

SCOPEWRITERS

6/29/2018

ScopeWriters  
P.O.BOX 265  
FOLSOM, CA 95630

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

Home: (415) 457-0000

Operator Info:  
Operator: LDAVID

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  
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Type of Estimate: Fire  
Date Entered: 3/30/2017  
Date Assigned:

Price List: CAEB8X\_MAR17  
Labor Efficiency: Restoration/Service/Remodel  
Estimate: SINI\_J\_100120X0XXX  
File Number: SINI\_F\_0317

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.

SCOPEWRITERS

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)

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BALANCE DUE -0-

**SINI\_J\_100120X0XXX**

**MAIN LEVEL**

	UNIT COST	HOURS	LBR. RATE	LBR. TOTAL	MATERIAL	TOTAL
608. Taxes, insurance, permits & fees (Bid Item)						
1.00 EA	0.00	0.00	@0.00	0.00	0.00	0.00
609. Temporary toilet (per month)						
6.00 MO	129.20	0.00	@0.00	0.00	0.00	775.20
610. Temporary power usage (per month)						
6.00 MO	174.19	0.00	@0.00	0.00	1045.14	1,045.14
611. Temporary power - hookup						
1.00 EA	340.25	1.15	@113.30	130.11	0.00	340.25
<b>631. Phone, TV, or speaker outlet</b>						
<b>11.00 EA</b>	<b>19.77</b>	<b>1.41</b>	<b>@113.30</b>	<b>159.50</b>	<b>57.97</b>	<b>217.47</b>
Initial bid contained wire for TV only - 5 Coaxial Trim plates + 6 Phone Trim Plates						
<b>635. CAT5 data/phone outlet</b>						
<b>6.00 EA</b>	<b>65.89</b>	<b>2.98</b>	<b>@113.30</b>	<b>337.56</b>	<b>57.78</b>	<b>395.34</b>
Missing Item from original estimate						
<b>632. Security system - contact w/wire (per opening)</b>						
<b>17.00 EA</b>	<b>88.02</b>	<b>11.33</b>	<b>@113.30</b>	<b>1284.01</b>	<b>212.33</b>	<b>1,496.34</b>
Windows are double opening & require 2 contacts per point						
<b>674. Add on for "Low E" glass</b>						
<b>90.50 SF</b>	<b>1.71</b>	<b>0.00</b>	<b>@0.00</b>	<b>0.00</b>	<b>154.76</b>	<b>154.76</b>
Bed #2 + Bed#3 + Master Bedroom Slider						
<b>673. Vinyl window, horizontal sliding, 24-32 sf - High grade</b>						
<b>2.00 EA</b>	<b>424.64</b>	<b>2.34</b>	<b>@81.20</b>	<b>190.30</b>	<b>658.98</b>	<b>849.28</b>
Oriel Windows - Twin Sash (Slider) Vinyl window in Bed #2 & Bed #3						
<b>Total: Main Level</b>		<b>19.21</b>		<b>2101.48</b>	<b>2,186.96</b>	<b>5,273.78</b>

**LIVING ROOM**

	UNIT COST	HOURS	LBR. RATE	LBR. TOTAL	MATERIAL	TOTAL
*** FRAMING ***						
63. Stud wall - 2" x 4" - 16" oc						
176.00 SF	2.67	3.56	@92.09	329.12	140.80	469.92
*** FINISH CARPENTRY ***						
*** PAINTING ***						
*** FLOOR COVERING ***						
*** WINDOW & WINDOW COVERING ***						
52. Vinyl window, horizontal sliding, 24-32 sf - Premium grade						
2.00 EA	555.73	2.34	@81.20	190.30	921.16	1,111.46
Oriel Windows - Twin Sash (Slider) Vinyl window						

**CONTINUED - Living Room**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
33. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA	244.57	3.64	@66.76	243.28	735.00	978.28
Window							
46. Cabinet valance - Detach & reset	30.00 LF	5.80	1.73	@100.80	174.00	0.00	174.00
*** MISC ***							
10a. Remove Heat/AC register - Mechanically attached	2.00 EA				0.00	0.00	
10b. Heat/AC register - Mechanically attached	2.00 EA				0.00	0.00	
<b>Totals: Living Room</b>			<b>11.28</b>		<b>936.70</b>	<b>1,796.96</b>	<b>2,733.66</b>

**DINING ROOM**

	UNIT COST		HOURS	LBR. RATE	LBR. TOTAL	MATERIAL	TOTAL
*** FRAMING ***							
525. Timber beam, 6x10	116.00 LF	20.60	9.28	@92.09	854.92	1534.68	2,389.60
526. Stud wall - 2" x 4" - 16" oc	176.00 SF	2.67	3.56	@92.09	329.12	140.80	469.92
*** ELECTRICAL AND LIGHT FIXTURES ***							
527. Rewire - average residence - copper wiring with conduit	133.58 SF	5.50	5.84	@113.30	662.56	72.13	734.69
This area only							
528a. Remove Smoke detector	1.00 EA	11.83	0.22	@53.29	11.83	0.00	11.83
528b. Smoke detector	1.00 EA	54.63	0.00	@113.30	35.74	18.89	54.63
529. Light fixture	1.00 EA	72.64	0.35	@113.30	39.64	33.00	72.64
530. Fixture (can) for track lighting - High grade	6.00 EA	49.29	0.69	@113.30	78.18	217.56	295.74
531. Track lighting - track only	12.00 LF	23.37	1.91	@113.30	216.00	64.44	280.44
*** INSULATION ***							
532. 2" x 6" lumber - redwood - High grade (1 BF per LF)	0.00 LF	8.87	0.00	@92.09	0.00	0.00	0.00
533. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA	14.20	0.00	@0.00	0.00	14.20	14.20
534a. Remove Batt insulation - 4" - R13 - paper faced	199.07 SF	0.27	0.96	@53.29	51.76	0.00	53.75

**CONTINUED - Dining Room**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
534b. Batt insulation - 4" - R13 - paper faced							
199.07 SF	0.86	0.87	@80.18	69.67	85.60	171.20	
535. Seal stud wall for odor control							
199.07 SF	0.78	1.85	@67.25	125.41	29.86	155.27	
<b>*** DRYWALL ***</b>							
536. Mask per square foot for drywall or plaster work							
133.58 SF	0.20	0.26	@88.00	21.38	5.34	26.72	
537a. Remove 5/8" drywall - hung, taped, ready for texture							
199.07 SF	0.45	1.66	@53.29	87.59	0.00	89.58	
537b. 5/8" drywall - hung, taped, ready for texture							
199.07 SF	1.99	3.35	@88.00	296.61	99.54	396.15	
5/8" Drywall - Walls Only							
538. Texture drywall - heavy hand texture							
199.07 SF	0.89	1.71	@88.00	153.28	23.89	177.17	
<b>*** FINISH CARPENTRY ***</b>							
539. Finish Carpenter - per hour							
23.56 HR	100.80	23.56	@100.80	2374.85	0.00	2,374.85	
Labor hours associated for Beams & Reframing in area							
540a. Remove Baseboard - 3 1/4"							
24.88 LF	0.49	0.23	@53.29	12.19	0.00	12.19	
540b. Baseboard - 3 1/4"							
24.88 LF	3.67	0.59	@100.80	59.46	26.13	91.31	
541. Window sill							
32.00 LF	3.38	0.82	@100.80	82.88	25.28	108.16	
542. Window stool & apron							
32.00 LF	7.57	1.60	@100.80	161.28	80.96	242.24	
<b>*** PAINTING ***</b>							
543. Mask and prep for paint - paper and tape (per LF)							
267.15 LF	0.73	2.67	@67.25	181.66	13.36	195.02	
544. Seal floor joist system (shellac)							
133.58 SF	1.25	1.87	@67.25	125.57	41.41	166.98	
545. Seal ceiling framing (shellac) - up to 5/12							
162.96 SF	1.33	2.47	@67.25	166.22	50.52	216.74	
546. Seal & paint wood beam							
289.60 SF	1.75	6.74	@67.25	451.78	55.02	506.80	
547. Seal/prime then paint the walls (2 coats) - 2 colors							
199.07 SF	1.01	0.00	@67.25	171.20	29.86	201.06	
548. Paint baseboard - two coats							
24.88 LF	1.29	0.00	@67.25	29.36	2.74	32.10	
549. Paint door/window trim & jamb - Large - 2 coats (per side)							
5.00 EA	32.77	0.00	@67.25	141.60	22.25	163.85	
Windows (4)							
Doors (1)							

**CONTINUED - Dining Room**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
550. Paint door slab only - 2 coats (per side)							
	1.00 EA	33.09	0.40	@67.25	26.73	6.36	33.09
	Interior Entry Door						
	<b>*** FLOOR COVERING ***</b>						
616. Remove Carpet - High grade							
	133.58 SF	0.29	0.72	@53.29	38.74	0.00	38.74
551. Carpet - High grade							
	153.61 SF	5.09	1.49	@95.07	141.32	631.34	781.87
	15 % waste added for Carpet - High grade.						
552. Carpet pad - High grade							
	133.58 SF	0.91	0.20	@95.07	17.37	104.19	121.56
553. Carpet - metal transition strip							
	23.00 LF	3.67	0.42	@95.07	40.02	34.04	84.41
	<b>*** WINDOW &amp; WINDOW COVERING ***</b>						
554. Vinyl window, horizontal sliding, 24-32 sf - Premium grade							
	4.00 EA	555.73	4.69	@81.20	380.60	1842.32	2,222.92
555. Window blind - wood - 1" - 20.1 to 32 SF							
	4.00 EA	244.57	3.64	@66.76	243.28	735.00	978.28
	Window						
556. Cabinet valance - Detach & reset							
	30.00 LF	5.80	1.73	@100.80	174.00	0.00	174.00
	<b>*** MISC ***</b>						
557a. Remove Heat/AC register - Mechanically attached							
	2.00 EA				0.00	0.00	
557b. Heat/AC register - Mechanically attached							
	2.00 EA				0.00	0.00	
<b>Totals: Dining Room</b>			<b>86.35</b>		<b>8053.80</b>	<b>6,040.71</b>	<b>14,139.70</b>

**KITCHEN**

	UNIT COST		HOURS	LBR. RATE	LBR. TOTAL	MATERIAL	TOTAL
	<b>*** FRAMING ***</b>						
492. Timber beam, 6x10							
	116.00 LF	20.60	9.28	@92.09	854.92	1534.68	2,389.60
493. Stud wall - 2" x 4" - 16" oc							
	176.00 SF	2.67	3.56	@92.09	329.12	140.80	469.92
	<b>*** ELECTRICAL AND LIGHT FIXTURES ***</b>						
494. Rewire - average residence - copper wiring with conduit							
	280.45 SF	5.50	12.26	@113.30	1391.03	151.45	1,542.48
	This area only						

