## TEST DemoHome Whole-House | SYNTHETIC SAMPLE—NOT FOR ORDERING OR CONSTRUCTION

| Section | Product | Size | Stock length | Qty | Unit | Plan ref | Note |
|---|---|---|---|---|---|---|---|
| **1 - FOUNDATION / SLAB MATERIALS** | | | | | | | |
| Fill | Under-slab granular base | 4 in layer | bulk | 9.48 | CY | EXAMPLE S1 (synthetic) | Example: 768 SF x 4/12 /27 = 9.48 CY net. Building pad material only; no sitework. |
| Concrete | Slab concrete | 4 in thick | bulk | 9.48 | CY | EXAMPLE S1 (synthetic) | Example: 768 SF x4/12 /27 = 9.48 CY net; illustrative mix unspecified. |
| Concrete | Perimeter footing concrete | 16 x 8 in | bulk | 3.69 | CY | EXAMPLE S1 (synthetic) | Example: 112 LF x16/12 x8/12 /27 = 3.69 CY net. Invented schedule, no design. |
| Rebar | Footing longitudinal bars | #4 | 20' | 12 | pcs | EXAMPLE S1 (synthetic) | Example: Two continuous runs =224 LF; /20 = 11.2, round up to 12 pcs net. Laps not designed; sample only. |
| Membrane | Slab vapor retarder | Example grade | SF | 768 | SF | EXAMPLE S1 (synthetic) | Example: 768 SF net; product and seams unresolved. OPEN: example selection/coverage unresolved. |
| **2 - MAIN FLOOR WALL FRAMING** | | | | | | | |
| Plates | PT slab bottom plate | 2x4 | 16' | 9 | pcs | EXAMPLE S1 (synthetic) | Example: 136 LF /16 = 8.5, round up to 9 pcs net. |
| Studs | Main wall full-length studs | 2x4 | 8' | 157 | pcs | EXAMPLE A1 (synthetic) | Example: 107 regular +8 backing +14 kings +14 jacks +14 cripples =157 pcs net. |
| Plates | Main double top plates | 2x4 | 16' | 17 | pcs | EXAMPLE S1 (synthetic) | Example: 136 LF x2 /16 = 17 pcs net. |
| Headers | Two-ply opening headers | 2x8 | 8' | 7 | pcs | EXAMPLE S1 (synthetic) | Example: Seven 3 ft RO openings; 14 pieces at3 ft3 in =45.5 LF; two cuts/board. Not engineered. |
| Sheathing | Wall and gable OSB | 7/16 in | 4x9 | 29 | sheets | EXAMPLE A1 (synthetic) | Example: 112 LF x8.375 +two 24x4/2 gables =1034 SF; no opening deductions; /36 = 28.72, round up to 29 sheets net. |
| **2A - MAIN FLOOR HARDWARE / FASTENERS** | | | | | | | |
| Anchors | Main slab anchor bolts | 1/2 x10 in | each | 24 | ea | EXAMPLE S1 (synthetic) | Example: Invented anchor schedule:6 per exterior wall x4 walls. Not code-derived. |
| Connectors | Main header connectors | Example type | each | 14 | ea | EXAMPLE S1 (synthetic) | Example: OPEN: model not selected; seven headers x2 ends. No structural suitability claimed. |
| 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: Invented connection schedule totals 1,106 nails; /2,000 = 0.553, round up to 1 box. Compatibility unresolved. OPEN: example selection/coverage unresolved. |
| **3 - ROOF SHEATHING / ROOFING** | | | | | | | |
| Sheathing | Roof OSB | 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. |
| Roofing | Shingle roofing | Example type | square | 8.1 | SQ | EXAMPLE R1 (synthetic) | Example: 809.54 SF /100 = 8.095; round up to 8.10 squares net; product not selected. OPEN: example selection/coverage unresolved. |
| Roofing | Underlayment | Example type | SF | 809.54 | SF | EXAMPLE R1 (synthetic) | Example: 809.54 SF net. Example coverage area, not roll count. |
| Roofing | Eave ice membrane | 3 ft strip | SF | 192 | SF | EXAMPLE R1 (synthetic) | Example: 64 LF eaves x3 ft = 192 SF net; example strip only, not jurisdiction requirement. |
| Roofing | Drip edge | Example profile | 10' | 12 | pcs | EXAMPLE R1 (synthetic) | Example: 64 LF eaves +50.60 LF rakes =114.60 LF; /10 = 11.46, round up to 12 pcs net. |
| Roofing | Starter strip | Example type | LF | 64 | LF | EXAMPLE R1 (synthetic) | Example: 64 LF eaves net; no rake starter in example. |
| Roofing | Ridge cap | Example type | LF | 32 | LF | EXAMPLE R1 (synthetic) | Example: 32 LF ridge net. |

