Floor & Wall Tiling Takeoff — Duplex

Measured room by room; wall tiles = room girth × tile height less openings

Project	4-bedroom detached duplex (example)
Location	Lekki, Lagos
Client	Mrs Okafor (example)
Floor area	336 m² (14.0 × 12.0 m × 2 floors)
Prepared by	Example QS (sample)
Rates as at	Oct 2026 · Lekki, Lagos

BASIS OF MEASUREMENT

• Room sizes are finished internal dimensions from the example layout; no deduction for areas under 0.5 m² (columns, pipes).
• 10% cutting waste is in the tile rates (tile price × 1.1). Order boxes = m² ÷ coverage per box (600 × 600: 1.44 m² per box of 4).
• Wet areas use anti-slip floor tiles with screed laid to falls towards floor traps.

• Bathroom wall tiles full height 2.4 m; kitchen splashback 600 mm above worktop.

SUMMARY BY ELEMENT

#	Element	Amount (₦)	% of total
1	A Floor screed	₦1,201,438	23.9%
2	B Floor tiles	₦2,986,870	59.3%
3	C Wall tiles	₦847,800	16.8%
	Measured work	**₦5,036,108**	

Measured work	₦5,036,108
Contingency (%)	5.0%
Contingency	₦251,805
VAT (%)	7.5%
VAT	₦396,593
TOTAL	**₦5,684,506**

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

Free sample takeoff from NigeriaBuildingCost.ng. Rates are indicative (Oct 2026) — check current prices in your location before relying on any figure.
Faster option: use the free Wall Tile Calculator at https://nigeriabuildingcost.ng/wall-tile-calculator

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

A FLOOR SCREED

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
A1	Cement-sand screed 1:4, 25–40 mm, to falls in wet areas	192.23	m²	₦6,250	₦1,201,438
				Carried to summary	**₦1,201,438**

B FLOOR TILES

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
B1	600 × 600 polished porcelain floor tiles incl. adhesive and grout	154.70	m²	₦13,200	₦2,042,040
B2	400 × 400 anti-slip ceramic floor tiles	37.53	m²	₦8,600	₦322,758
B3	Porcelain tiles to stair treads and risers	21.24	m²	₦17,800	₦378,072
B4	Tile skirting 100 mm high	152.50	m	₦1,600	₦244,000
				Carried to summary	**₦2,986,870**

C WALL TILES

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
C1	300 × 600 ceramic wall tiles, full height (2.4 m) to bathrooms	88.20	m²	₦8,500	₦749,700
C2	Ceramic wall tiles to kitchen splashback 600 high	5.40	m²	₦8,500	₦45,900
C3	Aluminium tile trim to external corners	36.00	m	₦1,450	₦52,200
				Carried to summary	**₦847,800**

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Dimensions — Floor & Wall Tiling Takeoff — Duplex

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

A FLOOR SCREED

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
A1 Cement-sand screed 1:4, 25–40 mm, to falls in wet areas (m²)							
A1	Living room	1.000	6.000	5.000		30.00	m²
A1	Dining	1.000	4.000	3.600		14.40	m²
A1	Entrance lobby / hall	1.000	4.200	2.400		10.08	m²
A1	Guest bedroom	1.000	4.000	3.600		14.40	m²
A1	Store	1.000	1.800	1.500		2.70	m²
A1	Kitchen	1.000	4.200	3.600		15.12	m²
A1	Master bedroom	1.000	5.000	4.200		21.00	m²
A1	Walk-in wardrobe	1.000	2.400	1.800		4.32	m²
A1	Bedroom 2	1.000	4.000	3.600		14.40	m²
A1	Bedroom 3	1.000	4.000	3.600		14.40	m²
A1	Family lounge	1.000	5.000	4.000		20.00	m²
A1	Landing / corridor	1.000	6.000	1.500		9.00	m²
A1	Guest en-suite (GF)	1.000	2.400	1.800		4.32	m²
A1	Guest WC (GF)	1.000	1.500	1.500		2.25	m²
A1	Master en-suite	1.000	3.000	2.400		7.20	m²
A1	Bedroom 2 en-suite	1.000	2.400	1.800		4.32	m²
A1	Bedroom 3 en-suite	1.000	2.400	1.800		4.32	m²
	Total carried to Priced Takeoff					192.23	m²

