



# The Takeoff Doctor Instant Estimator 2010.05

## Takeoff

[TTD Instant Estimator - Sample](#)

Phase	Item	Qty	UOM	Notes
<b>Pilings</b>	Piling	0	EA	8 x 8 x 20 Treated
	2-Ply Treated Girder	0	LF	2 x 10 Treated
	Piling Girder Bolt	0	EA	5/8 x 10 HDG Carriage Bolt
	Piling Girder Nut	0	EA	5/8 HDG Nut
	Piling Girder Washer	0	EA	5/8 HDG Washer
	Piling Crossbrace	0	EA	2 x 10 x 16 Treated
	Piling Crossbrace Bolt	0	EA	3/4 x 10 HDG Carriage Bolt
	Piling Crossbrace Nut	0	EA	3/4 HDG Nut
	Piling Crossbrace Washer	0	EA	3/4 HDG Washer
<b>Footings</b>	Batter Boards	1,089	LF	2 x 4
	Foundation Drain Pipe	760	LF	4" Corrugated Drain Pipe
	Footing Rebar	1,090	LF	#5 Rebar
	Footing Rebar Corner	64	EA	#5 Rebar Corner
	J-Bar	120	EA	5/8" x 5' Threaded J-Bar
	Concrete	36	CY	3000 PSI Concrete
<b>Foundation</b>	CMU	2,238	Block	8 x 16 Lightweight CMU
	Header CMU	0	Block	8 x 16 Lightweight CMU
	CMU Reinforcing	1,240	LF	8 in. DuraWall
	Brick	12,200	Brick	Engineer Brick, 5.75/SF
	Brick Tie	939	EA	Galv. Brick Tie (2 SF o.c.)
	CMU & Brick Mortar	188	Bag	Type-S Mortar
	CMU & Brick Mortar Sand	32	Ton	Mortar Sand
	Stone	0	SF	Turnkey Cultured Stone
	Stucco	0	SF	Turnkey Stucco on Block
	Concrete Wall Vertical Rebar	0	LF	#5 Rebar
	Foundation Wall Concrete	0	CY	3000 PSI Concrete
	Foundation Anchor Bolt	150	EA	1/2 x 12 Anchor Bolt
	<b>Flatwork</b>	Vapor Barrier	1,600	SF
Reinforcement		1,600	SF	6 x 6 WWF
Concrete		21	CY	3000 PSI Concrete
<b>Ground Floor Wall Framing</b>	Sill Sealer	0	Roll	4 x 50' Sill Sealer
	Treated Bottom Plate - Ground Floor Ext.	0	LF	2 x 4 Treated
	Top Plate - Ground Floor Ext.	0	LF	2 x 4
	Stud - 1st Floor Ext.	0	EA	2 x 4 x 10 Stud
	Treated Bottom Plate - Ground Floor Int.	0	LF	2 x 4 Treated
	Top Plate - Ground Floor Int.	0	LF	2 x 4
	Stud - Ground Floor Int.	0	EA	2 x 4 x 10 Stud
<b>1st Floor Framing</b>	Mudsill Sealer	9	Roll	6 x 50' Sill Sealer
	Mudsill - Treated	404	LF	2 x 8 Treated
	Mudsill	404	LF	2 x 8
	Mudsill Washer	120	EA	Simpson BP5/8-2
	Mudsill Nut	120	EA	5/8 HDG Nut
	3-Ply Floor Girder - 1st Floor	1,212	LF	2 x 10
	Rim Board - 1st Floor	202	LF	2 x 10
	Floor Joist - 1st Floor	2,746	LF	2 x 10
	Floor Sheathing - 1st Floor	101	EA	3/4 Advantech
Subfloor Glue - 1st Floor	26	EA	29 oz. Subfloor Glue	
<b>1st Floor Wall Framing</b>	Sill Sealer	0	Roll	6 x 50' Sill Sealer
	Treated Bottom Plate - 1st Floor Ext.	0	LF	2 x 4 Treated