| Section | Product | Size | Stock length | Qty | Unit | Plan ref | Note |
|---|---|---|---|---|---|---|---|
| Roofing | Roof vent units | Example type | each | 4 | ea | EXAMPLE R1 (synthetic) | Example: Invented count4. OPEN: vent capacity, ventilation design and flashing not specified. |
| **4 - SIDING / HOUSE WRAP / EXTERIOR TRIM** | | | | | | | |
| Siding | Lap siding | Example product | SF | 846 | SF | EXAMPLE A2 (synthetic) | Example: 1034 gross -90 openings -98 veneer =846 SF net. |
| Wrap | House wrap | Example type | SF | 1034 | SF | EXAMPLE A2 (synthetic) | Example: 1034 gross SF net; full envelope behind siding/veneer. |
| Trim | Exterior corner boards | Example profile | 10' | 4 | pcs | EXAMPLE A2 (synthetic) | Example: Four corners x8.375 ft = 33.5 LF; /10 = 3.35, round up to 4 pcs net. |
| Trim | Opening exterior trim | Example profile | 16' | 6 | pcs | EXAMPLE A2 (synthetic) | Example: 4 windows x14 LF +2 doors x17 LF =90 LF; /16 = 5.63, round up to 6 pcs net. |
| Fascia | Eave and rake fascia | 2x6 | 16' | 8 | pcs | EXAMPLE R1 (synthetic) | Example: 114.60 LF /16 = 7.16, round up to 8 pcs net. |
| Gutters | Eave gutters | Example profile | LF | 64 | LF | EXAMPLE R1 (synthetic) | Example: Two 32 ft eaves = 64 LF net. Pitch/outlet design unresolved. |
| Gutters | Downspout | Example profile | 10' | 4 | pcs | EXAMPLE R1 (synthetic) | Example: Four invented outlets xone10 ft length; four lower/upper elbow pairs =8 elbows. |
| Gutters | Downspout elbows | Example profile | each | 8 | ea | EXAMPLE R1 (synthetic) | Example: Four outlets x2 elbows. Example count only. |
| **5 - INSULATION / AIR SEALING** | | | | | | | |
| Insulation | Exterior wall batts | R-value unset | SF | 848 | SF | EXAMPLE E1 (synthetic) | Example: 938 rectangular SF -90 openings =848 SF net. OPEN: energy specification absent. |
| Insulation | Attic insulation | R-value unset | SF | 768 | SF | EXAMPLE E1 (synthetic) | Example: 768 SF net; product/installed depth unset. OPEN: example selection/coverage unresolved. |
| Air sealing | Sealant | Example cartridge | each | 12 | ea | EXAMPLE E1 (synthetic) | Example: Invented schedule count12, not a universal usage rate. Product unresolved. OPEN: example selection/coverage unresolved. |
| **6 - DRYWALL / PAINT** | | | | | | | |
| Drywall | Interior gypsum board | 1/2 in | 4x8 | 62 | sheets | EXAMPLE A3 (synthetic) | Example: Exterior inner faces848 SF +partition360 SF +ceilings768 =1976 SF; /32 = 61.75, round up to 62 sheets net. |
| Drywall | Joint compound | Example pail | each | 6 | ea | EXAMPLE A3 (synthetic) | Example: Invented finish schedule count6; not a job-independent coverage claim. |
| Drywall | Joint tape | Example roll | each | 4 | ea | EXAMPLE A3 (synthetic) | Example: Invented joint schedule count4; product coverage unspecified. |
| Drywall | Corner bead | Example profile | 10' | 4 | pcs | EXAMPLE A3 (synthetic) | Example: Example four exposed corners x8.375 ft /10 = 3.35, round up to 4 pcs net; cut remainder included. |
| Paint | Interior paint, two coats | Example finish | gallon | 12 | gal | EXAMPLE A3 (synthetic) | Example: 1976 paintable SF x2 coats /350 example SF/gal =11.29; round up. Manufacturer coverage not verified. |
| Paint | Interior primer, one coat | Example primer | gallon | 6 | gal | EXAMPLE A3 (synthetic) | Example: 1976 SF /350 example SF/gal, round up. No product performance claim. |
| **7 - DOORS / WINDOWS / INTERIOR TRIM / SPECIALTIES** | | | | | | | |
| Windows | Window W1 | 3x4 ft | each | 4 | ea | EXAMPLE A4 (synthetic) | Example: Invented schedule4; 48 SF total. OPEN: brand, glazing and egress properties unset. |
| Doors | Exterior door D1 | 3x7 ft | each | 2 | ea | EXAMPLE A4 (synthetic) | Example: Invented schedule2; 42 SF total; door ratings unset. OPEN: example selection/coverage unresolved. |