B FLOOR TILES

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
B1 600 × 600 polished porcelain floor tiles incl. adhesive and grout (m²)							
B1	Living room	1.000	6.000	5.000		30.00	m²
B1	Dining	1.000	4.000	3.600		14.40	m²
B1	Entrance lobby / hall	1.000	4.200	2.400		10.08	m²
B1	Guest bedroom	1.000	4.000	3.600		14.40	m²
B1	Store	1.000	1.800	1.500		2.70	m²
B1	Master bedroom	1.000	5.000	4.200		21.00	m²
B1	Walk-in wardrobe	1.000	2.400	1.800		4.32	m²
B1	Bedroom 2	1.000	4.000	3.600		14.40	m²
B1	Bedroom 3	1.000	4.000	3.600		14.40	m²
B1	Family lounge	1.000	5.000	4.000		20.00	m²
B1	Landing / corridor	1.000	6.000	1.500		9.00	m²
	Total carried to Priced Takeoff					154.70	m²
B2 400 × 400 anti-slip ceramic floor tiles (m²)							
B2	Kitchen	1.000	4.200	3.600		15.12	m²
B2	Guest en-suite (GF)	1.000	2.400	1.800		4.32	m²

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B2	Guest WC (GF)	1.000	1.500	1.500		2.25	m²
B2	Master en-suite	1.000	3.000	2.400		7.20	m²
B2	Bedroom 2 en-suite	1.000	2.400	1.800		4.32	m²
B2	Bedroom 3 en-suite	1.000	2.400	1.800		4.32	m²
	Total carried to Priced Takeoff					37.53	m²
B3 Porcelain tiles to stair treads and risers (m²)							
B3	Treads 17 per flight × 2 flights	34.000	1.200	0.280		11.42	m²
B3	Risers	34.000	1.200	0.170		6.94	m²
B3	Half landing	1.000	2.400	1.200		2.88	m²
	Total carried to Priced Takeoff					21.24	m²
B4 Tile skirting 100 mm high (m)							
B4	Living room (less 1 door)	1.000	21.100			21.10	m
B4	Dining (less 1 door)	1.000	14.300			14.30	m
B4	Entrance lobby / hall (less 1 door)	1.000	12.300			12.30	m
B4	Guest bedroom (less 1 door)	1.000	14.300			14.30	m
B4	Store (less 1 door)	1.000	5.700			5.70	m
B4	Master bedroom (less 1 door)	1.000	17.500			17.50	m
B4	Walk-in wardrobe (less 1 door)	1.000	7.500			7.50	m
B4	Bedroom 2 (less 1 door)	1.000	14.300			14.30	m
B4	Bedroom 3 (less 1 door)	1.000	14.300			14.30	m
B4	Family lounge (less 1 door)	1.000	17.100			17.10	m
B4	Landing / corridor (less 1 door)	1.000	14.100			14.10	m
	Total carried to Priced Takeoff					152.50	m

C WALL TILES

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
C1 300 × 600 ceramic wall tiles, full height (2.4 m) to bathrooms (m²)							
C1	Guest en-suite (GF)	1.000	8.400		2.400	20.16	m²
C1	deduct door	-1.000	0.900		2.400	-2.16	m²
C1	Guest WC (GF)	1.000	6.000		2.400	14.40	m²
C1	deduct door	-1.000	0.900		2.400	-2.16	m²
C1	Master en-suite	1.000	10.800		2.400	25.92	m²
C1	deduct door	-1.000	0.900		2.400	-2.16	m²
C1	Bedroom 2 en-suite	1.000	8.400		2.400	20.16	m²
C1	deduct door	-1.000	0.900		2.400	-2.16	m²
C1	Bedroom 3 en-suite	1.000	8.400		2.400	20.16	m²
C1	deduct door	-1.000	0.900		2.400	-2.16	m²
C1	Deduct windows W2 (1 per bathroom)	-5.000	0.600		0.600	-1.80	m²
	Total carried to Priced Takeoff					88.20	m²
C2 Ceramic wall tiles to kitchen splashback 600 high (m²)							
C2	Worktop runs	1.000	9.000		0.600	5.40	m²
	Total carried to Priced Takeoff					5.40	m²
C3 Aluminium tile trim to external corners (m)							
C3	Bathroom window reveals and corners	1.000	36.000			36.00	m
	Total carried to Priced Takeoff					36.00	m

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