

Roofing Estimate

Roof area, covering, timber and labour for a pitched roof

Rofer / company	Example Roofing Services
Client	Mr & Mrs Adeyemi (example)
Building	4-bedroom bungalow
Date	13-Oct-2026

ROOF MEASUREMENTS

Building length (m)	18.50
Building width (m)	11.20
Overhang each side (m)	0.60
Roof pitch (degrees)	25.00
Plan area incl. overhang (m²)	244.28
Sloped roof area (m²)	283.00

MATERIALS AND LABOUR

Quantities in grey follow the roof area above. Change the covering type and rate to suit (stone-coated, aluminium, etc.).

Item	Qty	Unit	Rate	Amount
0.55mm long-span aluminium sheets	283	m²	₦15,000	₦4,245,000
Hardwood timber — rafters, purlins, wall plates	594	pieces	₦4,500	₦2,673,000
Ridge caps	20	m	₦4,500	₦90,000
Fascia board	63	m	₦2,200	₦138,600
PVC gutters	40	m	₦3,500	₦140,000
PVC downpipes	24	m	₦2,500	₦60,000
Roofing nails, washers, anti-termite chemical	1	item	₦120,000	₦120,000
Labour — carpentry and sheeting	283	m²	₦3,500	₦990,500
TOTAL				₦8,457,100

Subtotal	₦8,457,100
Transport & hoisting	₦90,000
TOTAL	₦8,547,100

Warranty: 12 months on workmanship against leaks. Manufacturer warranty on sheets as supplied.

Free template from NigeriaBuildingCost.ng. Rates are indicative (Oct 2026) — check current prices in your location before relying on any figure.
Faster option: use the free Roofing Calculator at <https://nigeriabuildingcost.ng/roofing-calculator>