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House Takeoff — 4-Bedroom Duplex

Whole-building takeoff measured floor by floor

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

• Two storeys, 14.0 × 12.0 m external; 230 external walls (centreline girth 51.10 m), 150 internal walls 40 m (ground) and 44 m (first).

• 24 RC columns 230 × 230 on 1.2 × 1.2 m pad bases; strip footings under all walls.

• 150 mm suspended first-floor slab on 230 × 450 beams; stair void 4.8 × 2.4 m.

• Hip roof at 30° with 600 mm overhang (plan 15.2 × 13.2 m, slope factor 1.155).

• Each trade is measured in more detail in its own sample (Concrete & Rebar, Blockwork, Roofing, Tiling, Electrical, Plumbing).

SUMMARY BY ELEMENT

#	Element	Amount (₦)	% of total
1	A Substructure	₦12,416,897	17.2%
2	B Frame	₦19,932,632	27.5%
3	C Walls	₦6,169,821	8.5%
4	D Roof	₦8,878,903	12.3%
5	E Doors & windows	₦3,962,400	5.5%
6	F Finishes	₦15,992,810	22.1%
7	G Services	₦5,029,400	6.9%
	Measured work	**₦72,382,863**	

Measured work	₦72,382,863
Preliminaries (%)	5.0%
Preliminaries	₦3,619,143
Contingency (%)	5.0%
Contingency	₦3,800,100
VAT (%)	7.5%
VAT	₦5,985,158
TOTAL	**₦85,787,264**

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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.

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House Takeoff — 4-Bedroom Duplex

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

A SUBSTRUCTURE

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
A1	Excavate for column bases and strip footings, avg 1.2 m deep	113.99	m³	₦9,600	₦1,094,304
A2	Concrete 1:2:4 in bases and strips (incl. blinding)	23.03	m³	₦144,600	₦3,330,138
A3	225 blockwork to DPC, cores filled	95.66	m²	₦25,500	₦2,439,330
A4	Laterite filling, compacted	93.75	m³	₦11,400	₦1,068,750
A5	Anti-termite treatment and DPM	156.25	m²	₦2,000	₦312,500
A6	Ground floor slab 150 mm 1:2:4 with A142 mesh	156.25	m²	₦26,700	₦4,171,875
				Carried to summary	**₦12,416,897**

B FRAME

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
B1	RC columns 230 × 230, 1:2:4	8.19	m³	₦144,600	₦1,184,274
B2	RC beams and lintels	12.70	m³	₦144,600	₦1,836,420
B3	Suspended first-floor slab 150 mm	23.47	m³	₦144,600	₦3,393,762
B4	RC staircase, 2 flights and landing	2.68	m³	₦144,600	₦387,528
B5	Formwork to frame (see Concrete & Rebar sample for build-up)	366.24	m²	₦3,950	₦1,446,648
B6	Reinforcement, Y8–Y16 (see Concrete & Rebar sample)	5,842.00	kg	₦2,000	₦11,684,000
				Carried to summary	**₦19,932,632**

C WALLS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
C1	225 blockwork, external walls	257.19	m²	₦13,900	₦3,574,941
C2	150 blockwork, internal walls	221.76	m²	₦11,250	₦2,494,800
C3	225 parapet / balcony wall 1.0 m	7.20	m²	₦13,900	₦100,080
				Carried to summary	**₦6,169,821**

D ROOF

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
D1	Hardwood roof carcass, treated	231.74	m²	₦8,800	₦2,039,312

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D2	0.55 mm long-span aluminium sheets, ridge and hips	231.74	m²	₦10,250	₦2,375,335
D3	Fascia, gutters and downpipes	56.80	m	₦8,650	₦491,320
D4	POP ceiling with cornice	300.98	m²	₦13,200	₦3,972,936
				Carried to summary	**₦8,878,903**

