
Insured: Example 1 -Fire -Large Loss
Property: Pinecrest Drive
Rochester , NY 14617

Claim Number:

Policy Number:

Type of Loss: <NONE>

Date of Loss:

Date Received:

Date Inspected:

Date Entered: 2/17/2021 12:00 AM

Price List: NYRC8X_FEB21

Restoration/Service/Remodel

Estimate: EXAMPLE-1-LARGE-LOSS

EXAMPLE-1-LARGE-LOSS

General Items

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
1. Dumpster load - Approx. 30 yards, 5-7 tons of debris										
4.00	EA	685.00	263.04	548.00	3,551.04	0/NA	Avg.	NA	(0.00)	3,551.04
2. Residential Supervision / Project Management - per hour										
120.00	HR	69.22	797.41	1,661.28	10,765.09	0/NA	Avg.	0%	(0.00)	10,765.09
3. Taxes, insurance, permits & fees (Bid Item)										
1.00	EA	1,200.00	115.20	240.00	1,555.20	0/NA	Avg.	0%	(0.00)	1,555.20
4. General clean - up										
40.00	HR	39.51	151.72	316.08	2,048.20	0/NA	Avg.	0%	(0.00)	2,048.20
<i>Labor to perform a daily exterior grounds cleanup, coordinate deliver activities, perform daily porta john maintenance, and do a final clean of the driveway after dumpster is removed.</i>										
5. Temporary toilet (per month)										
8.00	MO	160.93	123.60	257.48	1,668.52	0/NA	Avg.	0%	(0.00)	1,668.52
6. Temporary power usage (per month)										
8.00	MO	194.10	149.06	310.56	2,012.42	0/NA	Avg.	0%	(0.00)	2,012.42
7. R&R Temporary power - overhead hookup										
1.00	EA	486.29	46.68	97.26	630.23	0/NA	Avg.	0%	(0.00)	630.23
Totals: General Items		1,646.71	3,430.66	22,230.70				0.00	22,230.70	

Structural Demo Work

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
8. Demolish/remove home (400 sf - 1000 sf)										
882.00	SF	6.30	533.44	1,111.32	7,201.36	0/NA	Avg.	NA	(0.00)	7,201.36
<i>Demo of the existing garage and bonus room above.</i>										
Totals: Structural Demo Work		533.44	1,111.32	7,201.36				0.00	7,201.36	

HVAC

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
9. R&R Ductwork system - hot or cold air - 1600 to 2199 SF home										
1.00	EA	5,299.08	508.72	1,059.82	6,867.62	0/30 yrs	Avg.	0%	(0.00)	6,867.62
10. R&R Furnace - forced air - 100,000 BTU										
1.00	EA	2,245.64	215.58	449.12	2,910.34	0/18 yrs	Avg.	0%	(0.00)	2,910.34
11. R&R Ductwork - Mechanical room - Plenum & Return air										
1.00	EA	881.23	84.60	176.24	1,142.07	0/30 yrs	Avg.	0%	(0.00)	1,142.07
12. Coil - 3 ton - cased										
1.00	EA	606.30	58.20	121.26	785.76	0/15 yrs	Avg.	0%	(0.00)	785.76

CONTINUED - HVAC

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
13. Central air - condenser unit - 3 ton - 14-15 SEER									
1.00 EA	1,913.36	183.68	382.68	2,479.72	0/15 yrs	Avg.	0%	(0.00)	2,479.72
14. Radiator unit - Large - Detach & dispose*									
14.00 EA	151.60	203.75	424.48	2,750.63	0/NA	Avg.	0%	(0.00)	2,750.63
<i>Removal of 14 radiators</i>									
15. Radiant floor heating system									
585.00 SF	11.32	635.74	1,324.44	8,582.38	0/40 yrs	Avg.	0%	(0.00)	8,582.38
<i>Heating system for garage and shop floors</i>									
16. Refrigerant lineset - 3/8" x 3/4" tubing - 31' to 50'									
1.00 EA	497.04	47.71	99.40	644.15	0/15 yrs	Avg.	0%	(0.00)	644.15
<i>To connect condenser in new location behind garage</i>									
17. Water heater - Detach & reset									
1.00 EA	418.44	40.18	83.68	542.30	0/NA	Avg.	0%	(0.00)	542.30
<i>Allowance to move the unit closer to the garage</i>									
18. Rough in plumbing - per fixture									
1.00 EA	495.94	47.62	99.18	642.74	0/80 yrs	Avg.	0%	(0.00)	642.74
<i>Allowance to reset new supply lines to feed hot water heater in new location</i>									
Totals: HVAC		2,025.78	4,220.30	27,347.71				0.00	27,347.71

Electrical

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Actual cost will depend upon final architect plans and electrical contractor requirements for power supply to the new addition space. We anticipate at a minimum sub panel will be required.									
19. R&R Circuit breaker - arc-fault circuit-interrupter (AFCI)									
6.00 EA	78.94	45.46	94.72	613.82	0/30 yrs	Avg.	0%	(0.00)	613.82
<i>Upgrading of current breakers in panel box to comply with code requirement</i>									
20. Electrician - per hour									
24.00 HR	82.51	190.10	396.04	2,566.38	0/NA	Avg.	0%	(0.00)	2,566.38
21. Generator - gas/propane - 13kw to 22kw - air cooled									
1.00 EA	7,955.94	763.78	1,591.18	10,310.90	0/8 yrs	Avg.	0%	(0.00)	10,310.90
<i>Includes: Gas/propane generator package with battery pack, and labor to install.</i>									
<i>Excludes: Crane, fuel storage tank, and transfer switch.</i>									
<i>Quality: Over 12kw to 22kw size, air cooled.</i>									
<i>Note: This item is for an air cooled generator, typically used in residential applications.</i>									
22. General Laborer - per hour									
6.00 HR	42.00	24.19	50.40	326.59	0/NA	Avg.	0%	(0.00)	326.59
<i>Labor to install the pad and prep area for generator set.</i>									

CONTINUED - Electrical

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
23. Generator - automatic transfer switch - 100 amp										
1.00	EA	2,684.37	257.70	536.88	3,478.95	0/8 yrs	Avg.	0%	(0.00)	3,478.95
Totals: Electrical		1,281.23	2,669.22	17,296.64				0.00	17,296.64	

Basement

Basement

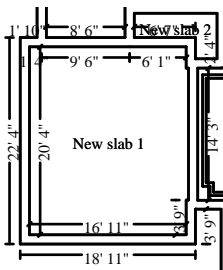
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
Basement finished walls and staircase										
24. 2" x 4" x 10' #2 & better Fir / Larch (material only)										
9.00	EA	8.60	7.43	15.48	100.31	0/150 yrs	Avg.	0%	(0.00)	100.31
25. 2" x 4" x 8' #2 & better Fir / Larch (material only)										
30.00	EA	6.88	19.81	41.28	267.49	0/150 yrs	Avg.	0%	(0.00)	267.49
26. 2" x 4" x 16' #2 & better Fir / Larch (material only)										
15.00	EA	13.65	19.66	40.96	265.37	0/150 yrs	Avg.	0%	(0.00)	265.37
27. 2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)										
151.00	EA	6.67	96.68	201.44	1,305.29	0/150 yrs	Avg.	0%	(0.00)	1,305.29
28. R&R Labor to frame 2" x 4" non-bearing wall - 16" oc										
1,214.30	SF	1.41	164.36	342.44	2,218.96	0/150 yrs	Avg.	0%	(0.00)	2,218.96
29. 2" x 4" x 20' #2 & better Fir / Larch (material only)										
6.00	EA	18.81	10.84	22.58	146.28	0/150 yrs	Avg.	0%	(0.00)	146.28
30. 2" x 4" x 14' #2 & better Fir / Larch (material only)										
9.00	EA	12.11	10.46	21.80	141.25	0/150 yrs	Avg.	0%	(0.00)	141.25
31. 2" x 4" x 12' #2 & better Fir / Larch (material only)										
6.00	EA	10.36	5.96	12.44	80.56	0/150 yrs	Avg.	0%	(0.00)	80.56
Stairs to main level										
32. R&R Stair stringer - exposed - clear-grade wood										
28.69	LF	60.31	166.10	346.06	2,242.46	0/150 yrs	Avg.	0%	(0.00)	2,242.46
33. R&R Stair tread - hardwood - up to 4' - High grade										
14.00	EA	118.03	158.64	330.48	2,141.54	0/100 yrs	Avg.	0%	(0.00)	2,141.54
34. R&R Starting step - single end D-step (riser included) - 5'										
1.00	EA	409.37	39.30	81.88	530.55	0/100 yrs	Avg.	0%	(0.00)	530.55
35. R&R Stair Skirt/Apron - wall side - paint grade										
18.50	LF	14.88	26.43	55.06	356.77	0/150 yrs	Avg.	0%	(0.00)	356.77
36. R&R Stair Skirt/Apron - open side - paint grade										
4.09	LF	46.70	18.34	38.20	247.55	0/150 yrs	Avg.	0%	(0.00)	247.55
37. R&R Stair riser - hardwood - up to 4'										
15.00	EA	38.31	55.16	114.94	744.75	0/50 yrs	Avg.	0%	(0.00)	744.75

CONTINUED - Basement

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
38. Balustrade - High grade									
24.00 LF	191.74	441.77	920.36	5,963.89	0/150 yrs	Avg.	0%	(0.00)	5,963.89
39. Stain & finish balustrade									
24.00 LF	24.58	56.63	117.98	764.53	0/15 yrs	Avg.	0%	(0.00)	764.53
40. Stain & finish stair tread - per side - per LF									
42.00 LF	5.21	21.01	43.76	283.59	0/15 yrs	Avg.	0%	(0.00)	283.59
41. Stain & finish stair riser - per side - per LF									
45.00 LF	3.48	15.04	31.32	202.96	0/15 yrs	Avg.	0%	(0.00)	202.96
42. Paint stair skirt/apron									
24.00 LF	4.86	11.20	23.32	151.16	0/15 yrs	Avg.	0%	(0.00)	151.16
43. Labor to install joist - floor or ceiling - 2x10									
48.00 LF	1.68	7.74	16.12	104.50	0/150 yrs	Avg.	0%	(0.00)	104.50
<i>Labor to frame new opening for staircase</i>									
44. 2" x 10" x 14' #2 & better Fir / Larch (material only)									
6.00 EA	34.58	19.92	41.50	268.90	0/150 yrs	Avg.	0%	(0.00)	268.90
Total: Basement		1,372.48	2,859.40	18,528.66				0.00	18,528.66

Slab Prep

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
45. Dump truck and operator - 10 ton									
8.00 HR	78.00	59.90	124.80	808.70	0/NA	Avg.	0%	(0.00)	808.70
46. Backhoe loader and operator									
24.00 HR	105.00	241.92	504.00	3,265.92	0/NA	Avg.	0%	(0.00)	3,265.92
47. Walk behind plate compactor and operator									
12.00 HR	66.11	76.16	158.66	1,028.14	0/NA	Avg.	0%	(0.00)	1,028.14
Totals: Slab Prep		377.98	787.46	5,102.76				0.00	5,102.76

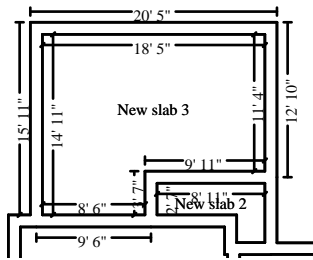


New slab 1

Height: 4'

299.69 SF Walls	346.88 SF Ceiling
646.57 SF Walls & Ceiling	346.88 SF Floor
38.54 SY Flooring	74.92 LF Floor Perimeter
74.92 LF Ceil. Perimeter	

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
48. Foundation drainage system - French drain									
74.92 LF	18.09	130.10	271.06	1,756.46	0/100 yrs	Avg.	0%	(0.00)	1,756.46
49. R&R Footings - 24" x 10"									
74.92 LF	34.60	248.84	518.44	3,359.51	0/200 yrs	Avg.	0%	(0.00)	3,359.51
50. R&R Block - 12" x 8" x 16" - in place									
299.69 SF	13.20	379.76	791.18	5,126.85	0/100 yrs	Avg.	0%	(0.00)	5,126.85
51. Seal foundation wall									
299.69 SF	0.56	16.12	33.56	217.51	0/15 yrs	Avg.	0%	(0.00)	217.51
52. Backfill foundations									
74.92 LF	4.26	30.64	63.84	413.64	0/NA	Avg.	0%	(0.00)	413.64
53. Concrete anchor bolt - 1/2" x 10"									
37.46 EA	4.93	17.72	36.94	239.34	0/150 yrs	Avg.	0%	(0.00)	239.34
54. Gravel under slab - in place									
19.27 CY	43.84	81.10	168.96	1,094.86	0/NA	Avg.	0%	(0.00)	1,094.86
55. R&R Concrete slab on grade - 4" - finished in place									
346.88 SF	7.30	243.10	506.44	3,281.76	0/50 yrs	Avg.	0%	(0.00)	3,281.76
56. Concrete sealer - brush or spray applied									
346.88 SF	0.88	29.30	61.06	395.61	0/4 yrs	Avg.	0%	(0.00)	395.61
Totals: New slab 1		1,176.68	2,451.48	15,885.54				0.00	15,885.54



New slab 3

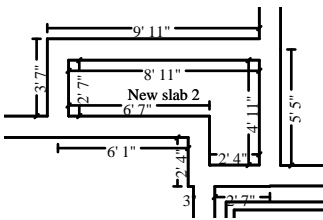
Height: 4'

- 267.09 SF Walls
- 506.74 SF Walls & Ceiling
- 26.63 SY Flooring
- 66.77 LF Ceil. Perimeter
- 239.65 SF Ceiling
- 239.65 SF Floor
- 66.77 LF Floor Perimeter

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
57. Foundation drainage system - French drain									
66.77 LF	18.09	115.96	241.58	1,565.41	0/100 yrs	Avg.	0%	(0.00)	1,565.41
58. Footings - 24" x 10"									
66.77 LF	25.98	166.52	346.94	2,248.14	0/200 yrs	Avg.	0%	(0.00)	2,248.14
59. Block - 12" x 8" x 16" - in place									
267.09 SF	10.53	270.00	562.50	3,644.96	0/100 yrs	Avg.	0%	(0.00)	3,644.96
60. Seal foundation wall									
267.09 SF	0.56	14.36	29.92	193.85	0/15 yrs	Avg.	0%	(0.00)	193.85
61. Backfill foundations									
66.77 LF	4.26	27.31	56.88	368.63	0/NA	Avg.	0%	(0.00)	368.63
62. Concrete anchor bolt - 1/2" x 10"									
33.39 EA	4.93	15.80	32.92	213.33	0/150 yrs	Avg.	0%	(0.00)	213.33
63. Gravel under slab - in place									
13.31 CY	43.84	56.02	116.70	756.23	0/NA	Avg.	0%	(0.00)	756.23

CONTINUED - New slab 3

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
64. Concrete slab on grade - 4" - finished in place									
239.65 SF	4.49	103.30	215.20	1,394.53	0/50 yrs	Avg.	0%	(0.00)	1,394.53
65. Concrete sealer - brush or spray applied									
239.65 SF	0.88	20.24	42.18	273.31	0/4 yrs	Avg.	0%	(0.00)	273.31
Totals: New slab 3		789.51	1,644.82	10,658.39				0.00	10,658.39

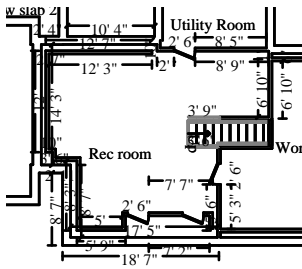


New slab 2

Height: 4'

- 110.82 SF Walls
- 139.60 SF Walls & Ceiling
- 3.20 SY Flooring
- 27.70 LF Ceil. Perimeter
- 28.78 SF Ceiling
- 28.78 SF Floor
- 27.70 LF Floor Perimeter

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
66. Foundation drainage system - French drain									
27.70 LF	18.09	48.11	100.22	649.42	0/100 yrs	Avg.	0%	(0.00)	649.42
67. Footings - 24" x 10"									
27.70 LF	25.98	69.08	143.94	932.67	0/200 yrs	Avg.	0%	(0.00)	932.67
68. Block - 12" x 8" x 16" - in place									
110.82 SF	10.53	112.02	233.38	1,512.33	0/100 yrs	Avg.	0%	(0.00)	1,512.33
69. Concrete anchor bolt - 1/2" x 10"									
13.85 EA	4.93	6.55	13.66	88.49	0/150 yrs	Avg.	0%	(0.00)	88.49
70. Seal foundation wall									
110.82 SF	0.56	5.95	12.42	80.43	0/15 yrs	Avg.	0%	(0.00)	80.43
71. Backfill foundations									
27.70 LF	4.26	11.33	23.60	152.93	0/NA	Avg.	0%	(0.00)	152.93
72. Gravel under slab - in place									
1.60 CY	43.84	6.73	14.02	90.89	0/NA	Avg.	0%	(0.00)	90.89
73. Concrete slab on grade - 4" - finished in place									
28.78 SF	4.49	12.41	25.84	167.47	0/50 yrs	Avg.	0%	(0.00)	167.47
74. Concrete sealer - brush or spray applied									
28.78 SF	0.88	2.44	5.06	32.83	0/4 yrs	Avg.	0%	(0.00)	32.83
Totals: New slab 2		274.62	572.14	3,707.46				0.00	3,707.46

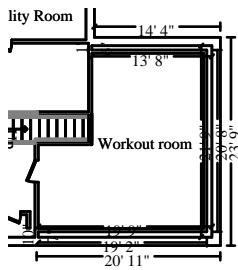


Rec room

Height: 8'

1578.97 SF Walls	477.37 SF Ceiling
2056.34 SF Walls & Ceiling	479.24 SF Floor
53.25 SY Flooring	194.25 LF Floor Perimeter
219.65 LF Ceil. Perimeter	

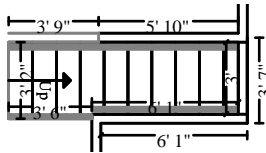
Door	2' 6" X 6' 8"	Opens into UTILITY_ROOM
Door	2' 6" X 6' 8"	Opens into WORKOUT_ROOM
Door	2' 6" X 6' 8"	Opens into REC_ROOM
Door	2' 6" X 6' 8"	Opens into REC_ROOM



Subroom: Room5 (2)

Height: 8'

874.30 SF Walls	30.73 SF Ceiling
905.03 SF Walls & Ceiling	30.73 SF Floor
3.41 SY Flooring	109.29 LF Floor Perimeter
109.29 LF Ceil. Perimeter	



Subroom: Stairs (1)

Height: 14' 11"

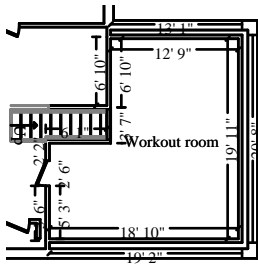
154.91 SF Walls	29.34 SF Ceiling
184.25 SF Walls & Ceiling	52.85 SF Floor
5.87 SY Flooring	14.07 LF Floor Perimeter
15.66 LF Ceil. Perimeter	

Missing Wall	3' 2 1/4" X 14' 10 9/16"	Opens into REC_ROOM
Missing Wall	3' 5 9/16" X 14' 10 9/16"	Opens into REC_ROOM
Missing Wall - Goes to Floor	3' 9" X 6' 8"	Opens into REC_ROOM

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
75. Sprayed polyurethane foam - 2lb mix - per inch thick									
7,824.56 SF	1.51	1,134.25	2,363.02	15,312.36	0/100 yrs	Avg.	0%	(0.00)	15,312.36
<i>3" thick</i>									
76. 1/2" water rock - hung, taped, floated, ready for paint									
2,608.19 SF	2.94	736.14	1,533.62	9,937.84	0/150 yrs	Avg.	0%	(0.00)	9,937.84
77. Baseboard - 4 1/4"									
317.60 LF	3.40	103.67	215.96	1,399.47	0/150 yrs	Avg.	0%	(0.00)	1,399.47
78. Seal/prime then paint the walls and ceiling (2 coats)									
3,145.62 SF	0.83	250.64	522.18	3,383.68	0/15 yrs	Avg.	0%	(0.00)	3,383.68
79. Seal & paint baseboard - two coats									
317.60 LF	1.25	38.11	79.40	514.51	0/15 yrs	Avg.	0%	(0.00)	514.51
80. Interior door unit									
4.00 EA	219.32	84.22	175.46	1,136.96	0/100 yrs	Avg.	0%	(0.00)	1,136.96
81. Door knob - interior									
4.00 EA	42.56	16.34	34.04	220.62	0/20 yrs	Avg.	0%	(0.00)	220.62