**CONTINUED - Kitchen**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
495a. Remove Smoke detector							
1.00 EA	11.83	0.22	@53.29	11.83	0.00	11.83	
495b. Smoke detector							
1.00 EA	54.63	0.00	@113.30	35.74	18.89	54.63	
496. Light fixture							
1.00 EA	72.64	0.35	@113.30	39.64	33.00	72.64	
497. Fixture (can) for track lighting - High grade							
6.00 EA	49.29	0.69	@113.30	78.18	217.56	295.74	
498. Track lighting - track only							
12.00 LF	23.37	1.91	@113.30	216.00	64.44	280.44	
<b>*** INSULATION ***</b>							
499. 2" x 6" lumber - redwood - High grade (1 BF per LF)							
0.00 LF	8.87	0.00	@92.09	0.00	0.00	0.00	
500. 2" x 6" x 20' #2 & better Fir / Larch (material only)							
1.00 EA	14.20	0.00	@0.00	0.00	14.20	14.20	
501a. Remove Batt insulation - 4" - R13 - paper faced							
357.70 SF	0.27	1.73	@53.29	93.00	0.00	96.58	
501b. Batt insulation - 4" - R13 - paper faced							
357.70 SF	0.86	1.56	@80.18	125.20	153.81	307.62	
502. Seal stud wall for odor control							
357.70 SF	0.78	3.33	@67.25	225.35	53.66	279.01	
<b>*** DRYWALL ***</b>							
503. Mask per square foot for drywall or plaster work							
280.45 SF	0.20	0.54	@88.00	44.87	11.22	56.09	
504a. Remove 5/8" drywall - hung, taped, ready for texture							
357.70 SF	0.45	2.98	@53.29	157.39	0.00	160.97	
504b. 5/8" drywall - hung, taped, ready for texture							
357.70 SF	1.99	6.02	@88.00	532.97	178.85	711.82	
5/8" Drywall - Walls Only							
505. Texture drywall - heavy hand texture							
357.70 SF	0.89	3.08	@88.00	275.43	42.92	318.35	
<b>*** FINISH CARPENTRY ***</b>							
506. Finish Carpenter - per hour							
23.56 HR	100.80	23.56	@100.80	2374.85	0.00	2,374.85	
Labor hours associated for Beams & Reframing in area							
507a. Remove Baseboard - 3 1/4"							
44.71 LF	0.49	0.41	@53.29	21.91	0.00	21.91	
507b. Baseboard - 3 1/4"							
44.71 LF	3.67	1.06	@100.80	106.86	46.95	164.09	
508. Window sill							
32.00 LF	3.38	0.82	@100.80	82.88	25.28	108.16	
509. Window stool & apron							
32.00 LF	7.57	1.60	@100.80	161.28	80.96	242.24	

**CONTINUED - Kitchen**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
<b>*** PAINTING ***</b>							
510. Mask and prep for paint - paper and tape (per LF)	560.90 LF	0.73	5.61	@67.25	381.41	28.05	409.46
511. Seal floor joist system (shellac)	280.45 SF	1.25	3.94	@67.25	263.62	86.94	350.56
512. Seal ceiling framing (shellac) - up to 5/12	342.15 SF	1.33	5.19	@67.25	348.99	106.07	455.06
513. Seal & paint wood beam	289.60 SF	1.75	6.74	@67.25	451.78	55.02	506.80
514. Seal/prime then paint the walls (2 coats) - 2 colors	357.70 SF	1.01	0.00	@67.25	307.63	53.65	361.28
515. Paint baseboard - two coats	44.71 LF	1.29	0.00	@67.25	52.76	4.92	57.68
516. Paint door/window trim & jamb - Large - 2 coats (per side)	5.00 EA	32.77	0.00	@67.25	141.60	22.25	163.85
	Windows (4)						
	Doors (1)						
517. Paint door slab only - 2 coats (per side)	1.00 EA	33.09	0.40	@67.25	26.73	6.36	33.09
	Interior Entry Door						
<b>*** FLOOR COVERING ***</b>							
617. Remove Carpet - High grade	280.45 SF	0.29	1.52	@53.29	81.33	0.00	81.33
518. Carpet - High grade	322.52 SF	5.09	3.12	@95.07	296.72	1325.56	1,641.63
	15 % waste added for Carpet - High grade.						
519. Carpet pad - High grade	280.45 SF	0.91	0.41	@95.07	36.46	218.75	255.21
520. Carpet - metal transition strip	23.00 LF	3.67	0.42	@95.07	40.02	34.04	84.41
<b>*** WINDOW &amp; WINDOW COVERING ***</b>							
521. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA	555.73	4.69	@81.20	380.60	1842.32	2,222.92
522. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA	244.57	3.64	@66.76	243.28	735.00	978.28
	Window						
523. Cabinet valance - Detach & reset	30.00 LF	5.80	1.73	@100.80	174.00	0.00	174.00
<b>*** MISC ***</b>							
524a. Remove Heat/AC register - Mechanically attached	2.00 EA				0.00	0.00	
524b. Heat/AC register - Mechanically attached	2.00 EA				0.00	0.00	



**CONTINUED - Kitchen**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
649. Range - freestanding - electric							
1.00 EA	643.33		0.73	@113.30	82.87	560.46	643.33
650. Dishwasher							
1.00 EA	634.78		1.07	@150.73	160.78	474.00	634.78
651. Custom cabinets - base units - High grade							
1.00 LF	352.96		0.53	@100.80	53.62	299.34	352.96
<b>Totals: Kitchen</b>			<b>114.68</b>		<b>10682.65</b>	<b>8,621.40</b>	<b>19,379.80</b>

**HALL CLOSET**

	UNIT COST		HOURS	LBR. RATE	LBR. TOTAL	MATERIAL	TOTAL
<b>*** FRAMING ***</b>							
327. Timber beam, 6x10							
116.00 LF	20.60		9.28	@92.09	854.92	1534.68	2,389.60
328. Stud wall - 2" x 4" - 16" oc							
176.00 SF	2.67		3.56	@92.09	329.12	140.80	469.92
<b>*** ELECTRICAL AND LIGHT FIXTURES ***</b>							
329. Rewire - average residence - copper wiring with conduit							
27.12 SF	5.50		1.19	@113.30	134.52	14.64	149.16
This area only							
330a. Remove Smoke detector							
1.00 EA	11.83		0.22	@53.29	11.83	0.00	11.83
330b. Smoke detector							
1.00 EA	54.63		0.00	@113.30	35.74	18.89	54.63
331. Light fixture							
1.00 EA	72.64		0.35	@113.30	39.64	33.00	72.64
332. Fixture (can) for track lighting - High grade							
6.00 EA	49.29		0.69	@113.30	78.18	217.56	295.74
333. Track lighting - track only							
12.00 LF	23.37		1.91	@113.30	216.00	64.44	280.44
<b>*** INSULATION ***</b>							
334. 2" x 6" lumber - redwood - High grade (1 BF per LF)							
0.00 LF	8.87		0.00	@92.09	0.00	0.00	0.00
335. 2" x 6" x 20' #2 & better Fir / Larch (material only)							
1.00 EA	14.20		0.00	@0.00	0.00	14.20	14.20
336a. Remove Batt insulation - 4" - R13 - paper faced							
151.33 SF	0.27		0.73	@53.29	39.35	0.00	40.86
336b. Batt insulation - 4" - R13 - paper faced							
151.33 SF	0.86		0.66	@80.18	52.96	65.07	130.14
337. Seal stud wall for odor control							
151.33 SF	0.78		1.41	@67.25	95.34	22.70	118.04

**CONTINUED - Hall Closet**

	HOURS		LBR.TOTAL		MATERIAL	TOTAL
<b>*** DRYWALL ***</b>						
338. Mask per square foot for drywall or plaster work						
27.12 SF	0.20		0.05	@88.00	4.34	1.08
339a. Remove 5/8" drywall - hung, taped, ready for texture						
151.33 SF	0.45		1.26	@53.29	66.59	0.00
339b. 5/8" drywall - hung, taped, ready for texture						
151.33 SF	1.99		2.55	@88.00	225.48	75.67
5/8" Drywall - Walls Only						301.15
340. Texture drywall - heavy hand texture						
151.33 SF	0.89		1.30	@88.00	116.52	18.16
<b>*** FINISH CARPENTRY ***</b>						
341. Finish Carpenter - per hour						
23.56 HR	100.80		23.56	@100.80	2374.85	0.00
Labor hours associated for Beams & Reframing in area						2,374.85
342a. Remove Baseboard - 3 1/4"						
18.50 LF	0.49		0.17	@53.29	9.07	0.00
342b. Baseboard - 3 1/4"						
18.50 LF	3.67		0.44	@100.80	44.22	19.43
343. Window sill						
32.00 LF	3.38		0.82	@100.80	82.88	25.28
344. Window stool & apron						
32.00 LF	7.57		1.60	@100.80	161.28	80.96
<b>*** PAINTING ***</b>						
345. Mask and prep for paint - paper and tape (per LF)						
54.24 LF	0.73		0.54	@67.25	36.89	2.71
346. Seal floor joist system (shellac)						
27.12 SF	1.25		0.38	@67.25	25.49	8.41
347. Seal ceiling framing (shellac) - up to 5/12						
33.08 SF	1.33		0.50	@67.25	33.74	10.26
348. Seal & paint wood beam						
289.60 SF	1.75		6.74	@67.25	451.78	55.02
349. Seal/prime then paint the walls (2 coats) - 2 colors						
151.33 SF	1.01		0.00	@67.25	130.14	22.70
350. Paint baseboard - two coats						
18.50 LF	1.29		0.00	@67.25	21.83	2.04
351. Paint door/window trim & jamb - Large - 2 coats (per side)						
5.00 EA	32.77		0.00	@67.25	141.60	22.25
Windows (4)						
Doors (1)						
352. Paint door slab only - 2 coats (per side)						
1.00 EA	33.09		0.40	@67.25	26.73	6.36
Interior Entry Door						33.09
<b>*** FLOOR COVERING ***</b>						

**CONTINUED - Hall Closet**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
618. Remove Carpet - High grade							
	27.12 SF	0.29	0.15	@53.29	7.86	0.00	7.86
353. Carpet - High grade							
	31.19 SF	5.09	0.30	@95.07	28.70	128.19	158.76
	15 % waste added for Carpet - High grade.						
354. Carpet pad - High grade							
	27.12 SF	0.91	0.04	@95.07	3.53	21.15	24.68
355. Carpet - metal transition strip							
	23.00 LF	3.67	0.42	@95.07	40.02	34.04	84.41
	<b>*** WINDOW &amp; WINDOW COVERING ***</b>						
356. Vinyl window, horizontal sliding, 24-32 sf - Premium grade							
	4.00 EA	555.73	4.69	@81.20	380.60	1842.32	2,222.92
357. Window blind - wood - 1" - 20.1 to 32 SF							
	4.00 EA	244.57	3.64	@66.76	243.28	735.00	978.28
	Window						
358. Cabinet valance - Detach & reset							
	30.00 LF	5.80	1.73	@100.80	174.00	0.00	174.00
	<b>*** MISC ***</b>						
359a. Remove Heat/AC register - Mechanically attached							
	2.00 EA				0.00	0.00	
359b. Heat/AC register - Mechanically attached							
	2.00 EA				0.00	0.00	
<b>Totals: Hall Closet</b>			<b>71.28</b>		<b>6719.02</b>	<b>5,237.01</b>	<b>11,987.63</b>

