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Plumbing & Drainage Takeoff — Duplex

Fittings counted by bathroom; pipework in metres from tank, stacks and manholes

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

• Gravity down-feed from a 2,000 L overhead tank; PPR pipework concealed in walls.

• 4 en-suites with showers + 1 guest WC; storage water heaters to each shower.

• Soil stacks inside ducts to 4 manholes, 150 mm uPVC drain to a septic tank and soakaway at the rear.

• Borehole drilling is excluded — see the External Works sample.

SUMMARY BY ELEMENT

#	Element	Amount (₦)	% of total
1	A Sanitary fittings	₦1,111,200	25.6%
2	B Water supply pipework	₦876,850	20.2%
3	C Soil & waste	₦385,800	8.9%
4	D Drainage & storage	₦1,889,000	43.6%
5	E Testing	₦72,000	1.7%
	Measured work	**₦4,334,850**	

Measured work	₦4,334,850
Preliminaries (%)	5.0%
Preliminaries	₦216,743
Contingency (%)	5.0%
Contingency	₦227,580
VAT (%)	7.5%
VAT	₦358,438
TOTAL	**₦5,137,610**

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

A SANITARY FITTINGS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
A1	Close-coupled WC suite with seat, cistern and flexible connector	5.00	nr	₦75,600	₦378,000
A2	Wash hand basin on pedestal with pillar taps and waste	5.00	nr	₦48,000	₦240,000
A3	Shower set with thermostatic mixer, tray / floor waste	4.00	nr	₦70,800	₦283,200
A4	Stainless steel double-bowl kitchen sink with mixer	1.00	nr	₦75,600	₦75,600
A5	Floor trap with grating	7.00	nr	₦15,600	₦109,200
A6	External bib tap	2.00	nr	₦12,600	₦25,200
				Carried to summary	**₦1,111,200**

B WATER SUPPLY PIPEWORK

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
B1	PPR pipe 25 mm, main from overhead tank to risers	37.00	m	₦3,100	₦114,700
B2	PPR pipe 20 mm, cold branches to fittings	81.00	m	₦2,150	₦174,150
B3	PPR pipe 20 mm, hot branches from heaters	36.00	m	₦2,150	₦77,400
B4	Gate valves / stop valves	7.00	nr	₦7,800	₦54,600
B5	Storage water heater 50 L, fixed (excl. electrical point)	4.00	nr	₦114,000	₦456,000
				Carried to summary	**₦876,850**

C SOIL & WASTE

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
C1	110 mm uPVC soil pipe incl. fittings	44.50	m	₦5,400	₦240,300
C2	50 mm uPVC waste pipe incl. traps	42.00	m	₦2,650	₦111,300
C3	Vent pipe 50 mm above eaves with cowl	3.00	nr	₦11,400	₦34,200
				Carried to summary	**₦385,800**

D DRAINAGE & STORAGE

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)

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D1	Excavate drain trench avg 750 deep, lay 150 uPVC drain, backfill	26.00	m	₦12,100	₦314,600
D2	Inspection manhole 600 × 600 × 900, blockwork, rendered, with cover	4.00	nr	₦102,000	₦408,000
D3	Septic tank, 2-chamber, built in situ	1.00	item	₦696,000	₦696,000
D4	Soakaway pit with filter and cover slab	1.00	item	₦144,000	₦144,000
D5	2,000 L polyethylene tank on steel stand	1.00	nr	₦182,400	₦182,400
D6	1 HP surface pumping machine with float switch	1.00	nr	₦144,000	₦144,000
				Carried to summary	**₦1,889,000**

E TESTING

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
E1	Pressure-test supply, test drains, disinfect and commission	1.00	item	₦72,000	₦72,000
				Carried to summary	**₦72,000**

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Dimensions — Plumbing & Drainage Takeoff — Duplex

