✳ CLEARSCOPE™ · SAMPLE TAKEOFF

BASEMENT SECOND UNIT.



A real ClearScope from a completed job: a basement turned into a legal second unit. Shown here with the client's details removed, every price withheld and part of the list held back. What's left shows how a set of drawings becomes a list you can order from.

PROJECT TYPE
Residential renovation · basement second unit (two-unit dwelling)

LOCATION
Greater Toronto Area, Ontario

WHAT WE RECEIVED
Permit drawing set, 21 sheets

WHAT WE DELIVERED
Line-item takeoff · waste per item · units to order · material pricing

NEW APARTMENT AREA
1,209 sq ft (from the drawings)

CEILING OPTION
Rated ceiling priced separately, on hold

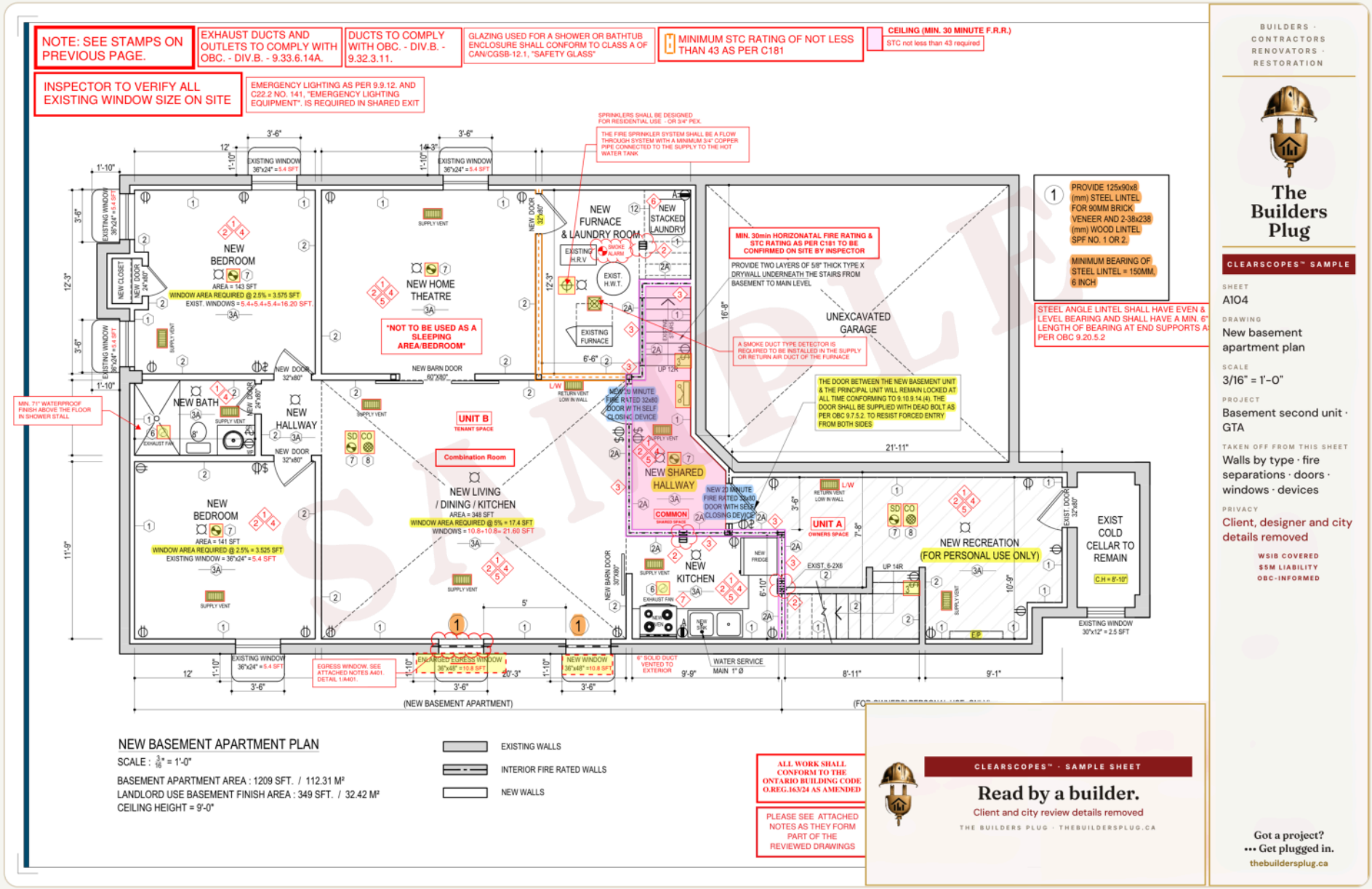
112	13	26	4
LINES TAKEN OFF	DIVISIONS	NAMED ALLOWANCES	WRITTEN EXCLUSIONS

SAMPLE

CLIENT DETAILS REMOVED · PRICES WITHHELD · WSIB COVERED · $5M LIABILITY · OBC-INFORMED

✳ WHAT CAME IN

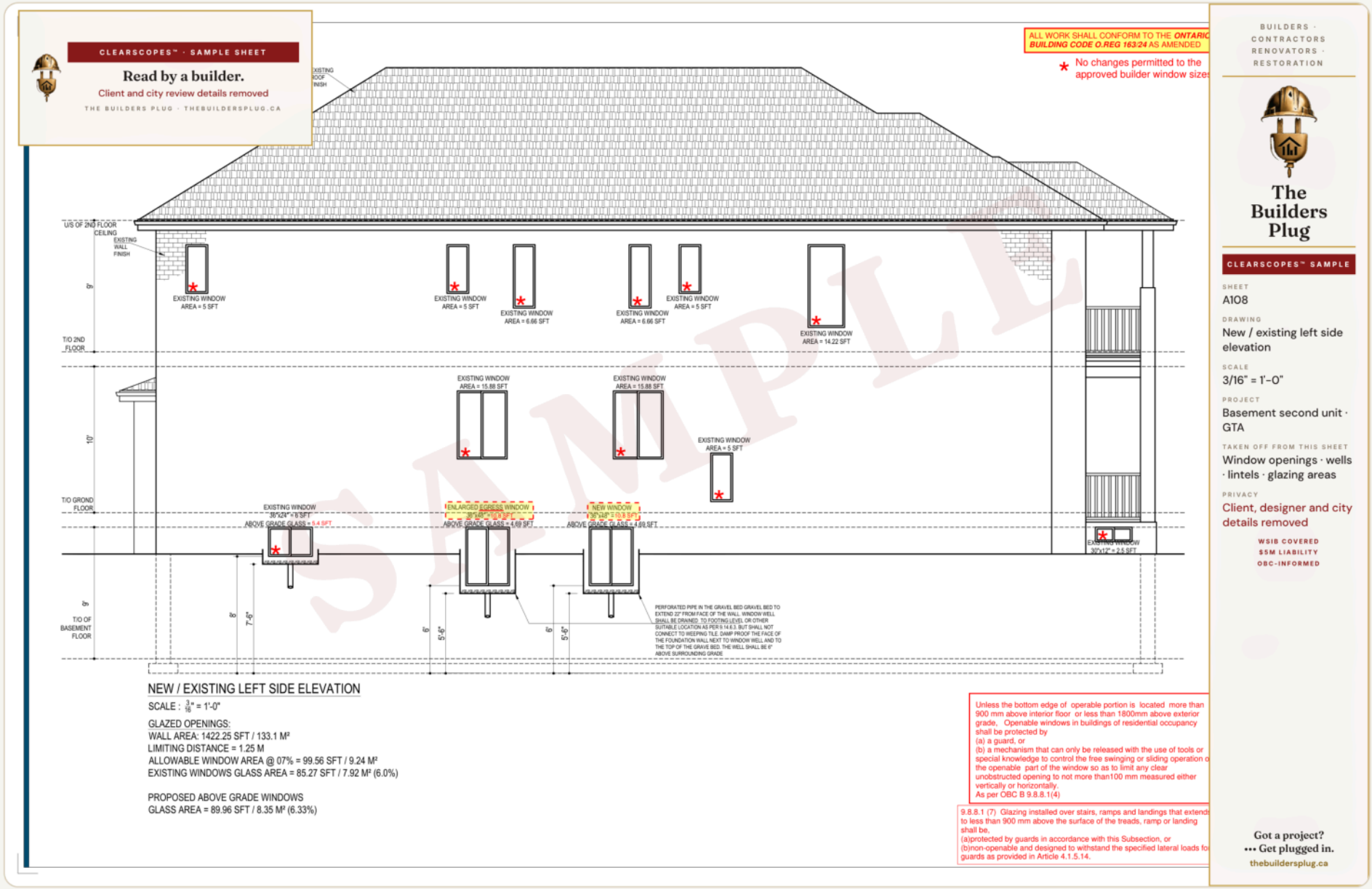
NEW BASEMENT APARTMENT PLAN



One of the 21 sheets we read. Title block, owner, designer and city stamps are blurred for privacy.

✳ WHAT CAME IN

SIDE ELEVATION: THE TWO NEW WINDOW OPENINGS



