

SCOPEWRITERS

ScopeWriters
P.O.BOX 265
FOLSOM, CA 95630

Insured: Mr. & Mrs. SINIXXX
Property: Grant Street
Santa Rosa, CA 95000

Home: (415) 457-0000

Claim Rep.: Lisa Hill
Company: Liberty Mutual Corporation

Estimator: D. Lewis
Position: Senior Estimator
Company: ScopeWriters
Business: PO Box 265
Folsom, CA 95630

Business: (916) 777-7777
E-mail: info@scopewriters.com

Reference: David Lewis
Position: Estimator
Company: ScopeWriters
Business: P.O.Box265
Folsom, CA 95630

Business: (916) 836-9669
E-mail: insightgrp@gmail.com

Claim Number: 1001-2X-XXXX

Policy Number: 00XXXXXXXX

Type of Loss: Fire

Date of Loss: 3/25/2017 12:00 AM
Date Inspected: 3/29/2017 12:00 AM

Date Received: 3/27/2017 12:00 AM
Date Entered: 3/30/2017 6:38 PM

Price List: CAEB8X_MAR17
Restoration/Service/Remodel
Estimate: SINI_J_100120X0XXX

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Dear Mr. & Mrs. SiniXXXX,

Please refer to the enclosed itemized estimate. The estimate contains our valuation of the damages for the reported loss and was prepared using reasonable and customary prices for your geographic area. This document contains estimated Engineering, Permit and Architectural fees based on the construction type, plot topography and other factors that were dictated at the time of the inspection. Certain structural repairs may not have been inspected due to being hidden behind drywall or other building materials. If any hidden, or additional damage, and/or damaged items, are discovered, please contact me or have your contractor or vendor contact me immediately. We cannot determine if coverage exists for the additional damage found for the hidden or additional damages and/or damaged items and would need to be determined through dialog between you and the carrier. This may require an inspection/re-inspection, before any supplemental payment would be authorized.

- > Please do not destroy, or discard any of the hidden, or additional damages, and/or damaged items, until we have had an opportunity to review the hidden or additional damages and/or damaged items, and have reached an agreement with you on any supplemental cost.
- > If you, your contractor, or vendor determine that there are additional building fees and/or permits associated with the estimated repairs, that may not be included in this estimate, please contact us immediately so that we may review and make a determination as to the appropriate payment. All parties in receipt of this estimate hold harmless ScopeWriters, their estimators and any and all personnel

For your protection, California law requires the following to appear on this form: Any person who knowingly presents false or fraudulent claim for the payment of a loss is guilty of a crime and may be subject to fines and confinement in state prison.

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SFR Estimation Fee: \$2,549.89
Drone - Add Fee: \$290.00

TOTAL FEES \$2,839.89

PAID: 1/15/18 (\$1,500.00) visa
PAID: 1/22/18 (\$1,339.89) visa

TOTAL PAID (\$2,839.89)

BALANCE DUE -0-

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SINI_J_100120X0XXX

Main Level

Main Level

DESCRIPTION	QTY
608. Taxes, insurance, permits & fees (Bid Item)	1.00 EA
609. Temporary toilet (per month)	6.00 MO
610. Temporary power usage (per month)	6.00 MO
611. Temporary power - hookup	1.00 EA
631. Phone, TV, or speaker outlet	11.00 EA
Initial bid contained wire for TV only - 5 Coaxial Trim plates + 6 Phone Trim Plates	
635. CAT5 data/phone outlet	6.00 EA
Missing Item from original estimate	
632. Security system - contact w/wire (per opening)	17.00 EA
Windows are double opening & require 2 contacts per point	
674. Add on for "Low E" glass	90.50 SF
Bed #2 + Bed#3 + Master Bedroom Slider	
673. Vinyl window, horizontal sliding, 24-32 sf - High grade	2.00 EA
Oriel Windows - Twin Sash (Slider) Vinyl window in Bed #2 & Bed #3	

Living Room

Height: 8'

DESCRIPTION	QTY
*** FRAMING ***	
63. Stud wall - 2" x 4" - 16" oc	176.00 SF
*** FINISH CARPENTRY ***	
*** PAINTING ***	
*** FLOOR COVERING ***	
*** WINDOW & WINDOW COVERING ***	
52. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	2.00 EA
Oriel Windows - Twin Sash (Slider) Vinyl window	
33. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA
Window	
46. Cabinet valance - Detach & reset	30.00 LF
*** MISC ***	
10. R&R Heat/AC register - Mechanically attached [INCL IN DUCT]	2.00 EA

Dining Room

Height: 8'

