

## SCOPEWRITERS

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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

**SCOPEWRITERS**

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P.O.BOX 265  
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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

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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)
<hr/>	
BALANCE DUE	-0-

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**SINI\_J\_100120X0XXX**

**Main Level**

**Main Level**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Taxes, insurance, permits & fees (Bid Item)	1.00 EA @		0.00
2. Temporary toilet (per month)	6.00 MO @	129.20 =	775.20
3. Temporary power usage (per month)	6.00 MO @	174.19 =	1,045.14
4. Temporary power - hookup	1.00 EA @	340.25 =	340.25
<b>5. Phone, TV, or speaker outlet</b>	<b>11.00 EA @</b>	<b>19.77 =</b>	<b>217.47</b>
Initial bid contained wire for TV only - 5 Coaxial Trim plates + 6 Phone Trim Plates			
<b>6. CAT5 data/phone outlet</b>	<b>6.00 EA @</b>	<b>65.89 =</b>	<b>395.34</b>
Missing Item from original estimate			
<b>7. Security system - contact w/wire (per opening)</b>	<b>17.00 EA @</b>	<b>88.02 =</b>	<b>1,496.34</b>
Windows are double opening & require 2 contacts per point			
<b>8. Add on for "Low E" glass</b>	<b>90.50 SF @</b>	<b>1.71 =</b>	<b>154.76</b>
Bed #2 + Bed#3 + Master Bedroom Slider			
<b>9. Vinyl window, horizontal sliding, 24-32 sf - High grade</b>	<b>2.00 EA @</b>	<b>424.64 =</b>	<b>849.28</b>
Oriel Windows - Twin Sash (Slider) Vinyl window in Bed #2 & Bed #3			

**Living Room**

**Height: 8'**

Missing Wall	3' 1 5/8" X 8'	Opens into HALLWAY
Missing Wall	5' 7" X 8'	Opens into KITCHEN
Missing Wall	1' 7 3/8" X 8'	Opens into KITCHEN
Missing Wall	1' 10 1/4" X 8'	Opens into DINING_ROOM
Missing Wall	1' 10 3/16" X 8'	Opens into ROOM2
Missing Wall	10' 2" X 8'	Opens into DINING_ROOM
Missing Wall	7' 8" X 8'	Opens into DINING_ROOM
Door	3' X 6' 8"	Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
*** FRAMING ***			
10. Stud wall - 2" x 4" - 16" oc	176.00 SF @	2.67 =	469.92
*** FINISH CARPENTRY ***			
*** PAINTING ***			
*** FLOOR COVERING ***			
*** WINDOW & WINDOW COVERING ***			
11. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	2.00 EA @	555.73 =	1,111.46
Oriel Windows - Twin Sash (Slider) Vinyl window			
12. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA @	244.57 =	978.28

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## CONTINUED - Living Room

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Window			
13. Cabinet valance - Detach & reset	30.00 LF @	5.80 =	174.00
*** MISC ***			
14. R&R Heat/AC register - Mechanically attached	2.00 EA @		INCL IN DUCT

### Dining Room

Height: 8'

Missing Wall	4 1/2" X 8'	Opens into KITCHEN
Missing Wall	7' 8" X 8'	Opens into ROOM5
Missing Wall	10' 2" X 8'	Opens into ROOM5
Missing Wall	1' 10 3/16" X 8'	Opens into ROOM2
Missing Wall	1' 5" X 8'	Opens into ROOM2
Missing Wall	1' 10 1/4" X 8'	Opens into ROOM5
Missing Wall	3' 10 15/16" X 8'	Opens into KITCHEN

DESCRIPTION	QTY	UNIT PRICE	TOTAL
*** FRAMING ***			
15. Timber beam, 6x10	116.00 LF @	20.60 =	2,389.60
16. Stud wall - 2" x 4" - 16" oc	176.00 SF @	2.67 =	469.92
*** ELECTRICAL AND LIGHT FIXTURES ***			
17. Rewire - average residence - copper wiring with conduit This area only	133.58 SF @	5.50 =	734.69
18. R&R Smoke detector	1.00 EA @	66.46 =	66.46
19. Light fixture	1.00 EA @	72.64 =	72.64
20. Fixture (can) for track lighting - High grade	6.00 EA @	49.29 =	295.74
21. Track lighting - track only	12.00 LF @	23.37 =	280.44
*** INSULATION ***			
22. 2" x 6" lumber - redwood - High grade (1 BF per LF)	LF @	8.87 =	0.00
23. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA @	14.20 =	14.20
24. R&R Batt insulation - 4" - R13 - paper faced	199.07 SF @	1.13 =	224.95
25. Seal stud wall for odor control	199.07 SF @	0.78 =	155.27
*** DRYWALL ***			
26. Mask per square foot for drywall or plaster work	133.58 SF @	0.20 =	26.72
27. R&R 5/8" drywall - hung, taped, ready for texture 5/8" Drywall - Walls Only	199.07 SF @	2.44 =	485.73

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### CONTINUED - Dining Room

DESCRIPTION	QTY	UNIT PRICE	TOTAL
28. Texture drywall - heavy hand texture	199.07 SF @	0.89 =	177.17
<b>*** FINISH CARPENTRY ***</b>			
29. Finish Carpenter - per hour	23.56 HR @	100.80 =	2,374.85
Labor hours associated for Beams & Reframing in area			
30. R&R Baseboard - 3 1/4"	24.88 LF @	4.16 =	103.50
31. Window sill	32.00 LF @	3.38 =	108.16
32. Window stool & apron	32.00 LF @	7.57 =	242.24
<b>*** PAINTING ***</b>			
33. Mask and prep for paint - paper and tape (per LF)	267.15 LF @	0.73 =	195.02
34. Seal floor joist system (shellac)	133.58 SF @	1.25 =	166.98
35. Seal ceiling framing (shellac) - up to 5/12	162.96 SF @	1.33 =	216.74
36. Seal & paint wood beam	289.60 SF @	1.75 =	506.80
37. Seal/prime then paint the walls (2 coats) - 2 colors	199.07 SF @	1.01 =	201.06
38. Paint baseboard - two coats	24.88 LF @	1.29 =	32.10
39. Paint door/window trim & jamb - Large - 2 coats (per side)	5.00 EA @	32.77 =	163.85
Windows (4)			
Doors (1)			
40. Paint door slab only - 2 coats (per side)	1.00 EA @	33.09 =	33.09
Interior Entry Door			
<b>*** FLOOR COVERING ***</b>			
41. Remove Carpet - High grade	133.58 SF @	0.29 =	38.74
42. Carpet - High grade	153.61 SF @	5.09 =	781.87
15 % waste added for Carpet - High grade.			
43. Carpet pad - High grade	133.58 SF @	0.91 =	121.56
44. Carpet - metal transition strip	23.00 LF @	3.67 =	84.41
<b>*** WINDOW &amp; WINDOW COVERING ***</b>			
45. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA @	555.73 =	2,222.92
46. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA @	244.57 =	978.28
Window			
47. Cabinet valance - Detach & reset	30.00 LF @	5.80 =	174.00
<b>*** MISC ***</b>			
48. R&R Heat/AC register - Mechanically attached	2.00 EA @		INCL IN DUCT

Kitchen

Height: 8'

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Missing Wall	4 1/2" X 8'	Opens into DINING_ROOM
Missing Wall	13' 9 13/16" X 8'	Opens into HALLWAY
Missing Wall	5' 7" X 8'	Opens into ROOM5
Missing Wall	1' 7 3/8" X 8'	Opens into ROOM5
Missing Wall	3' 10 15/16" X 8'	Opens into DINING_ROOM

