Roofing & Rainwater Goods Takeoff — Duplex

Sheet area on the slope, linear items at eaves, ridges and hips

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

• Hip roof over 14.0 × 12.0 m, 30° pitch, 600 mm overhang → plan 15.2 × 13.2 m. Slope factor 1 ÷ cos 30° = 1.155.

• Sheets 0.55 mm long-span aluminium, priced per 3 m × 0.9 m sheet in the rate table; 10% added for side and end laps.

• Hip length on slope ≈ 10.1 m; eaves 7.6 m above ground for downpipes and scaffold.

• Roof timber is in the House Takeoff sample.

SUMMARY BY ELEMENT

#	Element	Amount (₦)	% of total
1	A Roof covering	₦3,150,468	63.3%
2	B Eaves, fascia & soffit	₦337,424	6.8%
3	C Rainwater goods	₦799,680	16.1%
4	D Access	₦690,688	13.9%
	Measured work	**₦4,978,260**	

Measured work	₦4,978,260
Preliminaries (%)	5.0%
Preliminaries	₦248,913
Contingency (%)	5.0%
Contingency	₦261,359
VAT (%)	7.5%
VAT	₦411,640
TOTAL	**₦5,900,172**

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.
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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 COVERING

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
A1	0.55 mm long-span aluminium roofing sheets, fixed with J-bolts and washers	231.74	m²	₦9,450	₦2,189,943
A2	0.55 mm aluminium sheets to porch canopy	9.94	m²	₦9,450	₦93,933
A3	Ridge capping	2.00	m	₦5,400	₦10,800
A4	Hip capping	40.40	m	₦5,400	₦218,160
A5	Valley / abutment flashing	4.00	m	₦7,200	₦28,800
A6	J-bolts / roofing screws with washers	1,449.60	nr	₦420	₦608,832
				Carried to summary	**₦3,150,468**

B EAVES, FASCIA & SOFFIT

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
B1	1" × 10" hardwood fascia board, painted	65.60	m	₦2,650	₦173,840
B2	PVC soffit to 600 overhang	34.08	m²	₦4,800	₦163,584
				Carried to summary	**₦337,424**

C RAINWATER GOODS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
C1	Aluminium eaves gutter with brackets	60.80	m	₦6,000	₦364,800
C2	Aluminium downpipes 75 mm	48.60	m	₦5,400	₦262,440
C3	Gutter outlets with strainers	7.00	nr	₦9,000	₦63,000
C4	Fixing gutters, downpipes and outlets (labour)	60.80	m	₦1,800	₦109,440
				Carried to summary	**₦799,680**

D ACCESS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
D1	Bamboo scaffold to eaves for roofing and gutter fixing, 3 weeks	431.68	m²	₦1,600	₦690,688
				Carried to summary	**₦690,688**

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Dimensions — Roofing & Rainwater Goods Takeoff — Duplex

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

A ROOF COVERING

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
A1 0.55 mm long-span aluminium roofing sheets, fixed with J-bolts and washers (m²)							
A1	Hip roof plan 15.2 × 13.2 m × slope factor 1.155 (30°)	1.000	15.200	13.200	1.155	231.74	m²
	Total carried to Priced Takeoff					231.74	m²
A2 0.55 mm aluminium sheets to porch canopy (m²)							
A2	Porch, lean-to at 15°	1.000	4.000	2.400	1.035	9.94	m²
	Total carried to Priced Takeoff					9.94	m²
A3 Ridge capping (m)							
A3	Main ridge (15.2 − 13.2)	1.000	2.000			2.00	m
	Total carried to Priced Takeoff					2.00	m
A4 Hip capping (m)							
A4	Hips: plan 9.33 m, rise 3.81 m → 10.1 m on slope	4.000	10.100			40.40	m
	Total carried to Priced Takeoff					40.40	m
A5 Valley / abutment flashing (m)							
A5	Porch abutment to wall	1.000	4.000			4.00	m
	Total carried to Priced Takeoff					4.00	m
A6 J-bolts / roofing screws with washers (nr)							
A6	About 6 per m² of sheeting (A1 + A2)	1.000	241.600	6.000		1,449.60	nr
	Total carried to Priced Takeoff					1,449.60	nr

B EAVES, FASCIA & SOFFIT

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
B1 1" × 10" hardwood fascia board, painted (m)							
B1	Eaves perimeter	2.000	28.400			56.80	m
B1	Porch	1.000	8.800			8.80	m
	Total carried to Priced Takeoff					65.60	m
B2 PVC soffit to 600 overhang (m²)							
B2	Eaves perimeter × width	2.000	28.400	0.600		34.08	m²
	Total carried to Priced Takeoff					34.08	m²

C RAINWATER GOODS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
C1 Aluminium eaves gutter with brackets (m)							
C1	Eaves perimeter	2.000	28.400			56.80	m
C1	Porch	1.000	4.000			4.00	m

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	Total carried to Priced Takeoff					60.80	m
C2 Aluminium downpipes 75 mm (m)							
C2	Corners + mid-points, 7.6 m drop	6.000	7.600			45.60	m
C2	Porch	1.000	3.000			3.00	m
	Total carried to Priced Takeoff					48.60	m
C3 Gutter outlets with strainers (nr)							
C3	One per downpipe	7.000				7.00	nr
	Total carried to Priced Takeoff					7.00	nr
C4 Fixing gutters, downpipes and outlets (labour) (m)							
C4	Length of gutter	2.000	28.400			56.80	m
C4	Porch	1.000	4.000			4.00	m
	Total carried to Priced Takeoff					60.80	m

D ACCESS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
D1 Bamboo scaffold to eaves for roofing and gutter fixing, 3 weeks (m²)							
D1	Elevation girth × eaves height	1.000	56.800		7.600	431.68	m²
	Total carried to Priced Takeoff					431.68	m²

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