Elevations give the window, well and lintel details that feed divisions 02, 03, 05 and 08.

✳ WHAT WENT OUT

EVERY LINE NAMED, MEASURED AND TAGGED

DIV 06 — FRAMING (lumber)

CODE	ITEM · SPEC	TAKEOFF	WASTE	QTY + WASTE	UNITS TO ORDER	TAG	EXTENDED
06-01	Wall Type 1 studs 2x4 @16in o.c., 9ft H	186.4 LF	10%	205.0	155	VERIFIED	[illegible]
06-03	Wall Type 2 studs 2x4 @16in o.c., 9ft H	123 LF	10%	135.3	102	VERIFIED	[illegible]
06-04	Wall Type 2A studs 2x4 @24in o.c., 9ft H	37.8 LF	10%	41.6	21	VERIFIED	[illegible]
[illegible]	MOST BUILDERS MISS THIS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
06-06	Top plate (double) 2x4 SPF	694.4 LF	10%	763.8	96	VERIFIED	[illegible]
[illegible]	OFTEN LEFT OUT OF THE BID	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	MOST BUILDERS MISS THIS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
06-09	Bulkhead framing 2x2 furring bundle	5 BDL	0%	5	5	ALLOWANCE	[illegible]
[illegible]	OFTEN LEFT OUT OF THE BID	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
06-13	Door rough openings 2x4 jack/king	10 EA	0%	10	10	ALLOWANCE	[illegible]
06-14	Window rough openings 2x10 header	2 EA	0%	2	2	ALLOWANCE	[illegible]
	Division subtotal · 11 lines						[illegible]

