NigeriaBuildingCost.ng · Free sample takeoff — edit the blue cells, quantities and totals recalculate

Exterior Finishes Takeoff — Block of Flats

Elevations = girth × height, with every opening deducted

Project	Block of 6 × 3-bedroom flats, G+2 (example)
Location	Rumuola, Port Harcourt
Client	Greenfield Homes Ltd (example)
Floor area	972 m² (24.0 × 13.5 m × 3 floors)
Prepared by	Example QS (sample)
Rates as at	Oct 2026 · Rumuola, Port Harcourt

BASIS OF MEASUREMENT

• G+2 block 24.0 × 13.5 m, external girth 75.0 m, 10.5 m from ground to top of parapet.

• Openings per flat: 7 windows 1.5 × 1.2 m, 3 windows 0.6 × 0.6 m, a balcony door 1.8 × 2.4 m and a service door 0.9 × 2.1 m (six flats).

• Reveals measured as linear metres (opening perimeter) and converted to m² for coating.

• Scaffold is in the Preliminaries sample.

SUMMARY BY ELEMENT

#	Element	Amount (₦)	% of total
1	A Render	₦2,860,605	20.0%
2	B Cladding	₦3,105,828	21.7%
3	C Coatings	₦5,809,545	40.6%
4	D Sills, railings & trims	₦2,517,290	17.6%
	Measured work	**₦14,293,268**	

Measured work	₦14,293,268
Preliminaries (%)	5.0%
Preliminaries	₦714,663
Contingency (%)	5.0%
Contingency	₦750,397
VAT (%)	7.5%
VAT	₦1,181,875
TOTAL	**₦16,940,203**

Rates are Rumuola, Port Harcourt market rates from NigeriaBuildingCost.ng (supply and fix unless stated). The project, client and dimensions are an example — replace them with your own drawings.

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Exterior Finishes Takeoff — Block of Flats

Quantities are pulled from the Dimensions sheet — change a dimension there, or a rate here, and the totals update

A RENDER

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
A1	Render 15 mm 1:4 in two coats to external walls	569.52	m²	₦4,000	₦2,278,080
A2	Render to window reveals, 225 deep	342.00	m	₦1,050	₦359,100
A3	Render to balcony soffits and parapet top	49.65	m²	₦4,500	₦223,425
				Carried to summary	**₦2,860,605**

B CLADDING

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
B1	Natural stone cladding to ground-floor plinth, 1.2 m high	87.12	m²	₦15,650	₦1,363,428
B2	ACP fascia band at roof parapet	67.50	m²	₦17,600	₦1,188,000
B3	ACP feature panels to stairwell front	31.50	m²	₦17,600	₦554,400
				Carried to summary	**₦3,105,828**

C COATINGS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
C1	Textured exterior coating (Texcote-type), primer + 2 coats	569.52	m²	₦8,800	₦5,011,776
C2	Exterior emulsion to soffits and reveals	126.63	m²	₦6,300	₦797,769
				Carried to summary	**₦5,809,545**

D SILLS, RAILINGS & TRIMS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
D1	Precast concrete window sills 300 wide	85.80	m	₦4,850	₦416,130
D2	Stainless steel balcony railing 1.0 m high	39.60	m	₦51,800	₦2,051,280
D3	Drip mould / groove to soffits	58.00	m	₦860	₦49,880
				Carried to summary	**₦2,517,290**

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Dimensions — Exterior Finishes Takeoff — Block of Flats

Quantity = timesing × length × width × height/depth (blank = 1). Negative timesing = deduction (openings, voids).

A RENDER

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
A1 Render 15 mm 1:4 in two coats to external walls (m²)							
A1	All elevations, girth 75.0 m × 10.5 m	1.000	75.000		10.500	787.50	m²
A1	Deduct stone-clad plinth (measured in B1)	-1.000	75.000		1.200	-90.00	m²
A1	Deduct windows W1 (7 per flat)	-42.000	1.500		1.200	-75.60	m²
A1	Deduct windows W2 (3 per flat)	-18.000	0.600		0.600	-6.48	m²
A1	Deduct balcony doors	-6.000	1.800		2.400	-25.92	m²
A1	Deduct service doors	-6.000	0.900		2.100	-11.34	m²
A1	Deduct stairwell openings (front)	-3.000	2.400		1.200	-8.64	m²
	Total carried to Priced Takeoff					569.52	m²
A2 Render to window reveals, 225 deep (m)							
A2	W1 reveals (perimeter 5.4 m)	42.000	5.400			226.80	m
A2	W2 reveals	18.000	2.400			43.20	m
A2	Doors	12.000	6.000			72.00	m
	Total carried to Priced Takeoff					342.00	m
A3 Render to balcony soffits and parapet top (m²)							
A3	Balcony soffits	6.000	3.600	1.500		32.40	m²
A3	Parapet top 230 wide	1.000	75.000	0.230		17.25	m²
	Total carried to Priced Takeoff					49.65	m²

B CLADDING

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
B1 Natural stone cladding to ground-floor plinth, 1.2 m high (m²)							
B1	Building perimeter	1.000	75.000		1.200	90.00	m²
B1	Deduct entrance	-1.000	2.400		1.200	-2.88	m²
	Total carried to Priced Takeoff					87.12	m²
B2 ACP fascia band at roof parapet (m²)							
B2	Parapet girth	1.000	75.000		0.900	67.50	m²
	Total carried to Priced Takeoff					67.50	m²
B3 ACP feature panels to stairwell front (m²)							
B3	Stairwell	1.000	3.000		10.500	31.50	m²
	Total carried to Priced Takeoff					31.50	m²

C COATINGS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit

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C1 Textured exterior coating (Texcote-type), primer + 2 coats (m²)							
C1	As render A1	1.000	75.000		10.500	787.50	m²
C1	Deduct stone plinth	-1.000	75.000		1.200	-90.00	m²
C1	Deduct windows W1 (7 per flat)	-42.000	1.500		1.200	-75.60	m²
C1	Deduct windows W2 (3 per flat)	-18.000	0.600		0.600	-6.48	m²
C1	Deduct balcony doors	-6.000	1.800		2.400	-25.92	m²
C1	Deduct service doors	-6.000	0.900		2.100	-11.34	m²
C1	Deduct stairwell openings (front)	-3.000	2.400		1.200	-8.64	m²
	Total carried to Priced Takeoff					569.52	m²
C2 Exterior emulsion to soffits and reveals (m²)							
C2	Balcony soffits	6.000	3.600	1.500		32.40	m²
C2	Reveals (A2 × 0.225)	1.000	418.800	0.225		94.23	m²
	Total carried to Priced Takeoff					126.63	m²

D SILLS, RAILINGS & TRIMS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
D1 Precast concrete window sills 300 wide (m)							
D1	W1	42.000	1.700			71.40	m
D1	W2	18.000	0.800			14.40	m
	Total carried to Priced Takeoff					85.80	m
D2 Stainless steel balcony railing 1.0 m high (m)							
D2	Balcony fronts and ends	6.000	6.600			39.60	m
	Total carried to Priced Takeoff					39.60	m
D3 Drip mould / groove to soffits (m)							
D3	Balconies + canopy edges	1.000	58.000			58.00	m
	Total carried to Priced Takeoff					58.00	m

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