2x4 Exterior Wall Framing				
44	2x4x104-5/8"H Studs @ 16"	62	EA	375	BF
45	2X4X16' L Bottom sill plate P.T.	5	EA	54	BF
46	2X4X16' L Top double plate & Mid span blocking	15	EA	163	BF
	2x4 Exterior Wall Framing				
47	2x4x92-5/8"H Studs @ 16"	55	EA	295	BF
48	2X4X16' L Bottom sill plate P.T.	5	EA	48	BF
49	2X4X16' L Top double plate & Mid span blocking	14	EA	144	BF
	2x4 Exterior Gabale Wall Framing				
50	2x4x116-5/8"H Studs @ 16"	73	EA	487	BF
51	2X4X16' L Bottom sill plate P.T.	10	EA	107	BF
52	2X4X16' L Top double plate & Mid span blocking	30	EA	320	BF
	2x4 Interior Wall Framing				
53	2x4x92-5/8"H Studs @ 16"	38	EA	203	BF
54	2X4X16' L Bottom sill plate P.T.	3	EA	33	BF
55	2X4X16' L Top double plate	6	EA	66	BF
	2x4 Interior Wall Framing				
56	2x4x92-5/8"H Studs @ 16"	9	EA	49	BF
57	2X4X16' L Bottom sill plate P.T.	1	EA	15	BF
58	2X4X16' L Top double plate	3	EA	29	BF
	2x4 Interior Wall Framing				

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59	2x4x92-5/8"H Studs @ 32"	21	EA	111	BF
60	2X4X16' L Bottom sill plate P.T.	4	EA	42	BF
61	2X4X16' L Top double plate	8	EA	84	BF
	Headers/ Beam @ Opening				
62	2x10x16'L Header @ Opening	4	EA	103	BF
	Interior Trim Board @ Opening				
63	1 X 4 X 12' L Wood Interior Trim @ Window	398	LF	33	Pcs
64	1 X 4 X 12' L Wood Interior Trim @ Doors	1777	LF	148	Pcs
	Note: Size of header assumed for takeoffs as no sizes shown on drawings. Please confirm & VIF.				
	Exterior Wall Sheathing				
65	(4' X 10'X 1/2") OSB Exterior wall sheathing Note: Size of Wall sheathing assumed, not shown on plans. Please Confirm & VIF.	4	EA	159	SF
66	(4' X 9'X 1/2") OSB Exterior wall sheathing Note: Size of Wall sheathing assumed, not shown on plans. Please Confirm & VIF.	20	EA	711	SF
67	(4' X 8'X 1/2") OSB Exterior wall sheathing Note: Size of Wall sheathing assumed, not shown on plans. Please Confirm & VIF.	13	EA	390	SF
68	(4' X 8'X 1/2") OSB Exterior Gabale wall sheathing Note: Size of Wall sheathing assumed, not shown on plans. Please Confirm & VIF.	35	EA	1109	SF
	FLOOR FRAMING				
	1st Floor				
	Wood Column 10" x 10":				
69	2X8X9' H Wood Post @ Porch	30	EA	360	BF
	Wood Posts:				
70	4"X4"X9' H Trtd. Wood Post @ Rear Porch	4	EA	48	BF
71	2"X4"X9' H Trtd. Wood Post @ Rear Porch	8	EA	48	BF
	2nd Floor				
	Floor Joists:				
	2 x 10 Floor Joists @ 16" OC For Bonus Room				
72	2x10 Floor Joists @ 14'	37	EA	863	BF
73	2 X10 Floor Joists @ 6'	7	EA	70	BF
	Floor Sheathing:				
74	3/4" T &G Floor sheathing Size: 4'0"x8'0" Note: Size of Floor sheathing assumed, not shown on plans. Please Confirm & VIF.	22	EA	715	SF
	STAIR ASSEMBLY				
	Stair Framing				
75	(10" Wide X 3'-4" L) Wooden Stair Tread	13	EA	13	Pcs
76	(7-1/2" High X 3'-4" L) Wooden Stair Riser	15	EA	15	Pcs
77	(3'-4" X 3'-6") Stair Landing	1	EA	1	Pcs
78	2 x 10 Stair Stringer @ 14' L	4	EA	93	BF
	CEILING FRAMING				
	1st Floor				
	Ceiling Joists:				
	2 x 8 Ceiling Joists @ 16" OC For Bedroom				

