

We'll do the takeoff for you.

Send us the plans. Five working days later you get a full Balance of House schedule on your own product codes, ready for your counter to price.

STANDALONE HOUSE

\$225

+ GST, 1 or 2 storeys

MULTI-UNIT

\$650

+ GST, up to 3 blocks, 2 storeys

TURNAROUND

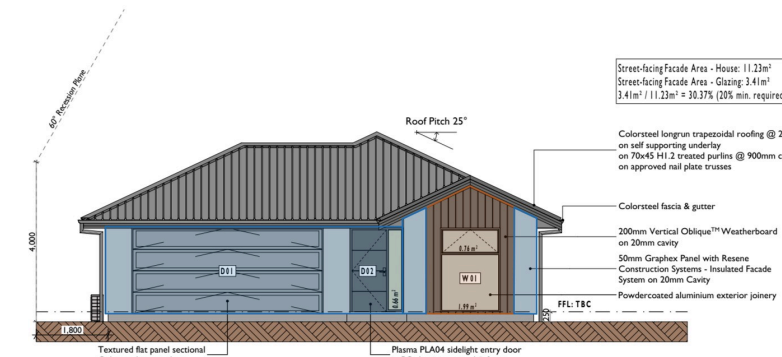
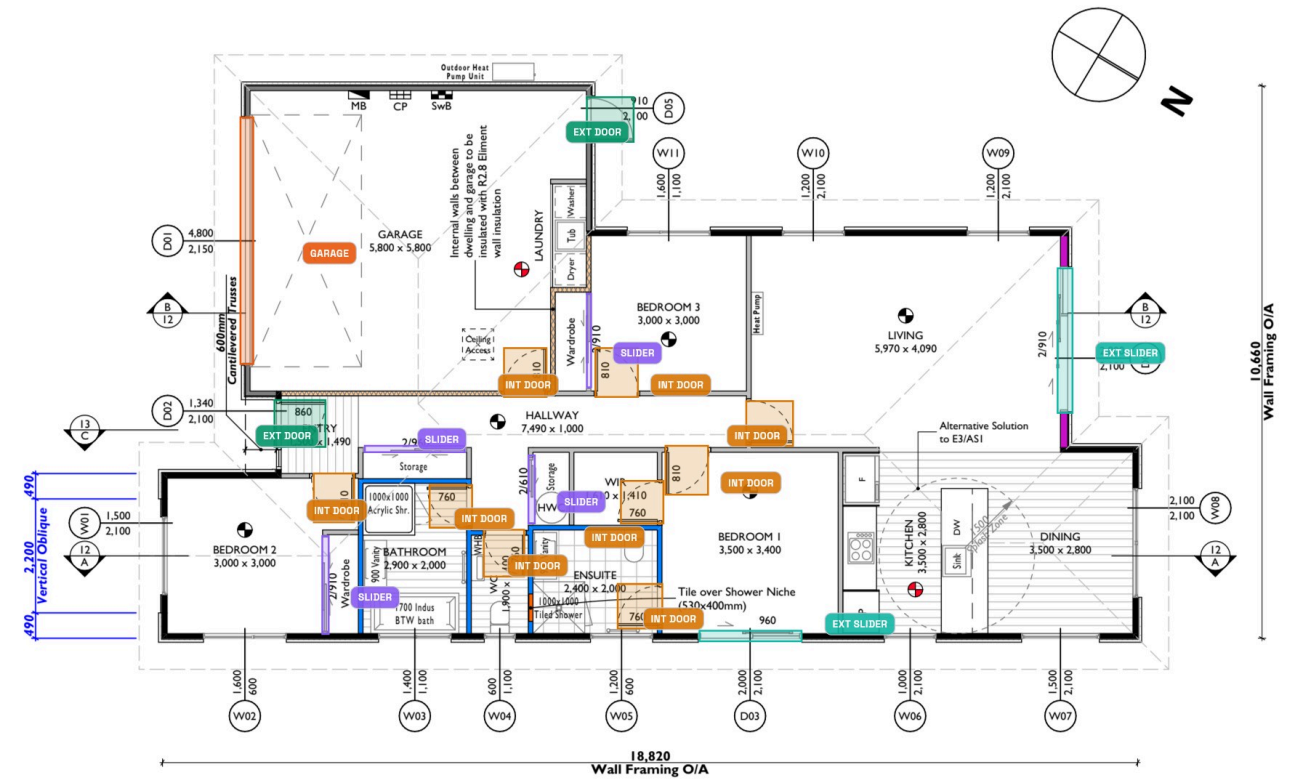
5

working days, our target

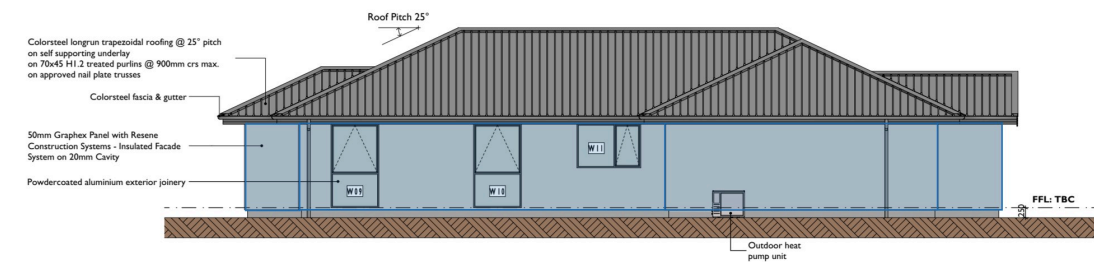
RUNS ON

■ **TAKEOFF**QS

Every job is measured in TakeoffQS software.



South Elevation - 1:100



West Elevation - 1:100

SAMPLE JOB · BALANCE OF HOUSE

Marked-up plans and material schedule

Single-storey residence, 3 bed + attached garage · 154 m² over framing · AAC panel and oblique weatherboard, 25° longrun roof

Prepared by Keegan Payne, TQS Services

Plans: builder’s working drawings, 1:100 (sections 1:50). Builder and site details removed for this sample.
Sheets marked up: 02 Floor Plan · 04 & 05 Elevations · 08 Roof Plan · Cross Section

SAMPLE · TQS SERVICES
MARKUP PACK · 16 LAYERS · 75-LINE SCHEDULE

What’s marked up

#	Sheet	Markup	Key
01	Floor Plan	Floor area and external wall perimeter	Floor area / wall line
02	Floor Plan	Internal linings, standard and wet areas	Standard lined areas Wet areas
03	Floor Plan	Hidden cladding zones	Hidden clad call-out
04	Floor Plan	Windows, plan	Window
05	Floor Plan	Doors and sliders, plan	Ext slider Ext door Int door Slider Garage door
06	Elevations	Windows, south and west	Window
07	Elevations	Windows, north and east	Window
08	Elevations	Doors and sliders, north and east	Door / slider
09	Elevations	Entry door and garage door, south and west	Door Garage door
10	Elevations	Wall cladding, south and west	AAC panel Oblique weatherboard
11	Elevations	Wall cladding, north and east	AAC panel
12	Elevations	Hidden cladding, elevations	Hidden clad area HC reference tag
13	Elevations	Cladding accessories, oblique gable	Cavity closer Eaves mould Flashing Scriber Scriber to masonry Sill
14	Roof Plan	Roof outline and area	Roof area
15	Roof Plan	Soffit runs	Soffit run
16	Cross Section	Wall heights	Wall height
17	Schedule	Material schedule, 75 lines in 10 sections	Page 20
18	Services	Pricing and turnaround	Page 21

Each page that follows is one measurement layer taken off the plan set. Colours identify what has been picked up on that sheet. They are markup only and carry no meaning on the issued plans. Every number on these pages feeds the material schedule on page 20.

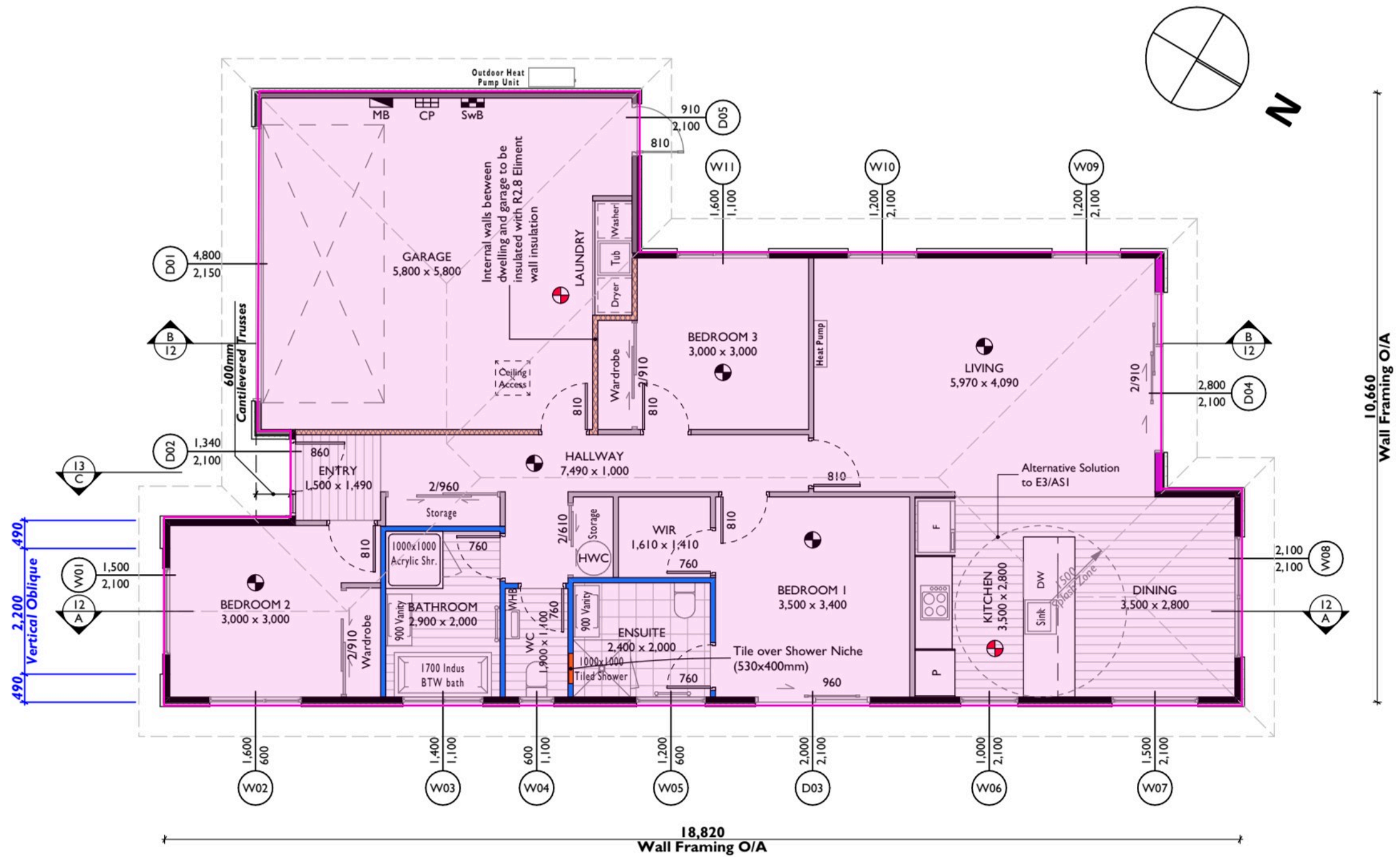
Floor area and external wall perimeter

WHAT'S MARKED

The 154.11 m² floor area over framing shaded, with the external wall line traced to the outside face of framing, 12 corners. This outline drives building wrap, wall lining, insulation, skirting, bottom-plate fixings and the corner flashing count.