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>*** FRAMING ***</b>			
49. Timber beam, 6x10	116.00 LF @	20.60 =	2,389.60
50. Stud wall - 2" x 4" - 16" oc	176.00 SF @	2.67 =	469.92
<b>*** ELECTRICAL AND LIGHT FIXTURES ***</b>			
51. Rewire - average residence - copper wiring with conduit This area only	280.45 SF @	5.50 =	1,542.48
52. R&R Smoke detector	1.00 EA @	66.46 =	66.46
53. Light fixture	1.00 EA @	72.64 =	72.64
54. Fixture (can) for track lighting - High grade	6.00 EA @	49.29 =	295.74
55. Track lighting - track only	12.00 LF @	23.37 =	280.44
<b>*** INSULATION ***</b>			
56. 2" x 6" lumber - redwood - High grade (1 BF per LF)	LF @	8.87 =	0.00
57. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA @	14.20 =	14.20
58. R&R Batt insulation - 4" - R13 - paper faced	357.70 SF @	1.13 =	404.20
59. Seal stud wall for odor control	357.70 SF @	0.78 =	279.01
<b>*** DRYWALL ***</b>			
60. Mask per square foot for drywall or plaster work	280.45 SF @	0.20 =	56.09
61. R&R 5/8" drywall - hung, taped, ready for texture 5/8" Drywall - Walls Only	357.70 SF @	2.44 =	872.79
62. Texture drywall - heavy hand texture	357.70 SF @	0.89 =	318.35
<b>*** FINISH CARPENTRY ***</b>			
63. Finish Carpenter - per hour Labor hours associated for Beams & Reframing in area	23.56 HR @	100.80 =	2,374.85
64. R&R Baseboard - 3 1/4"	44.71 LF @	4.16 =	186.00
65. Window sill	32.00 LF @	3.38 =	108.16
66. Window stool & apron	32.00 LF @	7.57 =	242.24
<b>*** PAINTING ***</b>			
67. Mask and prep for paint - paper and tape (per LF)	560.90 LF @	0.73 =	409.46
68. Seal floor joist system (shellac)	280.45 SF @	1.25 =	350.56
69. Seal ceiling framing (shellac) - up to 5/12	342.15 SF @	1.33 =	455.06
70. Seal & paint wood beam	289.60 SF @	1.75 =	506.80
71. Seal/prime then paint the walls (2 coats) - 2 colors	357.70 SF @	1.01 =	361.28
72. Paint baseboard - two coats	44.71 LF @	1.29 =	57.68
73. Paint door/window trim & jamb - Large - 2 coats (per side) Windows (4) Doors (1)	5.00 EA @	32.77 =	163.85
74. Paint door slab only - 2 coats (per side)	1.00 EA @	33.09 =	33.09

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## CONTINUED - Kitchen

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Interior Entry Door			
<b>*** FLOOR COVERING ***</b>			
75. Remove Carpet - High grade	280.45 SF @	0.29 =	81.33
76. Carpet - High grade	322.52 SF @	5.09 =	1,641.63
15 % waste added for Carpet - High grade.			
77. Carpet pad - High grade	280.45 SF @	0.91 =	255.21
78. Carpet - metal transition strip	23.00 LF @	3.67 =	84.41
<b>*** WINDOW &amp; WINDOW COVERING ***</b>			
79. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA @	555.73 =	2,222.92
80. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA @	244.57 =	978.28
Window			
81. Cabinet valance - Detach & reset	30.00 LF @	5.80 =	174.00
<b>*** MISC ***</b>			
82. R&R Heat/AC register - Mechanically attached	2.00 EA @		INCL IN DUCT
83. Range - freestanding - electric	1.00 EA @	643.33 =	643.33
84. Dishwasher	1.00 EA @	634.78 =	634.78
85. Custom cabinets - base units - High grade	1.00 LF @	352.96 =	352.96

### Hall Closet

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>Door</b> <span style="float: right;"><b>2' 6" X 6' 8"</b></span> <span style="float: right;"><b>Opens into HALLWAY</b></span>			
<b>*** FRAMING ***</b>			
86. Timber beam, 6x10	116.00 LF @	20.60 =	2,389.60
87. Stud wall - 2" x 4" - 16" oc	176.00 SF @	2.67 =	469.92
<b>*** ELECTRICAL AND LIGHT FIXTURES ***</b>			
88. Rewire - average residence - copper wiring with conduit This area only	27.12 SF @	5.50 =	149.16
89. R&R Smoke detector	1.00 EA @	66.46 =	66.46
90. Light fixture	1.00 EA @	72.64 =	72.64
91. Fixture (can) for track lighting - High grade	6.00 EA @	49.29 =	295.74
92. Track lighting - track only	12.00 LF @	23.37 =	280.44
<b>*** INSULATION ***</b>			
93. 2" x 6" lumber - redwood - High grade (1 BF per LF)	LF @	8.87 =	0.00

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### CONTINUED - Hall Closet

DESCRIPTION	QTY	UNIT PRICE	TOTAL
94. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA @	14.20 =	14.20
95. R&R Batt insulation - 4" - R13 - paper faced	151.33 SF @	1.13 =	171.00
96. Seal stud wall for odor control	151.33 SF @	0.78 =	118.04
<b>*** DRYWALL ***</b>			
97. Mask per square foot for drywall or plaster work	27.12 SF @	0.20 =	5.42
98. R&R 5/8" drywall - hung, taped, ready for texture 5/8" Drywall - Walls Only	151.33 SF @	2.44 =	369.25
99. Texture drywall - heavy hand texture	151.33 SF @	0.89 =	134.68
<b>*** FINISH CARPENTRY ***</b>			
100. Finish Carpenter - per hour Labor hours associated for Beams & Reframing in area	23.56 HR @	100.80 =	2,374.85
101. R&R Baseboard - 3 1/4"	18.50 LF @	4.16 =	76.97
102. Window sill	32.00 LF @	3.38 =	108.16
103. Window stool & apron	32.00 LF @	7.57 =	242.24
<b>*** PAINTING ***</b>			
104. Mask and prep for paint - paper and tape (per LF)	54.24 LF @	0.73 =	39.60
105. Seal floor joist system (shellac)	27.12 SF @	1.25 =	33.90
106. Seal ceiling framing (shellac) - up to 5/12	33.08 SF @	1.33 =	44.00
107. Seal & paint wood beam	289.60 SF @	1.75 =	506.80
108. Seal/prime then paint the walls (2 coats) - 2 colors	151.33 SF @	1.01 =	152.84
109. Paint baseboard - two coats	18.50 LF @	1.29 =	23.87
110. Paint door/window trim & jamb - Large - 2 coats (per side) Windows (4) Doors (1)	5.00 EA @	32.77 =	163.85
111. Paint door slab only - 2 coats (per side) Interior Entry Door	1.00 EA @	33.09 =	33.09
<b>*** FLOOR COVERING ***</b>			
112. Remove Carpet - High grade	27.12 SF @	0.29 =	7.86
113. Carpet - High grade 15 % waste added for Carpet - High grade.	31.19 SF @	5.09 =	158.76
114. Carpet pad - High grade	27.12 SF @	0.91 =	24.68
115. Carpet - metal transition strip	23.00 LF @	3.67 =	84.41
<b>*** WINDOW &amp; WINDOW COVERING ***</b>			
116. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA @	555.73 =	2,222.92
117. Window blind - wood - 1" - 20.1 to 32 SF Window	4.00 EA @	244.57 =	978.28
118. Cabinet valance - Detach & reset	30.00 LF @	5.80 =	174.00



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## CONTINUED - Hall Closet

DESCRIPTION	QTY	UNIT PRICE	TOTAL
*** MISC ***			
119. R&R Heat/AC register - Mechanically attached	2.00 EA @		INCL IN DUCT

### Master Bedroom

Height: 8'

Missing Wall - Goes to Floor	2' 10" X 6' 8"	Opens into MASTER_BATH
Door	2' 7" X 6' 8"	Opens into HALLWAY
Door	4' 5" X 6' 8"	Opens into MASTER_CLOSE
Door	4' 5" X 6' 8"	Opens into MASTER_CLOSE