DESCRIPTION	QTY
*** FRAMING ***	

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CONTINUED - Dining Room

DESCRIPTION	QTY
525. Timber beam, 6x10	116.00 LF
526. Stud wall - 2" x 4" - 16" oc	176.00 SF
*** ELECTRICAL AND LIGHT FIXTURES ***	
527. Rewire - average residence - copper wiring with conduit This area only	133.58 SF
528. R&R Smoke detector	1.00 EA
529. Light fixture	1.00 EA
530. Fixture (can) for track lighting - High grade	6.00 EA
531. Track lighting - track only	12.00 LF
*** INSULATION ***	
532. 2" x 6" lumber - redwood - High grade (1 BF per LF)	0.00 LF
533. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA
534. R&R Batt insulation - 4" - R13 - paper faced	199.07 SF
535. Seal stud wall for odor control	199.07 SF
*** DRYWALL ***	
536. Mask per square foot for drywall or plaster work	133.58 SF
537. R&R 5/8" drywall - hung, taped, ready for texture 5/8" Drywall - Walls Only	199.07 SF
538. Texture drywall - heavy hand texture	199.07 SF
*** FINISH CARPENTRY ***	
539. Finish Carpenter - per hour Labor hours associated for Beams & Reframing in area	23.56 HR
540. R&R Baseboard - 3 1/4"	24.88 LF
541. Window sill	32.00 LF
542. Window stool & apron	32.00 LF
*** PAINTING ***	
543. Mask and prep for paint - paper and tape (per LF)	267.15 LF
544. Seal floor joist system (shellac)	133.58 SF
545. Seal ceiling framing (shellac) - up to 5/12	162.96 SF
546. Seal & paint wood beam	289.60 SF
547. Seal/prime then paint the walls (2 coats) - 2 colors	199.07 SF
548. Paint baseboard - two coats	24.88 LF
549. Paint door/window trim & jamb - Large - 2 coats (per side) Windows (4) Doors (1)	5.00 EA
550. Paint door slab only - 2 coats (per side) Interior Entry Door	1.00 EA
*** FLOOR COVERING ***	
616. Remove Carpet - High grade	133.58 SF
551. Carpet - High grade 15 % waste added for Carpet - High grade.	153.61 SF
552. Carpet pad - High grade	133.58 SF
553. Carpet - metal transition strip	23.00 LF
*** WINDOW & WINDOW COVERING ***	

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CONTINUED - Dining Room

DESCRIPTION	QTY
554. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA
555. Window blind - wood - 1" - 20.1 to 32 SF Window	4.00 EA
556. Cabinet valance - Detach & reset	30.00 LF
*** MISC ***	
557. R&R Heat/AC register - Mechanically attached [INCL IN DUCT]	2.00 EA

Kitchen

Height: 8'

DESCRIPTION	QTY
*** FRAMING ***	
492. Timber beam, 6x10	116.00 LF
493. Stud wall - 2" x 4" - 16" oc	176.00 SF
*** ELECTRICAL AND LIGHT FIXTURES ***	
494. Rewire - average residence - copper wiring with conduit This area only	280.45 SF
495. R&R Smoke detector	1.00 EA
496. Light fixture	1.00 EA
497. Fixture (can) for track lighting - High grade	6.00 EA
498. Track lighting - track only	12.00 LF
*** INSULATION ***	
499. 2" x 6" lumber - redwood - High grade (1 BF per LF)	0.00 LF
500. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA
501. R&R Batt insulation - 4" - R13 - paper faced	357.70 SF
502. Seal stud wall for odor control	357.70 SF
*** DRYWALL ***	
503. Mask per square foot for drywall or plaster work	280.45 SF
504. R&R 5/8" drywall - hung, taped, ready for texture 5/8" Drywall - Walls Only	357.70 SF
505. Texture drywall - heavy hand texture	357.70 SF
*** FINISH CARPENTRY ***	
506. Finish Carpenter - per hour Labor hours associated for Beams & Reframing in area	23.56 HR
507. R&R Baseboard - 3 1/4"	44.71 LF
508. Window sill	32.00 LF
509. Window stool & apron	32.00 LF
*** PAINTING ***	
510. Mask and prep for paint - paper and tape (per LF)	560.90 LF
511. Seal floor joist system (shellac)	280.45 SF
512. Seal ceiling framing (shellac) - up to 5/12	342.15 SF
513. Seal & paint wood beam	289.60 SF
514. Seal/prime then paint the walls (2 coats) - 2 colors	357.70 SF

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CONTINUED - Kitchen

DESCRIPTION	QTY
515. Paint baseboard - two coats	44.71 LF
516. Paint door/window trim & jamb - Large - 2 coats (per side)	5.00 EA
Windows (4)	
Doors (1)	
517. Paint door slab only - 2 coats (per side)	1.00 EA
Interior Entry Door	
*** FLOOR COVERING ***	
617. Remove Carpet - High grade	280.45 SF
518. Carpet - High grade	322.52 SF
15 % waste added for Carpet - High grade.	
519. Carpet pad - High grade	280.45 SF
520. Carpet - metal transition strip	23.00 LF
*** WINDOW & WINDOW COVERING ***	
521. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA
522. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA
Window	
523. Cabinet valance - Detach & reset	30.00 LF
*** MISC ***	
524. R&R Heat/AC register - Mechanically attached [INCL IN DUCT]	2.00 EA
649. Range - freestanding - electric	1.00 EA
650. Dishwasher	1.00 EA
651. Custom cabinets - base units - High grade	1.00 LF

Hall Closet	Height: 8'
DESCRIPTION	QTY
*** FRAMING ***	
327. Timber beam, 6x10	116.00 LF
328. Stud wall - 2" x 4" - 16" oc	176.00 SF
*** ELECTRICAL AND LIGHT FIXTURES ***	
329. Rewire - average residence - copper wiring with conduit	27.12 SF
This area only	
330. R&R Smoke detector	1.00 EA
331. Light fixture	1.00 EA
332. Fixture (can) for track lighting - High grade	6.00 EA
333. Track lighting - track only	12.00 LF
*** INSULATION ***	
334. 2" x 6" lumber - redwood - High grade (1 BF per LF)	0.00 LF
335. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA
336. R&R Batt insulation - 4" - R13 - paper faced	151.33 SF
337. Seal stud wall for odor control	151.33 SF
*** DRYWALL ***	