KEY

Floor area / wall line



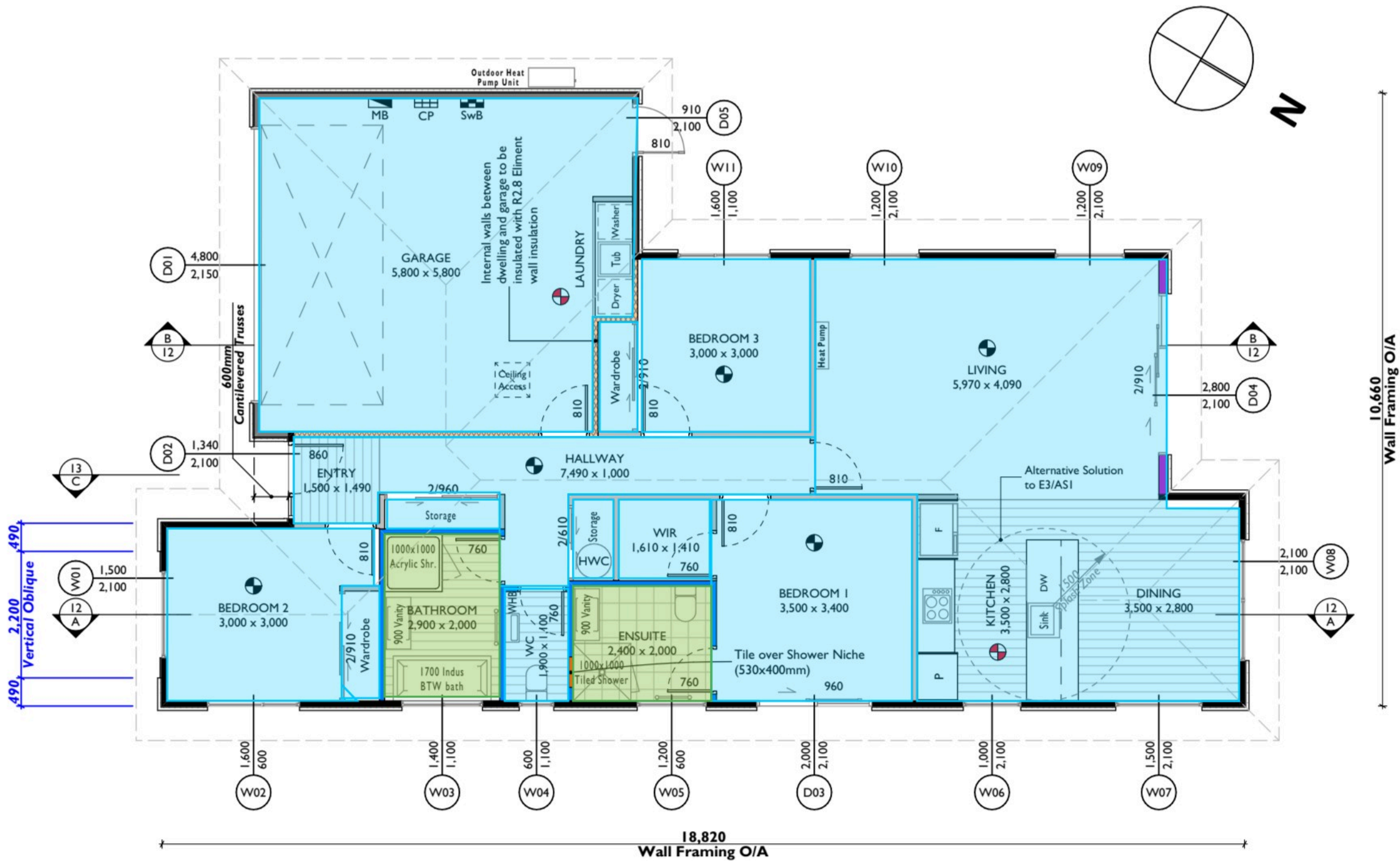
Internal linings, standard and wet areas

WHAT'S MARKED

Blue covers every standard-lined room including the garage. Green isolates the bathroom and ensuite for Aqualine wet-area board. Internal wall face comes to 400.89 m² one side, 801.77 m² lined both sides, with 69 internal corners.

KEY

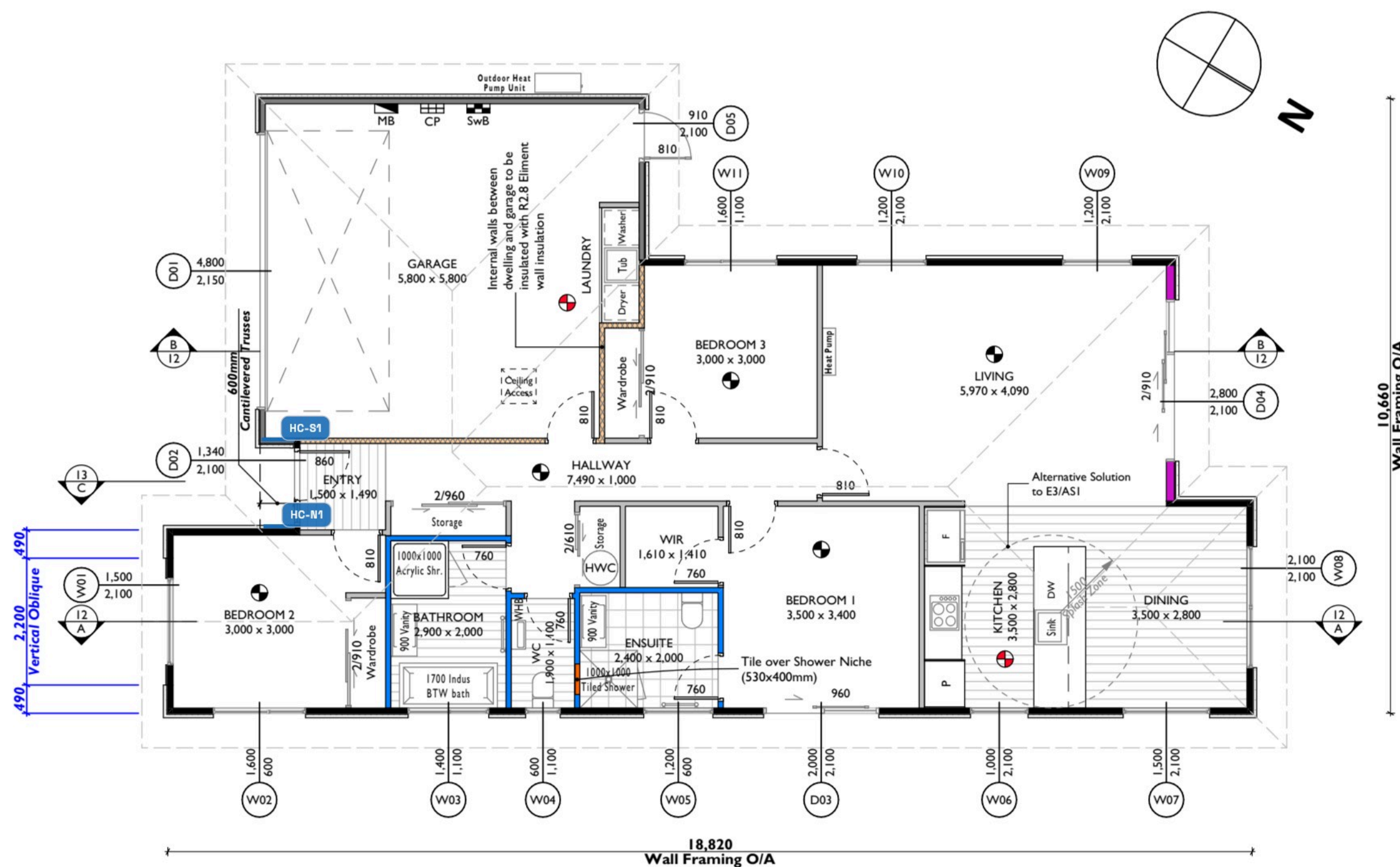
- Standard lined areas
- Wet areas



Two short runs at the entry where cladding sits behind the roofline, tagged HC-N1 and HC-S1 to match the elevations. 1.13 m of run, carried through to the AAC panel area.

KEY

- Hidden clad call-out



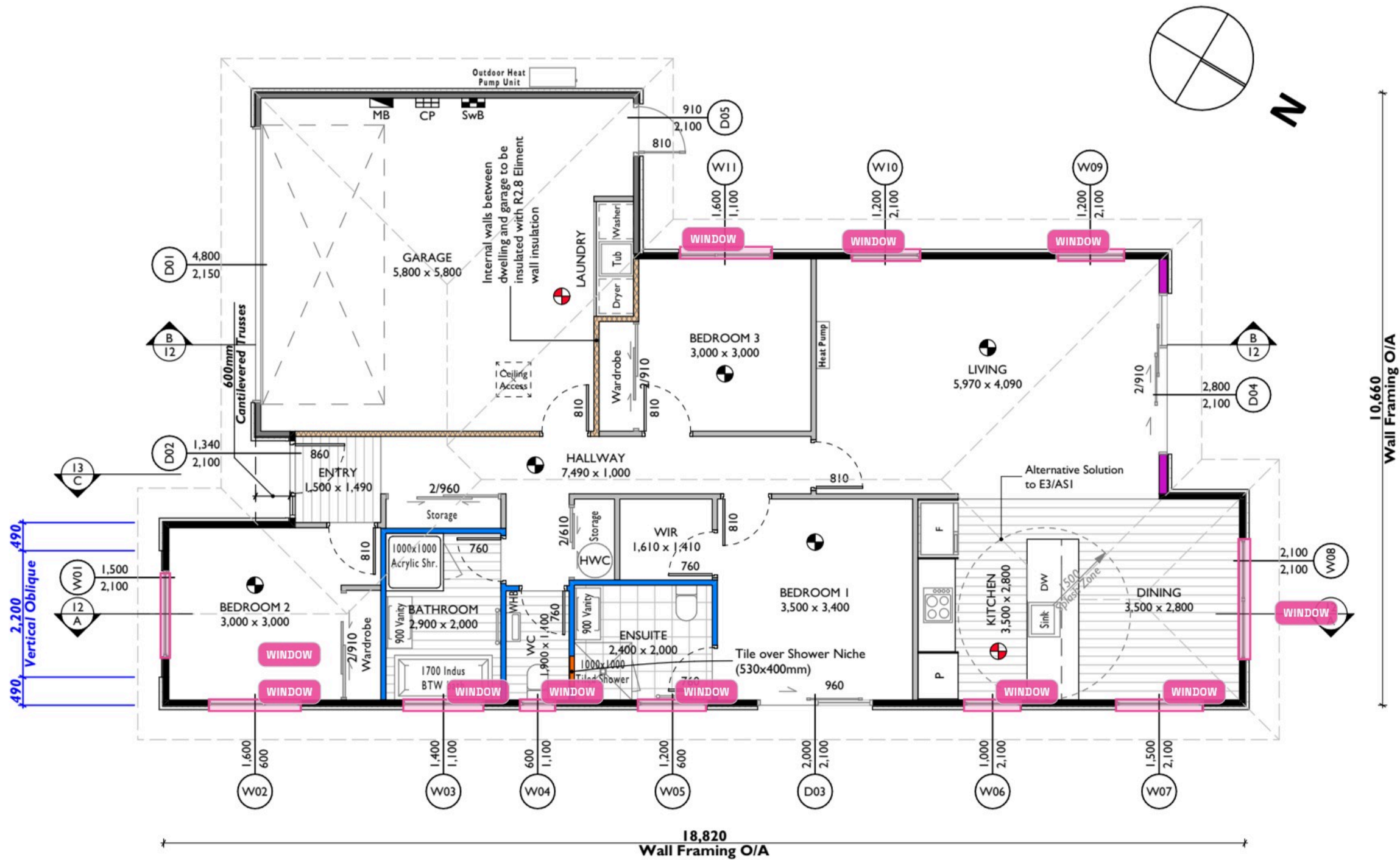
Windows, plan

WHAT'S MARKED

Every window opening tagged in plan for count and width against the joinery: 13 openings, 14.81 m of window width. Window and door opening widths total 41.2 m.