CONTINUED - Rec room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
82. Seal & paint door slab only (per side)									
6.00	EA	32.51	18.72	39.02	252.80	0/15 yrs	Avg.	0%	(0.00) 252.80
83. Seal & paint door/window trim & jamb - (per side)									
6.00	EA	26.60	15.32	31.92	206.84	0/15 yrs	Avg.	0%	(0.00) 206.84
84. 110 volt copper wiring run and box - rough in only									
7.00	EA	43.39	29.16	60.74	393.63	0/100 yrs	Avg.	0%	(0.00) 393.63
85. Recessed light fixture									
7.00	EA	104.51	70.24	146.32	948.13	0/20 yrs	Avg.	0%	(0.00) 948.13
86. Clean floor or roof joist system									
564.70	SF	0.85	46.08	96.00	622.08	0/NA	Avg.	0%	(0.00) 622.08
<i>Ceiling to prep for paint</i>									
87. Mask and prep for paint - plastic, paper, tape (per LF)									
344.60	LF	1.19	39.37	82.02	531.46	0/15 yrs	Avg.	0%	(0.00) 531.46
88. Seal then paint ceiling joist system*									
1,074.86	SF	1.05	108.35	225.72	1,462.67	0/15 yrs	Avg.	0%	(0.00) 1,462.67
<i>Allowance to paint all ceiling, framing and components black</i>									
89. Floor leveling cement - Heavy									
564.70	SF	3.26	176.72	368.18	2,385.82	0/50 yrs	Avg.	0%	(0.00) 2,385.82
90. Laminate flooring - snaplock floating - Premium grade*									
564.70	SF	11.12	602.83	1,255.90	8,138.19	0/150 yrs	Avg.	0%	(0.00) 8,138.19
91. Quarter round - 3/4"									
317.60	LF	1.37	41.77	87.02	563.90	0/150 yrs	Avg.	0%	(0.00) 563.90
92. Seal & paint base shoe or quarter round									
317.60	LF	0.67	20.42	42.56	275.77	0/15 yrs	Avg.	0%	(0.00) 275.77
*** EGRESS WINDOW***									
93. Concrete cutting - basement egress window									
1.00	EA	3,242.93	311.32	648.58	4,202.83	0/NA	Avg.	0%	(0.00) 4,202.83
<i>Includes: Excavation and backfill, concrete cutting, gravel, and labor.</i>									
94. Gravel (per CY)									
1.00	CY	125.00	12.00	25.00	162.00	0/NA	Avg.	0%	(0.00) 162.00
95. Vinyl window, horizontal sliding, 12-23 sf - Premium grade									
1.00	EA	989.14	94.96	197.82	1,281.92	0/30 yrs	Avg.	0%	(0.00) 1,281.92
96. Additional charge for a retrofit window, 12-23 sf									
1.00	EA	121.89	11.70	24.38	157.97	0/30 yrs	Avg.	0%	(0.00) 157.97
97. Window well - Metal - 64" wide - 36" projection									
1.00	EA	318.36	30.56	63.68	412.60	0/50 yrs	Avg.	0%	(0.00) 412.60
Totals: Rec room		3,992.89	8,318.54	53,904.05				0.00	53,904.05



Workout room

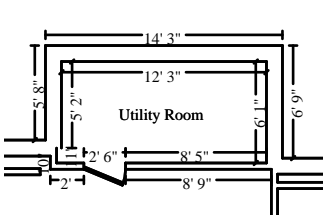
Height: 8'

599.33 SF Walls	311.63 SF Ceiling
910.96 SF Walls & Ceiling	311.63 SF Floor
34.63 SY Flooring	75.00 LF Floor Perimeter
77.50 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"				Opens into REC_ROOM					
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
98. Sprayed polyurethane foam - 2lb mix - per inch thick										
1,798.00 SF	1.51	260.64	543.00	3,518.62	0/100 yrs	Avg.	0%	(0.00)	3,518.62	
<i>3" thick</i>										
99. 1/2" water rock - hung, taped, floated, ready for paint										
599.33 SF	2.94	169.15	352.40	2,283.58	0/150 yrs	Avg.	0%	(0.00)	2,283.58	
100. Baseboard - 4 1/4"										
75.00 LF	3.40	24.48	51.00	330.48	0/150 yrs	Avg.	0%	(0.00)	330.48	
101. Seal/prime then paint the walls and ceiling (2 coats)										
910.96 SF	0.83	72.59	151.22	979.91	0/15 yrs	Avg.	0%	(0.00)	979.91	
102. Seal & paint baseboard - two coats										
75.00 LF	1.25	9.00	18.76	121.51	0/15 yrs	Avg.	0%	(0.00)	121.51	
103. Seal & paint door slab only (per side)										
1.00 EA	32.51	3.12	6.50	42.13	0/15 yrs	Avg.	0%	(0.00)	42.13	
104. Seal & paint door/window trim & jamb - (per side)										
1.00 EA	26.60	2.56	5.32	34.48	0/15 yrs	Avg.	0%	(0.00)	34.48	
105. Recessed light fixture										
5.00 EA	104.51	50.16	104.52	677.23	0/20 yrs	Avg.	0%	(0.00)	677.23	
106. 110 volt copper wiring run and box - rough in only										
5.00 EA	43.39	20.83	43.40	281.18	0/100 yrs	Avg.	0%	(0.00)	281.18	
107. Seal/prime then paint the ceiling twice (3 coats)										
311.63 SF	1.13	33.80	70.42	456.36	0/15 yrs	Avg.	0%	(0.00)	456.36	
<i>Matte black ceiling finish</i>										
108. Clean floor or roof joist system										
311.63 SF	0.85	25.43	52.98	343.30	0/NA	Avg.	0%	(0.00)	343.30	
<i>Ceiling to prep for paint</i>										
109. Mask and prep for paint - plastic, paper, tape (per LF)										
77.50 LF	1.19	8.86	18.44	119.53	0/15 yrs	Avg.	0%	(0.00)	119.53	
110. Seal then paint ceiling joist system*										
623.26 SF	1.05	62.82	130.88	848.12	0/15 yrs	Avg.	0%	(0.00)	848.12	
<i>Allowance to paint all ceiling, framing and components black</i>										
111. Floor leveling cement - Heavy										
311.63 SF	3.26	97.52	203.18	1,316.61	0/50 yrs	Avg.	0%	(0.00)	1,316.61	
112. Laminate flooring - snaplock floating - Premium grade*										
311.63 SF	11.12	332.68	693.06	4,491.07	0/150 yrs	Avg.	0%	(0.00)	4,491.07	
113. Quarter round - 3/4"										
75.00 LF	1.37	9.86	20.56	133.17	0/150 yrs	Avg.	0%	(0.00)	133.17	

CONTINUED - Workout room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
114. Seal & paint base shoe or quarter round									
75.00 LF	0.67	4.82	10.06	65.13	0/15 yrs	Avg.	0%	(0.00)	65.13
Totals: Workout room		1,188.32	2,475.70	16,042.41				0.00	16,042.41



Utility Room

Height: 8'

279.66 SF Walls	75.03 SF Ceiling
354.69 SF Walls & Ceiling	75.03 SF Floor
8.34 SY Flooring	34.54 LF Floor Perimeter
37.04 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into REC_ROOM							
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
115. Sprayed polyurethane foam - 2lb mix - per inch thick									
304.80 SF	1.51	44.18	92.06	596.49	0/100 yrs	Avg.	0%	(0.00)	596.49
<i>3" thick</i>									
116. Seal & paint door slab only (per side)									
1.00 EA	32.51	3.12	6.50	42.13	0/15 yrs	Avg.	0%	(0.00)	42.13
117. Seal & paint door/window trim & jamb - (per side)									
1.00 EA	26.60	2.56	5.32	34.48	0/15 yrs	Avg.	0%	(0.00)	34.48
118. Clean floor or roof joist system									
75.03 SF	0.85	6.12	12.76	82.66	0/NA	Avg.	0%	(0.00)	82.66
<i>Ceiling to prep for paint</i>									
119. Mask and prep for paint - plastic, paper, tape (per LF)									
37.04 LF	1.19	4.24	8.82	57.14	0/15 yrs	Avg.	0%	(0.00)	57.14
120. Seal then paint ceiling joist system*									
150.06 SF	1.05	15.12	31.52	204.20	0/15 yrs	Avg.	0%	(0.00)	204.20
Totals: Utility Room		75.34	156.98	1,017.10				0.00	1,017.10
Total: Basement		9,247.82	19,266.52	124,846.37				0.00	124,846.37

1st Floor (Framing and exterior)

1st Floor (Framing and exterior)

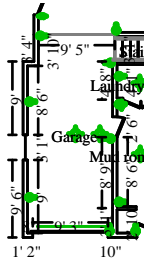
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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CONTINUED - 1st Floor (Framing and exterior)

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
121.	2" x 4" x 8' #2 & better Fir / Larch (material only)									
21.00	EA	6.88	13.87	28.90	187.25	0/150 yrs	Avg.	0%	(0.00)	187.25
122.	2" x 4" x 14' #2 & better Fir / Larch (material only)									
30.00	EA	12.11	34.87	72.66	470.83	0/150 yrs	Avg.	0%	(0.00)	470.83
123.	Labor to frame 2" x 4" non-bearing wall - 16" oc									
380.28	SF	1.20	43.81	91.26	591.41	0/150 yrs	Avg.	0%	(0.00)	591.41
124.	Sheathing - OSB - 1/2"									
678.08	SF	1.92	124.98	260.38	1,687.27	0/150 yrs	Avg.	0%	(0.00)	1,687.27
125.	I-joist - 9 1/2" deep - 1 3/4" flange									
15.21	LF	3.64	5.32	11.08	71.76	0/150 yrs	Avg.	0%	(0.00)	71.76
126.	Sheathing - OSB - 3/4" - tongue and groove									
32.00	SF	2.86	8.78	18.30	118.60	0/150 yrs	Avg.	0%	(0.00)	118.60
127.	Drilled bottom plate - 2" x 4" treated lumber									
4.00	LF	3.36	1.30	2.68	17.42	0/150 yrs	Avg.	0%	(0.00)	17.42
128.	2" x 6" x 20' #2 & better Fir / Larch (material only)									
6.00	EA	28.34	16.32	34.00	220.36	0/150 yrs	Avg.	0%	(0.00)	220.36
129.	2" x 6" x 8' #2 & better Fir / Larch (material only)									
53.00	EA	11.33	57.65	120.10	778.24	0/150 yrs	Avg.	0%	(0.00)	778.24
130.	2" x 6" x 12' #2 & better Fir / Larch (material only)									
8.00	EA	17.06	13.10	27.30	176.88	0/150 yrs	Avg.	0%	(0.00)	176.88
131.	2" x 6" x 14' #2 & better Fir / Larch (material only)									
5.00	EA	19.94	9.58	19.94	129.22	0/150 yrs	Avg.	0%	(0.00)	129.22
132.	2" x 6" x 92 5/8" pre-cut stud (for 8' wall, mat only)									
113.00	EA	10.98	119.11	248.14	1,607.99	0/150 yrs	Avg.	0%	(0.00)	1,607.99
133.	Labor to frame 2" x 6" non-bearing wall - 16" oc									
1,055.16	SF	1.75	177.26	369.30	2,393.09	0/150 yrs	Avg.	0%	(0.00)	2,393.09
134.	2" x 6" x 10' #2 & better Fir / Larch (material only)									
2.00	EA	14.16	2.72	5.66	36.70	0/150 yrs	Avg.	0%	(0.00)	36.70
135.	2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)									
5.00	EA	6.67	3.20	6.68	43.23	0/150 yrs	Avg.	0%	(0.00)	43.23
136.	House wrap (air/moisture barrier)									
726.02	SF	0.34	23.70	49.38	319.93	0/150 yrs	Avg.	0%	(0.00)	319.93
137.	Sprayed polyurethane foam - open cell - 6"									
1,543.40	SF	4.11	608.96	1,268.68	8,221.01	0/100 yrs	Avg.	0%	(0.00)	8,221.01
<i>New and existing exterior walls as per drawings</i>										
138.	Metal lath & stucco									
736.44	SF	8.08	571.25	1,190.08	7,711.77	0/100 yrs	Avg.	0%	(0.00)	7,711.77
139.	Stucco Plasterer - per hour									
4.00	HR	80.01	30.72	64.00	414.76	0/100 yrs	Avg.	0%	(0.00)	414.76
<i>Additional labor time to blend all corners and wall sections on new build into existing walls</i>										

CONTINUED - 1st Floor (Framing and exterior)

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
140. Seal & paint stucco									
736.44 SF	1.25	88.37	184.12	1,193.04	0/15 yrs	Avg.	0%	(0.00)	1,193.04
141. Paint stucco									
995.55 SF	0.70	66.90	139.38	903.17	0/15 yrs	Avg.	0%	(0.00)	903.17
<i>Painting of existing exterior walls on house to match</i>									
142. Shutters - wood - louvered or paneled									
2.00 EA	242.68	46.60	97.08	629.04	0/20 yrs	Avg.	0%	(0.00)	629.04
143. Stain & finish window shutters - per set									
2.00 EA	34.01	6.53	13.60	88.15	0/15 yrs	Avg.	0%	(0.00)	88.15
144. Seal & paint wood window (per side)									
2.00 EA	46.86	9.00	18.74	121.46	0/15 yrs	Avg.	0%	(0.00)	121.46
145. Seal & paint door/window trim & jamb - (per side)									
2.00 EA	26.60	5.11	10.64	68.95	0/15 yrs	Avg.	0%	(0.00)	68.95
Mudroom Staircase									
146. Stair stringer - softwood									
10.31 LF	6.54	6.47	13.48	87.38	0/150 yrs	Avg.	0%	(0.00)	87.38
147. Stair stringer - softwood									
20.04 LF	6.54	12.58	26.22	169.86	0/150 yrs	Avg.	0%	(0.00)	169.86
148. Stair tread - hardwood - up to 4'									
10.00 EA	70.07	67.27	140.14	908.11	0/100 yrs	Avg.	0%	(0.00)	908.11
149. Stair tread - stain grade softwood - up to 4'									
10.00 EA	64.60	62.02	129.20	837.22	0/100 yrs	Avg.	0%	(0.00)	837.22
150. Stair riser - stain grade softwood - up to 4'									
13.00 EA	23.04	28.75	59.90	388.17	0/50 yrs	Avg.	0%	(0.00)	388.17
151. Stair Skirt/Apron - wall side - paint grade									
23.74 LF	12.46	28.39	59.16	383.35	0/150 yrs	Avg.	0%	(0.00)	383.35
Total: 1st Floor (Framing and exterior)		2,294.49	4,780.18	30,975.62				0.00	30,975.62



Garage

Height: 8'

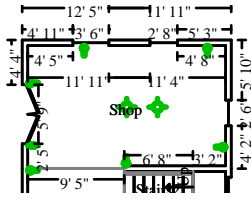
361.32 SF Walls	250.88 SF Ceiling
612.20 SF Walls & Ceiling	250.88 SF Floor
27.88 SY Flooring	45.52 LF Floor Perimeter
60.31 LF Ceil. Perimeter	

Window	3' 1" X 5'	Opens into Exterior
Door	9' 3" X 7'	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into MUD_ROM_ENT
Missing Wall	3' 1/2" X 8'	Opens into MAIN
Missing Wall	9' 4 3/4" X 8'	Opens into SHOP

	QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Mechanicals										
152. 220 volt copper wiring (10/3 with ground)	70.00 LF	1.78	11.96	24.92	161.48	0/150 yrs	Avg.	0%	(0.00)	161.48
153. 220 volt outlet - Heavy duty	1.00 EA	37.96	3.65	7.60	49.21	0/25 yrs	Avg.	0%	(0.00)	49.21
154. Light fixture	2.00 EA	62.51	12.00	25.00	162.02	0/20 yrs	Avg.	0%	(0.00)	162.02
155. 110 volt copper wiring run and box - rough in only	2.00 EA	43.39	8.33	17.36	112.47	0/100 yrs	Avg.	0%	(0.00)	112.47
156. 110 volt copper wiring run, box and switch	1.00 EA	56.29	5.40	11.26	72.95	0/100 yrs	Avg.	0%	(0.00)	72.95
157. 110 volt copper wiring run, box and outlet	6.00 EA	55.91	32.21	67.10	434.77	0/100 yrs	Avg.	0%	(0.00)	434.77
158. Overhead (garage) door opener	1.00 EA	418.37	40.16	83.68	542.21	0/10 yrs	Avg.	0%	(0.00)	542.21
Ceiling										
159. Batt insulation - 10" - R30 - unfaced batt	250.88 SF	1.66	39.98	83.30	539.74	0/150 yrs	Avg.	0%	(0.00)	539.74
160. 5/8" drywall - hung, taped, floated, ready for paint	250.88 SF	2.89	69.60	145.00	939.64	0/150 yrs	Avg.	0%	(0.00)	939.64
161. Seal/prime then paint the ceiling (2 coats)	250.88 SF	0.83	19.99	41.64	269.86	0/15 yrs	Avg.	0%	(0.00)	269.86
Walls										
162. 1/2" drywall - hung, taped, floated, ready for paint	361.32 SF	2.77	96.08	200.18	1,297.12	0/150 yrs	Avg.	0%	(0.00)	1,297.12
163. Seal/prime then paint the walls (2 coats)	361.32 SF	0.83	28.79	59.98	388.67	0/15 yrs	Avg.	0%	(0.00)	388.67
Trim										
164. Wood door - birch face, fire rated (mineral fiber core)	1.00 EA	383.34	36.80	76.66	496.80	0/100 yrs	Avg.	0%	(0.00)	496.80
165. Seal & paint door slab only (per side)	1.00 EA	32.51	3.12	6.50	42.13	0/15 yrs	Avg.	0%	(0.00)	42.13

CONTINUED - Garage

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
166.	Door lockset & deadbolt - exterior									
1.00	EA	87.23	8.38	17.44	113.05	0/20 yrs	Avg.	0%	(0.00)	113.05
167.	Wood window - double hung, 9-12 sf, Premium grade									
1.00	EA	1,002.53	96.24	200.50	1,299.27	0/30 yrs	Avg.	0%	(0.00)	1,299.27
168.	Window trim set (casing & stop)									
15.00	LF	4.32	6.22	12.96	83.98	0/150 yrs	Avg.	0%	(0.00)	83.98
169.	Seal & paint wood window (per side)									
1.00	EA	46.86	4.50	9.38	60.74	0/15 yrs	Avg.	0%	(0.00)	60.74
170.	Seal & paint door/window trim & jamb - (per side)									
2.00	EA	26.60	5.11	10.64	68.95	0/15 yrs	Avg.	0%	(0.00)	68.95
171.	Window stool & apron									
3.00	LF	6.59	1.90	3.96	25.63	0/150 yrs	Avg.	0%	(0.00)	25.63
172.	Seal & paint window stool and apron									
3.00	LF	3.35	0.96	2.02	13.03	0/15 yrs	Avg.	0%	(0.00)	13.03
173.	1-3/4" x 11-7/8" LVL lumber - material only									
24.00	LF	4.76	10.97	22.84	148.05	0/150 yrs	Avg.	0%	(0.00)	148.05
<i>Double header for overhead door</i>										
174.	Overhead door & hardware - 9' x 8' - Premium grade									
1.00	EA	1,373.12	131.82	274.62	1,779.56	0/35 yrs	Avg.	0%	(0.00)	1,779.56
175.	Jamb and trim for overhead door unit									
25.00	LF	8.21	19.70	41.06	266.01	0/150 yrs	Avg.	0%	(0.00)	266.01
176.	Seal & paint single garage door opening & trim									
1.00	EA	84.10	8.08	16.82	109.00	0/15 yrs	Avg.	0%	(0.00)	109.00
177.	Overhead door bottom panel weather seal w/track									
1.00	LF	11.59	1.12	2.32	15.03	0/30 yrs	Avg.	0%	(0.00)	15.03
178.	Overhead door weather stop									
1.00	LF	3.78	0.36	0.76	4.90	0/35 yrs	Avg.	0%	(0.00)	4.90
179.	Baseboard - 5 1/4"									
45.52	LF	3.65	15.95	33.24	215.34	0/150 yrs	Avg.	0%	(0.00)	215.34
180.	Seal & paint baseboard - two coats									
45.52	LF	1.25	5.46	11.38	73.74	0/15 yrs	Avg.	0%	(0.00)	73.74
Floors										
181.	Final cleaning - construction - Residential									
250.88	SF	0.23	5.54	11.54	74.78	0/NA	Avg.	0%	(0.00)	74.78
Totals: Garage		730.38	1,521.66	9,860.13				0.00	9,860.13	



Shop

Height: 8'