	Bottom Plate - 1st Floor Ext.	308	LF	2 x 4
	Top Plate - 1st Floor Ext.	616	LF	2 x 4
	Stud - 1st Floor Ext.	564	EA	2 x 4 x 10 Stud

Phase	Item	Qty	UOM	Notes
	Treated Bottom Plate - Garage	114	LF	2 x 4 Treated
	Top Plate - Garage	228	LF	2 x 4
	Stud - Garage	114	EA	2 x 4 x 12 Stud
	Treated Bottom Plate - 1st Floor Int.	0	LF	2 x 4 Treated
	Bottom Plate - 1st Floor Int.	394	LF	2 x 4
	Top Plate - 1st Floor Int.	788	LF	2 x 4
	Stud - 1st Floor Int.	576	EA	2 x 4 x 10 Stud
	Purlin	1,492	LF	2 x 4
	Deadwood	668	LF	2 x 4
	Wall Bracing (Reuse for Roof/Trusses)	2,764	LF	2 x 4
	Header - Ext.	600	LF	2 x 10
	Header - Int.	388	LF	2 x 10
<b>2nd Floor Framing</b>	2-Ply Floor Girder - 2nd Floor	686	LF	2 x 10
	Rim Board - 2nd Floor	172	LF	2 x 10
	Floor Joist - 2nd Floor	1,596	LF	2 x 10
	Floor Sheathing - 2nd Floor	59	EA	3/4 Advantech
	Subfloor Glue - 2nd Floor	15	EA	29 oz. Subfloor Glue
	Stair Stringer	4	EA	2 x 12 x 24
<b>2nd Floor Wall Framing</b>	Bottom Plate - 2nd Floor Ext.	358	LF	2 x 4
	Top Plate - 2nd Floor Ext.	716	LF	2 x 4
	Stud - 2nd Floor Ext.	358	EA	2 x 4 x 9 Stud
	Bottom Plate - 2nd Floor Int.	176	LF	2 x 4
	Top Plate - 2nd Floor Int.	352	LF	2 x 4
	Stud - 2nd Floor Int.	176	EA	2 x 4 x 9 Stud
<b>3rd Floor Framing</b>	2-Ply Floor Girder - 3rd Floor	0	LF	2 x 10
	Rim Board - 3rd Floor	0	LF	2 x 10
	Floor Joist - 3rd Floor	0	LF	2 x 10
	Floor Sheathing - 3rd Floor	0	EA	3/4 Advantech
	Subfloor Glue - 3rd Floor	0	EA	29 oz. Subfloor Glue
<b>3rd Floor Wall Framing</b>	Bottom Plate - 3rd Floor Ext.	0	LF	2 x 4
	Top Plate - 3rd Floor Ext.	0	LF	2 x 4
	Stud - 3rd Floor Ext.	0	EA	2 x 4 x 8 Stud
	Bottom Plate - 3rd Floor Int.	0	LF	2 x 4
	Top Plate - 3rd Floor Int.	0	LF	2 x 4
	Stud - 3rd Floor Int.	0	EA	2 x 4 x 8 Stud
<b>Ceiling Framing</b>	2-Ply Ceiling Girder	808	LF	2 x 10
	Ceiling Girder Ledger	808	LF	2 x 2
	Ceiling Rim Board	202	LF	2 x 8
	Ceiling Joist	2,746	LF	2 x 8
<b>Roof Framing</b>	Rafters	6,034	LF	2 x 8
	Ridge	116	LF	2 x 12
	Hip/Valley	232	LF	11-7/8 LVL
	Subfascia	436	LF	2 x 6
	Soffit Blocking	1,416	LF	2 x 4
<b>Opt. Truss Roof Framing</b>	Roof Trusses	3,864	SF	12/12 Pitch Roof Trusses
<b>Sheathing &amp; Hardware</b>	Wall Sheathing	127	EA	7/16 OSB
	Housewrap	3	Roll	9' x 150' Tyvek
	Housewrap Tape	6	Roll	2 x 165' Tyvek Tape
	Roof Sheathing	217	EA	7/16 TechShield
	Roof Felt	19	Roll	15# Felt (Double Qty. for 30#)
	Valley Felt	4	Roll	Winterguard Felt
