

PORTFOLIO SAMPLE / 01

Residential Flooring & Finishes

Measured room schedule | material takeoff

A five-room interior fit-out with a transparent material and trim schedule.

FLOOR AREA	LVP / NET	TILE / NET
1,008 SF	648 SF	360 SF

Conceptual room / scope diagram



SCHEMATIC ONLY - DIMENSIONS ARE FICTIONAL. Not an issued plan, field survey, architectural drawing or approved specification.

Traceable quantity takeoff register

Reference set: DEM-A101 / DEM-A501 / DEM-A601. Quantities use US customary units. Net = measured geometry; gross = net plus stated allowance, except explicitly rounded procurement items.

ID	TRADE	ZONE	BASIS	UNIT	NET	ALLOW	GROSS
F-01	LVP	Living	18 x 16	SF	288.00	8%	311.04
F-02	LVP	Bedroom 1	18 x 12	SF	216.00	8%	233.28
F-03	LVP	Bedroom 2	12 x 12	SF	144.00	8%	155.52
F-04	Porcelain tile	Kitchen	18 x 16	SF	288.00	12%	322.56
F-05	Porcelain tile	Bathroom	6 x 12	SF	72.00	15%	82.80
F-06	Underlayment	All LVP rooms	648 SF net	SF	648.00	5%	680.40
F-07	Paint-grade base	LVP rooms	(68-6)+(60-3)+(48-3)	LF	164.00	10%	180.40
F-08	Tile wall base	Tile rooms	(68-6)+(36-3)	LF	95.00	10%	104.50
F-09	Transitions	Scheduled junctions	5 thresholds	EA	5.00	0%	5.00
F-10	Mortar allowance	Tile zones	405.36 gross SF / 45 SF per bag	BAG	9.01	0%	10.00

QUANTITY CONTROL

648 SF LVP + 360 SF tile = 1,008 SF measured floor area. Different units and purchase quantities are NOT added together.

Measurement basis & assumptions

- 01 All rooms are rectangular and contiguous; interior floor plate is 36 ft x 28 ft.
- 02 Baseboard follows room perimeters less the assumed openings; six-foot openings in the living room and kitchen.
- 03 LVP allowance is 8%; kitchen tile 12%; bathroom tile 15%. Actual patterns and product sizes may differ.
- 04 Underlayment is provisional; retain only if required by the chosen flooring system.
- 05 No net floor-area deductions for casework, islands or fixtures.

Cross-checks

- 01 Sum of five room areas = 1,008 SF
- 02 LVP net $288 + 216 + 144 = 648$ SF
- 03 Tile net $288 + 72 = 360$ SF
- 04 LVP baseboard $62 + 57 + 45 = 164$ LF
- 05 Tile base $62 + 33 = 95$ LF

Scope exclusions / clarifications

- 01 Demolition and subfloor remediation
- 02 Moisture testing and vapor mitigation
- 03 Labor, freight, tax and supplier pricing
- 04 Actual product specifications and finish selections
- 05 Field verification and as-built conditions

NEXT STEP FOR A REAL PROJECT: confirm drawing issue/revision, scope boundaries, specifications, project location, pricing date and unresolved RFIs before producing a bid-ready estimate.