TEST DemoHome | SYNTHETIC SAMPLE—NOT FOR ORDERING OR CONSTRUCTION

Section	Product	Size	Stock length	Qty	Unit	Plan ref	Note
1 - FOUNDATION / SILL							
Plates	PT bottom plate, slab bearing	2x4	16'	9	pcs	EXAMPLE S1 (synthetic)	Example: 136 LF / 16 = 8.5; round up to 9 pcs. All walls on slab. Net quantity; no waste added.
2 - MAIN FLOOR WALLS							
Studs	Main wall studs, full-length	2x4	8'	127	pcs	EXAMPLE A1 (synthetic)	Example layout: 107 regular + 8 backing + 4 kings + 4 jacks + 4 cripples = 127 pcs net.
Plates	Main double top plates	2x4	16'	17	pcs	EXAMPLE S1 (synthetic)	Example: 136 LF x 2 / 16 = 17 pcs net.
Headers	Main door headers, two-ply	2x8	8'	2	pcs	EXAMPLE S1 (synthetic)	Example only: two openings, each 3 ft RO; four 3 ft 3 in pieces cut from two 8 ft boards. Sizing not designed.
Sheathing	Wall OSB panels	7/16 in	4x9	29	sheets	EXAMPLE A1 (synthetic)	Example: 938 SF rectangles + 96 SF gables = 1,034 SF; /36 = 28.72; round up to 29 sheets net. No opening deductions.
2A - MAIN FLOOR HARDWARE / TIE-DOWN							
Anchors	Main slab anchor bolts	1/2 x 10 in	each	24	ea	EXAMPLE S1 (synthetic)	Example schedule: six anchors per exterior wall, four walls; 24 total. Not a code-derived spacing.
Connectors	Main header framing connector	Example type	each	4	ea	EXAMPLE S1 (synthetic)	OPEN: example selection unresolved; two header ends per opening. No connector model named.
3 - ROOF FRAMING / SHEATHING							
Sheathing	Roof OSB panels	7/16 in	4x8	26	sheets	EXAMPLE R1 (synthetic)	Example: 768 SF x sqrt(1+(4/12)^2) = 809.54 SF; /32 = 25.30; round up to 26 sheets net.
Trim	Roof fascia, two eaves	2x6	16'	4	pcs	EXAMPLE R1 (synthetic)	Example: two 32 ft eaves = 64 LF; /16 = 4 pcs net. No rake fascia in this example.
4 - MAIN FLOOR FASTENERS							
Fasteners	3-1/4" x 0.131" smooth shank bright framing nail, 30-34 deg paper-tape or 21 deg plastic-strip collated (match the framer's nailer)	3-1/4" x 0.131"	2,000/box	1	box	EXAMPLE S1 (synthetic)	Example connection schedule totals 906 nails; /2,000 = 0.453, round up to 1 box. Compatibility not specified.

Building SF

Area	Stated SF	Source	Measured SF	Note
Finished / main	768	EXAMPLE A1	768	Synthetic 24 x 32 ft
Garage / covered / unfinished	0	EXAMPLE A1	0	None in example
Footprint / under roof	768	EXAMPLE A1	768	No overhangs in example
Roof plan	768	EXAMPLE R1	768	Synthetic rectangle
Roof sloped	809.54	EXAMPLE R1	809.54	4:12; factor 1.054093

Wall LF summary (numbered list in workbook, tab Wall LF)

Group	LF
Main exterior / sheeted	112
Main interior / non-sheeted	24
Total wall LF	136
Example perimeter 2 x (24+32)	112

Assumptions

- SYNTHETIC SAMPLE—NOT FOR ORDERING OR CONSTRUCTION. All dimensions, references, counts, products and selections are made-up example data, not a real plan takeoff.

- Plan set: DemoHome synthetic basis; EXAMPLE A1, S1, R1, revision EXAMPLE-01 dated 11/07/2026. These identifiers are not real sheets; no plans were measured or verified. Rebuilt 11/11/2026 to the current net-only delivery format. Rebuilt 11/13/2026 with brand-neutral fastener wording (size, shank, finish, collation; generic box count).

- Trades included: example slab sill, main wall framing, sheathing, roof sheathing, fascia, main-floor hardware and fasteners. This illustrates delivery format, not a complete construction package.

- By others: roof truss package, engineered design, other trades and assemblies not listed. Slab-on-grade example has no framed floor, stairs, garage, decks or balconies.