DESCRIPTION	QTY	UNIT PRICE	TOTAL
*** ELECTRICAL AND LIGHT FIXTURES ***			
120. Rewire - average residence - copper wiring with conduit This area only	194.21 SF @	5.50 =	1,068.16
121. Ceiling fan & light - High grade	1.00 EA @	440.81 =	440.81
122. R&R Smoke detector	1.00 EA @	66.46 =	66.46
*** INSULATION ***			
123. R&R Batt insulation - 4" - R13 - paper faced	351.67 SF @	1.13 =	397.39
*** DRYWALL ***			
124. Mask per square foot for drywall or plaster work	194.21 SF @	0.20 =	38.84
125. R&R 5/8" drywall - hung, taped, ready for texture 5/8" Drywall - Walls Only	351.67 SF @	2.44 =	858.07
126. Texture drywall - heavy hand texture	351.67 SF @	0.89 =	312.99
*** FINISH CARPENTRY ***			
127. Sand wood - interior	545.88 SF @	4.27 =	2,330.91
128. R&R Baseboard - 3 1/4"	41.58 LF @	4.16 =	172.97
129. Window sill	3.00 LF @	3.38 =	10.14
130. Window stool & apron	3.00 LF @	7.57 =	22.71
131. Interior door unit	1.00 EA @	175.83 =	175.83
*** PAINTING ***			
132. Paint door/window trim & jamb - Large - 2 coats (per side) Windows (4) Doors (1)	2.00 EA @	32.77 =	65.54
133. Mask and prep for paint - paper and tape (per LF)	106.00 LF @	0.73 =	77.38
134. Seal floor joist system (shellac)	194.21 SF @	1.25 =	242.76

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## CONTINUED - Master Bedroom

DESCRIPTION	QTY	UNIT PRICE	TOTAL
135. Seal ceiling framing (shellac) - up to 5/12	236.93 SF @	1.33 =	315.12
136. Seal stud wall for odor control	351.67 SF @	0.78 =	274.30
137. Seal & paint wood beam	26.00 SF @	1.75 =	45.50
138. Seal/prime then paint the walls (2 coats) - 2 colors	351.67 SF @	1.01 =	355.19
139. Paint baseboard - two coats	41.58 LF @	1.29 =	53.64
140. Paint door slab only - 2 coats (per side)	1.00 EA @	33.09 =	33.09
Interior Entry Door			
*** FLOOR COVERING ***			
141. Remove Carpet - High grade	194.21 SF @	0.29 =	56.32
142. Carpet - High grade	223.34 SF @	5.09 =	1,136.80
15 % waste added for Carpet - High grade.			
143. Carpet pad - High grade	194.21 SF @	0.91 =	176.73
144. Carpet - metal transition strip	3.00 LF @	3.67 =	11.01
Into Master Bath			
*** WINDOW & WINDOW COVERING ***			
145. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	1.00 EA @	555.73 =	555.73
146. Window blind - wood - 1" - 20.1 to 32 SF	1.00 EA @	244.57 =	244.57
Window			
147. Cabinet valance - Detach & reset	30.00 LF @	5.80 =	174.00
148. 8-0 6-8 vinyl sliding patio door - High grade	1.00 EA @	1,275.81 =	1,275.81
*** MISC ***			
149. R&R Heat/AC register - Mechanically attached	1.00 EA @		INCL IN DUCT

### Master Closet

Height: 8'

Door 4' 5" X 6' 8" Opens into MASTER\_BEDRO  
Door 4' 5" X 6' 8" Opens into MASTER\_BEDRO

DESCRIPTION	QTY	UNIT PRICE	TOTAL
*** FRAMING ***			
150. Timber beam, 6x10	116.00 LF @	20.60 =	2,389.60
151. Stud wall - 2" x 4" - 16" oc	176.00 SF @	2.67 =	469.92
*** ELECTRICAL AND LIGHT FIXTURES ***			
152. Rewire - average residence - copper wiring with conduit This area only	67.60 SF @	5.50 =	371.80

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### CONTINUED - Master Closet

DESCRIPTION	QTY	UNIT PRICE	TOTAL
153. R&R Smoke detector	1.00 EA @	66.46 =	66.46
154. Light fixture	1.00 EA @	72.64 =	72.64
155. Fixture (can) for track lighting - High grade	6.00 EA @	49.29 =	295.74
156. Track lighting - track only	12.00 LF @	23.37 =	280.44
<b>*** INSULATION ***</b>			
157. 2" x 6" lumber - redwood - High grade (1 BF per LF)	LF @	8.87 =	0.00
158. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA @	14.20 =	14.20
159. R&R Batt insulation - 4" - R13 - paper faced	250.44 SF @	1.13 =	283.00
160. Seal stud wall for odor control	250.44 SF @	0.78 =	195.34
<b>*** DRYWALL ***</b>			
161. Mask per square foot for drywall or plaster work	67.60 SF @	0.20 =	13.52
162. R&R 5/8" drywall - hung, taped, ready for texture 5/8" Drywall - Walls Only	250.44 SF @	2.44 =	611.08
163. Texture drywall - heavy hand texture	250.44 SF @	0.89 =	222.89
<b>*** FINISH CARPENTRY ***</b>			
164. Finish Carpenter - per hour	23.56 HR @	100.80 =	2,374.85
Labor hours associated for Beams & Reframing in area			
165. R&R Baseboard - 3 1/4"	29.83 LF @	4.16 =	124.10
166. Window sill	32.00 LF @	3.38 =	108.16
167. Window stool & apron	32.00 LF @	7.57 =	242.24
<b>*** PAINTING ***</b>			
168. Mask and prep for paint - paper and tape (per LF)	135.21 LF @	0.73 =	98.70
169. Seal floor joist system (shellac)	67.60 SF @	1.25 =	84.50
170. Seal ceiling framing (shellac) - up to 5/12	82.48 SF @	1.33 =	109.70
171. Seal & paint wood beam	289.60 SF @	1.75 =	506.80
172. Seal/prime then paint the walls (2 coats) - 2 colors	250.44 SF @	1.01 =	252.94
173. Paint baseboard - two coats	29.83 LF @	1.29 =	38.48
174. Paint door/window trim & jamb - Large - 2 coats (per side)	5.00 EA @	32.77 =	163.85
Windows (4)			
Doors (1)			
175. Paint door slab only - 2 coats (per side)	1.00 EA @	33.09 =	33.09
Interior Entry Door			
<b>*** FLOOR COVERING ***</b>			
176. Remove Carpet - High grade	67.60 SF @	0.29 =	19.60
177. Carpet - High grade	77.74 SF @	5.09 =	395.70
15 % waste added for Carpet - High grade.			
178. Carpet pad - High grade	67.60 SF @	0.91 =	61.52

# SCOPEWRITERS

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## CONTINUED - Master Closet

DESCRIPTION	QTY	UNIT PRICE	TOTAL
179. Carpet - metal transition strip	23.00 LF @	3.67 =	84.41
<b>*** WINDOW &amp; WINDOW COVERING ***</b>			
180. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA @	555.73 =	2,222.92
181. Window blind - wood - 1" - 20.1 to 32 SF Window	4.00 EA @	244.57 =	978.28
182. Cabinet valance - Detach & reset	30.00 LF @	5.80 =	174.00
<b>*** MISC ***</b>			
183. R&R Heat/AC register - Mechanically attached	2.00 EA @		INCL IN DUCT

### Master Bath

Height: 8'

Missing Wall - Goes to Floor 2' 10" X 6' 8" Opens into MASTER\_BEDRO

Subroom: Mas. Bath (1)

Height: 8'

Door 2' 7" X 6' 8" Opens into MASTER\_BATH

Window 2' 1" X 4' Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>*** FRAMING ***</b>			
184. Timber beam, 6x10	116.00 LF @	20.60 =	2,389.60
185. Stud wall - 2" x 4" - 16" oc	176.00 SF @	2.67 =	469.92
<b>*** ELECTRICAL AND LIGHT FIXTURES ***</b>			
186. Rewire - average residence - copper wiring with conduit This area only	47.56 SF @	5.50 =	261.58
187. R&R Smoke detector	1.00 EA @	66.46 =	66.46
188. Light fixture	1.00 EA @	72.64 =	72.64
189. Fixture (can) for track lighting - High grade	6.00 EA @	49.29 =	295.74
190. Track lighting - track only	12.00 LF @	23.37 =	280.44
<b>*** INSULATION ***</b>			
191. 2" x 6" lumber - redwood - High grade (1 BF per LF)	LF @	8.87 =	0.00
192. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA @	14.20 =	14.20
193. R&R Batt insulation - 4" - R13 - paper faced	251.67 SF @	1.13 =	284.39
194. Seal stud wall for odor control	251.67 SF @	0.78 =	196.30
<b>*** DRYWALL ***</b>			
195. Mask per square foot for drywall or plaster work	47.56 SF @	0.20 =	9.51
196. R&R 5/8" drywall - hung, taped, ready for texture	251.67 SF @	2.44 =	614.07