**MASTER BEDROOM**

	UNIT COST		HOURS		LBR. RATE	LBR. TOTAL	MATERIAL	TOTAL
<b>*** ELECTRICAL AND LIGHT FIXTURES ***</b>								
263. Rewire - average residence - copper wiring with conduit								
	194.21 SF	5.50	8.49	@113.30	963.29	104.87	1,068.16	
	This area only							
594. Ceiling fan & light - High grade								
	1.00 EA	440.81	1.90	@113.30	215.81	225.00	440.81	
264a. Remove Smoke detector								
	1.00 EA	11.83	0.22	@53.29	11.83	0.00	11.83	
264b. Smoke detector								
	1.00 EA	54.63	0.00	@113.30	35.74	18.89	54.63	
	<b>*** INSULATION ***</b>							
270a. Remove Batt insulation - 4" - R13 - paper faced								
	351.67 SF	0.27	1.70	@53.29	91.43	0.00	94.95	

**CONTINUED - Master Bedroom**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
270b. Batt insulation - 4" - R13 - paper faced	351.67 SF	0.86	1.53	@80.18	123.09	151.22	302.44
	<b>*** DRYWALL ***</b>						
272. Mask per square foot for drywall or plaster work	194.21 SF	0.20	0.37	@88.00	31.07	7.77	38.84
273a. Remove 5/8" drywall - hung, taped, ready for texture	351.67 SF	0.45	2.93	@53.29	154.73	0.00	158.25
273b. 5/8" drywall - hung, taped, ready for texture	351.67 SF	1.99	5.92	@88.00	523.99	175.83	699.82
	5/8" Drywall - Walls Only						
274. Texture drywall - heavy hand texture	351.67 SF	0.89	3.03	@88.00	270.79	42.20	312.99
	<b>*** FINISH CARPENTRY ***</b>						
595. Sand wood - interior	545.88 SF	4.27	33.87	@67.25	2276.32	49.13	2,330.91
276a. Remove Baseboard - 3 1/4"	41.58 LF	0.49	0.38	@53.29	20.37	0.00	20.37
276b. Baseboard - 3 1/4"	41.58 LF	3.67	0.99	@100.80	99.37	43.66	152.60
277. Window sill	3.00 LF	3.38	0.08	@100.80	7.77	2.37	10.14
278. Window stool & apron	3.00 LF	7.57	0.15	@100.80	15.12	7.59	22.71
614. Interior door unit	1.00 EA	175.83	0.71	@100.80	71.68	104.15	175.83
	<b>*** PAINTING ***</b>						
285. Paint door/window trim & jamb - Large - 2 coats (per side)	2.00 EA	32.77	0.00	@67.25	56.64	8.90	65.54
	Windows (4) Doors (1)						
279. Mask and prep for paint - paper and tape (per LF)	106.00 LF	0.73	1.06	@67.25	72.08	5.30	77.38
280. Seal floor joist system (shellac)	194.21 SF	1.25	2.73	@67.25	182.56	60.20	242.76
281. Seal ceiling framing (shellac) - up to 5/12	236.93 SF	1.33	3.59	@67.25	241.67	73.45	315.12
271. Seal stud wall for odor control	351.67 SF	0.78	3.27	@67.25	221.55	52.75	274.30
282. Seal & paint wood beam	26.00 SF	1.75	0.60	@67.25	40.56	4.94	45.50
283. Seal/prime then paint the walls (2 coats) - 2 colors	351.67 SF	1.01	0.00	@67.25	302.44	52.75	355.19
284. Paint baseboard - two coats	41.58 LF	1.29	0.00	@67.25	49.07	4.57	53.64

**CONTINUED - Master Bedroom**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
286. Paint door slab only - 2 coats (per side)							
	1.00 EA	33.09	0.40	@67.25	26.73	6.36	33.09
	Interior Entry Door						
	<b>*** FLOOR COVERING ***</b>						
619. Remove Carpet - High grade							
	194.21 SF	0.29	1.05	@53.29	56.32	0.00	56.32
287. Carpet - High grade							
	223.34 SF	5.09	2.16	@95.07	205.47	917.93	1,136.80
	15 % waste added for Carpet - High grade.						
288. Carpet pad - High grade							
	194.21 SF	0.91	0.28	@95.07	25.25	151.48	176.73
289. Carpet - metal transition strip							
	3.00 LF	3.67	0.05	@95.07	5.22	4.44	11.01
	Into Master Bath						
	<b>*** WINDOW &amp; WINDOW COVERING ***</b>						
290. Vinyl window, horizontal sliding, 24-32 sf - Premium grade							
	1.00 EA	555.73	1.17	@81.20	95.15	460.58	555.73
291. Window blind - wood - 1" - 20.1 to 32 SF							
	1.00 EA	244.57	0.91	@66.76	60.82	183.75	244.57
	Window						
292. Cabinet valance - Detach & reset							
	30.00 LF	5.80	1.73	@100.80	174.00	0.00	174.00
612. 8-0 6-8 vinyl sliding patio door - High grade							
	1.00 EA	1,275.81	3.06	@81.20	248.35	1027.46	1,275.81
	<b>*** MISC ***</b>						
293a. Remove Heat/AC register - Mechanically attached							
	1.00 EA				0.00	0.00	
293b. Heat/AC register - Mechanically attached							
	1.00 EA				0.00	0.00	
<b>Totals: Master Bedroom</b>			<b>84.34</b>		<b>6976.28</b>	<b>3,947.54</b>	<b>10,988.77</b>

**MASTER CLOSET**

	UNIT COST		HOURS	LBR. RATE	LBR. TOTAL	MATERIAL	TOTAL
	<b>*** FRAMING ***</b>						
294. Timber beam, 6x10							
	116.00 LF	20.60	9.28	@92.09	854.92	1534.68	2,389.60
295. Stud wall - 2" x 4" - 16" oc							
	176.00 SF	2.67	3.56	@92.09	329.12	140.80	469.92
	<b>*** ELECTRICAL AND LIGHT FIXTURES ***</b>						

**CONTINUED - Master Closet**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
296. Rewire - average residence - copper wiring with conduit	67.60 SF	5.50	2.95	@113.30	335.30	36.50	371.80
	This area only						
297a. Remove Smoke detector	1.00 EA	11.83	0.22	@53.29	11.83	0.00	11.83
297b. Smoke detector	1.00 EA	54.63	0.00	@113.30	35.74	18.89	54.63
298. Light fixture	1.00 EA	72.64	0.35	@113.30	39.64	33.00	72.64
299. Fixture (can) for track lighting - High grade	6.00 EA	49.29	0.69	@113.30	78.18	217.56	295.74
300. Track lighting - track only	12.00 LF	23.37	1.91	@113.30	216.00	64.44	280.44
	<b>*** INSULATION ***</b>						
301. 2" x 6" lumber - redwood - High grade (1 BF per LF)	0.00 LF	8.87	0.00	@92.09	0.00	0.00	0.00
302. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA	14.20	0.00	@0.00	0.00	14.20	14.20
303a. Remove Batt insulation - 4" - R13 - paper faced	250.44 SF	0.27	1.21	@53.29	65.12	0.00	67.62
303b. Batt insulation - 4" - R13 - paper faced	250.44 SF	0.86	1.09	@80.18	87.65	107.69	215.38
304. Seal stud wall for odor control	250.44 SF	0.78	2.33	@67.25	157.77	37.57	195.34
	<b>*** DRYWALL ***</b>						
305. Mask per square foot for drywall or plaster work	67.60 SF	0.20	0.13	@88.00	10.82	2.70	13.52
306a. Remove 5/8" drywall - hung, taped, ready for texture	250.44 SF	0.45	2.09	@53.29	110.19	0.00	112.70
306b. 5/8" drywall - hung, taped, ready for texture	250.44 SF	1.99	4.22	@88.00	373.16	125.22	498.38
	5/8" Drywall - Walls Only						
307. Texture drywall - heavy hand texture	250.44 SF	0.89	2.15	@88.00	192.84	30.05	222.89
	<b>*** FINISH CARPENTRY ***</b>						
308. Finish Carpenter - per hour	23.56 HR	100.80	23.56	@100.80	2374.85	0.00	2,374.85
	Labor hours associated for Beams & Reframing in area						
309a. Remove Baseboard - 3 1/4"	29.83 LF	0.49	0.27	@53.29	14.62	0.00	14.62
309b. Baseboard - 3 1/4"	29.83 LF	3.67	0.71	@100.80	71.30	31.32	109.48

**CONTINUED - Master Closet**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
310. Window sill	32.00 LF	3.38	0.82	@100.80	82.88	25.28	108.16
311. Window stool & apron	32.00 LF	7.57	1.60	@100.80	161.28	80.96	242.24
<b>*** PAINTING ***</b>							
312. Mask and prep for paint - paper and tape (per LF)	135.21 LF	0.73	1.35	@67.25	91.94	6.76	98.70
313. Seal floor joist system (shellac)	67.60 SF	1.25	0.95	@67.25	63.54	20.96	84.50
314. Seal ceiling framing (shellac) - up to 5/12	82.48 SF	1.33	1.25	@67.25	84.13	25.57	109.70
315. Seal & paint wood beam	289.60 SF	1.75	6.74	@67.25	451.78	55.02	506.80
316. Seal/prime then paint the walls (2 coats) - 2 colors	250.44 SF	1.01	0.00	@67.25	215.38	37.56	252.94
317. Paint baseboard - two coats	29.83 LF	1.29	0.00	@67.25	35.20	3.28	38.48
318. Paint door/window trim & jamb - Large - 2 coats (per side)	5.00 EA	32.77	0.00	@67.25	141.60	22.25	163.85
	Windows (4)						
	Doors (1)						
319. Paint door slab only - 2 coats (per side)	1.00 EA	33.09	0.40	@67.25	26.73	6.36	33.09
	Interior Entry Door						
<b>*** FLOOR COVERING ***</b>							
620. Remove Carpet - High grade	67.60 SF	0.29	0.37	@53.29	19.60	0.00	19.60
320. Carpet - High grade	77.74 SF	5.09	0.75	@95.07	71.52	319.51	395.70
	15 % waste added for Carpet - High grade.						
321. Carpet pad - High grade	67.60 SF	0.91	0.10	@95.07	8.79	52.73	61.52
322. Carpet - metal transition strip	23.00 LF	3.67	0.42	@95.07	40.02	34.04	84.41
<b>*** WINDOW &amp; WINDOW COVERING ***</b>							
323. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA	555.73	4.69	@81.20	380.60	1842.32	2,222.92
324. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA	244.57	3.64	@66.76	243.28	735.00	978.28
	Window						
325. Cabinet valance - Detach & reset	30.00 LF	5.80	1.73	@100.80	174.00	0.00	174.00
<b>*** MISC ***</b>							

**CONTINUED - Master Closet**

	HOURS	LBR.TOTAL	MATERIAL	TOTAL
326a. Remove Heat/AC register - Mechanically attached 2.00 EA		0.00	0.00	
326b. Heat/AC register - Mechanically attached 2.00 EA		0.00	0.00	
<b>Totals: Master Closet</b>	<b>81.53</b>	<b>7651.32</b>	<b>5,662.22</b>	<b>13,360.47</b>