KEY

Window



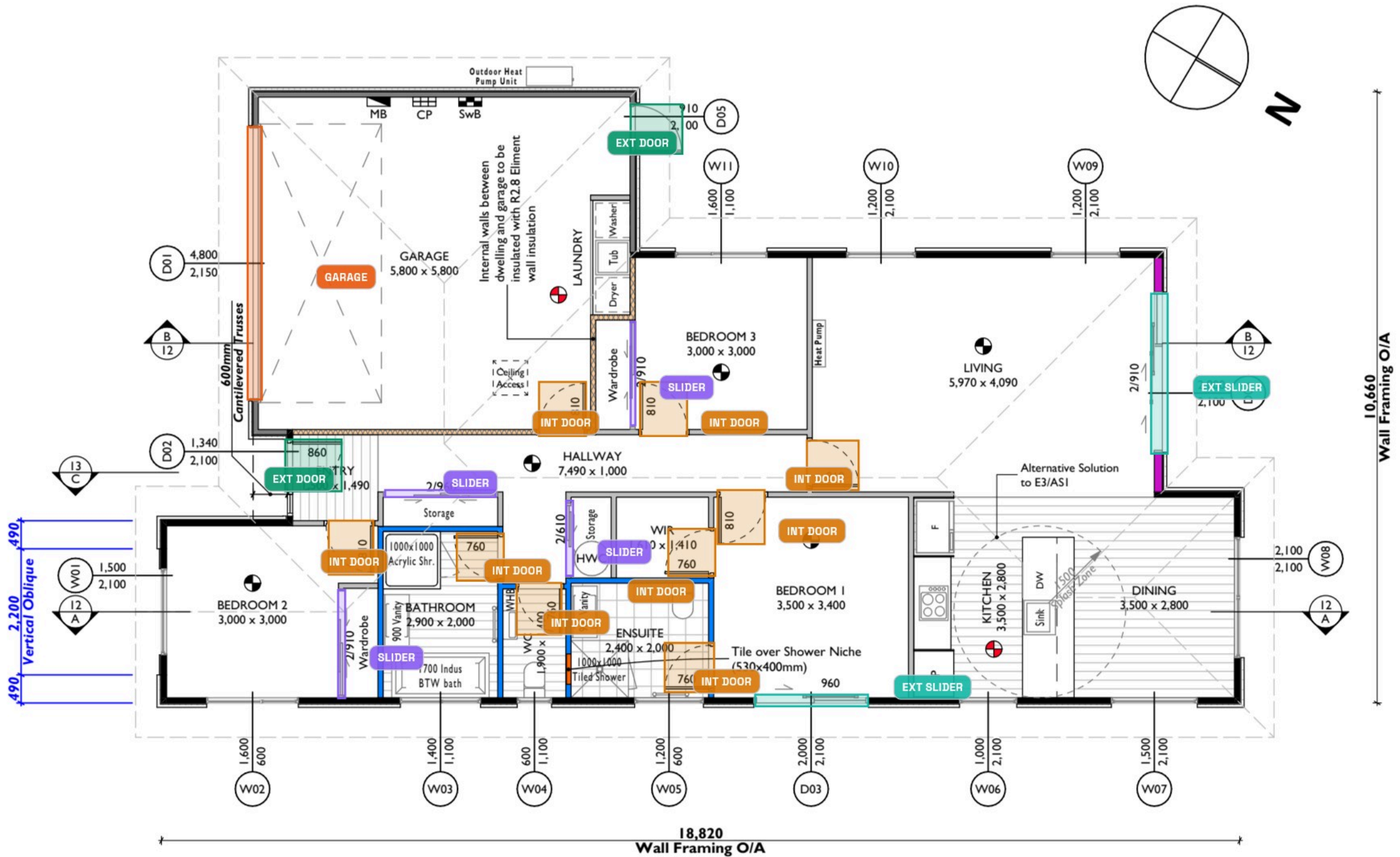
Doors and sliders, plan

WHAT'S MARKED

Openings split by type: 2 external sliders, 2 external hinged doors, the sectional garage door, 9 internal hinged doors and 4 cavity and wardrobe sliders. Drives door hardware, door stops, flashing tapes and skirting deductions.

KEY

- Ext slider
- Ext door
- Int door
- Slider
- Garage door



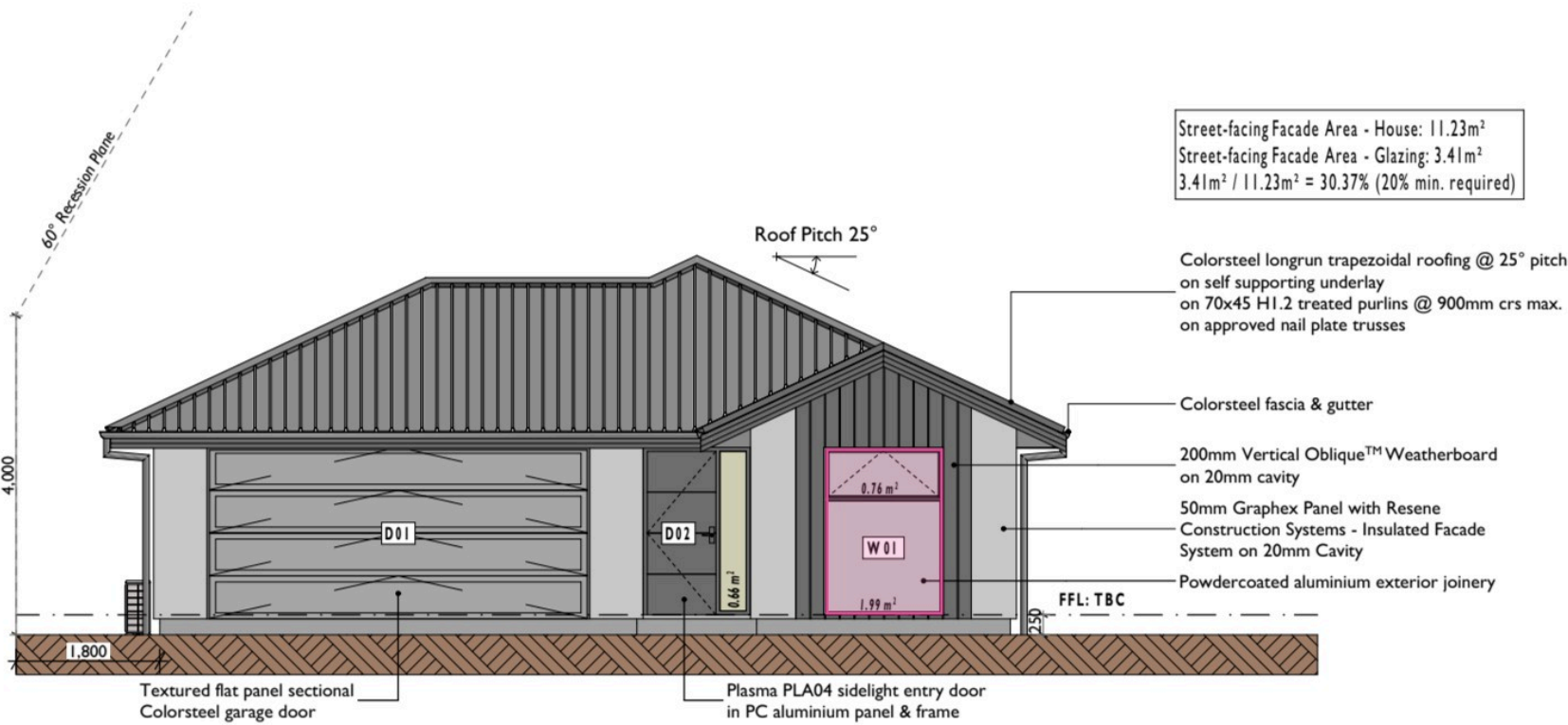
Windows, south and west

WHAT'S MARKED

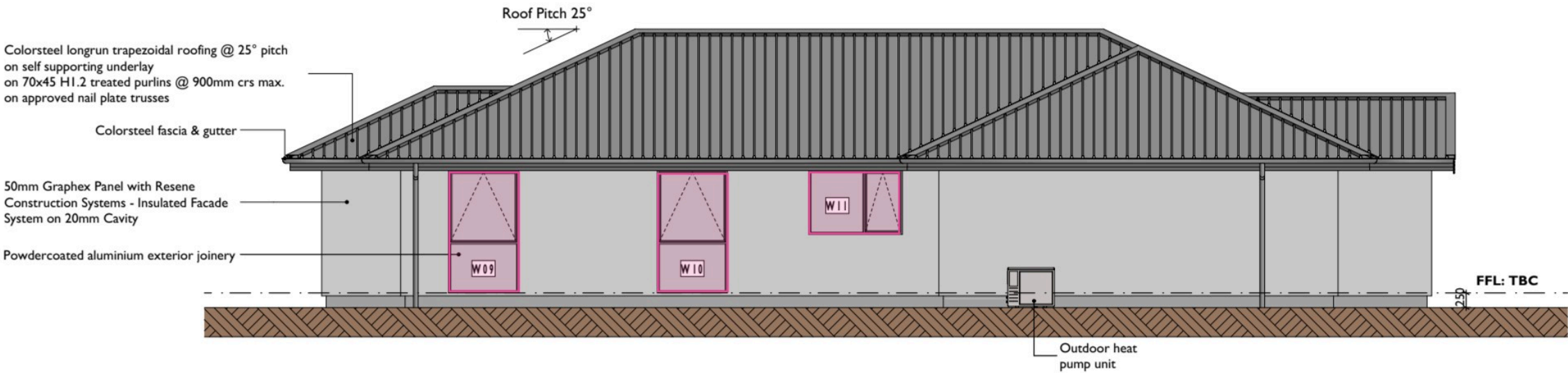
The same windows picked up in elevation to confirm sizes and flashing runs: 4 windows on this sheet, 45.17 m of flashing perimeter and 15.24 m of jamb flashing.

