PROFESSIONAL ESTIMATING LLC
CONSTRUCTION ESTIMATING SERVICES

ILLUSTRATIVE SAMPLE. Not a client project. Quantities only, no prices.

Linings and insulation takeoff (sample)

Illustrative project: single-storey 3-bedroom home · Hamilton, Waikato (fictional site) · 168 m² gross floor area
Drawings: A-100 to A-410 (architectural), S-01 to S-06 (structural), H-01 (hydraulic), E-01 (electrical)
Plasterboard linings, Level 4 finish; H1 insulation to Climate Zone 2.

Linings

Ref	Item	Unit	Qty	Drawing ref / note
L1.01	10 mm standard plasterboard, walls	m²	386	A-201, net of openings
L1.02	10 mm wet-area board, bathrooms/laundry	m²	58	A-202
L1.03	13 mm ceiling board	m²	168	A-301
L1.04	Cove cornice	lm	214	A-301
L1.05	Stopping, Level 4	m²	612	All linings

Insulation

Ref	Item	Unit	Qty	Drawing ref / note
I1.01	Wall batts R2.8	m²	152	External walls, net
I1.02	Ceiling batts R6.6	m²	168	A-301
I1.03	Underslab / edge insulation	lm	62.5	S-02, slab edge

Assumptions and exclusions

- Quantities measured from the drawing references listed; no allowance for design changes after issue.
- Waste factors are stated per line where included; otherwise quantities are net.
- Ground conditions assumed 'good ground' to NZS 3604 unless the geotechnical report says otherwise.
- Exclusions: consent fees, development contributions, landscaping and loose furniture.