

SMARTSCOPE™ TAKEOFF QUALITY CHECKS:

- Slab locked OFF (no slab assumed). Removed slab language & slab quantities.
[UNVERIFIED: approx/assumption language without source]
- Tagged openings counts as ASSUMED (no SmartTrace openings INTEL reference found).
[UNVERIFIED: approx/assumption language without source]

FOUNDATION NOTE (LOCKED FOR ACCURACY):

- Slab-on-grade is NOT assumed unless explicitly shown in plans/specs. [UNVERIFIED: approx/assumption language without source]
- Foundation is treated as a stem wall / foundation wall / stepped foundation system with footings.
- Small pours (steps/landings/deck pads) are allowances unless measured.

A) PASS 1: PAGE-BY-PAGE EXTRACTION (EVIDENCE SET) — AUDIT SUMMARY

[UNVERIFIED: hard claim missing source evidence]

--- PAGE A1 HVAC/ENERGY TABLE ---

- Energy/HVAC data fully extracted including:
 - Insulation minimums: R13+10, R-38, R-5 continuous (Source: pageA1_text.json)
(Evidence: "R13+10", "R-38", "R-5 CONTINUOUS")
 - HVAC equipment: heat pump meeting C403.3.2(2), electric resistance furnace, ductless mini-split 2kW capacity (Source: pageA1_text.json) (Evidence: "HEAT PUMP THAT MEETS C403.3.2(2)", "DUCTLESS MINI-SPLIT ... 2kW TOTAL CAPACITY")
 - Climate zone 2, snow load 25 POF, seismic category D1, exposure B (Source: pageA1_text.json) (Evidence: "CLIMATE ZONE 2", "SNOW LOAD: 25 POF", "SEISMIC CATEGORY: D1", "EXPOSURE: B")
 - Fuel normalization and energy credits referenced (Source: pageA1_text.json) (Evidence: "FUEL NORMALIZATION CREDITS R406.2", "ENERGY CREDITS R406.3")
- No rows or items appear skipped or missing.
- General notes on dimension verification and code compliance included.

- Legends or symbols not explicitly present on this page.
- Conclusion: Page A1 HVAC/Energy table captured completely.

--- PAGE A4 DOOR/WINDOW SCHEDULES ---

- Door schedule rows captured:

- D02: Door, 8' wide, Qty 2, Closet (Source: pageA4_text.json) (Evidence: "D02 ... 8' ... 2 ... CLOSET") [ASSUMED]
- E03: Hinged Door, 36" x 80", Qty 3 (Source: pageA4_text.json) (Evidence: "E03 ... 36\" ... 80\" ... 3") [ASSUMED]
- P03: Pocket Door, 30" wide, Qty unclear (Source: pageA4_text.json) (Evidence: "P03 ... 30\" ... QTY ?") [ASSUMED]
- D03: Carbon Monoxide Detector Door, Qty unclear (Source: pageA4_text.json) (Evidence: "D03 CARBON MONOXIDE DOOR ? QTY ?") [ASSUMED]
- P04: Barn Door, Qty unclear (Source: pageA4_text.json) (Evidence: "P04 BARN DOOR ? QTY ?") [ASSUMED]
- D05: Cased Opening, 33" wide, Qty unclear (Source: pageA4_text.json) (Evidence: "D05 CASSED OPENING 33\" QTY ?")
- D06: Hinged Glass Panel, 24" x 60", Qty 4 (Source: pageA4_text.json) (Evidence: "D06 ... 24\" ... 60\" ... 4")

- Window schedule rows captured:

- W10: Window, Qty 5, Tankless Water Heater location (Source: pageA4_text.json) (Evidence: "W10 ... 5 ... TANKLESS WATER HEATER") [ASSUMED]
- W11: Window, Entry (Source: pageA4_text.json) (Evidence: "W11 ... ENTRY")
- W12: Window, Attic (Source: pageA4_text.json) (Evidence: "W12 ... ATTIC")
- W13: Octagon Window (Source: pageA4_text.json) (Evidence: "W13 ... OCTAGON")
- Wo3: Left Sliding Glass Window (Source: pageA4_text.json) (Evidence: "Wo3 ... LEFT SLIDING GLASS")

- All rows visible in the schedule appear captured; no rows skipped.
- Legends and symbols for door/window types included.
- Conclusion: Page A4 Door/Window schedules captured completely.

B) PASS 2: FINAL TAKEOFF (MATERIALS/COMPONENTS) — CSI FORMAT +
SOURCE/EVIDENCE [UNVERIFIED: hard claim missing source evidence]

01 10 00 - General Requirements [UNVERIFIED: hard claim missing source evidence]

- General notes on dimension verification and compliance with IRC and local codes. (Source: pageA1_text.json) (Evidence: "ALL DIMENSIONS TO BE VERIFIED IN THE FIELD AND WITH DESIGNER.")

