



**PHC Restoration, Inc.**

P.O. Box 129  
Lillington, NC 27546  
phc@phcrestoration.com  
(919)834-6523 (910)814-2502  
FID: 56-2256251 Fax: (910)893-6439

Client: David Sullivan  
Property: 5838 McDougald Rd.  
Lillington , NC 27546

Home: (910) 814-7325

Operator: ADMIN

Estimator: Joshua Smith CR,WLS,CMP,CLS  
Position: Technical Director  
Company: PHC Restoration Inc.

Business: (919) 818-2582

Type of Estimate: Fire

Date Entered: 1/30/2023

Date Assigned:

Price List: NCRA8X\_JAN23

Labor Efficiency: Restoration/Service/Remodel

Estimate: SULLIVAN\_DAVID\_STC

Thank you for choosing PHC Restoration, Inc. for your Damage Repair needs. Listed below you will find an estimate of the work necessary to restore the above-mentioned property to a pre-loss condition using materials and workmanship of like, kind and quality at rates which are reasonable and customary for the local market.

The line item pricing in this estimate does not represent the actual cost of goods or services. Pricing for the project in the amount of \$222,450.00 is based on the entire scope of work and may change subsequent to any modifications of the scope, quality or scheduling constraints.

Any change to this estimate, including but not limited to, material upgrades, code requirements, and hidden or unforeseen damages will be included in a separate estimate unless otherwise noted.

PHC Restoration is a full-service restoration contractor specializing in water mitigation, mold remediation, contents cleaning, and damage repair services for over 40 years.

North Carolina General Contractor License #49762  
Federal Tax ID: 56-2256251



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**SULLIVAN\_DAVID\_STC**

**Main Level**

**Main Level**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>MECHANICAL, ELECTRICAL, PLUMBING, and FRAMING</b>			
1. R&R Air handler - with heat element and A/C coil - 2 ton	1.00 EA @	2,013.79 =	2,013.79
2. R&R Breaker panel - 200 amp w/arc fault breakers	1.00 EA @	2,682.61 =	2,682.61
3. 2" x 4" x 20' #2 & better Fir / Larch (material only)	9.00 EA @	18.29 =	164.61
4. 2" x 4" x 8' #2 & better Fir / Larch (material only)	20.00 EA @	6.13 =	122.60
5. 2" x 4" x 16' #2 & better Fir / Larch (material only)	4.00 EA @	12.16 =	48.64
6. 2" x 4" x 12' #2 & better Fir / Larch (material only)	40.00 EA @	9.23 =	369.20
7. 2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)	5.00 EA @	5.94 =	29.70
8. 2" x 4" x 10' #2 & better Fir / Larch (material only)	9.00 EA @	7.66 =	68.94
9. 2" x 4" x 18' #2 & better Fir / Larch (material only)	1.00 EA @	15.84 =	15.84
10. Sheathing - OSB - 1/2"	720.00 SF @	1.58 =	1,137.60
11. Labor to frame 2" x 4" non-bearing wall - 16" oc	360.00 SF @	1.80 =	648.00
<b>DEBRIS REMOVAL</b>			
12. Demolish/remove - kitchen/laundry	269.00 SF @	12.56 =	3,378.64
13. Demolish/remove - bathroom (up to 50 sf)	32.50 SF @	17.01 =	552.83
14. Demolish/remove - bedroom/room (up to 200 sf)	716.48 SF @	6.01 =	4,306.04
15. Demolish/remove detached garage	584.00 SF @	3.22 =	1,880.48
16. USER DEFINED ITEMS	1.00 EA @	-7,639.96 =	-7,639.96
Overage to be adjusted with scope changes and reductions			

**Garage**

**Height: 12'**

<b>Window</b>	<b>3' X 4'</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>3' X 4'</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>3' X 4'</b>	<b>Opens into Exterior</b>
<b>Door</b>	<b>16' X 8' 7/16"</b>	<b>Opens into Exterior</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into Exterior</b>

**Subroom: Stairs3 (1)**

**Height: 9' 11"**

<b>Missing Wall</b>	<b>3' X 9' 10 1/2"</b>	<b>Opens into GARAGE</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into LAUNDRY_ROOM</b>

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>MECHANICAL, ELECTRICAL, PLUMBING, FRAMING and INSULATION</b>			
17. 2" x 4" x 20' #2 & better Fir / Larch (material only)	9.00 EA @	18.29 =	164.61
18. 2" x 4" x 8' #2 & better Fir / Larch (material only)	35.00 EA @	6.13 =	214.55



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**CONTINUED - Garage**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
19. 2" x 4" x 12' #2 & better Fir / Larch (material only)	69.00 EA @	9.23 =	636.87
20. Sheathing - OSB - 1/2"	962.76 SF @	1.58 =	1,521.16
21. Labor to frame 2" x 4" non-bearing wall - 16" oc	1,130.33 SF @	1.80 =	2,034.59
22. 2" x 4" x 16' #2 & better Fir / Larch (material only)	4.00 EA @	12.16 =	48.64
23. 2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)	5.00 EA @	5.94 =	29.70
24. 2" x 4" x 10' #2 & better Fir / Larch (material only)	9.00 EA @	7.66 =	68.94
25. 2" x 4" x 18' #2 & better Fir / Larch (material only)	1.00 EA @	15.84 =	15.84
26. Light fixture	3.00 EA @	81.56 =	244.68
27. 110 volt copper wiring run and box - rough in only	3.00 EA @	73.37 =	220.11
28. 110 volt copper wiring run, box and switch	3.00 EA @	94.08 =	282.24
29. 110 volt copper wiring run, box and outlet	9.00 EA @	93.66 =	842.94
<b>CEILINGs and WALLS</b>			
30. 1/2" drywall - hung, taped, floated, ready for paint	1,525.36 SF @	3.03 =	4,621.84
31. Seal the walls and ceiling w/PVA primer - one coat	1,525.36 SF @	0.65 =	991.48
32. Paint the walls and ceiling - two coats	1,525.36 SF @	1.10 =	1,677.90
<b>WINDOWS, DOORS and TRIM</b>			
33. Vinyl window - double hung, 9-12 sf -	2.00 EA @	463.65 =	927.30
34. Window trim set (casing & stop)	28.00 LF @	6.41 =	179.48
35. Overhead door & hardware - 16' x 7' -	1.00 EA @	2,318.17 =	2,318.17
36. Overhead (garage) door opener -	1.00 EA @	589.91 =	589.91
37. Door lockset - exterior	2.00 EA @	49.75 =	99.50
38. Exterior door - metal - insulated - flush or panel style	2.00 EA @	480.95 =	961.90
39. Paint door slab only - 2 coats (per side)	3.00 EA @	42.38 =	127.14
40. Paint door or window opening - 2 coats (per side)	4.00 EA @	35.20 =	140.80
<b>FLOORS</b>			
41. Clean concrete the floor	584.41 SF @	0.35 =	204.54