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

A SANITARY FITTINGS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
A1 Close-coupled WC suite with seat, cistern and flexible connector (nr)							
A1	Guest en-suite	1.000				1.00	nr
A1	Guest WC	1.000				1.00	nr
A1	Master en-suite	1.000				1.00	nr
A1	Bedroom 2 & 3 en-suites	2.000				2.00	nr
	Total carried to Priced Takeoff					5.00	nr
A2 Wash hand basin on pedestal with pillar taps and waste (nr)							
A2	En-suites	4.000				4.00	nr
A2	Guest WC	1.000				1.00	nr
	Total carried to Priced Takeoff					5.00	nr
A3 Shower set with thermostatic mixer, tray / floor waste (nr)							
A3	En-suites	4.000				4.00	nr
	Total carried to Priced Takeoff					4.00	nr
A4 Stainless steel double-bowl kitchen sink with mixer (nr)							
A4	Kitchen	1.000				1.00	nr
	Total carried to Priced Takeoff					1.00	nr
A5 Floor trap with grating (nr)							
A5	Bathrooms / WC	5.000				5.00	nr
A5	Kitchen / laundry	2.000				2.00	nr
	Total carried to Priced Takeoff					7.00	nr
A6 External bib tap (nr)							
A6	Front and rear	2.000				2.00	nr
	Total carried to Priced Takeoff					2.00	nr

B WATER SUPPLY PIPEWORK

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
B1 PPR pipe 25 mm, main from overhead tank to risers (m)							
B1	Tank to ground, down-feed	1.000	9.000			9.00	m
B1	Horizontal mains	1.000	28.000			28.00	m
	Total carried to Priced Takeoff					37.00	m
B2 PPR pipe 20 mm, cold branches to fittings (m)							
B2	Per fitting avg 4.5 m	18.000	4.500			81.00	m
	Total carried to Priced Takeoff					81.00	m
B3 PPR pipe 20 mm, hot branches from heaters (m)							
B3	Showers + basins + sink	9.000	4.000			36.00	m
	Total carried to Priced Takeoff					36.00	m
B4 Gate valves / stop valves (nr)							

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B4	Isolation per bathroom + kitchen + main	7.000				7.00	nr
	Total carried to Priced Takeoff					7.00	nr
B5 Storage water heater 50 L, fixed (excl. electrical point) (nr)							
B5	Bathrooms with shower	4.000				4.00	nr
	Total carried to Priced Takeoff					4.00	nr

C SOIL & WASTE

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
C1 110 mm uPVC soil pipe incl. fittings (m)							
C1	Stacks from first floor	3.000	7.500			22.50	m
C1	Ground floor branches to manholes	1.000	22.000			22.00	m
	Total carried to Priced Takeoff					44.50	m
C2 50 mm uPVC waste pipe incl. traps (m)							
C2	Basin, shower, sink and floor-trap wastes	14.000	3.000			42.00	m
	Total carried to Priced Takeoff					42.00	m
C3 Vent pipe 50 mm above eaves with cowl (nr)							
C3	Each stack	3.000				3.00	nr
	Total carried to Priced Takeoff					3.00	nr

D DRAINAGE & STORAGE

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
D1 Excavate drain trench avg 750 deep, lay 150 uPVC drain, backfill (m)							
D1	Manholes to septic tank	1.000	26.000			26.00	m
	Total carried to Priced Takeoff					26.00	m
D2 Inspection manhole 600 × 600 × 900, blockwork, rendered, with cover (nr)							
D2	At junctions and changes of direction	4.000				4.00	nr
	Total carried to Priced Takeoff					4.00	nr
D3 Septic tank, 2-chamber, built in situ (item)							
D3	Rear of plot	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
D4 Soakaway pit with filter and cover slab (item)							
D4	Rear of plot	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
D5 2,000 L polyethylene tank on steel stand (nr)							
D5	Tank stand	1.000				1.00	nr
	Total carried to Priced Takeoff					1.00	nr
D6 1 HP surface pumping machine with float switch (nr)							
D6	Borehole / well to tank	1.000				1.00	nr
	Total carried to Priced Takeoff					1.00	nr

E TESTING

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
E1 Pressure-test supply, test drains, disinfect and commission (item)							

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E1	Whole installation	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item

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