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CONTINUED - Hall Closet

DESCRIPTION	QTY
338. Mask per square foot for drywall or plaster work	27.12 SF
339. R&R 5/8" drywall - hung, taped, ready for texture	151.33 SF
5/8" Drywall - Walls Only	
340. Texture drywall - heavy hand texture	151.33 SF
*** FINISH CARPENTRY ***	
341. Finish Carpenter - per hour	23.56 HR
Labor hours associated for Beams & Reframing in area	
342. R&R Baseboard - 3 1/4"	18.50 LF
343. Window sill	32.00 LF
344. Window stool & apron	32.00 LF
*** PAINTING ***	
345. Mask and prep for paint - paper and tape (per LF)	54.24 LF
346. Seal floor joist system (shellac)	27.12 SF
347. Seal ceiling framing (shellac) - up to 5/12	33.08 SF
348. Seal & paint wood beam	289.60 SF
349. Seal/prime then paint the walls (2 coats) - 2 colors	151.33 SF
350. Paint baseboard - two coats	18.50 LF
351. Paint door/window trim & jamb - Large - 2 coats (per side)	5.00 EA
Windows (4)	
Doors (1)	
352. Paint door slab only - 2 coats (per side)	1.00 EA
Interior Entry Door	
*** FLOOR COVERING ***	
618. Remove Carpet - High grade	27.12 SF
353. Carpet - High grade	31.19 SF
15 % waste added for Carpet - High grade.	
354. Carpet pad - High grade	27.12 SF
355. Carpet - metal transition strip	23.00 LF
*** WINDOW & WINDOW COVERING ***	
356. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA
357. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA
Window	
358. Cabinet valance - Detach & reset	30.00 LF
*** MISC ***	
359. R&R Heat/AC register - Mechanically attached [INCL IN DUCT]	2.00 EA

Master Bedroom

Height: 8'

DESCRIPTION

QTY

*** **ELECTRICAL AND LIGHT FIXTURES** ***

263. Rewire - average residence - copper wiring with conduit This area only	194.21 SF
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CONTINUED - Master Bedroom

DESCRIPTION	QTY
594. Ceiling fan & light - High grade	1.00 EA
264. R&R Smoke detector	1.00 EA
*** INSULATION ***	
270. R&R Batt insulation - 4" - R13 - paper faced	351.67 SF
*** DRYWALL ***	
272. Mask per square foot for drywall or plaster work	194.21 SF
273. R&R 5/8" drywall - hung, taped, ready for texture	351.67 SF
5/8" Drywall - Walls Only	
274. Texture drywall - heavy hand texture	351.67 SF
*** FINISH CARPENTRY ***	
595. Sand wood - interior	545.88 SF
276. R&R Baseboard - 3 1/4"	41.58 LF
277. Window sill	3.00 LF
278. Window stool & apron	3.00 LF
614. Interior door unit	1.00 EA
*** PAINTING ***	
285. Paint door/window trim & jamb - Large - 2 coats (per side)	2.00 EA
Windows (4)	
Doors (1)	
279. Mask and prep for paint - paper and tape (per LF)	106.00 LF
280. Seal floor joist system (shellac)	194.21 SF
281. Seal ceiling framing (shellac) - up to 5/12	236.93 SF
271. Seal stud wall for odor control	351.67 SF
282. Seal & paint wood beam	26.00 SF
283. Seal/prime then paint the walls (2 coats) - 2 colors	351.67 SF
284. Paint baseboard - two coats	41.58 LF
286. Paint door slab only - 2 coats (per side)	1.00 EA
Interior Entry Door	
*** FLOOR COVERING ***	
619. Remove Carpet - High grade	194.21 SF
287. Carpet - High grade	223.34 SF
15 % waste added for Carpet - High grade.	
288. Carpet pad - High grade	194.21 SF
289. Carpet - metal transition strip	3.00 LF
Into Master Bath	
*** WINDOW & WINDOW COVERING ***	
290. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	1.00 EA
291. Window blind - wood - 1" - 20.1 to 32 SF	1.00 EA
Window	
292. Cabinet valance - Detach & reset	30.00 LF
612. 8-0 6-8 vinyl sliding patio door - High grade	1.00 EA
*** MISC ***	
293. R&R Heat/AC register - Mechanically attached [INCL IN DUCT]	1.00 EA

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Master Closet

Height: 8'

DESCRIPTION

QTY

*** FRAMING ***

294. Timber beam, 6x10 116.00 LF

295. Stud wall - 2" x 4" - 16" oc 176.00 SF

*** ELECTRICAL AND LIGHT FIXTURES ***

296. Rewire - average residence - copper wiring with conduit 67.60 SF

This area only

297. R&R Smoke detector 1.00 EA

298. Light fixture 1.00 EA

299. Fixture (can) for track lighting - High grade 6.00 EA

300. Track lighting - track only 12.00 LF

*** INSULATION ***

301. 2" x 6" lumber - redwood - High grade (1 BF per LF) 0.00 LF

302. 2" x 6" x 20' #2 & better Fir / Larch (material only) 1.00 EA

303. R&R Batt insulation - 4" - R13 - paper faced 250.44 SF

304. Seal stud wall for odor control 250.44 SF

*** DRYWALL ***

305. Mask per square foot for drywall or plaster work 67.60 SF

306. R&R 5/8" drywall - hung, taped, ready for texture 250.44 SF

5/8" Drywall - Walls Only

307. Texture drywall - heavy hand texture 250.44 SF

*** FINISH CARPENTRY ***

308. Finish Carpenter - per hour 23.56 HR

Labor hours associated for Beams & Reframing in area

309. R&R Baseboard - 3 1/4" 29.83 LF

310. Window sill 32.00 LF

311. Window stool & apron 32.00 LF

*** PAINTING ***

312. Mask and prep for paint - paper and tape (per LF) 135.21 LF

313. Seal floor joist system (shellac) 67.60 SF

314. Seal ceiling framing (shellac) - up to 5/12 82.48 SF

315. Seal & paint wood beam 289.60 SF

316. Seal/prime then paint the walls (2 coats) - 2 colors 250.44 SF

317. Paint baseboard - two coats 29.83 LF

318. Paint door/window trim & jamb - Large - 2 coats (per side) 5.00 EA

Windows (4)

Doors (1)

319. Paint door slab only - 2 coats (per side) 1.00 EA

Interior Entry Door

*** FLOOR COVERING ***

620. Remove Carpet - High grade 67.60 SF

320. Carpet - High grade 77.74 SF

15 % waste added for Carpet - High grade.