E DOORS & WINDOWS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
E1	Steel security door 1200 × 2400	1.00	nr	₦211,200	₦211,200
E2	Panelled hardwood doors 900 × 2100	7.00	nr	₦86,400	₦604,800
E3	Flush doors to bathrooms 900 × 2100	10.00	nr	₦72,000	₦720,000
E4	Aluminium sliding glass doors	2.00	nr	₦230,400	₦460,800
E5	Aluminium windows 1500 × 1200 with burglar-proof	18.00	nr	₦97,800	₦1,760,400
E6	Aluminium windows 600 × 600	6.00	nr	₦34,200	₦205,200
				Carried to summary	**₦3,962,400**

F FINISHES

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
F1	Plaster to internal walls	695.31	m²	₦3,850	₦2,676,944
F2	Render to external walls	324.99	m²	₦4,450	₦1,446,206
F3	Screed and floor tiles (see Tiling sample)	300.98	m²	₦19,450	₦5,854,061
F4	Wall tiles to bathrooms and kitchen	108.60	m²	₦8,500	₦923,100
F5	Emulsion paint internally and textured paint externally	1,050.00	m²	₦4,850	₦5,092,500
				Carried to summary	**₦15,992,810**

G SERVICES

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
G1	Electrical installation (see Electrical sample)	142.00	point	₦19,100	₦2,712,200
G2	Sanitary fittings and plumbing (see Plumbing sample)	16.00	nr	₦85,200	₦1,363,200
G3	Septic tank, soakaway and overhead tank	1.00	item	₦954,000	₦954,000
				Carried to summary	**₦5,029,400**

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Dimensions — House Takeoff — 4-Bedroom Duplex

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

A SUBSTRUCTURE

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
A1 Excavate for column bases and strip footings, avg 1.2 m deep (m³)							
A1	Column bases	24.000	1.500	1.500	1.200	64.80	m³
A1	Strip footings — external	1.000	51.100	0.600	0.900	27.59	m³
A1	Strip footings — internal	1.000	40.000	0.600	0.900	21.60	m³
	Total carried to Priced Takeoff					113.99	m³
A2 Concrete 1:2:4 in bases and strips (incl. blinding) (m³)							
A2	Bases	24.000	1.200	1.200	0.350	12.10	m³
A2	Strips	1.000	91.100	0.600	0.200	10.93	m³
	Total carried to Priced Takeoff					23.03	m³
A3 225 blockwork to DPC, cores filled (m²)							
A3	External	1.000	51.100		1.050	53.66	m²
A3	Internal	1.000	40.000		1.050	42.00	m²
	Total carried to Priced Takeoff					95.66	m²
A4 Laterite filling, compacted (m³)							
A4	Ground floor	1.000	13.540	11.540	0.600	93.75	m³
	Total carried to Priced Takeoff					93.75	m³
A5 Anti-termite treatment and DPM (m²)							
A5	Ground floor	1.000	13.540	11.540		156.25	m²
	Total carried to Priced Takeoff					156.25	m²
A6 Ground floor slab 150 mm 1:2:4 with A142 mesh (m²)							
A6	Ground floor	1.000	13.540	11.540		156.25	m²
	Total carried to Priced Takeoff					156.25	m²

B FRAME

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
B1 RC columns 230 × 230, 1:2:4 (m³)							
B1	Ground floor	24.000	0.230	0.230	3.450	4.38	m³
B1	First floor	24.000	0.230	0.230	3.000	3.81	m³
	Total carried to Priced Takeoff					8.19	m³
B2 RC beams and lintels (m³)							
B2	First-floor beams 230 × 300 below slab	1.000	81.100	0.230	0.300	5.60	m³
B2	Roof ring beam 230 × 230	1.000	95.100	0.230	0.230	5.03	m³
B2	Lintels 230 × 150	1.000	60.000	0.230	0.150	2.07	m³
	Total carried to Priced Takeoff					12.70	m³
B3 Suspended first-floor slab 150 mm (m³)							
B3	Slab	1.000	14.000	12.000	0.150	25.20	m³
B3	Deduct stair void	-1.000	4.800	2.400	0.150	-1.73	m³