- Quantities are a professional estimate from the plans provided. Not engineering; not a guarantee of quantities, price or bid results; buyer verifies quantities before ordering.

- Code edition: not assigned; synthetic model only. No jurisdiction, engineering or code-compliance verification is claimed.

- Our own errors reported within 30 days are fixed free. One minor plan revision (under 10% of any trade's quantities) within 30 days is included; bigger revisions are quoted.

- Example basis: 24 x 32 ft main rectangle; one 24 ft partition; full 8 ft studs plus three 1.5 in plates = 8.375 ft wall height. Two 3 ft door openings; no windows or overhangs. Two 24 ft gable triangles rise 4 ft; 96 SF total.

- OPEN: connector type and fastener compatibility deliberately unresolved for this example; the yellow line shows how an unresolved item is communicated. No ordering authorization.

- Field verify: items scaled from the drawings or based on a standard assumption (named as scaled or assumed in the Note or in these Assumptions) are to be checked on site before ordering.

- Quantities are net, measured from the plans. No waste or overage is included; the buyer adds overage before ordering.

- LF means linear feet; SF means square feet. Exterior wall LF follows outside faces; framed interior wall LF runs face to face through door openings. Furring against concrete stops at exterior doors, walkouts and egress openings; framed walkout walls run between concrete ends. Wall sheathing uses gross sheathed area without opening deductions. Net siding SF excludes openings and areas finished in other materials. Building SF is listed separately by area type.

Hardware & Fasteners - connection-by-connection nail count (net)

Hardware & Fasteners - connection-by-connection nail count (net). Basis: 2021 IRC Table R602.3(1) gun-nail alternates on this synthetic example. Box totals feed the Fasteners lines on the Framing Takeoff tab. SYNTHETIC SAMPLE—NOT FOR ORDERING. Box counts vary by collation and maker; boxes are figured at 2,000 nails, the smaller common count, so the order does not come up short.

#	Floor	Connection	Basis / code item	Found by	Plan qty	Unit	Per unit	Nail	Nails
1	Main floor	Stud to top plate, end nail (all studs)	IRC Table R602.3(1) item 17: 3-3" x 0.131" end nail	Estimated from rate (example stud count)	127	stud ends	3	3-1/4" x .131	381
2	Main floor	Stud to bottom plate, end nail	IRC item 17: 3-3" x 0.131"	Estimated from rate	127	stud ends	3	3-1/4" x .131	381
3	Main floor	Top plate to top plate	IRC item 13: 3" x 0.131" @ 12" o.c.	Estimated from rate	136	positions	1	3-1/4" x .131	136
4	Main floor	King to jack studs at openings	IRC item 8: 3" x 0.131" @ 16" o.c.	Estimated from rate (2 joints per opening)	8	positions	1	3-1/4" x .131	8

Box totals by floor (net, round up)

Floor	Nail	Stock	Nails (net)	Boxes
Main floor	3-1/4" x 0.131" smooth shank bright framing nail, 30-34 deg paper-tape or 21 deg plastic-strip collated (match the framer's nailer)	2,000/box	906	1

Other hardware lines (mudsill anchor sets, post bases, hangers, screws, adhesive) are on the Framing Takeoff tab by floor.

Code Checklist

Code basis: 2021 IRC (synthetic sample; no jurisdiction)

Jurisdiction: Synthetic example only — not a real permit jurisdiction

Design compliance: NOT CLAIMED - this tab lists code items checked for the takeoff quantities only. It is not a plan review, an engineering approval or a code compliance finding.

Edition check: Rows cite 2021 IRC section numbers for format only.

#	Code item	Section	Applies	Takeoff line / evidence	Re-checked (2021)	Check	Note
F1	Fastening schedule for wall, floor and roof framing	IRC R602.3 / Table R602.3(1)	Y	Fasteners line; Hardware & Fasteners tab (synthetic example)	N	OK	Gun-nail alternates used on this example
F2	Double top plate, splices offset 24" and lapped at corners	IRC R602.3.2	Y	Main double top plate line (17 pcs net)	N	OK	
F3	Headers in bearing walls	IRC R602.7	Y	Main door header line; two example openings	N	OK	Sizing not designed
F7	Sill plate anchorage	IRC R403.1.6	Y	Main slab anchor bolt line (24 ea, invented schedule)	N	OK	Not a code-derived spacing
F17	Rafters, ridge, collar ties, ceiling joists	IRC R802	N/A	Roof is a pre-engineered truss package in this example	-	NA	Trusses by others (Assumptions)