

MATERIAL SCHEDULE

Project Name:	Proposed 5 bedroom Maisonette(
Client:	Mr John Mwangi
Reference No:	PRJ-010-2026
Prepared By:	Qs Edwin Mburu
Date:	2026-01-19

MATERIAL SCHEDULE

Item	Materials	Quantity	Price (KSh)	Amount (KSh)
SUBSTRUCTURE				
1	(50kg bags cement)	495	780.00	386,100.00
2	50kg bags nails (3 inches)	2.24	6,300.00	14,112.00
3	bars(10mm diameter, 40 feet bars)	79	820.00	64,780.00
4	bars(12mm diameter, 40 feet bars)	46	1,200.00	55,200.00
5	bars(16mm diameter, 40 feet bars)	25	2,130.00	53,250.00
6	bars(8mm diameter, 40 feet bars)	86	570.00	49,020.00
7	ft rough quarry stones[9"x 9"]	1565	33.00	51,645.00
8	ft timber formwork (6x1 inches)	6118	38.00	232,484.00
9	kg binding wire	23.56	150.00	3,534.00
10	litres Premise anti-termite	1.6	20,500.00	32,800.00
11	no timber props	111	190.00	21,090.00
12	rolls dpm (1000 gauge) (1x56m)	5	3,200.00	16,000.00
13	rolls hoop iron(15kg per roll)	5	2,850.00	14,250.00
14	rolls(A142, 2.4m x 48m) B.R.C mesh	2	32,000.00	64,000.00
15	tonnes Murram blinding	14.1	1,600.00	22,560.00
16	tonnes hardcore filling	84.6	1,000.00	84,600.00
17	tonnes of ballast	93.38	1,700.00	158,746.00
18	tonnes of sand	44.96	1,800.00	80,928.00
			Substructure Subtotal	1,405,099.00

MATERIAL SCHEDULE

Item	Materials	Quantity	Price (KSh)	Amount (KSh)
CONCRETE SUPERSTRUCTURE (R.C FRAME)				
19	(50kg bags cement)	424	780.00	330,720.00
20	50kg bags nails (3 inches)	6.11	6,300.00	38,493.00
21	bars(10mm diameter, 40 feet bars)	331	820.00	271,420.00
22	bars(12mm diameter, 40 feet bars)	179	1,200.00	214,800.00
23	bars(16mm diameter, 40 feet bars)	15	2,130.00	31,950.00
24	bars(8mm diameter, 40 feet bars)	172	570.00	98,040.00
25	ft timber formwork (6x1 inches)	16709	38.00	634,942.00
26	kg binding wire	66.25	150.00	9,937.50
27	no timber props	299	190.00	56,810.00
28	tonnes of ballast	78.88	1,700.00	134,096.00
29	tonnes of sand	35.06	1,800.00	63,108.00
		Concrete Superstructure (R.C Frame) Subtotal		1,884,316.50

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Item	Materials	Quantity	Price (KSh)	Amount (KSh)
WALLING				
30	(50kg bags cement)	67	780.00	52,260.00
31	No machine cut stones[9"x 9"]	5930	45.00	266,850.00
32	No. rolls damp-proof course[1x7m]	2	2,900.00	5,800.00
33	rolls hoop iron(15kg per roll)	18	2,850.00	51,300.00
34	tonnes of sand	10.83	1,800.00	19,494.00
			Walling Subtotal	395,704.00

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Item	Materials	Quantity	Price (KSh)	Amount (KSh)
WINDOWS				
35	SM M.S window 1000 X 1500mm(1 NO.)	1.5		
36	SM M.S window 1000 X 1800mm(1 NO.)	1.8		
37	SM M.S window 1500 X 1800mm(1 NO.)	2.7		
38	SM M.S window 2000 X 1800mm(3 NO.)	10.8		
39	SM M.S window 2000 X 2400mm(2 NO.)	9.6		
40	SM M.S window 2400 X 1800mm(2 NO.)	8.64		
41	SM M.S window 3000 X 1800mm(3 NO.)	16.2		
42	SM M.S window 450 X 1800mm(1 NO.)	0.81		
43	SM M.S window 600 X 1800mm(4 NO.)	4.32		
44	Square Meter 6mm thick glass(clear)	67	1,100.00	73,700.00
45	litres gloss paint	3.54	1,000.00	3,540.00
46	litres red oxide primer	4	350.00	1,400.00
47	litres spirit thinner	1	400.00	400.00
48	litres undercoat	1.77	600.00	1,062.00
49	meters curtain rods(32mm diameter)	99	850.00	84,150.00
50	no curtain rings with hooks	297	20.00	5,940.00
			Windows Subtotal	170,192.00

