

Tile Takeoff – Summary

Sample Project – 24-Unit Multifamily – Anytown, USA

Area-by-area tile takeoff for showers, tub surrounds, bath and laundry floors and kitchen backsplashes, with trim, niches and full setting-material quantities.

Project	Sample Project – 24-Unit Multifamily
Location	Anytown, USA
Client	Sample Subcontractor Co. (fictional)
Plan set	Fictional architectural set A-101 to A-501, Rev 0
Building	3-story wood-frame, 24 units (8 per floor)
Prepared	October 2026
Sheet	TL-101

Scope & assumptions

- Unit bathrooms, laundry floors and kitchen backsplashes; showers and tub surrounds tiled to 7'-0" AFF.
- Waste: large-format walls 15%, floors 10%, mosaic 10%, subway 15% (applied before carton rounding).
- Setting materials and grout calculated on net installed SF; grout by joint volume, +10%.
- Bonded membrane on all wet walls, curbs and pans (15% lap); uncoupling membrane on tile floors.
- Tile floors match the flooring sample (FL-101) for bid-split flexibility; count once if one sub carries both.
- Glass enclosures, tubs and plumbing by others. Takeoff performed in PlanSwift®.

Unit mix

Unit type	Description	SF / unit	Units
Type A	1 BR / 1 BA	755	10
Type B	2 BR / 2 BA	1,200	10
Type C	3 BR / 2 BA	1,389	4
Total	Residential SF (all units)	25,106	24

2,578
Wall tile net SF

2,358
Floor tile net SF

573
Backsplash net SF

1,254
Schluter LF

Per-unit summary (net)

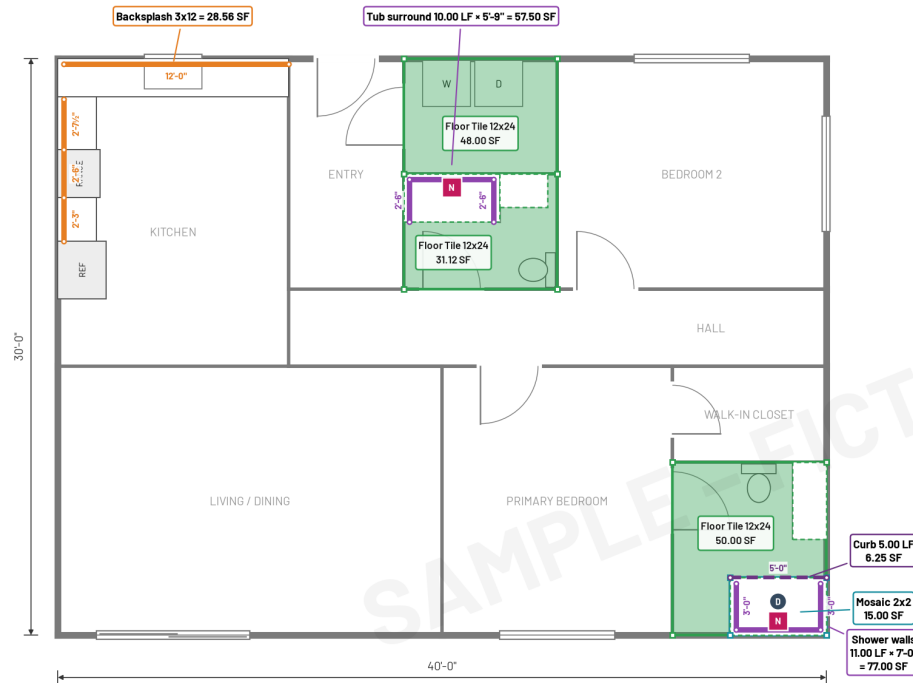
Unit type	Units	Wall SF	Floor SF	Backsplash SF	Trim LF	Niches
Type A – 1 BR / 1 BA	10	57.50	31.125	16.375	29.0	1
Type B – 2 BR / 2 BA	10	140.75	144.125	28.562	68.0	2
Type C – 3 BR / 2 BA	4	149.00	151.375	30.938	71.0	2