KEY

Window



South Elevation - 1:100



West Elevation - 1:100

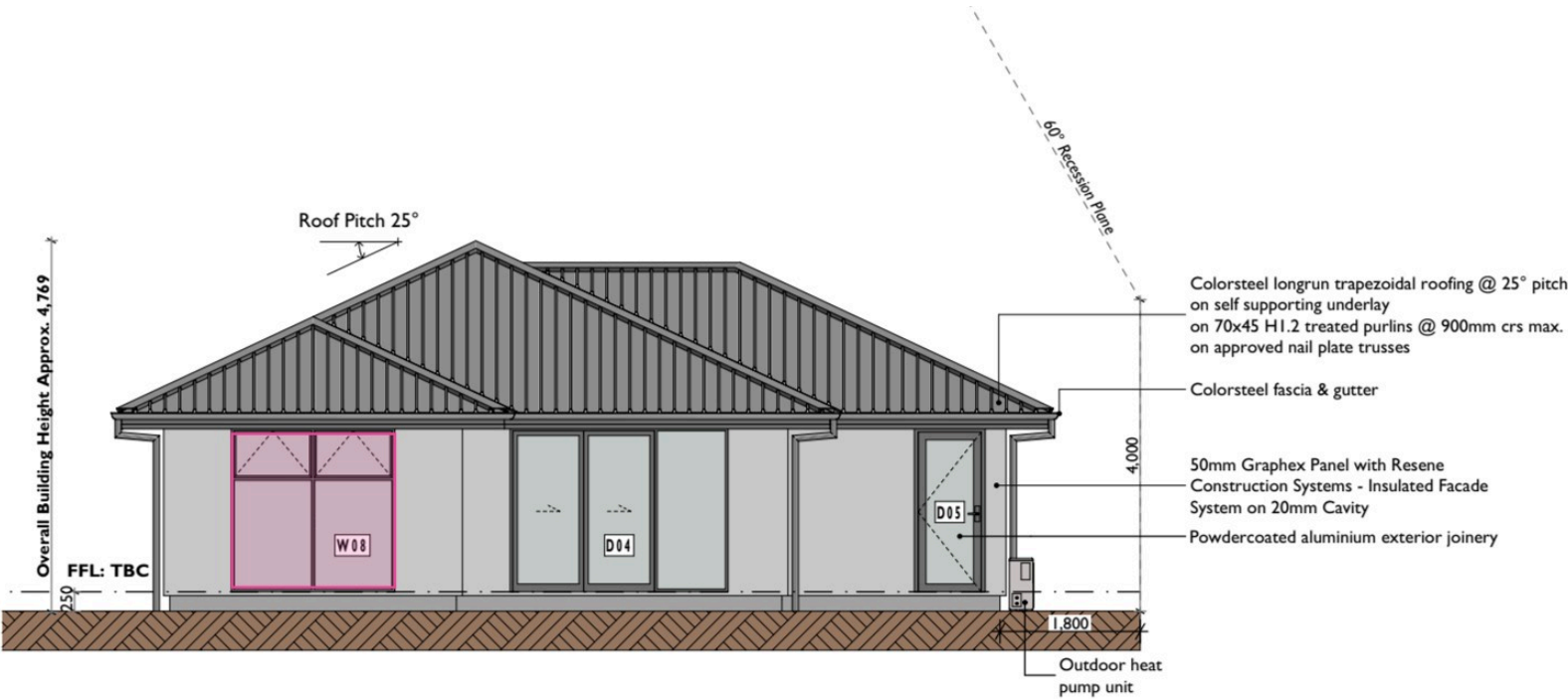
Windows, north and east

WHAT'S MARKED

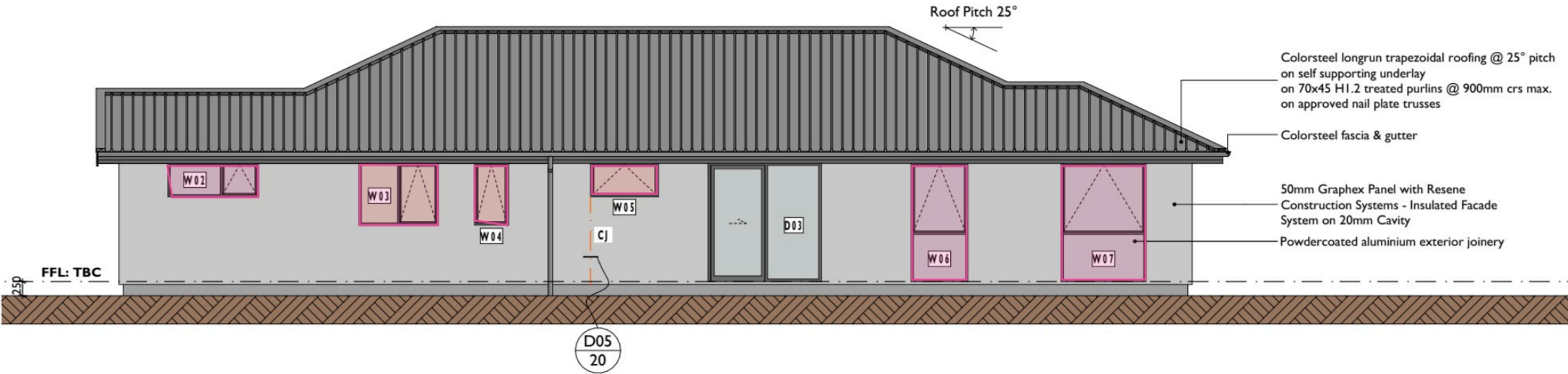
7 windows on this sheet, 59.85 m of flashing perimeter and 22.41 m of jamb flashing. Just over 105 m of window flashing perimeter across all four elevations.

KEY

Window



North Elevation - 1:100



East Elevation - 1:100

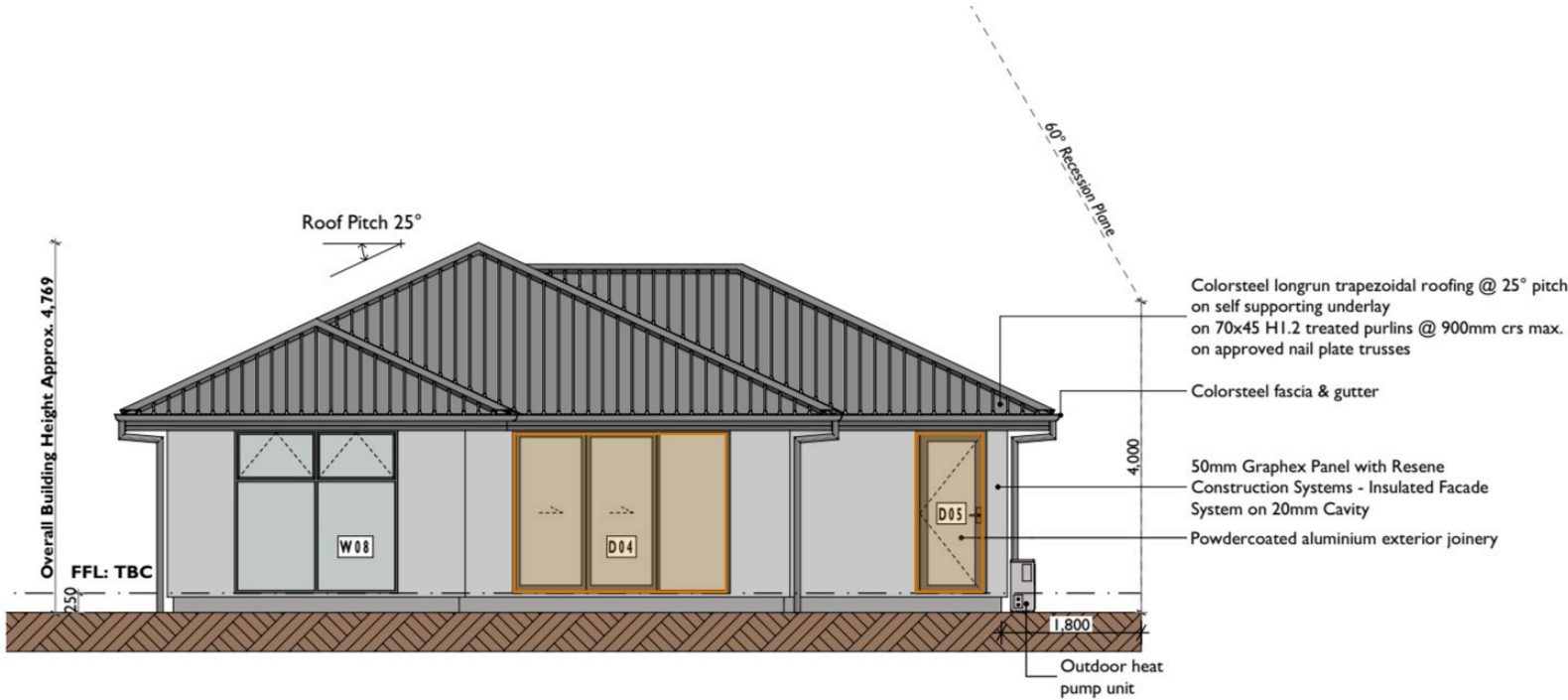
Doors and sliders, north and east

WHAT'S MARKED

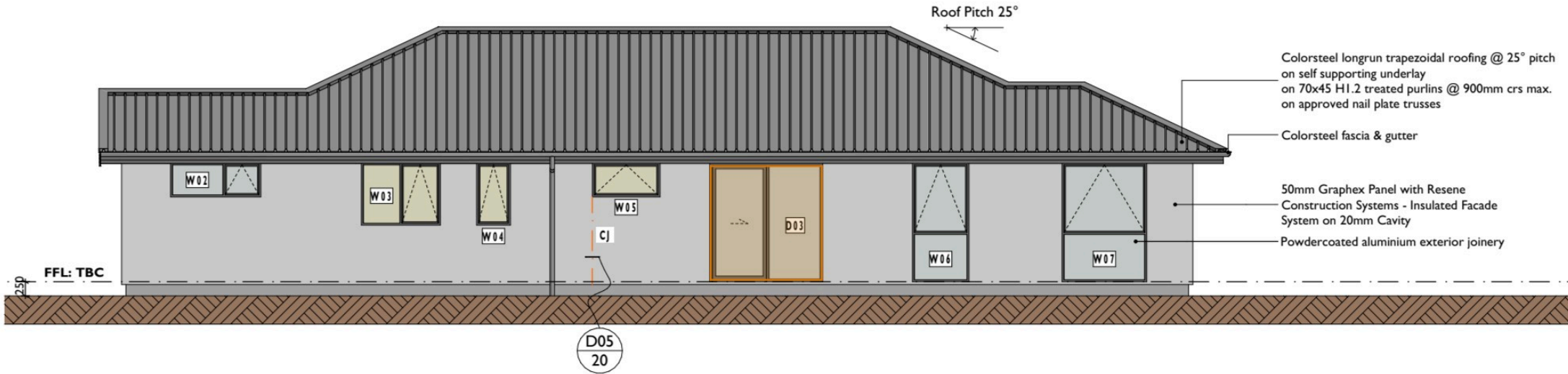
The two external sliders and the laundry door marked for size, 3 openings with the largest at 5.54 m². Every opening comes off the cladding area.

KEY

Door / slider



North Elevation - 1:100



East Elevation - 1:100

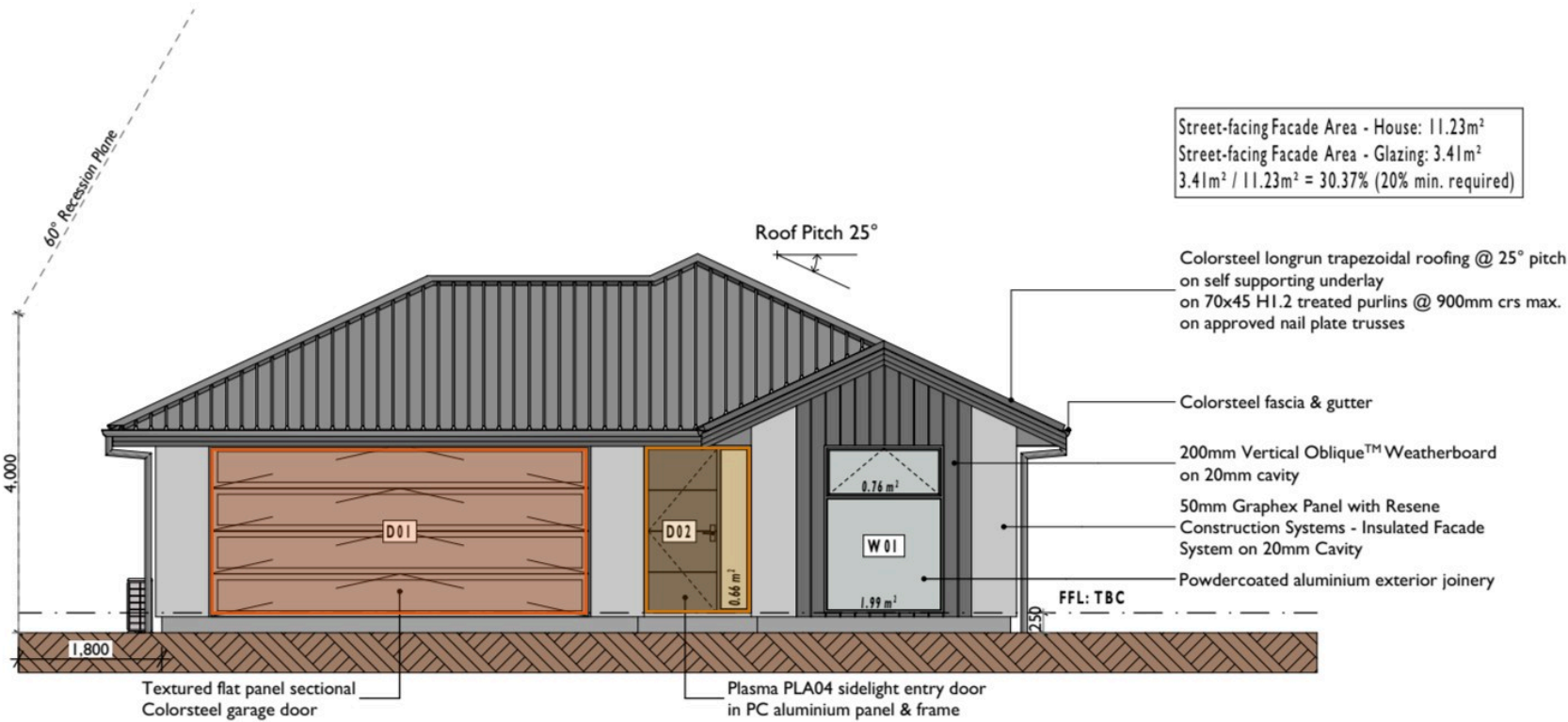
Entry door and garage door, south and west

WHAT'S MARKED

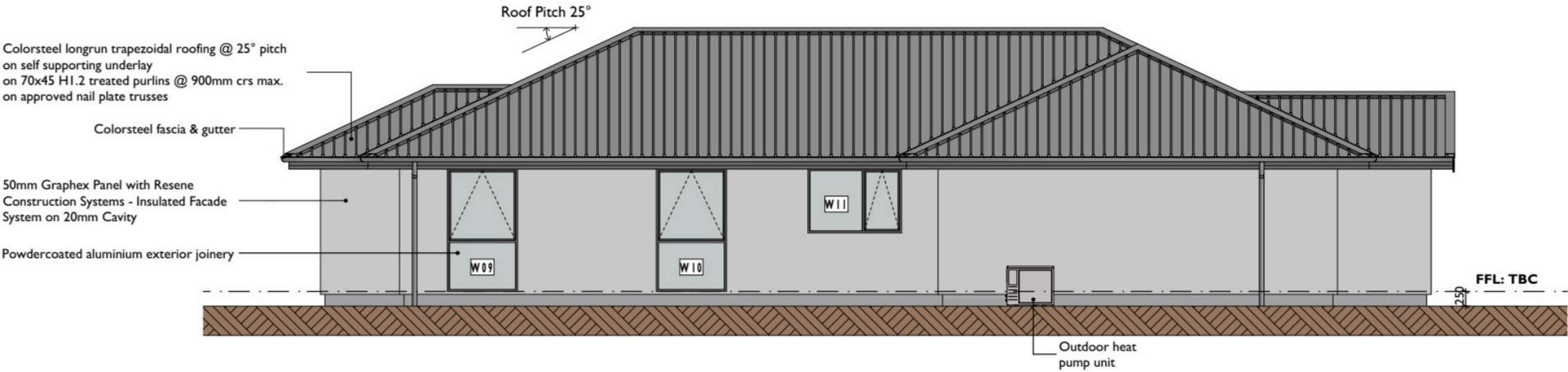
The entry door and sidelight (2.65 m²) and the sectional garage door (9.63 m²), both deducted from the cladding. The garage door head and jambs drive the fascia line.