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	Total carried to Priced Takeoff					23.47	m³
B4 RC staircase, 2 flights and landing (m³)							
B4	Flights, waist + steps	2.000	3.600	1.200	0.260	2.25	m³
B4	Landing	1.000	2.400	1.200	0.150	0.43	m³
	Total carried to Priced Takeoff					2.68	m³
B5 Formwork to frame (see Concrete & Rebar sample for build-up) (m²)							
B5	Columns, 4 faces	96.000	0.230		3.220	71.10	m²
B5	Beams, sides + soffit	1.000	81.100	0.830		67.31	m²
B5	Slab soffit less void	1.000	14.000	12.000		168.00	m²
B5	Deduct stair void	-1.000	4.800	2.400		-11.52	m²
B5	Ring beam + lintels	1.000	155.100	0.460		71.35	m²
	Total carried to Priced Takeoff					366.24	m²
B6 Reinforcement, Y8–Y16 (see Concrete & Rebar sample) (kg)							
B6	Bases	1.000	422.000			422.00	kg
B6	Columns	1.000	1,380.000			1,380.00	kg
B6	Beams	1.000	1,010.000			1,010.00	kg
B6	Slab	1.000	2,210.000			2,210.00	kg
B6	Ring beam, lintels, stairs	1.000	820.000			820.00	kg
	Total carried to Priced Takeoff					5,842.00	kg

C WALLS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
C1 225 blockwork, external walls (m²)							
C1	Ground floor	1.000	51.100		3.000	153.30	m²
C1	First floor	1.000	51.100		3.000	153.30	m²
C1	Deduct front door D1	-1.000	1.200		2.400	-2.88	m²
C1	Deduct kitchen door D2	-1.000	0.900		2.100	-1.89	m²
C1	Deduct patio sliding door SD1	-1.000	2.400		2.400	-5.76	m²
C1	Deduct windows W1	-8.000	1.500		1.200	-14.40	m²
C1	Deduct windows W2	-2.000	0.600		0.600	-0.72	m²
C1	Deduct balcony door SD2	-1.000	1.800		2.400	-4.32	m²
C1	Deduct windows W1	-10.000	1.500		1.200	-18.00	m²
C1	Deduct windows W2	-4.000	0.600		0.600	-1.44	m²
	Total carried to Priced Takeoff					257.19	m²
C2 150 blockwork, internal walls (m²)							
C2	Ground floor	1.000	40.000		3.000	120.00	m²
C2	First floor	1.000	44.000		3.000	132.00	m²
C2	Deduct doors	-16.000	0.900		2.100	-30.24	m²
	Total carried to Priced Takeoff					221.76	m²
C3 225 parapet / balcony wall 1.0 m (m²)							
C3	Balcony	1.000	7.200		1.000	7.20	m²
	Total carried to Priced Takeoff					7.20	m²

D ROOF

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Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
D1 Hardwood roof carcass, treated (m²)							
D1	Hip roof, plan 15.2 × 13.2 × slope factor 1.155 (30°)	1.000	15.200	13.200	1.155	231.74	m²
	Total carried to Priced Takeoff					231.74	m²
D2 0.55 mm long-span aluminium sheets, ridge and hips (m²)							
D2	Roof slope area	1.000	15.200	13.200	1.155	231.74	m²
	Total carried to Priced Takeoff					231.74	m²
D3 Fascia, gutters and downpipes (m)							
D3	Eaves perimeter	2.000	28.400			56.80	m
	Total carried to Priced Takeoff					56.80	m
D4 POP ceiling with cornice (m²)							
D4	Ground floor	1.000	13.540	11.540		156.25	m²
D4	First floor	1.000	13.540	11.540		156.25	m²
D4	Deduct stair void	-1.000	4.800	2.400		-11.52	m²
	Total carried to Priced Takeoff					300.98	m²

