Estimating Material Take Offs in Home Designer Pro

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The information in this article applies to:



QUESTION

Where do the materials on the materials list come from in Home Designer Pro?

ANSWER

In this article, you will learn some of the places where materials are configured, and how to create a materials list for quantity and cost estimation.

The materials list will only be as accurate as the model you have created. The more accurate and detailed your model, the more accurate the estimation will be.

The materials list is based on certain assumptions which may or may not match your building style. Chief Architect Inc. makes no representation as to the accuracy or reliability of the materials list generated by Chief Architect or Home Designer.

Always compare the materials list with a manual take off before providing a quote or ordering material for a job.

In the example below, we will generate a basic quantity estimation based on a single four-walled room with 20 foot walls on each side.



To examine wall materials

- 1. Use the **Select Objects** \searrow tool to select one of the exterior walls, then click on the **Open Object** \square edit button to display the **Wall Specification** dialog.
- 2. On the WALL TYPES panel, click the **Define** button next to the Wall Type drop-down menu.

Wall Specification				
General	General			
Structure	Wall Type:	Sidina-6	V Define	
Roof				
Foundation		<u> </u>		=
Wall Types				
Wall Covering				
Rail Style				
Newels/Balusters	Pony Wall			
Rails		P (1 P		
Materials	Lower Wall Type:	Brick-6	V Define	
Label				
Components				
Object Information				

3. In the **Wall Type Definitions** dialog that opens, you can see that the wall is broken down into layers. Go ahead and click **Cancel** to return to the previous dialog.

Siding-6		~	New	Сору	Rename	Delete	Del	ete All Unused	
/all Layers —									
layer # Lin	e Color Li	ne Style	Weight	Material	Pattern	Texture	Fill	Thickness	Insert Above
xterior Laye	ers 📃		1	Lap Siding				1/2"	Insert Below
2	-		1	Housewrap		. A Part		0"	Move Up
3	-		1	OSB-Hrz				7/16"	Move Down
/lain Layers									Total Thickne
4	-		35	Fir Framing 2				5 1/2"	6 15/16"
5			35	Drywall		No Texture		1/2"	
6	-		1					_	
ected Wall I	aver Line								
Line Co	olor: 🗌 B	y Layer							
Line W	eight: 🗌 B	y Layer	1						
Line St	yle: 🗌 B	y Layer				\sim			
aterial Layer						Wal	l Settings		
Fra	aming						Build F	Platform to Exterior of Layer:	4 - Fir Framing 2
	Use Def	fault Frami	ing Materia	al			Dimen	sion to Exterior of Layer:	4 - Fir Framing 2
	Type:		Lumber	\sim					
	Spacing:		4"	() 이	Center				
	Width:		3/4"	Ŷ					
	Horizon	tal Framin	g						
	Bottom Run	Elevation	: 0"						
_	_								

Note: For more information on modifying wall types, please see the <u>Related Articles</u> (<u>https://kb.chiefarchitect.com/admin/index.php?/front/#Related</u>) section below.

4. Now, select the COMPONENTS panel and notice that the wall layers we just saw are listed here as well, along with some additional information such as ID, Size, Description, etc.

The information on this panel is what is reported to the materials list. This information is supplied by what is already specified in the dialog, but you can also manually edit this information to your liking.

Wall Specification			
General Structure	+ × > 🖑		
Roof	Wall		Value
Foundation	Wall - Main Part	ID	Siding
Wall Types	Lap Siding	Sub Category	
Wall Covering	Housewrap	Supplier	
Rail Style	OSB-Hrz	Manufacturer	
Newels/Balusters	Drywall	Code	
Rails	wall insulation	Size	4" wide
Materials		Description	Lap Siding
Label		Count	619 ft
Components Object Information		Extra	
Object mormation		Price	
		% Markup	0
		Labor	0
		Equipment	0
		Total Cost	\$0.00
		Comment	
		Label	
		Accounting Code	3400 - Exterior siding

You can modify most all of the Value fields listed on the Components panel. To learn more about this dialog panel, select the Help button at the bottom.