**MASTER BATH**

	UNIT COST	HOURS	LBR. RATE	LBR. TOTAL	MATERIAL	TOTAL
<b>*** FRAMING ***</b>						
360. Timber beam, 6x10 116.00 LF	20.60	9.28	@92.09	854.92	1534.68	2,389.60
361. Stud wall - 2" x 4" - 16" oc 176.00 SF	2.67	3.56	@92.09	329.12	140.80	469.92
<b>*** ELECTRICAL AND LIGHT FIXTURES ***</b>						
362. Rewire - average residence - copper wiring with conduit 47.56 SF	5.50	2.08	@113.30	235.90	25.68	261.58
This area only						
363a. Remove Smoke detector 1.00 EA	11.83	0.22	@53.29	11.83	0.00	11.83
363b. Smoke detector 1.00 EA	54.63	0.00	@113.30	35.74	18.89	54.63
364. Light fixture 1.00 EA	72.64	0.35	@113.30	39.64	33.00	72.64
365. Fixture (can) for track lighting - High grade 6.00 EA	49.29	0.69	@113.30	78.18	217.56	295.74
366. Track lighting - track only 12.00 LF	23.37	1.91	@113.30	216.00	64.44	280.44
<b>*** INSULATION ***</b>						
367. 2" x 6" lumber - redwood - High grade (1 BF per LF) 0.00 LF	8.87	0.00	@92.09	0.00	0.00	0.00
368. 2" x 6" x 20' #2 & better Fir / Larch (material only) 1.00 EA	14.20	0.00	@0.00	0.00	14.20	14.20
369a. Remove Batt insulation - 4" - R13 - paper faced 251.67 SF	0.27	1.22	@53.29	65.43	0.00	67.95
369b. Batt insulation - 4" - R13 - paper faced 251.67 SF	0.86	1.10	@80.18	88.09	108.22	216.44
370. Seal stud wall for odor control 251.67 SF	0.78	2.34	@67.25	158.55	37.75	196.30
<b>*** DRYWALL ***</b>						



**CONTINUED - Master Bath**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
371. Mask per square foot for drywall or plaster work	47.56 SF	0.20	0.09	@88.00	7.61	1.90	9.51
372a. Remove 5/8" drywall - hung, taped, ready for texture	251.67 SF	0.45	2.10	@53.29	110.73	0.00	113.25
372b. 5/8" drywall - hung, taped, ready for texture	251.67 SF	1.99	4.24	@88.00	374.99	125.83	500.82
	5/8" Drywall - Walls Only						
373. Texture drywall - heavy hand texture	251.67 SF	0.89	2.16	@88.00	193.79	30.20	223.99
	<b>*** FINISH CARPENTRY ***</b>						
374. Finish Carpenter - per hour	23.56 HR	100.80	23.56	@100.80	2374.85	0.00	2,374.85
	Labor hours associated for Beams & Reframing in area						
375a. Remove Baseboard - 3 1/4"	31.17 LF	0.49	0.28	@53.29	15.27	0.00	15.27
375b. Baseboard - 3 1/4"	31.17 LF	3.67	0.74	@100.80	74.49	32.73	114.39
376. Window sill	32.00 LF	3.38	0.82	@100.80	82.88	25.28	108.16
377. Window stool & apron	32.00 LF	7.57	1.60	@100.80	161.28	80.96	242.24
	<b>*** PAINTING ***</b>						
378. Mask and prep for paint - paper and tape (per LF)	95.11 LF	0.73	0.95	@67.25	64.68	4.75	69.43
379. Seal floor joist system (shellac)	47.56 SF	1.25	0.67	@67.25	44.70	14.75	59.45
380. Seal ceiling framing (shellac) - up to 5/12	58.02 SF	1.33	0.88	@67.25	59.18	17.99	77.17
381. Seal & paint wood beam	289.60 SF	1.75	6.74	@67.25	451.78	55.02	506.80
382. Seal/prime then paint the walls (2 coats) - 2 colors	251.67 SF	1.01	0.00	@67.25	216.44	37.75	254.19
383. Paint baseboard - two coats	31.17 LF	1.29	0.00	@67.25	36.78	3.43	40.21
384. Paint door/window trim & jamb - Large - 2 coats (per side)	5.00 EA	32.77	0.00	@67.25	141.60	22.25	163.85
	Windows (4)						
	Doors (1)						
385. Paint door slab only - 2 coats (per side)	1.00 EA	33.09	0.40	@67.25	26.73	6.36	33.09
	Interior Entry Door						
	<b>*** FLOOR COVERING ***</b>						
621. Remove Carpet - High grade	47.56 SF	0.29	0.26	@53.29	13.79	0.00	13.79

**CONTINUED - Master Bath**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
386. Carpet - High grade	54.69 SF	5.09	0.53	@95.07	50.32	224.77	278.37
	15 % waste added for Carpet - High grade.						
387. Carpet pad - High grade	47.56 SF	0.91	0.07	@95.07	6.18	37.10	43.28
388. Carpet - metal transition strip	23.00 LF	3.67	0.42	@95.07	40.02	34.04	84.41
	<b>*** WINDOW &amp; WINDOW COVERING ***</b>						
389. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA	555.73	4.69	@81.20	380.60	1842.32	2,222.92
390. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA	244.57	3.64	@66.76	243.28	735.00	978.28
	Window						
391. Cabinet valance - Detach & reset	30.00 LF	5.80	1.73	@100.80	174.00	0.00	174.00
	<b>*** MISC ***</b>						
392a. Remove Heat/AC register - Mechanically attached	2.00 EA				0.00	0.00	
392b. Heat/AC register - Mechanically attached	2.00 EA				0.00	0.00	
<b>Totals: Master Bath</b>			<b>79.31</b>		<b>7459.37</b>	<b>5,527.65</b>	<b>13,032.99</b>

**BATH 2**

	UNIT COST		HOURS		LBR. RATE	LBR. TOTAL	MATERIAL	TOTAL
	<b>*** FRAMING ***</b>							
162. Timber beam, 6x10	116.00 LF	20.60	9.28	@92.09	854.92	1534.68	2,389.60	
163. Stud wall - 2" x 4" - 16" oc	176.00 SF	2.67	3.56	@92.09	329.12	140.80	469.92	
	<b>*** ELECTRICAL AND LIGHT FIXTURES ***</b>							
164. Rewire - average residence - copper wiring with conduit	56.27 SF	5.50	2.46	@113.30	279.10	30.39	309.49	
	This area only							
165a. Remove Smoke detector	1.00 EA	11.83	0.22	@53.29	11.83	0.00	11.83	
165b. Smoke detector	1.00 EA	54.63	0.00	@113.30	35.74	18.89	54.63	
166. Light fixture	1.00 EA	72.64	0.35	@113.30	39.64	33.00	72.64	

**CONTINUED - Bath 2**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
167. Fixture (can) for track lighting - High grade	6.00 EA	49.29	0.69	@113.30	78.18	217.56	295.74
168. Track lighting - track only	12.00 LF	23.37	1.91	@113.30	216.00	64.44	280.44
	<b>*** INSULATION ***</b>						
169. 2" x 6" lumber - redwood - High grade (1 BF per LF)	0.00 LF	8.87	0.00	@92.09	0.00	0.00	0.00
170. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA	14.20	0.00	@0.00	0.00	14.20	14.20
171a. Remove Batt insulation - 4" - R13 - paper faced	228.67 SF	0.27	1.11	@53.29	59.45	0.00	61.74
171b. Batt insulation - 4" - R13 - paper faced	228.67 SF	0.86	1.00	@80.18	80.04	98.33	196.66
172. Seal stud wall for odor control	228.67 SF	0.78	2.13	@67.25	144.06	34.30	178.36
	<b>*** DRYWALL ***</b>						
173. Mask per square foot for drywall or plaster work	56.27 SF	0.20	0.11	@88.00	9.00	2.25	11.25
174a. Remove 5/8" drywall - hung, taped, ready for texture	228.67 SF	0.45	1.91	@53.29	100.61	0.00	102.90
174b. 5/8" drywall - hung, taped, ready for texture	228.67 SF	1.99	3.85	@88.00	340.72	114.33	455.05
	5/8" Drywall - Walls Only						
175. Texture drywall - heavy hand texture	228.67 SF	0.89	1.97	@88.00	176.08	27.44	203.52
	<b>*** FINISH CARPENTRY ***</b>						
176. Finish Carpenter - per hour	23.56 HR	100.80	23.56	@100.80	2374.85	0.00	2,374.85
	Labor hours associated for Beams & Reframing in area						
177a. Remove Baseboard - 3 1/4"	28.17 LF	0.49	0.26	@53.29	13.80	0.00	13.80
177b. Baseboard - 3 1/4"	28.17 LF	3.67	0.67	@100.80	67.32	29.58	103.38
178. Window sill	32.00 LF	3.38	0.82	@100.80	82.88	25.28	108.16
179. Window stool & apron	32.00 LF	7.57	1.60	@100.80	161.28	80.96	242.24
	<b>*** PAINTING ***</b>						
180. Mask and prep for paint - paper and tape (per LF)	112.54 LF	0.73	1.13	@67.25	76.52	5.63	82.15
181. Seal floor joist system (shellac)	56.27 SF	1.25	0.79	@67.25	52.89	17.45	70.34

**CONTINUED - Bath 2**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
182. Seal ceiling framing (shellac) - up to 5/12	68.65 SF	1.33	1.04	@67.25	70.02	21.28	91.30
183. Seal & paint wood beam	289.60 SF	1.75	6.74	@67.25	451.78	55.02	506.80
184. Seal/prime then paint the walls (2 coats) - 2 colors	228.67 SF	1.01	0.00	@67.25	196.66	34.30	230.96
185. Paint baseboard - two coats	28.17 LF	1.29	0.00	@67.25	33.24	3.10	36.34
186. Paint door/window trim & jamb - Large - 2 coats (per side)	5.00 EA	32.77	0.00	@67.25	141.60	22.25	163.85
	Windows (4)						
	Doors (1)						
187. Paint door slab only - 2 coats (per side)	1.00 EA	33.09	0.40	@67.25	26.73	6.36	33.09
	Interior Entry Door						
	<b>*** FLOOR COVERING ***</b>						
622. Remove Carpet - High grade	56.27 SF	0.29	0.31	@53.29	16.32	0.00	16.32
188. Carpet - High grade	64.71 SF	5.09	0.63	@95.07	59.53	265.96	329.37
	15 % waste added for Carpet - High grade.						
189. Carpet pad - High grade	56.27 SF	0.91	0.08	@95.07	7.32	43.89	51.21
190. Carpet - metal transition strip	23.00 LF	3.67	0.42	@95.07	40.02	34.04	84.41
	<b>*** WINDOW &amp; WINDOW COVERING ***</b>						
191. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA	555.73	4.69	@81.20	380.60	1842.32	2,222.92
192. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA	244.57	3.64	@66.76	243.28	735.00	978.28
	Window						
193. Cabinet valance - Detach & reset	30.00 LF	5.80	1.73	@100.80	174.00	0.00	174.00
	<b>*** MISC ***</b>						
194a. Remove Heat/AC register - Mechanically attached	2.00 EA				0.00	0.00	
194b. Heat/AC register - Mechanically attached	2.00 EA				0.00	0.00	
<b>Totals: Bath 2</b>			<b>79.02</b>		<b>7425.13</b>	<b>5,553.03</b>	<b>13,021.74</b>

