

Sample job: single-storey residence

Basis of quantities · Balance-of-house takeoff · 3 bed + attached garage, 154 m² over framing

Prepared by Keegan Payne, Head of TQS Services

Issued with the sample pack: marked-up plans, material schedule and pricing

HOW TO READ THIS

What was measured, and the basis it was worked on

A basis of quantities goes out with every TQS Services job. This one sits behind the sample job in the marked-up plans and material schedule pack. It sets out what was measured off the plans, what is excluded, and the basis the lines were worked on. Nothing here is a factor or a guess. If a line could not be measured off the plans it is listed as an allowance, or left out, and says so.

154.11 m²

FLOOR AREA OVER
FRAMING · 12 CORNERS

78.34 m²

AAC PANEL, NET OF
OPENINGS

16

MEASUREMENT LAYERS
MARKED UP

75

LINES IN THE MATERIAL
SCHEDULE

1

Scope tags

These notes and exclusions apply to the quantities for this job.

Notes

AAC panel is carried as a measured area for the panel supplier to price. The hidden cladding zones behind the roofline are measured and included.

Insulation is carried as supply in packs, with install as its own per m² line for walls and ceilings.

Allowed for an Orca wireless interlinked smoke alarm kit, 7 alarms and 1 thermal. Edit the count to the electrical layout if it differs.

Allowed for a letterbox and stand, and a Retractable 40 clothesline with mount bar, post pack and 3 bags of rapid-set cement.

Allowed for penetration seals: 2 at 1 to 75 mm and 1 at 85 to 170 mm.

Allowed for 4 rolls of dry-fix DPC, where fixings are supplied.

Exclusions

AAC panel supply. Priced separately; the area is given for the panel supplier.

Foundations and framing.

Roofing.

Joinery.

Services and fit-out.

Tiling and painting.

External works.

Job and source documents

Job	Sample job. A real single-storey house, with the builder and site details removed for this sample.
Prepared for	Sample customer
Dwelling	Single-storey residence, 3 bed with attached garage, 154.11 m ² measured over framing. 75 mm AAC panel with a vertical Oblique weatherboard feature at the entry gable. 25° longrun roof. Wall height 2,400 mm.
Plans	Builder's working drawings. Floor plan, elevations and roof plan at 1:100, sections at 1:50.
Sheets measured	02 Floor Plan · 04 Elevations, North + East · 05 Elevations, South + West · 08 Roof Plan · Cross Section. Scale confirmed on every sheet before measuring.
Marked-up plans	All 16 measurement layers are drawn in the sample pack, pages 4 to 19, and can be re-measured from it.
Output	The 75-line material schedule on page 20 of the sample pack, in 10 sections. Item codes there are illustrative. On a live job every line comes back on your own product codes, with a CSV that imports into your system.
Quantities shown	Net measured quantities in the sell unit, rounded up to the next whole pack, sheet, roll or box where the product sells that way. No waste is included , so add your own allowance when ordering. Counted items are as counted.

Included

Only sections that produced a quantity on this job are listed. Quantities are in the material schedule.

Section	What was measured
01 Wraps and tapes	Masons Uni Plus wall underlay, 3 rolls, with wrap fixings at 2 per m ² of wrap; 22 moulded corner flashings; 75 mm and 150 mm flashing tape to the window and door openings (2 and 3 rolls); penetration seals; PEF backing rod in 12 mm and 15 mm; 2 three-packs of expanding foam and a foam gun cleaner; T-Rex17 8g × 75 structural screws at 10 per external window.
02 Soffits	HardieSoffit 4.5 mm eaves lining: 36.00 m ² in 600 mm and 2.16 m ² in 450 mm, with PVC jointers at one per sheet join (25 and 2), 3 packs of fibre-cement nails and sealant.
03 Cavity battens and cladding systems	7 Oblique weatherboards, 3000 × 200 × 14 mm, on 45 × 20 H3.1 cavity battens: 8.82 m at one per stud at 400 mm centres and 6.98 m framing the openings. Eaves mould 2.46 m, scribe to openings 5.54 m, scribe to masonry 5.30 m, Linea sill 1.44 m, 10 lengths of 3.0 m cavity closer, 2 rolls of corner flashing tape, stainless cladding screws in 65 mm and 75 mm, fibre-cement nails and sealant. 11.45 m of 180 × 30 fascia to the garage door head and jambs. AAC panel 75 mm as a measured area, 83.14 m ² .
04 Insulation	Pink Batts R2.6 Ultra to the walls (11 packs) and R3.6 Classic to the ceiling (21 packs). Install is carried per m ² : 98.26 m ² of wall and 154.11 m ² of ceiling.