**Laundry Room**

**Height: 8'**

**Door** 2' 6" X 6' 8"  
**Door** 2' 6" X 6' 8"  
**Door** 2' 6" X 6' 8"

**Opens into STAIRS3**  
**Opens into BATHROOM\_HA**  
**Opens into KITCHEN**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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**CONTINUED - Laundry Room**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>MECHANICAL, ELECTRICAL, PLUMBING, and INSULATION</b>			
42. Blown-in insulation - 14" depth - R38	62.50 SF @	1.41 =	88.13
43. Batt insulation - 4" - R15 - paper / foil faced	50.00 SF @	1.35 =	67.50
44. Fluorescent light fixture	1.00 EA @	118.44 =	118.44
45. 110 volt copper wiring run and box - rough in only	2.00 EA @	73.37 =	146.74
46. 110 volt copper wiring run, box and switch	1.00 EA @	94.08 =	94.08
47. 220 volt copper wiring run, box and receptacle	1.00 EA @	221.21 =	221.21
48. Ground fault interrupter (GFI) outlet	1.00 EA @	37.22 =	37.22
49. 110 volt copper wiring run, box and outlet	3.00 EA @	93.66 =	280.98
50. Ductwork system - hot and cold air (per run)	1.00 EA @	410.14 =	410.14
51. Clothes dryer vent - installed	1.00 EA @	72.59 =	72.59
<b>CEILINGS and WALLS</b>			
52. 1/2" drywall - hung, taped, floated, ready for paint	262.50 SF @	3.03 =	795.38
53. Seal the walls and ceiling w/PVA primer - one coat	262.50 SF @	0.65 =	170.63
54. Paint the walls and ceiling - two coats	262.50 SF @	1.10 =	288.75
<b>CABINETS and FIXTURES</b>			
55. Cabinetry - upper (wall) units	6.00 LF @	221.51 =	1,329.06
<b>WINDOWS, DOORS and TRIM</b>			
56. Vinyl window - double hung, 9-12 sf -	1.00 EA @	463.65 =	463.65
57. Window trim set (casing & stop)	11.00 LF @	6.41 =	70.51
58. Add. charge for a retrofit window, 3-11 sf -	1.00 EA @	154.24 =	154.24
59. Paint door slab only - 2 coats (per side)	2.00 EA @	42.38 =	84.76
60. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA @	35.20 =	70.40
61. Paint door or window opening - 2 coats (per side)	1.00 EA @	35.20 =	35.20
62. Baseboard - 3 1/4"	25.00 LF @	3.89 =	97.25
63. Paint baseboard - two coats	25.00 LF @	1.61 =	40.25
64. Base shoe	25.00 LF @	1.65 =	41.25
65. Seal & paint base shoe or quarter round	25.00 LF @	0.89 =	22.25
<b>FLOORS</b>			
66. Floor preparation for resilient flooring	62.50 SF @	0.58 =	36.25
67. Underlayment - 1/4" lauan/mahogany plywood	62.50 SF @	2.04 =	127.50
68. Vinyl floor covering (sheet goods)	81.25 SF @	3.23 =	262.44



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**Kitchen**

**Height: 8'**

<b>Missing Wall - Goes to Floor</b>	<b>4' X 6' 8"</b>	<b>Opens into LIVING_ROOM</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into LAUNDRY_ROOM</b>
<b>Window</b>	<b>2' X 2'</b>	<b>Opens into Exterior</b>
<b>Missing Wall</b>	<b>12' X 8'</b>	<b>Opens into DINING_ROOM</b>
<b>Subroom: Bay (1)</b>		
<b>Missing Wall</b>	<b>11' 11 11/16" X 8'</b>	<b>Opens into DINING_ROOM</b>
<b>Window</b>	<b>2' 3" X 4'</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>8' 1" X 4'</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>2' 3" X 4'</b>	<b>Opens into Exterior</b>

**Height: 8'**

<b>DESCRIPTION</b>	<b>QTY</b>	<b>UNIT PRICE</b>	<b>TOTAL</b>
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MECHANICAL, ELECTRICAL, PLUMBING, and INSULATION

69. Blown-in insulation - 14" depth - R38	206.60 SF @	1.41 =	291.31
70. Batt insulation - 4" - R15 - paper / foil faced	181.72 SF @	1.35 =	245.32
71. Fluorescent light fixture	2.00 EA @	118.44 =	236.88
72. 110 volt copper wiring run and box - rough in only	7.00 EA @	73.37 =	513.59
73. 110 volt copper wiring run, box and switch	5.00 EA @	94.08 =	470.40
74. Outlet - High grade	2.00 EA @	25.08 =	50.16
75. 220 volt copper wiring run, box and receptacle	1.00 EA @	221.21 =	221.21
76. Ground fault interrupter (GFI) outlet	2.00 EA @	37.22 =	74.44
77. 110 volt copper wiring run, box and outlet	7.00 EA @	93.66 =	655.62
78. Ceiling fan & light	1.00 EA @	391.94 =	391.94
79. Dishwasher connection	1.00 EA @	154.44 =	154.44
80. Appliance water line - 1/4"	1.00 EA @	71.16 =	71.16
81. Sink faucet - Kitchen	1.00 EA @	272.61 =	272.61
82. Sink - double basin	1.00 EA @	403.24 =	403.24
83. Rough in plumbing - per fixture	1.00 EA @	697.84 =	697.84
84. Ductwork system - hot and cold air (per run)	2.00 EA @	410.14 =	820.28

CEILINGS and WALLS

85. 1/2" drywall - hung, taped, floated, ready for paint	570.04 SF @	3.03 =	1,727.22
86. Seal the walls and ceiling w/PVA primer - one coat	570.04 SF @	0.65 =	370.53
87. Paint the walls and ceiling - two coats	570.04 SF @	1.10 =	627.04

WINDOWS, DOORS and TRIM

88. Vinyl window - double hung, 9-12 sf -	1.00 EA @	463.65 =	463.65
89. Window trim set (casing & stop)	11.00 LF @	6.41 =	70.51
90. Add. charge for a retrofit window, 3-11 sf -	1.00 EA @	154.24 =	154.24
91. Paint door or window opening - 2 coats (per side)	3.00 EA @	35.20 =	105.60
92. Casing - 2 1/4"	17.00 LF @	2.46 =	41.82
93. Baseboard - 3 1/4"	50.66 LF @	3.89 =	197.07
94. Paint baseboard - two coats	50.66 LF @	1.61 =	81.56



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**CONTINUED - Kitchen**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
95. Base shoe	50.66 LF @	1.65 =	83.59
96. Seal & paint base shoe or quarter round	50.66 LF @	0.89 =	45.09
<b>CABINETS and FIXTURES</b>			
97. Cabinetry - lower (base) units	15.00 LF @	305.04 =	4,575.60
98. Cabinetry - upper (wall) units	16.00 LF @	221.51 =	3,544.16
99. Countertop - post formed plastic laminate - Premium grade	15.00 LF @	73.97 =	1,109.55
<b>FLOORS</b>			
100. Vinyl floor covering (sheet goods)	304.75 SF @	3.23 =	984.34
101. Underlayment - 1/4" lauan/mahogany plywood	206.60 SF @	2.04 =	421.46

**Living Room**

**Height: 8'**

<b>Door</b>	<b>3' X 6' 8"</b>	<b>Opens into DECK1</b>
<b>Window</b>	<b>3' X 4'</b>	<b>Opens into DECK1</b>
<b>Window</b>	<b>3' X 4'</b>	<b>Opens into DECK1</b>
<b>Missing Wall - Goes to Floor</b>	<b>4' X 6' 8"</b>	<b>Opens into KITCHEN</b>
<b>Missing Wall - Goes to Floor</b>	<b>4' X 6' 8"</b>	<b>Opens into DINING_ROOM</b>
<b>Subroom: Stairs (2)</b>		
<b>Missing Wall</b>	<b>3' X 9' 2 3/8"</b>	<b>Opens into LIVING_ROOM</b>
<b>Missing Wall</b>	<b>3' X 9' 2 3/8"</b>	<b>Opens into STAIRS1</b>
<b>Subroom: Stairs1 (3)</b>		
<b>Missing Wall</b>	<b>3' X 8'</b>	<b>Opens into STAIRS</b>
<b>Missing Wall</b>	<b>3' X 8'</b>	<b>Opens into STAIRS2</b>
<b>Subroom: Stairs2 (1)</b>		
<b>Missing Wall</b>	<b>3' X 12'</b>	<b>Opens into STAIRS1</b>
<b>Missing Wall</b>	<b>4' 3" X 12'</b>	<b>Opens into LIVING_ROOM</b>

**Height: 9' 2"**

**Height: 8'**

**Height: 12'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>MECHANICAL, ELECTRICAL, PLUMBING, and INSULATION</b>			
102. Blown-in insulation - 14" depth - R38	457.32 SF @	1.41 =	644.82
103. Batt insulation - 4" - R15 - paper / foil faced	374.29 SF @	1.35 =	505.29
104. Ceiling fan without light	1.00 EA @	284.95 =	284.95