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Item	Materials	Quantity	Price (KSh)	Amount (KSh)
DOORS				
51	No. 1500mm x 2520mm metal doors	2	20,000.00	40,000.00
52	No. 700mm x 2400mm flush doors	6	8,000.00	48,000.00
53	No. 900mm x 2400mm flush doors	11	10,000.00	110,000.00
54	No. door stop () as union	21	300.00	6,300.00
55	No. mortice locks as union	17	3,000.00	51,000.00
56	Prs. 100mm butt hinges(aluminium) as union	25.5	250.00	6,375.00
57	Square Meter 6mm thick glass(clear)	22	1,100.00	24,200.00
58	ft 25mm quadrant()	314.96	100.00	31,496.00
59	ft 50mm x 25mm architrave(approved)	314.96	75.00	23,622.00
60	ft 8 x 2 door frame(mahogany)	314.96	150.00	47,244.00
61	ft 8 x 2 transome(mahogany)	49.21	150.00	7,381.50
62	litres clear varnish	28.29	500.00	14,145.00
63	litres gloss paint	2.2	1,000.00	2,200.00
64	litres spirit thinner	3.83	400.00	1,532.00
65	litres undercoat	1.1	600.00	660.00
			Doors Subtotal	414,155.50

MATERIAL SCHEDULE

Item	Materials	Quantity	Price (KSh)	Amount (KSh)
ROOFING				
66	(50kg bags cement)	11	780.00	8,580.00
67	No. PVC bends	19	150.00	2,850.00
68	No. PVC shoes	13	200.00	2,600.00
69	No. PVC stop ends	11	180.00	1,980.00
70	No. PVC swanneck	13	220.00	2,860.00
71	No. support brackets	66	100.00	6,600.00
72	No. support clips	65	130.00	8,450.00
73	ft 4 x 2 cypress roofing timber	3078	45.00	138,510.00
74	ft 6 x 2 cypress roofing timber	3894	70.00	272,580.00
75	ft 8 x 1 cypress roofing timber	563	70.00	39,410.00
76	ft 8 x 2 cypress roofing timber	156	140.00	21,840.00
77	meters PVC downpipe	78	250.00	19,500.00
78	meters PVC gutters	38	300.00	11,400.00
79	pcs Valleys(2.5m long) to match	14		
80	pcs ridgecaps(2.5m long) to match	56		
81	pieces 1320 x 370 stone-coated tiles(decra)	862	750.00	646,500.00
82	tonnes of sand	1.52	1,800.00	2,736.00
			Roofing Subtotal	1,186,396.00

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Item	Materials	Quantity	Price (KSh)	Amount (KSh)
FINISHES				
83	(25kg bags of lime)	22	500.00	11,000.00
84	(50kg bags cement)	190	780.00	148,200.00
85	No skim filler(25kg bags)	89	1,150.00	102,350.00
86	boxes 300x300 non-slip ceramic tiles (17/box)	27	1,800.00	48,600.00
87	boxes 400x400 ceramic tiles (12/box)	51	2,000.00	102,000.00
88	kg grout	69	350.00	24,150.00
89	kg terrazzo aggregate	2596	250.00	649,000.00
90	litres gloss paint	24.35	1,000.00	24,350.00
91	litres interior paint	115.99	700.00	81,193.00
92	litres spirit thinner	3	400.00	1,200.00
93	litres undercoat	70.16	600.00	42,096.00
94	meters cornices	199	150.00	29,850.00
95	meters dividing strip	217	90.00	19,530.00
96	tile adhesives(50kg bags)	28	1,100.00	30,800.00
97	tonnes of sand	32.44	1,800.00	58,392.00
			Finishes Subtotal	1,372,711.00

COST SUMMARY

Section	Page Ref	Amount (KSh)
Substructure	1	1,405,099.00
Concrete Superstructure (R.C Frame)	2	1,884,316.50
Walling	3	395,704.00
Windows	4	170,192.00
Doors	5	414,155.50
Roofing	6	1,186,396.00
Finishes	7	1,372,711.00
TOTAL MATERIAL COST		6,828,574.00