Included

Section	What was measured
05 GIB and ceiling battens	Rondo 308 ceiling battens: 259.20 m in 4.8 m lengths, 215 clips at one per support crossing, 21 lengths of 3.0 m perimeter channel round the external wall ring and 54 jointers. 10 mm GIB Standard to walls (272.06 m ²) and 13 mm to ceilings (154.11 m ²); 10 mm GIB Aqualine to wet-area walls (43.91 m ²) and 13 mm to wet-area ceilings (10.45 m ²). Lining screws, adhesive, clouts and dry-fix DPC. A 600 × 600 ceiling access hatch.
06 Skirting and finishing	131.82 m of 60 × 12 mm bevelled MDF skirting, finishing brads, glue and abrasives.
07 Door hardware	5 passage sets and 4 privacy sets to the hinged internal doors, 2 cavity slider passage sets and 9 skirting-fix door stops.
08 Framing hardware and bracing	One 30 m strip brace coil. Framing nails at 6 per metre of wall and tool cleaner; 5 rolls of 90 mm bottom plate DPC; Hilti nails, washers and charges, 2 boxes of each; 10 bags of bottom plate screw bolts.
09 Roof and skylights	Valley boards: 28 m of 150 × 25 H4 merchantable rough-sawn timber. 4 boxes of purlin screws at 4.4 per m ² of raked roof.
10 Sundries	Letterbox and stand, Retractable 40 clothesline with mount bar, post pack and 3 bags of rapid-set cement, and an Orca wireless smoke alarm kit.

4

Not included

The exclusions under Scope tags apply. In addition:

Measured area only, priced by others

AAC panel 75 mm is in the schedule at 83.14 m² as a measured area. Supply is priced separately by the panel supplier, on their own rates, waste and conversions.

Not measured on a balance-of-house takeoff

This sample covers the measured scope in the schedule only. It does not include foundations, framing, roofing, joinery, services, fit-out, tiling, painting or external works. Those are priced separately, where they are priced at all.

5

Assumptions and basis

- **Drawings.** Builder's working drawings: floor plan, elevations and roof plan at 1:100, sections at 1:50. Every measurement was scaled off those drawings in TakeoffQS at the confirmed sheet scale. Nothing has been site measured.
- **Floor area and wall line.** 154.11 m² over framing, with the external wall line traced to the outside face of framing and 12 corners. This outline drives building wrap, wall lining, insulation, skirting, bottom plate fixings and the corner flashing count.

Assumptions and basis

- **Wall height.** Read off both sections: 2,380 mm on the ten wall lines drawn, confirmed at 2,400 mm. Every wall line is worked at the confirmed height.
- **Openings.** 13 window openings in plan with 14.81 m of window width. Window and door opening widths total 41.2 m. Doors are split by type: 2 external sliders, 2 external hinged doors, the sectional garage door, 9 internal hinged doors and 4 cavity and wardrobe sliders. Windows are picked up again in elevation for the flashing runs: 105.02 m of flashing perimeter and 37.65 m of jamb flashing.
- **Cladding.** Areas are net of openings. AAC panel is 78.34 m² net (120.8 m² gross) across all elevations. The two hidden cladding zones at the entry, HC-M1 and HC-S1, are measured on the elevations at 2.68 m². Oblique weatherboard is 6.22 m² gross and 3.28 m² net. The entry door and sidelight (2.65 m²) and the garage door (9.63 m²) come off the cladding area.
- **Roof.** The roof outline is 198.19 m² in plan and 209.26 m² on the slope at 25°, with a 64.27 m perimeter. It drives the purlin screws, strip brace and valley boards. Roofing itself is not in this scope.
- **Soffits.** Every eave is traced at its drawn width: 58.83 m at 600 mm and 3.28 m at the 450 mm gables, 36.77 m² measured. The schedule carries that as whole 2.4 m sheets.
- **Linings** are measured areas. Standard wall lining covers every standard-lined room including the garage. The bathroom and ensuite are isolated for Aqualine wet-area board.
- **Insulation** uses the template's default R-values: wall R2.6 and ceiling R3.6. **Flagged:** the consent documents show wall R2.8. Where a template default differs from the specification we flag it like this for you to confirm before ordering.
- **Waste** is not in the quantities. Where an allowance is wanted, the standing TakeoffQS allowance is 15% on supplied material and nil on installed-per-m² lines, lineal flashings and counted hardware.

6

Responsibility notes

These are the terms the quantities are supplied on.

- The quantities are a takeoff from the plan set stated above. They are not a site measure and make no allowance for site conditions, variations, substitutions or design changes made after that set.
- The customer checks quantities, products and pack sizes against its own supply arrangements before ordering. TQS Services, part of BuildFoundry, supplies measured quantities through TakeoffQS. Ordering, substitution and pricing decisions are the customer's.
- Measured-area-only lines are measured only. The supplier's own laying rates, waste and unit conversions apply.
- On a live job, products are those bound in the customer's TakeoffQS template. Any product swapped to suit stock is the customer's to confirm. Item codes in this sample are illustrative.
- Nothing in this document is engineering, compliance or specification advice. The consented drawings and specification govern. Where a template default differs from the specification, the specification prevails.
- Allowances are stated as allowances. They are not measured quantities.

Measured in TakeoffQS. Checked against the drawings by a person.