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**CONTINUED - Living Room**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
105. 110 volt copper wiring run and box - rough in only	5.00 EA @	73.37 =	366.85
106. 110 volt copper wiring run, box and switch	8.00 EA @	94.08 =	752.64
107. 110 volt copper wiring run, box and outlet	7.00 EA @	93.66 =	655.62
108. Ductwork system - hot and cold air (per run)	3.00 EA @	410.14 =	1,230.42
<b>CEILINGs and WALLS</b>			
109. 1/2" drywall - hung, taped, floated, ready for paint	1,145.22 SF @	3.03 =	3,470.02
110. Seal the surface area w/PVA primer - one coat	1,145.22 SF @	0.65 =	744.39
111. Paint the surface area - two coats	1,145.22 SF @	1.10 =	1,259.74
<b>WINDOWS, DOORS and TRIM</b>			
112. R&R Vinyl window - double hung, 9-12 sf - High grade	2.00 EA @	491.81 =	983.62
113. Paint door or window opening - 2 coats (per side)	5.00 EA @	35.20 =	176.00
114. R&R Window trim set (casing & stop)	28.00 LF @	7.04 =	197.12
115. Add. charge for a retrofit window, 3-11 sf - difficult	2.00 EA @	154.24 =	308.48
116. Chair rail - 2 1/2"	96.87 LF @	3.55 =	343.89
117. Paint chair rail - two coats	96.87 LF @	1.62 =	156.93
118. Baseboard - 3 1/4"	96.87 LF @	3.89 =	376.82
119. Paint baseboard - two coats	96.87 LF @	1.61 =	155.96
<b>CABINETS and FIXTURES</b>			
120. Cabinetry - full height unit	10.00 LF @	347.08 =	3,470.80
<b>FLOORS</b>			
121. Carpet	574.74 SF @	3.65 =	2,097.80
122. Carpet pad	488.97 SF @	0.62 =	303.16

**Bathroom (half)**

**Height: 8'**

**Window**

**2' X 2'**

**Opens into Exterior**

**Door**

**2' 6" X 6' 8"**

**Opens into LAUNDRY\_ROOM**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>MECHANICAL, ELECTRICAL, PLUMBING, and INSULATION</b>			
123. Blown-in insulation - 14" depth - R38	32.50 SF @	1.41 =	45.83
124. Batt insulation - 4" - R15 - paper / foil faced	95.67 SF @	1.35 =	129.15
125. Light fixture	1.00 EA @	81.56 =	81.56



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**CONTINUED - Bathroom (half)**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
126. 110 volt copper wiring run and box - rough in only	1.00 EA @	73.37 =	73.37
127. 110 volt copper wiring run, box and switch	2.00 EA @	94.08 =	188.16
128. 110 volt copper wiring run, box and outlet	2.00 EA @	93.66 =	187.32
129. Toilet	1.00 EA @	529.87 =	529.87
130. Rough in plumbing - per fixture	2.00 EA @	697.84 =	1,395.68
131. Toilet seat	1.00 EA @	57.50 =	57.50
132. Pedestal sink	1.00 EA @	540.53 =	540.53
133. Sink faucet - Bathroom	1.00 EA @	226.89 =	226.89
134. Ductwork system - hot and cold air (per run)	1.00 EA @	410.14 =	410.14
<b>CEILINGS and WALLS</b>			
135. 1/2" drywall - hung, taped, floated, ready for paint	223.83 SF @	3.03 =	678.20
136. Seal the walls and ceiling w/PVA primer - one coat	223.83 SF @	0.65 =	145.49
137. Paint the walls and ceiling - two coats	223.83 SF @	1.10 =	246.21
<b>WINDOWS, DOORS and TRIM</b>			
138. Interior door unit	1.00 EA @	322.99 =	322.99
139. Door knob - interior	1.00 EA @	40.61 =	40.61
140. Paint door slab only - 2 coats (per side)	1.00 EA @	42.38 =	42.38
141. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA @	35.20 =	35.20
142. Paint door or window opening - 2 coats (per side)	2.00 EA @	35.20 =	70.40
143. Vinyl window - double hung, 9-12 sf -	1.00 EA @	463.65 =	463.65
144. Window trim set (casing & stop)	8.00 LF @	6.41 =	51.28
145. Add. charge for a retrofit window, 3-11 sf - difficult	1.00 EA @	154.24 =	154.24
146. Baseboard - 3 1/4"	24.00 LF @	3.89 =	93.36
147. Paint baseboard - two coats	24.00 LF @	1.61 =	38.64
148. Base shoe	24.00 LF @	1.65 =	39.60
149. Seal & paint base shoe or quarter round	24.00 LF @	0.89 =	21.36
<b>FLOORS</b>			
150. Underlayment - 1/4" lauan/mahogany plywood	32.50 SF @	2.04 =	66.30
151. Vinyl floor covering (sheet goods)	37.38 SF @	3.23 =	120.74
15 % waste added for Vinyl floor covering (sheet goods).			

**Dining Room**

**Height: 8'**





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<b>Missing Wall - Goes to Floor</b>	<b>4' X 6' 8"</b>	<b>Opens into LIVING_ROOM</b>
<b>Missing Wall</b>	<b>12' X 8'</b>	<b>Opens into KITCHEN</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into Exterior</b>
<b>Missing Wall</b>	<b>11' 11 11/16" X 8'</b>	<b>Opens into BAY</b>

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>MECHANICAL, ELECTRICAL, PLUMBING, and INSULATION</b>			
152. Blown-in insulation - 14" depth - R38	162.00 SF @	1.41 =	228.42
153. Batt insulation - 4" - R15 - paper / foil faced	86.07 SF @	1.35 =	116.19
154. Light fixture	1.00 EA @	81.56 =	81.56
155. 110 volt copper wiring run and box - rough in only	1.00 EA @	73.37 =	73.37
156. 110 volt copper wiring run, box and switch	1.00 EA @	94.08 =	94.08
157. 110 volt copper wiring run, box and outlet	3.00 EA @	93.66 =	280.98
158. Ductwork system - hot and cold air (per run)	1.00 EA @	410.14 =	410.14
<b>CEILINGS and WALLS</b>			
159. 1/2" drywall - hung, taped, floated, ready for paint	334.14 SF @	3.03 =	1,012.44
160. Seal the walls and ceiling w/PVA primer - one coat	334.14 SF @	0.65 =	217.19
161. Paint the walls and ceiling - two coats	334.14 SF @	1.10 =	367.55
<b>WINDOWS, DOORS and TRIM</b>			
162. Vinyl window, picture/fixed, 3-11 sf	2.00 EA @	285.11 =	570.22
163. Vinyl window, picture/fixed, 12-23 sf	1.00 EA @	427.70 =	427.70
164. Window trim set (casing & stop)	38.00 LF @	6.41 =	243.58
165. Add. charge for a retrofit window, 3-11 sf -	2.00 EA @	154.24 =	308.48
166. Add. charge for a retrofit window, 12-23 sf -	1.00 EA @	211.57 =	211.57
167. Paint door or window opening - 2 coats (per side)	5.00 EA @	35.20 =	176.00
168. Casing - 2 1/4"	17.00 LF @	2.46 =	41.82
169. Paint door slab only - 2 coats (per side)	1.00 EA @	42.38 =	42.38
170. Baseboard - 3 1/4"	20.43 LF @	3.89 =	79.47
171. Paint baseboard - two coats	20.43 LF @	1.61 =	32.89
172. Base shoe	20.43 LF @	1.65 =	33.71
173. Seal & paint base shoe or quarter round	20.43 LF @	0.89 =	18.18
<b>FLOORS</b>			
174. Underlayment - 1/4" lauan/mahogany plywood	162.00 SF @	2.04 =	330.48
175. Vinyl floor covering (sheet goods)	237.17 SF @	3.23 =	766.06

**Level 2**

**Level 2**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>MECHANICAL, ELECTRICAL, PLUMBING, and FRAMING</b>			



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**CONTINUED - Level 2**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
176. R&R Air handler - with heat element and A/C coil - 2 ton DEBRIS REMOVAL	1.00 EA @	2,013.79 =	2,013.79
177. Demolish/remove - bathroom (up to 50 sf)	103.00 SF @	17.01 =	1,752.03
178. Demolish/remove - bedroom/room (up to 200 sf)	658.54 SF @	6.01 =	3,957.83