321. Carpet pad - High grade 67.60 SF

322. Carpet - metal transition strip 23.00 LF

*** WINDOW & WINDOW COVERING ***

323. Vinyl window, horizontal sliding, 24-32 sf - Premium grade 4.00 EA

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CONTINUED - Master Closet

DESCRIPTION	QTY
324. Window blind - wood - 1" - 20.1 to 32 SF Window	4.00 EA
325. Cabinet valance - Detach & reset	30.00 LF
*** MISC ***	
326. R&R Heat/AC register - Mechanically attached [INCL IN DUCT]	2.00 EA

Master Bath

Subroom: Mas. Bath (1)

DESCRIPTION	QTY	Height: 8'
*** FRAMING ***		
360. Timber beam, 6x10	116.00 LF	
361. Stud wall - 2" x 4" - 16" oc	176.00 SF	
*** ELECTRICAL AND LIGHT FIXTURES ***		
362. Rewire - average residence - copper wiring with conduit This area only	47.56 SF	
363. R&R Smoke detector	1.00 EA	
364. Light fixture	1.00 EA	
365. Fixture (can) for track lighting - High grade	6.00 EA	
366. Track lighting - track only	12.00 LF	
*** INSULATION ***		
367. 2" x 6" lumber - redwood - High grade (1 BF per LF)	0.00 LF	
368. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA	
369. R&R Batt insulation - 4" - R13 - paper faced	251.67 SF	
370. Seal stud wall for odor control	251.67 SF	
*** DRYWALL ***		
371. Mask per square foot for drywall or plaster work	47.56 SF	
372. R&R 5/8" drywall - hung, taped, ready for texture 5/8" Drywall - Walls Only	251.67 SF	
373. Texture drywall - heavy hand texture	251.67 SF	
*** FINISH CARPENTRY ***		
374. Finish Carpenter - per hour Labor hours associated for Beams & Reframing in area	23.56 HR	
375. R&R Baseboard - 3 1/4"	31.17 LF	
376. Window sill	32.00 LF	
377. Window stool & apron	32.00 LF	
*** PAINTING ***		
378. Mask and prep for paint - paper and tape (per LF)	95.11 LF	
379. Seal floor joist system (shellac)	47.56 SF	
380. Seal ceiling framing (shellac) - up to 5/12	58.02 SF	
381. Seal & paint wood beam	289.60 SF	
382. Seal/prime then paint the walls (2 coats) - 2 colors	251.67 SF	

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CONTINUED - Master Bath

DESCRIPTION	QTY
383. Paint baseboard - two coats	31.17 LF
384. Paint door/window trim & jamb - Large - 2 coats (per side)	5.00 EA
Windows (4)	
Doors (1)	
385. Paint door slab only - 2 coats (per side)	1.00 EA
Interior Entry Door	
*** FLOOR COVERING ***	
621. Remove Carpet - High grade	47.56 SF
386. Carpet - High grade	54.69 SF
15 % waste added for Carpet - High grade.	
387. Carpet pad - High grade	47.56 SF
388. Carpet - metal transition strip	23.00 LF
*** WINDOW & WINDOW COVERING ***	
389. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA
390. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA
Window	
391. Cabinet valance - Detach & reset	30.00 LF
*** MISC ***	
392. R&R Heat/AC register - Mechanically attached [INCL IN DUCT]	2.00 EA

Bath 2

Height: 8'

DESCRIPTION	QTY
*** FRAMING ***	
162. Timber beam, 6x10	116.00 LF
163. Stud wall - 2" x 4" - 16" oc	176.00 SF
*** ELECTRICAL AND LIGHT FIXTURES ***	
164. Rewire - average residence - copper wiring with conduit	56.27 SF
This area only	
165. R&R Smoke detector	1.00 EA
166. Light fixture	1.00 EA
167. Fixture (can) for track lighting - High grade	6.00 EA
168. Track lighting - track only	12.00 LF
*** INSULATION ***	
169. 2" x 6" lumber - redwood - High grade (1 BF per LF)	0.00 LF
170. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA
171. R&R Batt insulation - 4" - R13 - paper faced	228.67 SF
172. Seal stud wall for odor control	228.67 SF
*** DRYWALL ***	
173. Mask per square foot for drywall or plaster work	56.27 SF
174. R&R 5/8" drywall - hung, taped, ready for texture	228.67 SF
5/8" Drywall - Walls Only	