KEY

- Door
- Garage door



South Elevation - 1:100



West Elevation - 1:100

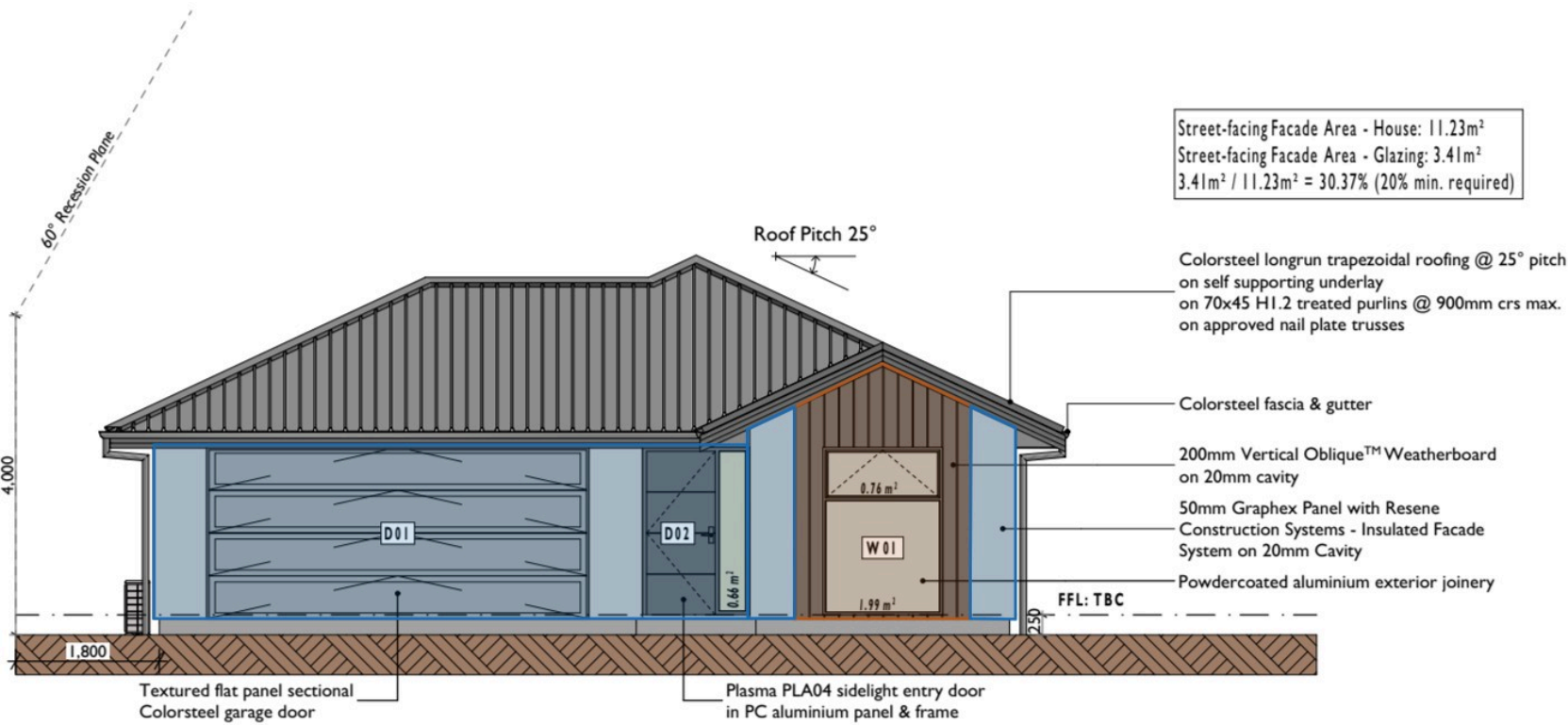
Wall cladding, south and west

WHAT'S MARKED

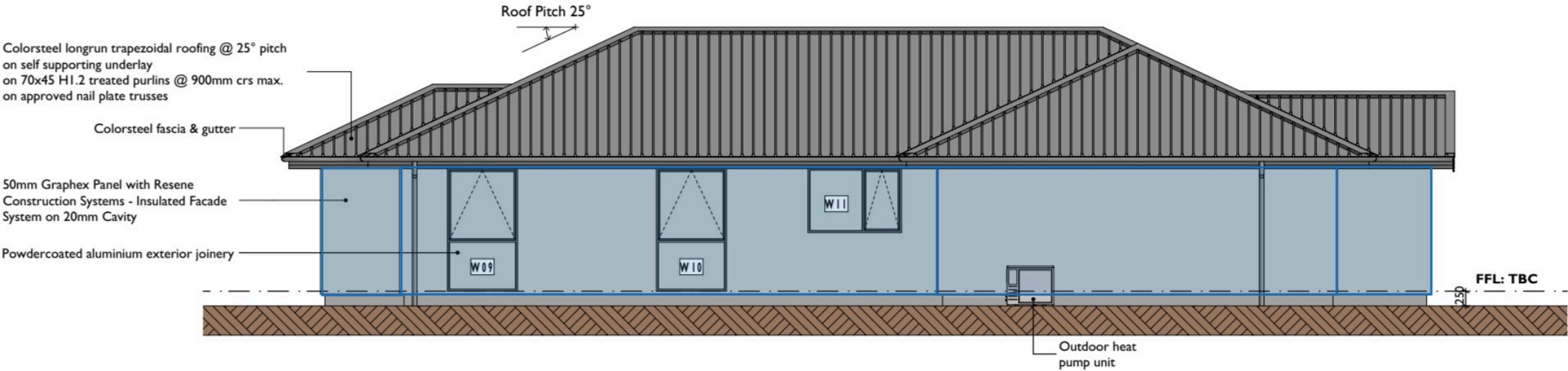
AAC panel in blue, vertical oblique weatherboard in tan at the entry gable. Across all elevations: 78.34 m² of AAC net of openings (120.8 m² gross) and 3.28 m² of oblique weatherboard net (6.22 m² gross).

KEY

- AAC panel
- Oblique weatherboard



South Elevation - 1:100



West Elevation - 1:100

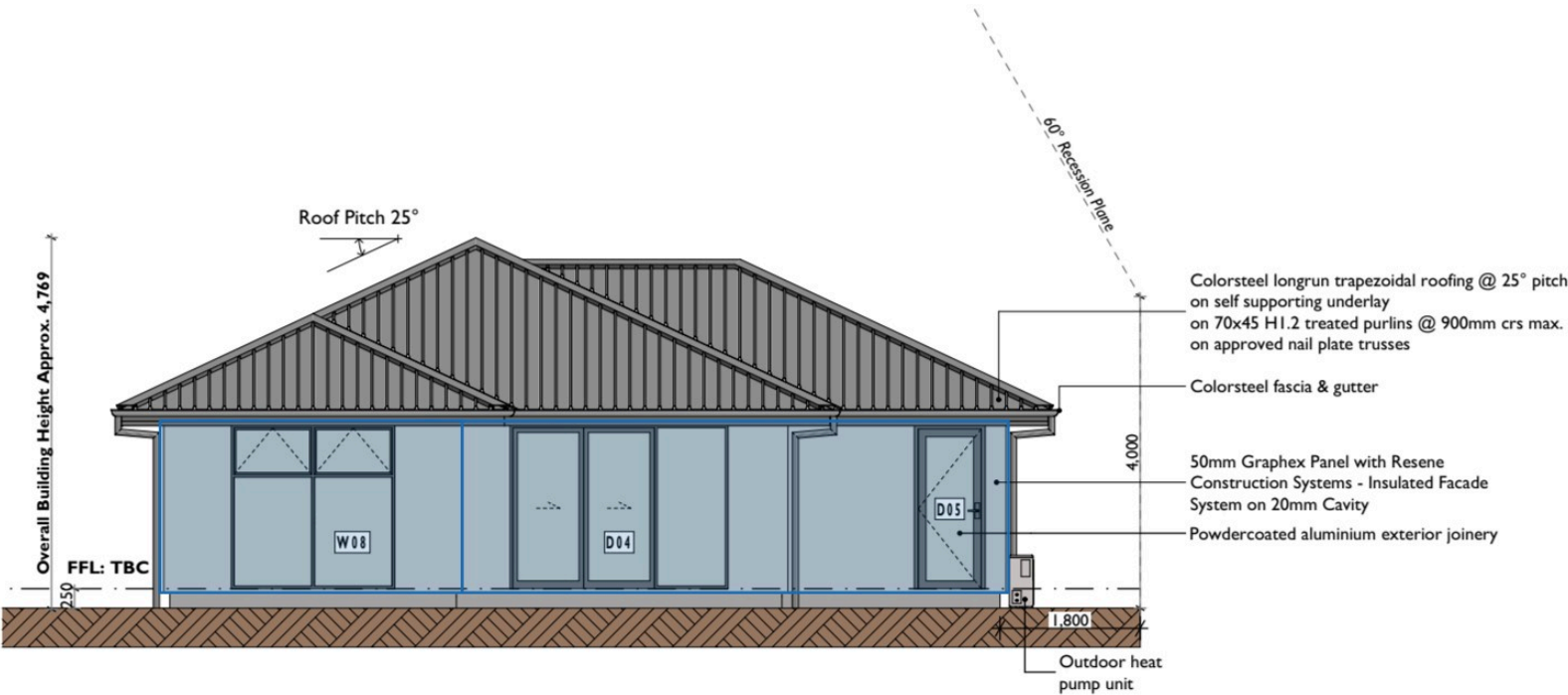
Wall cladding, north and east

WHAT'S MARKED

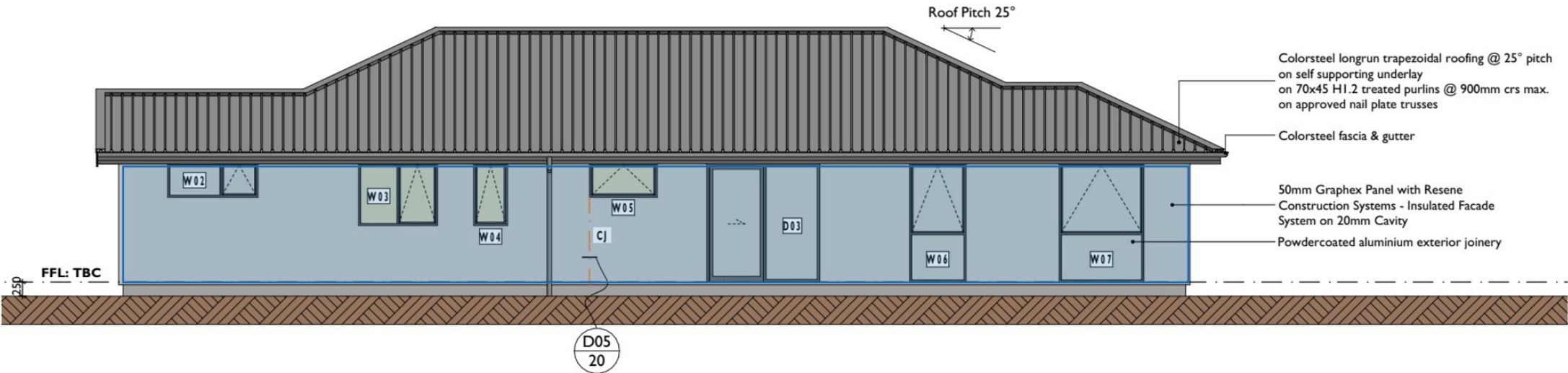
AAC panel on the north and east faces. 18.99 m of horizontal cladding length, with the base edge at 29.76 m gross and 21.76 m net of door openings for the cavity closer.