<b>Hallway</b>			<b>Height: 8'</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into PRIMARY_BEDR</b>	
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into BEDROOM_2</b>	
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into BEDROOM_1</b>	
<b>Missing Wall</b>	<b>2' 11" X 8'</b>	<b>Opens into STAIRS</b>	
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into BATHROOM</b>	
<b>Subroom: cl. (1)</b>			<b>Height: 8'</b>
<b>Door</b>	<b>1' 6" X 6' 8"</b>	<b>Opens into HALLWAY</b>	
<b>Subroom: cl. (2)</b>			<b>Height: 8'</b>
<b>Door</b>	<b>4' X 6' 8"</b>	<b>Opens into HALLWAY</b>	

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>MECHANICAL, ELECTRICAL, PLUMBING, and INSULATION</b>			
179. Blown-in insulation - 14" depth - R38	83.77 SF @	1.41 =	118.12
180. Batt insulation - 4" - R15 - paper / foil faced	100.10 SF @	1.35 =	135.14
181. Light fixture	3.00 EA @	81.56 =	244.68
182. 110 volt copper wiring run and box - rough in only	3.00 EA @	73.37 =	220.11
183. 110 volt copper wiring run, box and switch	6.00 EA @	94.08 =	564.48
184. 110 volt copper wiring run, box and outlet	6.00 EA @	93.66 =	561.96
185. Ductwork system - hot and cold air (per run)	1.00 EA @	410.14 =	410.14
186. Thermostat	1.00 EA @	109.42 =	109.42
<b>CEILINGS and WALLS</b>			
187. 1/2" drywall - hung, taped, floated, ready for paint	484.15 SF @	3.03 =	1,466.97
188. Seal the walls and ceiling w/PVA primer - one coat	484.15 SF @	0.65 =	314.70
189. Paint the walls and ceiling - two coats	484.15 SF @	1.10 =	532.57
<b>WINDOWS, DOORS and TRIM</b>			



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**CONTINUED - Hallway**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
190. Paint disappearing (folding) stairway/attic access ladder	1.00 EA @	176.00 =	176.00
191. R&R Vinyl window - double hung, 9-12 sf -	1.00 EA @	491.81 =	491.81
192. Window trim set (casing & stop)	11.00 LF @	6.41 =	70.51
193. Add. charge for a retrofit window, 3-11 sf	1.00 EA @	154.24 =	154.24
194. Interior door unit	1.00 EA @	322.99 =	322.99
195. Door knob - interior	1.00 EA @	40.61 =	40.61
196. Bifold door set - Colonist - Double	1.00 EA @	332.01 =	332.01
197. Paint door slab only - 2 coats (per side)	4.00 EA @	42.38 =	169.52
198. Paint door/window trim & jamb - 2 coats (per side)	6.00 EA @	35.20 =	211.20
199. Baseboard - 3 1/4"	46.55 LF @	3.89 =	181.08
200. Paint baseboard - two coats	46.55 LF @	1.61 =	74.95
<b>FLOORS</b>			
201. Carpet	111.92 SF @	3.65 =	408.51
202. Carpet pad	83.77 SF @	0.62 =	51.94

**Primary Bedroom**

**Height: 8'**

<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into PRIMARY_BATH</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into HALLWAY</b>
<b>Window</b>	<b>3' X 4'</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>3' X 4'</b>	<b>Opens into Exterior</b>

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>MECHANICAL, ELECTRICAL, PLUMBING, and INSULATION</b>			
203. Blown-in insulation - 14" depth - R38	191.03 SF @	1.41 =	269.35
204. Batt insulation - 4" - R15 - paper / foil faced	194.85 SF @	1.35 =	263.05
205. Ceiling fan & light	1.00 EA @	391.94 =	391.94
206. 110 volt copper wiring run and box - rough in only	2.00 EA @	73.37 =	146.74
207. 110 volt copper wiring run, box and switch	1.00 EA @	94.08 =	94.08
208. 110 volt copper wiring run, box and outlet	5.00 EA @	93.66 =	468.30
209. Ductwork system - hot and cold air (per run)	2.00 EA @	410.14 =	820.28
<b>CEILINGS and WALLS</b>			
210. 1/2" drywall - hung, taped, floated, ready for paint	580.72 SF @	3.03 =	1,759.58



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**CONTINUED - Primary Bedroom**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
211. Seal the walls and ceiling w/PVA primer - one coat	580.72 SF @	0.65 =	377.47
212. Paint the walls and ceiling - two coats	580.72 SF @	1.10 =	638.79
<b>WINDOWS, DOORS and TRIM</b>			
213. R&R Vinyl window - double hung, 9-12 sf	2.00 EA @	491.81 =	983.62
214. R&R Window trim set (casing & stop)	28.00 LF @	7.04 =	197.12
215. Add. charge for a retrofit window, 3-11 sf	2.00 EA @	154.24 =	308.48
216. Interior door unit	1.00 EA @	322.99 =	322.99
217. Door knob - interior	1.00 EA @	40.61 =	40.61
218. Paint door slab only - 2 coats (per side)	2.00 EA @	42.38 =	84.76
219. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA @	35.20 =	70.40
220. Paint door or window opening - 2 coats (per side)	2.00 EA @	35.20 =	70.40
221. Baseboard - 3 1/4"	50.88 LF @	3.89 =	197.92
222. Paint baseboard - two coats	50.88 LF @	1.61 =	81.92
<b>FLOORS</b>			
223. Carpet	218.83 SF @	3.65 =	798.73
224. Carpet pad	191.03 SF @	0.62 =	118.44

<b>Bedroom 2</b>			<b>Height: 8'</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into HALLWAY</b>	
<b>Window</b>	<b>3' X 4'</b>	<b>Opens into Exterior</b>	
<b>Subroom: cl. (1)</b>			<b>Height: 8'</b>
<b>Door</b>	<b>5' X 6' 8"</b>	<b>Opens into BEDROOM_2</b>	

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>MECHANICAL, ELECTRICAL, PLUMBING, and INSULATION</b>			
225. Blown-in insulation - 14" depth - R38	181.29 SF @	1.41 =	255.62
226. Batt insulation - 4" - R15 - paper / foil faced	248.15 SF @	1.35 =	335.00
227. Light fixture	1.00 EA @	81.56 =	81.56
228. 110 volt copper wiring run and box - rough in only	3.00 EA @	73.37 =	220.11
229. 110 volt copper wiring run, box and switch	3.00 EA @	94.08 =	282.24
230. 110 volt copper wiring run, box and outlet	6.00 EA @	93.66 =	561.96
231. Ductwork system - hot and cold air (per run)	2.00 EA @	410.14 =	820.28



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**CONTINUED - Bedroom 2**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>CEILINGS and WALLS</b>			
232. 1/2" drywall - hung, taped, floated, ready for paint	677.60 SF @	3.03 =	2,053.13
233. Seal the walls and ceiling w/PVA primer - one coat	677.60 SF @	0.65 =	440.44
234. Paint the walls and ceiling - two coats	677.60 SF @	1.10 =	745.36
<b>WINDOWS, DOORS and TRIM</b>			
235. R&R Vinyl window - double hung, 9-12 sf - High grade	1.00 EA @	491.81 =	491.81
236. R&R Window trim set (casing & stop)	14.00 LF @	7.04 =	98.56
237. Add. charge for a retrofit window, 3-11 sf - difficult	1.00 EA @	154.24 =	154.24
238. Interior door unit	2.00 EA @	322.99 =	645.98
239. Door knob - interior	2.00 EA @	40.61 =	81.22
240. Paint door slab only - 2 coats (per side)	2.00 EA @	42.38 =	84.76
241. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA @	35.20 =	35.20
242. Paint door or window opening - 2 coats (per side)	3.00 EA @	35.20 =	105.60
243. Baseboard - 3 1/4"	61.46 LF @	3.89 =	239.08
244. Paint baseboard - two coats	61.46 LF @	1.61 =	98.95
<b>FLOORS</b>			
245. Carpet	207.08 SF @	3.65 =	755.84
246. Carpet pad	181.29 SF @	0.62 =	112.40