	Nail Allowance	5,580	\$	Nail Allowance
	Framing Hardware Allowance	2,790	\$	Framing Hardware Allowance
	Pocket Door Kit - 6/8	0	EA	Pocket Door Kit - 6/8
	Pocket Door Kit - 8/0	0	EA	Pocket Door Kit - 8/0
<b>Roofing</b>	Valley Flashing	232	LF	14 in. Galv. Flashing
	Ridge Vent	29	EA	4' Ridge Vent
	Shingles	70	SQ	30-yr. Architectural Shingles

Phase	Item	Qty	UOM	Notes
	Metal Roofing	0	SQ	Metal Roof Per Specs
<b>Windows</b>	Window	48	EA	Window - Supplier to Takeoff
<b>Ext. Doors</b>	Ext. Door	7	EA	Ext. Door - Supplier to Takeoff
<b>Garage Doors</b>	Garage Door - Single	2	EA	Garage Door - Single
	Garage Door - Double	0	EA	Garage Door - Double
<b>Hardie Boxing</b>	Fascia	436	LF	1 x 8 MiraTEC
	Shingle Moulding	0	LF	PVC Shingle Mould
	Solid Soffit	0	LF	12 in. Solid HardieSoffit
	Vented Soffit	522	LF	12 in. Vented HardieSoffit
	Frieze	436	LF	5/4 x 6 MiraTEC
	Frieze Moulding	436	LF	PVC Crown Mould
Porch CeilingPick ONE Option	T&G Porch Ceiling	100	LF	1 x 6 T&G Cypress
	Panel Porch Ceiling	2	Board	3/8 x 4' x 8' PlyBead
	Porch Ceiling Battens	24	LF	2 in. Treated Lattice Strip
	Porch Ceiling Moulding	32	LF	PVC Bed Mould
	Porch Beam Wrap - Sides	62	LF	1 x 12 MiraTEC
	Porch Beam Wrap - Bottom	32	LF	1 x 8 MiraTEC
	<b>Vinyl Boxing</b>	Fascia	0	LF
	Shingle Moulding	0	LF	PVC Shingle Mould
	Solid Soffit	0	LF	12 in. Solid Vinyl Soffit
	Vented Soffit	0	LF	12 in. Vented Vinyl Soffit
	Frieze Moulding	0	LF	Vinyl F-Channel
	Frieze	0	LF	None
	Vinyl Porch Ceiling	0	LF	12 in. Solid Vinyl Soffit
	Porch Ceiling Moulding	0	LF	Vinyl J-Channel
	Porch Beam Wrap - Sides	0	LF	None
	Porch Beam Wrap - Bottom	0	LF	Aluminum Trim Coil
<b>Hardie Ext. Trim</b>	Bottom Band	346	LF	5/4 x 10 MiraTEC
	Bottom Band Flashing	346	LF	Galvalume Z-Flashing
	Outside Corner Board	460	LF	5/4 x 6 MiraTEC
	Inside Corner Board	122	LF	5/4 x 4 MiraTEC
	Window/Door Head Trim	264	LF	5/4 x 6 MiraTEC
	Window/Door Leg Trim	778	LF	5/4 x 4 MiraTEC
	Window/Door Apron Trim	242	LF	5/4 x 4 MiraTEC
	Window/Door Sill	212	LF	2 x 4 #1 Treated
	Window/Door Flashing	264	LF	Galvalume Z-Flashing
<b>Vinyl Ext. Trim</b>	Starter Strip	0	LF	Vinyl Starter Strip
	Outside Corner	0	LF	Vinyl Outside Corner
	Inside Corner Board	0	LF	Vinyl Inside Corner
	Window/Door Head Trim	0	LF	Vinyl J-Channel
	Window/Door Leg Trim	0	LF	Vinyl J-Channel
	Window/Door Apron Trim	0	LF	Vinyl J-Channel