340.87 SF Walls	228.08 SF Ceiling
568.95 SF Walls & Ceiling	228.08 SF Floor
25.34 SY Flooring	47.07 LF Floor Perimeter
52.82 LF Ceil. Perimeter	

Window	3' 6" X 5'	Opens into Exterior
Window	2' 8" X 5'	Opens into Exterior
Door	5' 9" X 6' 8"	Opens into Exterior
Missing Wall	9' 4 3/4" X 8'	Opens into GARAGE
Window	2' 6" X 5'	Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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Mechanicals

182. Light fixture	3.00 EA	62.51	18.00	37.50	243.03	0/20 yrs	Avg.	0%	(0.00)	243.03
183. 110 volt copper wiring run and box - rough in only	3.00 EA	43.39	12.49	26.04	168.70	0/100 yrs	Avg.	0%	(0.00)	168.70
184. 110 volt copper wiring run, box and switch	1.00 EA	56.29	5.40	11.26	72.95	0/100 yrs	Avg.	0%	(0.00)	72.95
185. 110 volt copper wiring run, box and outlet	5.00 EA	55.91	26.83	55.92	362.30	0/100 yrs	Avg.	0%	(0.00)	362.30

Ceiling

186. Batt insulation - 10" - R30 - unfaced batt	228.08 SF	1.66	36.35	75.72	490.68	0/150 yrs	Avg.	0%	(0.00)	490.68
187. 5/8" drywall - hung, taped, floated, ready for paint	228.08 SF	2.89	63.28	131.84	854.27	0/150 yrs	Avg.	0%	(0.00)	854.27
188. Seal/prime then paint the ceiling (2 coats)	228.08 SF	0.83	18.17	37.86	245.34	0/15 yrs	Avg.	0%	(0.00)	245.34

Walls

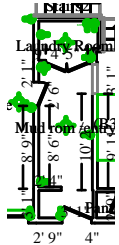
189. 1/2" drywall - hung, taped, floated, ready for paint	340.87 SF	2.77	90.65	188.84	1,223.70	0/150 yrs	Avg.	0%	(0.00)	1,223.70
190. Seal/prime then paint the walls (2 coats)	340.87 SF	0.83	27.16	56.58	366.66	0/15 yrs	Avg.	0%	(0.00)	366.66

Trim

191. Exterior door - double - metal - insul. - flush or panel	1.00 EA	569.40	54.66	113.88	737.94	0/100 yrs	Avg.	0%	(0.00)	737.94
192. Seal & paint door slab only (per side)	4.00 EA	32.51	12.48	26.00	168.52	0/15 yrs	Avg.	0%	(0.00)	168.52
193. Door lockset & deadbolt - exterior	1.00 EA	87.23	8.38	17.44	113.05	0/20 yrs	Avg.	0%	(0.00)	113.05
194. Wood window - double hung, 9-12 sf, Premium grade	3.00 EA	1,002.53	288.73	601.52	3,897.84	0/30 yrs	Avg.	0%	(0.00)	3,897.84
195. Window trim set (casing & stop)	45.00 LF	4.32	18.66	38.88	251.94	0/150 yrs	Avg.	0%	(0.00)	251.94

CONTINUED - Shop

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
196. Seal & paint wood window (per side)									
3.00 EA	46.86	13.50	28.12	182.20	0/15 yrs	Avg.	0%	(0.00)	182.20
197. Seal & paint door/window trim & jamb - (per side)									
4.00 EA	26.60	10.21	21.28	137.89	0/15 yrs	Avg.	0%	(0.00)	137.89
198. Window stool & apron									
9.00 LF	6.59	5.69	11.86	76.86	0/150 yrs	Avg.	0%	(0.00)	76.86
199. Seal & paint window stool and apron									
9.00 LF	3.35	2.89	6.04	39.08	0/15 yrs	Avg.	0%	(0.00)	39.08
200. Baseboard - 5 1/4"									
47.07 LF	3.65	16.49	34.36	222.66	0/150 yrs	Avg.	0%	(0.00)	222.66
201. Seal & paint baseboard - two coats									
47.07 LF	1.25	5.65	11.76	76.25	0/15 yrs	Avg.	0%	(0.00)	76.25
Floors									
202. Final cleaning - construction - Residential									
228.08 SF	0.23	5.04	10.50	68.00	0/NA	Avg.	0%	(0.00)	68.00
Totals: Shop		740.71	1,543.20	9,999.86				0.00	9,999.86



Mud rom /entry

Height: 8'

300.42 SF Walls	90.42 SF Ceiling
390.84 SF Walls & Ceiling	90.42 SF Floor
10.05 SY Flooring	35.37 LF Floor Perimeter
48.46 LF Ceil. Perimeter	

Door	4' 5" X 6' 8"	Opens into LAUNDRY_ROOM
Missing Wall - Goes to Floor	3' 1" X 6' 8"	Opens into ROOM12
Door	3' 1" X 6' 8"	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into GARAGE

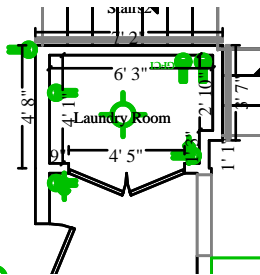
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
203. Demolish/remove - bedroom/room (up to 200 sf)									
90.42 SF	4.66	40.45	84.28	546.09	0/NA	Avg.	NA	(0.00)	546.09
Mechanicals									
204. Rough in plumbing - per fixture									
1.00 EA	495.94	47.62	99.18	642.74	0/80 yrs	Avg.	0%	(0.00)	642.74
205. Service sink - corner - floor mounted									
1.00 EA	938.55	90.10	187.72	1,216.37	0/50 yrs	Avg.	0%	(0.00)	1,216.37

CONTINUED - Mud rom /entry

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<i>Allowance for the dog shower unit</i>									
206.	Sink sprayer attachment - side pull								
1.00 EA	42.52	4.08	8.50	55.10	0/20 yrs	Avg.	0%	(0.00)	55.10
207.	Angle stop valve								
2.00 EA	28.11	5.40	11.24	72.86	0/100 yrs	Avg.	0%	(0.00)	72.86
208.	Sink faucet - Kitchen - Premium grade								
1.00 EA	462.23	44.38	92.44	599.05	0/15 yrs	Avg.	0%	(0.00)	599.05
209.	Plumbing fixture supply line								
2.00 EA	16.44	3.16	6.58	42.62	0/20 yrs	Avg.	0%	(0.00)	42.62
210.	P-trap assembly - ABS (plastic)								
1.00 EA	48.73	4.68	9.74	63.15	0/25 yrs	Avg.	0%	(0.00)	63.15
211.	Recessed light fixture								
4.00 EA	104.51	40.13	83.60	541.77	0/20 yrs	Avg.	0%	(0.00)	541.77
212.	110 volt copper wiring run and box - rough in only								
4.00 EA	43.39	16.66	34.72	224.94	0/100 yrs	Avg.	0%	(0.00)	224.94
213.	110 volt copper wiring run, box and switch								
1.00 EA	56.29	5.40	11.26	72.95	0/100 yrs	Avg.	0%	(0.00)	72.95
214.	110 volt copper wiring run, box and outlet								
4.00 EA	55.91	21.47	44.72	289.83	0/100 yrs	Avg.	0%	(0.00)	289.83
Ceiling									
215.	Batt insulation - 10" - R30 - unfaced batt								
90.42 SF	1.66	14.41	30.02	194.53	0/150 yrs	Avg.	0%	(0.00)	194.53
216.	5/8" drywall - hung, taped, floated, ready for paint								
90.42 SF	2.89	25.08	52.26	338.65	0/150 yrs	Avg.	0%	(0.00)	338.65
217.	Seal/prime then paint the ceiling (2 coats)								
90.42 SF	0.83	7.20	15.02	97.27	0/15 yrs	Avg.	0%	(0.00)	97.27
Walls									
218.	1/2" drywall - hung, taped, floated, ready for paint								
300.42 SF	2.77	79.88	166.44	1,078.48	0/150 yrs	Avg.	0%	(0.00)	1,078.48
219.	Seal/prime then paint the walls (2 coats)								
300.42 SF	0.83	23.94	49.88	323.17	0/15 yrs	Avg.	0%	(0.00)	323.17
Trim									
220.	Crown molding - 5 1/4"								
48.46 LF	4.80	22.33	46.52	301.46	0/150 yrs	Avg.	0%	(0.00)	301.46
221.	Seal & paint crown molding - three coats								
48.46 LF	1.90	8.84	18.42	119.33	0/15 yrs	Avg.	0%	(0.00)	119.33
222.	Exterior door - fiberglass / wood w/detail - Premium grade								
1.00 EA	972.66	93.37	194.54	1,260.57	0/100 yrs	Avg.	0%	(0.00)	1,260.57
223.	Door lockset & deadbolt - exterior - Premium grade								
1.00 EA	216.76	20.81	43.36	280.93	0/20 yrs	Avg.	0%	(0.00)	280.93

CONTINUED - Mud rom /entry

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
224. Seal & paint door slab only (per side)									
4.00	EA	32.51	12.48	26.00	168.52	0/15 yrs	Avg.	0%	(0.00) 168.52
225. Seal & paint door/window trim & jamb - (per side)									
3.00	EA	26.60	7.66	15.96	103.42	0/15 yrs	Avg.	0%	(0.00) 103.42
226. Baseboard - 5 1/4"									
35.37	LF	3.65	12.40	25.82	167.32	0/150 yrs	Avg.	0%	(0.00) 167.32
227. Quarter round - 3/4"									
35.37	LF	1.37	4.66	9.70	62.82	0/150 yrs	Avg.	0%	(0.00) 62.82
228. Seal & paint baseboard - two coats									
35.37	LF	1.25	4.25	8.84	57.30	0/15 yrs	Avg.	0%	(0.00) 57.30
229. Closet Organizer - Melamine - High grade									
7.80	LF	104.55	78.29	163.10	1,056.88	0/150 yrs	Avg.	0%	(0.00) 1,056.88
<i>Bench set and cubbies</i>									
Floors									
230. Vapor barrier - 15# felt									
118.00	SF	0.29	3.29	6.84	44.35	0/30 yrs	Avg.	0%	(0.00) 44.35
231. Sleepers/underlay over concrete 2" x 4" sleepers									
90.00	SF	1.95	16.85	35.10	227.45	0/150 yrs	Avg.	0%	(0.00) 227.45
232. Batt insulation - 4" - R15 - paper / foil faced									
90.42	SF	1.24	10.76	22.42	145.30	0/150 yrs	Avg.	0%	(0.00) 145.30
233. Underlayment - 3/4" OSB - High grade eng. water resistant									
90.00	SF	3.24	28.00	58.32	377.92	0/150 yrs	Avg.	0%	(0.00) 377.92
234. Embossing leveler for vinyl flooring									
90.42	SF	0.94	8.16	17.00	110.15	0/50 yrs	Avg.	0%	(0.00) 110.15
235. Laminate flooring - snaplock floating - Premium grade*									
90.42	SF	11.12	96.53	201.10	1,303.10	0/150 yrs	Avg.	0%	(0.00) 1,303.10
236. Final cleaning - construction - Residential									
90.42	SF	0.23	1.99	4.16	26.95	0/NA	Avg.	0%	(0.00) 26.95
Totals: Mud rom /entry		904.71	1,884.80	12,213.34				0.00	12,213.34



Door

Laundry Room

Height: 8'

136.07 SF Walls	25.01 SF Ceiling
161.09 SF Walls & Ceiling	25.01 SF Floor
2.78 SY Flooring	16.27 LF Floor Perimeter
20.69 LF Ceil. Perimeter	

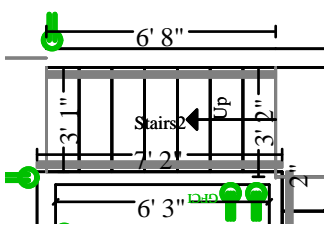
4' 5" X 6' 8"

Opens into MUD_ROM_ENT

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
Mechanicals										
237.	Rough in plumbing - per fixture									
1.00	EA	495.94	47.62	99.18	642.74	0/80 yrs	Avg.	0%	(0.00)	642.74
238.	Clothes dryer vent - installed									
1.00	EA	58.00	5.57	11.60	75.17	0/30 yrs	Avg.	0%	(0.00)	75.17
239.	Washing machine outlet box with valves									
1.00	EA	188.91	18.13	37.78	244.82	0/15 yrs	Avg.	0%	(0.00)	244.82
240.	Fluorescent light fixture									
1.00	EA	91.59	8.80	18.32	118.71	0/20 yrs	Avg.	0%	(0.00)	118.71
241.	110 volt copper wiring run and box - rough in only									
2.00	EA	43.39	8.33	17.36	112.47	0/100 yrs	Avg.	0%	(0.00)	112.47
242.	110 volt copper wiring run, box and switch									
1.00	EA	56.29	5.40	11.26	72.95	0/100 yrs	Avg.	0%	(0.00)	72.95
243.	220 volt copper wiring run, box and receptacle									
1.00	EA	127.38	12.23	25.48	165.09	0/100 yrs	Avg.	0%	(0.00)	165.09
244.	Ground fault interrupter (GFI) outlet									
1.00	EA	26.97	2.59	5.40	34.96	0/10 yrs	Avg.	0%	(0.00)	34.96
245.	110 volt copper wiring run, box and outlet									
2.00	EA	55.91	10.74	22.36	144.92	0/100 yrs	Avg.	0%	(0.00)	144.92
Ceiling										
246.	Batt insulation - 10" - R30 - unfaced batt									
25.01	SF	1.66	3.98	8.30	53.80	0/150 yrs	Avg.	0%	(0.00)	53.80
247.	5/8" drywall - hung, taped, floated, ready for paint									
25.01	SF	2.89	6.94	14.46	93.68	0/150 yrs	Avg.	0%	(0.00)	93.68
248.	Seal/prime then paint the ceiling (2 coats)									
25.01	SF	0.83	1.99	4.16	26.91	0/15 yrs	Avg.	0%	(0.00)	26.91
Walls										
249.	1/2" drywall - hung, taped, floated, ready for paint									
136.07	SF	2.77	36.18	75.38	488.47	0/150 yrs	Avg.	0%	(0.00)	488.47
250.	Seal/prime then paint the walls (2 coats)									
136.07	SF	0.83	10.85	22.58	146.37	0/15 yrs	Avg.	0%	(0.00)	146.37
Trim										
251.	Cabinetry - lower (base) units									
3.00	LF	194.71	56.08	116.82	757.03	0/50 yrs	Avg.	0%	(0.00)	757.03
252.	Cabinetry - upper (wall) units									
3.00	LF	146.40	42.17	87.84	569.21	0/50 yrs	Avg.	0%	(0.00)	569.21
253.	Countertop - post formed plastic laminate									
3.00	LF	46.11	13.28	27.66	179.27	0/15 yrs	Avg.	0%	(0.00)	179.27
254.	Cabinet knob or pull									
4.00	EA	7.31	2.81	5.84	37.89	0/20 yrs	Avg.	0%	(0.00)	37.89
255.	Door opening (jamb & casing) - 60" or wider - paint grade									
1.00	EA	172.85	16.60	34.58	224.03	0/150 yrs	Avg.	0%	(0.00)	224.03
256.	Seal & paint door/window trim & jamb - (per side)									
1.00	EA	26.60	2.56	5.32	34.48	0/15 yrs	Avg.	0%	(0.00)	34.48
257.	Baseboard - 5 1/4"									
16.27	LF	3.65	5.70	11.88	76.97	0/150 yrs	Avg.	0%	(0.00)	76.97

CONTINUED - Laundry Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
258. Quarter round - 3/4"										
16.27	LF	1.37	2.14	4.46	28.89	0/150 yrs	Avg.	0%	(0.00)	28.89
259. Seal & paint baseboard - two coats										
16.27	LF	1.25	1.96	4.06	26.36	0/15 yrs	Avg.	0%	(0.00)	26.36
Floors										
260. Vapor barrier - 15# felt										
25.01	SF	0.29	0.70	1.46	9.41	0/30 yrs	Avg.	0%	(0.00)	9.41
261. Batt insulation - 4" - R15 - paper / foil faced										
25.01	SF	1.24	2.98	6.20	40.19	0/150 yrs	Avg.	0%	(0.00)	40.19
262. Sleepers/underlay over concrete 2" x 4" sleepers										
25.01	SF	1.95	4.68	9.76	63.21	0/150 yrs	Avg.	0%	(0.00)	63.21
263. Underlayment - 3/4" OSB - High grade eng. water resistant										
25.01	SF	3.24	7.78	16.20	105.01	0/150 yrs	Avg.	0%	(0.00)	105.01
264. Embossing leveler for vinyl flooring										
25.01	SF	0.94	2.26	4.70	30.47	0/50 yrs	Avg.	0%	(0.00)	30.47
265. Laminate flooring - snaplock floating - Premium grade*										
25.01	SF	11.12	26.70	55.62	360.43	0/150 yrs	Avg.	0%	(0.00)	360.43
266. Final cleaning - construction - Residential										
25.01	SF	0.23	0.55	1.16	7.46	0/NA	Avg.	0%	(0.00)	7.46
Totals: Laundry Room		368.30	767.18	4,971.37				0.00	4,971.37	



Stairs2

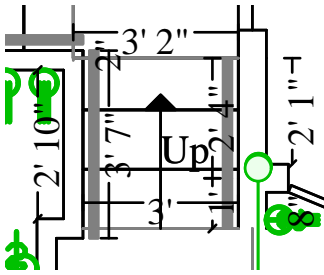
Height: 11' 11"

133.83 SF Walls	20.32 SF Ceiling
154.15 SF Walls & Ceiling	34.90 SF Floor
3.88 SY Flooring	16.04 LF Floor Perimeter
13.82 LF Ceil. Perimeter	

Missing Wall

3' 1/2" X 11' 11 1/4"

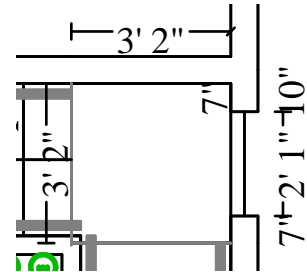
Opens into GARAGE



Missing Wall

Missing Wall

Missing Wall



Missing Wall

Window

Missing Wall

Subroom: Stairs (2)

Height: 14' 2"

90.63 SF Walls	9.87 SF Ceiling
100.51 SF Walls & Ceiling	17.26 SF Floor
1.92 SY Flooring	7.50 LF Floor Perimeter
6.92 LF Ceil. Perimeter	

3' X 14' 2 1/4"

Opens into ROOM12

3' 2 1/4" X 14' 2 1/4"

Opens into STAIRS1

1/2" X 14' 2 1/4"

Opens into MAIN

Subroom: Stairs1 (1)

Height: 11' 11"

65.69 SF Walls	10.16 SF Ceiling
75.85 SF Walls & Ceiling	10.16 SF Floor
1.13 SY Flooring	6.38 LF Floor Perimeter
6.38 LF Ceil. Perimeter	

3' 2 1/4" X 11' 11 1/4"

Opens into STAIRS

2' 1" X 5'

Opens into Exterior

3' 2 1/4" X 11' 11 1/4"

Opens into MAIN

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
267. Demolish/remove - bedroom/room (up to 200 sf)										
62.32 SF		4.66	27.88	58.08	376.37	0/NA	Avg.	NA	(0.00)	376.37
Ceiling										
268. Batt insulation - 10" - R30 - unfaced batt										
40.36 SF		1.66	6.43	13.40	86.83	0/150 yrs	Avg.	0%	(0.00)	86.83
269. 5/8" drywall - hung, taped, floated, ready for paint										
40.36 SF		2.89	11.20	23.32	151.16	0/150 yrs	Avg.	0%	(0.00)	151.16
270. Seal/prime then paint the ceiling (2 coats)										
40.36 SF		0.83	3.22	6.70	43.42	0/15 yrs	Avg.	0%	(0.00)	43.42
271. 110 volt copper wiring run and box - rough in only										
1.00 EA		43.39	4.16	8.68	56.23	0/100 yrs	Avg.	0%	(0.00)	56.23
272. Recessed light fixture										
1.00 EA		104.51	10.03	20.90	135.44	0/20 yrs	Avg.	0%	(0.00)	135.44
Walls										
273. 1/2" drywall - hung, taped, floated, ready for paint										
290.15 SF		2.77	77.16	160.74	1,041.62	0/150 yrs	Avg.	0%	(0.00)	1,041.62
274. Seal/prime then paint the walls (2 coats)										
290.15 SF		0.83	23.12	48.16	312.10	0/15 yrs	Avg.	0%	(0.00)	312.10
Trim										
275. Wood window - casement, 12-23 sf, Premium grade										
1.00 EA		1,139.62	109.40	227.92	1,476.94	0/30 yrs	Avg.	0%	(0.00)	1,476.94
276. Handrail - round / oval - softwood - wall mounted										
16.00 LF		8.90	13.67	28.48	184.55	0/150 yrs	Avg.	0%	(0.00)	184.55