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QTY #	DESCRIPTION	TAKEOFF QUANTITY			
79	2x8 Ceiling Joists @ 14'	12	EA	224	BF
80	2x8 Ceiling Joists @ 12'	11	EA	176	BF
	2 x 8 Ceiling Joists @ 16" OC For Bath				
81	2x8 Ceiling Joists @ 12'	12	EA	192	BF
82	2x8 Ceiling Joists @ 8'	14	EA	149	BF
83	2x8 Ceiling Joists @ 6'	3	EA	24	BF
	2 x 8 Ceiling Joists @ 16" OC For Foyer Room				
84	2x8 Ceiling Joists @ 8'	6	EA	64	BF
85	2x8 Ceiling Joists @ 6'	6	EA	48	BF
	2 x 8 Ceiling Joists @ 16" OC For Kitchen				
86	2x8 Ceiling Joists @ 12'	11	EA	176	BF
	2 x 8 Ceiling Joists @ 16" OC For Pantry				
87	2x8 Ceiling Joists @ 10'	9	EA	120	BF
	2 x 8 Ceiling Joists @ 16" OC For Master Closet				
88	2x8 Ceiling Joists @ 12'	8	EA	128	BF
	2 x 8 Ceiling Joists @ 16" OC For Utility Room				
89	2x8 Ceiling Joists @ 10'	6	EA	80	BF
	2 x 8 Ceiling Joists @ 16" OC For Porch				
90	2x8 Ceiling Joists @ 12'	7	EA	112	BF
91	2x8 Ceiling Joists @ 8'	24	EA	256	BF
92	2x8 Ceiling Joists @ 4'	4	EA	21	BF
93	2x8 Ceiling Joists @ 2'	11	EA	29	BF
	2 x 8 Ceiling Joists @ 16" OC For Stair Room				
94	2x8 Ceiling Joists @ 12'	3	EA	48	BF
	2 x 8 Ceiling Joists @ 16" OC For Storage				
95	2x8 Ceiling Joists @ 4'	8	EA	43	BF
	2 x 8 Ceiling Slopped Joists @ 16" OC For Bed Room				
96	2x8 Ceiling Joists @ 12'	12	EA	192	BF
	2 x 8 Ceiling Slopped Joists @ 16" OC For Great Room				
97	2x8 Ceiling Joists @ 12'	20	EA	320	BF
	Vaulted Ceiling Joists:				
	2 x 6 Vaulted Ceiling Joists @ 16" OC For Bedroom				
98	2x6 Vaulted Ceiling Joists @ 12'	13	EA	156	BF
	Wood Beam:				
99	3-1/2"x18" Glulam Beam @ 20' L	1	EA	105	BF
100	1-3/4"x14" Glulam Beam @ 18' L	2	EA	74	BF
101	1-3/4"x9-1/4" Glulam Beam @ 16' L	2	EA	43	BF
102	1-3/4"x9-1/4" Glulam Beam @ 14' L	12	EA	227	BF
103	1-3/4"x9-1/4" Glulam Beam @ 12' L	6	EA	97	BF
104	1-3/4"x9-1/4" Glulam Beam @ 10' L	2	EA	27	BF
105	1-3/4"x9-1/4" Glulam Beam @ 8' L	4	EA	43	BF
106	2X8X16'L Wood Beam @ Porch	4	EA	188	BF
107	2X12X16'L Wood Beam	1	EA	43	BF
108	2X10X16'L Wood Beam	3	EA	79	BF
109	2X8X16'L Wood Beam	1	EA	24	BF
110	2X6X16'L Wood Beam	2	EA	31	BF
	2nd Floor				
	Ceiling Joist:				

