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Waterproofing, Damp-Proofing & Sealants Takeoff

Area items in m² (upstands included), joints and DPC in linear metres

Project	Block of 6 × 3-bedroom flats, G+2 (example)
Location	Rumuola, Port Harcourt
Client	Greenfield Homes Ltd (example)
Floor area	972 m² (24.0 × 13.5 m × 3 floors)
Prepared by	Example QS (sample)
Rates as at	Oct 2026 · Rumuola, Port Harcourt

BASIS OF MEASUREMENT

• G+2 block of six flats 24.0 × 13.5 m with pitched roof over the flats and a flat concrete roof over the stairwell.

• Every flat has 2 bathrooms 2.4 × 1.8 m, a kitchen 3.6 × 3.0 m and a balcony 3.6 × 1.5 m.

• Membranes measured on plan + upstands; no allowance for laps (included in the rate).

• Sealants measured on the perimeter of each frame — window and door sizes as the Doors & Windows sample.

SUMMARY BY ELEMENT

#	Element	Amount (₦)	% of total
1	A Below ground	₦700,676	23.2%
2	B Roofs & balconies	₦863,349	28.6%
3	C Wet areas	₦788,544	26.1%
4	D Sealants	₦666,900	22.1%
	Measured work	**₦3,019,469**	

Measured work	₦3,019,469
Preliminaries (%)	5.0%
Preliminaries	₦150,973
Contingency (%)	5.0%
Contingency	₦158,522
VAT (%)	7.5%
VAT	₦249,672
TOTAL	**₦3,578,637**

Rates are Rumuola, Port Harcourt 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 BELOW GROUND

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
A1	Polythene DPM 1000 gauge under ground floor slab, lapped 300	307.33	m²	₦950	₦291,964
A2	Bituminous DPC to walls at DPC level	170.10	m	₦1,500	₦255,150
A3	Two coats bitumen paint to external face of foundation blockwork	78.75	m²	₦1,950	₦153,563
				Carried to summary	**₦700,676**

B ROOFS & BALCONIES

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
B1	Torch-on bituminous membrane 4 mm, on primer, to flat roof over stairwell	27.00	m²	₦6,800	₦183,600
B2	Liquid membrane to balconies, under tiles, with 150 upstand	38.34	m²	₦4,850	₦185,949
B3	Concrete parapet gutter: membrane lining and outlet	48.00	m	₦8,100	₦388,800
B4	Water-tank stand slab: membrane and protection screed	10.00	m²	₦10,500	₦105,000
				Carried to summary	**₦863,349**

C WET AREAS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
C1	Cementitious waterproof coating to bathroom floors, 2 coats	51.84	m²	₦4,100	₦212,544
C2	Waterproof coating to shower walls up to 1.8 m	51.84	m²	₦4,100	₦212,544
C3	Waterproof tape at floor / wall junctions and pipe penetrations	100.80	m	₦970	₦97,776
C4	Waterproof coating to kitchen floor	64.80	m²	₦4,100	₦265,680
				Carried to summary	**₦788,544**

D SEALANTS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
D1	Silicone sealant round window frames, external	270.00	m	₦1,200	₦324,000

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D2	Silicone sealant round door frames, external	70.20	m	₦1,200	₦84,240
D3	Sanitary silicone round baths, basins, sinks and tile junctions	108.00	m	₦970	₦104,760
D4	Polysulphide sealant to movement joint in slab	40.50	m	₦3,800	₦153,900
				Carried to summary	**₦666,900**

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Dimensions — Waterproofing, Damp-Proofing & Sealants Takeoff

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

A BELOW GROUND

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
A1 Polythene DPM 1000 gauge under ground floor slab, lapped 300 (m²)							
A1	Ground floor	1.000	23.550	13.050		307.33	m²
	Total carried to Priced Takeoff					307.33	m²
A2 Bituminous DPC to walls at DPC level (m)							
A2	External walls 225	1.000	74.100			74.10	m
A2	Internal walls	1.000	96.000			96.00	m
	Total carried to Priced Takeoff					170.10	m
A3 Two coats bitumen paint to external face of foundation blockwork (m²)							
A3	Perimeter, 1.05 m high	1.000	75.000		1.050	78.75	m²
	Total carried to Priced Takeoff					78.75	m²

B ROOFS & BALCONIES

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
B1 Torch-on bituminous membrane 4 mm, on primer, to flat roof over stairwell (m²)							
B1	Stairwell roof	1.000	4.000	6.000		24.00	m²
B1	Upturns 150 mm	1.000	20.000	0.150		3.00	m²
	Total carried to Priced Takeoff					27.00	m²
B2 Liquid membrane to balconies, under tiles, with 150 upstand (m²)							
B2	Balconies 3.6 × 1.5	6.000	3.600	1.500		32.40	m²
B2	Upstands	6.000	6.600	0.150		5.94	m²
	Total carried to Priced Takeoff					38.34	m²
B3 Concrete parapet gutter: membrane lining and outlet (m)							
B3	Front and rear parapet gutters	2.000	24.000			48.00	m
	Total carried to Priced Takeoff					48.00	m
B4 Water-tank stand slab: membrane and protection screed (m²)							
B4	Tank stand	1.000	4.000	2.500		10.00	m²
	Total carried to Priced Takeoff					10.00	m²

C WET AREAS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
C1 Cementitious waterproof coating to bathroom floors, 2 coats (m²)							
C1	2 bathrooms per flat × 6	12.000	2.400	1.800		51.84	m²
	Total carried to Priced Takeoff					51.84	m²
C2 Waterproof coating to shower walls up to 1.8 m (m²)							
C2	Shower area per bathroom	12.000	2.400		1.800	51.84	m²

	Total carried to Priced Takeoff					51.84	m²
C3 Waterproof tape at floor / wall junctions and pipe penetrations (m)							
C3	Per bathroom	12.000	8.400			100.80	m
	Total carried to Priced Takeoff					100.80	m
C4 Waterproof coating to kitchen floor (m²)							
C4	Kitchen per flat	6.000	3.600	3.000		64.80	m²
	Total carried to Priced Takeoff					64.80	m²

D SEALANTS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
D1 Silicone sealant round window frames, external (m)							
D1	W1 perimeter 5.4 m	42.000	5.400			226.80	m
D1	W2 perimeter 2.4 m	18.000	2.400			43.20	m
	Total carried to Priced Takeoff					270.00	m
D2 Silicone sealant round door frames, external (m)							
D2	Balcony doors	6.000	6.600			39.60	m
D2	Service doors	6.000	5.100			30.60	m
	Total carried to Priced Takeoff					70.20	m
D3 Sanitary silicone round baths, basins, sinks and tile junctions (m)							
D3	Per bathroom	12.000	6.000			72.00	m
D3	Kitchen worktop	6.000	6.000			36.00	m
	Total carried to Priced Takeoff					108.00	m
D4 Polysulphide sealant to movement joint in slab (m)							
D4	Joint between stair core and flats, each floor	3.000	13.500			40.50	m
	Total carried to Priced Takeoff					40.50	m

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