CONTINUED - Stairs2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
277. Stain & finish handrail - wall mounted									
16.00 LF	1.80	2.76	5.76	37.32	0/15 yrs	Avg.	0%	(0.00)	37.32
278. Stain & finish stair tread - per side - per LF									
39.00 LF	5.21	19.51	40.64	263.34	0/15 yrs	Avg.	0%	(0.00)	263.34
279. Seal & paint stair riser - per side - per LF									
42.00 LF	3.05	12.30	25.62	166.02	0/15 yrs	Avg.	0%	(0.00)	166.02
Floors									
280. Final cleaning - construction - Residential									
62.32 SF	0.23	1.38	2.86	18.57	0/NA	Avg.	0%	(0.00)	18.57
Totals: Stairs2		322.22	671.26	4,349.91				0.00	4,349.91



Kitchen

Height: 8'

259.04 SF Walls	246.32 SF Ceiling
505.36 SF Walls & Ceiling	246.32 SF Floor
27.37 SY Flooring	37.10 LF Floor Perimeter
50.02 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into Exterior
Window	1' 8" X 5'	Opens into Exterior
Window	1' 8" X 5'	Opens into Exterior
Window	1' 11" X 5'	Opens into Exterior
Missing Wall - Goes to Floor	6' 7" X 6' 8"	Opens into DINING_ROOM
Missing Wall - Goes to Floor	3' 10" X 6' 8"	Opens into FOYER_ENTRY
Window	2' 10" X 5'	Opens into Exterior
Window	2' 11" X 5'	Opens into Exterior



Subroom: Room12 (1)

Height: 8'

143.32 SF Walls	58.06 SF Ceiling
201.38 SF Walls & Ceiling	58.06 SF Floor
6.45 SY Flooring	17.11 LF Floor Perimeter
24.94 LF Ceil. Perimeter	

Missing Wall	3' X 8'	Opens into STAIRS
Missing Wall	17' 7 3/4" X 8'	Opens into KITCHEN
Door	1' 9" X 6' 8"	Opens into PANTRY
Missing Wall - Goes to Floor	3' 1" X 6' 8"	Opens into MUD_ROM_ENT

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
281. Demolish/remove - kitchen/laundry									
304.38 SF	9.71	283.73	591.10	3,830.36	0/NA	Avg.	NA	(0.00)	3,830.36
Mechanicals									
282. Fluorescent light fixture									
0.00 EA	91.59	0.00	0.00	0.00	0/20 yrs	Avg.	0%	(0.00)	0.00
283. Recessed light fixture									
8.00 EA	104.51	80.27	167.22	1,083.57	0/20 yrs	Avg.	0%	(0.00)	1,083.57
284. 110 volt copper wiring run and box - rough in only									
9.00 EA	43.39	37.49	78.10	506.10	0/100 yrs	Avg.	0%	(0.00)	506.10
285. 110 volt copper wiring run, box and switch									
3.00 EA	56.29	16.21	33.78	218.86	0/100 yrs	Avg.	0%	(0.00)	218.86
286. Outlet - High grade									
2.00 EA	17.63	3.38	7.06	45.70	0/25 yrs	Avg.	0%	(0.00)	45.70
287. 220 volt copper wiring run, box and receptacle									
1.00 EA	127.38	12.23	25.48	165.09	0/100 yrs	Avg.	0%	(0.00)	165.09
288. Ground fault interrupter (GFI) outlet									
2.00 EA	26.97	5.18	10.78	69.90	0/10 yrs	Avg.	0%	(0.00)	69.90
289. 110 volt copper wiring run, box and outlet									
8.00 EA	55.91	42.94	89.46	579.68	0/100 yrs	Avg.	0%	(0.00)	579.68
290. Sink - single									
1.00 EA	241.58	23.20	48.32	313.10	0/50 yrs	Avg.	0%	(0.00)	313.10
291. Sink - double									
1.00 EA	360.01	34.56	72.00	466.57	0/50 yrs	Avg.	0%	(0.00)	466.57
292. Sink faucet - Kitchen									
2.00 EA	238.23	45.74	95.30	617.50	0/15 yrs	Avg.	0%	(0.00)	617.50
293. Angle stop valve									
4.00 EA	28.11	10.80	22.48	145.72	0/100 yrs	Avg.	0%	(0.00)	145.72
294. Rough in plumbing - per fixture									
2.00 EA	495.94	95.22	198.38	1,285.48	0/80 yrs	Avg.	0%	(0.00)	1,285.48
295. Plumbing fixture supply line									
4.00 EA	16.44	6.31	13.16	85.23	0/20 yrs	Avg.	0%	(0.00)	85.23
296. Sink strainer and drain assembly									
3.00 EA	42.17	12.14	25.30	163.95	0/100 yrs	Avg.	0%	(0.00)	163.95

CONTINUED - Kitchen

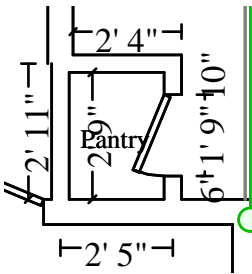
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
297. P-trap assembly - ABS (plastic)									
2.00 EA	48.73	9.36	19.50	126.32	0/25 yrs	Avg.	0%	(0.00)	126.32
298. Dishwasher connection									
1.00 EA	115.44	11.09	23.08	149.61	0/100 yrs	Avg.	0%	(0.00)	149.61
299. Dishwasher									
1.00 EA	675.66	64.86	135.14	875.66	0/9 yrs	Avg.	0%	(0.00)	875.66
300. Range hood - High grade									
1.00 EA	232.13	22.28	46.42	300.83	0/14 yrs	Avg.	0%	(0.00)	300.83
301. Ductwork - hot or cold air									
22.00 LF	28.80	60.83	126.72	821.15	0/30 yrs	Avg.	0%	(0.00)	821.15
302. Exterior cover for ventilation duct, 5" or 6"									
1.00 EA	45.67	4.38	9.14	59.19	0/25 yrs	Avg.	0%	(0.00)	59.19
Ceiling									
303. Batt insulation - 10" - R30 - unfaced batt									
58.06 SF	1.66	9.25	19.28	124.91	0/150 yrs	Avg.	0%	(0.00)	124.91
304. Wide Flange Beam - 10 1/8"d. x 5 3/4"w. x 1/4"thick									
20.00 LF	47.49	91.18	189.96	1,230.94	0/150 yrs	Avg.	0%	(0.00)	1,230.94
<i>Header for Kitchen where load bearing wall is removed</i>									
305. 5/8" drywall - hung, taped, floated, ready for paint									
304.38 SF	2.89	84.44	175.94	1,140.04	0/150 yrs	Avg.	0%	(0.00)	1,140.04
306. Seal/prime then paint the ceiling (2 coats)									
304.38 SF	0.83	24.25	50.52	327.41	0/15 yrs	Avg.	0%	(0.00)	327.41
Walls									
307. R&R Labor to frame 2" x 4" non-bearing wall - 16" oc									
96.00 SF	1.41	12.99	27.08	175.43	0/150 yrs	Avg.	0%	(0.00)	175.43
<i>labor to open the wall and reframe a new opening to dining room</i>									
308. Material Only Stud wall - 2" x 4" - 16" oc									
96.00 SF	1.42	13.09	27.26	176.67	0/150 yrs	Avg.	0%	(0.00)	176.67
309. 1/2" drywall - hung, taped, floated, ready for paint									
402.36 SF	2.77	106.99	222.90	1,444.43	0/150 yrs	Avg.	0%	(0.00)	1,444.43
310. Seal/prime then paint the walls (2 coats)									
402.36 SF	0.83	32.06	66.80	432.82	0/15 yrs	Avg.	0%	(0.00)	432.82
Trim									
311. Additional labor charge for arched openings									
1.00 EA	77.91	7.48	15.58	100.97	0/150 yrs	Avg.	0%	(0.00)	100.97
312. Crown molding - 5 1/4"									
74.96 LF	4.80	34.54	71.96	466.31	0/150 yrs	Avg.	0%	(0.00)	466.31
313. Seal & paint crown molding - three coats									
74.96 LF	1.90	13.67	28.48	184.57	0/15 yrs	Avg.	0%	(0.00)	184.57
314. Exterior door - fiberglass / wood w/detail - Premium grade									
1.00 EA	972.66	93.37	194.54	1,260.57	0/100 yrs	Avg.	0%	(0.00)	1,260.57

CONTINUED - Kitchen

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
315.	Seal & paint door slab only (per side)									
2.00	EA	32.51	6.24	13.00	84.26	0/15 yrs	Avg.	0%	(0.00)	84.26
316.	Wood window - double hung, 9-12 sf, Premium grade									
5.00	EA	1,002.53	481.21	1,002.54	6,496.40	0/30 yrs	Avg.	0%	(0.00)	6,496.40
317.	Window trim set (casing & stop)									
60.00	LF	4.32	24.89	51.84	335.93	0/150 yrs	Avg.	0%	(0.00)	335.93
318.	Seal & paint wood window (per side)									
5.00	EA	46.86	22.49	46.86	303.65	0/15 yrs	Avg.	0%	(0.00)	303.65
319.	Seal & paint door/window trim & jamb - (per side)									
7.00	EA	26.60	17.88	37.24	241.32	0/15 yrs	Avg.	0%	(0.00)	241.32
320.	Window stool & apron									
12.00	LF	6.59	7.60	15.82	102.50	0/150 yrs	Avg.	0%	(0.00)	102.50
321.	Seal & paint window stool and apron									
12.00	LF	3.35	3.86	8.04	52.10	0/15 yrs	Avg.	0%	(0.00)	52.10
322.	Baseboard - 5 1/4"									
33.21	LF	3.65	11.64	24.24	157.10	0/150 yrs	Avg.	0%	(0.00)	157.10
323.	Quarter round - 3/4"									
54.21	LF	1.37	7.13	14.86	96.26	0/150 yrs	Avg.	0%	(0.00)	96.26
324.	Seal & paint baseboard - two coats									
33.21	LF	1.25	3.98	8.30	53.79	0/15 yrs	Avg.	0%	(0.00)	53.79
Cabinetry and Countertops										
325.	Cabinetry - lower (base) units - High grade									
38.50	LF	234.99	868.52	1,809.42	11,725.06	0/50 yrs	Avg.	0%	(0.00)	11,725.06
326.	Cabinet knob or pull - High grade									
46.00	EA	10.70	47.26	98.44	637.90	0/20 yrs	Avg.	0%	(0.00)	637.90
327.	Countertop - Granite or Marble - High grade									
75.82	SF	67.14	488.69	1,018.12	6,597.36	0/150 yrs	Avg.	0%	(0.00)	6,597.36
<i>Includes material for 4 inch backsplash</i>										
328.	Add on for undermount sink cutout & polish - double basin									
1.00	EA	187.29	17.98	37.46	242.73	0/150 yrs	Avg.	0%	(0.00)	242.73
329.	Add on for undermount sink cutout & polish - single basin									
1.00	EA	124.53	11.95	24.90	161.38	0/150 yrs	Avg.	0%	(0.00)	161.38
330.	Add on Granite or Marble - edge treatment									
57.00	LF	15.61	85.42	177.96	1,153.15	0/150 yrs	Avg.	0%	(0.00)	1,153.15
331.	Cabinet panels - side, end, or back - High grade									
51.00	SF	16.54	80.98	168.70	1,093.22	0/50 yrs	Avg.	0%	(0.00)	1,093.22
332.	Cabinetry - upper (wall) units - High grade									
20.00	LF	180.62	346.79	722.48	4,681.67	0/50 yrs	Avg.	0%	(0.00)	4,681.67
Floors										
333.	Vapor barrier - 15# felt									
118.00	SF	0.29	3.29	6.84	44.35	0/30 yrs	Avg.	0%	(0.00)	44.35

CONTINUED - Kitchen

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
334. Sleepers/underlay over concrete 2" x 4" sleepers									
118.00 SF	1.95	22.09	46.02	298.21	0/150 yrs	Avg.	0%	(0.00)	298.21
335. Batt insulation - 4" - R15 - paper / foil faced									
58.06 SF	1.24	6.91	14.40	93.30	0/150 yrs	Avg.	0%	(0.00)	93.30
336. Underlayment - 3/4" OSB - High grade eng. water resistant									
304.38 SF	3.24	94.68	197.24	1,278.11	0/150 yrs	Avg.	0%	(0.00)	1,278.11
337. Embossing leveler for vinyl flooring									
304.38 SF	0.94	27.47	57.22	370.81	0/50 yrs	Avg.	0%	(0.00)	370.81
338. Laminate flooring - snaplock floating - Premium grade*									
304.38 SF	11.12	324.94	676.94	4,386.59	0/150 yrs	Avg.	0%	(0.00)	4,386.59
339. Final cleaning - construction - Residential									
304.38 SF	0.23	6.72	14.00	90.73	0/NA	Avg.	0%	(0.00)	90.73
Totals: Kitchen		4,426.12	9,221.10	59,752.52				0.00	59,752.52



Pantry

Height: 8'

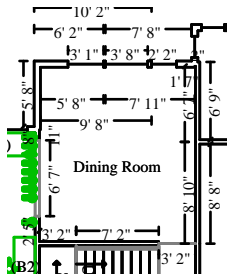
64.67 SF Walls	5.57 SF Ceiling
70.24 SF Walls & Ceiling	5.57 SF Floor
0.62 SY Flooring	7.79 LF Floor Perimeter
9.54 LF Ceil. Perimeter	

Door **1' 9" X 6' 8"** **Opens into ROOM12**

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
340. Demolish/remove - bedroom/room (up to 200 sf)									
5.57 SF	4.66	2.50	5.20	33.66	0/NA	Avg.	NA	(0.00)	33.66
Ceiling									
341. Batt insulation - 10" - R30 - unfaced batt									
5.57 SF	1.66	0.89	1.86	12.00	0/150 yrs	Avg.	0%	(0.00)	12.00
342. 5/8" drywall - hung, taped, floated, ready for paint									
5.57 SF	2.89	1.55	3.22	20.87	0/150 yrs	Avg.	0%	(0.00)	20.87
343. Seal/prime then paint the ceiling (2 coats)									
5.57 SF	0.83	0.44	0.92	5.98	0/15 yrs	Avg.	0%	(0.00)	5.98
Walls									
344. 1/2" drywall - hung, taped, floated, ready for paint									
64.67 SF	2.77	17.20	35.82	232.16	0/150 yrs	Avg.	0%	(0.00)	232.16
345. Seal/prime then paint the walls (2 coats)									
64.67 SF	0.83	5.15	10.74	69.57	0/15 yrs	Avg.	0%	(0.00)	69.57

CONTINUED - Pantry

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
Trim										
346.	Shelving - 12" - in place									
24.00	LF	7.90	18.20	37.92	245.72	0/150 yrs	Avg.	0%	(0.00)	245.72
347.	Seal & paint wood shelving, 12"- 24" width									
24.00	LF	3.79	8.74	18.20	117.90	0/15 yrs	Avg.	0%	(0.00)	117.90
348.	Interior door - solid alder - paneled - pre-hung unit									
1.00	EA	463.74	44.52	92.74	601.00	0/100 yrs	Avg.	0%	(0.00)	601.00
349.	Door knob - interior									
1.00	EA	42.56	4.08	8.52	55.16	0/20 yrs	Avg.	0%	(0.00)	55.16
350.	Seal & paint door slab only (per side)									
1.00	EA	32.51	3.12	6.50	42.13	0/15 yrs	Avg.	0%	(0.00)	42.13
351.	Seal & paint door/window trim & jamb - (per side)									
1.00	EA	26.60	2.56	5.32	34.48	0/15 yrs	Avg.	0%	(0.00)	34.48
352.	Baseboard - 5 1/4"									
7.79	LF	3.65	2.72	5.68	36.83	0/150 yrs	Avg.	0%	(0.00)	36.83
353.	Quarter round - 3/4"									
7.79	LF	1.37	1.02	2.14	13.83	0/150 yrs	Avg.	0%	(0.00)	13.83
354.	Seal & paint baseboard - two coats									
7.79	LF	1.25	0.94	1.94	12.62	0/15 yrs	Avg.	0%	(0.00)	12.62
Floors										
355.	Vapor barrier - 15# felt									
5.57	SF	0.29	0.16	0.32	2.10	0/30 yrs	Avg.	0%	(0.00)	2.10
356.	Sleepers/underlay over concrete 2" x 4" sleepers									
5.57	SF	1.95	1.04	2.18	14.08	0/150 yrs	Avg.	0%	(0.00)	14.08
357.	Batt insulation - 4" - R13 - unfaced batt									
5.57	SF	0.91	0.49	1.02	6.58	0/150 yrs	Avg.	0%	(0.00)	6.58
358.	Underlayment - 3/4" OSB - High grade eng. water resistant									
5.57	SF	3.24	1.73	3.62	23.40	0/150 yrs	Avg.	0%	(0.00)	23.40
359.	Embossing leveler for vinyl flooring									
5.57	SF	0.94	0.50	1.04	6.78	0/50 yrs	Avg.	0%	(0.00)	6.78
360.	Laminate flooring - snaplock floating - Premium grade*									
5.57	SF	11.12	5.95	12.38	80.27	0/150 yrs	Avg.	0%	(0.00)	80.27
361.	Final cleaning - construction - Residential									
5.57	SF	0.23	0.12	0.26	1.66	0/NA	Avg.	0%	(0.00)	1.66
Totals: Pantry		123.62	257.54	1,668.78				0.00	1,668.78	



Dining Room

Height: 8'

359.24 SF Walls	204.92 SF Ceiling
564.16 SF Walls & Ceiling	204.92 SF Floor
22.77 SY Flooring	47.74 LF Floor Perimeter
57.51 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	6' 7" X 6' 8"	Opens into KITCHEN
Window	3' 1" X 5'	Opens into Exterior
Window	3' 8" X 5'	Opens into Exterior
Window	2' 2" X 5'	Opens into Exterior
Missing Wall	3' 2 1/4" X 8'	Opens into STAIRS4

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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The home has unique, antique trims and moldings in the room. We will attempt to restore these original components where possible. The following line items estimate the charges for restoration.

Crown Molding

362. Crown molding - Detach & reset	57.51 LF	2.82	15.56	32.44	210.18	0/NA	Avg.	0%	(0.00)	210.18
363. Clean crown molding - Heavy	57.51 LF	0.56	3.10	6.44	41.75	0/NA	Avg.	0%	(0.00)	41.75
364. Sand wood - interior	28.76 SF	3.93	10.85	22.60	146.48	0/15 yrs	Avg.	0%	(0.00)	146.48
365. Seal & paint crown molding - three coats	57.51 LF	1.90	10.49	21.86	141.62	0/15 yrs	Avg.	0%	(0.00)	141.62

Doors and Door openings

366. Door opening (jamb & casing) - 60" or wider - paint grade	1.00 EA	172.85	16.60	34.58	224.03	0/150 yrs	Avg.	0%	(0.00)	224.03
367. Door opening (jamb & casing) - up to 32" wide - paint grade	1.00 EA	114.73	11.02	22.94	148.69	0/150 yrs	Avg.	0%	(0.00)	148.69
368. Seal & paint door/window trim & jamb - Large (per side)	2.00 EA	31.53	6.05	12.62	81.73	0/15 yrs	Avg.	0%	(0.00)	81.73

Windows, window trims, built in cabinets.

