SAMPLE TAKEOFF · CLIENT DETAILS REMOVED

House Addition — Roof, Siding & Trim

Residential addition · New York · architectural shingles, fiber-cement lap, PVC trim

13.30 SQ	1,144.9 SF	136.65 LF	313.04 LF
NEW & MODIFIED ROOFS	LAP SIDING (NET)	FASCIA + SOFFIT	WINDOW CASING (20 WINDOWS)

THE SCOPE

- New architectural asphalt shingle roofs on a house addition, mudroom, dining room, connector, and the rebuilt end of the garage roof — with underlayment, ice & water, flashing and ridge vent.
- Fiber-cement lap siding over a drainable housewrap on all new walls.
- PVC fascia, vented soffit, corner boards, and window and door casing.
- A small rear deck: decking, stair, wood railing, trim and lattice skirting.
- Removal and patching only where the new work ties into the existing house and garage.

ROOFING

#	ITEM	QUANTITY
	SHINGLES	
01	Addition — architectural shingles	1,231.76 SF
02	Garage east end — architectural shingles	98.37 SF
	Total roof	**13.30 SQ**
	UNDERLAYMENT & FLASHING	
03	Underlayment, 15# felt	1,131.15 SF
04	Ice & water shield — eaves, valleys, low-slope	741.63 SF
05	Ridge vent + ridge cap (each)	33.87 LF
06	Hip cap	91.10 LF
07	Drip edge / starter (each)	139.79 LF
08	Valley flashing	37.44 LF
09	Step flashing	53.23 LF
10	Apron flashing	14.03 LF
11	Tie-in to existing roofs	54.82 LF
12	Kick-out flashing	3 EA

SAMPLE

#	ITEM	QUANTITY
13	Pipe boots	2 EA
14	Removal at connections — shingles + edge metal	186.59 SF + 38.37 LF

SIDING

#	ITEM	QUANTITY
01	Fiber-cement lap siding (net of openings)	1,144.9 SF
02	Drainable housewrap	1,144.9 SF
03	Starter strip	92.89 LF
04	Head flashing over windows and doors	73.34 LF
05	Door pan	2.67 LF
06	Cedar shingle patch at connections	55.93 LF
07	Mounting blocks	2 EA
08	Removal at connections — existing siding	477.4 SF

EXTERIOR TRIM AND REAR DECK

#	ITEM	QUANTITY
	PVC TRIM	
01	Fascia	136.65 LF
02	Soffit, vented	136.65 LF
03	Rake trim	3.14 LF
04	Window casing (20 windows)	313.04 LF
05	Door casing	17.67 LF
06	Outside corner boards	57.62 LF
07	Inside corner boards	39.14 LF
	REAR DECK	
08	Decking	47.6 SF
09	Rim fascia	15.02 LF
10	Stair	3 treads / 4 risers
11	Wood railing	17.21 LF
12	Stair skirt board	3.05 LF
13	Lattice skirting (separate line)	20.85 SF

SAMPLE

NOT INCLUDED

- Gutters and downspouts.
- General demolition of the existing addition and deck (by others) — only removal at the tie-ins.
- Re-roofing or re-siding the existing house and garage beyond the tie-in zones.
- Roof sheathing, roof framing and deck framing; deck ledger flashing.
- Bath fan terminations; housewrap over openings (quantities are net of openings).

NOTES

- Quantities are installed quantities measured from the plan set — no pricing, labor or waste.
- Delivered with an Excel material list (line item, unit, quantity, waste %, order total) and this summary.

SAMPLE