5. Click **Cancel** to close the dialog without making any changes.

Now let's look more closely at framing.

To examine framing materials

1. Select Build> Framing> Build Framing it to display the Build Framing dialog.

Build Framing	I	×
Foundation	Automatically Build Floor	and Ceiling Framing
1st Wall	Use Framing Reference	
Openings	Ceiling Above Foundation -	
Fireplaces		Build Ceiling Framing
Posts	Ceiling Structure:	5 1/2" Edit 🗹 Default
Roof	Spacing:	16" On Center
Trusses Plan Display	loist Width:	1.1/2"
Materials	Bear on Beams:	() Lap
		Butt over Support
	Blocking:	 In Line
		Stagger
		O Cross/Bridging
	Subfloor for Floor 1	
		Build Floor Framing
	Floor Structure:	12 5/8" Edit 🗹 Default
	Spacing:	16" On Center
	Joist Width:	2 1/2"
		Rim Joist
	Rim Joist Width:	1 1/8"
	Rim Joist Type:	LVL 🗸
	Bear on Beams:	• Lap
		O Butt over Support
	Blocking:	In Line
		○ Stagger
		○ Cross/Bridging
Number Style		OK Cancel Help

2. Navigate to the FOUNDATION and 1sT panels to see where to set joist width and spacing for the subfloor, and navigate to the WALL panel to examine stud thickness and spacing,

All of these values affect your materials. Observe that these values are important considerations for cost estimation and the materials list will use these automatically.

Note: For more information generating framing in Home Designer Pro, please see the <u>Related Articles</u> section below.

After you have examined wall materials and framing, take a look at room materials.

To examine room materials

1. Use the **Select Objects** tool to select the room enclosed by the exterior, then click on the **Open Object** click on the **Open**

2. On the **S**TRUCTURE panel:

Room Specific	ation						
General	Absolu	ite Elevations					
Structure		Floor Above:					
Deck Deck Support		Ceiling:	109 1/8"	₽			
Moldings		Floor:	0"	₽⁄			
Wall Covering Fill Style		Floor Below:	-46 1/8"	0			
Materials	Palati	ve Heights					
Components	Keldu	Rough Ceiling:	109 1/8"	0			
		Finished Ceiling	107 5/8"	也 ,			
		SW/T To Ceiling:	100 1/8"	L¥ (山),			
		Ceiling Belows	22 1/2"	L¥ ل			
		Celling Below:	27.1/2	19 10			
		SWT = Stem Wall	Top	14			
	Cailing	SWT - Stell Wal	TOP				
	Celling			Over This F	loom		
			Flat C	eiling Over	This Room		
			Shelf	Ceiling			
			Use S	offit Surfac	e for Ceiling		
		Ceiling Structure:	5 1/2"		Edit	🗹 Default	
		Ceiling Finish:	5/8"		Edit	🗹 Default	
	Floor						
			Floor	Under This	Room		
			Floor :	Supplied by	y the Foundation I	Room Below	
			Monol	ithic Slab F	oundation		
		Floor Finish:	7/8"			🗹 Default	
		On Structure Res	ize: 🖲 Lock F	loor Top	O Lock Floor Bo	ttom	
		Floor Structure:	12 5/8"		Edit	🗹 Default	

- Click the **Edit** button next to Ceiling Structure to open the **Ceiling Structure Definition** dialog and define the layers of materials that form the ceiling platform.
- Click the **Edit** button next to Ceiling Finish to open the **Ceiling Finish Definition** dialog and define the layers of materials that form the finished ceiling surface.
- Click the **Edit** button next to Floor Finish to open the **Floor Finish Definition** dialog and define the layers of materials that form the floor surface.
- Click the **Edit** button next to Floor Structure to open the **Floor Structure Definition** dialog and define the layers of materials that form the floor platform.