**BED 2**

	UNIT COST	HOURS	LBR. RATE	LBR. TOTAL	MATERIAL	TOTAL
<b>*** FRAMING ***</b>						
558. Timber beam, 6x10						
116.00 LF	20.60	9.28	@92.09	854.92	1534.68	2,389.60
559. Stud wall - 2" x 4" - 16" oc						
176.00 SF	2.67	3.56	@92.09	329.12	140.80	469.92
566. 2" x 6" x 20' #2 & better Fir / Larch (material only)						
1.00 EA	14.20	0.00	@0.00	0.00	14.20	14.20
<b>*** ELECTRICAL AND LIGHT FIXTURES ***</b>						
560. Rewire - average residence - copper wiring with conduit						
204.17 SF	5.50	8.92	@113.30	1012.69	110.25	1,122.94
This area only						
561a. Remove Smoke detector						
1.00 EA	11.83	0.22	@53.29	11.83	0.00	11.83
561b. Smoke detector						
1.00 EA	54.63	0.00	@113.30	35.74	18.89	54.63
591. Ceiling fan & light - High grade						
1.00 EA	440.81	1.90	@113.30	215.81	225.00	440.81
592. Switch - High grade						
2.00 EA	23.38	0.26	@113.30	29.00	17.76	46.76
593. Outlet - High grade						
4.00 EA	21.41	0.51	@113.30	58.00	26.68	85.64
<b>*** INSULATION ***</b>						
567a. Remove Batt insulation - 4" - R13 - paper faced						
381.33 SF	0.27	1.85	@53.29	99.15	0.00	102.96
567b. Batt insulation - 4" - R13 - paper faced						
381.33 SF	0.86	1.66	@80.18	133.46	163.97	327.94
568. Seal stud wall for odor control						
381.33 SF	0.78	3.55	@67.25	240.24	57.20	297.44
<b>*** DRYWALL ***</b>						
569. Mask per square foot for drywall or plaster work						
204.17 SF	0.20	0.39	@88.00	32.66	8.17	40.83
570a. Remove 5/8" drywall - hung, taped, ready for texture						
381.33 SF	0.45	3.18	@53.29	167.79	0.00	171.60
570b. 5/8" drywall - hung, taped, ready for texture						
381.33 SF	1.99	6.42	@88.00	568.18	190.67	758.85
5/8" Drywall - Walls Only						
571. Texture drywall - heavy hand texture						
381.33 SF	0.89	3.28	@88.00	293.62	45.76	339.38
<b>*** FINISH CARPENTRY ***</b>						
572. Finish Carpenter - per hour						
23.56 HR	100.80	23.56	@100.80	2374.85	0.00	2,374.85
Labor hours associated for Beams & Reframing in area						
573a. Remove Baseboard - 3 1/4"						
47.17 LF	0.49	0.43	@53.29	23.11	0.00	23.11
573b. Baseboard - 3 1/4"						
47.17 LF	3.67	1.12	@100.80	112.73	49.53	173.11
574. Window sill						
32.00 LF	3.38	0.82	@100.80	82.88	25.28	108.16

**CONTINUED - Bed 2**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
575. Window stool & apron							
	32.00 LF	7.57	1.60	@100.80	161.28	80.96	242.24
	<b>*** PAINTING ***</b>						
576. Mask and prep for paint - paper and tape (per LF)							
	408.33 LF	0.73	4.08	@67.25	277.66	20.42	298.08
577. Seal floor joist system (shellac)							
	204.17 SF	1.25	2.87	@67.25	191.92	63.29	255.21
578. Seal ceiling framing (shellac) - up to 5/12							
	249.08 SF	1.33	3.78	@67.25	254.06	77.22	331.28
579. Seal & paint wood beam							
	289.60 SF	1.75	6.74	@67.25	451.78	55.02	506.80
580. Seal/prime then paint the walls (2 coats) - 2 colors							
	381.33 SF	1.01	0.00	@67.25	327.94	57.20	385.14
581. Paint baseboard - two coats							
	47.17 LF	1.29	0.00	@67.25	55.66	5.19	60.85
582. Paint door/window trim & jamb - Large - 2 coats (per side)							
	5.00 EA	32.77	0.00	@67.25	141.60	22.25	163.85
	Windows (4)						
	Doors (1)						
583. Paint door slab only - 2 coats (per side)							
	1.00 EA	33.09	0.40	@67.25	26.73	6.36	33.09
	Interior Entry Door						
	<b>*** FLOOR COVERING ***</b>						
623. Remove Carpet - High grade							
	204.17 SF	0.29	1.11	@53.29	59.21	0.00	59.21
584. Carpet - High grade							
	234.79 SF	5.09	2.27	@95.07	216.01	964.98	1,195.08
	15 % waste added for Carpet - High grade.						
585. Carpet pad - High grade							
	204.17 SF	0.91	0.30	@95.07	26.54	159.25	185.79
586. Carpet - metal transition strip							
	23.00 LF	3.67	0.42	@95.07	40.02	34.04	84.41
	<b>*** WINDOW &amp; WINDOW COVERING ***</b>						
587. Vinyl window, horizontal sliding, 24-32 sf - Premium grade							
	4.00 EA	555.73	4.69	@81.20	380.60	1842.32	2,222.92
588. Window blind - wood - 1" - 20.1 to 32 SF							
	4.00 EA	244.57	3.64	@66.76	243.28	735.00	978.28
	Window						
589. Cabinet valance - Detach & reset							
	30.00 LF	5.80	1.73	@100.80	174.00	0.00	174.00
	<b>*** MISC ***</b>						
590a. Remove Heat/AC register - Mechanically attached							
	2.00 EA				0.00	0.00	

**CONTINUED - Bed 2**

	HOURS	LBR.TOTAL	MATERIAL	TOTAL
590b. Heat/AC register - Mechanically attached 2.00 EA		0.00	0.00	
<b>Totals: Bed 2</b>	<b>104.54</b>	<b>9704.07</b>	<b>6,752.34</b>	<b>16,530.79</b>

**BED 2 CLOSET**

	UNIT COST	HOURS	LBR. RATE	LBR. TOTAL	MATERIAL	TOTAL
<b>*** FRAMING ***</b>						
393. Timber beam, 6x10 116.00 LF	20.60	9.28	@92.09	854.92	1534.68	2,389.60
394. Stud wall - 2" x 4" - 16" oc 176.00 SF	2.67	3.56	@92.09	329.12	140.80	469.92
<b>*** ELECTRICAL AND LIGHT FIXTURES ***</b>						
395. Rewire - average residence - copper wiring with conduit 42.42 SF	5.50	1.85	@113.30	210.40	22.91	233.31
This area only						
396a. Remove Smoke detector 1.00 EA	11.83	0.22	@53.29	11.83	0.00	11.83
396b. Smoke detector 1.00 EA	54.63	0.00	@113.30	35.74	18.89	54.63
397. Light fixture 1.00 EA	72.64	0.35	@113.30	39.64	33.00	72.64
398. Fixture (can) for track lighting - High grade 6.00 EA	49.29	0.69	@113.30	78.18	217.56	295.74
399. Track lighting - track only 12.00 LF	23.37	1.91	@113.30	216.00	64.44	280.44
<b>*** INSULATION ***</b>						
400. 2" x 6" lumber - redwood - High grade (1 BF per LF) 0.00 LF	8.87	0.00	@92.09	0.00	0.00	0.00
401. 2" x 6" x 20' #2 & better Fir / Larch (material only) 1.00 EA	14.20	0.00	@0.00	0.00	14.20	14.20
402a. Remove Batt insulation - 4" - R13 - paper faced 263.99 SF	0.27	1.28	@53.29	68.64	0.00	71.28
402b. Batt insulation - 4" - R13 - paper faced 263.99 SF	0.86	1.15	@80.18	92.40	113.51	227.03
403. Seal stud wall for odor control 263.99 SF	0.78	2.46	@67.25	166.31	39.60	205.91
<b>*** DRYWALL ***</b>						
404. Mask per square foot for drywall or plaster work 42.42 SF	0.20	0.08	@88.00	6.78	1.70	8.48

**CONTINUED - Bed 2 Closet**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
405a. Remove 5/8" drywall - hung, taped, ready for texture	263.99 SF	0.45	2.20	@53.29	116.16	0.00	118.80
405b. 5/8" drywall - hung, taped, ready for texture	263.99 SF	1.99	4.44	@88.00	393.34	132.00	525.34
	5/8" Drywall - Walls Only						
406. Texture drywall - heavy hand texture	263.99 SF	0.89	2.27	@88.00	203.27	31.68	234.95
	<b>*** FINISH CARPENTRY ***</b>						
407. Finish Carpenter - per hour	23.56 HR	100.80	23.56	@100.80	2374.85	0.00	2,374.85
	Labor hours associated for Beams & Reframing in area						
408a. Remove Baseboard - 3 1/4"	31.67 LF	0.49	0.29	@53.29	15.52	0.00	15.52
408b. Baseboard - 3 1/4"	31.67 LF	3.67	0.75	@100.80	75.70	33.25	116.23
409. Window sill	32.00 LF	3.38	0.82	@100.80	82.88	25.28	108.16
410. Window stool & apron	32.00 LF	7.57	1.60	@100.80	161.28	80.96	242.24
	<b>*** PAINTING ***</b>						
411. Mask and prep for paint - paper and tape (per LF)	84.84 LF	0.73	0.85	@67.25	57.69	4.24	61.93
412. Seal floor joist system (shellac)	42.42 SF	1.25	0.60	@67.25	39.88	13.15	53.03
413. Seal ceiling framing (shellac) - up to 5/12	51.75 SF	1.33	0.78	@67.25	52.79	16.04	68.83
414. Seal & paint wood beam	289.60 SF	1.75	6.74	@67.25	451.78	55.02	506.80
415. Seal/prime then paint the walls (2 coats) - 2 colors	263.99 SF	1.01	0.00	@67.25	227.03	39.60	266.63
416. Paint baseboard - two coats	31.67 LF	1.29	0.00	@67.25	37.37	3.48	40.85
417. Paint door/window trim & jamb - Large - 2 coats (per side)	5.00 EA	32.77	0.00	@67.25	141.60	22.25	163.85
	Windows (4)						
	Doors (1)						
418. Paint door slab only - 2 coats (per side)	1.00 EA	33.09	0.40	@67.25	26.73	6.36	33.09
	Interior Entry Door						
	<b>*** FLOOR COVERING ***</b>						
624. Remove Carpet - High grade	42.42 SF	0.29	0.23	@53.29	12.30	0.00	12.30
419. Carpet - High grade	48.78 SF	5.09	0.47	@95.07	44.88	200.48	248.29



**CONTINUED - Bed 2 Closet**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
15 % waste added for Carpet - High grade.							
420. Carpet pad - High grade	42.42 SF	0.91	0.06	@95.07	5.51	33.09	38.60
421. Carpet - metal transition strip	23.00 LF	3.67	0.42	@95.07	40.02	34.04	84.41
<b>*** WINDOW &amp; WINDOW COVERING ***</b>							
422. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA	555.73	4.69	@81.20	380.60	1842.32	2,222.92
423. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA	244.57	3.64	@66.76	243.28	735.00	978.28
Window							
424. Cabinet valance - Detach & reset	30.00 LF	5.80	1.73	@100.80	174.00	0.00	174.00
<b>*** MISC ***</b>							
425a. Remove Heat/AC register - Mechanically attached	2.00 EA				0.00	0.00	
425b. Heat/AC register - Mechanically attached	2.00 EA				0.00	0.00	
<b>Totals: Bed 2 Closet</b>			<b>79.38</b>		<b>7468.42</b>	<b>5,509.53</b>	<b>13,024.91</b>