369. Custom cabinets - full height units - Premium grade

13.60 LF	807.57	1,054.37	2,196.60	14,233.92	0/50 yrs	Avg.	0%	(0.00)	14,233.92
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370. Stain & finish full height cabinetry - inside and out

13.60 LF	68.68	89.66	186.82	1,210.53	0/15 yrs	Avg.	0%	(0.00)	1,210.53
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371. Cabinet knob or pull - High grade

9.00 EA	10.70	9.24	19.26	124.80	0/20 yrs	Avg.	0%	(0.00)	124.80
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372. Detach & Reset Casing - 3 1/4"

45.00 LF	1.49	6.43	13.42	86.90	0/150 yrs	Avg.	0%	(0.00)	86.90
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373. Detach & Reset Window stool & apron

11.00 LF	2.51	2.65	5.52	35.78	0/150 yrs	Avg.	0%	(0.00)	35.78
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374. Clean door / window opening (per side)

4.00 EA	11.59	4.45	9.28	60.09	0/NA	Avg.	0%	(0.00)	60.09
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375. Clean window stool & apron

11.00 LF	0.78	0.83	1.72	11.13	0/NA	Avg.	0%	(0.00)	11.13
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CONTINUED - Dining Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
376. Sand wood - interior									
56.00 SF	3.93	21.13	44.02	285.23	0/15 yrs	Avg.	0%	(0.00)	285.23
377. Seal & paint door/window trim & jamb - (per side)									
4.00 EA	26.60	10.21	21.28	137.89	0/15 yrs	Avg.	0%	(0.00)	137.89
378. Seal & paint window stool and apron									
11.00 LF	3.35	3.54	7.38	47.77	0/15 yrs	Avg.	0%	(0.00)	47.77
Mechanicals									
379. Recessed light fixture									
4.00 EA	104.51	40.13	83.60	541.77	0/20 yrs	Avg.	0%	(0.00)	541.77
380. R&R 110 volt copper wiring run and box - rough in only									
4.00 EA	48.56	18.64	38.86	251.74	0/100 yrs	Avg.	0%	(0.00)	251.74
381. Chandelier - Detach & reset									
0.00 EA	105.61	0.00	0.00	0.00	0/NA	Avg.	0%	(0.00)	0.00
382. Clean chandelier - above average detail - Heavy									
0.00 EA	107.11	0.00	0.00	0.00	0/NA	Avg.	0%	(0.00)	0.00
383. R&R Switch									
2.00 EA	17.34	3.34	6.94	44.96	0/25 yrs	Avg.	0%	(0.00)	44.96
384. R&R Outlet									
4.00 EA	16.95	6.51	13.56	87.87	0/25 yrs	Avg.	0%	(0.00)	87.87
Ceiling									
385. Tear off plaster on wood lath									
204.92 SF	1.57	30.89	64.34	416.95	0/150 yrs	Avg.	NA	(0.00)	416.95
386. R&R 5/8" drywall - hung, taped, floated, ready for paint									
204.92 SF	3.29	64.73	134.84	873.76	0/150 yrs	Avg.	0%	(0.00)	873.76
387. Seal/prime then paint the ceiling (2 coats)									
204.92 SF	0.83	16.33	34.02	220.43	0/15 yrs	Avg.	0%	(0.00)	220.43
Walls									
388. Tear off plaster on wood lath									
359.24 SF	1.57	54.14	112.80	730.95	0/150 yrs	Avg.	NA	(0.00)	730.95
389. Furring strip - 1" x 2"									
359.24 SF	0.81	27.94	58.20	377.12	0/150 yrs	Avg.	0%	(0.00)	377.12
<i>Allowance for labor and material to fur out walls to original size to meet original trims.</i>									
390. 1/2" drywall - hung, taped, floated, ready for paint									
359.24 SF	2.77	95.53	199.02	1,289.64	0/150 yrs	Avg.	0%	(0.00)	1,289.64
391. Seal/prime then paint the walls (2 coats)									
359.24 SF	0.83	28.62	59.64	386.43	0/15 yrs	Avg.	0%	(0.00)	386.43
392. R&R T & G paneling - double beaded vee (unfinished)									
143.23 SF	6.81	93.63	195.08	1,264.10	0/150 yrs	Avg.	0%	(0.00)	1,264.10
393. Seal & paint paneling									
359.24 SF	1.01	34.84	72.56	470.23	0/15 yrs	Avg.	0%	(0.00)	470.23

Trim

CONTINUED - Dining Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
394. R&R Window drapery - hardware - single rod - Large									
2.00	EA	82.79	15.90	33.10	214.58	0/10 yrs	Avg.	0%	(0.00) 214.58
395. R&R Chair rail - 2 1/2"									
47.74	LF	3.05	13.98	29.12	188.70	0/150 yrs	Avg.	0%	(0.00) 188.70
396. Seal & paint chair rail - two coats									
47.74	LF	1.20	5.50	11.46	74.25	0/15 yrs	Avg.	0%	(0.00) 74.25
397. R&R Baseboard - 5 1/4"									
47.74	LF	4.13	18.93	39.44	255.54	0/150 yrs	Avg.	0%	(0.00) 255.54
398. R&R Quarter round - 3/4" - stain grade									
47.74	LF	1.80	8.24	17.20	111.37	0/150 yrs	Avg.	0%	(0.00) 111.37
399. Seal & paint baseboard - two coats									
47.74	LF	1.25	5.72	11.94	77.34	0/15 yrs	Avg.	0%	(0.00) 77.34
400. Stain & finish base shoe or quarter round									
47.74	LF	1.07	4.91	10.22	66.21	0/15 yrs	Avg.	0%	(0.00) 66.21
Floors									
401. Screen and coat wood floor									
204.92	SF	1.45	28.52	59.42	385.07	0/10 yrs	Avg.	0%	(0.00) 385.07
<i>Light sanding and sealing of the existing floor before installing vinyl overlay.</i>									
402. Laminate flooring - snaplock floating - Premium grade*									
204.92	SF	11.12	218.76	455.74	2,953.21	0/150 yrs	Avg.	0%	(0.00) 2,953.21
403. Underlayment - Heavy paper *									
204.92	SF	0.36	7.08	14.76	95.61	0/15 yrs	Avg.	0%	(0.00) 95.61
404. Final cleaning - construction - Residential									
204.92	SF	0.23	4.52	9.42	61.07	0/NA	Avg.	0%	(0.00) 61.07
405. Clean window unit (per side) 10 - 20 SF									
4.00	EA	13.40	5.15	10.72	69.47	0/NA	Avg.	0%	(0.00) 69.47
Totals: Dining Room		2,128.66	4,434.78	28,736.89				0.00	28,736.89



Living Room

Height: 8'

535.99 SF Walls	307.95 SF Ceiling
843.94 SF Walls & Ceiling	307.95 SF Floor
34.22 SY Flooring	74.50 LF Floor Perimeter
74.50 LF Ceil. Perimeter	

Window	3' X 5'	Opens into Exterior
Window	3' X 5'	Opens into Exterior
Window	3' X 5'	Opens into Exterior
Window	3' X 5'	Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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The home has unique, antique trims and moldings in the room. We will attempt to restore these original components where possible. The following line items estimate the charges for restoration.

Crown Molding

406. Crown molding - Detach & reset	74.50 LF	2.82	20.17	42.02	272.28	0/NA	Avg.	0%	(0.00)	272.28
407. Clean crown molding - Heavy	74.50 LF	0.56	4.01	8.34	54.07	0/NA	Avg.	0%	(0.00)	54.07
408. Sand wood - interior	37.25 SF	3.93	14.05	29.28	189.72	0/15 yrs	Avg.	0%	(0.00)	189.72
409. Seal & paint crown molding - three coats	74.50 LF	1.90	13.58	28.32	183.45	0/15 yrs	Avg.	0%	(0.00)	183.45

Doors and Door openings

410. Interior door - Detach & reset - slab only	1.00 EA	16.65	1.60	3.34	21.59	0/NA	Avg.	0%	(0.00)	21.59
411. Additional labor charge for arched openings	1.00 EA	77.91	7.48	15.58	100.97	0/150 yrs	Avg.	0%	(0.00)	100.97
412. Detach & Reset Door opening (jamb & casing) - up to 32" wide - paint grade	3.00 EA	94.20	27.13	56.52	366.25	0/150 yrs	Avg.	0%	(0.00)	366.25
413. Clean door / window opening (per side)	51.00 LF	0.68	3.32	6.94	44.94	0/NA	Avg.	0%	(0.00)	44.94
414. Sand wood - interior	51.00 SF	3.93	19.24	40.08	259.75	0/15 yrs	Avg.	0%	(0.00)	259.75
415. Seal & paint door/window trim & jamb - Large (per side)	3.00 EA	31.53	9.08	18.92	122.59	0/15 yrs	Avg.	0%	(0.00)	122.59
416. Paint door/window trim & jamb - 1 coat (per side)	3.00 EA	17.95	5.17	10.78	69.80	0/15 yrs	Avg.	0%	(0.00)	69.80
417. Clean door (per side) - Heavy	2.00 EA	8.51	1.63	3.40	22.05	0/NA	Avg.	0%	(0.00)	22.05
418. Sand wood - interior	34.00 SF	3.93	12.83	26.72	173.17	0/15 yrs	Avg.	0%	(0.00)	173.17

Door slab

419. Seal & paint door slab only (per side)	2.00 EA	32.51	6.24	13.00	84.26	0/15 yrs	Avg.	0%	(0.00)	84.26
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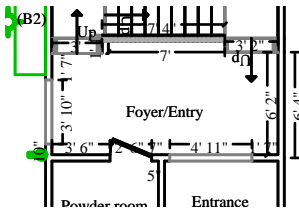
CONTINUED - Living Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
420. Paint door slab only - 1 coat (per side)									
2.00 EA	21.19	4.07	8.48	54.93	0/15 yrs	Avg.	0%	(0.00)	54.93
Windows, window trims, built in cabinets.									
421. Detach & Reset Casing - 3 1/4"									
72.00 LF	1.49	10.30	21.46	139.04	0/150 yrs	Avg.	0%	(0.00)	139.04
422. Detach & Reset Window stool & apron									
14.00 LF	2.51	3.37	7.02	45.53	0/150 yrs	Avg.	0%	(0.00)	45.53
423. Clean door / window opening (per side)									
4.00 EA	11.59	4.45	9.28	60.09	0/NA	Avg.	0%	(0.00)	60.09
424. Clean window stool & apron									
14.00 LF	0.78	1.04	2.18	14.14	0/NA	Avg.	0%	(0.00)	14.14
425. Sand wood - interior									
72.00 SF	3.93	27.17	56.60	366.73	0/15 yrs	Avg.	0%	(0.00)	366.73
426. Seal & paint door/window trim & jamb - (per side)									
4.00 EA	26.60	10.21	21.28	137.89	0/15 yrs	Avg.	0%	(0.00)	137.89
427. Seal & paint window stool and apron									
14.00 LF	3.35	4.50	9.38	60.78	0/15 yrs	Avg.	0%	(0.00)	60.78
428. Remove Bookcase - built in - 10" - (SF of face area)									
12.00 SF	0.69	0.79	1.66	10.73	0/150 yrs	Avg.	NA	(0.00)	10.73
Mechanicals									
429. Recessed light fixture									
8.00 EA	104.51	80.27	167.22	1,083.57	0/20 yrs	Avg.	0%	(0.00)	1,083.57
430. 110 volt copper wiring run and box - rough in only									
8.00 EA	43.39	33.32	69.42	449.86	0/100 yrs	Avg.	0%	(0.00)	449.86
431. R&R Switch									
2.00 EA	17.34	3.34	6.94	44.96	0/25 yrs	Avg.	0%	(0.00)	44.96
432. R&R Outlet									
4.00 EA	16.95	6.51	13.56	87.87	0/25 yrs	Avg.	0%	(0.00)	87.87
Ceiling									
433. Tear off plaster on wood lath									
307.95 SF	1.57	46.42	96.70	626.60	0/150 yrs	Avg.	NA	(0.00)	626.60
434. 5/8" drywall - hung, taped, floated, ready for paint									
307.95 SF	2.89	85.44	178.00	1,153.42	0/150 yrs	Avg.	0%	(0.00)	1,153.42
435. Seal/prime then paint the ceiling (2 coats)									
307.95 SF	0.83	24.54	51.12	331.26	0/15 yrs	Avg.	0%	(0.00)	331.26
Walls									
436. Tear off plaster on wood lath									
535.99 SF	1.57	80.78	168.30	1,090.58	0/150 yrs	Avg.	NA	(0.00)	1,090.58
437. Furring strip - 1" x 2"									
535.99 SF	0.81	41.68	86.84	562.67	0/150 yrs	Avg.	0%	(0.00)	562.67

Allowance for labor and material to fur out walls to original size to meet original trims.

CONTINUED - Living Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
438.	1/2" drywall - hung, taped, floated, ready for paint									
535.99	SF	2.77	142.54	296.94	1,924.17	0/150 yrs	Avg.	0%	(0.00)	1,924.17
439.	Seal/prime then paint the walls (2 coats)									
535.99	SF	0.83	42.71	88.98	576.56	0/15 yrs	Avg.	0%	(0.00)	576.56
Trim										
440.	R&R Window drapery - hardware - single rod - Large									
4.00	EA	82.79	31.79	66.24	429.19	0/10 yrs	Avg.	0%	(0.00)	429.19
441.	Clean fireplace face & mantel									
30.00	SF	1.25	3.60	7.50	48.60	0/NA	Avg.	0%	(0.00)	48.60
442.	Stain & finish wood fireplace mantel									
16.00	LF	6.60	10.14	21.12	136.86	0/15 yrs	Avg.	0%	(0.00)	136.86
443.	R&R Baseboard - 5 1/4"									
74.50	LF	4.13	29.53	61.54	398.76	0/150 yrs	Avg.	0%	(0.00)	398.76
444.	R&R Quarter round - 3/4" - stain grade									
74.50	LF	1.80	12.87	26.82	173.80	0/150 yrs	Avg.	0%	(0.00)	173.80
445.	Seal & paint baseboard - two coats									
74.50	LF	1.25	8.94	18.62	120.69	0/15 yrs	Avg.	0%	(0.00)	120.69
446.	Stain & finish base shoe or quarter round									
74.50	LF	1.07	7.66	15.94	103.32	0/15 yrs	Avg.	0%	(0.00)	103.32
Floors										
447.	Screen and coat wood floor									
307.95	SF	1.45	42.86	89.30	578.69	0/10 yrs	Avg.	0%	(0.00)	578.69
<i>Light sanding and sealing of the existing floor before installing vinyl overlay.</i>										
448.	Laminate flooring - snaplock floating - Premium grade*									
307.95	SF	11.12	328.74	684.88	4,438.02	0/150 yrs	Avg.	0%	(0.00)	4,438.02
449.	Underlayment - Heavy paper *									
307.95	SF	0.36	10.64	22.18	143.68	0/15 yrs	Avg.	0%	(0.00)	143.68
450.	Final cleaning - construction - Residential									
307.95	SF	0.23	6.80	14.16	91.79	0/NA	Avg.	0%	(0.00)	91.79
451.	Clean window unit (per side) 10 - 20 SF									
4.00	EA	13.40	5.15	10.72	69.47	0/NA	Avg.	0%	(0.00)	69.47
Totals: Living Room		1,297.70	2,703.62	17,519.14				0.00	17,519.14	



Foyer/Entry

Height: 8'

185.83 SF Walls	87.45 SF Ceiling
273.27 SF Walls & Ceiling	87.45 SF Floor
9.72 SY Flooring	22.21 LF Floor Perimeter
40.29 LF Ceil. Perimeter	

Missing Wall	3' 2 1/4" X 8'	Opens into STAIRS3
Missing Wall - Goes to Floor	4' 11" X 6' 8"	Opens into ENTRANCE
Door	2' 6" X 6' 8"	Opens into POWDER_ROOM
Missing Wall - Goes to Floor	3' 10" X 6' 8"	Opens into KITCHEN
Missing Wall	3' X 8'	Opens into STAIRS7
Missing Wall	7 3/4" X 8'	Opens into STAIRS3

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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The home has unique, antique trims and moldings in the room. We will attempt to restore these original components where possible. The following line items estimate the charges for restoration.

Crown Molding

452. Crown molding - Detach & reset										
40.29	LF	2.82	10.91	22.72	147.25	0/NA	Avg.	0%	(0.00)	147.25
453. Clean crown molding - Heavy										
40.29	LF	0.56	2.16	4.52	29.24	0/NA	Avg.	0%	(0.00)	29.24
454. Sand wood - interior										
20.15	SF	3.93	7.61	15.84	102.64	0/15 yrs	Avg.	0%	(0.00)	102.64
455. Stain & finish crown molding										
40.29	LF	1.40	5.41	11.28	73.10	0/15 yrs	Avg.	0%	(0.00)	73.10

Doors and Door openings

456. Detach & Reset Door opening (jamb & casing) - up to 32"wide - paint grade										
5.00	EA	94.20	45.22	94.20	610.42	0/150 yrs	Avg.	0%	(0.00)	610.42
457. Clean door / window opening (per side)										
85.00	LF	0.68	5.54	11.56	74.90	0/NA	Avg.	0%	(0.00)	74.90
458. Sand wood - interior										
85.00	SF	3.93	32.06	66.82	432.93	0/15 yrs	Avg.	0%	(0.00)	432.93
459. Seal & paint door/window trim & jamb - Large (per side)										
5.00	EA	31.53	15.13	31.54	204.32	0/15 yrs	Avg.	0%	(0.00)	204.32
460. Paint door/window trim & jamb - 1 coat (per side)										
5.00	EA	17.95	8.62	17.96	116.33	0/15 yrs	Avg.	0%	(0.00)	116.33
461. Clean door (per side) - Heavy										
6.00	EA	8.51	4.90	10.22	66.18	0/NA	Avg.	0%	(0.00)	66.18
462. Sand wood - interior										
102.00	SF	3.93	38.48	80.18	519.52	0/15 yrs	Avg.	0%	(0.00)	519.52

Door slab

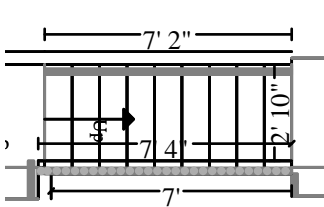
463. Seal & paint door slab only (per side)										
6.00	EA	32.51	18.72	39.02	252.80	0/15 yrs	Avg.	0%	(0.00)	252.80
464. Paint door slab only - 1 coat (per side)										
6.00	EA	21.19	12.20	25.42	164.76	0/15 yrs	Avg.	0%	(0.00)	164.76

CONTINUED - Foyer/Entry

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Mechanicals									
465. Recessed light fixture									
4.00 EA	104.51	40.13	83.60	541.77	0/20 yrs	Avg.	0%	(0.00)	541.77
466. 110 volt copper wiring run and box - rough in only									
4.00 EA	43.39	16.66	34.72	224.94	0/100 yrs	Avg.	0%	(0.00)	224.94
467. R&R Switch									
2.00 EA	17.34	3.34	6.94	44.96	0/25 yrs	Avg.	0%	(0.00)	44.96
468. R&R Outlet									
2.00 EA	16.95	3.26	6.78	43.94	0/25 yrs	Avg.	0%	(0.00)	43.94
469. Clean light fixture - high detail - Heavy									
1.00 EA	26.43	2.53	5.28	34.24	0/NA	Avg.	0%	(0.00)	34.24
470. Light fixture - Detach & reset									
1.00 EA	40.62	3.90	8.12	52.64	0/NA	Avg.	0%	(0.00)	52.64
Ceiling									
471. Tear off plaster on wood lath									
87.45 SF	1.57	13.18	27.46	177.94	0/150 yrs	Avg.	NA	(0.00)	177.94
472. 5/8" drywall - hung, taped, floated, ready for paint									
87.45 SF	2.89	24.26	50.54	327.53	0/150 yrs	Avg.	0%	(0.00)	327.53
473. Seal/prime then paint the ceiling (2 coats)									
87.45 SF	0.83	6.97	14.52	94.07	0/15 yrs	Avg.	0%	(0.00)	94.07
Walls									
474. R&R Labor to frame 2" x 4" non-bearing wall - 16" oc									
64.00 SF	1.41	8.67	18.04	116.95	0/150 yrs	Avg.	0%	(0.00)	116.95
<i>labor to open the wall and reframe a new opening to dining room</i>									
475. Material Only Stud wall - 2" x 4" - 16" oc									
64.00 SF	1.42	8.72	18.18	117.78	0/150 yrs	Avg.	0%	(0.00)	117.78
476. Tear off plaster on wood lath									
185.83 SF	1.57	28.01	58.36	378.12	0/150 yrs	Avg.	NA	(0.00)	378.12
477. Furring strip - 1" x 2"									
185.83 SF	0.81	14.45	30.10	195.07	0/150 yrs	Avg.	0%	(0.00)	195.07
<i>Allowance for labor and material to fur out walls to original size to meet original trims.</i>									
478. 1/2" drywall - hung, taped, floated, ready for paint									
185.83 SF	2.77	49.42	102.96	667.13	0/150 yrs	Avg.	0%	(0.00)	667.13
479. Seal/prime then paint the walls (2 coats)									
185.83 SF	0.83	14.81	30.84	199.89	0/15 yrs	Avg.	0%	(0.00)	199.89
Trim									
480. Finish Carpenter - per hour									
12.00 HR	62.43	71.92	149.84	970.92	0/NA	Avg.	0%	(0.00)	970.92
<i>Labor to construct a bench seat</i>									
481. Material Only Bench seat									
1.00 EA	390.00	37.44	78.00	505.44	0/NA	Avg.	0%	(0.00)	505.44