KEY

AAC panel



North Elevation - 1:100



East Elevation - 1:100

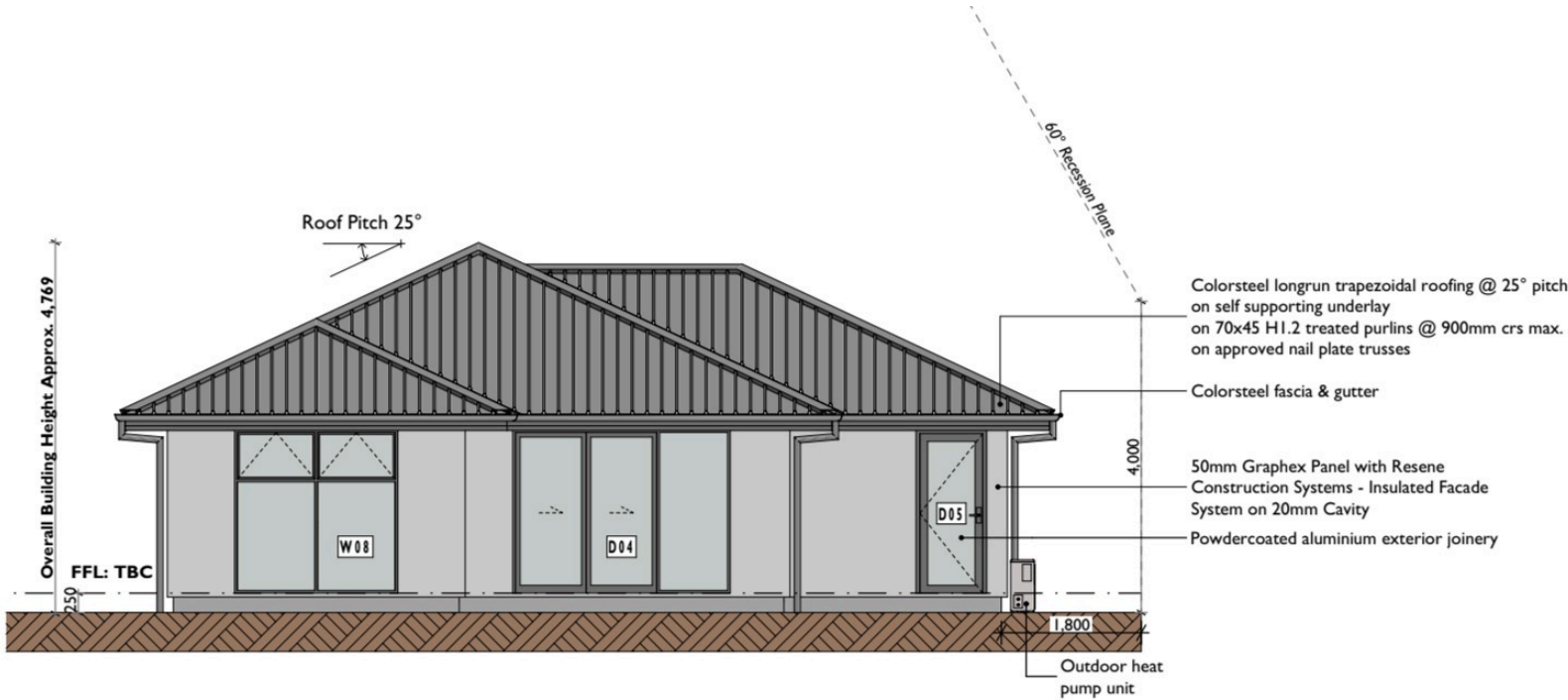
Hidden cladding, elevations

WHAT'S MARKED

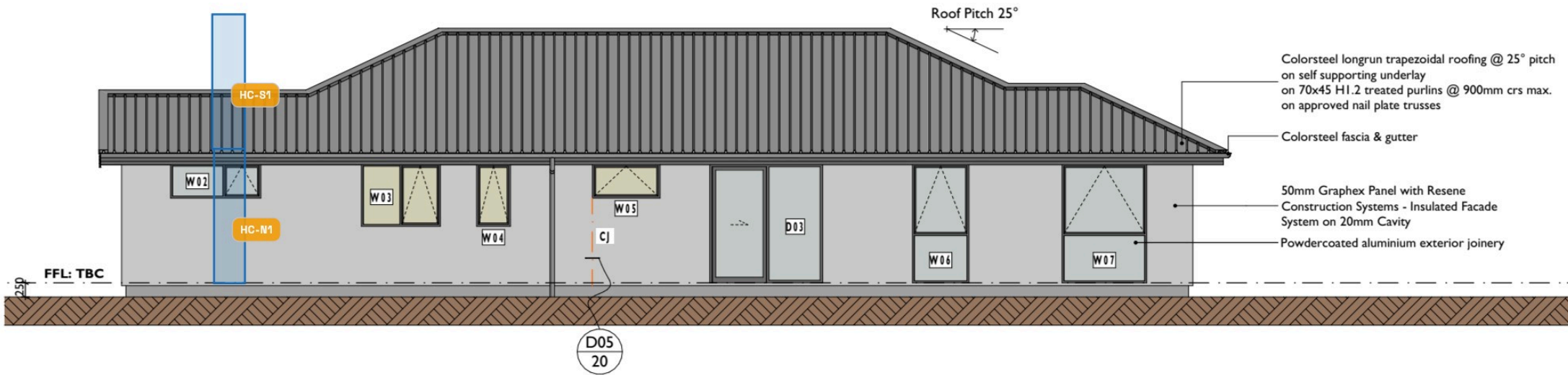
HC-N1 and HC-S1 projected up the elevation as areas, 1.30 m² north and 1.38 m² south. 2.68 m² of AAC behind the roofline is measured, not guessed.

KEY

- Hidden clad area
- HC reference tag



North Elevation - 1:100



East Elevation - 1:100

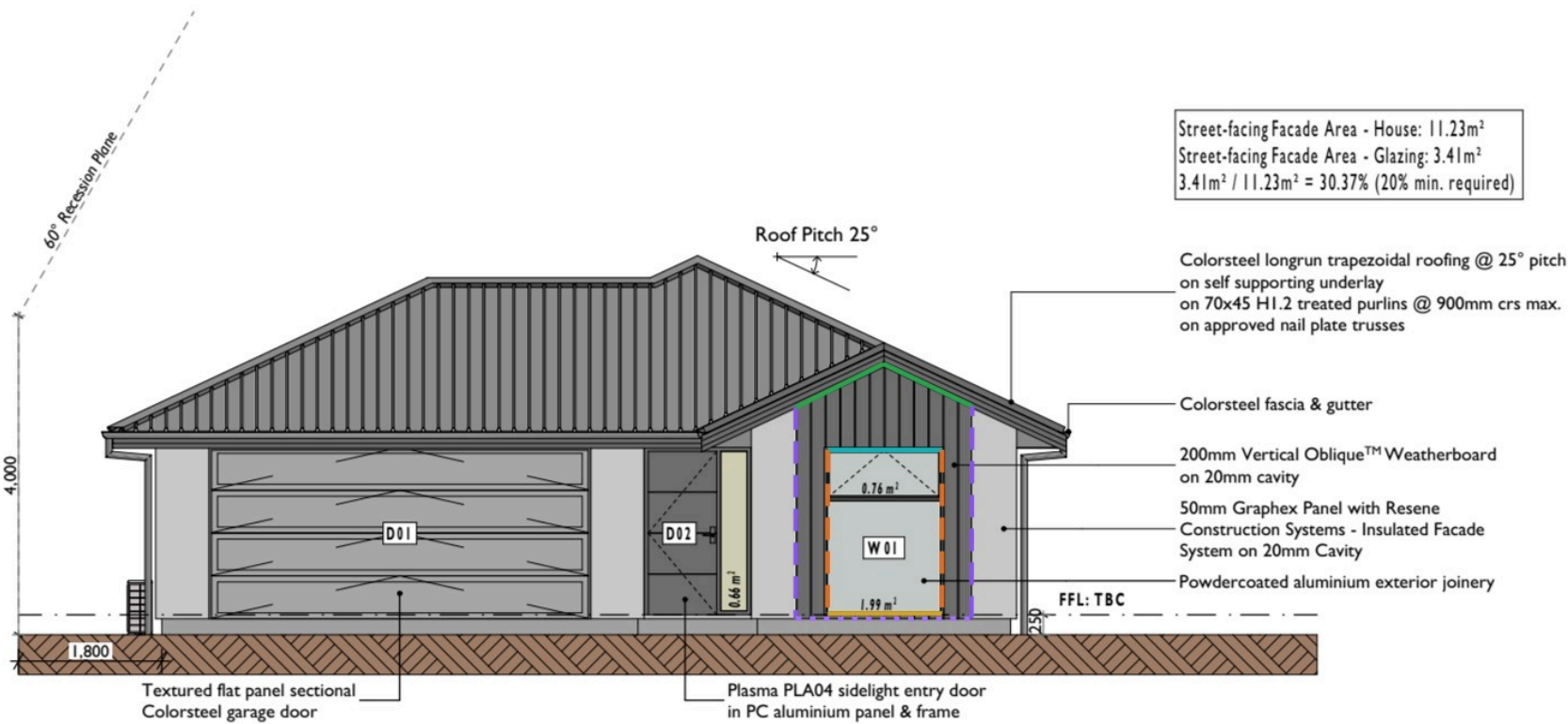
Cladding accessories, oblique gable

WHAT'S MARKED

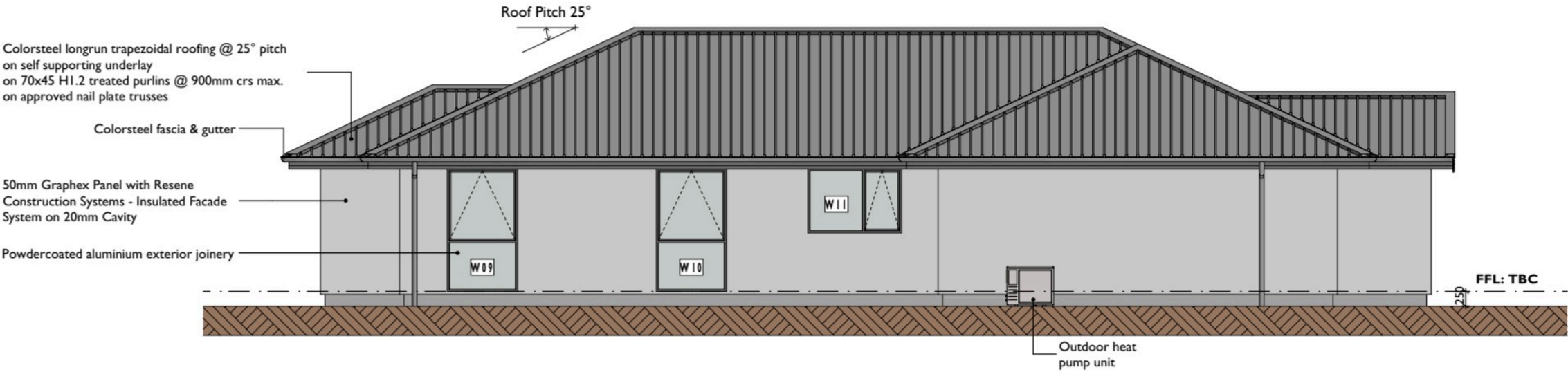
The runs the weatherboard system needs, traced on the south elevation: 2.2 m cavity closer, 2.46 m eaves mould, 1.44 m head flashing, 4.1 m scribe, 5.3 m scribe to masonry and a 1.44 m sill.

