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Roof Carpentry & Timber Takeoff — Hip Roof Bungalow

Members scheduled piece by piece in metres; rates are per metre of member

Project	4-bedroom bungalow (example)
Location	Lugbe, Abuja
Client	Mr & Mrs Adeyemi (example)
Floor area	165 m² (16.5 × 10.0 m)
Prepared by	Example QS (sample)
Rates as at	Oct 2026 · Lugbe, Abuja

BASIS OF MEASUREMENT

• Hip roof over 16.5 × 10.0 m bungalow, 25° pitch, 600 mm overhang (plan 17.7 × 11.2 m), ridge 6.5 m, hips 8.4 m.

• Common rafter length = half span 5.6 m ÷ cos 25° + overhang ≈ 6.2 m; jack rafters averaged.

• Rates per metre are for hardwood priced per 12 ft (3.6 m) length of 2" × 4"; 2" × 6" at 1.5× and 2" × 3" at 0.75×, plus 10% cutting waste and fixing.

• To order: divide metres by 3.6 for the number of 12 ft lengths (e.g. 2" × 4" total ÷ 3.6).

SUMMARY BY ELEMENT

#	Element	Amount (₦)	% of total
1	A Roof members (hardwood, treated)	₦2,704,105	83.5%
2	B Fixings & treatment	₦535,939	16.5%
	Measured work	**₦3,240,044**	

Measured work	₦3,240,044
Contingency (%)	5.0%
Contingency	₦162,002
VAT (%)	7.5%
VAT	₦255,153
TOTAL	**₦3,657,200**

Rates are Lugbe, Abuja 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 ROOF MEMBERS (HARDWOOD, TREATED)

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
A1	2" × 4" wall plate, bedded and strapped to ring beam	74.10	m	₦1,800	₦133,380
A2	2" × 4" common rafters @ 600 centres	513.60	m	₦1,800	₦924,480
A3	2" × 6" hip rafters	33.60	m	₦2,550	₦85,680
A4	2" × 6" ridge board	6.50	m	₦2,550	₦16,575
A5	2" × 4" collar ties and struts	106.80	m	₦1,800	₦192,240
A6	2" × 3" purlins / battens for long-span sheets @ 900	326.20	m	₦1,400	₦456,680
A7	2" × 3" ceiling noggins @ 600 both ways	540.25	m	₦1,400	₦756,350
A8	1" × 10" fascia board, planed	57.80	m	₦2,400	₦138,720
				Carried to summary	**₦2,704,105**

B FIXINGS & TREATMENT

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
B1	Anti-termite / preservative treatment, brushed 2 coats	218.66	m²	₦720	₦157,435
B2	Nails, assorted	26.24	kg	₦2,100	₦55,104
B3	Galvanised hurricane straps / wall-plate anchors	44.00	nr	₦1,650	₦72,600
B4	Carpenter and labourer — erecting roof (carpentry gang)	12.00	day	₦20,900	₦250,800
				Carried to summary	**₦535,939**

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Dimensions — Roof Carpentry & Timber Takeoff — Hip Roof Bungalow

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

A ROOF MEMBERS (HARDWOOD, TREATED)

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
A1	**2" × 4" wall plate, bedded and strapped to ring beam (m)**						
A1	External walls	1.000	52.100			52.10	m
A1	Internal load-bearing walls	1.000	22.000			22.00	m
	Total carried to Priced Takeoff					74.10	m
A2	**2" × 4" common rafters @ 600 centres (m)**						
A2	Long sides (17.7 m ÷ 0.6 + 1) × 2	62.000	6.200			384.40	m
A2	Short sides, jack rafters (avg length)	38.000	3.400			129.20	m
	Total carried to Priced Takeoff					513.60	m
A3	**2" × 6" hip rafters (m)**						
A3	Hips	4.000	8.400			33.60	m
	Total carried to Priced Takeoff					33.60	m
A4	**2" × 6" ridge board (m)**						
A4	Ridge	1.000	6.500			6.50	m
	Total carried to Priced Takeoff					6.50	m
A5	**2" × 4" collar ties and struts (m)**						
A5	Collar ties, every 3rd rafter pair	11.000	4.800			52.80	m
A5	Struts to internal walls	30.000	1.800			54.00	m
	Total carried to Priced Takeoff					106.80	m
A6	**2" × 3" purlins / battens for long-span sheets @ 900 (m)**						
A6	Long slopes, 7 rows	14.000	17.700			247.80	m
A6	Hip ends, 7 rows (avg length)	14.000	5.600			78.40	m
	Total carried to Priced Takeoff					326.20	m
A7	**2" × 3" ceiling noggins @ 600 both ways (m)**						
A7	Joists one way	28.000	9.550			267.40	m
A7	Cross noggins	17.000	16.050			272.85	m
	Total carried to Priced Takeoff					540.25	m
A8	**1" × 10" fascia board, planed (m)**						
A8	Eaves perimeter	2.000	28.900			57.80	m
	Total carried to Priced Takeoff					57.80	m

B FIXINGS & TREATMENT

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
B1	**Anti-termite / preservative treatment, brushed 2 coats (m²)**						
B1	Roof slope area (as sheeting)	1.000	17.700	11.200	1.103	218.66	m²
	Total carried to Priced Takeoff					218.66	m²
B2	**Nails, assorted (kg)**						

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B2	About 0.12 kg per m² of roof	1.000	218.700	0.120		26.24	kg
	Total carried to Priced Takeoff					26.24	kg
B3 Galvanised hurricane straps / wall-plate anchors (nr)							
B3	@ 1.2 m along wall plate	1.000	44.000			44.00	nr
	Total carried to Priced Takeoff					44.00	nr
B4 Carpenter and labourer — erecting roof (carpentry gang) (day)							
B4	Gang of 1 carpenter + 2 labourers	1.000	12.000			12.00	day
	Total carried to Priced Takeoff					12.00	day

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