CONTINUED - Foyer/Entry

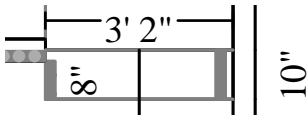
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
482. R&R Chair rail - 2 1/2"									
22.21 LF	3.05	6.51	13.54	87.79	0/150 yrs	Avg.	0%	(0.00)	87.79
483. Seal & paint chair rail - two coats									
22.21 LF	1.20	2.56	5.34	34.55	0/15 yrs	Avg.	0%	(0.00)	34.55
484. R&R Baseboard - 5 1/4"									
22.21 LF	4.13	8.81	18.36	118.90	0/150 yrs	Avg.	0%	(0.00)	118.90
485. R&R Quarter round - 3/4" - stain grade									
22.21 LF	1.80	3.84	8.00	51.82	0/150 yrs	Avg.	0%	(0.00)	51.82
486. Seal & paint baseboard - two coats									
22.21 LF	1.25	2.66	5.56	35.98	0/15 yrs	Avg.	0%	(0.00)	35.98
487. Stain & finish base shoe or quarter round									
22.21 LF	1.07	2.28	4.76	30.80	0/15 yrs	Avg.	0%	(0.00)	30.80
Floors									
488. Screen and coat wood floor									
87.45 SF	1.45	12.17	25.36	164.33	0/10 yrs	Avg.	0%	(0.00)	164.33
<i>Light sanding and sealing of the existing floor before installing vinyl overlay.</i>									
489. Laminate flooring - snaplock floating - Premium grade*									
87.45 SF	11.12	93.36	194.48	1,260.28	0/150 yrs	Avg.	0%	(0.00)	1,260.28
490. Underlayment - Heavy paper *									
87.45 SF	0.36	3.02	6.30	40.80	0/15 yrs	Avg.	0%	(0.00)	40.80
491. Final cleaning - construction - Residential									
87.45 SF	0.23	1.93	4.02	26.06	0/NA	Avg.	0%	(0.00)	26.06
Totals: Foyer/Entry		691.77	1,441.28	9,339.03				0.00	9,339.03



Stairs5

Height: 12' 6"

73.45 SF Walls	20.02 SF Ceiling
93.47 SF Walls & Ceiling	38.16 SF Floor
4.24 SY Flooring	8.23 LF Floor Perimeter
7.17 LF Ceil. Perimeter	



Subroom: Stairs3 (4)

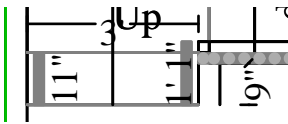
Height: 13' 8"

10.89 SF Walls	2.66 SF Ceiling
13.54 SF Walls & Ceiling	6.38 SF Floor
0.71 SY Flooring	1.01 LF Floor Perimeter
0.83 LF Ceil. Perimeter	

Missing Wall	3' 2 1/4" X 13' 7 1/2"	Opens into FOYER_ENTRY
Missing Wall	3' 2 1/4" X 13' 7 1/2"	Opens into STAIRS4
Missing Wall	7 3/4" X 13' 7 1/2"	Opens into FOYER_ENTRY

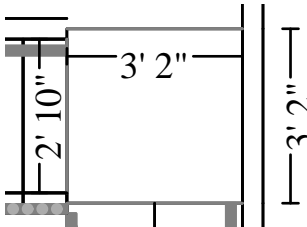
Subroom: Stairs7 (2)

Height: 9' 2"



17.30 SF Walls	2.75 SF Ceiling
20.05 SF Walls & Ceiling	6.25 SF Floor
0.69 SY Flooring	2.37 LF Floor Perimeter
2.02 LF Ceil. Perimeter	

Missing Wall	3' X 9' 1 1/2"	Opens into FOYER_ENTRY
Missing Wall	3' X 9' 1 1/2"	Opens into STAIRS6

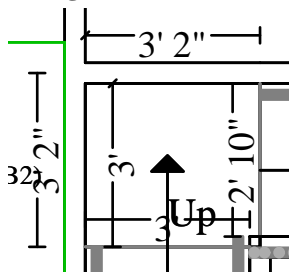


Subroom: Stairs4 (3)

Height: 12' 6"

39.62 SF Walls	10.10 SF Ceiling
49.72 SF Walls & Ceiling	10.10 SF Floor
1.12 SY Flooring	3.17 LF Floor Perimeter
3.17 LF Ceil. Perimeter	

Missing Wall	3' 2 1/4" X 12' 6"	Opens into STAIRS3
Missing Wall	3' 2 1/4" X 12' 6"	Opens into DINING_ROOM
Missing Wall	2' 9 1/2" X 12' 6"	Opens into MAIN



Subroom: Stairs6 (1)

Height: 8'

49.36 SF Walls	9.49 SF Ceiling
58.84 SF Walls & Ceiling	9.50 SF Floor
1.06 SY Flooring	6.17 LF Floor Perimeter
6.17 LF Ceil. Perimeter	

Missing Wall	2' 9 1/2" X 8'	Opens into MAIN
Missing Wall	3' X 8'	Opens into STAIRS7

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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The home has unique, antique trims and moldings in the room. We will attempt to restore these original components where possible. The following line items estimate the charges for restoration.

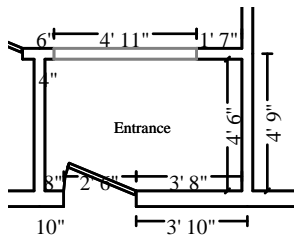
Mechanicals

CONTINUED - Stairs5

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
492. Recessed light fixture									
2.00 EA	104.51	20.06	41.80	270.88	0/20 yrs	Avg.	0%	(0.00)	270.88
493. 110 volt copper wiring run and box - rough in only									
2.00 EA	43.39	8.33	17.36	112.47	0/100 yrs	Avg.	0%	(0.00)	112.47
Ceiling									
494. Tear off plaster on wood lath									
97.13 SF	1.57	14.64	30.50	197.63	0/150 yrs	Avg.	NA	(0.00)	197.63
495. 5/8" drywall - hung, taped, floated, ready for paint									
97.13 SF	2.89	26.95	56.14	363.80	0/150 yrs	Avg.	0%	(0.00)	363.80
496. Seal/prime then paint more than the ceiling (2 coats)									
97.13 SF	0.83	7.74	16.12	104.48	0/15 yrs	Avg.	0%	(0.00)	104.48
Walls									
497. Tear off plaster on wood lath									
279.07 SF	1.57	42.06	87.62	567.82	0/150 yrs	Avg.	NA	(0.00)	567.82
498. Furring strip - 1" x 2"									
279.07 SF	0.81	21.70	45.22	292.97	0/150 yrs	Avg.	0%	(0.00)	292.97
<i>Allowance for labor and material to fur out walls to original size to meet original trims.</i>									
499. 1/2" drywall - hung, taped, floated, ready for paint									
279.07 SF	2.77	74.21	154.60	1,001.83	0/150 yrs	Avg.	0%	(0.00)	1,001.83
500. Seal/prime then paint more than the walls (2 coats)									
279.07 SF	0.83	22.24	46.32	300.19	0/15 yrs	Avg.	0%	(0.00)	300.19
Trim									
**NOTE* - new staircase from basement level is estimated in basement framing section									
501. R&R Closet shelf and rod package									
5.00 LF	20.39	9.79	20.40	132.14	0/150 yrs	Avg.	0%	(0.00)	132.14
502. R&R Chair rail - 2 1/2"									
20.95 LF	3.05	6.13	12.78	82.81	0/150 yrs	Avg.	0%	(0.00)	82.81
503. Seal & paint chair rail - two coats									
20.95 LF	1.20	2.41	5.02	32.57	0/15 yrs	Avg.	0%	(0.00)	32.57
504. R&R Baseboard - 5 1/4"									
26.71 LF	4.13	10.60	22.06	142.97	0/150 yrs	Avg.	0%	(0.00)	142.97
505. R&R Quarter round - 3/4" - stain grade									
26.71 LF	1.80	4.62	9.62	62.32	0/150 yrs	Avg.	0%	(0.00)	62.32
506. Seal & paint baseboard - two coats									
26.71 LF	1.25	3.20	6.68	43.27	0/15 yrs	Avg.	0%	(0.00)	43.27
507. Stain & finish base shoe or quarter round									
26.71 LF	1.07	2.75	5.72	37.05	0/15 yrs	Avg.	0%	(0.00)	37.05
508. Balustrade - Detach & reset									
18.00 LF	95.36	164.78	343.30	2,224.56	0/NA	Avg.	0%	(0.00)	2,224.56
509. Clean balustrade - Heavy									
18.00 LF	3.32	5.74	11.96	77.46	0/NA	Avg.	0%	(0.00)	77.46

CONTINUED - Stairs5

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
510. Stain & finish balustrade									
18.00 LF	24.58	42.48	88.48	573.40	0/15 yrs	Avg.	0%	(0.00)	573.40
511. Clean stair riser - per side - per LF									
16.00 LF	0.50	0.77	1.60	10.37	0/NA	Avg.	0%	(0.00)	10.37
512. Seal & paint stair riser - per side - per LF									
56.00 LF	3.05	16.39	34.16	221.35	0/15 yrs	Avg.	0%	(0.00)	221.35
513. Seal & paint stair skirt/apron (2 coats)									
38.00 LF	5.90	21.53	44.84	290.57	0/15 yrs	Avg.	0%	(0.00)	290.57
514. R&R Stair tread - hardwood - up to 4'									
14.00 EA	79.12	106.35	221.54	1,435.57	0/100 yrs	Avg.	0%	(0.00)	1,435.57
515. Stain & finish stair tread - per side - per LF									
49.00 LF	5.21	24.50	51.06	330.85	0/15 yrs	Avg.	0%	(0.00)	330.85
Floors									
516. R&R Oak flooring - #1 common - no finish									
45.02 SF	10.20	44.09	91.84	595.14	0/150 yrs	Avg.	0%	(0.00)	595.14
517. Sand, stain, and finish wood floor									
45.02 SF	4.47	19.32	40.24	260.80	0/10 yrs	Avg.	0%	(0.00)	260.80
518. Add for dustless floor sanding									
115.42 SF	1.00	11.08	23.08	149.58	0/10 yrs	Avg.	0%	(0.00)	149.58
519. Additional coats of finish (per coat)									
115.42 SF	1.02	11.30	23.54	152.57	0/10 yrs	Avg.	0%	(0.00)	152.57
520. Final cleaning - construction - Residential									
115.42 SF	0.23	2.54	5.32	34.41	0/NA	Avg.	0%	(0.00)	34.41
Totals: Stairs5		748.30	1,558.92	10,101.83				0.00	10,101.83



Entrance

Height: 8'

131.88 SF Walls	30.84 SF Ceiling
162.72 SF Walls & Ceiling	30.84 SF Floor
3.43 SY Flooring	15.25 LF Floor Perimeter
22.67 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

4' 11" X 6' 8"

Opens into FOYER_ENTRY

Door

2' 6" X 6' 8"

Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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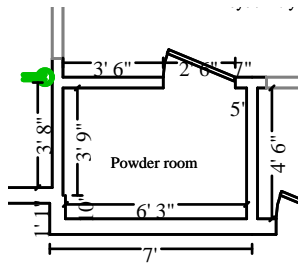
The home has unique, antique trims and moldings in the room. We will attempt to restore these original components where possible. The following line items estimate the charges for restoration.

CONTINUED - Entrance

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
Doors and Door openings										
521. Detach & Reset Door opening (jamb & casing) - up to 32" wide - paint grade										
2.00	EA	94.20	18.08	37.68	244.16	0/150 yrs	Avg.	0%	(0.00)	244.16
522. Clean door / window opening (per side)										
34.00	LF	0.68	2.22	4.62	29.96	0/NA	Avg.	0%	(0.00)	29.96
523. Sand wood - interior										
34.00	SF	3.93	12.83	26.72	173.17	0/15 yrs	Avg.	0%	(0.00)	173.17
524. Seal & paint door/window trim & jamb - Large (per side)										
2.00	EA	31.53	6.05	12.62	81.73	0/15 yrs	Avg.	0%	(0.00)	81.73
525. Paint door/window trim & jamb - 1 coat (per side)										
2.00	EA	17.95	3.44	7.18	46.52	0/15 yrs	Avg.	0%	(0.00)	46.52
526. Clean door (per side) - Heavy										
2.00	EA	8.51	1.63	3.40	22.05	0/NA	Avg.	0%	(0.00)	22.05
527. Sand wood - interior										
34.00	SF	3.93	12.83	26.72	173.17	0/15 yrs	Avg.	0%	(0.00)	173.17
<i>Door slab</i>										
528. Seal & paint door slab only (per side)										
2.00	EA	32.51	6.24	13.00	84.26	0/15 yrs	Avg.	0%	(0.00)	84.26
529. Paint door slab only - 1 coat (per side)										
2.00	EA	21.19	4.07	8.48	54.93	0/15 yrs	Avg.	0%	(0.00)	54.93
Mechanicals										
530. Recessed light fixture										
2.00	EA	104.51	20.06	41.80	270.88	0/20 yrs	Avg.	0%	(0.00)	270.88
531. 110 volt copper wiring run and box - rough in only										
2.00	EA	43.39	8.33	17.36	112.47	0/100 yrs	Avg.	0%	(0.00)	112.47
532. R&R Switch										
1.00	EA	17.34	1.67	3.48	22.49	0/25 yrs	Avg.	0%	(0.00)	22.49
533. Light fixture - Detach & reset										
0.00	EA	40.62	0.00	0.00	0.00	0/NA	Avg.	0%	(0.00)	0.00
534. Clean light fixture - high detail - Heavy										
0.00	EA	26.43	0.00	0.00	0.00	0/NA	Avg.	0%	(0.00)	0.00
Ceiling										
535. Tear off plaster on wood lath										
30.84	SF	1.57	4.64	9.68	62.74	0/150 yrs	Avg.	NA	(0.00)	62.74
536. 5/8" drywall - hung, taped, floated, ready for paint										
30.84	SF	2.89	8.56	17.82	115.51	0/150 yrs	Avg.	0%	(0.00)	115.51
537. Seal/prime then paint the ceiling (2 coats)										
30.84	SF	0.83	2.46	5.12	33.18	0/15 yrs	Avg.	0%	(0.00)	33.18
Walls										
538. Tear off plaster on wood lath										
131.88	SF	1.57	19.87	41.42	268.34	0/150 yrs	Avg.	NA	(0.00)	268.34

CONTINUED - Entrance

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
539. Furring strip - 1" x 2"									
131.88 SF	0.81	10.26	21.36	138.44	0/150 yrs	Avg.	0%	(0.00)	138.44
<i>Allowance for labor and material to fur out walls to original size to meet original trims.</i>									
540. 1/2" drywall - hung, taped, floated, ready for paint									
131.88 SF	2.77	35.06	73.06	473.43	0/150 yrs	Avg.	0%	(0.00)	473.43
541. Seal/prime then paint the walls (2 coats)									
131.88 SF	0.83	10.51	21.90	141.87	0/15 yrs	Avg.	0%	(0.00)	141.87
Trim									
542. R&R Baseboard - 5 1/4"									
15.25 LF	4.13	6.05	12.60	81.63	0/150 yrs	Avg.	0%	(0.00)	81.63
543. R&R Quarter round - 3/4" - stain grade									
15.25 LF	1.80	2.63	5.50	35.58	0/150 yrs	Avg.	0%	(0.00)	35.58
544. Seal & paint baseboard - two coats									
15.25 LF	1.25	1.82	3.82	24.70	0/15 yrs	Avg.	0%	(0.00)	24.70
545. Stain & finish base shoe or quarter round									
15.25 LF	1.07	1.57	3.26	21.15	0/15 yrs	Avg.	0%	(0.00)	21.15
Floors									
546. Mortar bed for tile floors									
30.84 SF	4.81	14.24	29.66	192.24	0/100 yrs	Avg.	0%	(0.00)	192.24
547. 1/4" Cement board									
30.84 SF	4.03	11.93	24.86	161.08	0/100 yrs	Avg.	0%	(0.00)	161.08
548. Tile floor covering									
30.84 SF	10.38	30.73	64.02	414.87	0/100 yrs	Avg.	0%	(0.00)	414.87
549. Threshold - natural marble									
6.00 LF	59.49	34.27	71.38	462.59	0/150 yrs	Avg.	0%	(0.00)	462.59
550. Grout sealer									
30.84 SF	1.26	3.73	7.78	50.37	0/18 yrs	Avg.	0%	(0.00)	50.37
551. Final cleaning - construction - Residential									
30.84 SF	0.23	0.68	1.42	9.19	0/NA	Avg.	0%	(0.00)	9.19
Totals: Entrance		296.46	617.72	4,002.70				0.00	4,002.70



Powder room

Height: 8'

157.32 SF Walls
 186.20 SF Walls & Ceiling
 3.21 SY Flooring
 21.75 LF Ceil. Perimeter

28.88 SF Ceiling
 28.88 SF Floor
 19.25 LF Floor Perimeter

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

	QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
552. Recessed light fixture										
	2.00 EA	104.51	20.06	41.80	270.88	0/20 yrs	Avg.	0%	(0.00)	270.88
553. 110 volt copper wiring run and box - rough in only										
	2.00 EA	43.39	8.33	17.36	112.47	0/100 yrs	Avg.	0%	(0.00)	112.47
554. R&R Light bar - 3 lights										
	1.00 EA	85.40	8.20	17.08	110.68	0/20 yrs	Avg.	0%	(0.00)	110.68
555. R&R Switch										
	1.00 EA	17.34	1.67	3.48	22.49	0/25 yrs	Avg.	0%	(0.00)	22.49
556. R&R Ground fault interrupter (GFI) outlet										
	1.00 EA	31.83	3.06	6.38	41.27	0/10 yrs	Avg.	0%	(0.00)	41.27
557. Rough in plumbing - per fixture										
	2.00 EA	495.94	95.22	198.38	1,285.48	0/80 yrs	Avg.	0%	(0.00)	1,285.48
558. Cabinet knob or pull - High grade										
	2.00 EA	10.70	2.05	4.28	27.73	0/20 yrs	Avg.	0%	(0.00)	27.73
559. Toilet - High grade										
	1.00 EA	606.78	58.25	121.36	786.39	0/150 yrs	Avg.	0%	(0.00)	786.39
560. Toilet seat - High grade										
	1.00 EA	73.78	7.08	14.76	95.62	0/9 yrs	Avg.	0%	(0.00)	95.62
561. Angle stop valve										
	3.00 EA	28.11	8.10	16.86	109.29	0/100 yrs	Avg.	0%	(0.00)	109.29
562. Plumbing fixture supply line										
	3.00 EA	16.44	4.74	9.86	63.92	0/20 yrs	Avg.	0%	(0.00)	63.92
563. P-trap assembly - ABS (plastic)										
	1.00 EA	48.73	4.68	9.74	63.15	0/25 yrs	Avg.	0%	(0.00)	63.15
564. Sink faucet - Bathroom										
	1.00 EA	193.23	18.55	38.64	250.42	0/20 yrs	Avg.	0%	(0.00)	250.42
565. Vanity with granite or marble top										
	3.00 LF	406.18	116.98	243.70	1,579.22	0/50 yrs	Avg.	0%	(0.00)	1,579.22
Ceiling										
566. Tear off plaster on wood lath										
	28.88 SF	1.57	4.36	9.06	58.76	0/150 yrs	Avg.	NA	(0.00)	58.76
567. 5/8" drywall - hung, taped, floated, ready for paint										
	28.88 SF	2.89	8.02	16.70	108.18	0/150 yrs	Avg.	0%	(0.00)	108.18
568. Seal/prime then paint the ceiling (2 coats)										
	28.88 SF	0.83	2.30	4.80	31.07	0/15 yrs	Avg.	0%	(0.00)	31.07

