



FRONT ELEVATION · 14 MAY 2026 · 6.43°N, 3.48°E · GPS ✓

SAMPLE IMAGE

CONSTRUCTION PHASE & COST INTELLIGENCE

Construction Progress & Payment Review

An independent, Quantity Surveyor-reviewed assessment of site progress, next-stage costs, and your contractor's payment request — so you can decide what to release with confidence.

RECOMMENDED PAYMENT ACTION	RISK LEVEL	ASSESSED NEXT-STAGE RANGE
Hold full payment Pending itemised quote	Medium Lump-sum request, above range	₦4.2M–5.8M Materials & labour allowances

A payment-decision report — **not** a structural or statutory inspection.

PROJECT

Mrs Folake Adeyemi

SITE

Lekki Phase 1, Lagos

REPORT DATE

19 May 2026

REVIEWED BY

Tokunbo Adewale, MNIQS

REFERENCE

LAN-2026-0047

PACKAGE

Standard

SAMPLE — FICTIONAL PROJECT & PRICING · FOR DEMONSTRATION ONLY

SECTION 02

Executive summary

Read this page first. It carries everything needed to make a payment decision in under a minute; the sections that follow are the evidence behind it.

ESTIMATED NEXT-PHASE COST ₦4.2M – ₦5.8M Materials & labour allowances · roofing & plastering phase, incl. contingency buffer	PAYMENT RISK LEVEL Medium LOW MEDIUM HIGH Contractor quote submitted as a lump sum, not itemised
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CURRENT BUILD PHASE

Lintel & blockwork complete

First-floor walls raised, columns cast and cured

LIKELY NEXT PHASE

Roofing & external plastering

Expected commencement within 4–6 weeks

CONTRACTOR REQUEST REVIEWED

✓ Yes

Lump-sum payment request of ₦6.5M from Adeyemi & Sons Ltd (not itemised)

REPORT PREPARED BY

Tokunbo Adewale

Certified Quantity Surveyor · MNIQS No. 04821

RECOMMENDED ACTION

Do not release the next tranche of funds until the contractor provides a full itemised breakdown of roofing materials. The current lump-sum request of ₦6.5M cannot be verified and appears to exceed the independently assessed range by **₦1.3M – ₦2.3M**. You may release a partial advance of up to ₦2M for confirmed early materials if procurement needs to begin.

SECTION 03

Site visit & documents reviewed

SITE CAPTURE DETAILS

DATE OF INSPECTION	TIME OF CAPTURE	FIELD VERIFIER	GPS CONFIRMATION
14 May 2026	09:42 AM	Emeka Okafor	Confirmed
Wednesday	WAT (UTC+1)	Site Assessor · Landalyst	±4 m accuracy
SITE ADDRESS	PHOTOGRAPHS CAPTURED		
12 Adeola Close, Lekki Phase 1	47 images		
Lagos Island, Lagos State · 6.43°N, 3.48°E	Stored on secure Landalyst server		

DOCUMENTS REVIEWED

Bill of Quantities (BOQ)	✓ SUBMITTED	Itemised contractor quote	✗ NOT SUBMITTED
Architectural drawings	✓ SUBMITTED	Contractor payment request (lump sum)	✓ SUBMITTED
Material request form	✗ NOT SUBMITTED	Engineer's certificate	✗ NOT SUBMITTED

3 of 6 documents submitted · Missing items may affect the accuracy of cost and risk assessments in Sections 04–08.