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CONTINUED - Bath 2

DESCRIPTION	QTY
175. Texture drywall - heavy hand texture	228.67 SF
*** FINISH CARPENTRY ***	
176. Finish Carpenter - per hour	23.56 HR
Labor hours associated for Beams & Reframing in area	
177. R&R Baseboard - 3 1/4"	28.17 LF
178. Window sill	32.00 LF
179. Window stool & apron	32.00 LF
*** PAINTING ***	
180. Mask and prep for paint - paper and tape (per LF)	112.54 LF
181. Seal floor joist system (shellac)	56.27 SF
182. Seal ceiling framing (shellac) - up to 5/12	68.65 SF
183. Seal & paint wood beam	289.60 SF
184. Seal/prime then paint the walls (2 coats) - 2 colors	228.67 SF
185. Paint baseboard - two coats	28.17 LF
186. Paint door/window trim & jamb - Large - 2 coats (per side)	5.00 EA
Windows (4)	
Doors (1)	
187. Paint door slab only - 2 coats (per side)	1.00 EA
Interior Entry Door	
*** FLOOR COVERING ***	
622. Remove Carpet - High grade	56.27 SF
188. Carpet - High grade	64.71 SF
15 % waste added for Carpet - High grade.	
189. Carpet pad - High grade	56.27 SF
190. Carpet - metal transition strip	23.00 LF
*** WINDOW & WINDOW COVERING ***	
191. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA
192. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA
Window	
193. Cabinet valance - Detach & reset	30.00 LF
*** MISC ***	
194. R&R Heat/AC register - Mechanically attached [INCL IN DUCT]	2.00 EA

Bed 2

Height: 8'

DESCRIPTION	QTY
*** FRAMING ***	
558. Timber beam, 6x10	116.00 LF
559. Stud wall - 2" x 4" - 16" oc	176.00 SF
566. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA
*** ELECTRICAL AND LIGHT FIXTURES ***	
560. Rewire - average residence - copper wiring with conduit	204.17 SF

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CONTINUED - Bed 2

DESCRIPTION	QTY
This area only	
561. R&R Smoke detector	1.00 EA
591. Ceiling fan & light - High grade	1.00 EA
592. Switch - High grade	2.00 EA
593. Outlet - High grade	4.00 EA
*** INSULATION ***	
567. R&R Batt insulation - 4" - R13 - paper faced	381.33 SF
568. Seal stud wall for odor control	381.33 SF
*** DRYWALL ***	
569. Mask per square foot for drywall or plaster work	204.17 SF
570. R&R 5/8" drywall - hung, taped, ready for texture	381.33 SF
5/8" Drywall - Walls Only	
571. Texture drywall - heavy hand texture	381.33 SF
*** FINISH CARPENTRY ***	
572. Finish Carpenter - per hour	23.56 HR
Labor hours associated for Beams & Reframing in area	
573. R&R Baseboard - 3 1/4"	47.17 LF
574. Window sill	32.00 LF
575. Window stool & apron	32.00 LF
*** PAINTING ***	
576. Mask and prep for paint - paper and tape (per LF)	408.33 LF
577. Seal floor joist system (shellac)	204.17 SF
578. Seal ceiling framing (shellac) - up to 5/12	249.08 SF
579. Seal & paint wood beam	289.60 SF
580. Seal/prime then paint the walls (2 coats) - 2 colors	381.33 SF
581. Paint baseboard - two coats	47.17 LF
582. Paint door/window trim & jamb - Large - 2 coats (per side)	5.00 EA
Windows (4)	
Doors (1)	
583. Paint door slab only - 2 coats (per side)	1.00 EA
Interior Entry Door	
*** FLOOR COVERING ***	
623. Remove Carpet - High grade	204.17 SF
584. Carpet - High grade	234.79 SF
15 % waste added for Carpet - High grade.	
585. Carpet pad - High grade	204.17 SF
586. Carpet - metal transition strip	23.00 LF
*** WINDOW & WINDOW COVERING ***	
587. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA
588. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA
Window	
589. Cabinet valance - Detach & reset	30.00 LF
*** MISC ***	
590. R&R Heat/AC register - Mechanically attached [INCL IN DUCT]	2.00 EA

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Bed 2 Closet

Subroom: Fireplace (1)

DESCRIPTION

Height: 8'

Height: 8'

QTY

*** FRAMING ***

393. Timber beam, 6x10	116.00 LF
394. Stud wall - 2" x 4" - 16" oc	176.00 SF

*** ELECTRICAL AND LIGHT FIXTURES ***

395. Rewire - average residence - copper wiring with conduit This area only	42.42 SF
396. R&R Smoke detector	1.00 EA
397. Light fixture	1.00 EA
398. Fixture (can) for track lighting - High grade	6.00 EA
399. Track lighting - track only	12.00 LF

*** INSULATION ***

400. 2" x 6" lumber - redwood - High grade (1 BF per LF)	0.00 LF
401. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA
402. R&R Batt insulation - 4" - R13 - paper faced	263.99 SF
403. Seal stud wall for odor control	263.99 SF

*** DRYWALL ***

404. Mask per square foot for drywall or plaster work	42.42 SF
405. R&R 5/8" drywall - hung, taped, ready for texture 5/8" Drywall - Walls Only	263.99 SF
406. Texture drywall - heavy hand texture	263.99 SF

*** FINISH CARPENTRY ***

407. Finish Carpenter - per hour Labor hours associated for Beams & Reframing in area	23.56 HR
408. R&R Baseboard - 3 1/4"	31.67 LF
409. Window sill	32.00 LF
410. Window stool & apron	32.00 LF

*** PAINTING ***

411. Mask and prep for paint - paper and tape (per LF)	84.84 LF
412. Seal floor joist system (shellac)	42.42 SF
413. Seal ceiling framing (shellac) - up to 5/12	51.75 SF
414. Seal & paint wood beam	289.60 SF
415. Seal/prime then paint the walls (2 coats) - 2 colors	263.99 SF
416. Paint baseboard - two coats	31.67 LF
417. Paint door/window trim & jamb - Large - 2 coats (per side)	5.00 EA

Windows (4)

Doors (1)

418. Paint door slab only - 2 coats (per side)	1.00 EA
--	---------

Interior Entry Door

*** FLOOR COVERING ***

624. Remove Carpet - High grade	42.42 SF
419. Carpet - High grade 15 % waste added for Carpet - High grade.	48.78 SF
420. Carpet pad - High grade	42.42 SF
421. Carpet - metal transition strip	23.00 LF