## SCOPEWRITERS

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### CONTINUED - Master Bath

DESCRIPTION	QTY	UNIT PRICE	TOTAL
5/8" Drywall - Walls Only			
197. Texture drywall - heavy hand texture	251.67 SF @	0.89 =	223.99
<b>*** FINISH CARPENTRY ***</b>			
198. Finish Carpenter - per hour	23.56 HR @	100.80 =	2,374.85
Labor hours associated for Beams & Reframing in area			
199. R&R Baseboard - 3 1/4"	31.17 LF @	4.16 =	129.66
200. Window sill	32.00 LF @	3.38 =	108.16
201. Window stool & apron	32.00 LF @	7.57 =	242.24
<b>*** PAINTING ***</b>			
202. Mask and prep for paint - paper and tape (per LF)	95.11 LF @	0.73 =	69.43
203. Seal floor joist system (shellac)	47.56 SF @	1.25 =	59.45
204. Seal ceiling framing (shellac) - up to 5/12	58.02 SF @	1.33 =	77.17
205. Seal & paint wood beam	289.60 SF @	1.75 =	506.80
206. Seal/prime then paint the walls (2 coats) - 2 colors	251.67 SF @	1.01 =	254.19
207. Paint baseboard - two coats	31.17 LF @	1.29 =	40.21
208. Paint door/window trim & jamb - Large - 2 coats (per side)	5.00 EA @	32.77 =	163.85
Windows (4)			
Doors (1)			
209. Paint door slab only - 2 coats (per side)	1.00 EA @	33.09 =	33.09
Interior Entry Door			
<b>*** FLOOR COVERING ***</b>			
210. Remove Carpet - High grade	47.56 SF @	0.29 =	13.79
211. Carpet - High grade	54.69 SF @	5.09 =	278.37
15 % waste added for Carpet - High grade.			
212. Carpet pad - High grade	47.56 SF @	0.91 =	43.28
213. Carpet - metal transition strip	23.00 LF @	3.67 =	84.41
<b>*** WINDOW &amp; WINDOW COVERING ***</b>			
214. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA @	555.73 =	2,222.92
215. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA @	244.57 =	978.28
Window			
216. Cabinet valance - Detach & reset	30.00 LF @	5.80 =	174.00
<b>*** MISC ***</b>			
217. R&R Heat/AC register - Mechanically attached	2.00 EA @		INCL IN DUCT

Bath 2

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Height: 8'

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## SCOPEWRITERS

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Door	2' 6" X 6' 8"	Opens into HALLWAY		
DESCRIPTION	QTY	UNIT PRICE	TOTAL	
<b>*** FRAMING ***</b>				
218. Timber beam, 6x10	116.00	LF @	20.60 =	2,389.60
219. Stud wall - 2" x 4" - 16" oc	176.00	SF @	2.67 =	469.92
<b>*** ELECTRICAL AND LIGHT FIXTURES ***</b>				
220. Rewire - average residence - copper wiring with conduit This area only	56.27	SF @	5.50 =	309.49
221. R&R Smoke detector	1.00	EA @	66.46 =	66.46
222. Light fixture	1.00	EA @	72.64 =	72.64
223. Fixture (can) for track lighting - High grade	6.00	EA @	49.29 =	295.74
224. Track lighting - track only	12.00	LF @	23.37 =	280.44
<b>*** INSULATION ***</b>				
225. 2" x 6" lumber - redwood - High grade (1 BF per LF)		LF @	8.87 =	0.00
226. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00	EA @	14.20 =	14.20
227. R&R Batt insulation - 4" - R13 - paper faced	228.67	SF @	1.13 =	258.40
228. Seal stud wall for odor control	228.67	SF @	0.78 =	178.36
<b>*** DRYWALL ***</b>				
229. Mask per square foot for drywall or plaster work	56.27	SF @	0.20 =	11.25
230. R&R 5/8" drywall - hung, taped, ready for texture 5/8" Drywall - Walls Only	228.67	SF @	2.44 =	557.95
231. Texture drywall - heavy hand texture	228.67	SF @	0.89 =	203.52
<b>*** FINISH CARPENTRY ***</b>				
232. Finish Carpenter - per hour Labor hours associated for Beams & Reframing in area	23.56	HR @	100.80 =	2,374.85
233. R&R Baseboard - 3 1/4"	28.17	LF @	4.16 =	117.18
234. Window sill	32.00	LF @	3.38 =	108.16
235. Window stool & apron	32.00	LF @	7.57 =	242.24
<b>*** PAINTING ***</b>				
236. Mask and prep for paint - paper and tape (per LF)	112.54	LF @	0.73 =	82.15
237. Seal floor joist system (shellac)	56.27	SF @	1.25 =	70.34
238. Seal ceiling framing (shellac) - up to 5/12	68.65	SF @	1.33 =	91.30
239. Seal & paint wood beam	289.60	SF @	1.75 =	506.80
240. Seal/prime then paint the walls (2 coats) - 2 colors	228.67	SF @	1.01 =	230.96
241. Paint baseboard - two coats	28.17	LF @	1.29 =	36.34
242. Paint door/window trim & jamb - Large - 2 coats (per side) Windows (4) Doors (1)	5.00	EA @	32.77 =	163.85
243. Paint door slab only - 2 coats (per side) Interior Entry Door	1.00	EA @	33.09 =	33.09
<b>*** FLOOR COVERING ***</b>				
244. Remove Carpet - High grade	56.27	SF @	0.29 =	16.32
245. Carpet - High grade	64.71	SF @	5.09 =	329.37

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**CONTINUED - Bath 2**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
15 % waste added for Carpet - High grade.			
246. Carpet pad - High grade	56.27 SF @	0.91 =	51.21
247. Carpet - metal transition strip	23.00 LF @	3.67 =	84.41
<b>*** WINDOW &amp; WINDOW COVERING ***</b>			
248. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA @	555.73 =	2,222.92
249. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA @	244.57 =	978.28
Window			
250. Cabinet valance - Detach & reset	30.00 LF @	5.80 =	174.00
<b>*** MISC ***</b>			
251. R&R Heat/AC register - Mechanically attached	2.00 EA @		INCL IN DUCT

Bed 2	Height: 8'
<b>Door</b> 8' X 6' 8"	<b>Opens into BED_2_CLOSET</b>
<b>Window</b> 2' 6" X 4'	<b>Opens into Exterior</b>
<b>Door</b> 2' 6" X 6' 8"	<b>Opens into HALLWAY</b>

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>*** FRAMING ***</b>			
252. Timber beam, 6x10	116.00 LF @	20.60 =	2,389.60
253. Stud wall - 2" x 4" - 16" oc	176.00 SF @	2.67 =	469.92
254. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA @	14.20 =	14.20
<b>*** ELECTRICAL AND LIGHT FIXTURES ***</b>			
255. Rewire - average residence - copper wiring with conduit This area only	204.17 SF @	5.50 =	1,122.94
256. R&R Smoke detector	1.00 EA @	66.46 =	66.46
257. Ceiling fan & light - High grade	1.00 EA @	440.81 =	440.81
258. Switch - High grade	2.00 EA @	23.38 =	46.76
259. Outlet - High grade	4.00 EA @	21.41 =	85.64
<b>*** INSULATION ***</b>			
260. R&R Batt insulation - 4" - R13 - paper faced	381.33 SF @	1.13 =	430.90
261. Seal stud wall for odor control	381.33 SF @	0.78 =	297.44
<b>*** DRYWALL ***</b>			
262. Mask per square foot for drywall or plaster work	204.17 SF @	0.20 =	40.83
263. R&R 5/8" drywall - hung, taped, ready for texture	381.33 SF @	2.44 =	930.45