**Bedroom 1**

**Height: 8'**

**Door** 2' 6" X 6' 8" **Opens into HALLWAY**

**Window** 3' X 4' **Opens into Exterior**

**Subroom: cl. (1)**

**Height: 8'**

**Door** 2' 6" X 6' 8" **Opens into BEDROOM\_1**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>MECHANICAL, ELECTRICAL, PLUMBING, and INSULATION</b>			
247. Blown-in insulation - 14" depth - R38	143.50 SF @	1.41 =	202.34
248. Batt insulation - 4" - R15 - paper / foil faced	203.00 SF @	1.35 =	274.05
249. Light fixture	1.00 EA @	81.56 =	81.56
250. Ceiling fan & light - Standard grade	1.00 EA @	329.44 =	329.44
251. 110 volt copper wiring run and box - rough in only	2.00 EA @	73.37 =	146.74



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**CONTINUED - Bedroom 1**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
252. 110 volt copper wiring run, box and switch	3.00 EA @	94.08 =	282.24
253. 110 volt copper wiring run, box and outlet	5.00 EA @	93.66 =	468.30
254. Ductwork system - hot and cold air (per run)	1.00 EA @	410.14 =	410.14
<b>CEILINGs and WALLS</b>			
255. 1/2" drywall - hung, taped, floated, ready for paint	549.50 SF @	3.03 =	1,664.99
256. Seal the walls and ceiling w/PVA primer - one coat	549.50 SF @	0.65 =	357.18
257. Paint the walls and ceiling - two coats	549.50 SF @	1.10 =	604.45
<b>WINDOWS, DOORS and TRIM</b>			
258. R&R Vinyl window - double hung, 9-12 sf - High grade	1.00 EA @	491.81 =	491.81
259. R&R Window trim set (casing & stop)	14.00 LF @	7.04 =	98.56
260. Add. charge for a retrofit window, 3-11 sf - difficult	1.00 EA @	154.24 =	154.24
261. Interior door unit	2.00 EA @	322.99 =	645.98
262. Door knob - interior	2.00 EA @	40.61 =	81.22
263. Paint door slab only - 2 coats (per side)	3.00 EA @	42.38 =	127.14
264. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA @	35.20 =	35.20
265. Paint door or window opening - 2 coats (per side)	3.00 EA @	35.20 =	105.60
266. Baseboard - 3 1/4"	51.00 LF @	3.89 =	198.39
267. Paint baseboard - two coats	51.00 LF @	1.61 =	82.11
<b>FLOORS</b>			
268. Carpet	171.00 SF @	3.65 =	624.15
269. Carpet pad	143.50 SF @	0.62 =	88.97

**Bathroom**

**Height: 8'**

**Door** 2' 6" X 6' 8" **Opens into HALLWAY**  
**Window** 2' 8" X 3' **Opens into Exterior**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>MECHANICAL, ELECTRICAL, PLUMBING, and INSULATION</b>			
270. Rough in plumbing - per fixture	1.00 EA @	697.84 =	697.84
271. Sink - single	1.00 EA @	281.71 =	281.71
272. Sink faucet - Bathroom	1.00 EA @	226.89 =	226.89
273. Rough in plumbing - per fixture	1.00 EA @	697.84 =	697.84



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**CONTINUED - Bathroom**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
274. Toilet	1.00 EA @	529.87 =	529.87
275. Tub/shower faucet	1.00 EA @	318.09 =	318.09
276. Fiberglass tub & shower combination	1.00 EA @	1,343.21 =	1,343.21
277. Rough in plumbing - per fixture	1.00 EA @	697.84 =	697.84
278. Toilet seat	1.00 EA @	57.50 =	57.50
279. Blown-in insulation - 14" depth - R38	48.60 SF @	1.41 =	68.53
280. Light fixture	1.00 EA @	81.56 =	81.56
281. 110 volt copper wiring run and box - rough in only	3.00 EA @	73.37 =	220.11
282. 110 volt copper wiring run, box and switch	2.00 EA @	94.08 =	188.16
283. Bathroom ventilation fan	1.00 EA @	109.83 =	109.83
284. Ground fault interrupter (GFI) outlet	1.00 EA @	37.22 =	37.22
285. 110 volt copper wiring run, box and outlet	2.00 EA @	93.66 =	187.32
286. Ductwork system - hot and cold air (per run)	1.00 EA @	410.14 =	410.14
<b>CEILINGS and WALLS</b>			
287. 1/2" drywall - hung, taped, floated, ready for paint	254.15 SF @	3.03 =	770.07
288. Seal the walls and ceiling w/PVA primer - one coat	254.15 SF @	0.65 =	165.20
289. Paint the walls and ceiling - two coats	254.15 SF @	1.10 =	279.57
<b>WINDOWS, DOORS and TRIM</b>			
290. R&R Vinyl window - double hung, 9-12 sf - High grade	1.00 EA @	491.81 =	491.81
291. R&R Window trim set (casing & stop)	11.33 LF @	7.04 =	79.77
292. Add. charge for a retrofit window, 3-11 sf - difficult	1.00 EA @	154.24 =	154.24
293. Interior door unit	1.00 EA @	322.99 =	322.99
294. Door knob - interior	1.00 EA @	40.61 =	40.61
295. Paint door slab only - 2 coats (per side)	1.00 EA @	42.38 =	42.38
296. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA @	35.20 =	35.20
297. Paint door or window opening - 2 coats (per side)	1.00 EA @	35.20 =	35.20
298. Baseboard - 3 1/4"	26.28 LF @	3.89 =	102.23
299. Paint baseboard - two coats	26.28 LF @	1.61 =	42.31
300. Base shoe	26.28 LF @	1.65 =	43.36
301. Seal & paint base shoe or quarter round	26.28 LF @	0.89 =	23.39
<b>CABINETS and FIXTURES</b>			
302. Vanity	3.00 LF @	318.43 =	955.29
303. Countertop - post formed plastic laminate	3.00 LF @	54.18 =	162.54
<b>FLOORS</b>			
304. Floor preparation for resilient flooring	48.60 SF @	0.58 =	28.19



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**CONTINUED - Bathroom**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
305. Underlayment - 1/4" lauan/mahogany plywood	48.60 SF @	2.04 =	99.14
306. Vinyl floor covering (sheet goods)	66.08 SF @	3.23 =	213.44
307. Batt insulation - 4" - R15 - paper / foil faced	51.39 SF @	1.35 =	69.38

**Primary Bath**

**Height: 8'**

<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into PRIMARY_CLOS</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into PRIMARY_BEDR</b>
<b>Window</b>	<b>2' X 4'</b>	<b>Opens into Exterior</b>

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>MECHANICAL, ELECTRICAL, PLUMBING, and INSULATION</b>			
308. Blown-in insulation - 14" depth - R38	54.59 SF @	1.41 =	76.97
309. Batt insulation - 4" - R15 - paper / foil faced	114.67 SF @	1.35 =	154.80
310. Rough in plumbing - per fixture	1.00 EA @	697.84 =	697.84
311. Toilet	1.00 EA @	529.87 =	529.87
312. Ductwork system - hot and cold air (per run)	1.00 EA @	410.14 =	410.14
313. Light fixture	1.00 EA @	81.56 =	81.56
314. 110 volt copper wiring run and box - rough in only	1.00 EA @	73.37 =	73.37
315. Fiberglass shower unit	1.00 EA @	1,173.53 =	1,173.53
316. Rough in plumbing - per fixture	1.00 EA @	697.84 =	697.84
317. Rough in plumbing - per fixture	1.00 EA @	697.84 =	697.84
318. Tub/shower faucet	1.00 EA @	318.09 =	318.09
319. Toilet seat	1.00 EA @	57.50 =	57.50
320. Sink - single	2.00 EA @	281.71 =	563.42
321. Sink faucet - Bathroom	2.00 EA @	226.89 =	453.78
322. 110 volt copper wiring run and box - rough in only	2.00 EA @	73.37 =	146.74
323. 110 volt copper wiring run, box and switch	2.00 EA @	94.08 =	188.16
324. Bathroom ventilation fan	1.00 EA @	109.83 =	109.83
325. Ground fault interrupter (GFI) outlet	1.00 EA @	37.22 =	37.22
326. 110 volt copper wiring run, box and outlet	3.00 EA @	93.66 =	280.98
<b>CEILINGS and WALLS</b>			
327. 1/2" drywall - hung, taped, floated, ready for paint	283.92 SF @	3.03 =	860.28