Walls

CONTINUED - Powder room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
569. Tear off plaster on wood lath									
157.32 SF	1.57	23.71	49.40	320.10	0/150 yrs	Avg.	NA	(0.00)	320.10
570. 1/2" drywall - hung, taped, floated, ready for paint									
157.32 SF	2.77	41.83	87.16	564.77	0/150 yrs	Avg.	0%	(0.00)	564.77
571. Ceramic/porcelain tile - High grade									
76.99 SF	13.53	100.00	208.34	1,350.01	0/150 yrs	Avg.	0%	(0.00)	1,350.01
572. Ceramic tile - bullnose - 2" x 6" - High grade									
19.25 LF	10.96	20.26	42.20	273.44	0/150 yrs	Avg.	0%	(0.00)	273.44
573. Tile base - High grade									
19.25 LF	18.02	33.30	69.38	449.57	0/100 yrs	Avg.	0%	(0.00)	449.57
574. Seal/prime then paint more than the ceiling perimeter (2 coats)									
86.99 SF	0.83	6.94	14.44	93.58	0/15 yrs	Avg.	0%	(0.00)	93.58
Trim									
575. R&R Crown molding - 4 1/4"									
21.75 LF	4.79	10.00	20.84	135.03	0/150 yrs	Avg.	0%	(0.00)	135.03
576. Seal & paint crown molding - two coats									
21.75 LF	1.28	2.68	5.56	36.08	0/15 yrs	Avg.	0%	(0.00)	36.08
577. R&R Interior door - solid alder - paneled - pre-hung unit									
1.00 EA	482.54	46.32	96.50	625.36	0/100 yrs	Avg.	0%	(0.00)	625.36
578. Door knob - interior									
1.00 EA	42.56	4.08	8.52	55.16	0/20 yrs	Avg.	0%	(0.00)	55.16
579. Seal & paint door slab only (per side)									
2.00 EA	32.51	6.24	13.00	84.26	0/15 yrs	Avg.	0%	(0.00)	84.26
580. Seal & paint door/window trim & jamb - (per side)									
2.00 EA	26.60	5.11	10.64	68.95	0/15 yrs	Avg.	0%	(0.00)	68.95
581. Window trim set (casing & stop)									
9.00 LF	4.32	3.73	7.78	50.39	0/150 yrs	Avg.	0%	(0.00)	50.39
582. Seal & paint wood window (per side)									
1.00 EA	46.86	4.50	9.38	60.74	0/15 yrs	Avg.	0%	(0.00)	60.74
583. Window stool & apron									
2.00 LF	6.59	1.26	2.64	17.08	0/150 yrs	Avg.	0%	(0.00)	17.08
584. Seal & paint window stool and apron									
2.00 LF	3.35	0.65	1.34	8.69	0/15 yrs	Avg.	0%	(0.00)	8.69
Floors									
585. Mortar bed for tile floors									
28.88 SF	4.81	13.33	27.78	180.02	0/100 yrs	Avg.	0%	(0.00)	180.02
<i>The cement board underlay is set in a mortar bed to provide stability for the tile floor covering.</i>									
586. Tile floor covering - Premium grade									
28.88 SF	15.92	44.14	91.96	595.87	0/100 yrs	Avg.	0%	(0.00)	595.87
587. Threshold - natural marble									
2.50 LF	59.49	14.28	29.74	192.75	0/150 yrs	Avg.	0%	(0.00)	192.75

CONTINUED - Powder room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
588. Final cleaning - construction - Residential									
28.88 SF	0.23	0.64	1.32	8.60	0/NA	Avg.	0%	(0.00)	8.60
589. Clean window unit (per side) 3 - 9 SF									
1.00 EA	9.41	0.90	1.88	12.19	0/NA	Avg.	0%	(0.00)	12.19
590. Grout sealer									
28.88 SF	1.26	3.49	7.28	47.16	0/18 yrs	Avg.	0%	(0.00)	47.16
Totals: Powder room		759.04	1,581.32	10,246.82				0.00	10,246.82

Total: 1st Floor (Framing and exterior)		15,832.48	32,984.56	213,737.94				0.00	213,737.94
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2nd Floor (Framing and exterior)

2nd Floor (Framing and exterior)

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
591. 2" x 4" x 8' #2 & better Fir / Larch (material only)									
58.00 EA	6.88	38.30	79.80	517.14	0/150 yrs	Avg.	0%	(0.00)	517.14
592. 2" x 4" x 16' #2 & better Fir / Larch (material only)									
4.00 EA	13.65	5.24	10.92	70.76	0/150 yrs	Avg.	0%	(0.00)	70.76
593. 2" x 4" x 12' #2 & better Fir / Larch (material only)									
6.00 EA	10.36	5.96	12.44	80.56	0/150 yrs	Avg.	0%	(0.00)	80.56
594. 2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)									
150.00 EA	6.67	96.05	200.10	1,296.65	0/150 yrs	Avg.	0%	(0.00)	1,296.65
595. Sheathing - OSB - 1/2"									
735.08 SF	1.92	135.49	282.28	1,829.12	0/150 yrs	Avg.	0%	(0.00)	1,829.12
596. Labor to frame 2" x 4" non-bearing wall - 16" oc									
899.94 SF	1.20	103.67	215.98	1,399.58	0/150 yrs	Avg.	0%	(0.00)	1,399.58
597. Sheathing - OSB - 3/4" - tongue and groove									
672.00 SF	2.86	184.50	384.38	2,490.80	0/150 yrs	Avg.	0%	(0.00)	2,490.80
598. Drilled bottom plate - 2" x 4" treated lumber									
121.60 LF	3.36	39.23	81.72	529.53	0/150 yrs	Avg.	0%	(0.00)	529.53
599. Joist - floor or ceiling - 2x10 - w/blocking									
656.63 LF	4.45	280.51	584.40	3,786.91	0/150 yrs	Avg.	0%	(0.00)	3,786.91
600. 2" x 4" x 18' #2 & better Fir / Larch (material only)									
3.00 EA	16.99	4.90	10.20	66.07	0/150 yrs	Avg.	0%	(0.00)	66.07
601. House wrap (air/moisture barrier)									
191.71 SF	0.34	6.25	13.04	84.47	0/150 yrs	Avg.	0%	(0.00)	84.47
602. Sprayed polyurethane foam - open cell - 6"									
1,755.22 SF	4.11	692.54	1,442.80	9,349.29	0/100 yrs	Avg.	0%	(0.00)	9,349.29

CONTINUED - 2nd Floor (Framing and exterior)

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
<i>New and existing exterior walls as per drawings</i>										
603.	Metal lath & stucco									
725.00	SF	8.08	562.37	1,171.60	7,591.97	0/100 yrs	Avg.	0%	(0.00)	7,591.97
604.	Stucco Plasterer - per hour									
4.00	HR	80.01	30.72	64.00	414.76	0/100 yrs	Avg.	0%	(0.00)	414.76
<i>Additional labor time to blend all corners and wall sections on new build into existing walls</i>										
605.	Seal & paint stucco									
725.00	SF	1.25	87.00	181.26	1,174.51	0/15 yrs	Avg.	0%	(0.00)	1,174.51
606.	Paint stucco									
1,029.34	SF	0.70	69.17	144.10	933.81	0/15 yrs	Avg.	0%	(0.00)	933.81
<i>Painting of existing exterior walls on house to match new section</i>										
607.	Shutters - wood - louvered or paneled									
6.00	EA	242.68	139.79	291.22	1,887.09	0/20 yrs	Avg.	0%	(0.00)	1,887.09
608.	Stain & finish window shutters - per set									
6.00	EA	34.01	19.58	40.82	264.46	0/15 yrs	Avg.	0%	(0.00)	264.46
609.	Seal & paint wood window (per side)									
4.00	EA	46.86	18.00	37.48	242.92	0/15 yrs	Avg.	0%	(0.00)	242.92
610.	Seal & paint door/window trim & jamb - (per side)									
4.00	EA	26.60	10.21	21.28	137.89	0/15 yrs	Avg.	0%	(0.00)	137.89
Master closet framing										
611.	2" x 4" x 104 5/8" pre-cut stud (for 9' wall, mat only)									
22.00	EA	7.48	15.79	32.92	213.27	0/150 yrs	Avg.	0%	(0.00)	213.27
612.	2" x 4" x 10' #2 & better Fir / Larch (material only)									
2.00	EA	8.60	1.66	3.44	22.30	0/150 yrs	Avg.	0%	(0.00)	22.30
Additional door units needed										
613.	Interior door - solid alder - paneled - pre-hung unit									
4.00	EA	463.74	178.08	371.00	2,404.04	0/100 yrs	Avg.	0%	(0.00)	2,404.04
614.	Door knob - interior									
4.00	EA	42.56	16.34	34.04	220.62	0/20 yrs	Avg.	0%	(0.00)	220.62
615.	Seal & paint door slab only (per side)									
8.00	EA	32.51	24.97	52.02	337.07	0/15 yrs	Avg.	0%	(0.00)	337.07
616.	Seal & paint door/window trim & jamb - (per side)									
8.00	EA	26.60	20.42	42.56	275.78	0/15 yrs	Avg.	0%	(0.00)	275.78
Total: 2nd Floor (Framing and exterior)			2,786.74	5,805.80	37,621.37				0.00	37,621.37



Bonus Room

Height: Peaked

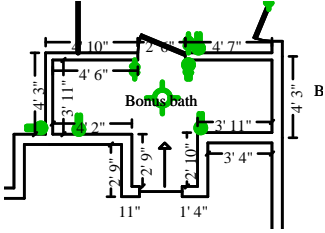
734.64 SF Walls	585.37 SF Ceiling
1320.01 SF Walls & Ceiling	511.55 SF Floor
56.84 SY Flooring	119.92 LF Floor Perimeter
127.92 LF Ceil. Perimeter	

Window	2' 1" X 3' 9 1/2"	Opens into Exterior
Window	2' 2" X 3' 4 1/2"	Opens into Exterior
Window	2' 3" X 3' 6 5/16"	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into BONUS_BATH
Door	2' 6" X 6' 8"	Opens into BEDROOM_2
Window	2' X 3' 6 7/8"	Opens into Exterior
Window	2' 6" X 4' 3 7/8"	Opens into Exterior
Window	2' 5" X 4' 2 7/8"	Opens into Exterior

	QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Mechanicals										
617. Recessed light fixture										
	12.00	EA	104.51	120.40	250.82	1,625.34	0/20 yrs	Avg.	0%	(0.00) 1,625.34
618. 110 volt copper wiring run and box - rough in only										
	12.00	EA	43.39	49.98	104.14	674.80	0/100 yrs	Avg.	0%	(0.00) 674.80
619. 110 volt copper wiring run, box and switch										
	2.00	EA	56.29	10.81	22.52	145.91	0/100 yrs	Avg.	0%	(0.00) 145.91
620. 110 volt copper wiring run, box and outlet										
	10.00	EA	55.91	53.68	111.82	724.60	0/100 yrs	Avg.	0%	(0.00) 724.60
Ceiling										
621. Blown-in cellulose insulation - 14" depth - R50										
	585.37	SF	1.48	83.17	173.28	1,122.80	0/100 yrs	Avg.	0%	(0.00) 1,122.80
622. 5/8" drywall - hung, taped, floated, ready for paint										
	585.37	SF	2.89	162.41	338.34	2,192.47	0/150 yrs	Avg.	0%	(0.00) 2,192.47
623. Seal/prime then paint the ceiling (2 coats)										
	585.37	SF	0.83	46.64	97.18	629.68	0/15 yrs	Avg.	0%	(0.00) 629.68
Walls										
624. 1/2" drywall - hung, taped, floated, ready for paint										
	734.64	SF	2.77	195.36	407.00	2,637.31	0/150 yrs	Avg.	0%	(0.00) 2,637.31
625. Seal/prime then paint the walls (2 coats)										
	734.64	SF	0.83	58.54	121.96	790.25	0/15 yrs	Avg.	0%	(0.00) 790.25
Trim										
626. Hidden door - Bookcase										
	21.00	SF	144.01	290.33	604.84	3,919.38	0/50 yrs	Avg.	0%	(0.00) 3,919.38
627. Stain & finish bookcase										
	21.00	SF	2.54	5.12	10.66	69.12	0/15 yrs	Avg.	0%	(0.00) 69.12
<i>Hidden door</i>										
628. Seal & paint door slab only (per side)										
	1.00	EA	32.51	3.12	6.50	42.13	0/15 yrs	Avg.	0%	(0.00) 42.13

CONTINUED - Bonus Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
629.	Door lockset & deadbolt - exterior									
1.00	EA	87.23	8.38	17.44	113.05	0/20 yrs	Avg.	0%	(0.00)	113.05
630.	Wood window - casement, 12-23 sf, Premium grade									
6.00	EA	1,139.62	656.42	1,367.54	8,861.68	0/30 yrs	Avg.	0%	(0.00)	8,861.68
631.	Window trim set (casing & stop)									
72.00	LF	4.32	29.86	62.20	403.10	0/150 yrs	Avg.	0%	(0.00)	403.10
632.	Seal & paint wood window (per side)									
4.00	EA	46.86	18.00	37.48	242.92	0/15 yrs	Avg.	0%	(0.00)	242.92
633.	Seal & paint door/window trim & jamb - (per side)									
4.00	EA	26.60	10.21	21.28	137.89	0/15 yrs	Avg.	0%	(0.00)	137.89
634.	Window stool & apron									
12.00	LF	6.59	7.60	15.82	102.50	0/150 yrs	Avg.	0%	(0.00)	102.50
635.	Seal & paint window stool and apron									
12.00	LF	3.35	3.86	8.04	52.10	0/15 yrs	Avg.	0%	(0.00)	52.10
636.	Baseboard - 5 1/4"									
119.92	LF	3.65	42.02	87.54	567.27	0/150 yrs	Avg.	0%	(0.00)	567.27
637.	Quarter round - 3/4" - stain grade									
119.92	LF	1.65	19.00	39.58	256.45	0/150 yrs	Avg.	0%	(0.00)	256.45
638.	Seal & paint baseboard - two coats									
119.92	LF	1.25	14.39	29.98	194.27	0/15 yrs	Avg.	0%	(0.00)	194.27
639.	Stain & finish base shoe or quarter round									
119.92	LF	1.07	12.31	25.66	166.28	0/15 yrs	Avg.	0%	(0.00)	166.28
Floors										
640.	Embossing leveler for vinyl flooring									
511.55	SF	0.94	46.16	96.18	623.20	0/50 yrs	Avg.	0%	(0.00)	623.20
641.	Laminate flooring - snaplock floating - Premium grade*									
511.55	SF	11.12	546.10	1,137.68	7,372.22	0/150 yrs	Avg.	0%	(0.00)	7,372.22
642.	Final cleaning - construction - Residential									
511.55	SF	0.23	11.29	23.54	152.49	0/NA	Avg.	0%	(0.00)	152.49
643.	Clean window unit (per side) 10 - 20 SF									
6.00	EA	13.40	7.72	16.08	104.20	0/NA	Avg.	0%	(0.00)	104.20
Totals: Bonus Room		2,512.88	5,235.10	33,923.41				0.00	33,923.41	



Bonus bath

Height: Sloped

243.51 SF Walls	63.34 SF Ceiling
306.84 SF Walls & Ceiling	54.29 SF Floor
6.03 SY Flooring	33.90 LF Floor Perimeter
38.62 LF Ceil. Perimeter	

Window	2' 3" X 3' 7 9/16"	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into BONUS_ROOM

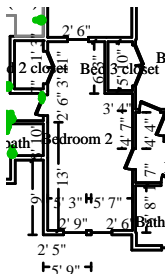
	QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
Mechanicals											
644. R&R Recessed light fixture	2.00	EA	115.26	22.12	46.10	298.74	0/20 yrs	Avg.	0%	(0.00)	298.74
645. 110 volt copper wiring run and box - rough in only	2.00	EA	43.39	8.33	17.36	112.47	0/100 yrs	Avg.	0%	(0.00)	112.47
646. 110 volt copper wiring run, box and switch	2.00	EA	56.29	10.81	22.52	145.91	0/100 yrs	Avg.	0%	(0.00)	145.91
647. 110 volt copper wiring run, box and outlet	3.00	EA	55.91	16.10	33.54	217.37	0/100 yrs	Avg.	0%	(0.00)	217.37
648. Rough in plumbing - per fixture	3.00	EA	495.94	142.84	297.56	1,928.22	0/80 yrs	Avg.	0%	(0.00)	1,928.22
649. Tile shower - 61 to 100 SF - High grade	1.00	EA	2,109.16	202.48	421.84	2,733.48	0/150 yrs	Avg.	0%	(0.00)	2,733.48
650. Shower pan - Large	1.00	EA	185.75	17.83	37.16	240.74	0/20 yrs	Avg.	0%	(0.00)	240.74
651. Cabinet knob or pull - High grade	2.00	EA	10.70	2.05	4.28	27.73	0/20 yrs	Avg.	0%	(0.00)	27.73
652. Shower door - High grade	0.00	EA	451.24	0.00	0.00	0.00	0/25 yrs	Avg.	0%	(0.00)	0.00
653. Shower curtain rod	1.00	EA	35.27	3.38	7.06	45.71	0/50 yrs	Avg.	0%	(0.00)	45.71
654. Tile framed shower curb - per LF	4.00	LF	91.70	35.21	73.36	475.37	0/150 yrs	Avg.	0%	(0.00)	475.37
655. Toilet - High grade	1.00	EA	606.78	58.25	121.36	786.39	0/150 yrs	Avg.	0%	(0.00)	786.39
656. Toilet seat - High grade	1.00	EA	73.78	7.08	14.76	95.62	0/9 yrs	Avg.	0%	(0.00)	95.62
657. Angle stop valve	3.00	EA	28.11	8.10	16.86	109.29	0/100 yrs	Avg.	0%	(0.00)	109.29
658. Plumbing fixture supply line	3.00	EA	16.44	4.74	9.86	63.92	0/20 yrs	Avg.	0%	(0.00)	63.92
659. P-trap assembly - ABS (plastic)	1.00	EA	48.73	4.68	9.74	63.15	0/25 yrs	Avg.	0%	(0.00)	63.15
660. Shower faucet - High grade	1.00	EA	285.35	27.40	57.08	369.83	0/20 yrs	Avg.	0%	(0.00)	369.83

CONTINUED - Bonus bath

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
661. Sink faucet - Bathroom										
1.00	EA	193.23	18.55	38.64	250.42	0/20 yrs	Avg.	0%	(0.00)	250.42
662. Vanity with granite or marble top										
3.00	LF	406.18	116.98	243.70	1,579.22	0/50 yrs	Avg.	0%	(0.00)	1,579.22
Ceiling										
663. Blown-in cellulose insulation - 14" depth - R50										
54.29	SF	1.48	7.72	16.08	104.15	0/100 yrs	Avg.	0%	(0.00)	104.15
664. 5/8" drywall - hung, taped, floated, ready for paint										
63.34	SF	2.89	17.57	36.62	237.24	0/150 yrs	Avg.	0%	(0.00)	237.24
665. Seal/prime then paint the ceiling (2 coats)										
63.34	SF	0.83	5.05	10.52	68.14	0/15 yrs	Avg.	0%	(0.00)	68.14
Walls										
666. 1/2" drywall - hung, taped, floated, ready for paint										
243.51	SF	2.77	64.75	134.90	874.17	0/150 yrs	Avg.	0%	(0.00)	874.17
667. Ceramic/porcelain tile - High grade										
135.60	SF	13.53	176.12	366.94	2,377.73	0/150 yrs	Avg.	0%	(0.00)	2,377.73
668. Ceramic tile - bullnose - 2" x 6" - High grade										
33.90	LF	10.96	35.66	74.30	481.50	0/150 yrs	Avg.	0%	(0.00)	481.50
669. Tile base - High grade										
33.90	LF	18.02	58.64	122.18	791.70	0/100 yrs	Avg.	0%	(0.00)	791.70
670. Seal/prime then paint more than the ceiling perimeter (2 coats)										
154.47	SF	0.83	12.31	25.64	166.16	0/15 yrs	Avg.	0%	(0.00)	166.16
Trim										
671. Interior door - solid alder - paneled - pre-hung unit										
1.00	EA	463.74	44.52	92.74	601.00	0/100 yrs	Avg.	0%	(0.00)	601.00
672. Door knob - interior										
1.00	EA	42.56	4.08	8.52	55.16	0/20 yrs	Avg.	0%	(0.00)	55.16
673. Seal & paint door slab only (per side)										
2.00	EA	32.51	6.24	13.00	84.26	0/15 yrs	Avg.	0%	(0.00)	84.26
674. Seal & paint door/window trim & jamb - (per side)										
2.00	EA	26.60	5.11	10.64	68.95	0/15 yrs	Avg.	0%	(0.00)	68.95
675. Wood window - casement, 12-23 sf, Premium grade										
1.00	EA	1,139.62	109.40	227.92	1,476.94	0/30 yrs	Avg.	0%	(0.00)	1,476.94
676. Window trim set (casing & stop)										
12.00	LF	4.32	4.98	10.36	67.18	0/150 yrs	Avg.	0%	(0.00)	67.18
677. Seal & paint wood window (per side)										
1.00	EA	46.86	4.50	9.38	60.74	0/15 yrs	Avg.	0%	(0.00)	60.74
678. Window stool & apron										
3.00	LF	6.59	1.90	3.96	25.63	0/150 yrs	Avg.	0%	(0.00)	25.63
679. Seal & paint window stool and apron										
3.00	LF	3.35	0.96	2.02	13.03	0/15 yrs	Avg.	0%	(0.00)	13.03