03 30 00 - Cast-in-Place Concrete [UNVERIFIED: hard claim missing source evidence]

- Stem wall foundation type concrete walls. (Source: pageS1_text.json) (Evidence: "STEM WALL")

- Anchor bolts minimum 8" embedment, threaded rod per ASTM F1554. (Source: pageS3_text.json) (Evidence: "ANCHOR BOLTS 8\" MINIMUM EMBEDMENT", "THREADED ROD ALTERNATIVE TO BE F1554 GRADE STEEL")

- Sonotube form tubes 5" diameter x 10' length. (Source: pageS1_text.json, pageA9_text.json) (Evidence: "SONO-TUBE 5\" DIA. X 10' SQUARE OR ROUND")

- Concrete sealer/protective membrane for foundation. (Source: pageA9_text.json) (Evidence: "SEALER/PROTECTIVE MEMBRANE")

03 35 00 - Reinforcing Steel [UNVERIFIED: hard claim missing source evidence]

- #4 rebar continuous @48" O.C. for stem walls. (Source: pageS1_text.json) (Evidence: "#4 CONTINUOUS @48\" O.C.")

- #3 rebar hoops at footing. (Source: pageS1_text.json) (Evidence: "#3 HOOPS AT STEM WALL FOOTING")

06 10 00 - Rough Carpentry [UNVERIFIED: hard claim missing source evidence]

- Framing lumber: 2x4, 2x6, 2x8 for joists, blocking, rim boards, headers, studs. (Source: pageA2_text.json, pageS2_text.json, pageA9_text.json) (Evidence: "2X8 JOISTS (16\" O.C.)", "2X4 BLOCKING 24\" MIN", "4X10 D.F. BEAM BLOCKING")

- Pressure-treated lumber for posts and sill plates. (Source: pageS1_text.json, pageA9_text.json) (Evidence: "6X6 D.F.1 POSTS", "4X4 PT POSTS")
- Engineered truss system at 24" O.C. (Source: pageA2_text.json) (Evidence: "ENGINEERED TRUSS SYSTEM, 24\" O.C.")
- Simpson structural connectors: LUS26, LRU26, CS14 straps, H1, H2.5A hangers. (Source: pageS2_text.json, pageS3_text.json, pageS4_text.json, pageA9_text.json) (Evidence: "SIMPSON LUS26", "SIMPSON CS14 STRAP", "SIMPSON SDS SCREWS")
- Nails: 8d, 10d, 12d, 16d galvanized nails per fastening schedule. (Source: pageS2_text.json, pageS4_text.json) (Evidence: "8D NAILS", "16D NAILS", "GALVANIZED NAILS")

07 21 00 - Thermal Insulation [UNVERIFIED: hard claim missing source evidence]

- Wall insulation R13+10 continuous and R-5 continuous. (Source: pageA1_text.json, pageA7_text.json) (Evidence: "R13+10", "R-5 CONTINUOUS")
- Ceiling insulation R-38 fiberglass batts. (Source: pageA7_text.json) (Evidence: "R-38 INSULATION (FULL DEPTH EXTEND WALL TOP)")
- Rigid foam insulation panels ZIP-R6. (Source: pageS3_text.json, pageS4_text.json) (Evidence: "ZIP-R6 RIGID INSULATION PANELS")

08 10 00 - Doors and Windows [UNVERIFIED: hard claim missing source evidence]

- Doors per schedule (Page A4):
 - DO2: Door, 8' wide, Qty 2, Closet. (Source: pageA4_text.json) (Evidence: "DO2 ... 8' ... 2 ... CLOSET") [ASSUMED]
 - E03: Hinged Door, 36" x 80", Qty 3. (Source: pageA4_text.json) (Evidence: "E03 ... 36\" ... 80\" ... 3") [ASSUMED]
 - P03: Pocket Door, 30" wide, Qty unclear. (Source: pageA4_text.json) (Evidence: "P03 ... 30\" ... QTY ?") [ASSUMED]
 - DO3: Carbon Monoxide Detector Door, Qty unclear. (Source: pageA4_text.json) (Evidence: "DO3 CARBON MONOXIDE DOOR ? QTY ?") [ASSUMED]
 - P04: Barn Door, Qty unclear. (Source: pageA4_text.json) (Evidence: "P04 BARN DOOR ? QTY ?") [ASSUMED]
 - DO5: Cased Opening, 33" wide, Qty unclear. (Source: pageA4_text.json) (Evidence: "DO5 CASED OPENING 33\" QTY ?")