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**CONTINUED - Primary Bath**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
328. Seal the walls and ceiling w/PVA primer - one coat	283.92 SF @	0.65 =	184.55
329. Paint the walls and ceiling - two coats	283.92 SF @	1.10 =	312.31
<b>WINDOWS, DOORS and TRIM</b>			
330. R&R Vinyl window - double hung, 9-12 sf - High grade	1.00 EA @	491.81 =	491.81
331. R&R Window trim set (casing & stop)	12.00 LF @	7.04 =	84.48
332. Add. charge for a retrofit window, 3-11 sf - difficult	1.00 EA @	154.24 =	154.24
333. Interior door unit	1.00 EA @	322.99 =	322.99
334. Door knob - interior	1.00 EA @	40.61 =	40.61
335. Paint door slab only - 2 coats (per side)	2.00 EA @	42.38 =	84.76
336. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA @	35.20 =	70.40
337. Paint door or window opening - 2 coats (per side)	1.00 EA @	35.20 =	35.20
338. Baseboard - 3 1/4"	28.83 LF @	3.89 =	112.15
339. Paint baseboard - two coats	28.83 LF @	1.61 =	46.42
340. Base shoe	28.83 LF @	1.65 =	47.57
341. Seal & paint base shoe or quarter round	28.83 LF @	0.89 =	25.66
<b>CABINETS and FIXTURES</b>			
342. Vanity	6.00 LF @	318.43 =	1,910.58
343. Countertop - post formed plastic laminate	6.00 LF @	54.18 =	325.08
<b>FLOORS</b>			
344. Floor preparation for resilient flooring	54.59 SF @	0.58 =	31.66
345. Underlayment - 1/4" lauan/mahogany plywood	54.59 SF @	2.04 =	111.36
346. Vinyl floor covering (sheet goods)	75.42 SF @	3.23 =	243.61

**Primary Closet**

**Height: 8'**

**Door 2' 6" X 6' 8"**

**Opens into PRIMARY\_BATH**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>MECHANICAL, ELECTRICAL, PLUMBING, and INSULATION</b>			
347. Blown-in insulation - 14" depth - R38	35.00 SF @	1.41 =	49.35
348. Light fixture	1.00 EA @	81.56 =	81.56
349. 110 volt copper wiring run and box - rough in only	1.00 EA @	73.37 =	73.37
350. 110 volt copper wiring run, box and switch	2.00 EA @	94.08 =	188.16



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**CONTINUED - Primary Closet**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
351. 110 volt copper wiring run, box and outlet	2.00 EA @	93.66 =	187.32
352. Ductwork system - hot and cold air (per run)	1.00 EA @	410.14 =	410.14
<b>CEILINGS and WALLS</b>			
353. 1/2" drywall - hung, taped, floated, ready for paint	207.67 SF @	3.03 =	629.24
354. Seal the walls and ceiling w/PVA primer - one coat	207.67 SF @	0.65 =	134.99
355. Paint the walls and ceiling - two coats	207.67 SF @	1.10 =	228.44
<b>WINDOWS, DOORS and TRIM</b>			
356. Interior door unit	1.00 EA @	322.99 =	322.99
357. Door knob - interior	1.00 EA @	40.61 =	40.61
358. Paint door slab only - 2 coats (per side)	1.00 EA @	42.38 =	42.38
359. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA @	35.20 =	35.20
360. Baseboard - 3 1/4"	21.17 LF @	3.89 =	82.35
361. Paint baseboard - two coats	21.17 LF @	1.61 =	34.08
<b>FLOORS</b>			
362. Carpet	52.00 SF @	3.65 =	189.80
363. Carpet pad	35.00 SF @	0.62 =	21.70

<b>Void</b>			<b>Height: 8'</b>
DESCRIPTION	QTY	UNIT PRICE	TOTAL
364. Blown-in insulation - 14" depth - R38	2.39 SF @	1.41 =	3.37

<b>Stairs</b>			<b>Height: 8'</b>
<b>Missing Wall</b>	<b>2' 11" X 8'</b>	<b>Opens into HALLWAY</b>	
DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>MECHANICAL, ELECTRICAL, PLUMBING, and INSULATION</b>			
365. Blown-in insulation - 14" depth - R38	21.39 SF @	1.41 =	30.16
366. Hanging light fixture	1.00 EA @	101.40 =	101.40
367. 110 volt copper wiring run and box - rough in only	1.00 EA @	73.37 =	73.37



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**CONTINUED - Stairs**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
368. 110 volt copper wiring run, box and switch	2.00 EA @	94.08 =	188.16
CEILINGS and WALLS			
369. 1/2" drywall - hung, taped, floated, ready for paint	163.39 SF @	3.03 =	495.07
370. Paint the walls and ceiling - two coats	163.39 SF @	1.10 =	179.73
371. Seal the walls and ceiling w/PVA primer - one coat	163.39 SF @	0.65 =	106.20
WINDOWS, DOORS and TRIM			
372. Handrail - round / oval - softwood - wall mounted	12.00 LF @	11.75 =	141.00
373. Paint handrail - wall mounted	12.00 LF @	1.26 =	15.12
FLOORS			
374. Carpet	38.83 SF @	3.65 =	141.73
375. Carpet pad	21.39 SF @	0.62 =	13.26
376. Step charge for "waterfall" carpet installation	12.00 EA @	9.73 =	116.76

**Roof**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
MECHANICAL, ELECTRICAL, PLUMBING, and FRAMING			
377. 2" x 4" x 20' #2 & better Fir / Larch (material only)	4.00 EA @	18.29 =	73.16
378. 2" x 4" x 8' #2 & better Fir / Larch (material only)	13.00 EA @	6.13 =	79.69
379. 2" x 4" x 14' #2 & better Fir / Larch (material only)	3.00 EA @	10.79 =	32.37
380. Sheathing - OSB - 1/2"	497.16 SF @	1.58 =	785.51
381. Labor to frame 2" x 4" non-bearing wall - 16" oc	497.16 SF @	1.80 =	894.89
382. 2" x 8" x 8' #2 & better Fir / Larch (material only)	14.00 EA @	11.85 =	165.90
383. 2" x 6" x 8' #2 & better Fir / Larch (material only)	4.00 EA @	8.45 =	33.80
384. Rafters - 2x8 - Labor only - (using rafter length)	106.38 LF @	2.99 =	318.08
385. Rafters - 2x10 - Labor only - (using rafter length)	10.08 LF @	3.32 =	33.47
386. Rafters - 2x6 - Labor only - (using rafter length)	50.56 LF @	2.50 =	126.40
387. Sheathing - OSB - 1/2"	160.00 SF @	1.58 =	252.80
388. 2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)	43.00 EA @	5.94 =	255.42
389. 2" x 10" x 12' #2 & better Fir / Larch (material only)	1.00 EA @	20.01 =	20.01
390. 2" x 6" x 12' #2 & better Fir / Larch (material only)	2.00 EA @	12.72 =	25.44
391. Truss - 6/12 slope	345.33 LF @	9.87 =	3,408.41



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**CONTINUED - Roof**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
392. Sheathing - OSB - 1/2"	814.92 SF @	1.58 =	1,287.57
393. 2" x 4" x 104 5/8" pre-cut stud (for 9' wall, mat only)	3.00 EA @	6.66 =	19.98
394. 2" x 4" x 12' #2 & better Fir / Larch (material only)	2.00 EA @	9.23 =	18.46
395. 2" x 4" x 116 5/8" pre-cut stud (for 10' wall, mat only)	5.00 EA @	7.44 =	37.20

**Roof2**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
396. Ice & water barrier	343.36 SF @	1.74 =	597.45
R905.1.2 Ice barriers... a self-adhering polymer-modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building.			
397. Drip edge	114.45 LF @	2.86 =	327.33
R905.2.8.5 Drip edge. A drip edge shall be provided at eaves and rake edges of shingle roofs.			
398. Asphalt starter - peel and stick	114.45 LF @	2.12 =	242.63
399. Step flashing	1.00 LF @	10.72 =	10.72
400. Roofing felt - 15 lb.	4.72 SQ @	33.86 =	159.82
401. Roof vent - turtle type - Metal	1.00 EA @	69.12 =	69.12
402. R&R Flashing - pipe jack	1.00 EA @	57.96 =	57.96
403. Laminated - comp. shingle rfg. - w/out felt	8.33 SQ @	250.20 =	2,084.17
Auto Calculated Waste: 1.5%, 0.41SQ			
Options: Valleys: Woven (full laced), Include eave starter course: No, Include rake starter course: No, Exposure: 5 5/8", Bundle Rounding: 0.5%, 0.14SQ - (included in waste calculation above)			
404. Additional charge for steep roof - 7/12 to 9/12 slope	8.15 SQ @	48.41 =	394.54
405. Additional charge for high roof (2 stories or greater)	8.15 SQ @	21.38 =	174.25
406. Hip / Ridge cap - composition shingles	26.67 LF @	4.63 =	123.48

**Roof3**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
407. Ice & water barrier	224.37 SF @	1.74 =	390.40
R905.1.2 Ice barriers... a self-adhering polymer-modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building.			