## SCOPEWRITERS

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### CONTINUED - Bed 2

DESCRIPTION	QTY	UNIT PRICE	TOTAL
5/8" Drywall - Walls Only			
264. Texture drywall - heavy hand texture	381.33 SF @	0.89 =	339.38
<b>*** FINISH CARPENTRY ***</b>			
265. Finish Carpenter - per hour	23.56 HR @	100.80 =	2,374.85
Labor hours associated for Beams & Reframing in area			
266. R&R Baseboard - 3 1/4"	47.17 LF @	4.16 =	196.22
267. Window sill	32.00 LF @	3.38 =	108.16
268. Window stool & apron	32.00 LF @	7.57 =	242.24
<b>*** PAINTING ***</b>			
269. Mask and prep for paint - paper and tape (per LF)	408.33 LF @	0.73 =	298.08
270. Seal floor joist system (shellac)	204.17 SF @	1.25 =	255.21
271. Seal ceiling framing (shellac) - up to 5/12	249.08 SF @	1.33 =	331.28
272. Seal & paint wood beam	289.60 SF @	1.75 =	506.80
273. Seal/prime then paint the walls (2 coats) - 2 colors	381.33 SF @	1.01 =	385.14
274. Paint baseboard - two coats	47.17 LF @	1.29 =	60.85
275. Paint door/window trim & jamb - Large - 2 coats (per side)	5.00 EA @	32.77 =	163.85
Windows (4)			
Doors (1)			
276. Paint door slab only - 2 coats (per side)	1.00 EA @	33.09 =	33.09
Interior Entry Door			
<b>*** FLOOR COVERING ***</b>			
277. Remove Carpet - High grade	204.17 SF @	0.29 =	59.21
278. Carpet - High grade	234.79 SF @	5.09 =	1,195.08
15 % waste added for Carpet - High grade.			
279. Carpet pad - High grade	204.17 SF @	0.91 =	185.79
280. Carpet - metal transition strip	23.00 LF @	3.67 =	84.41
<b>*** WINDOW &amp; WINDOW COVERING ***</b>			
281. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA @	555.73 =	2,222.92
282. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA @	244.57 =	978.28
Window			
283. Cabinet valance - Detach & reset	30.00 LF @	5.80 =	174.00
<b>*** MISC ***</b>			
284. R&R Heat/AC register - Mechanically attached	2.00 EA @		INCL IN DUCT

Bed 2 Closet

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Height: 8'

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## SCOPEWRITERS

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DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>Door</b>			
<b>8' X 6' 8"</b>			
		<b>Opens into ROOM4</b>	
<b>Subroom: Fireplace (1)</b>			<b>Height: 8'</b>
<b>Missing Wall</b>			
<b>1' 11/16" X 8'</b>			
		<b>Opens into BED_3</b>	
<b>*** FRAMING ***</b>			
285. Timber beam, 6x10	116.00	LF @ 20.60 =	2,389.60
286. Stud wall - 2" x 4" - 16" oc	176.00	SF @ 2.67 =	469.92
<b>*** ELECTRICAL AND LIGHT FIXTURES ***</b>			
287. Rewire - average residence - copper wiring with conduit This area only	42.42	SF @ 5.50 =	233.31
288. R&R Smoke detector	1.00	EA @ 66.46 =	66.46
289. Light fixture	1.00	EA @ 72.64 =	72.64
290. Fixture (can) for track lighting - High grade	6.00	EA @ 49.29 =	295.74
291. Track lighting - track only	12.00	LF @ 23.37 =	280.44
<b>*** INSULATION ***</b>			
292. 2" x 6" lumber - redwood - High grade (1 BF per LF)		LF @ 8.87 =	0.00
293. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00	EA @ 14.20 =	14.20
294. R&R Batt insulation - 4" - R13 - paper faced	263.99	SF @ 1.13 =	298.31
295. Seal stud wall for odor control	263.99	SF @ 0.78 =	205.91
<b>*** DRYWALL ***</b>			
296. Mask per square foot for drywall or plaster work	42.42	SF @ 0.20 =	8.48
297. R&R 5/8" drywall - hung, taped, ready for texture 5/8" Drywall - Walls Only	263.99	SF @ 2.44 =	644.14
298. Texture drywall - heavy hand texture	263.99	SF @ 0.89 =	234.95
<b>*** FINISH CARPENTRY ***</b>			
299. Finish Carpenter - per hour Labor hours associated for Beams & Reframing in area	23.56	HR @ 100.80 =	2,374.85
300. R&R Baseboard - 3 1/4"	31.67	LF @ 4.16 =	131.75
301. Window sill	32.00	LF @ 3.38 =	108.16
302. Window stool & apron	32.00	LF @ 7.57 =	242.24
<b>*** PAINTING ***</b>			
303. Mask and prep for paint - paper and tape (per LF)	84.84	LF @ 0.73 =	61.93
304. Seal floor joist system (shellac)	42.42	SF @ 1.25 =	53.03
305. Seal ceiling framing (shellac) - up to 5/12	51.75	SF @ 1.33 =	68.83
306. Seal & paint wood beam	289.60	SF @ 1.75 =	506.80
307. Seal/prime then paint the walls (2 coats) - 2 colors	263.99	SF @ 1.01 =	266.63
308. Paint baseboard - two coats	31.67	LF @ 1.29 =	40.85
309. Paint door/window trim & jamb - Large - 2 coats (per side) Windows (4) Doors (1)	5.00	EA @ 32.77 =	163.85
310. Paint door slab only - 2 coats (per side) Interior Entry Door	1.00	EA @ 33.09 =	33.09
<b>*** FLOOR COVERING ***</b>			

**SCOPEWRITERS**

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**CONTINUED - Bed 2 Closet**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
311. Remove Carpet - High grade	42.42 SF @	0.29 =	12.30
312. Carpet - High grade	48.78 SF @	5.09 =	248.29
15 % waste added for Carpet - High grade.			
313. Carpet pad - High grade	42.42 SF @	0.91 =	38.60
314. Carpet - metal transition strip	23.00 LF @	3.67 =	84.41
<b>*** WINDOW &amp; WINDOW COVERING ***</b>			
315. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA @	555.73 =	2,222.92
316. Window blind - wood - 1" - 20.1 to 32 SF Window	4.00 EA @	244.57 =	978.28
317. Cabinet valance - Detach & reset	30.00 LF @	5.80 =	174.00
<b>*** MISC ***</b>			
318. R&R Heat/AC register - Mechanically attached	2.00 EA @		INCL IN DUCT

<b>Garage</b>			<b>Height: 8'</b>
<b>Door</b>	<b>2' 8" X 6' 8"</b>	<b>Opens into Exterior</b>	
<b>Door</b>	<b>15' 7" X 7'</b>	<b>Opens into Exterior</b>	
<b>Door</b>	<b>2' 8" X 6' 8"</b>	<b>Opens into ROOM2</b>	

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>*** FRAMING ***</b>			
<b>319. Timber beam, 6x10</b>	<b>22.00 LF @</b>	<b>20.60 =</b>	<b>453.20</b>
Missed - Fire Damaged Garage Door Header			
<b>320. Stud wall - 2" x 4" - 16" oc</b>	<b>78.10 SF @</b>	<b>2.67 =</b>	<b>208.53</b>
Missed- Fire Damaged Garage door wall			
<b>*** ELECTRICAL AND LIGHT FIXTURES ***</b>			
<b>321. 220 volt outlet - Heavy duty</b>	<b>1.00 EA @</b>	<b>44.93 =</b>	<b>44.93</b>
Missed item - HVAC or Dryer			
<b>322. Electrician - per hour</b>	<b>4.00 HR @</b>	<b>113.30 =</b>	<b>453.20</b>
Missed item - Electrical Subpanel tie in			
<b>323. Electrical metallic tubing, (conduit) 1"</b>	<b>23.00 LF @</b>	<b>7.49 =</b>	<b>172.27</b>
Missed item - For 110 v feed in garage to jBox			
<b>324. Junction box</b>	<b>1.00 EA @</b>	<b>124.21 =</b>	<b>124.21</b>
Missed Item - For electrical conduit to Shed			
<b>*** PLUMBING ***</b>			