KEY

- Cavity closer
- Eaves mould
- Flashing
- Scriber
- Scribe to masonry
- Sill



South Elevation - 1:100



West Elevation - 1:100

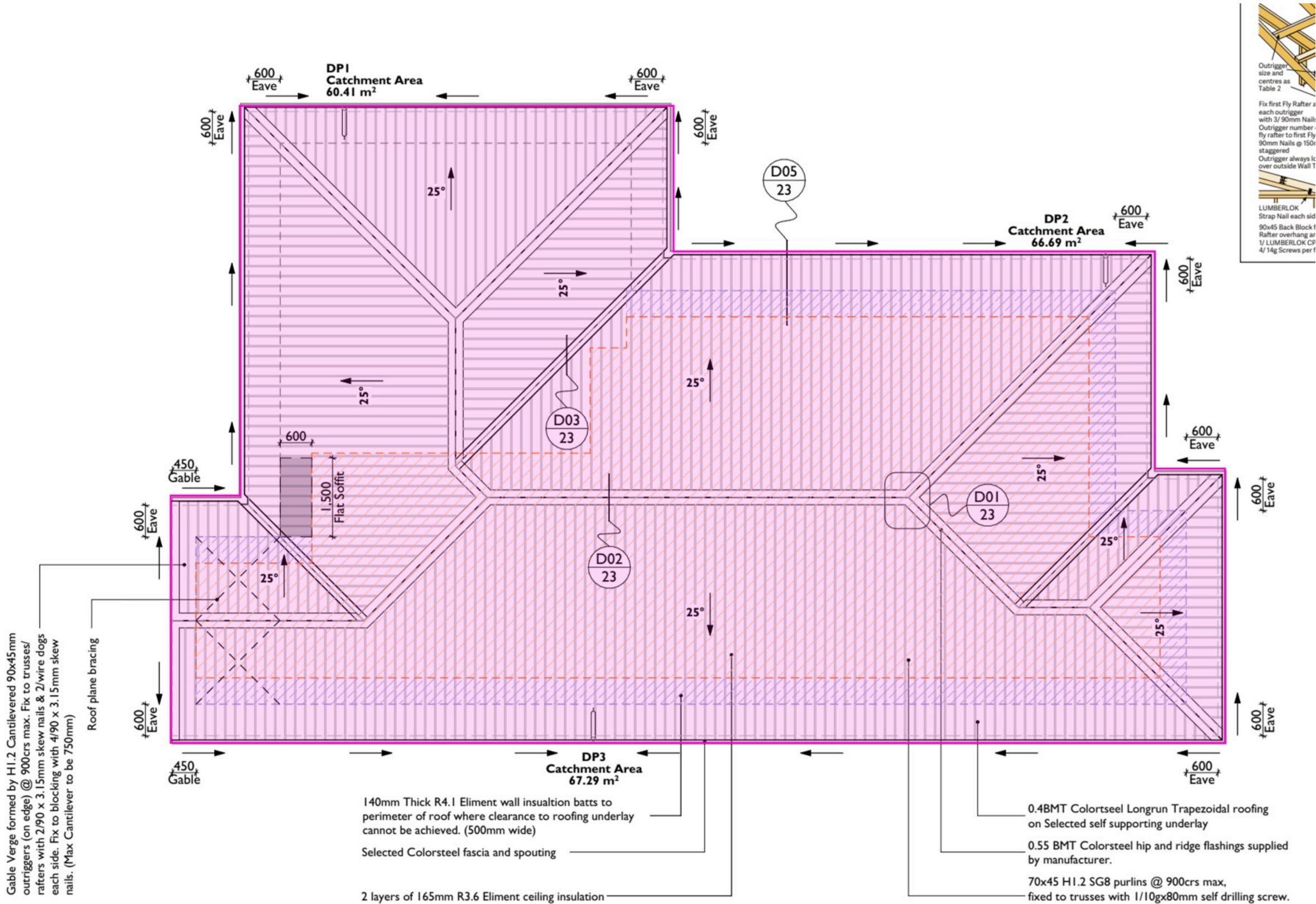
Roof outline and area

WHAT'S MARKED

The full roof outline traced for the 25° longrun: 198.19 m² in plan, 209.26 m² on the slope, 64.27 m perimeter. Drives purlin screws, strip brace and valley boards.

KEY

Roof area



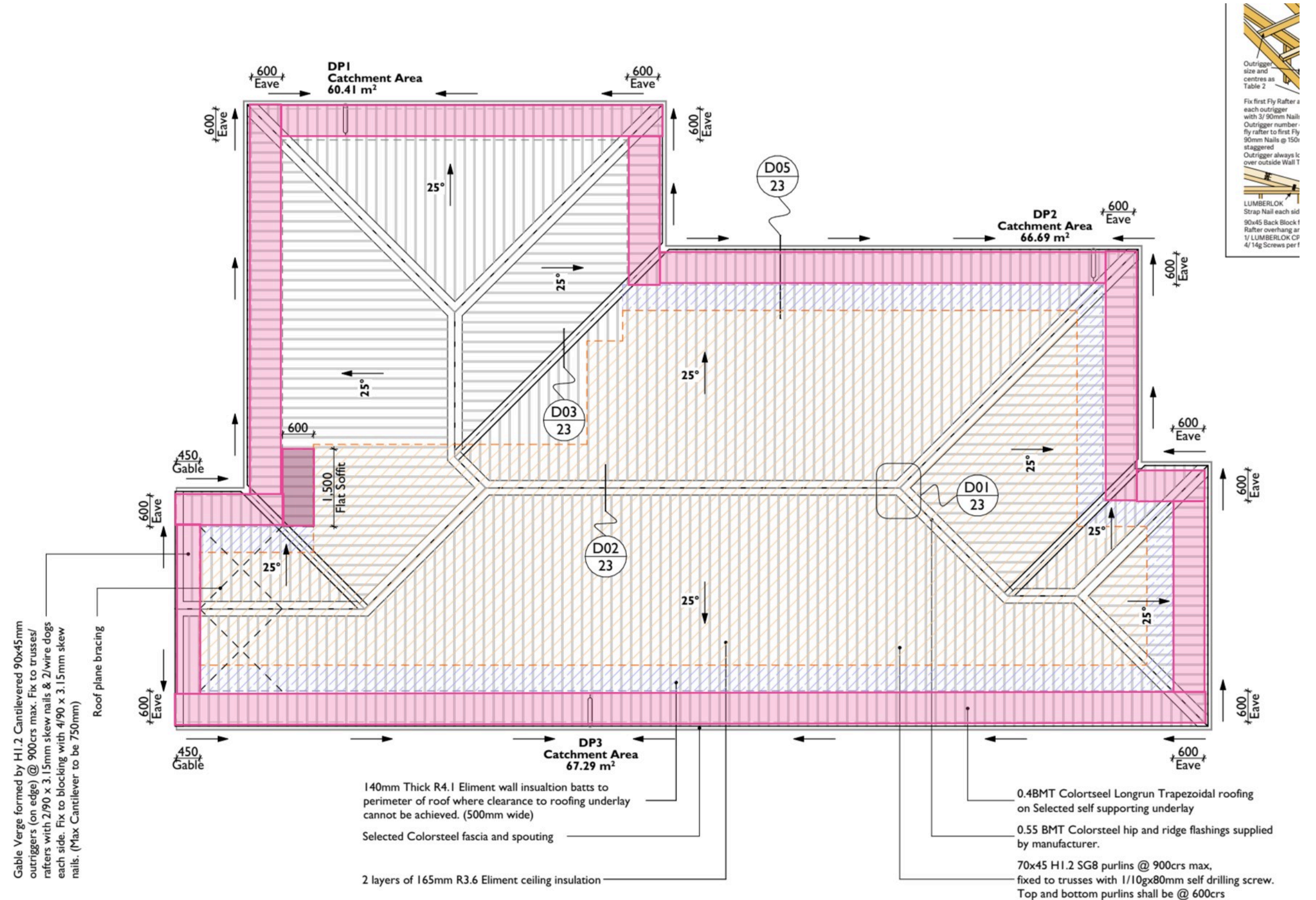
Soffit runs

WHAT'S MARKED

Every eave traced at its drawn width: 58.83 m at 600 mm and 3.28 m at the 450 mm gables, 36.77 m² in total. Drives soffit sheets, jointers, fixings and sealant.

KEY

 Soffit run



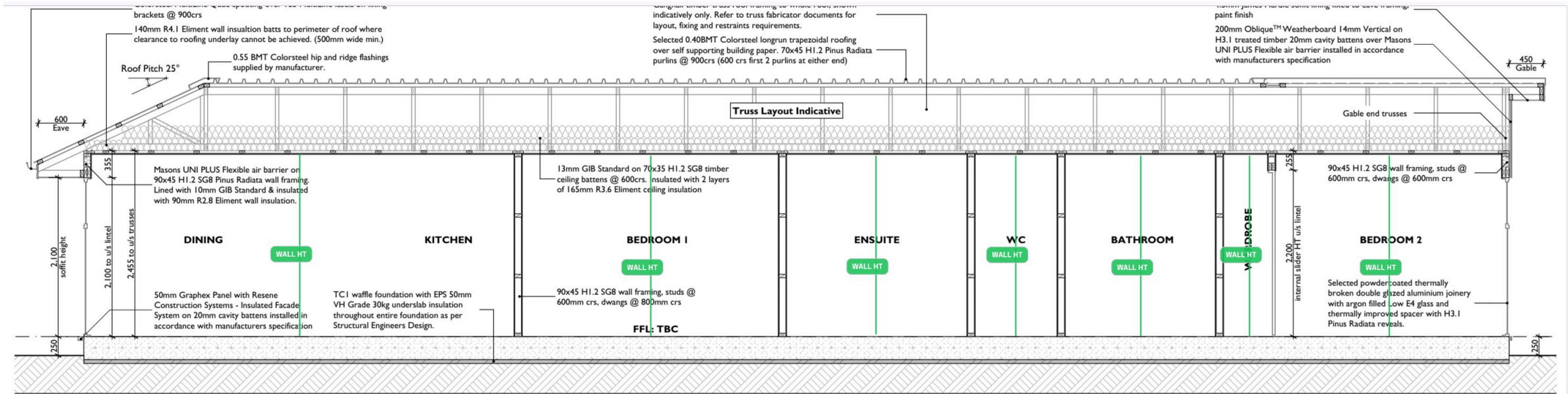
Wall heights

WHAT'S MARKED

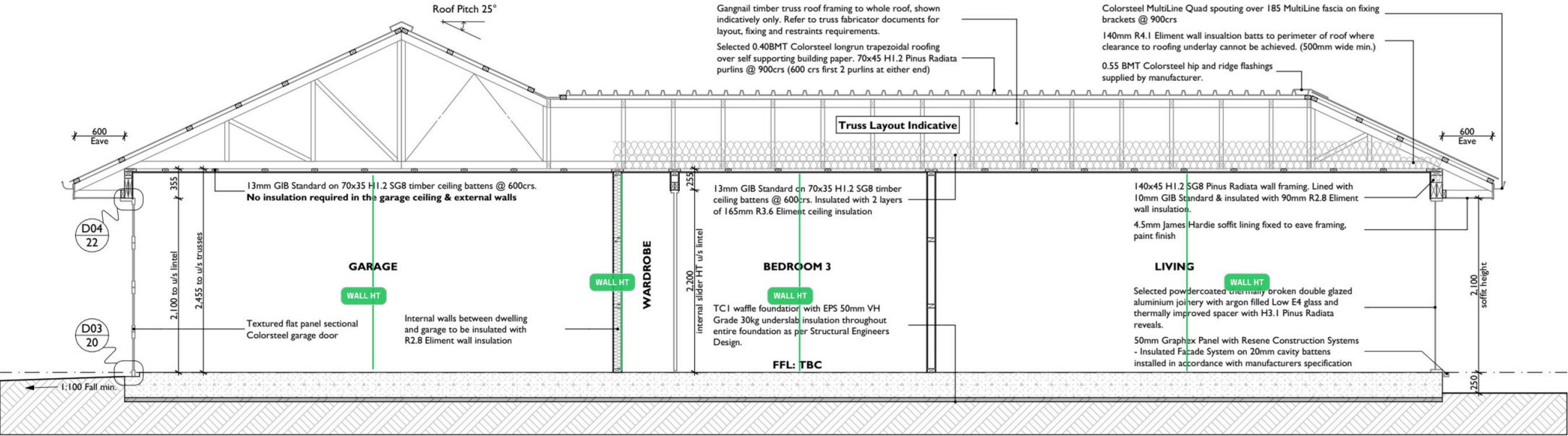
Stud height read off both sections: 2,380 mm on the ten wall lines drawn, confirmed at 2,400 mm. Every wall line is taken at the confirmed height.