Note: These properties can also be specified for the entire plan, for each individual floor level, or for specific room types by accessing the Default Settings.

applied for the room, if applicable.

4. Much like with walls, you can select the COMPONENTS panel while in this dialog to see what will be reported to the materials list based upon what has been defined for the room.

These are only some of the important materials. Other designs will likely include roofing, windows, doors, cabinets, and other objects. For this simple design, however, you've seen where the materials can be set, so now it's time to do a quantity estimation.

To generate a material's list

1. Select Tools> Materials List> Calculate Materials For All Floors

Note: There are additional tools to create materials lists of more specific areas of your plan. If you want to learn more, see <u>Video 2293: Materials Lists</u> (<u>https://www.homedesignersoftware.com/videos/watch/2293/materials-lists.html</u>).

2. Scroll to the bottom of the materials list, and locate the Interior Trim section, where you can see that there is 76 feet of base molding required.

	ID	Floor	Size	Description	Count	Extra
1	Interior Trim					
2	T1	1	5/8"x3 1/2"	Default Base Molding	76 ft	
3					L.	\$
4						

3. Also take a look at the Wall Board, where you can see that you require 22 4' x 8' sheets of 1/2 inch Drywall for the walls.

You can also see another entry for 12 4' x 8' x 5/8 inch sheets used for the ceiling.

	ID	Floor	Size	Description	Count	Extra
1	Wall Board					
2	> WB1	1	48"x96"x1/2"	Drywall	22	
3	WB2	1	48"x96"x5/8"	Drywall	12	
4	WB3	1		Color - White	361.00 sq ft	
5						
6						

4. If you scroll back up, you can examine other categories, such as the Siding category.

	ID	Floor	Size	Description	Count	Extra
1	Siding		 			
2	> S1	1	4" wide	Lap Siding	2480 ft	
3	> S2	1		Housewrap	824.70 sq ft	
4	> S3	1	48"x96"x7/16"	OSB-Hrz	26	
5						
6						

To close the materials list, select **File> Close View**. You will be prompted to save it. Using saved materials lists, you can create quantity and cost estimations for various stages of your project, or you can create estimates for small subsections of the design for remodeling purposes. For now, specify a name, then click **Save** to close the materials list.

Every saved materials list is a saved snapshot of the current state of the design. If you save the materials list and make changes to the design, you will need to regenerate a new materials list; the previously saved materials list will not update.

Home Designer Pro also maintains a master list of materials that can be used with all of your plans. Here, you can store pricing, suppliers, manufacturers, descriptions and other useful information for use with materials lists you create in any plan.

To use a master list

The master list can be accessed by selecting **Tools> Materials List> Master List**

To add line items to a master list, first start by opening a materials list. You can access a saved materials list by navigating to **Tools> Materials List> Materials List Management** from the menu, then selecting the **Edit** button. With the materials list now open, click on a row number for the line item that you would like to add, then select the **Update to Master** edit button or navigate to **Tools> Update to Master**.

You can update a line item to use the information from your master list by clicking on the desired row number, then selecting the **Update from Master** edit button or by navigating to **Tools> Update from Master**.

For additional information on the master list, navigate to Help> Launch Help, then search for: the master list.

Related Articles

Controlling the Information that's Displayed in a Materials List (/support/article/KB-00511/controlling-theinformation-that-s-displayed-in-a-materials-list.html) d Creating a Framing Cut/Buy List (/support/article/KB-00182/creating-a-framing-cut-buy-list.html)

<u>Creating a Materials List for an Event (/support/article/KB-01000/creating-a-materials-list-for-an-event.html)</u></u>

Generating Framing in Home Designer Pro (/support/article/KB-00462/generating-framing-in-home-designerpro.html)

Modifying a Wall Type (/support/article/KB-00382/modifying-a-wall-type.html)

Printing, Exporting, and Saving Materials Lists (/support/article/KB-00275/printing-exporting-and-savingmaterials-lists.html)

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