**GARAGE**

	UNIT COST		HOURS	LBR. RATE	LBR. TOTAL	MATERIAL	TOTAL
<b>*** FRAMING ***</b>							
195. Timber beam, 6x10	22.00 LF	20.60	1.76	@92.09	162.14	291.06	453.20
Missed - Fire Damaged Garage Door Header							
196. Stud wall - 2" x 4" - 16" oc	78.10 SF	2.67	1.58	@92.09	146.05	62.48	208.53
Missed- Fire Damaged Garage door wall							
<b>*** ELECTRICAL AND LIGHT FIXTURES ***</b>							
636. 220 volt outlet - Heavy duty	1.00 EA	44.93	0.21	@113.30	24.18	20.75	44.93
Missed item - HVAC or Dryer							
644. Electrician - per hour	4.00 HR	113.30	4.00	@113.30	453.20	0.00	453.20
Missed item - Electrical Subpanel tie in							
645. Electrical metallic tubing, (conduit) 1"	23.00 LF	7.49	1.36	@113.30	154.33	17.94	172.27
Missed item - For 110 v feed in garage to jBox							

**CONTINUED - Garage**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
<b>646. Junction box</b>	<b>1.00 EA</b>	<b>124.21</b>	<b>0.99</b>	<b>@113.30</b>	112.49	11.72	<b>124.21</b>
Missed Item - For electrical conduit to Shed							
<b>*** PLUMBING ***</b>							
<b>637. Water heater blanket</b>	<b>1.00 EA</b>	<b>53.04</b>	<b>0.22</b>	<b>@150.73</b>	33.49	19.55	<b>53.04</b>
Missing From Insurance Estimate							
<b>639. Water heater overflow drain pan</b>	<b>1.00 EA</b>	<b>53.47</b>	<b>0.22</b>	<b>@150.73</b>	33.49	19.98	<b>53.47</b>
Missing From Insurance Estimate							
<b>640. Flexible gas supply line connector - 1/2" - 25" to 48"</b>	<b>1.00 EA</b>	<b>51.33</b>	<b>0.09</b>	<b>@150.73</b>	12.86	38.47	<b>51.33</b>
Missing From Insurance Estimate - HVAC							
<b>641. Ball valve - brass - 3/4"</b>	<b>3.00 EA</b>	<b>52.37</b>	<b>0.80</b>	<b>@150.73</b>	120.60	36.51	<b>157.11</b>
Missed item Water Heater Service shut off + 2. Gas shut off to HVAC & Gas Dryer line							
<b>643. Water supply line - copper with fitting and hanger, 1"</b>	<b>14.00 LF</b>	<b>24.99</b>	<b>1.87</b>	<b>@150.73</b>	281.40	68.46	<b>349.86</b>
Missing from Estimate - Supply line in + supply line to water heater							
<b>642. Water supply line - copper with fitting and hanger, 1/2"</b>	<b>26.00 LF</b>	<b>19.21</b>	<b>3.01</b>	<b>@150.73</b>	454.48	44.98	<b>499.46</b>
Missing from Insurance Estimate - Branch service to Sink & Washer							
<b>*** FINISH CARPENTRY ***</b>							
<b>211. Window sill</b>	<b>2.00 LF</b>	<b>3.38</b>	<b>0.05</b>	<b>@100.80</b>	5.18	1.58	<b>6.76</b>
<b>212. Window stool &amp; apron</b>	<b>2.00 LF</b>	<b>7.57</b>	<b>0.10</b>	<b>@100.80</b>	10.08	5.06	<b>15.14</b>
<b>*** WINDOW &amp; WINDOW COVERING ***</b>							
<b>224. Vinyl window, horizontal sliding, 24-32 sf - Premium grade</b>	<b>1.00 EA</b>	<b>555.73</b>	<b>1.17</b>	<b>@81.20</b>	95.15	460.58	<b>555.73</b>
<b>*** MISC ***</b>							
<b>Totals: Garage</b>			<b>17.44</b>		<b>2099.12</b>	<b>1,099.12</b>	<b>3,198.24</b>

**BED 3**

	UNIT COST		HOURS		LBR. RATE	LBR. TOTAL	MATERIAL	TOTAL
<b>*** FRAMING ***</b>								
<b>228. Timber beam, 6x10</b>	<b>116.00 LF</b>	<b>20.60</b>	<b>9.28</b>	<b>@92.09</b>	854.92	1534.68		<b>2,389.60</b>
<b>229. Stud wall - 2" x 4" - 16" oc</b>	<b>176.00 SF</b>	<b>2.67</b>	<b>3.56</b>	<b>@92.09</b>	329.12	140.80		<b>469.92</b>

**CONTINUED - Bed 3**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
<b>*** ELECTRICAL AND LIGHT FIXTURES ***</b>							
230. Rewire - average residence - copper wiring with conduit	235.95 SF	5.50	10.31	@113.30	1170.31	127.42	1,297.73
This area only							
231a. Remove Smoke detector	1.00 EA	11.83	0.22	@53.29	11.83	0.00	11.83
231b. Smoke detector	1.00 EA	54.63	0.00	@113.30	35.74	18.89	54.63
232. Light fixture	1.00 EA	72.64	0.35	@113.30	39.64	33.00	72.64
233. Fixture (can) for track lighting - High grade	6.00 EA	49.29	0.69	@113.30	78.18	217.56	295.74
234. Track lighting - track only	12.00 LF	23.37	1.91	@113.30	216.00	64.44	280.44
<b>*** INSULATION ***</b>							
235. 2" x 6" lumber - redwood - High grade (1 BF per LF)	0.00 LF	8.87	0.00	@92.09	0.00	0.00	0.00
236. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA	14.20	0.00	@0.00	0.00	14.20	14.20
237a. Remove Batt insulation - 4" - R13 - paper faced	388.09 SF	0.27	1.88	@53.29	100.90	0.00	104.78
237b. Batt insulation - 4" - R13 - paper faced	388.09 SF	0.86	1.69	@80.18	135.83	166.88	333.76
238. Seal stud wall for odor control	388.09 SF	0.78	3.61	@67.25	244.49	58.22	302.71
<b>*** DRYWALL ***</b>							
239. Mask per square foot for drywall or plaster work	235.95 SF	0.20	0.45	@88.00	37.75	9.44	47.19
240a. Remove 5/8" drywall - hung, taped, ready for texture	388.09 SF	0.45	3.23	@53.29	170.76	0.00	174.64
240b. 5/8" drywall - hung, taped, ready for texture	388.09 SF	1.99	6.53	@88.00	578.26	194.04	772.30
5/8" Drywall - Walls Only							
241. Texture drywall - heavy hand texture	388.09 SF	0.89	3.34	@88.00	298.83	46.57	345.40
<b>*** FINISH CARPENTRY ***</b>							
242. Finish Carpenter - per hour	23.56 HR	100.80	23.56	@100.80	2374.85	0.00	2,374.85
Labor hours associated for Beams & Reframing in area							
243a. Remove Baseboard - 3 1/4"	49.17 LF	0.49	0.45	@53.29	24.09	0.00	24.09
243b. Baseboard - 3 1/4"	49.17 LF	3.67	1.17	@100.80	117.51	51.63	180.45

**CONTINUED - Bed 3**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
244. Window sill	32.00 LF	3.38	0.82	@100.80	82.88	25.28	108.16
245. Window stool & apron	32.00 LF	7.57	1.60	@100.80	161.28	80.96	242.24
<b>*** PAINTING ***</b>							
246. Mask and prep for paint - paper and tape (per LF)	471.91 LF	0.73	4.72	@67.25	320.90	23.59	344.49
247. Seal floor joist system (shellac)	235.95 SF	1.25	3.31	@67.25	221.79	73.15	294.94
248. Seal ceiling framing (shellac) - up to 5/12	287.87 SF	1.33	4.36	@67.25	293.63	89.24	382.87
249. Seal & paint wood beam	289.60 SF	1.75	6.74	@67.25	451.78	55.02	506.80
250. Seal/prime then paint the walls (2 coats) - 2 colors	388.09 SF	1.01	0.00	@67.25	333.76	58.21	391.97
251. Paint baseboard - two coats	49.17 LF	1.29	0.00	@67.25	58.02	5.41	63.43
252. Paint door/window trim & jamb - Large - 2 coats (per side)	5.00 EA	32.77	0.00	@67.25	141.60	22.25	163.85
	Windows (4)						
	Doors (1)						
253. Paint door slab only - 2 coats (per side)	1.00 EA	33.09	0.40	@67.25	26.73	6.36	33.09
	Interior Entry Door						
<b>*** FLOOR COVERING ***</b>							
626. Remove Carpet - High grade	235.95 SF	0.29	1.28	@53.29	68.43	0.00	68.43
254. Carpet - High grade	271.35 SF	5.09	2.63	@95.07	249.64	1115.25	1,381.17
	15 % waste added for Carpet - High grade.						
255. Carpet pad - High grade	235.95 SF	0.91	0.35	@95.07	30.67	184.04	214.71
256. Carpet - metal transition strip	23.00 LF	3.67	0.42	@95.07	40.02	34.04	84.41
<b>*** WINDOW &amp; WINDOW COVERING ***</b>							
257. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA	555.73	4.69	@81.20	380.60	1842.32	2,222.92
258. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA	244.57	3.64	@66.76	243.28	735.00	978.28
	Window						
259. Cabinet valance - Detach & reset	30.00 LF	5.80	1.73	@100.80	174.00	0.00	174.00
<b>*** MISC ***</b>							

**CONTINUED - Bed 3**

	HOURS	LBR.TOTAL	MATERIAL	TOTAL
260a. Remove Heat/AC register - Mechanically attached 2.00 EA		0.00	0.00	
260b. Heat/AC register - Mechanically attached 2.00 EA		0.00	0.00	
<b>Totals: Bed 3</b>	<b>108.92</b>	<b>10098.02</b>	<b>7,027.89</b>	<b>17,202.66</b>

**BED 3 CLOSET**

	UNIT COST	HOURS	LBR. RATE	LBR. TOTAL	MATERIAL	TOTAL
<b>*** FRAMING ***</b>						
426. Timber beam, 6x10 116.00 LF	20.60	9.28	@92.09	854.92	1534.68	2,389.60
427. Stud wall - 2" x 4" - 16" oc 176.00 SF	2.67	3.56	@92.09	329.12	140.80	469.92
<b>*** ELECTRICAL AND LIGHT FIXTURES ***</b>						
428. Rewire - average residence - copper wiring with conduit 34.03 SF	5.50	1.49	@113.30	168.79	18.38	187.17
This area only						
429a. Remove Smoke detector 1.00 EA	11.83	0.22	@53.29	11.83	0.00	11.83
429b. Smoke detector 1.00 EA	54.63	0.00	@113.30	35.74	18.89	54.63
430. Light fixture 1.00 EA	72.64	0.35	@113.30	39.64	33.00	72.64
431. Fixture (can) for track lighting - High grade 6.00 EA	49.29	0.69	@113.30	78.18	217.56	295.74
432. Track lighting - track only 12.00 LF	23.37	1.91	@113.30	216.00	64.44	280.44
<b>*** INSULATION ***</b>						
433. 2" x 6" lumber - redwood - High grade (1 BF per LF) 0.00 LF	8.87	0.00	@92.09	0.00	0.00	0.00
434. 2" x 6" x 20' #2 & better Fir / Larch (material only) 1.00 EA	14.20	0.00	@0.00	0.00	14.20	14.20
435a. Remove Batt insulation - 4" - R13 - paper faced 241.33 SF	0.27	1.17	@53.29	62.75	0.00	65.16
435b. Batt insulation - 4" - R13 - paper faced 241.33 SF	0.86	1.05	@80.18	84.46	103.77	207.54
436. Seal stud wall for odor control 241.33 SF	0.78	2.25	@67.25	152.04	36.20	188.24
<b>*** DRYWALL ***</b>						