| Section | Product | Size | Stock length | Qty | Unit | Plan ref | Note |
|---|---|---|---|---|---|---|---|
| Doors | Interior door D2 | 3x7 ft | each | 1 | ea | EXAMPLE A4 (synthetic) | Example: One partition opening;21 SF per face; hardware function unset. OPEN: example selection/coverage unresolved. |
| Hardware | Door lock/hinge/stop sets | Example set | set | 3 | sets | EXAMPLE A4 (synthetic) | Example: Three door leaves xone hardware set; set contents unresolved. OPEN: example selection/coverage unresolved. |
| Trim | Interior baseboard | Example profile | 16' | 10 | pcs | EXAMPLE A4 (synthetic) | Example: 112 exterior LF +48 partition faces -6 exterior doors -6 interior door faces =148 LF; /16 = 9.25, round up to 10 pcs net. |
| Trim | Interior opening casing | Example profile | 16' | 8 | pcs | EXAMPLE A4 (synthetic) | Example: Exterior doors34 LF +interior door both faces34 +windows56 =124 LF; /16 = 7.75, round up to 8 pcs net. |
| Specialties | Bath accessory sets | Example set | set | 1 | set | EXAMPLE A4 (synthetic) | Example: One synthetic bath group; accessory types and fixing details unresolved. OPEN: example selection/coverage unresolved. |
| **8 - FLOORING / TILE** | | | | | | | |
| Flooring | Resilient flooring | Example finish | SF | 648 | SF | EXAMPLE A5 (synthetic) | Example: 768 SF -120 SF tile =648 SF net. |
| Tile | Floor tile | Example tile | SF | 120 | SF | EXAMPLE A5 (synthetic) | Example: 120 SF wet area net; pattern not selected. |
| Tile | Tile underlayment | Example system | SF | 120 | SF | EXAMPLE A5 (synthetic) | Example: 120 SF net; slab-compatible system not selected. OPEN: example selection/coverage unresolved. |
| Tile | Thinset mortar | Example bag | bag | 3 | bags | EXAMPLE A5 (synthetic) | Example: 120 SF /50 example SF/bag = 2.4, round up; trowel/substrate coverage not verified. |
| Tile | Tile grout | Example bag | bag | 1 | bag | EXAMPLE A5 (synthetic) | Example: Invented grout schedule1; tile/joint geometry unresolved. OPEN: example selection/coverage unresolved. |
| Flooring | Floor transition strips | Example profile | 8' | 2 | pcs | EXAMPLE A5 (synthetic) | Example: Two synthetic transitions3 ft each, each cut from one8 ft stock length. |
| **9 - MASONRY VENEER** | | | | | | | |
| Masonry | Stone veneer | Example product | SF | 98 | SF | EXAMPLE A2 (synthetic) | Example: Two clear7 ft wide x7 ft high panels =98 SF net, no openings. |
| Masonry | Veneer support/lath layer | Example system | SF | 98 | SF | EXAMPLE A2 (synthetic) | Example: 98 SF net. OPEN: system and substrate attachment not designed. |
| Masonry | Setting mortar | Example bag | bag | 4 | bags | EXAMPLE A2 (synthetic) | Example: 98 SF /25 example SF/bag = 3.92, round up to 4 bags net; product coverage unverified. |