*** WINDOW & WINDOW COVERING ***

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CONTINUED - Bed 2 Closet

DESCRIPTION	QTY
422. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA
423. Window blind - wood - 1" - 20.1 to 32 SF Window	4.00 EA
424. Cabinet valance - Detach & reset	30.00 LF
*** MISC ***	
425. R&R Heat/AC register - Mechanically attached [INCL IN DUCT]	2.00 EA

Garage	Height: 8'
DESCRIPTION	QTY
*** FRAMING ***	
195. Timber beam, 6x10	22.00 LF
Missed - Fire Damaged Garage Door Header	
196. Stud wall - 2" x 4" - 16" oc	78.10 SF
Missed- Fire Damaged Garage door wall	
*** ELECTRICAL AND LIGHT FIXTURES ***	
636. 220 volt outlet - Heavy duty	1.00 EA
Missed item - HVAC or Dryer	
644. Electrician - per hour	4.00 HR
Missed item - Electrical Subpanel tie in	
645. Electrical metallic tubing, (conduit) 1"	23.00 LF
Missed item - For 110 v feed in garage to jBox	
646. Junction box	1.00 EA
Missed Item - For electrical conduit to Shed	
*** PLUMBING ***	
637. Water heater blanket	1.00 EA
Missing From Insurance Estimate	
639. Water heater overflow drain pan	1.00 EA
Missing From Insurance Estimate	
640. Flexible gas supply line connector - 1/2" - 25" to 48"	1.00 EA
Missing From Insurance Estimate - HVAC	
641. Ball valve - brass - 3/4"	3.00 EA
Missed item Water Heater Service shut off + 2. Gas shut off to HVAC & Gas Dryer line	
643. Water supply line - copper with fitting and hanger, 1"	14.00 LF
Missing from Estimate - Supply line in + supply line to water heater	
642. Water supply line - copper with fitting and hanger, 1/2"	26.00 LF
Missing from Insurance Estimate - Branch service to Sink & Washer	
*** FINISH CARPENTRY ***	
211. Window sill	2.00 LF
212. Window stool & apron	2.00 LF
*** WINDOW & WINDOW COVERING ***	
224. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	1.00 EA

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CONTINUED - Garage

DESCRIPTION	QTY
*** MISC ***	
Bed 3	Height: 8'
DESCRIPTION	QTY
*** FRAMING ***	
228. Timber beam, 6x10	116.00 LF
229. Stud wall - 2" x 4" - 16" oc	176.00 SF
*** ELECTRICAL AND LIGHT FIXTURES ***	
230. Rewire - average residence - copper wiring with conduit This area only	235.95 SF
231. R&R Smoke detector	1.00 EA
232. Light fixture	1.00 EA
233. Fixture (can) for track lighting - High grade	6.00 EA
234. Track lighting - track only	12.00 LF
*** INSULATION ***	
235. 2" x 6" lumber - redwood - High grade (1 BF per LF)	0.00 LF
236. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA
237. R&R Batt insulation - 4" - R13 - paper faced	388.09 SF
238. Seal stud wall for odor control	388.09 SF
*** DRYWALL ***	
239. Mask per square foot for drywall or plaster work	235.95 SF
240. R&R 5/8" drywall - hung, taped, ready for texture 5/8" Drywall - Walls Only	388.09 SF
241. Texture drywall - heavy hand texture	388.09 SF
*** FINISH CARPENTRY ***	
242. Finish Carpenter - per hour Labor hours associated for Beams & Reframing in area	23.56 HR
243. R&R Baseboard - 3 1/4"	49.17 LF
244. Window sill	32.00 LF
245. Window stool & apron	32.00 LF
*** PAINTING ***	
246. Mask and prep for paint - paper and tape (per LF)	471.91 LF
247. Seal floor joist system (shellac)	235.95 SF
248. Seal ceiling framing (shellac) - up to 5/12	287.87 SF
249. Seal & paint wood beam	289.60 SF
250. Seal/prime then paint the walls (2 coats) - 2 colors	388.09 SF
251. Paint baseboard - two coats	49.17 LF
252. Paint door/window trim & jamb - Large - 2 coats (per side) Windows (4) Doors (1)	5.00 EA
253. Paint door slab only - 2 coats (per side)	1.00 EA

SCOPEWRITERS

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CONTINUED - Bed 3

DESCRIPTION	QTY
Interior Entry Door	
*** FLOOR COVERING ***	
626. Remove Carpet - High grade	235.95 SF
254. Carpet - High grade	271.35 SF
15 % waste added for Carpet - High grade.	
255. Carpet pad - High grade	235.95 SF
256. Carpet - metal transition strip	23.00 LF
*** WINDOW & WINDOW COVERING ***	
257. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA
258. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA
Window	
259. Cabinet valance - Detach & reset	30.00 LF
*** MISC ***	
260. R&R Heat/AC register - Mechanically attached [INCL IN DUCT]	2.00 EA