**SCOPEWRITERS**

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**CONTINUED - Garage**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>325. Water heater blanket</b> Missing From Insurance Estimate	1.00 EA @	53.04 =	53.04
<b>326. Water heater overflow drain pan</b> Missing From Insurance Estimate	1.00 EA @	53.47 =	53.47
<b>327. Flexible gas supply line connector - 1/2" - 25" to 48"</b> Missing From Insurance Estimate - HVAC	1.00 EA @	51.33 =	51.33
<b>328. Ball valve - brass - 3/4"</b> Missed item Water Heater Service shut off + 2. Gas shut off to HVAC & Gas Dryer line	3.00 EA @	52.37 =	157.11
<b>329. Water supply line - copper with fitting and hanger, 1"</b> Missing from Estimate - Supply line in + supply line to water heater	14.00 LF @	24.99 =	349.86
<b>330. Water supply line - copper with fitting and hanger, 1/2"</b> Missing from Insurance Estimate - Branch service to Sink & Washer	26.00 LF @	19.21 =	499.46
<b>*** FINISH CARPENTRY ***</b>			
<b>331. Window sill</b>	2.00 LF @	3.38 =	6.76
<b>332. Window stool &amp; apron</b>	2.00 LF @	7.57 =	15.14
<b>*** WINDOW &amp; WINDOW COVERING ***</b>			
333. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	1.00 EA @	555.73 =	555.73
<b>*** MISC ***</b>			

<b>Bed 3</b>			<b>Height: 8'</b>
<b>Door</b>	<b>8' X 6' 8"</b>	<b>Opens into BED_3_CLOSET</b>	
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into HALLWAY</b>	
<b>Missing Wall</b>	<b>1' 11/16" X 8'</b>	<b>Opens into FIREPLACE</b>	
<b>Window</b>	<b>3' X 6' 5"</b>	<b>Opens into Exterior</b>	

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>*** FRAMING ***</b>			
334. Timber beam, 6x10	116.00 LF @	20.60 =	2,389.60
335. Stud wall - 2" x 4" - 16" oc	176.00 SF @	2.67 =	469.92
<b>*** ELECTRICAL AND LIGHT FIXTURES ***</b>			
336. Rewire - average residence - copper wiring with conduit This area only	235.95 SF @	5.50 =	1,297.73
337. R&R Smoke detector	1.00 EA @	66.46 =	66.46
338. Light fixture	1.00 EA @	72.64 =	72.64

## SCOPEWRITERS

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### CONTINUED - Bed 3

DESCRIPTION	QTY	UNIT PRICE	TOTAL
339. Fixture (can) for track lighting - High grade	6.00 EA @	49.29 =	295.74
340. Track lighting - track only	12.00 LF @	23.37 =	280.44
<b>*** INSULATION ***</b>			
341. 2" x 6" lumber - redwood - High grade (1 BF per LF)	LF @	8.87 =	0.00
342. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA @	14.20 =	14.20
343. R&R Batt insulation - 4" - R13 - paper faced	388.09 SF @	1.13 =	438.54
344. Seal stud wall for odor control	388.09 SF @	0.78 =	302.71
<b>*** DRYWALL ***</b>			
345. Mask per square foot for drywall or plaster work	235.95 SF @	0.20 =	47.19
346. R&R 5/8" drywall - hung, taped, ready for texture 5/8" Drywall - Walls Only	388.09 SF @	2.44 =	946.94
347. Texture drywall - heavy hand texture	388.09 SF @	0.89 =	345.40
<b>*** FINISH CARPENTRY ***</b>			
348. Finish Carpenter - per hour Labor hours associated for Beams & Reframing in area	23.56 HR @	100.80 =	2,374.85
349. R&R Baseboard - 3 1/4"	49.17 LF @	4.16 =	204.54
350. Window sill	32.00 LF @	3.38 =	108.16
351. Window stool & apron	32.00 LF @	7.57 =	242.24
<b>*** PAINTING ***</b>			
352. Mask and prep for paint - paper and tape (per LF)	471.91 LF @	0.73 =	344.49
353. Seal floor joist system (shellac)	235.95 SF @	1.25 =	294.94
354. Seal ceiling framing (shellac) - up to 5/12	287.87 SF @	1.33 =	382.87
355. Seal & paint wood beam	289.60 SF @	1.75 =	506.80
356. Seal/prime then paint the walls (2 coats) - 2 colors	388.09 SF @	1.01 =	391.97
357. Paint baseboard - two coats	49.17 LF @	1.29 =	63.43
358. Paint door/window trim & jamb - Large - 2 coats (per side) Windows (4) Doors (1)	5.00 EA @	32.77 =	163.85
359. Paint door slab only - 2 coats (per side) Interior Entry Door	1.00 EA @	33.09 =	33.09
<b>*** FLOOR COVERING ***</b>			
360. Remove Carpet - High grade	235.95 SF @	0.29 =	68.43
361. Carpet - High grade 15 % waste added for Carpet - High grade.	271.35 SF @	5.09 =	1,381.17
362. Carpet pad - High grade	235.95 SF @	0.91 =	214.71
363. Carpet - metal transition strip	23.00 LF @	3.67 =	84.41
<b>*** WINDOW &amp; WINDOW COVERING ***</b>			

## SCOPEWRITERS

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### CONTINUED - Bed 3

DESCRIPTION	QTY	UNIT PRICE	TOTAL
364. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA @	555.73 =	2,222.92
365. Window blind - wood - 1" - 20.1 to 32 SF Window	4.00 EA @	244.57 =	978.28
366. Cabinet valance - Detach & reset *** MISC ***	30.00 LF @	5.80 =	174.00
367. R&R Heat/AC register - Mechanically attached	2.00 EA @		INCL IN DUCT

### Bed 3 Closet

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>Door</b>	<b>8' X 6' 8"</b>	<b>Opens into BED_3</b>	
*** FRAMING ***			
368. Timber beam, 6x10	116.00 LF @	20.60 =	2,389.60
369. Stud wall - 2" x 4" - 16" oc	176.00 SF @	2.67 =	469.92
*** ELECTRICAL AND LIGHT FIXTURES ***			
370. Rewire - average residence - copper wiring with conduit This area only	34.03 SF @	5.50 =	187.17
371. R&R Smoke detector	1.00 EA @	66.46 =	66.46
372. Light fixture	1.00 EA @	72.64 =	72.64
373. Fixture (can) for track lighting - High grade	6.00 EA @	49.29 =	295.74
374. Track lighting - track only	12.00 LF @	23.37 =	280.44
*** INSULATION ***			
375. 2" x 6" lumber - redwood - High grade (1 BF per LF)	LF @	8.87 =	0.00
376. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA @	14.20 =	14.20
377. R&R Batt insulation - 4" - R13 - paper faced	241.33 SF @	1.13 =	272.70
378. Seal stud wall for odor control	241.33 SF @	0.78 =	188.24
*** DRYWALL ***			
379. Mask per square foot for drywall or plaster work	34.03 SF @	0.20 =	6.81
380. R&R 5/8" drywall - hung, taped, ready for texture 5/8" Drywall - Walls Only	241.33 SF @	2.44 =	588.85
381. Texture drywall - heavy hand texture	241.33 SF @	0.89 =	214.78
*** FINISH CARPENTRY ***			
382. Finish Carpenter - per hour Labor hours associated for Beams & Reframing in area	23.56 HR @	100.80 =	2,374.85

## SCOPEWRITERS

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### CONTINUED - Bed 3 Closet

DESCRIPTION	QTY	UNIT PRICE	TOTAL
383. R&R Baseboard - 3 1/4"	28.83 LF @	4.16 =	119.94
384. Window sill	32.00 LF @	3.38 =	108.16
385. Window stool & apron	32.00 LF @	7.57 =	242.24
<b>*** PAINTING ***</b>			
386. Mask and prep for paint - paper and tape (per LF)	68.06 LF @	0.73 =	49.68
387. Seal floor joist system (shellac)	34.03 SF @	1.25 =	42.54
388. Seal ceiling framing (shellac) - up to 5/12	41.51 SF @	1.33 =	55.21
389. Seal & paint wood beam	289.60 SF @	1.75 =	506.80
390. Seal/prime then paint the walls (2 coats) - 2 colors	241.33 SF @	1.01 =	243.74
391. Paint baseboard - two coats	28.83 LF @	1.29 =	37.19
392. Paint door/window trim & jamb - Large - 2 coats (per side)	5.00 EA @	32.77 =	163.85
Windows (4)			
Doors (1)			
393. Paint door slab only - 2 coats (per side)	1.00 EA @	33.09 =	33.09
Interior Entry Door			
<b>*** FLOOR COVERING ***</b>			
394. Remove Carpet - High grade	34.03 SF @	0.29 =	9.87
395. Carpet - High grade	39.13 SF @	5.09 =	199.17
15 % waste added for Carpet - High grade.			
396. Carpet pad - High grade	34.03 SF @	0.91 =	30.97
397. Carpet - metal transition strip	23.00 LF @	3.67 =	84.41
<b>*** WINDOW &amp; WINDOW COVERING ***</b>			
398. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA @	555.73 =	2,222.92
399. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA @	244.57 =	978.28
Window			
400. Cabinet valance - Detach & reset	30.00 LF @	5.80 =	174.00
<b>*** MISC ***</b>			
401. R&R Heat/AC register - Mechanically attached	2.00 EA @		INCL IN DUCT