**CONTINUED - Bed 3 Closet**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
437. Mask per square foot for drywall or plaster work							
	34.03 SF	0.20	0.07	@88.00	5.45	1.36	6.81
438a. Remove 5/8" drywall - hung, taped, ready for texture							
	241.33 SF	0.45	2.01	@53.29	106.19	0.00	108.60
438b. 5/8" drywall - hung, taped, ready for texture							
	241.33 SF	1.99	4.06	@88.00	359.58	120.67	480.25
	5/8" Drywall - Walls Only						
439. Texture drywall - heavy hand texture							
	241.33 SF	0.89	2.08	@88.00	185.82	28.96	214.78
	<b>*** FINISH CARPENTRY ***</b>						
440. Finish Carpenter - per hour							
	23.56 HR	100.80	23.56	@100.80	2374.85	0.00	2,374.85
	Labor hours associated for Beams & Reframing in area						
441a. Remove Baseboard - 3 1/4"							
	28.83 LF	0.49	0.26	@53.29	14.13	0.00	14.13
441b. Baseboard - 3 1/4"							
	28.83 LF	3.67	0.69	@100.80	68.91	30.27	105.81
442. Window sill							
	32.00 LF	3.38	0.82	@100.80	82.88	25.28	108.16
443. Window stool & apron							
	32.00 LF	7.57	1.60	@100.80	161.28	80.96	242.24
	<b>*** PAINTING ***</b>						
444. Mask and prep for paint - paper and tape (per LF)							
	68.06 LF	0.73	0.68	@67.25	46.28	3.40	49.68
445. Seal floor joist system (shellac)							
	34.03 SF	1.25	0.48	@67.25	31.99	10.55	42.54
446. Seal ceiling framing (shellac) - up to 5/12							
	41.51 SF	1.33	0.63	@67.25	42.34	12.87	55.21
447. Seal & paint wood beam							
	289.60 SF	1.75	6.74	@67.25	451.78	55.02	506.80
448. Seal/prime then paint the walls (2 coats) - 2 colors							
	241.33 SF	1.01	0.00	@67.25	207.54	36.20	243.74
449. Paint baseboard - two coats							
	28.83 LF	1.29	0.00	@67.25	34.02	3.17	37.19
450. Paint door/window trim & jamb - Large - 2 coats (per side)							
	5.00 EA	32.77	0.00	@67.25	141.60	22.25	163.85
	Windows (4)						
	Doors (1)						
451. Paint door slab only - 2 coats (per side)							
	1.00 EA	33.09	0.40	@67.25	26.73	6.36	33.09
	Interior Entry Door						
	<b>*** FLOOR COVERING ***</b>						
627. Remove Carpet - High grade							
	34.03 SF	0.29	0.18	@53.29	9.87	0.00	9.87

**CONTINUED - Bed 3 Closet**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
452. Carpet - High grade	39.13 SF	5.09	0.38	@95.07	36.00	160.82	199.17
	15 % waste added for Carpet - High grade.						
453. Carpet pad - High grade	34.03 SF	0.91	0.05	@95.07	4.42	26.55	30.97
454. Carpet - metal transition strip	23.00 LF	3.67	0.42	@95.07	40.02	34.04	84.41
	<b>*** WINDOW &amp; WINDOW COVERING ***</b>						
455. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA	555.73	4.69	@81.20	380.60	1842.32	2,222.92
456. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA	244.57	3.64	@66.76	243.28	735.00	978.28
	Window						
457. Cabinet valance - Detach & reset	30.00 LF	5.80	1.73	@100.80	174.00	0.00	174.00
	<b>*** MISC ***</b>						
458a. Remove Heat/AC register - Mechanically attached	2.00 EA				0.00	0.00	
458b. Heat/AC register - Mechanically attached	2.00 EA				0.00	0.00	
<b>Totals: Bed 3 Closet</b>			<b>77.12</b>		<b>7263.03</b>	<b>5,417.97</b>	<b>12,724.46</b>

**HALLWAY**

	UNIT COST		HOURS		LBR. RATE	LBR. TOTAL	MATERIAL	TOTAL
	<b>*** FRAMING ***</b>							
459. Timber beam, 6x10	116.00 LF	20.60	9.28	@92.09	854.92	1534.68	2,389.60	
460. Stud wall - 2" x 4" - 16" oc	176.00 SF	2.67	3.56	@92.09	329.12	140.80	469.92	
	<b>*** ELECTRICAL AND LIGHT FIXTURES ***</b>							
461. Rewire - average residence - copper wiring with conduit	168.95 SF	5.50	7.38	@113.30	837.99	91.24	929.23	
	This area only							
462a. Remove Smoke detector	1.00 EA	11.83	0.22	@53.29	11.83	0.00	11.83	
462b. Smoke detector	1.00 EA	54.63	0.00	@113.30	35.74	18.89	54.63	
463. Light fixture	1.00 EA	72.64	0.35	@113.30	39.64	33.00	72.64	

**CONTINUED - Hallway**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
464. Fixture (can) for track lighting - High grade	6.00 EA	49.29	0.69	@113.30	78.18	217.56	295.74
465. Track lighting - track only	12.00 LF	23.37	1.91	@113.30	216.00	64.44	280.44
<b>*** INSULATION ***</b>							
466. 2" x 6" lumber - redwood - High grade (1 BF per LF)	0.00 LF	8.87	0.00	@92.09	0.00	0.00	0.00
467. 2" x 6" x 20' #2 & better Fir / Larch (material only)	1.00 EA	14.20	0.00	@0.00	0.00	14.20	14.20
468a. Remove Batt insulation - 4" - R13 - paper faced	339.67 SF	0.27	1.64	@53.29	88.31	0.00	91.71
468b. Batt insulation - 4" - R13 - paper faced	339.67 SF	0.86	1.48	@80.18	118.89	146.06	292.12
469. Seal stud wall for odor control	339.67 SF	0.78	3.16	@67.25	213.99	50.95	264.94
<b>*** DRYWALL ***</b>							
470. Mask per square foot for drywall or plaster work	168.95 SF	0.20	0.32	@88.00	27.03	6.76	33.79
471a. Remove 5/8" drywall - hung, taped, ready for texture	339.67 SF	0.45	2.83	@53.29	149.45	0.00	152.85
471b. 5/8" drywall - hung, taped, ready for texture	339.67 SF	1.99	5.72	@88.00	506.11	169.83	675.94
5/8" Drywall - Walls Only							
472. Texture drywall - heavy hand texture	339.67 SF	0.89	2.92	@88.00	261.55	40.76	302.31
<b>*** FINISH CARPENTRY ***</b>							
473. Finish Carpenter - per hour	23.56 HR	100.80	23.56	@100.80	2374.85	0.00	2,374.85
Labor hours associated for Beams & Reframing in area							
474a. Remove Baseboard - 3 1/4"	39.92 LF	0.49	0.36	@53.29	19.56	0.00	19.56
474b. Baseboard - 3 1/4"	39.92 LF	3.67	0.95	@100.80	95.41	41.92	146.51
475. Window sill	32.00 LF	3.38	0.82	@100.80	82.88	25.28	108.16
476. Window stool & apron	32.00 LF	7.57	1.60	@100.80	161.28	80.96	242.24
<b>*** PAINTING ***</b>							
477. Mask and prep for paint - paper and tape (per LF)	337.90 LF	0.73	3.38	@67.25	229.77	16.90	246.67
478. Seal floor joist system (shellac)	168.95 SF	1.25	2.37	@67.25	158.81	52.38	211.19



**CONTINUED - Hallway**

			HOURS		LBR.TOTAL	MATERIAL	TOTAL
479. Seal ceiling framing (shellac) - up to 5/12	206.12 SF	1.33	3.12	@67.25	210.24	63.90	274.14
480. Seal & paint wood beam	289.60 SF	1.75	6.74	@67.25	451.78	55.02	506.80
481. Seal/prime then paint the walls (2 coats) - 2 colors	339.67 SF	1.01	0.00	@67.25	292.12	50.95	343.07
482. Paint baseboard - two coats	39.92 LF	1.29	0.00	@67.25	47.11	4.39	51.50
483. Paint door/window trim & jamb - Large - 2 coats (per side)	5.00 EA	32.77	0.00	@67.25	141.60	22.25	163.85
	Windows (4)						
	Doors (1)						
484. Paint door slab only - 2 coats (per side)	1.00 EA	33.09	0.40	@67.25	26.73	6.36	33.09
	Interior Entry Door						
	<b>*** FLOOR COVERING ***</b>						
628. Remove Carpet - High grade	168.95 SF	0.29	0.92	@53.29	49.00	0.00	49.00
485. Carpet - High grade	194.29 SF	5.09	1.88	@95.07	178.75	798.53	988.94
	15 % waste added for Carpet - High grade.						
486. Carpet pad - High grade	168.95 SF	0.91	0.25	@95.07	21.96	131.78	153.74
487. Carpet - metal transition strip	23.00 LF	3.67	0.42	@95.07	40.02	34.04	84.41
	<b>*** WINDOW &amp; WINDOW COVERING ***</b>						
488. Vinyl window, horizontal sliding, 24-32 sf - Premium grade	4.00 EA	555.73	4.69	@81.20	380.60	1842.32	2,222.92
489. Window blind - wood - 1" - 20.1 to 32 SF	4.00 EA	244.57	3.64	@66.76	243.28	735.00	978.28
	Window						
490. Cabinet valance - Detach & reset	30.00 LF	5.80	1.73	@100.80	174.00	0.00	174.00
	<b>*** MISC ***</b>						
491a. Remove Heat/AC register - Mechanically attached	2.00 EA				0.00	0.00	
491b. Heat/AC register - Mechanically attached	2.00 EA				0.00	0.00	
<b>Totals: Hallway</b>			<b>98.30</b>		<b>9148.50</b>	<b>6,491.15</b>	<b>15,704.81</b>

**ROOM2**

	UNIT COST	HOURS	LBR. RATE	LBR. TOTAL	MATERIAL	TOTAL
658. Engineered wood flooring - Standard grade						
1.21 SF	7.79	0.05	@106.95	5.31	3.95	9.43
<b>Totals: Room2</b>		<b>0.05</b>		<b>5.31</b>	<b>3.95</b>	<b>9.43</b>