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**CONTINUED - Roof3**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
408. Drip edge	74.79 LF @	2.86 =	213.90
R905.2.8.5 Drip edge. A drip edge shall be provided at eaves and rake edges of shingle roofs.			
409. Asphalt starter - peel and stick	74.79 LF @	2.12 =	158.55
410. Step flashing	1.00 LF @	10.72 =	10.72
411. Roof vent - turtle type - Metal	1.00 EA @	69.12 =	69.12
412. R&R Flashing - pipe jack	1.00 EA @	57.96 =	57.96
413. Laminated - comp. shingle rfg. - w/out felt	2.00 SQ @	250.20 =	500.40
Auto Calculated Waste: 1.5%, 0.41SQ			
Options: Valleys: Woven (full laced), Include eave starter course: No, Include rake starter course: No, Exposure: 5 5/8", Bundle Rounding: 0.5%, 0.14SQ - (included in waste calculation above)			
414. Additional charge for steep roof - 7/12 to 9/12 slope	1.90 SQ @	48.41 =	91.98
415. Additional charge for high roof (2 stories or greater)	1.90 SQ @	21.38 =	40.62
416. Hip / Ridge cap - composition shingles	16.71 LF @	4.63 =	77.37

**Exterior**

**Ext\_Surfaces**

<b>Door</b>	<b>3' X 6' 8"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>3' X 4'</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>3' X 4'</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>3' X 4'</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>3' X 4'</b>	<b>Opens into Exterior</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into Exterior</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>2' X 2'</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>2' X 4'</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>3' X 4'</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>3' X 4'</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>2' X 2'</b>	<b>Opens into Exterior</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into Exterior</b>
<b>Door</b>	<b>16' X 8' 7/16"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>3' X 4'</b>	<b>Opens into Exterior</b>



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**Window** 3' X 4' **Opens into Exterior**  
**Window** 8' 1" X 4' **Opens into Exterior**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
417. R&R Siding - vinyl	3,111.37 SF @	4.33 =	13,472.24
418. Soffit - vinyl	247.16 SF @	4.91 =	1,213.56

**Grand Total Areas:**

8,232.05 SF Walls	2,257.18 SF Ceiling	10,489.23 SF Walls and Ceiling
2,298.52 SF Floor	255.39 SY Flooring	939.77 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	710.17 LF Ceil. Perimeter
2,298.52 Floor Area	2,436.26 Total Area	4,743.74 Interior Wall Area
7,243.16 Exterior Wall Area	560.04 Exterior Perimeter of Walls	
2,257.95 Surface Area	22.58 Number of Squares	345.31 Total Perimeter Length
67.33 Total Ridge Length	16.71 Total Hip Length	



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**Summary**

Line Item Total	181,056.54
Material Sales Tax	5,682.56
Subtotal	186,739.10
Overhead	17,855.45
Profit	17,855.45
<b>Replacement Cost Value</b>	<b>\$222,450.00</b>
<b>Net Claim</b>	<b>\$222,450.00</b>

\_\_\_\_\_  
Joshua Smith CR,WLS,CMP,CLS  
Technical Director



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**Recap of Taxes, Overhead and Profit**

	<b>Overhead (10%)</b>	<b>Profit (10%)</b>	<b>Material Sales Tax (7.25%)</b>	<b>Laundry &amp; D/C Tax (7.25%)</b>	<b>Manuf. Home Tax (4.75%)</b>	<b>Storage Rental Tax (7.25%)</b>	<b>Local Food Tax (2%)</b>
<b>Line Items</b>	17,855.45	17,855.45	5,682.56	0.00	0.00	0.00	0.00
<b>Total</b>	<b>17,855.45</b>	<b>17,855.45</b>	<b>5,682.56</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>





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**Recap by Room**

**Estimate: SULLIVAN\_DAVID\_STC**

<b>Area: Main Level</b>	<b>9,779.56</b>	<b>5.40%</b>
Garage	19,164.83	10.58%
Laundry Room	5,626.80	3.11%
Kitchen	20,173.47	11.14%
Living Room	18,485.32	10.21%
Bathroom (half)	6,496.65	3.59%
Dining Room	6,164.46	3.40%
<hr/>		
<b>Area Subtotal: Main Level</b>	<b>85,891.09</b>	<b>47.44%</b>
<b>Area: Level 2</b>	<b>7,723.65</b>	<b>4.27%</b>
Hallway	7,363.66	4.07%
Primary Bedroom	8,504.97	4.70%
Bedroom 2	8,699.34	4.80%
Bedroom 1	7,554.80	4.17%
Bathroom	10,309.97	5.69%
Primary Bath	12,245.20	6.76%
Primary Closet	2,751.68	1.52%
Void	3.37	
Stairs	1,601.96	0.88%
<hr/>		
<b>Area Subtotal: Level 2</b>	<b>66,758.60</b>	<b>36.87%</b>
<b>Area: Roof</b>	<b>7,868.56</b>	<b>4.35%</b>
Roof2	4,241.47	2.34%
Roof3	1,611.02	0.89%
<hr/>		
<b>Area Subtotal: Roof</b>	<b>13,721.05</b>	<b>7.58%</b>
<b>Area: Exterior</b>		
Ext_Surfaces	14,685.80	8.11%
<hr/>		
<b>Area Subtotal: Exterior</b>	<b>14,685.80</b>	<b>8.11%</b>
<hr/>		
<b>Subtotal of Areas</b>	<b>181,056.54</b>	<b>100.00%</b>
<hr/>		
<b>Total</b>	<b>181,056.54</b>	<b>100.00%</b>