ASSESSMENT LIMITATIONS

- 1

The contractor submitted a lump-sum payment request of ₦6.5M but not an itemised breakdown. Without itemisation, individual quantities and unit prices cannot be verified; the cost estimates here are based on the submitted BOQ and current Lagos market rates, and should be reconciled against a formal itemised quote once received.
- 2

No structural engineer's certificate was provided. This visual review does not constitute a structural assessment; an independent engineer's sign-off is recommended before roofing commences.
- 3

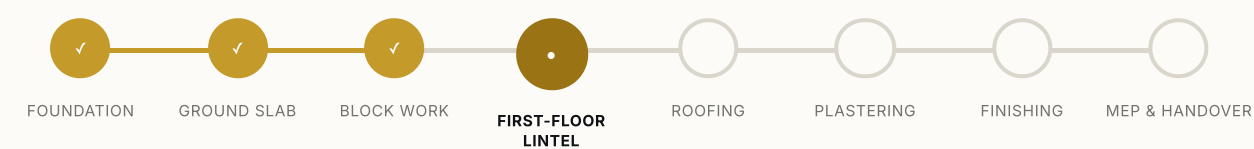
Internal spaces were not accessible during the site visit due to ongoing concrete curing. Internal blockwork, plumbing rough-in and electrical conduit could not be assessed at this time.

SECTION 04

Current stage & next phase

ASSESSED CURRENT PHASE · CONFIDENCE: MEDIUM

Lintel & blockwork — first-floor level. Assessed from the photographic evidence and submitted drawings.



VISIBLE COMPLETED WORKS

- Foundation and ground beams cast and cured
- Ground-floor slab complete
- Hollow sandcrete blockwork to first-floor level
- Reinforced concrete columns visible at four corners
- First-floor lintel / ring beam appears cast

CANNOT CONFIRM FROM VISUAL EVIDENCE

- Internal plumbing rough-in and drainage
- Electrical conduit placement
- Steel reinforcement depth and spacing
- Structural integrity of columns (no certificate)

LIKELY NEXT PHASE — ROOFING FRAME & EXTERNAL PLASTERING

Expected to commence within 4–6 weeks, subject to material procurement and the dependencies below.

MATERIALS TYPICALLY REQUIRED

- Hardwood or steel roof trusses
- Long-span aluminium roofing sheets
- Roofing nails, screws and flashings
- Cement, sand and plastering aggregates
- Plaster mesh

DEPENDENCIES BEFORE PHASE BEGINS

- Structural engineer sign-off on first-floor lintel
- 28-day concrete curing period confirmed
- Itemised contractor quote received and reviewed
- Client approval of material specification

SECTION 05

Site photographs

Six photographs selected by the QS as most evidentially relevant. All captured 14 May 2026, 09:42–11:17 AM. The full set of 47 images is held on the secure Landalyst server and available on request.



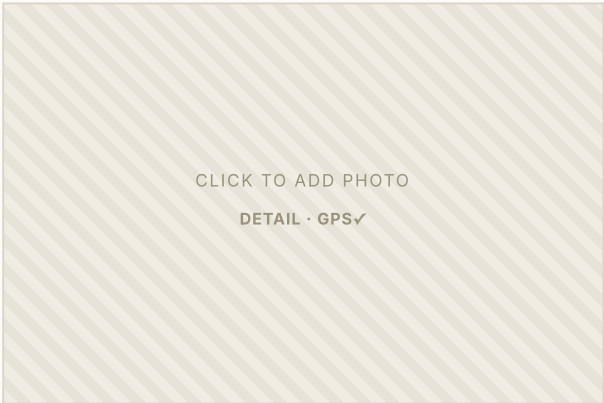
Front elevation — full view
09:47 · 6.43°N, 3.48°E · North facing



First-floor blockwork — east elevation
09:54 · 6.43°N, 3.48°E · East facing



Ring beam & lintel detail
10:08 · North-east corner



Column reinforcement — south corner
10:22 · South-west column detail



Materials on site — cement & blocks
10:41 · Site storage area



Roof line — prepared surface
11:03 · Viewed from site entrance

SECTION 06

Material price intelligence

Independent cost benchmarking from Landalyst's live Lagos price database. Prices sourced from Alaba, Mile 2 and Oshodi distributors, collected 12 May 2026. All figures in Naira; estimate covers materials and selected labour allowances.