### Hallway

Height: 8'

Missing Wall	13' 9 13/16" X 8'	Opens into KITCHEN
Missing Wall	3' 1 5/8" X 8'	Opens into ROOM5
Door	2' 6" X 6' 8"	Opens into BED_3
Door	2' 6" X 6' 8"	Opens into ROOM4

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<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into BATH_2</b>
<b>Door</b>	<b>2' 7" X 6' 8"</b>	<b>Opens into MASTER_BEDRO</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into HALL_CLOSET</b>
<b>Subroom: Room1 (1)</b>		<b>Height: 8'</b>
<b>Door</b>	<b>2' 8" X 6' 8"</b>	<b>Opens into GARAGE</b>
<b>Missing Wall</b>	<b>3' 7" X 8"</b>	<b>Opens into HALLWAY</b>
<b>Missing Wall</b>	<b>3' 5" X 8"</b>	<b>Opens into HALLWAY</b>

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>*** FRAMING ***</b>			
402. Timber beam, 6x10	116.00 LF @	20.60 =	2,389.60
403. Stud wall - 2" x 4" - 16" oc	176.00 SF @	2.67 =	469.92
<b>*** ELECTRICAL AND LIGHT FIXTURES ***</b>			
404. Rewire - average residence - copper wiring with conduit This area only	168.95 SF @	5.50 =	929.23
405. R&R Smoke detector	1.00 EA @	66.46 =	66.46
406. Light fixture	1.00 EA @	72.64 =	72.64
407. Fixture (can) for track lighting - High grade	6.00 EA @	49.29 =	295.74
408. Track lighting - track only	12.00 LF @	23.37 =	280.44
<b>*** INSULATION ***</b>			
409. 2" x 6" lumber - redwood - High grade (1 BF per LF)	LF @	8.87 =	0.00
410. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA @	14.20 =	14.20
411. R&R Batt insulation - 4" - R13 - paper faced	339.67 SF @	1.13 =	383.83
412. Seal stud wall for odor control	339.67 SF @	0.78 =	264.94
<b>*** DRYWALL ***</b>			
413. Mask per square foot for drywall or plaster work	168.95 SF @	0.20 =	33.79
414. R&R 5/8" drywall - hung, taped, ready for texture 5/8" Drywall - Walls Only	339.67 SF @	2.44 =	828.79
415. Texture drywall - heavy hand texture	339.67 SF @	0.89 =	302.31
<b>*** FINISH CARPENTRY ***</b>			
416. Finish Carpenter - per hour Labor hours associated for Beams & Reframing in area	23.56 HR @	100.80 =	2,374.85
417. R&R Baseboard - 3 1/4"	39.92 LF @	4.16 =	166.07
418. Window sill	32.00 LF @	3.38 =	108.16
419. Window stool & apron	32.00 LF @	7.57 =	242.24
<b>*** PAINTING ***</b>			
420. Mask and prep for paint - paper and tape (per LF)	337.90 LF @	0.73 =	246.67
421. Seal floor joist system (shellac)	168.95 SF @	1.25 =	211.19
422. Seal ceiling framing (shellac) - up to 5/12	206.12 SF @	1.33 =	274.14
423. Seal & paint wood beam	289.60 SF @	1.75 =	506.80
424. Seal/prime then paint the walls (2 coats) - 2 colors	339.67 SF @	1.01 =	343.07
425. Paint baseboard - two coats	39.92 LF @	1.29 =	51.50
426. Paint door/window trim & jamb - Large - 2 coats (per side)	5.00 EA @	32.77 =	163.85

**SCOPEWRITERS**

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**CONTINUED - Hallway**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Windows (4)			
Doors (1)			
427. Paint door slab only - 2 coats (per side)	1.00 EA @	33.09 =	33.09
Interior Entry Door			
<b>*** FLOOR COVERING ***</b>			
428. Remove Carpet - High grade	168.95 SF @	0.29 =	49.00
429. Carpet - High grade	194.29 SF @	5.09 =	988.94
15 % waste added for Carpet - High grade.			
430. Carpet pad - High grade	168.95 SF @	0.91 =	153.74
431. Carpet - metal transition strip	23.00 LF @	3.67 =	84.41
<b>*** WINDOW &amp; WINDOW COVERING ***</b>			
432. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA @	555.73 =	2,222.92
433. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA @	244.57 =	978.28
Window			
434. Cabinet valance - Detach & reset	30.00 LF @	5.80 =	174.00
<b>*** MISC ***</b>			
435. R&R Heat/AC register - Mechanically attached	2.00 EA @		INCL IN DUCT

**Room2**

**Height: 8'**

Missing Wall	1' 10 3/16" X 8'	Opens into DINING_ROOM
Missing Wall	1' 10 3/16" X 8'	Opens into ROOM5
Missing Wall	1' 5" X 8'	Opens into DINING_ROOM

DESCRIPTION	QTY	UNIT PRICE	TOTAL
436. Engineered wood flooring - Standard grade	1.21 SF @	7.79 =	9.43

**ROOF**

**Roof1**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
437. Modified bitumen roof - self-adhering	31.68 SQ @	358.82 =	11,367.42
438. Remove Tear off, haul and dispose of modified bitumen roofing	31.68 SQ @	56.10 =	1,777.25



## SCOPEWRITERS

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### CONTINUED - Roof1

DESCRIPTION	QTY	UNIT PRICE	TOTAL
439. Drip edge Double Edge	228.24 LF @	2.12 =	483.87
440. Drip edge/gutter apron Double Edge	228.24 LF @	2.26 =	515.82
441. Trim board - 1" x 2" - installed (cedar)	228.24 LF @	3.29 =	750.91
442. Flashing, 20" wide	88.00 LF @	3.86 =	339.68
443. Rigid foam insulation board - 2"	6,335.27 SF @	1.24 =	7,855.73

### 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	

## SCOPEWRITERS

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### Summary for Dwelling

Line Item Total	205,404.52
California Carpet Stewardship Assessment Fee	47.62
California Lumber Assessment Fee	169.09
Material Sales Tax	7,423.62
	<hr/>
Subtotal	213,044.85
Overhead	21,304.76
Profit	21,304.76
	<hr/>
<b>Replacement Cost Value</b>	<b>\$255,654.37</b>
Less Depreciation	(665.64)
	<hr/>
<b>Actual Cash Value</b>	<b>\$254,988.73</b>
<b>Net Claim</b>	<b>\$254,988.73</b>
	<hr/> <hr/>
Total Recoverable Depreciation	665.64
	<hr/>
<b>Net Claim if Depreciation is Recovered</b>	<b>\$255,654.37</b>
	<hr/> <hr/>

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D. Lewis  
Senior Estimator

**SCOPEWRITERS**

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**Recap of Taxes, Overhead and Profit**

	<b>Overhead (10%)</b>	<b>Profit (10%)</b>	<b>Material Sales Tax (8.5%)</b>	<b>Storage Rental Tax (8.5%)</b>
<b>Line Items</b>	21,283.09	21,283.09	7,423.62	0.00
<b>Additional Charges</b>	21.67	21.67	0.00	0.00
<b>Total</b>	<b>21,304.76</b>	<b>21,304.76</b>	<b>7,423.62</b>	<b>0.00</b>