DIV 07 — INSULATION / VB / FIRESTOP

CODE	ITEM · SPEC	TAKEOFF	WASTE	QTY + WASTE	UNITS TO ORDER	TAG	EXTENDED
07-01	R12 batt — Type 1 walls R12, 15in x 47in	1,677.6 SF	10%	1,845.4	19	VERIFIED	[illegible]
[illegible]	MOST BUILDERS MISS THIS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
07-06	Sound insul — under stair mineral wool	105 SF	10%	115.5	2	VERIFIED	[illegible]
07-07	6-mil poly VB 6-mil poly	1,677.6 SF	10%	1,845.4	2	VERIFIED	[illegible]
07-08	Moisture barrier dimpled/6-mil	1,677.6 SF	10%	1,845.4	2	ALLOWANCE	[illegible]
[illegible]	OFTEN LEFT OUT OF THE BID	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	MOST BUILDERS MISS THIS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	Division subtotal · 7 lines						[illegible]

SAMPLE

DIV 09 — DRYWALL / TAPING

CODE	ITEM · SPEC	TAKEOFF	WASTE	QTY + WASTE	UNITS TO ORDER	TAG	EXTENDED
09-01	GWB Type 1 walls 1/2in reg 4x9	1,677.6 SF	10%	1,845.4	52	VERIFIED	[illegible]
09-03	GWB Type 2 walls 1/2in reg 4x9 both sides	2,214 SF	10%	2,435.4	68	VERIFIED	[illegible]
09-04	WR-GWB bath 1/2in moisture-res 4x8	270 SF	10%	297	10	VERIFIED	[illegible]
09-05	Type X 2A RC side L1 1/2in Type X 4x9	340.2 SF	10%	374.2	11	VERIFIED	[illegible]
09-06	Type X 2A RC side L2 1/2in Type X 4x9	340.2 SF	10%	374.2	11	VERIFIED	[illegible]
09-07	Type X 2A opposite 1/2in Type X 4x9	340.2 SF	10%	374.2	11	VERIFIED	[illegible]
[illegible]	OFTEN LEFT OUT OF THE BID	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	MOST BUILDERS MISS THIS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	OFTEN LEFT OUT OF THE BID	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
09-19	GWB bulkhead 1/2in reg 4x8	150 SF	10%	165	6	VERIFIED	[illegible]
[illegible]	MOST BUILDERS MISS THIS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
09-21	Joint compound all-purpose box	6,146.2 SF	5%	6,453.5	14	VERIFIED	[illegible]
[illegible]	OFTEN LEFT OUT OF THE BID	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
09-21c	Drywall screws 1-1/4/2in box	6,146.2 SF	5%	6,453.5	7	VERIFIED	[illegible]
[illegible]	MOST BUILDERS MISS THIS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	Division subtotal · 15 lines						[illegible]

SAMPLE

[illegible]

The full list runs 112 lines across 13 divisions.

Yours comes complete, with prices, as a PDF and a spreadsheet.

[illegible]

✳ WHAT THE BUILDER GOT

ONE LIST. READY TO PRICE, ORDER AND SEND TO SUBS.

DIVISION	LINES	MATERIAL
DIV 02/03 — SITE / CONCRETE / WELLS	11	
DIV 05 — STEEL / LINTELS	3	
DIV 06 — FRAMING (lumber)	11	
DIV 07 — INSULATION / VB / FIRESTOP	7	
DIV 08 — DOORS & WINDOWS (pre-hung w/ frame)	9	
DIV 09 — DRYWALL / TAPING	15	
DIV 09B — FLOORING	7	
DIV 09C — PAINT	5	
DIV 10 — SPECIALTIES	2	
DIV 12 — HARDWARE & FINISHES (fixtures)	15	
DIV 15 — PLUMBING (rough-in)	3	
DIV 15B — HVAC (devices only, no plan)	5	
DIV 16 — ELECTRICAL / LIFE SAFETY	13	
Excluded — by owner or separate quote	3	
Hold — rated ceiling, priced separately	3	

Waste set per item

10% on framing lumber, drywall board and insulation, 5% on paint and finishing, 0% on counted items like doors and fixtures.

Allowances named

26 lines where the drawings were silent, from excavation to wiring, each one marked so the risk is visible.

Exclusions in writing

Cabinets, countertop and appliances: left out on purpose and said so.

Get this for your next set.
thebuildersplug.ca/clearscope-takeoffs

SAMPLE