MATERIAL	SPECIFICATION	EST. QTY	MARKET PRICE / UNIT	EST. TOTAL
Hardwood trusses	Iroko, treated, 2×4 in	120–140 pcs	₦4,500–5,200	₦540k–728k
Long-span roofing	0.55mm alum., colour-coated	280–320 m ²	₦3,800–4,400/m ²	₦1.06m–1.41m
Roofing accessories	Nails, screws, flashings	Lot	—	₦180k–260k
Cement	Dangote / BUA, 50kg	90–110 bags	₦8,200–9,500	₦738k–1.05m
Sharp sand	Plastering grade	6–8 trips	₦55k–70k/trip	₦330k–560k
Plaster mesh	Galvanised, rolls	8–12 rolls	₦9,000–12,000	₦72k–144k
Plastering labour	Allowance, by trade	Lot	—	₦680k–1.06m
Estimated total — materials & labour allowances				₦3.6M – ₦5.2M

TOTAL ESTIMATED NEXT-PHASE COST

₦4.2M – ₦5.8M incl. contingency buffer · materials & selected labour allowances

Prices reflect brand-distributor rates appropriate to a build of this standard and are valid at the date of this report. Lagos prices move quickly; re-check if procurement is delayed beyond ~3 weeks.

SECTION 07

Contractor payment request review

CONTRACTOR REQUESTED ₦6,500,000 Lump sum · Adeyemi & Sons Ltd · 08 May 2026	LANDALYST ASSESSED RANGE ₦4.2M–5.2M Lagos market rates · materials & labour allowances · May 2026
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Each item is checked two ways: is it *correctly timed* for the current build phase, and is the *price* in line with the Lagos market?

ITEM	REQUESTED	ASSESSED RANGE	TIMING	PRICE STATUS
Roof trusses (timber)	₦1.45m	₦540k–728k	RIGHT TIME	POTENTIALLY INFLATED
Long-span roofing sheets	₦1.95m	₦1.06m–1.41m	RIGHT TIME	POTENTIALLY INFLATED
Cement & sand	₦1.20m	₦1.07m–1.61m	RIGHT TIME	LOOKS REASONABLE
Accessories & mesh	₦0.35m	₦252k–404k	RIGHT TIME	LOOKS REASONABLE
Labour (bundled)	₦1.55m	₦680k–1.06m	RIGHT TIME	NEEDS CLARIFICATION
Unspecified / margin	included	—	—	CANNOT VERIFY
Total	₦6.50M	₦4.2M–5.2M	—	+₦1.3M – +₦2.3M

QS COMMENTARY

The lump-sum request of ₦6.5M appears high for the scope described. Every item is correctly timed for the roofing and plastering phase — nothing has been requested out of sequence — but the timber and roofing-sheet lines sit above current Lagos market rates, and labour is bundled rather than broken down by trade. The overall request appears ₦1.3M–₦2.3M above the independently assessed range. This is a request for clarification before payment, not an accusation of wrongdoing.

SECTION 08

Payment risk flags

Four flags identified. Review each, with its recommended action, before releasing any payment.

URGENT**Contractor request significantly above assessed range**

The total requested (₦6.5M) exceeds the independently assessed material range by ₦1.3M–₦2.3M. Two line items — timber trusses and roofing sheets — are above current Lagos market rate.

RECOMMENDED ACTION

Do not release full payment. Request itemised supplier pro-forma invoices for the timber and roofing-sheet lines before approving any amount above ₦4.2M.

URGENT**No itemised contractor quote submitted**

The contractor submitted a lump-sum figure only. Without an itemised quote it is not possible to verify quantities, unit prices, or whether the requested scope matches the current build phase.

RECOMMENDED ACTION

Request a full itemised quote broken down by material, quantity, unit price and labour. This is standard practice and a reasonable request.

ATTENTION**No structural engineer sign-off on lintel**

No engineer's certificate was provided for the first-floor lintel and ring beam. Roofing loads should not be applied to unverified structural work.

RECOMMENDED ACTION

Ask your contractor for a structural engineer's inspection certificate for the lintel and ring beam before roofing begins. This protects your investment.