Bed 3 Closet

DESCRIPTION	QTY	Height: 8'
*** FRAMING ***		
426. Timber beam, 6x10	116.00 LF	
427. Stud wall - 2" x 4" - 16" oc	176.00 SF	
*** ELECTRICAL AND LIGHT FIXTURES ***		
428. Rewire - average residence - copper wiring with conduit	34.03 SF	
This area only		
429. R&R Smoke detector	1.00 EA	
430. Light fixture	1.00 EA	
431. Fixture (can) for track lighting - High grade	6.00 EA	
432. Track lighting - track only	12.00 LF	
*** INSULATION ***		
433. 2" x 6" lumber - redwood - High grade (1 BF per LF)	0.00 LF	
434. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA	
435. R&R Batt insulation - 4" - R13 - paper faced	241.33 SF	
436. Seal stud wall for odor control	241.33 SF	
*** DRYWALL ***		
437. Mask per square foot for drywall or plaster work	34.03 SF	
438. R&R 5/8" drywall - hung, taped, ready for texture	241.33 SF	
5/8" Drywall - Walls Only		
439. Texture drywall - heavy hand texture	241.33 SF	
*** FINISH CARPENTRY ***		
440. Finish Carpenter - per hour	23.56 HR	
Labor hours associated for Beams & Reframing in area		
441. R&R Baseboard - 3 1/4"	28.83 LF	

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CONTINUED - Bed 3 Closet

DESCRIPTION	QTY
442. Window sill	32.00 LF
443. Window stool & apron	32.00 LF
*** PAINTING ***	
444. Mask and prep for paint - paper and tape (per LF)	68.06 LF
445. Seal floor joist system (shellac)	34.03 SF
446. Seal ceiling framing (shellac) - up to 5/12	41.51 SF
447. Seal & paint wood beam	289.60 SF
448. Seal/prime then paint the walls (2 coats) - 2 colors	241.33 SF
449. Paint baseboard - two coats	28.83 LF
450. Paint door/window trim & jamb - Large - 2 coats (per side)	5.00 EA
Windows (4)	
Doors (1)	
451. Paint door slab only - 2 coats (per side)	1.00 EA
Interior Entry Door	
*** FLOOR COVERING ***	
627. Remove Carpet - High grade	34.03 SF
452. Carpet - High grade	39.13 SF
15 % waste added for Carpet - High grade.	
453. Carpet pad - High grade	34.03 SF
454. Carpet - metal transition strip	23.00 LF
*** WINDOW & WINDOW COVERING ***	
455. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA
456. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA
Window	
457. Cabinet valance - Detach & reset	30.00 LF
*** MISC ***	
458. R&R Heat/AC register - Mechanically attached [INCL IN DUCT]	2.00 EA

Hallway	Height: 8'
Subroom: Room1 (1)	Height: 8'
DESCRIPTION	QTY
*** FRAMING ***	
459. Timber beam, 6x10	116.00 LF
460. Stud wall - 2" x 4" - 16" oc	176.00 SF
*** ELECTRICAL AND LIGHT FIXTURES ***	
461. Rewire - average residence - copper wiring with conduit	168.95 SF
This area only	
462. R&R Smoke detector	1.00 EA
463. Light fixture	1.00 EA
464. Fixture (can) for track lighting - High grade	6.00 EA
465. Track lighting - track only	12.00 LF

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CONTINUED - Hallway

DESCRIPTION	QTY
*** INSULATION ***	
466. 2" x 6" lumber - redwood - High grade (1 BF per LF)	0.00 LF
467. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA
468. R&R Batt insulation - 4" - R13 - paper faced	339.67 SF
469. Seal stud wall for odor control	339.67 SF
*** DRYWALL ***	
470. Mask per square foot for drywall or plaster work	168.95 SF
471. R&R 5/8" drywall - hung, taped, ready for texture	339.67 SF
5/8" Drywall - Walls Only	
472. Texture drywall - heavy hand texture	339.67 SF
*** FINISH CARPENTRY ***	
473. Finish Carpenter - per hour	23.56 HR
Labor hours associated for Beams & Reframing in area	
474. R&R Baseboard - 3 1/4"	39.92 LF
475. Window sill	32.00 LF
476. Window stool & apron	32.00 LF
*** PAINTING ***	
477. Mask and prep for paint - paper and tape (per LF)	337.90 LF
478. Seal floor joist system (shellac)	168.95 SF
479. Seal ceiling framing (shellac) - up to 5/12	206.12 SF
480. Seal & paint wood beam	289.60 SF
481. Seal/prime then paint the walls (2 coats) - 2 colors	339.67 SF
482. Paint baseboard - two coats	39.92 LF
483. Paint door/window trim & jamb - Large - 2 coats (per side)	5.00 EA
Windows (4)	
Doors (1)	
484. Paint door slab only - 2 coats (per side)	1.00 EA
Interior Entry Door	
*** FLOOR COVERING ***	
628. Remove Carpet - High grade	168.95 SF
485. Carpet - High grade	194.29 SF
15 % waste added for Carpet - High grade.	
486. Carpet pad - High grade	168.95 SF
487. Carpet - metal transition strip	23.00 LF
*** WINDOW & WINDOW COVERING ***	
488. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA
489. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA
Window	
490. Cabinet valance - Detach & reset	30.00 LF
*** MISC ***	
491. R&R Heat/AC register - Mechanically attached [INCL IN DUCT]	2.00 EA

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Room2	Height: 8'
DESCRIPTION	QTY
658. Engineered wood flooring - Standard grade	1.21 SF