Project material order quantities

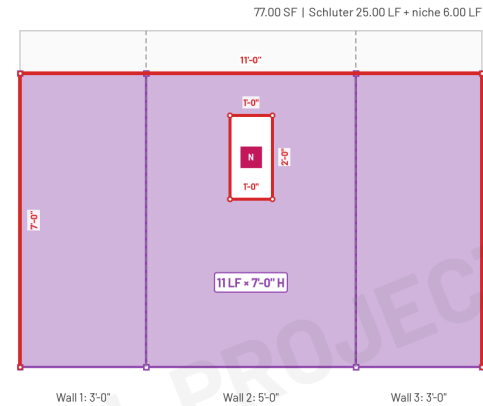
Material	Basis (net)	Waste	Qty w/ waste	Order qty
12x24 porcelain – shower/tub walls (16 SF/ctn)	2,578.50 SF	15%	2,965.28 SF	186 ctn
12x24 porcelain – floors (16 SF/ctn)	2,136.00 SF	10%	2,349.60 SF	147 ctn
2x2 porcelain mosaic – shower pans (12x12 sheets) (10 SF/ctn)	222.00 SF	10%	244.20 SF	25 ctn
3x12 ceramic subway – backsplash (10 SF/ctn)	573.12 SF	15%	659.09 SF	66 ctn
LFT mortar 50 lb (45 SF/bag) – 12x24	4,714.50 SF	–		105 bags
Modified thinset 50 lb (90 SF/bag) – mosaic/subway	795.12 SF	–		9 bags
Sanded grout 25 lb (1/8" joints)	341.4 lb	10%	375.6 lb	16 bags
Unsanded grout 10 lb (1/16" joints)	46.1 lb	10%	50.7 lb	6 bags
Bonded waterproof membrane (108 SF roll)	2,800.50 SF	15% lap	3,220.57 SF	30 rolls
Membrane seam band 5" (33' roll)	1,316 LF	10%	1,447.6 LF	44 rolls
Uncoupling membrane (54 SF roll)	2,136.00 SF	10%	2,349.60 SF	44 rolls
Unmodified thinset 50 lb – membrane install	5,570.18 SF	–		56 bags
Schluter edge trim, 8'-2-1/2" pcs	1,254.0 LF	10%	1,379.4 LF	169 pcs
Prefab shower niche 12x24	38 ea			38 ea
Shower tray + drain + curb kit	14 showers		74.0 LF curb	14 kits

Marked-up plan and unfolded elevations – Unit Type B (typical of 10)

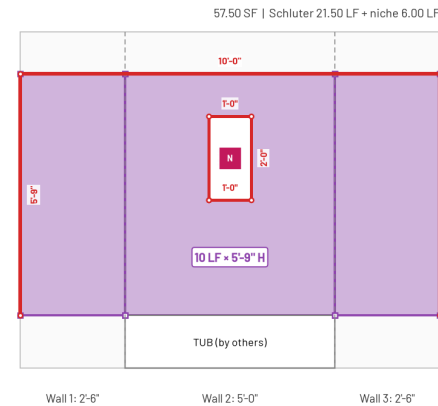
PAGE A-202 | UNIT TYPE B – TILE AREAS | TYPICAL OF 10



PRIMARY SHOWER – UNFOLDED WALLS



BATH 2 TUB SURROUND – UNFOLDED WALLS



TAKEOFF ITEMS

Page A-202 – Unit B, per unit

Item	Quantity
Tile – Floor (Area)	
Floor Tile 12x24	129.12 SF
Mosaic 2x2 pan	15.00 SF
Tile – Wall (L x H)	
Shower walls	77.00 SF
Tub surround	57.50 SF
Shower curb	6.25 SF
Backsplash 3x12	28.56 SF
Trim – Linear	
Schluter edge	68.00 LF
Count	
Niche 12x24	2 EA
Shower drain / tray	1 EA

Takeoff performed in PlanSwift®

NOTES

Wall items = linear x height.
Tile to 7'-0" AFF; niche opening deducted, returns added.
Dashed outlines = deductions (tub, shower, vanity).
Backsplash 18" high; 30" behind range to OTR micro; window sill reduces 3.00 SF.

