

PROS OF A MATERIAL TAKEOFF



What is a material takeoff?

A material takeoff is essentially a bill of materials (BOM), or a list of all materials to be quoted for building purposes. Our material takeoff will include all essential building components such as concrete, framing lumber, roofing materials, siding, insulation, drywall, trim, doors and windows.

Creating a material takeoff

Rarely will a material takeoff be 100% accurate. It is merely a way of estimating as close as possible the materials needed for a job. That being said, it is important to observe the following precautions when planning your job prior to construction.

- Know what is being called out in your material list. Sometimes contractors will call for extra materials in the takeoff so that they are covered should they need additional lumber during construction.
- Most discrepancies are noticed during the actual building phase. These may result in a need for additional materials, thus a cost of more money and time spent while waiting for their arrival. Make sure the material takeoff is as accurate as possible before building begins.

Why material takeoffs are important

- By planning ahead and figuring your list of materials ahead of time, you can have an idea on how much to budget for material expenses. This will make it easier when applying for loans, mortgages, etc.
- Some contractors would rather order items as they are needed, which can take extra time for arrival, thus creating construction delays and can increase your budget.
- Say you order finish lumber for exterior siding at the same time as framing lumber. Now you have to find a place to store the siding lumber until it's ready to be used, which may impend upon storage space for framing and sheathing supplies. There's no reason to order supplies that are not ready to be used. Thus, a material takeoff can help create timeline for a smooth material delivery schedule that doesn't overcrowd the jobsite.

www.doityourself.com/stry/critiquingfloorplan



Eric & Eric Drawing Services
6435 State Route 8
Brant Lake, NY 12815

phone: (518) 494-2869
fax: (518) 494-2901
walt@ericeric.com