PROFESSIONAL ESTIMATING LLC
CONSTRUCTION ESTIMATING SERVICES

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

Full estimate summary (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)
Trade-by-trade quantity summary used to build a priced estimate. Rates are added per client.

Trade summary (quantities)

Ref	Item	Unit	Qty	Drawing ref / note
S01	Site works and earthworks	m³	96	Cut to platform
S02	Concrete foundations	m³	32.7	See concrete takeoff
S03	Framing	lm	118.5	Wall framing total
S04	Roofing	m²	214	See roofing takeoff
S05	Cladding (weatherboard on cavity)	m²	152	A-401
S06	Windows and doors (aluminium, double glazed)	no.	19	A-410 schedule
S07	Linings and insulation	m²	612	See linings takeoff
S08	Plumbing fixtures	no.	8	See plumbing schedule
S09	Electrical points	no.	107	See electrical takeoff
S10	Drainage	lm	95	See drainage takeoff

Allowances listed for pricing

Ref	Item	Unit	Qty	Drawing ref / note
A01	Preliminaries and general	item	1	Site set-up, supervision, scaffold
A02	Design and construction contingency	%	—	Set by client
A03	Margin	%	—	Set by client
A04	GST	%	15	NZ GST, shown separately

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.