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SN #	DESCRIPTION	TAKEOFF QUANTITY			
	2 x 8 Ceiling Joists @ 16" OC For Bonus Room				
111	2x8 Ceiling Joists @ 10'	33	EA	440	BF
112	2 X8 Ceiling Joists @ 8'	8	EA	85	BF
	ROOF FRAMING				
	Roof Rafters				
	2X6 Roof Rafter @ 16" O.C. (Pitch 12/12) Note: Roof rafter assumed, not shown on plans. Please Confirm & VIF.				
113	2x6 Roof Rafter @ 20' L	45	EA	900	BF
114	2x6 Roof Rafter @ 18' L	7	EA	126	BF
115	2x6 Roof Rafter @ 16' L	21	EA	336	BF
116	2x6 Roof Rafter @ 14' L	13	EA	182	BF
117	2x6 Roof Rafter @ 12' L	12	EA	144	BF
118	2x6 Roof Rafter @ 10' L	9	EA	90	BF
119	2x6 Roof Rafter @ 8' L	8	EA	64	BF
120	2x6 Roof Rafter @ 6' L	10	EA	60	BF
121	2x6 Roof Rafter @ 4' L	13	EA	52	BF
122	2x6 Roof Rafter @ 2' L	8	EA	16	BF
	2X10 Roof Rafter @ 16" O.C. (Pitch 12/12) Note: Roof rafter assumed, not shown on plans. Please Confirm & VIF.				
123	2x10 Roof Rafter @ 16' L	13	EA	343	BF
	2X6 Roof Rafter @ 16" O.C. (Pitch 10/12) Note: Roof rafter assumed, not shown on plans. Please Confirm & VIF.				
124	2x6 Roof Rafter @ 22' L	2	EA	44	BF
125	2x6 Roof Rafter @ 20' L	2	EA	40	BF
126	2x6 Roof Rafter @ 18' L	2	EA	36	BF
127	2x6 Roof Rafter @ 16' L	3	EA	48	BF
128	2x6 Roof Rafter @ 14' L	3	EA	42	BF
129	2x6 Roof Rafter @ 12' L	2	EA	24	BF
130	2x6 Roof Rafter @ 10' L	3	EA	30	BF
131	2x6 Roof Rafter @ 8' L	2	EA	16	BF
132	2x6 Roof Rafter @ 6' L	9	EA	54	BF
133	2x6 Roof Rafter @ 4' L	5	EA	20	BF
134	2x6 Roof Rafter @ 2' L	8	EA	16	BF
	2X6 Roof Rafter @ 16" O.C. (Pitch 9/12) Note: Roof rafter assumed, not shown on plans. Please Confirm & VIF.				
135	2x6 Roof Rafter @ 28' L	18	EA	504	BF
136	2x6 Roof Rafter @ 26' L	2	EA	52	BF
137	2x6 Roof Rafter @ 24' L	2	EA	48	BF
138	2x6 Roof Rafter @ 22' L	7	EA	154	BF
139	2x6 Roof Rafter @ 20' L	5	EA	100	BF
140	2x6 Roof Rafter @ 18' L	5	EA	90	BF
141	2x6 Roof Rafter @ 16' L	6	EA	96	BF
142	2x6 Roof Rafter @ 14' L	5	EA	70	BF
143	2x6 Roof Rafter @ 12' L	21	EA	252	BF
144	2x6 Roof Rafter @ 10' L	6	EA	60	BF
145	2x6 Roof Rafter @ 8' L	24	EA	192	BF
146	2x6 Roof Rafter @ 6' L	8	EA	48	BF
147	2x6 Roof Rafter @ 4' L	7	EA	28	BF