INFO**Internal works could not be assessed**

Internal spaces were inaccessible during the visit. Plumbing rough-in, electrical conduit and internal blockwork quality could not be confirmed from available evidence.

RECOMMENDED ACTION

Schedule a follow-up Landalyst assessment after the roofing milestone to review internal works before plastering covers them permanently.

SECTION 09

Recommended client actions

Six actions in priority order. Complete actions 1 and 2 before releasing any payment; actions 3–6 should follow within the next 2–4 weeks.

1

Hold the balance until an itemised breakdown is received

You may release a partial advance of up to ₦2M to cover confirmed early materials (cement and sand) if procurement must begin. Hold the remaining balance until a full itemised quote is received and reviewed.

2

Request itemised supplier pro-forma invoices for timber and roofing sheets

These are the two line items above market rate. Genuine supplier quotes will either justify the figure or bring it down — either way you gain certainty.

3

Ask the contractor to separate labour and material costs

Landalyst benchmarks material costs. If labour is bundled into the total, neither party can verify what is being paid for. Separated invoices are cleaner for both sides.

4

Request a structural engineer's certificate before roofing begins

Written confirmation that the first-floor ring beam and lintel are structurally sound. Any defect discovered after roofing is far more expensive to correct.

5

Confirm the 28-day concrete curing period before roofing loads are applied

Ask the contractor to confirm the date the lintel was cast. If fewer than 28 days have passed, roofing should wait. This is standard good practice, not a delay.

6

Schedule a follow-up Landalyst assessment after roofing, before plastering

A second assessment will review electrical, plumbing and structural elements before they are permanently covered by plaster. Book early to ensure availability.

SECTION 10

Quantity Surveyor sign-off

This report has been prepared and signed off by a Quantity Surveyor holding full membership of the Nigerian Institute of Quantity Surveyors, and represents an independent professional assessment based on the evidence available at the time of inspection.

QUANTITY SURVEYOR

Tokunbo Adewale

MNIQS NUMBER

MNIQS/QS/04821

RQS DESIGNATION

RQS-2019-04821

REPORT REFERENCE

LAN-2026-0047

DATE OF SIGN-OFF

19 May 2026

SIGNATURE

Tokunbo Adewale

VERIFY CREDENTIALS



Sample QR — links to landalyst.com.
Live reports link to NIQS verification.

"This report represents my honest, independent assessment of the construction phase and associated costs at the time of inspection, prepared in accordance with NIQS professional standards."

REPORT SECURITY · ILLUSTRATIVE (SAMPLE)

SHA-256 · a4f9c2e1b7d83f06e21c9a4f5b8e0d72c1a6f9e3b04d7c8a2f1e6b9d0c3a7f5e2
Issued 19 May 2026, 14:32 WAT · Prepared by Landalyst, a product of Terragrance Limited (RC 8533667)

SECTION 11

Disclaimer & limitations

This report is advisory. It is based on visual photographic evidence captured during a site visit and documents submitted by the client. It does not constitute a structural survey, architectural inspection or legal assessment, and represents the independent professional opinion of a qualified Quantity Surveyor at the time of inspection.

SCOPE LIMITATIONS

No destructive testing was performed. Hidden structural elements — including reinforcement, drainage and embedded services — cannot be confirmed from visual evidence alone.

This report is not a replacement for structural engineering, legal or architectural advice. Clients should engage qualified professionals for those purposes.

The assessment assumes all documents submitted by the client are genuine and accurate. Landalyst takes no responsibility for errors arising from falsified or incomplete submissions.

COST & MARKET DATA

Material price estimates are based on current Lagos market data and may change. Landalyst does not guarantee that quoted prices will be available at the time of procurement.

Cost estimates are for materials only unless otherwise stated. Labour, plant hire, transport and contractor margin are not included unless explicitly noted.

Landalyst does not guarantee contractor honesty, workmanship quality, project completion or final construction cost. This report is an assessment tool, not a guarantee of outcome.

IMPORTANT NOTICE

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REGISTERED COMPANY

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Incorporated in Nigeria · Lagos, Nigeria

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