ROOF

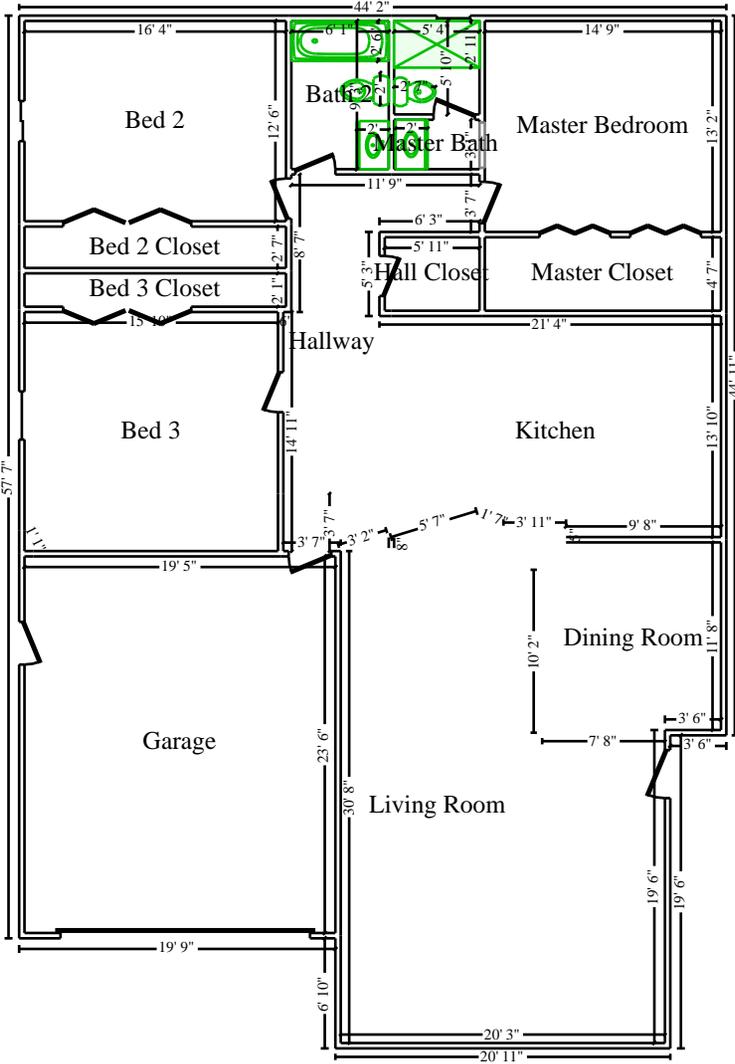
Roof1	QTY
DESCRIPTION	
607. Modified bitumen roof - self-adhering	31.68 SQ
598. Remove Tear off, haul and dispose of modified bitumen roofing	31.68 SQ
601. Drip edge Double Edge	228.24 LF
603. Drip edge/gutter apron Double Edge	228.24 LF
606. Trim board - 1" x 2" - installed (cedar)	228.24 LF
604. Flashing, 20" wide	88.00 LF
629. Rigid foam insulation board - 2"	6,335.27 SF

Grand Total \$254,988.73

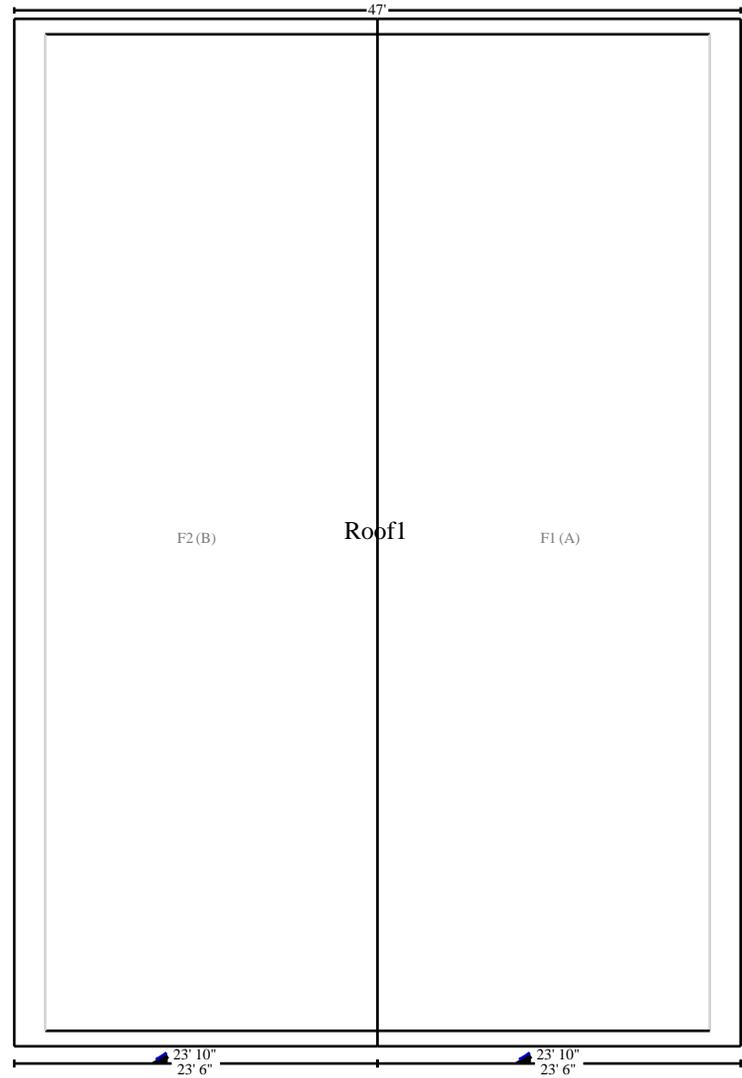
D. Lewis
Senior Estimator

Grand Total Areas:

4,496.19 SF Walls	2,494.99 SF Ceiling	6,991.18 SF Walls and Ceiling
2,494.99 SF Floor	277.22 SY Flooring	548.66 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	660.91 LF Ceil. Perimeter
2,494.99 Floor Area	2,642.60 Total Area	4,496.19 Interior Wall Area
1,707.68 Exterior Wall Area	217.24 Exterior Perimeter of Walls	
3,167.63 Surface Area	31.68 Number of Squares	0.00 Total Perimeter Length
66.45 Total Ridge Length	0.00 Total Hip Length	



Main Level



ROOF