	Door Brick Moulding	0	LF	PVC Brick Mould
<b>Hardie Siding</b>	HardiePlank Siding	10	Board	8-1/4 x 12' HardiePlank
	HardieShake Siding	0	SQ	4' Straight HardieShake
	HardiePanel Board & Batten Panel	0	Board	5/16 x 4' x 8' Smooth HardiePanel
	HardiePanel Battens (16" o.c.)	0	LF	1 x 4 MiraTEC
<b>Vinyl Siding</b>	Vinyl Lap Siding	0	SQ	Vinyl Lap Siding
	Vinyl Shake Siding	0	SQ	Vinyl Shake Siding
	Vinyl Vertical Siding	0	SQ	Vinyl Vertical Siding
<b>Misc. Siding</b>	Louwer		EA	Louwer Per Specs
	Shutters	0	PR	Shutters - Supplier to Takeoff
	Opt. Shutter Dogs	0	PR	Per Specs
	Opt. Shutter Hinges	0	PR	Per Specs
	Opt. Shutter Latch	0	EA	Per Specs
	Brick	23,700	Brick	Engineer Brick, 5.75/SF
	Brick Tie	1,820	EA	Galv. Brick Tie (2 SF o.c.)
	Brick Mortar	190	Bag	Type-S Mortar

Phase	Item	Qty	UOM	Notes
	Brick Mortar Sand	32	Ton	Mortar Sand
	Stone	370	SF	Turnkey Cultured Stone
	Stucco	0	SF	Turnkey Stucco on Frame
<b>Decks</b>	Deck Post	4	EA	6 x 6 x 10 Treated
	Deck Post Base	4	EA	Simpson ABU66
	Deck Post Bolt	12	EA	5/8 x 8 HDG Carriage Bolt
	Deck Post Nut	12	EA	5/8 HDG Nut
	Deck Post Washer	12	EA	5/8 HDG Washer
	Deck Rim Board - Ground Floor	0	LF	2 x 10 Treated
	Deck Ledger - Ground Floor	0	LF	2 x 2 Treated
	Deck Ledger Bolt - Ground Floor	0	EA	5/8 x 8 HDG Carriage Bolt
	Deck Ledger Nut- Ground Floor	0	EA	5/8 HDG Nut
	Deck Ledger Washer - Ground Floor	0	EA	5/8 HDG Washer
	Deck Joist, 16" o.c. - Ground Floor	0	LF	2 x 10 Treated
	Deck Rim Board - 1st Floor	0	LF	2 x 10 Treated
	Deck Ledger - 1st Floor	0	LF	2 x 2 Treated
	Deck Ledger Bolt - 1st Floor	0	EA	5/8 x 8 HDG Carriage Bolt
	Deck Ledger Nut- 1st Floor	0	EA	5/8 HDG Nut
	Deck Ledger Washer - 1st Floor	0	EA	5/8 HDG Washer
	Deck Joist, 16" o.c. - 1st Floor	0	LF	2 x 10 Treated
	Deck Stair Stringer	0	EA	2 x 12 x 10 Treated
	Deck Rim Board - 2nd Floor	0	LF	2 x 10 Treated
	Deck Ledger - 2nd Floor	0	LF	2 x 2 Treated
	Deck Ledger Bolt - 2nd Floor	0	EA	5/8 x 8 HDG Carriage Bolt
	Deck Ledger Nut- 2nd Floor	0	EA	5/8 HDG Nut
	Deck Ledger Washer - 2nd Floor	0	EA	5/8 HDG Washer
	Deck Joist, 16" o.c. - 2nd Floor	0	LF	2 x 10 Treated
	Deck Rim Board - 3rd Floor	0	LF	2 x 10 Treated
	Deck Ledger - 3rd Floor	0	LF	2 x 2 Treated
	Deck Ledger Bolt - 3rd Floor	0	EA	5/8 x 8 HDG Carriage Bolt
	Deck Ledger Nut- 3rd Floor	0	EA	5/8 HDG Nut
	Deck Ledger Washer - 3rd Floor	0	EA	5/8 HDG Washer