## Building SF

| Area | Stated SF | Source | Measured SF | Note |
|---|---|---|---|---|
| Main finished | 768 | EXAMPLE A1 | 768 | Synthetic 24x32 ft |
| Garage / unfinished / covered | 0 | EXAMPLE A1 | 0 | Absent from example |
| Footprint / under roof | 768 | EXAMPLE A1 | 768 | No overhangs |
| Roof plan | 768 | EXAMPLE R1 | 768 | Gable4:12 |
| Roof sloped | 809.54 | EXAMPLE R1 | 809.54 | Factor1.054093 |

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

| Group | LF |
|---|---|
| Main sheeted / exterior | 112 |
| Main non-sheeted / interior | 24 |
| Total LF | 136 |
| Perimeter2 x(24+32) | 112 |

## Assumptions

- SYNTHETIC SAMPLE—NOT FOR ORDERING OR CONSTRUCTION. Every dimension, quantity, selection and reference is made-up example data; no real plans or client information used.

- Plan set: synthetic DemoHome EXAMPLE A1-A5, S1, R1, E1; revision EXAMPLE-01 dated11/07/2026. These are invented reference identifiers, not available plan sheets. No plan verification claimed. 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: concrete/base/rebar, framing, roofing, siding/wrap, insulation, drywall/paint, trim/doors/windows/specialties, flooring/tile, masonry veneer, gutters. Example material quantities only.

- By others: truss package and engineered design. No electrical, plumbing, HVAC, structural steel, labor, equipment or sitework. Building-pad base is a material allowance only. Example has no garage, framed floor, deck, porch, soffit overhang, CMU, wall tile or interior metal studs.

- 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: none assigned; no real jurisdiction, code or professional design checks. Code-required selections remain unresolved rather than claiming compliance.

- 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.

- Basis:24x32 ft slab house;24 ft partition;8 ft studs plus three1.5 in plates =8.375 ft. Gable4:12, ridge32 ft, no overhang. Two24 ft gables rise4 ft. Four3x4 ft windows, two3x7 ft exterior doors and one3x7 ft interior door.

- Openings90 SF exterior; net rectangular wall848 SF; gable96 SF; net exterior944 SF splits into846 SF siding and98 SF veneer. Interior wall faces1208 SF plus768 SF ceiling =1976 paintable SF. Flooring648+tile120=768 SF.

- OPEN reasons are shown in Note; product, structural, energy, glazing, ventilation and finish selections are deliberately unresolved. No ordering authorization. No wall-markup or real code-check attachments are represented.

- Current shared renderer retains its canonical first-tab label Framing Takeoff; this workbook includes ALL listed Whole-House sections, not a framing-only quantity list.

- 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) | 157 | stud ends | 3 | 3-1/4" x .131 | 471 |
| 2 | Main floor | Stud to bottom plate, end nail | IRC item 17: 3-3" x 0.131" | Estimated from rate | 157 | stud ends | 3 | 3-1/4" x .131 | 471 |
| 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) | 28 | positions | 1 | 3-1/4" x .131 | 28 |

## *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 | 1106 | 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 | Two-ply opening header line; seven 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 |
| I3 | Wood frame wall insulation | IECC Table R402.1.3 | Y | Exterior wall batt line (848 SF net); R-value unset | N | NOTED | Energy specification absent (OPEN on the takeoff) |
| I2 | Ceiling / attic insulation | IECC Table R402.1.3 | Y | Attic insulation line (768 SF net); R-value unset | N | NOTED | Product and installed depth unset |
| 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) |