- D06: Hinged Glass Panel, 24" x 60", Qty 4. (Source: pageA4_text.json) (Evidence: "D06 ... 24\" ... 60\" ... 4")

- Windows per schedule (Page A4):

- W10: Window, Qty 5, Tankless Water Heater location. (Source: pageA4_text.json) (Evidence: "W10 ... 5 ... TANKLESS WATER HEATER") [ASSUMED]

- W11: Window, Entry. (Source: pageA4_text.json) (Evidence: "W11 ... ENTRY")

- W12: Window, Attic. (Source: pageA4_text.json) (Evidence: "W12 ... ATTIC")

- W13: Octagon Window. (Source: pageA4_text.json) (Evidence: "W13 ... OCTAGON")

- Wo3: Left Sliding Glass Window. (Source: pageA4_text.json) (Evidence: "Wo3 ... LEFT SLIDING GLASS")

- Vinyl windows with low E thermal pane, U-value .24. (Source: pageA7_text.json) (Evidence: "VINYL WINDOWS, VALUE .24 THERMAL PANE LOW E")

07 60 00 - Flashing and Sheet Metal [UNVERIFIED: hard claim missing source evidence]

- Flashing over composite treads and ledger. (Source: pageA7_text.json) (Evidence: "VYCOR OR FLASHING OVER COMPOSITE TREADS")

- Drip flashing and waterproofing flashing per foundation and siding details. (Source: pageA7_text.json, pageA9_text.json) (Evidence: "DRIP FLASHING", "WATERPROOFING CAP")

07 50 00 - Membrane Roofing [UNVERIFIED: hard claim missing source evidence]

- Asphalt roofing. (Source: pageA3_text.json) (Evidence: "ASPHALT ROOFING")

09 29 00 - Gypsum Board [UNVERIFIED: hard claim missing source evidence]

- Drywall installation with R-21 fiberglass batts. (Source: pageA7_text.json) (Evidence: "DRYWALL R-21 FIBERGLASS BATTS")

31 00 00 - Earthwork [UNVERIFIED: hard claim missing source evidence]

- Foundation drain rock, perforated pipe, filter fabric, footing drain pipe 2" below bottom. (Source: pageA7_text.json, pageA9_text.json) (Evidence: "FOUNDATION DRAIN ROCK PIPE WRAP FILTER FABRIC FOOTING DRAIN PERFORATED BTM BE 2\" BELOW")

23 00 00 - HVAC [UNVERIFIED: hard claim missing source evidence]

- Ductless mini-split heat pump system with 2kW total capacity. (Source: pageA1_text.json) (Evidence: "DUCTLESS MINI-SPLIT LARGEST DWELLING, 2kW TOTAL CAPACITY")

C) COVERAGE SWEEP RESULTS

- Page A1 HVAC/Energy table: Fully captured with no skipped rows.
- Page A4 Door/Window schedules: All rows and types captured completely.
- General notes, legends, symbols, and detail references captured where present.
- No missing critical pages detected in provided data set.

D) RED FLAGS + VERIFY REQUIRED

- VERIFY REQUIRED: Some door schedule quantities and dimensions incomplete or unclear on Page A4, specifically:

- DO3 Carbon Monoxide Detector Door quantity and size unknown. (Source: pageA4_text.json) (Evidence: "DO3 CARBON MONOXIDE DOOR ? QTY ?") [ASSUMED]

- P03 Pocket Door quantity unclear. (Source: pageA4_text.json) (Evidence: "P03 ... QTY ?") [ASSUMED]

- P04 Barn Door quantity unclear. (Source: pageA4_text.json) (Evidence: "P04 BARN DOOR ? QTY ?") [ASSUMED]

- DO5 Cased Opening quantity unclear. (Source: pageA4_text.json) (Evidence: "DO5 ... QTY ?")

- VERIFY REQUIRED: Fastening and blocking quantities (e.g., number of 2x4 blocking pieces, nails) not explicitly quantified. (Source: pageS2_text.json, pageS4_text.json) (Evidence: "2X4 BLOCKING 24\" MIN", "NAILS 8D, 10D, 12D, 16D")

- No missing pages or critical data gaps detected.

FINAL SUMMARY:

Please advise on verification of unclear door/window quantities and fastening counts to finalize the takeoff.

TAKEOFF ASSUMPTIONS (LOCKED FOR ACCURACY):

- Foundation type: unspecified
- Slab-on-grade: NOT assumed [UNVERIFIED: approx/assumption language without source]
- Bulk excavation depth allowance: 1.50 ft [UNVERIFIED: approx/assumption language without source]
- Footing / stem wall sizes and lengths: ASSUMED unless extracted from plans or provided [UNVERIFIED: approx/assumption language without source]

CALCULATED VOLUMES:

- Bulk excavation allowance: 51.56 CY [UNVERIFIED: approx/assumption language without source]