	Deck Joist, 16" o.c. - 3rd Floor	0	LF	2 x 10 Treated
	Deck Flashing	0	LF	14 in. Galv. Flashing
	Decking	0	LF	5/4 x 6 Treated
	WP Deck Sleepers - 2nd & 3rd Floors	0	LF	2 x 4 Treated
	WP Deck Sheathing - 2nd & 3rd Floors	0	EA	3/4 Treated CDX
	WP Deck Membrane - 2nd & 3rd Floors	0	SF	WP Deck Membrane
<b>Porch Rails</b>	Porch Post (Use #1 Treated if not wrapped)	4	EA	6 x 6 x 10 Treated
	Porch Post Base	4	EA	Simpson ABU66
	Porch Post Bolt	12	EA	5/8 x 8 HDG Carriage Bolt
	Porch Post Nut	12	EA	5/8 HDG Nut
	Porch Post Washer	12	EA	5/8 HDG Washer
	Porch Column Wrap	4	EA	6 x 6 x 10 PVC Wrap
	Porch Column Cap	4	EA	6 x 6 PVC Cap
	Porch Column Base	4	EA	6 x 6 PVC Base
	Porch Stair Post (Cut to 5')		EA	6 x 6 x 10 #1 Treated
	Porch Stair Post Concrete	0	EA	80# Sakrete
	Porch Rail - Bottom	142	LF	2 x 4 #1 Treated
	Porch Rail - Top	142	LF	2 x 4 #1 Treated
	Porch Rail - Cap	142	LF	2 x 6 #1 Treated
	Porch Rail - Picket	424	EA	2 x 2 x 36 #1 Treated
	Screen		SF	Screen
	Screen Door		EA	Screen Door
	Screen Door Hardware		EA	Screen Door Hardware
<b>Insulation</b>	Floor Insulation	2,936	SF	R-19 Batt
	Wall Insulation	4,037	SF	R-13 Batt
	Ceiling Insulation	3,524	SF	R-30 Batt

Phase	Item	Qty	UOM	Notes
<b>Drywall</b>	Wall Drywall - all wall heights except 9'	217	Board	1/2 x 48 x 12 Drywall
	Wall Drywall - 9' wall height	105	Board	1/2 x 54 x 12 Drywall
	Ceiling Drywall	112	Board	1/2 x 48 x 12 Drywall
	Garage Ceiling Drywall	19	Board	5/8 x 48 x 12 Drywall
<b>Turnkey Stairs</b>	Turnkey Pre-Fab Stairs	15	Rise	4' Wide Open End Oak Stair
	Turnkey Stair Rail	23	LF	Oak Rail/Poplar Pickets
<b>Int. Trim</b>	Int. Door	35	EA	Int. Door - Supplier to Takeoff
	Cased Opening	6	EA	Cased Opening - Supplier to Takeoff
	Baseboard - Ground Floor	0	LF	Per Specs
	Baseboard - 1st Floor	1,151	LF	Per Specs
	Baseboard - 2nd Floor	580	LF	Per Specs
	Baseboard - 3rd Floor	0	LF	Per Specs
	Shoe Moulding	630	LF	Per Specs
	Window/Ext. Door Head Casing	264	LF	Per Specs
	Window/Ext. Door Leg Casing	778	LF	Per Specs
	Window/Ext. Door Apron Casing	242	LF	Per Specs
	Window Sill	212	LF	Per Specs
	Int. Door Head Casing	308	LF	Per Specs (Delete if Pre-Cased)
	Int. Door Leg Casing	1,078	LF	Per Specs (Delete if Pre-Cased)
	Crown Moulding	552	LF	Per Specs
	<b>Flooring</b>	Tile Floors	489	SF
Durock		489	SF	Per Specs
Hardwood Floors		1,400	SF	Per Specs
Vinyl Floors		0	SF	Per Specs
Carpet		3,199	SF	Per Specs