01 / 03 | REMODELING TAKEOFF

Remodeling quantity takeoff

Base quantities only. Crown, mantel detailing and the revised layout require a new measured scope.

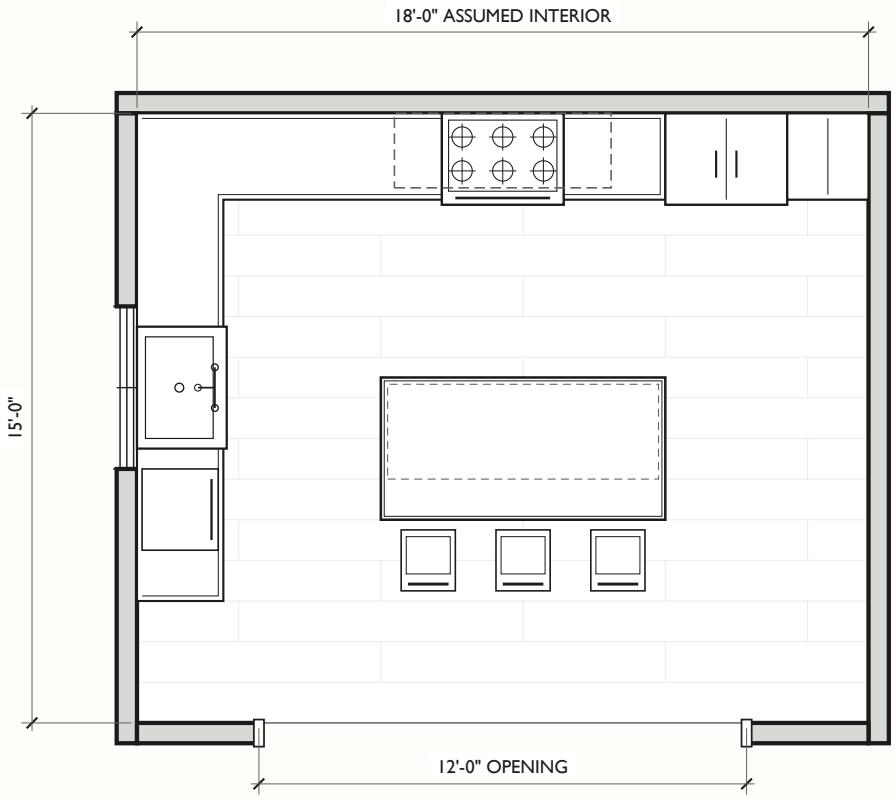
LINE	SCOPE	QTY	BASIS	WHAT TO VERIFY
DM-2	Floor removal	**270 SF**	18 x 15 ft	Net room area; layers and disposal confirmed on site.
FL-1	Flooring purchase basis	**300 SF**	270 x 1.10 = 297; round to 300	10% planning waste. Final quantity follows pack coverage.
FL-2	Flooring installation	**270 SF**	18 x 15 ft	Net installed area. Do not add purchase waste to labor area.
PT-1	Ceiling painting	**270 SF**	18 x 15 ft	Prime repairs; 2 finish coats carried in the proposal.
PT-1	Wall painting	**360 SF**	470 SF after openings - 110 SF assumed exclusions	110 SF is a provisional deduction for covered areas.
FL-3	Baseboard / shoe	**30 LF**	Provisional exposed-wall length	Measure actual exposed runs; do not use the 66 LF perimeter.
KC-5	Backsplash tile	**18 SF**	Provisional net finish area	Verify selected layout. Add waste only to purchase quantity.
DW-1	Drywall repairs	**1 LS**	Trade access and patch allowance	Extent is unknown before openings. No invented SF quantity.

SF = square feet; LF = linear feet; LS = lump sum. Line codes match the pricing review. PT-1 combines wall and ceiling work in one estimate line. Quantities remain provisional and do not authorize purchasing.

02 / 03 | REMODELING TAKEOFF

Show how the quantity was reached

Room assumptions and a transparent paint-area calculation. Verify every input before pricing a real job.



Floor / ceiling

18 x 15 = 270 SF. Flooring purchase: 270 x 1.10 = 297 SF, rounded to 300 SF before pack rounding.

Wall paint basis

Perimeter: 2 x (18 + 15) = 66 LF. Gross walls: 66 x 9 = 594 SF. Less opening: 12 x 9 = 108 SF. Less window: 4 x 4 = 16 SF.

Net area carried

594 - 108 - 16 = 470 SF. Less 110 SF provisionally covered by fixed elements and backsplash = 360 SF paint area.

Concept revision pending

The 4 x 4 ft window is now shown at the left-wall sink. The 110 SF deduction, 30 LF base trim and 18 SF backsplash remain provisional. Crown is not measured.

03 / 03 | REMODELING TAKEOFF

From quantity to a complete estimate

Quantities support the price. They do not replace trade scope, supplier quotations or field checks.

Protection & disposal

SCOPE BASIS

1 protected access route and a 15-yard container are carried. Confirm duration, location, haul allowance and weight limits.

Plumbing & electrical

RELOCATION NOT PRICED

Quote the left-wall sink, new range/hood route and lantern positions. Existing service locations are unverified; revise PL, EL and HV scope.

Drywall & concealed work

PROVISIONAL SCOPE

Record patch locations and substrate condition. Photograph openings before the repair quantity is agreed.

Crown, mantel & finishes

DESIGN UPGRADES UNPRICED

Measure crown, define the mantel surround and obtain premium finish quotations. These concept features are not in the base quantities or price.

Pricing handoff

ONE COORDINATED REVISION

Attach the measured quantities and trade quotes. Replace allowances once; update the client proposal and internal review together.