# SCOPEWRITERS

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## Recap by Room

Estimate: SINI\_J\_100120X0XXX

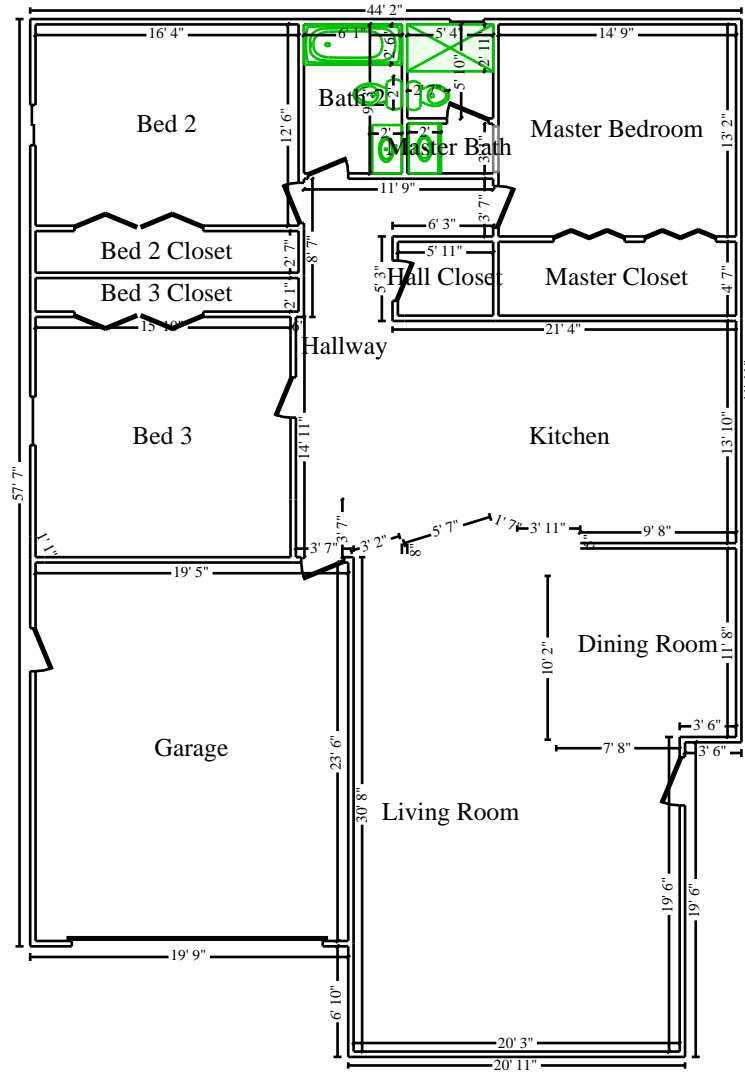
<b>Area: Main Level</b>	<b>5,273.78</b>	<b>2.57%</b>
Living Room	2,733.66	1.33%
Dining Room	14,139.70	6.88%
Kitchen	19,379.80	9.43%
Hall Closet	11,987.63	5.84%
Master Bedroom	10,988.77	5.35%
Master Closet	13,360.47	6.50%
Master Bath	13,032.99	6.35%
Bath 2	13,021.74	6.34%
Bed 2	16,530.79	8.05%
Bed 2 Closet	13,024.91	6.34%
Garage	3,198.24	1.56%
Bed 3	17,202.66	8.38%
Bed 3 Closet	12,724.46	6.19%
Hallway	15,704.81	7.65%
Room2	9.43	
<hr/>		
<b>Area Subtotal: Main Level</b>	<b>182,313.84</b>	<b>88.76%</b>
<b>Area: ROOF</b>		
Roof1	23,090.68	11.24%
<hr/>		
<b>Area Subtotal: ROOF</b>	<b>23,090.68</b>	<b>11.24%</b>
<hr/>		
<b>Subtotal of Areas</b>	<b>205,404.52</b>	<b>100.00%</b>
<hr/>		
<b>Total</b>	<b>205,404.52</b>	<b>100.00%</b>

## SCOPEWRITERS

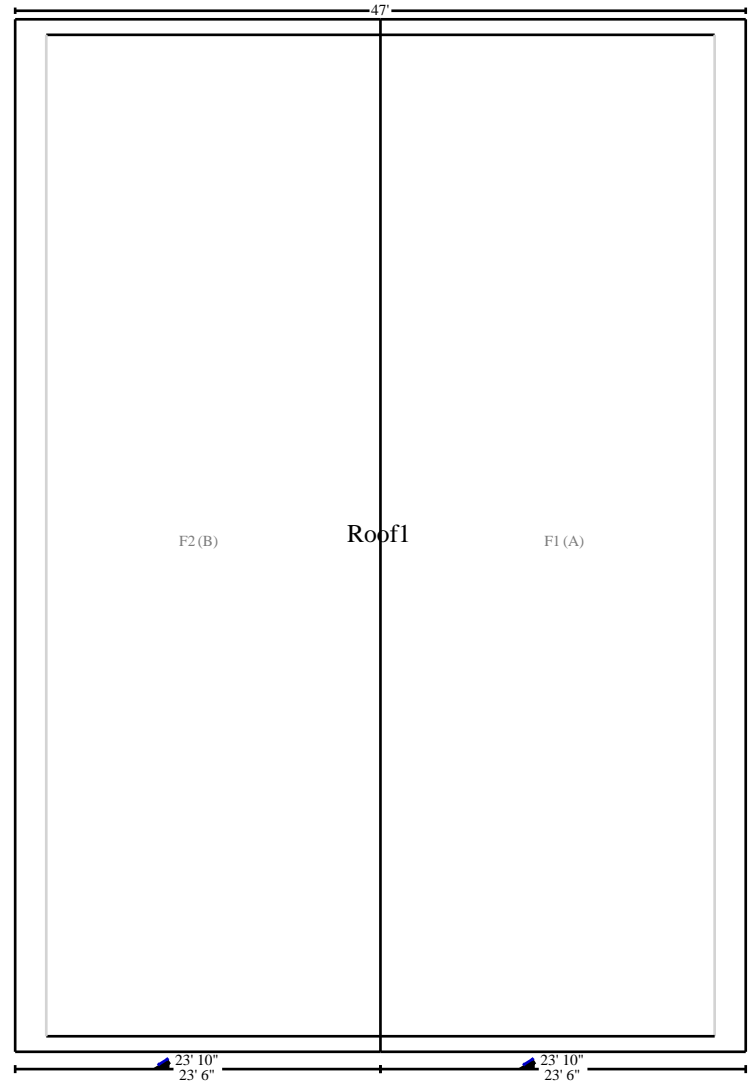
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### Recap by Category with Depreciation

O&P Items	RCV	Deprec.	ACV
APPLIANCES	1,278.11		1,278.11
CABINETS	2,614.96		2,614.96
GENERAL DEMOLITION	5,007.20		5,007.20
DOORS	175.83		175.83
DRYWALL	10,104.73		10,104.73
ELECTRICAL	11,504.12	181.32	11,322.80
ELECTRICAL - SPECIAL SYSTEMS	395.34		395.34
FLOOR COVERING - CARPET	11,032.67		11,032.67
FLOOR COVERING - WOOD	9.43		9.43
FINISH CARPENTRY / TRIMWORK	32,308.67		32,308.67
FRAMING & ROUGH CARPENTRY	6,003.77		6,003.77
INSULATION	10,784.00		10,784.00
LIGHT FIXTURES	7,369.82		7,369.82
PLUMBING	1,164.27		1,164.27
PAINTING	23,106.60	432.11	22,674.49
ROOFING	12,706.79		12,706.79
TIMBER FRAMING	26,738.80		26,738.80
TEMPORARY REPAIRS	2,160.59		2,160.59
WINDOWS - SLIDING PATIO DOORS	1,275.81		1,275.81
WINDOW TREATMENT	11,983.93		11,983.93
WINDOWS - VINYL	27,679.08		27,679.08
O&P Items Subtotal	205,404.52	613.43	204,791.09
Permits and Fees	216.71		216.71
Material Sales Tax	7,423.62	52.21	7,371.41
Overhead	21,304.76		21,304.76
Profit	21,304.76		21,304.76
Total	255,654.37	665.64	254,988.73



Main Level



ROOF