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Façade Repair Takeoff — Shopping Plaza

Repair quantities from a condition survey, measured elevation by elevation

Project	2-storey shopping plaza, 12 shops (example)
Location	Wetheral Road, Owerri
Client	Chief Nwosu (example)
Floor area	864 m² (36.0 × 12.0 m × 2 floors)
Prepared by	Example QS (sample)
Rates as at	Oct 2026 · Wetheral Road, Owerri

BASIS OF MEASUREMENT

• Two-storey plaza, front elevation 36.0 m × 8.4 m to parapet, two side elevations 12.0 m; rear not included.

• Areas of hollow render are surveyed percentages of each elevation (tap test) — re-measure on site before ordering.

• Shopfronts and first-floor glazing are deducted from wash and paint areas.

• Shops stay open during the work: scaffold has debris netting and a covered walkway.

SUMMARY BY ELEMENT

#	Element	Amount (₦)	% of total
1	A Access	₦4,333,200	47.0%
2	B Render repairs	₦637,920	6.9%
3	C Concrete repairs	₦937,800	10.2%
4	D Cleaning & coating	₦2,304,660	25.0%
5	E Windows, fascia & signage	₦1,008,000	10.9%
	Measured work	**₦9,221,580**	

Measured work	₦9,221,580
Preliminaries (%)	5.0%
Preliminaries	₦461,079
Contingency (%)	10.0%
Contingency	₦968,266
VAT (%)	7.5%
VAT	₦798,819
TOTAL	**₦11,449,744**

Rates are Wetheral Road, Owerri 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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Façade Repair Takeoff — Shopping Plaza

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

A ACCESS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
A1	Tubular scaffold to front and side elevations, 6 weeks	504.00	m²	₦7,050	₦3,553,200
A2	Debris netting and pedestrian protection	504.00	m²	₦1,250	₦630,000
A3	Scaffold inspection and tagging	6.00	visit	₦25,000	₦150,000
				Carried to summary	**₦4,333,200**

B RENDER REPAIRS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
B1	Hack off loose / hollow render to sound background	73.44	m²	₦1,200	₦88,128
B2	Stitch cracks with helical bars and resin grout	36.00	m	₦6,500	₦234,000
B3	Re-render 15 mm 1:4 with bonding agent	73.44	m²	₦4,300	₦315,792
				Carried to summary	**₦637,920**

C CONCRETE REPAIRS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
C1	Break out spalled concrete to canopy edge, treat rebar, repair mortar	36.00	m	₦14,000	₦504,000
C2	Patch repair to column faces with polymer mortar	7.00	nr	₦18,000	₦126,000
C3	Canopy top: clean and apply liquid waterproof membrane	54.00	m²	₦5,700	₦307,800
				Carried to summary	**₦937,800**

D CLEANING & COATING

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
D1	Pressure-wash all elevations	352.80	m²	₦400	₦141,120
D2	Biocide treatment to algae-stained areas	102.00	m²	₦1,150	₦117,300
D3	Textured exterior paint, 1 primer + 2 coats	352.80	m²	₦5,800	₦2,046,240
				Carried to summary	**₦2,304,660**

E WINDOWS, FASCIA & SIGNAGE

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Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
E1	Rake out and re-seal window perimeters with silicone	79.20	m	₦1,200	₦95,040
E2	Replace cracked glass panes 6 mm	5.40	m²	₦22,000	₦118,800
E3	Aluminium composite panel (ACP) fascia band on frame	43.20	m²	₦16,300	₦704,160
E4	Remove redundant signboards and make good	6.00	nr	₦15,000	₦90,000
				Carried to summary	**₦1,008,000**

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Dimensions — Façade Repair Takeoff — Shopping Plaza

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

A ACCESS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
A1 Tubular scaffold to front and side elevations, 6 weeks (m²)							
A1	Front elevation	1.000	36.000		8.400	302.40	m²
A1	Side elevations	2.000	12.000		8.400	201.60	m²
	Total carried to Priced Takeoff					504.00	m²
A2 Debris netting and pedestrian protection (m²)							
A2	As scaffold face	1.000	36.000		8.400	302.40	m²
A2	Sides	2.000	12.000		8.400	201.60	m²
	Total carried to Priced Takeoff					504.00	m²
A3 Scaffold inspection and tagging (visit)							
A3	Weekly	1.000	6.000			6.00	visit
	Total carried to Priced Takeoff					6.00	visit

B RENDER REPAIRS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
B1 Hack off loose / hollow render to sound background (m²)							
B1	Front, first floor band (surveyed 30%)	1.000	36.000	3.600	0.300	38.88	m²
B1	Side elevations (surveyed 20%)	2.000	12.000	7.200	0.200	34.56	m²
	Total carried to Priced Takeoff					73.44	m²
B2 Stitch cracks with helical bars and resin grout (m)							
B2	Crack survey — front	1.000	22.000			22.00	m
B2	Crack survey — sides	1.000	14.000			14.00	m
	Total carried to Priced Takeoff					36.00	m
B3 Re-render 15 mm 1:4 with bonding agent (m²)							
B3	As B1	1.000	38.880			38.88	m²
B3	As B1, sides	2.000	17.280			34.56	m²
	Total carried to Priced Takeoff					73.44	m²

C CONCRETE REPAIRS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
C1 Break out spalled concrete to canopy edge, treat rebar, repair mortar (m)							
C1	Ground floor canopy front edge	1.000	36.000			36.00	m
	Total carried to Priced Takeoff					36.00	m
C2 Patch repair to column faces with polymer mortar (nr)							
C2	Front columns	7.000				7.00	nr
	Total carried to Priced Takeoff					7.00	nr
C3 Canopy top: clean and apply liquid waterproof membrane (m²)							
C3	Canopy	1.000	36.000	1.500		54.00	m²

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	Total carried to Priced Takeoff					54.00	m²

D CLEANING & COATING

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
D1 Pressure-wash all elevations (m²)							
D1	Front	1.000	36.000		8.400	302.40	m²
D1	Sides	2.000	12.000		8.400	201.60	m²
D1	Deduct shopfronts and glazing	-1.000	36.000		4.200	-151.20	m²
	Total carried to Priced Takeoff					352.80	m²
D2 Biocide treatment to algae-stained areas (m²)							
D2	Sides, lower 2 m	2.000	12.000		2.000	48.00	m²
D2	Under canopy soffit	1.000	36.000	1.500		54.00	m²
	Total carried to Priced Takeoff					102.00	m²
D3 Textured exterior paint, 1 primer + 2 coats (m²)							
D3	As D1	1.000	36.000		8.400	302.40	m²
D3	Sides	2.000	12.000		8.400	201.60	m²
D3	Deduct shopfronts and glazing	-1.000	36.000		4.200	-151.20	m²
	Total carried to Priced Takeoff					352.80	m²

E WINDOWS, FASCIA & SIGNAGE

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
E1 Rake out and re-seal window perimeters with silicone (m)							
E1	First floor windows 1.8 × 1.5 (perimeter 6.6 m)	12.000	6.600			79.20	m
	Total carried to Priced Takeoff					79.20	m
E2 Replace cracked glass panes 6 mm (m²)							
E2	Surveyed	4.000	0.900	1.500		5.40	m²
	Total carried to Priced Takeoff					5.40	m²
E3 Aluminium composite panel (ACP) fascia band on frame (m²)							
E3	Front parapet band	1.000	36.000		1.200	43.20	m²
	Total carried to Priced Takeoff					43.20	m²
E4 Remove redundant signboards and make good (nr)							
E4	Shop signs	6.000				6.00	nr
	Total carried to Priced Takeoff					6.00	nr

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