**Total: Main Level** **103792.22**    **76,875.43**    **182,313.84**

**ROOF**

**ROOF1**

	UNIT COST	HOURS	LBR. RATE	LBR. TOTAL	MATERIAL	TOTAL
607. Modified bitumen roof - self-adhering						
31.68 SQ	358.82	68.50	@87.48	5992.27	4394.97	11,367.42
598. Remove Tear off, haul and dispose of modified bitumen roofing						
31.68 SQ	56.10	29.70	@53.29	1583.05	0.00	1,777.25
601. Drip edge						
228.24 LF	2.12	2.66	@132.00	349.21	134.66	483.87
Double Edge						
603. Drip edge/gutter apron						
228.24 LF	2.26	2.66	@132.00	349.20	166.62	515.82
Double Edge						
606. Trim board - 1" x 2" - installed (cedar)						
228.24 LF	3.29	4.89	@100.80	495.28	255.63	750.91
604. Flashing, 20" wide						
88.00 LF	3.86	1.64	@132.00	217.36	122.32	339.68
629. Rigid foam insulation board - 2"						
6335.27 SF	1.24	31.00	@80.18	2470.75	5384.98	7,855.73
<b>Totals: Roof1</b>		<b>141.05</b>		<b>11457.12</b>	<b>10,459.18</b>	<b>23,090.68</b>

**Total: ROOF** **11457.12**    **10,459.18**    **23,090.68**

**Line Item Totals: SINI\_J\_100120X0XXX** **115249.34**    **87,334.61**    **205,404.52**

### 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	@	8.500%	7,423.62
			<hr/>
Subtotal			213,044.85
Overhead	@	10.0%	21,304.76
Profit	@	10.0%	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>
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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>
<b>Living Room</b>	2,733.66	1.33%
<b>Dining Room</b>	14,139.70	6.88%
<b>Kitchen</b>	19,379.80	9.43%
<b>Hall Closet</b>	11,987.63	5.84%
<b>Master Bedroom</b>	10,988.77	5.35%
<b>Master Closet</b>	13,360.47	6.50%
<b>Master Bath</b>	13,032.99	6.35%
<b>Bath 2</b>	13,021.74	6.34%
<b>Bed 2</b>	16,530.79	8.05%
<b>Bed 2 Closet</b>	13,024.91	6.34%
<b>Garage</b>	3,198.24	1.56%
<b>Bed 3</b>	17,202.66	8.38%
<b>Bed 3 Closet</b>	12,724.46	6.19%
<b>Hallway</b>	15,704.81	7.65%
<b>Room2</b>	9.43	
<hr/>		
<b>Area Subtotal: Main Level</b>	<b>182,313.84</b>	<b>88.76%</b>
<b>Area: ROOF</b>		
<b>Roof1</b>	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>
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<b>Total</b>	<b>205,404.52</b>	<b>100.00%</b>

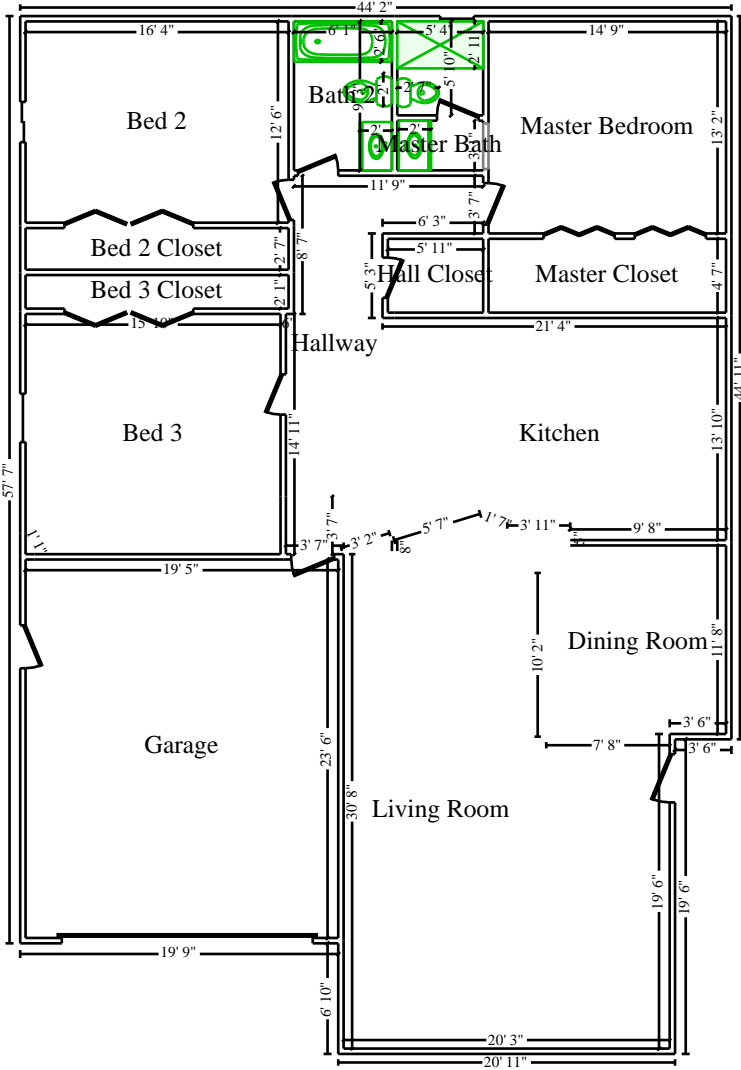
### Recap by Category with Depreciation

	Labor	Material	Equipment	Market	Total
<b>APPLIANCES</b>	243.65	1,034.46	0.00	0.00	
<b>CABINETRY</b>	2315.62	299.34	0.00	0.00	
<b>GENERAL DEMOLITION</b>	4744.89	0.00	194.20	68.11	

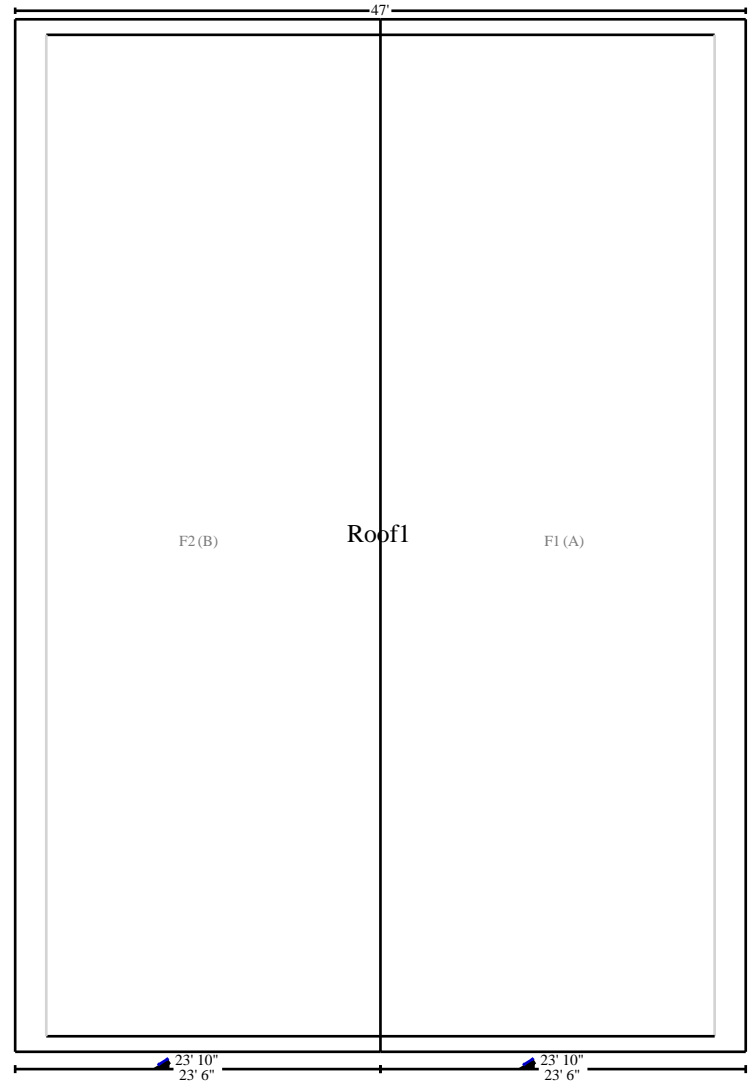
<b>DOORS</b>	71.68	104.15	0.00	0.00
<b>DRYWALL</b>	7933.97	2,170.76	0.00	0.00
<b>ELECTRICAL</b>	10105.47	1,397.69	0.00	0.96
<b>ELECTRICAL - SPECIAL SYSTEMS</b>	337.56	57.78	0.00	0.00
<b>FLOOR COVERING - CARPET</b>	2218.30	8,596.20	102.97	115.20
<b>FLOOR COVERING - WOOD</b>	5.31	3.95	0.17	0.00
<b>FINISH CARPENTRY / TRIMWORK</b>	30335.82	1,877.27	0.00	95.58
<b>FRAMING &amp; ROUGH CARPENTRY</b>	4095.49	1,908.28	0.00	0.00
<b>INSULATION</b>	3662.49	6,849.11	0.00	272.40
<b>LIGHT FIXTURES</b>	3769.82	3,600.00	0.00	0.00
<b>PLUMBING</b>	936.32	227.95	0.00	0.00
<b>PAINTING</b>	19882.51	3,218.63	0.00	5.46
<b>ROOFING</b>	6908.04	4,818.57	0.00	980.18
<b>TIMBER FRAMING</b>	9566.26	17,172.54	0.00	0.00
<b>TEMPORARY REPAIRS</b>	130.11	1,045.14	955.38	29.96
<b>WINDOWS - SLIDING PATIO DOORS</b>	248.35	1,027.46	0.00	0.00
<b>WINDOW TREATMENT</b>	2980.18	9,003.75	0.00	0.00
<b>WINDOWS - VINYL</b>	4757.50	22,921.58	0.00	0.00

**Labor-Breakdown**

<b>Code</b>	<b>Description</b>	<b>Rate</b>	<b>Hours</b>	<b>Amount</b>
CARP-FNC	Carpenter - Finish, Trim/Cabinet	100.80	324.63	32,723.12
CARP-FRM	Carpenter - General Framer	92.09	148.35	13,661.76
CARP-MECH	Carpenter - Mechanic	81.20	61.65	5,005.85
DMO	Demolition Laborer	53.29	89.04	4,744.89
DRY	Drywall Installer/Finisher	88.00	90.16	7,933.99
ELE	Electrician	113.30	127.32	14,425.81
FLR	Flooring Installer	95.07	23.33	2,218.29
FLR-W	Wood Flooring Installer	106.95	0.05	5.31
HDW	Hardware Installer	66.76	44.64	2,980.18
INS	Insulation Installer	80.18	45.68	3,662.49
PLM	Plumber	150.73	7.28	1,097.10
PNT	Painter	67.25	295.65	19,882.50
RFG	Rofer	132.00	6.94	915.78
RFG-M	Membrane Roofing Installer	87.48	68.50	5,992.27
<b>Subtotal</b>			<b>1,333.22</b>	<b>115,249.34</b>
<b>Miscellaneous Labor</b>				<b>0.00</b>
<b>Total</b>			<b>1,333.22</b>	<b>115,249.34</b>



Main Level



ROOF