KEY

Wall height



Section AA - 1:50



75 lines, straight off the marked-up plans

Item code	Usage	Material	Qty	Unit
01 WRAPS AND TAPES			12 items	
SEA-50312	PEF BACKING ROD 12MM, WINDOW + DOOR OPENINGS	PEF ROD FOAM SIKA 12MM, 50M ROLL	2	ROLL
ADH-12117	EXPANDING FOAM, OPENING PERIMETERS (22.2M PER PACK)	GORILLA PRO EXPANDING FOAM 750ML CLICK & FIX 3PK	2	PK
ADH-12120	FOAM GUN CLEANER, ALLOWANCE PER EXTERNAL DOOR	GORILLA FOAM CLICK & FIX CLEANER 500ML	1	EA
FIX-33335	STRUCTURAL SCREWS, 10 PER EXTERNAL WINDOW	SCREWS T-REX17 JOLTSCREW JOLT HEAD 8G x 75 (500)	1	BOX
SEA-50315	PEF BACKING ROD 15MM, OPENING PERIMETERS	PEF ROD FOAM SIKA 15MM, 20M ROLL	1	ROLL
FIX-31010	WRAP FIXINGS, 2 PER M² OF WRAP	MASONS UNI NAIL/WASHER PACK FOR GUN (2000)	1	BOX
WRP-26336	BUILDING WRAP, WALL UNDERLAY SYSTEM	MASONS UNI PLUS FLEXIBLE BARRIER 2.74M x 18.25M (50M²) FIRE RETARDANT	3	ROLL
WRP-18342	WRAP CORNER FLASHINGS, 2 PER WINDOW	FLASH BLUE CORNER MOULDED MASONS	22	EA
WRP-36075	FLASHING TAPE 75MM, WINDOW + DOOR OPENINGS	FLASH TAPE MASONS 40 BELOW PLATINUM 75MM x 20M	2	ROLL
WRP-36150	FLASHING TAPE 150MM, WINDOW + DOOR OPENINGS	FLASH TAPE MASONS 40 BELOW PLATINUM 150MM x 20M	3	ROLL
WRP-30537	PENETRATION SEALS 1-75MM, ALLOWANCE	MASONS PENETRATION SEAL (1-75MM)	2	EA
WRP-30538	PENETRATION SEALS 85-170MM, ALLOWANCE	MASONS PENETRATION SEAL (85-170MM)	1	EA
02 SOFFITS			6 items	
FCB-30450	SOFFIT LINING, 450MM EAVES	HARDIESOFFIT EAVES LINING 2400 x 450 x 4.5MM	2.16	M²
FCB-30600	SOFFIT LINING, 600MM EAVES	HARDIESOFFIT EAVES LINING 2400 x 600 x 4.5MM	36.00	M²
NAL-39041	SOFFIT FIXINGS, 12.5M² PER PACK	NAILS 40MM GALV FIBRE CEMENT 500G	3	PK
SEA-54030	SOFFIT SEALANT	SIKAFLEX MS WHITE 300ML	1	EA
PVC-50450	SOFFIT JOINTERS 450, ONE PER SHEET JOIN	PVC 5MM x 450 JOINTER	2	EA
PVC-50600	SOFFIT JOINTERS 600, ONE PER SHEET JOIN	PVC 5MM x 600 JOINTER	25	EA
03 CAVITY BATTENS AND CLADDING SYSTEMS			15 items	
FCB-30539	OBLIQUE WEATHERBOARD SYSTEM	OBLIQUE WEATHERBOARD 3000 x 200 x 14MM	7	EA
AAC-75000	AAC PANEL 75MM, SUPPLY PRICED SEPARATELY	AAC PANEL 75MM	83.14	M²
WRP-50282	CORNER FLASHING TAPE, INT + EXT CORNER HEIGHTS	DYNAFLASH 100 x 100MM, 25M ROLL	2	ROLL
TIM-26200	FASCIA, GARAGE DOOR HEAD AND JAMBS	FASCIA 200 x 40 (180 x 30) FJ H3.1 P/P	11.45	LM
FIX-32065	CLADDING SCREWS 65MM	SCREW SUREFIX SQ SS T304 8G 65MM 500PK	1	BOX
FIX-32075	CLADDING SCREWS 75MM	SCREW SUREFIX SQ SS T304 10G 75MM 500PK	1	BOX
SEA-54194	SEALANT, JOINTS AND PENETRATIONS	SIKAFLEX 11FC PURFORM WHITE 300ML	1	EA
NAL-39060	BOARD FIXINGS, NAILS THROUGH BATTENS	NAILS 60MM GALV FIBRE CEMENT 5.0KG	1	BOX
PVC-50152	CAVITY CLOSER, BASE OF CAVITY	PVC 20MM x 3.0M CAVITY CLOSER DYNEX	10	EA
TIM-58188	SCRIBER, WINDOW AND DOOR OPENINGS	PINE SCRIBER 40 x 18MM P/P H3.1 FJ	5.54	LM
TIM-57926	CAVITY BATTENS, ONE PER STUD AT 400 CRS	DRY FRAME 45 x 20 H3.1 FJ CAVITY BATTEN	8.82	LM
TIM-57926	CAVITY BATTENS, FRAME TO EVERY OPENING	DRY FRAME 45 x 20 H3.1 FJ CAVITY BATTEN	6.98	LM
TIM-57148	EAVES MOULD, TOP OF CLADDING AT SOFFIT	EAVES MOULD 25 x 18 FJ H3.1 P/P D4S ARRISED	2.46	LM
TIM-58006	SCRIBER TO MASONRY, BASE JUNCTION	PINE SCRIBER 40 x 10MM FJ P/P	5.30	LM
FCB-57102	WINDOW SILL	LINEA SILL 75 x 50	1.44	LM
04 INSULATION			4 items	
INS-21826	WALL INSULATION	PINK BATTS R2.6 WALL ULTRA (9.6M²)	11	PK
INS-21836	CEILING INSULATION	PINK BATTS R3.6 CEILING CLASSIC (7.4M²)	21	PK
LAB-00101	INSULATION INSTALL, WALLS	INSULATION INSTALL, WALLS (PER M²)	98.26	M²
LAB-00102	INSULATION INSTALL, CEILINGS	INSULATION INSTALL, CEILINGS (PER M²)	154.11	M²

Item code	Usage	Material	Qty	Unit
05 GIB AND CEILING BATTENS			13 items	
STL-32308	CEILING BATTENS	RONDO 308 CEILING BATTEN 16MM 4.8M	259.20	LM
STL-32394	BATTEN CLIPS, ONE PER SUPPORT CROSSING	RONDO 394 CLIP (308 SYSTEM)	215	EA
STL-32142	PERIMETER CHANNEL, EXTERNAL WALL RING	RONDO 142 PERIMETER CHANNEL 16MM 3.0M	21	EA
STL-32138	BATTEN JOINTERS, ONE PER 4.8M LENGTH	RONDO 138 JOINTER (308 & 129 SYSTEM)	54	EA
PLB-75010	WALL LINING	GIB STANDARD 10MM	272.06	M²
PLB-75013	CEILING LINING	GIB STANDARD 13MM	154.11	M²
PLB-75110	WET AREA LINING, WALLS	GIB AQUALINE 10MM	43.91	M²
PLB-75113	WET AREA LINING, CEILINGS	GIB AQUALINE 13MM	10.45	M²
FIX-53620	LINING SCREWS	SCREWS GRABBER 6 x 32MM COLLATED (1000)	3	BOX
ADH-31202	LINING ADHESIVE	GIB FIX ALL BOND 375ML	3	EA
NAL-39030	LINING NAILS	NAILS 30MM GALV GIB CLOUT 500G	3	PK
DPC-24050	DPC DRY FIX, 4 ROLLS WHERE FIXINGS SUPPLIED	DPC 50MM x 30M ROLL (DRY FIX)	4	ROLL
HDW-30308	CEILING ACCESS HATCH	HATCH ACCESS PANEL 600 x 600MM WHITE STEEL	1	EA
06 SKIRTING AND FINISHING			4 items	
MDF-21060	SKIRTING	MDF MOULDING PRE-PRIMED 60 x 12 BEVELLED	131.82	LM
NAL-40052	FINISHING BRADS	PASLODE BRADS ANGLED ZINC 50 x 1.6MM W/CELLS	1	BOX
ADH-12036	ADHESIVE	PVA PRO ALIPHATIC GORILLA GLUE 500ML	1	EA
ABR-11358	ABRASIVES	SANDPAPER SHEETS P220 NO-FIL 230 x 280MM	2	EA
07 DOOR HARDWARE			4 items	
DHW-30742	PASSAGE SETS, HINGED INTERNAL DOORS	WINDSOR FUTURA APEX PASSAGE SET BRUSHED NICKEL	5	EA
DHW-30744	PRIVACY SETS, HINGED INTERNAL DOORS	WINDSOR FUTURA APEX PRIVACY SET BRUSHED NICKEL	4	EA
DHW-30924	CAVITY SLIDER PASSAGE SETS	WINDSOR CAVITY-SUITE ULTRA PASSAGE SET BRUSHED NICKEL	2	EA
DHW-21274	DOOR STOPS	WINDSOR DOORSTOP SKIRTING FIX 87 x 40MM BRUSHED NICKEL	9	EA
08 FRAMING HARDWARE AND BRACING			8 items	
FIX-49030	STRIP BRACE, BRACE LENGTH ROUNDED UP TO COIL	LUMBERLOK STRIP BRACE COIL SB30T 30M W/TENSIONERS	1	COIL
NAL-40090	FRAMING NAILS 90MM, 6 PER M OF WALL	PASLODE NAILS BRIGHT 90 x 3.15 D-HEAD W/C (3000)	1	BOX
HDW-40144	TOOL CLEANER	PASLODE DEGREASER CLEANER 350G	1	EA
DPC-24090	DPC, BOTTOM PLATE	DPC 90MM x 20M ROLL (MALTHOID)	5	ROLL
FIX-26072	BOTTOM PLATE FIXINGS	HILTI UNIVERSAL NAIL X-U 72MM (100)	2	BOX
FIX-14496	WASHERS	HILTI STEEL DISCS R23 (100)	2	BOX
FIX-26212	CHARGES	HILTI SHOTS STRIP .22 CAL RED (100)	2	BOX
FIX-49462	BOTTOM PLATE BOLTS	LUMBERLOK BOTTOM PLATE SCREW BOLT FIXING KIT BPS	10	BAG
09 ROOF AND SKYLIGHTS			2 items	
TIM-15025	VALLEY BOARDS	150X25 H4 MERCH R/S	28	LM
FIX-49290	PURLIN SCREWS, 4.4 PER M² OF RAKED ROOF	LUMBERLOK PURLIN SCREWS 10G x 80MM (250)	4	BOX
10 SUNDRIES			7 items	
OUT-30335	LETTERBOX	LETTER BOX URBAN BOX DESIGN B/OPEN BLACK	1	EA
OUT-30303	LETTERBOX STAND	LETTER BOX STAND BLACK (BOX DESIGN)	1	EA
OUT-29030	CLOTHESLINE	CLOTHESLINE RETRACTAWAY 40 PLUS WOODLAND GREY	1	EA
OUT-29070	CLOTHESLINE MOUNT BAR	CLOTHESLINE RETRACTAWAY MOUNT BAR WOODLAND GREY	1	EA
OUT-29066	CLOTHESLINE POST PACK	CLOTHESLINE RETRACTAWAY POST PACK IN-GROUND WOODLAND GREY	1	EA
CON-19230	RAPID-SET CEMENT, 3 BAGS PER POST PACK	DRICON BAGGED CEMENT 25KG 20MPA RAPIDSET	3	BAG
ELE-25380	SMOKE ALARMS, 7 ALARMS + 1 THERMAL	ORCA WIRELESS INTERLINK SMOKE ALARM 8PC HOME KIT	1	KIT

Quantities are measured net and rounded up to the sell unit. On your jobs we load your product list once, so every line comes back on your codes, ready for your pricing and a straight CSV import into your system.

PRICING AND TURNAROUND

We'll do the takeoff for you.

Send us the plans. Five working days later you get a full Balance of House schedule on your own product codes. The marked-up plans in this pack show how we measured it.

STANDALONE HOUSE

\$225

+ GST per plan set, 1 or 2 storeys

MULTI-UNIT

\$650

+ GST per set, up to 3 blocks and 2 storeys

5 working days, our target

From plans in to schedule back in your inbox.

RUNS ON

TAKEOFFQS

Every job is measured in TakeoffQS software by our estimates team.

EVERY JOB INCLUDES

Balance of House schedule

Linings, cladding and accessories, soffits, insulation, battens, hardware and door hardware. 75 lines on this job.

Your codes, your pricing

Quantities land against your product list, rounded to your sell units.

Ready to import

CSV export built to drop straight into your system.

Checked by a person

An experienced QS or estimator checks every job before it leaves us.

HOW TO START

- 1 Send us your product list. We set up your template once.
- 2 Email plan sets to estimates@tqsservices.nz
- 3 Five working days later, it's back with you.

TALK TO

Keegan Payne

027 463 0680 · keegan@tqsservices.nz · tqsservices.nz

16

Markup layers on this sample

75

Schedule lines, on your codes

154 m²

Single-storey, 3 bed + garage

1

Email to get started: estimates@tqsservices.nz