E DOORS & WINDOWS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
E1 Steel security door 1200 × 2400 (nr)							
E1	Front entrance	1.000				1.00	nr
	Total carried to Priced Takeoff					1.00	nr
E2 Panelled hardwood doors 900 × 2100 (nr)							
E2	Kitchen (external)	1.000				1.00	nr
E2	Bedrooms	4.000				4.00	nr
E2	Store / lounge	2.000				2.00	nr
	Total carried to Priced Takeoff					7.00	nr
E3 Flush doors to bathrooms 900 × 2100 (nr)							
E3	Bathrooms / WC	10.000				10.00	nr
	Total carried to Priced Takeoff					10.00	nr
E4 Aluminium sliding glass doors (nr)							
E4	Patio SD1	1.000				1.00	nr
E4	Balcony SD2	1.000				1.00	nr
	Total carried to Priced Takeoff					2.00	nr
E5 Aluminium windows 1500 × 1200 with burglar-proof (nr)							
E5	Ground floor	8.000				8.00	nr
E5	First floor	10.000				10.00	nr
	Total carried to Priced Takeoff					18.00	nr
E6 Aluminium windows 600 × 600 (nr)							
E6	Ground floor	2.000				2.00	nr
E6	First floor	4.000				4.00	nr
	Total carried to Priced Takeoff					6.00	nr

F FINISHES

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

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F1 Plaster to internal walls (m²)							
F1	External walls inside face, both floors	2.000	50.200		3.000	301.20	m²
F1	Internal walls both faces	2.000	84.000		3.000	504.00	m²
F1	Deduct doors both faces	-32.000	0.900		2.100	-60.48	m²
F1	Deduct front door D1	-1.000	1.200		2.400	-2.88	m²
F1	Deduct kitchen door D2	-1.000	0.900		2.100	-1.89	m²
F1	Deduct patio sliding door SD1	-1.000	2.400		2.400	-5.76	m²
F1	Deduct windows W1	-8.000	1.500		1.200	-14.40	m²
F1	Deduct windows W2	-2.000	0.600		0.600	-0.72	m²
F1	Deduct balcony door SD2	-1.000	1.800		2.400	-4.32	m²
F1	Deduct windows W1	-10.000	1.500		1.200	-18.00	m²
F1	Deduct windows W2	-4.000	0.600		0.600	-1.44	m²
	Total carried to Priced Takeoff					695.31	m²
F2 Render to external walls (m²)							
F2	External face, full height incl. plinth	1.000	52.000		7.200	374.40	m²
F2	Deduct front door D1	-1.000	1.200		2.400	-2.88	m²
F2	Deduct kitchen door D2	-1.000	0.900		2.100	-1.89	m²
F2	Deduct patio sliding door SD1	-1.000	2.400		2.400	-5.76	m²
F2	Deduct windows W1	-8.000	1.500		1.200	-14.40	m²
F2	Deduct windows W2	-2.000	0.600		0.600	-0.72	m²
F2	Deduct balcony door SD2	-1.000	1.800		2.400	-4.32	m²
F2	Deduct windows W1	-10.000	1.500		1.200	-18.00	m²
F2	Deduct windows W2	-4.000	0.600		0.600	-1.44	m²
	Total carried to Priced Takeoff					324.99	m²
F3 Screed and floor tiles (see Tiling sample) (m²)							
F3	Ground floor	1.000	13.540	11.540		156.25	m²
F3	First floor	1.000	13.540	11.540		156.25	m²
F3	Deduct stair void	-1.000	4.800	2.400		-11.52	m²
	Total carried to Priced Takeoff					300.98	m²
F4 Wall tiles to bathrooms and kitchen (m²)							
F4	Bathrooms to 2.4 m (5 nr, avg girth 8.6 m)	5.000	8.600		2.400	103.20	m²
F4	Kitchen splashback	1.000	9.000		0.600	5.40	m²
	Total carried to Priced Takeoff					108.60	m²
F5 Emulsion paint internally and textured paint externally (m²)							
F5	Internal walls (as F1, approx.)	1.000	720.000			720.00	m²
F5	External walls (as F2, approx.)	1.000	330.000			330.00	m²
	Total carried to Priced Takeoff					1,050.00	m²

G SERVICES

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
G1 Electrical installation (see Electrical sample) (point)							
G1	Lighting, sockets, switches, AC points	1.000	142.000			142.00	point
	Total carried to Priced Takeoff					142.00	point

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G2 Sanitary fittings and plumbing (see Plumbing sample) (nr)							
G2	Fittings	1.000	16.000			16.00	nr
	Total carried to Priced Takeoff					16.00	nr
G3 Septic tank, soakaway and overhead tank (item)							
G3	External	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item

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