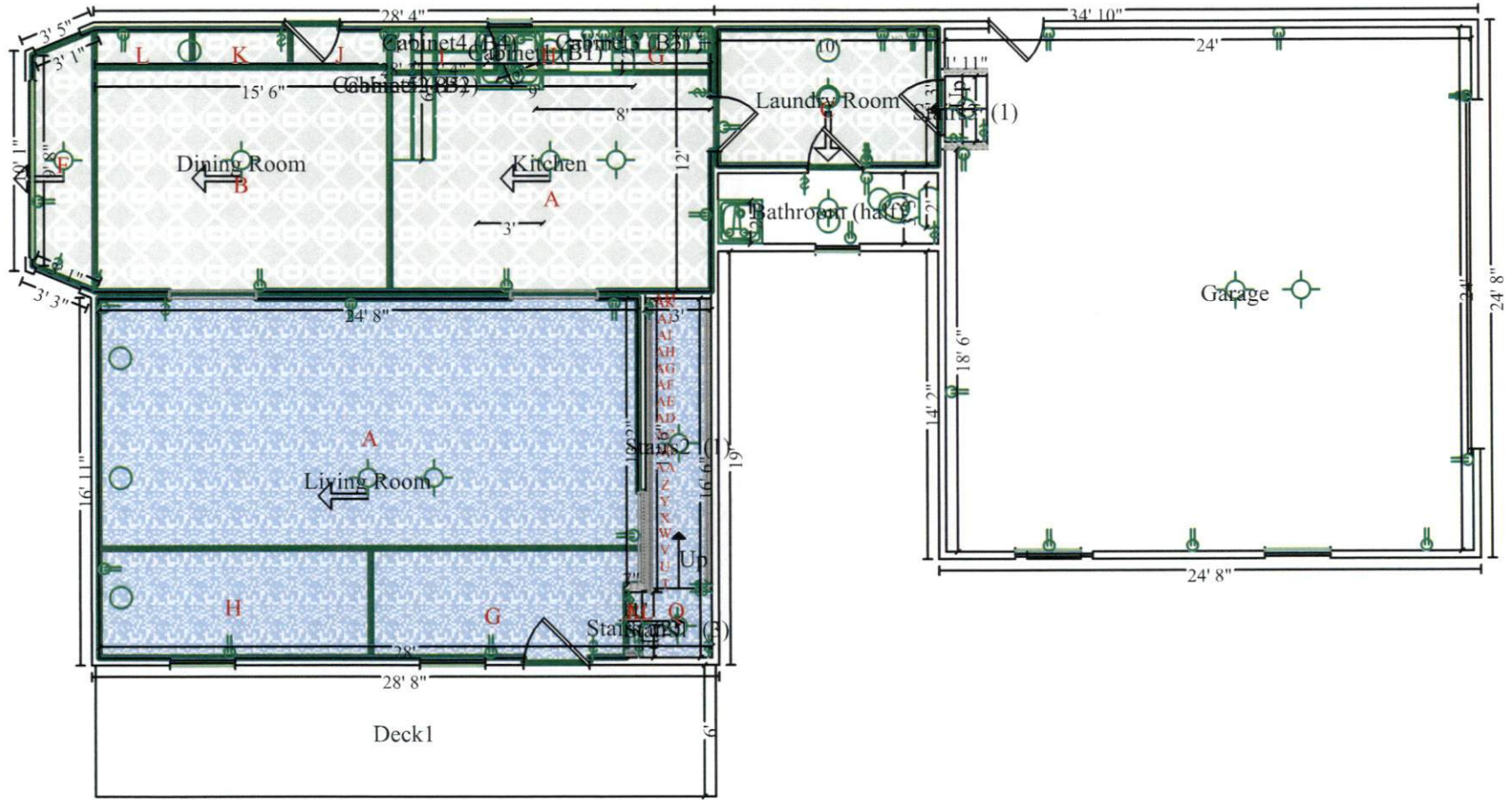


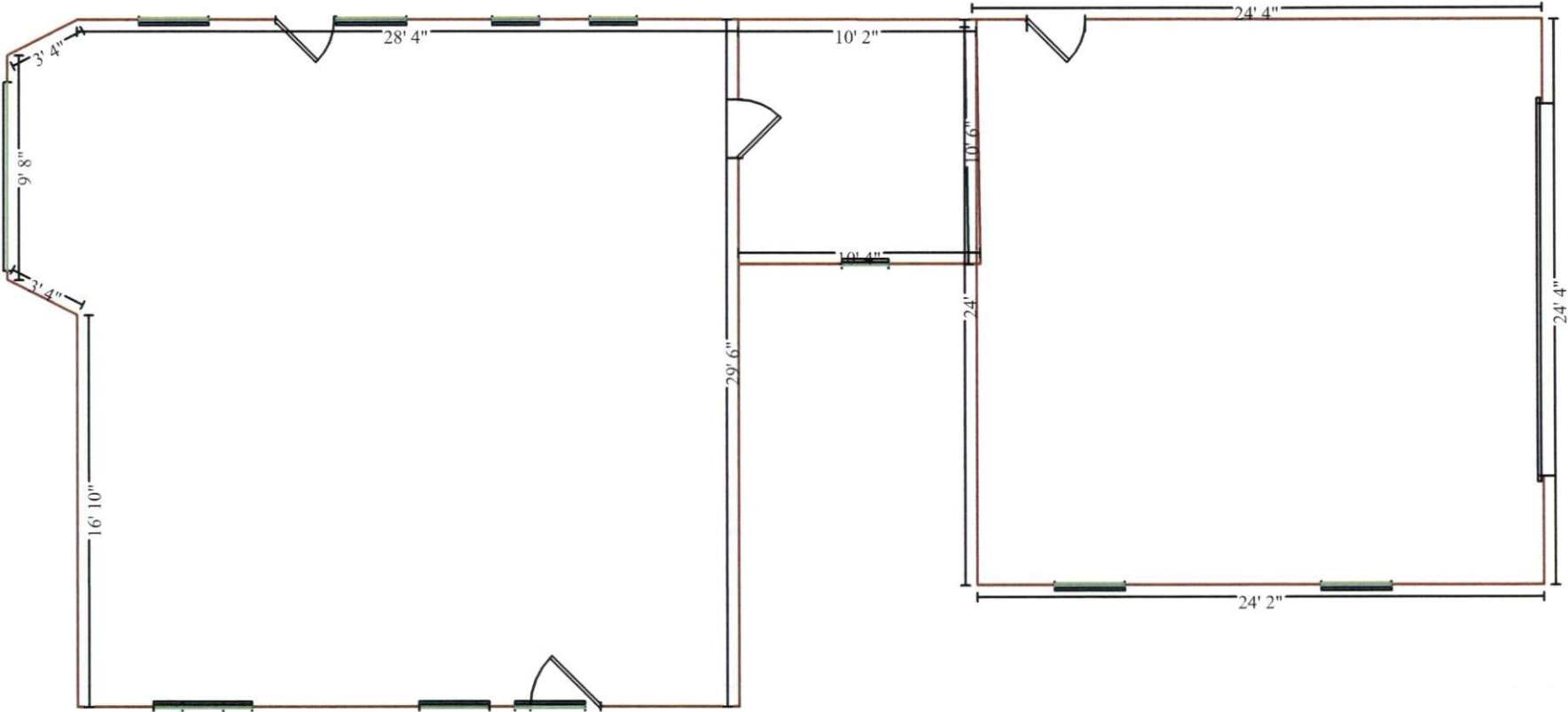
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**Recap by Category**

<b>O&amp;P Items</b>	<b>Total</b>	<b>%</b>
APPLIANCES	71.16	0.03%
CABINETRY	17,382.66	7.81%
CLEANING	204.54	0.09%
GENERAL DEMOLITION	2,369.08	1.06%
DOORS	7,431.89	3.34%
DRYWALL	22,004.43	9.89%
ELECTRICAL	15,341.45	6.90%
FLOOR COVERING - CARPET	5,843.19	2.63%
FLOOR COVERING - VINYL	3,842.97	1.73%
FINISH CARPENTRY / TRIMWORK	4,188.64	1.88%
FINISH HARDWARE	505.60	0.23%
FRAMING & ROUGH CARPENTRY	15,208.59	6.84%
HEAT, VENT & AIR CONDITIONING	11,231.59	5.05%
INSULATION	4,667.19	2.10%
LIGHT FIXTURES	2,915.27	1.31%
PLUMBING	14,319.10	6.44%
PAINTING	16,609.63	7.47%
ROOFING	5,834.95	2.62%
SIDING	11,823.21	5.31%
SOFFIT, FASCIA, & GUTTER	1,213.56	0.55%
WINDOWS - VINYL	9,859.95	4.43%
<b>O&amp;P Items Subtotal</b>	<b>172,868.65</b>	<b>77.71%</b>
<b>Non-O&amp;P Items</b>	<b>Total</b>	<b>%</b>
GENERAL DEMOLITION	15,827.85	7.12%
USER DEFINED ITEMS	-7,639.96	-3.43%
<b>Non-O&amp;P Items Subtotal</b>	<b>8,187.89</b>	<b>3.68%</b>
<b>O&amp;P Items Subtotal</b>	<b>172,868.65</b>	<b>77.71%</b>
<b>Material Sales Tax</b>	<b>5,682.56</b>	<b>2.55%</b>
<b>Overhead</b>	<b>17,855.45</b>	<b>8.03%</b>
<b>Profit</b>	<b>17,855.45</b>	<b>8.03%</b>
<b>Total</b>	<b>222,450.00</b>	<b>100.00%</b>





Exterior