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148	2x6 Roof Rafter @ 2' L	30	EA	60	BF
	2X10 Roof Rafter @ 16" O.C. (Pitch 9/12) Note: Roof rafter assumed, not shown on plans. Please Confirm & VIF.				
149	2x10 Roof Rafter @ 16' L	2	EA	53	BF
	2X6 Roof Rafter @ 16" O.C. (Pitch 5/12) Note: Roof rafter assumed, not shown on plans. Please Confirm & VIF.				
150	2x6 Roof Rafter @ 16' L	8	EA	128	BF
151	2x6 Roof Rafter @ 14' L	1	EA	14	BF
152	2x6 Roof Rafter @ 12' L	1	EA	12	BF
153	2x6 Roof Rafter @ 10' L	1	EA	10	BF
154	2x6 Roof Rafter @ 8' L	1	EA	8	BF
155	2x6 Roof Rafter @ 6' L	2	EA	12	BF
156	2x6 Roof Rafter @ 2' L	2	EA	4	BF
	2X6 Scab Rafter @ 16" O.C. (Pitch 12/12) Note: Roof rafter assumed, not shown on plans. Please Confirm & VIF.				
157	2x6 Roof Rafter @ 12' L	13	EA	156	BF
158	2x6 Roof Rafter @ 6' L	24	EA	144	BF
159	2x6 Roof Rafter @ 4' L	8	EA	32	BF
	Roof Sheathing				
160	1/2" CDX Plywood Roof sheathing (4'0"x8'0") Note: Size of Floor sheathing assumed, not shown on plans. Please Confirm & VIF.	174	EA	5583	SF
	Roof Beam				
161	1-3/4"X20" Glulam Beam @ 28' L	2	EA	163	BF
162	1-3/4"X16" Glulam Beam @ 26' L	2	EA	121	BF
163	1-3/4"X11-1/4" Glulam Beam @ 26' L	2	EA	85	BF
164	2X10X16' Ridge beam	13	EA	335	BF
165	2X10X16' Hip Ridge beam	4	EA	99	BF
166	2X10X16' Valley beam	44	EA	1163	BF
	Roof Collar Ties				
167	2"X6" Collar Ties @ 9' L	16	EA	144	BF
	ROOF WOOD BRACING				
	Wood Bracing				
168	2x4x12' H Studs @ 32" O.C	24	EA	190	BF
169	2x4x92-5/8"H Studs @ 32" O.C	8	EA	41	BF
170	2x4x92-5/8"H Studs @ 16" O.C	14	EA	76	BF
171	2x4x16' Studs	20	EA	214	BF
	HARDWARE				
172	5/8"x14" Headed anchors @ 32" O.C	315	EA	315	Pcs
173	Simpson LSTA 18	315	EA	315	Pcs
174	Simpson MST 12 @ 24" O.C	360	EA	360	Pcs
175	Simpson post top cap (4X4 Post)	4	EA	4	Pcs
176	Simpson post Sill (4X4 Post)	4	EA	4	Pcs
177	Simpson post top cap (2X4 Post)	8	EA	8	Pcs
178	Simpson post Sill (2X4 Post)	8	EA	8	Pcs
179	Simpson Hanger @ Ceiling joist	482	EA	482	Pcs
180	Simpson Hanger @ Roof Rafter	818	EA	818	Pcs
181	Nailing @ Board & Batten Siding	5598	EA	2	Box

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		QTY	UNIT	QTY	UNIT
182	Nailing @ Wall sheathing	5040	EA	2	Box
183	Nailing @ Floor sheathing	1540	EA	1	Box
184	Nailing @ Roof sheathing	12180	EA	2	Box
185	Nailing @ Seam Metal roofing	30	EA	1	Box
186	2 -1/4-inch-long 15-gauge nails @ PVC Fascia	10320	EA	1	Box
187	Misc. nailing for framing, sheathing etc.	1	LS	1	LS

Note:

1. Wastage of 10% is figured with all quantities,
2. We have assume building is in high wind area, we have taken 480 Nails per 1 SQ. Please Confirm & VIF.
5. 3/4" T&G Floor sheathing assumed. VIF
6. 1/2" CDX Plywood Roof sheathing assumed. VIF
7. Simpson hold-down quantity assumed, as hold-down not shown on plans. Please confirm & VIF.
8. Simpson hangers are assumed @ Roof rafter on both side. Please confirm & VIF.
9. Roof gutter assumed. VIF.
- 10 We have assumed interior trims @ opening w/ size of 1"x4"x12'Long. Please confirm & VIF.
11. We have assumed 3000 nails per box for siding & sheathing
12. We have assumed 7200 nails per box for roofing material
13. We have excluded Deck Railinh in Eastimate.(VIF)