TAKEOFF REPORT

Job Sample Project - 24-Unit Multifamily - Anytown, USA
Plans A-201 Unit Type A, A-202 Unit Type B, A-203 Unit Type C (fictional)

Report Tile Takeoff - TL-101
Software Takeoff performed in PlanSwift®

Item / Section	Type	Net qty	Unit	Waste	Qty w/ waste	Units	Project net	Project w/ waste
Page A-201 - Unit Type A (1 BR / 1 BA) × 10								
Wall Tile 12x24	Linear × H	57.500	SF	15%	66.125	10	575.00	661.25
Bath - tub surround walls		57.500	SF		66.125			
Floor Tile 12x24	Area	31.125	SF	10%	34.238	10	311.25	342.38
Bath - floor		31.125	SF		34.238			
Subway 3x12 (backsplash)	Linear × H	16.375	SF	15%	18.831	10	163.75	188.31
Kitchen backsplash		16.375	SF		18.831			
Schluter Edge Trim	Linear	29.00	LF	10%	31.90	10	290.00	319.00
Niche 12x24 (prefab)	Count	1	EA		1	10	10	10
Page A-202 - Unit Type B (2 BR / 2 BA) × 10								
Wall Tile 12x24	Linear × H	140.750	SF	15%	161.862	10	1,407.50	1,618.62
Primary shower - walls (5'x3', 7'-0" AFF)		77.000	SF		88.550			
Primary shower - curb		6.250	SF		7.187			
Bath 2 - tub surround walls		57.500	SF		66.125			
Floor Tile 12x24	Area	129.125	SF	10%	142.038	10	1,291.25	1,420.38
Primary bath - floor		50.000	SF		55.000			
Bath 2 - floor		31.125	SF		34.238			
Laundry - floor		48.000	SF		52.800			
Mosaic 2x2 (shower pan)	Area	15.000	SF	10%	16.500	10	150.00	165.00
Primary shower - floor (pan)		15.000	SF		16.500			
Subway 3x12 (backsplash)	Linear × H	28.562	SF	15%	32.847	10	285.62	328.47
Kitchen backsplash		28.562	SF		32.847			
Schluter Edge Trim	Linear	68.00	LF	10%	74.80	10	680.00	748.00
Niche 12x24 (prefab)	Count	2	EA		2	10	20	20
Shower tray / drain / curb kit	Count	1	EA		1	10	10	10
Page A-203 - Unit Type C (3 BR / 2 BA) × 4								
Wall Tile 12x24	Linear × H	149.000	SF	15%	171.350	4	596.00	685.40
Primary shower - walls (6'x3', 7'-0" AFF)		84.000	SF		96.600			
Primary shower - curb		7.500	SF		8.625			
Bath 2 - tub surround walls		57.500	SF		66.125			
Floor Tile 12x24	Area	133.375	SF	10%	146.713	4	533.50	586.85
Primary bath - floor		54.250	SF		59.675			
Bath 2 - floor		31.125	SF		34.238			
Laundry - floor		48.000	SF		52.800			
Mosaic 2x2 (shower pan)	Area	18.000	SF	10%	19.800	4	72.00	79.20
Primary shower - floor (pan)		18.000	SF		19.800			
Subway 3x12 (backsplash)	Linear × H	30.938	SF	15%	35.578	4	123.75	142.31
Kitchen backsplash		30.938	SF		35.578			
Schluter Edge Trim	Linear	71.00	LF	10%	78.10	4	284.00	312.40
Niche 12x24 (prefab)	Count	2	EA		2	4	8	8
Shower tray / drain / curb kit	Count	1	EA		1	4	4	4
PROJECT TOTAL - Wall Tile 12x24			SF	15%		24	2,578.50	2,965.28
PROJECT TOTAL - Floor Tile 12x24			SF	10%		24	2,136.00	2,349.60
PROJECT TOTAL - Mosaic 2x2 (shower pan)			SF	10%		24	222.00	244.20
PROJECT TOTAL - Subway 3x12 (backsplash)			SF	15%		24	573.12	659.09
PROJECT TOTAL - Schluter Edge Trim			LF	10%		24	1,254.00	1,379.40
PROJECT TOTAL - Niches / shower kits			EA			24	38 / 14	38 / 14