CONTINUED - Bonus bath

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Floors									
680. Mortar bed for tile floors									
54.29 SF	4.81	25.07	52.22	338.42	0/100 yrs	Avg.	0%	(0.00)	338.42
<i>The cement board underlay is set in a mortar bed to provide stability for the tile floor covering.</i>									
681. 1/4" Cement board									
54.29 SF	4.03	21.00	43.76	283.55	0/100 yrs	Avg.	0%	(0.00)	283.55
682. Tile floor covering - Premium grade									
54.29 SF	15.92	82.97	172.86	1,120.13	0/100 yrs	Avg.	0%	(0.00)	1,120.13
683. Threshold - natural marble									
2.50 LF	59.49	14.28	29.74	192.75	0/150 yrs	Avg.	0%	(0.00)	192.75
684. Final cleaning - construction - Residential									
54.29 SF	0.23	1.20	2.50	16.19	0/NA	Avg.	0%	(0.00)	16.19
685. Grout sealer									
54.29 SF	1.26	6.56	13.68	88.65	0/18 yrs	Avg.	0%	(0.00)	88.65
Totals: Bonus bath		1,417.52	2,953.26	19,136.95				0.00	19,136.95



Bedroom 2

Height: 8'

430.13 SF Walls	211.01 SF Ceiling
641.14 SF Walls & Ceiling	211.01 SF Floor
23.45 SY Flooring	56.92 LF Floor Perimeter
65.83 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into HALLWAY
Window	2' 6" X 5'	Opens into Exterior
Door	3' 11" X 6' 8"	Opens into BED_2_CLOSET
Door	2' 6" X 6' 8"	Opens into BONUS_ROOM
Window	2' 6" X 5'	Opens into Exterior
Window	2' 9" X 5'	Opens into Exterior

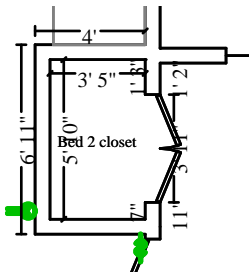
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Mechanicals									
686. R&R Switch									
2.00 EA	17.34	3.34	6.94	44.96	0/25 yrs	Avg.	0%	(0.00)	44.96
687. R&R Outlet									
4.00 EA	16.95	6.51	13.56	87.87	0/25 yrs	Avg.	0%	(0.00)	87.87

CONTINUED - Bedroom 2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
688. Light fixture - Detach & reset									
1.00 EA	40.62	3.90	8.12	52.64	0/NA	Avg.	0%	(0.00)	52.64
689. Clean light fixture - high detail - Heavy									
1.00 EA	26.43	2.53	5.28	34.24	0/NA	Avg.	0%	(0.00)	34.24
Ceiling									
690. Tear off plaster on wood lath									
211.01 SF	1.57	31.80	66.26	429.35	0/150 yrs	Avg.	NA	(0.00)	429.35
691. 5/8" drywall - hung, taped, floated, ready for paint									
211.01 SF	2.89	58.55	121.96	790.33	0/150 yrs	Avg.	0%	(0.00)	790.33
692. Seal/prime then paint the ceiling (2 coats)									
211.01 SF	0.83	16.81	35.02	226.97	0/15 yrs	Avg.	0%	(0.00)	226.97
Walls									
693. Tear off plaster on wood lath									
430.13 SF	1.57	64.82	135.06	875.18	0/150 yrs	Avg.	NA	(0.00)	875.18
694. 1/2" drywall - hung, taped, floated, ready for paint									
430.13 SF	2.77	114.38	238.30	1,544.14	0/150 yrs	Avg.	0%	(0.00)	1,544.14
695. Additional cost to hang and finish drywall archway									
1.00 EA	35.60	3.42	7.12	46.14	0/150 yrs	Avg.	0%	(0.00)	46.14
696. Seal/prime then paint the walls (2 coats)									
430.13 SF	0.83	34.27	71.40	462.68	0/15 yrs	Avg.	0%	(0.00)	462.68
Trim									
697. R&R Crown molding - 2 1/4"									
65.83 LF	3.61	22.81	47.54	308.00	0/150 yrs	Avg.	0%	(0.00)	308.00
698. Seal & paint crown molding - two coats									
65.83 LF	1.28	8.09	16.86	109.21	0/15 yrs	Avg.	0%	(0.00)	109.21
699. Detach & Reset Interior door unit - High grade									
1.00 EA	61.38	5.89	12.28	79.55	0/100 yrs	Avg.	0%	(0.00)	79.55
700. Detach & Reset Door knob - interior									
1.00 EA	23.41	2.24	4.68	30.33	0/20 yrs	Avg.	0%	(0.00)	30.33
701. Seal & paint door slab only (per side)									
2.00 EA	32.51	6.24	13.00	84.26	0/15 yrs	Avg.	0%	(0.00)	84.26
702. Seal & paint door or window opening (per side)									
4.00 EA	26.67	10.24	21.34	138.26	0/15 yrs	Avg.	0%	(0.00)	138.26
703. R&R Window trim set (casing & stop)									
28.00 LF	4.80	12.92	26.88	174.20	0/150 yrs	Avg.	0%	(0.00)	174.20
704. R&R Window stool & apron									
7.00 LF	7.33	4.92	10.26	66.49	0/150 yrs	Avg.	0%	(0.00)	66.49
705. Seal & paint window stool and apron									
7.00 LF	3.35	2.26	4.70	30.41	0/15 yrs	Avg.	0%	(0.00)	30.41
706. R&R Baseboard - 5 1/4"									
56.92 LF	4.13	22.57	47.02	304.67	0/150 yrs	Avg.	0%	(0.00)	304.67

CONTINUED - Bedroom 2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
707. R&R Quarter round - 3/4" - stain grade										
56.92	LF	1.80	9.83	20.48	132.77	0/150 yrs	Avg.	0%	(0.00)	132.77
708. Seal & paint baseboard - two coats										
56.92	LF	1.25	6.83	14.24	92.22	0/15 yrs	Avg.	0%	(0.00)	92.22
709. Stain & finish base shoe or quarter round										
56.92	LF	1.07	5.84	12.18	78.92	0/15 yrs	Avg.	0%	(0.00)	78.92
Floors										
710. Screen and coat wood floor										
211.01	SF	1.45	29.38	61.20	396.54	0/10 yrs	Avg.	0%	(0.00)	396.54
<i>Light sanding and sealing of the existing floor before installing vinyl overlay.</i>										
711. Laminate flooring - snaplock floating - Premium grade*										
211.01	SF	11.12	225.25	469.28	3,040.96	0/150 yrs	Avg.	0%	(0.00)	3,040.96
712. Underlayment - Heavy paper *										
211.01	SF	0.36	7.30	15.20	98.46	0/15 yrs	Avg.	0%	(0.00)	98.46
713. Final cleaning - construction - Residential										
211.01	SF	0.23	4.66	9.70	62.89	0/NA	Avg.	0%	(0.00)	62.89
Totals: Bedroom 2		727.60	1,515.86	9,822.64				0.00	9,822.64	



Bed 2 closet

Height: 8'

122.01 SF Walls	20.06 SF Ceiling
142.07 SF Walls & Ceiling	20.06 SF Floor
2.23 SY Flooring	14.60 LF Floor Perimeter
18.52 LF Ceil. Perimeter	

Door **3' 11" X 6' 8"** **Opens into BEDROOM_2**

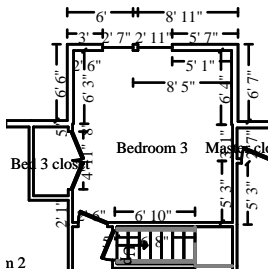
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
714. 110 volt copper wiring run, box and switch										
1.00	EA	56.29	5.40	11.26	72.95	0/100 yrs	Avg.	0%	(0.00)	72.95
715. 110 volt copper wiring run and box - rough in only										
1.00	EA	43.39	4.16	8.68	56.23	0/100 yrs	Avg.	0%	(0.00)	56.23
716. Light fixture										
1.00	EA	62.51	6.00	12.50	81.01	0/20 yrs	Avg.	0%	(0.00)	81.01
Ceiling										
717. Tear off plaster on wood lath										
20.06	SF	1.57	3.02	6.30	40.81	0/150 yrs	Avg.	NA	(0.00)	40.81

CONTINUED - Bed 2 closet

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
718.	5/8" drywall - hung, taped, floated, ready for paint									
20.06	SF	2.89	5.57	11.60	75.14	0/150 yrs	Avg.	0%	(0.00)	75.14
719.	Seal/prime then paint the ceiling (2 coats)									
20.06	SF	0.83	1.60	3.34	21.59	0/15 yrs	Avg.	0%	(0.00)	21.59
Walls										
720.	Tear off plaster on wood lath									
122.01	SF	1.57	18.38	38.32	248.26	0/150 yrs	Avg.	NA	(0.00)	248.26
721.	1/2" drywall - hung, taped, floated, ready for paint									
122.01	SF	2.77	32.45	67.60	438.02	0/150 yrs	Avg.	0%	(0.00)	438.02
722.	Seal/prime then paint the walls (2 coats)									
122.01	SF	0.83	9.72	20.26	131.25	0/15 yrs	Avg.	0%	(0.00)	131.25
Trim										
723. Detach & Reset Interior door unit - High grade										
1.00	EA	61.38	5.89	12.28	79.55	0/100 yrs	Avg.	0%	(0.00)	79.55
724.	Detach & Reset Door knob - interior									
1.00	EA	23.41	2.24	4.68	30.33	0/20 yrs	Avg.	0%	(0.00)	30.33
725.	Seal & paint door slab only (per side)									
1.00	EA	32.51	3.12	6.50	42.13	0/15 yrs	Avg.	0%	(0.00)	42.13
726.	Seal & paint door or window opening (per side)									
1.00	EA	26.67	2.56	5.34	34.57	0/15 yrs	Avg.	0%	(0.00)	34.57
727.	R&R Closet shelf and rod package									
4.50	LF	20.39	8.81	18.36	118.93	0/150 yrs	Avg.	0%	(0.00)	118.93
728.	Seal & paint closet shelving									
4.50	LF	7.71	3.34	6.94	44.98	0/15 yrs	Avg.	0%	(0.00)	44.98
729.	R&R Baseboard - 5 1/4"									
14.60	LF	4.13	5.78	12.06	78.14	0/150 yrs	Avg.	0%	(0.00)	78.14
730.	R&R Quarter round - 3/4" - stain grade									
14.60	LF	1.80	2.54	5.26	34.08	0/150 yrs	Avg.	0%	(0.00)	34.08
731.	Seal & paint baseboard - two coats									
14.60	LF	1.25	1.75	3.66	23.66	0/15 yrs	Avg.	0%	(0.00)	23.66
732.	Stain & finish base shoe or quarter round									
14.60	LF	1.07	1.50	3.12	20.24	0/15 yrs	Avg.	0%	(0.00)	20.24
Floors										
733. Screen and coat wood floor										
20.06	SF	1.45	2.80	5.82	37.71	0/10 yrs	Avg.	0%	(0.00)	37.71
<i>Light sanding and sealing of the existing floor before installing vinyl overlay.</i>										
734. Laminate flooring - snaplock floating - Premium grade*										
20.06	SF	11.12	21.42	44.62	289.11	0/150 yrs	Avg.	0%	(0.00)	289.11
735. Underlayment - Heavy paper *										
20.06	SF	0.36	0.70	1.44	9.36	0/15 yrs	Avg.	0%	(0.00)	9.36

CONTINUED - Bed 2 closet

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
736. Final cleaning - construction - Residential									
20.06 SF	0.23	0.44	0.92	5.97	0/NA	Avg.	0%	(0.00)	5.97
Totals: Bed 2 closet		149.19	310.86	2,014.02				0.00	2,014.02



Bedroom 3

Height: 8'

373.71 SF Walls	198.21 SF Ceiling
571.92 SF Walls & Ceiling	198.21 SF Floor
22.02 SY Flooring	48.92 LF Floor Perimeter
56.33 LF Ceil. Perimeter	

Window	2' 7" X 5'	Opens into Exterior
Window	2' 11" X 5'	Opens into Exterior
Door	4' 11" X 6' 8"	Opens into BED_3_CLOSET
Door	2' 6" X 6' 8"	Opens into HALLWAY

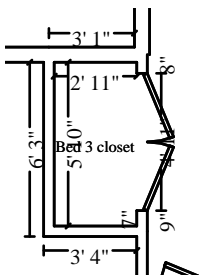
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Mechanicals									
737. R&R Switch									
2.00 EA	17.34	3.34	6.94	44.96	0/25 yrs	Avg.	0%	(0.00)	44.96
738. R&R Outlet									
4.00 EA	16.95	6.51	13.56	87.87	0/25 yrs	Avg.	0%	(0.00)	87.87
739. Light fixture - Detach & reset									
1.00 EA	40.62	3.90	8.12	52.64	0/NA	Avg.	0%	(0.00)	52.64
740. Clean light fixture - high detail - Heavy									
1.00 EA	26.43	2.53	5.28	34.24	0/NA	Avg.	0%	(0.00)	34.24
Ceiling									
741. Tear off plaster on wood lath									
198.21 SF	1.57	29.88	62.24	403.31	0/150 yrs	Avg.	NA	(0.00)	403.31
742. 5/8" drywall - hung, taped, floated, ready for paint									
198.21 SF	2.89	55.00	114.56	742.39	0/150 yrs	Avg.	0%	(0.00)	742.39
743. Seal/prime then paint the ceiling (2 coats)									
198.21 SF	0.83	15.79	32.90	213.20	0/15 yrs	Avg.	0%	(0.00)	213.20
Walls									
744. Tear off plaster on wood lath									
373.71 SF	1.57	56.33	117.34	760.39	0/150 yrs	Avg.	NA	(0.00)	760.39

CONTINUED - Bedroom 3

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
745.	1/2" drywall - hung, taped, floated, ready for paint									
373.71	SF	2.77	99.37	207.04	1,341.59	0/150 yrs	Avg.	0%	(0.00)	1,341.59
746.	Seal/prime then paint the walls (2 coats)									
373.71	SF	0.83	29.77	62.04	401.99	0/15 yrs	Avg.	0%	(0.00)	401.99
Trim										
747.	R&R Crown molding - 2 1/4"									
56.33	LF	3.61	19.53	40.66	263.54	0/150 yrs	Avg.	0%	(0.00)	263.54
748.	Seal & paint crown molding - two coats									
56.33	LF	1.28	6.92	14.42	93.44	0/15 yrs	Avg.	0%	(0.00)	93.44
749.	Detach & Reset Interior door unit - High grade									
1.00	EA	61.38	5.89	12.28	79.55	0/100 yrs	Avg.	0%	(0.00)	79.55
750.	Detach & Reset Door knob - interior									
1.00	EA	23.41	2.24	4.68	30.33	0/20 yrs	Avg.	0%	(0.00)	30.33
751.	Seal & paint door slab only (per side)									
2.00	EA	32.51	6.24	13.00	84.26	0/15 yrs	Avg.	0%	(0.00)	84.26
752.	Seal & paint door or window opening (per side)									
5.00	EA	26.67	12.80	26.68	172.83	0/15 yrs	Avg.	0%	(0.00)	172.83
<i>3 windows, 2 doors</i>										
753.	R&R Window trim set (casing & stop)									
28.00	LF	4.80	12.92	26.88	174.20	0/150 yrs	Avg.	0%	(0.00)	174.20
754.	R&R Window stool & apron									
7.00	LF	7.33	4.92	10.26	66.49	0/150 yrs	Avg.	0%	(0.00)	66.49
755.	Seal & paint window stool and apron									
7.00	LF	3.35	2.26	4.70	30.41	0/15 yrs	Avg.	0%	(0.00)	30.41
756.	R&R Baseboard - 5 1/4"									
48.92	LF	4.13	19.40	40.42	261.86	0/150 yrs	Avg.	0%	(0.00)	261.86
757.	R&R Quarter round - 3/4" - stain grade									
48.92	LF	1.80	8.46	17.60	114.12	0/150 yrs	Avg.	0%	(0.00)	114.12
758.	Seal & paint baseboard - two coats									
48.92	LF	1.25	5.87	12.24	79.26	0/15 yrs	Avg.	0%	(0.00)	79.26
759.	Stain & finish base shoe or quarter round									
48.92	LF	1.07	5.03	10.46	67.83	0/15 yrs	Avg.	0%	(0.00)	67.83
Floors										
760.	Screen and coat wood floor									
198.21	SF	1.45	27.59	57.48	372.47	0/10 yrs	Avg.	0%	(0.00)	372.47
<i>Light sanding and sealing of the existing floor before installing vinyl overlay.</i>										
761.	Laminate flooring - snaplock floating - Premium grade*									
198.21	SF	11.12	211.60	440.82	2,856.52	0/150 yrs	Avg.	0%	(0.00)	2,856.52
762.	Underlayment - Heavy paper *									
198.21	SF	0.36	6.85	14.28	92.49	0/15 yrs	Avg.	0%	(0.00)	92.49

CONTINUED - Bedroom 3

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
763. Final cleaning - construction - Residential									
198.21 SF	0.23	4.38	9.12	59.09	0/NA	Avg.	0%	(0.00)	59.09
Totals: Bedroom 3		665.32	1,386.00	8,981.27				0.00	8,981.27



Bed 3 closet

Height: 8'

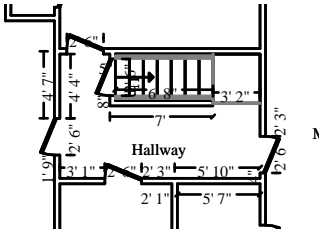
108.37 SF Walls	17.34 SF Ceiling
125.71 SF Walls & Ceiling	17.34 SF Floor
1.93 SY Flooring	12.73 LF Floor Perimeter
17.64 LF Ceil. Perimeter	

Door **4' 11" X 6' 8"** **Opens into BEDROOM_3**

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
764. 110 volt copper wiring run, box and switch									
1.00 EA	56.29	5.40	11.26	72.95	0/100 yrs	Avg.	0%	(0.00)	72.95
765. 110 volt copper wiring run and box - rough in only									
1.00 EA	43.39	4.16	8.68	56.23	0/100 yrs	Avg.	0%	(0.00)	56.23
766. Light fixture									
1.00 EA	62.51	6.00	12.50	81.01	0/20 yrs	Avg.	0%	(0.00)	81.01
Ceiling									
767. Tear off plaster on wood lath									
17.34 SF	1.57	2.62	5.44	35.28	0/150 yrs	Avg.	NA	(0.00)	35.28
768. 5/8" drywall - hung, taped, floated, ready for paint									
17.34 SF	2.89	4.81	10.02	64.94	0/150 yrs	Avg.	0%	(0.00)	64.94
769. Seal/prime then paint the ceiling (2 coats)									
17.34 SF	0.83	1.38	2.88	18.65	0/15 yrs	Avg.	0%	(0.00)	18.65
Walls									
770. Tear off plaster on wood lath									
108.37 SF	1.57	16.33	34.02	220.49	0/150 yrs	Avg.	NA	(0.00)	220.49
771. 1/2" drywall - hung, taped, floated, ready for paint									
108.37 SF	2.77	28.81	60.04	389.03	0/150 yrs	Avg.	0%	(0.00)	389.03
772. Seal/prime then paint the walls (2 coats)									
108.37 SF	0.83	8.64	18.00	116.59	0/15 yrs	Avg.	0%	(0.00)	116.59
Trim									
773. Detach & Reset Interior door unit - High grade									
1.00 EA	61.38	5.89	12.28	79.55	0/100 yrs	Avg.	0%	(0.00)	79.55

CONTINUED - Bed 3 closet

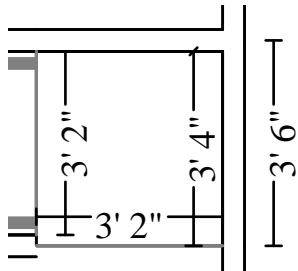
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
774.	Detach & Reset Door knob - interior									
1.00	EA	23.41	2.24	4.68	30.33	0/20 yrs	Avg.	0%	(0.00)	30.33
775.	Seal & paint door slab only (per side)									
1.00	EA	32.51	3.12	6.50	42.13	0/15 yrs	Avg.	0%	(0.00)	42.13
776.	Seal & paint door or window opening (per side)									
1.00	EA	26.67	2.56	5.34	34.57	0/15 yrs	Avg.	0%	(0.00)	34.57
777.	R&R Closet shelf and rod package									
4.50	LF	20.39	8.81	18.36	118.93	0/150 yrs	Avg.	0%	(0.00)	118.93
778.	Seal & paint closet shelving									
4.50	LF	7.71	3.34	6.94	44.98	0/15 yrs	Avg.	0%	(0.00)	44.98
779.	R&R Baseboard - 5 1/4"									
12.73	LF	4.13	5.05	10.52	68.14	0/150 yrs	Avg.	0%	(0.00)	68.14
780.	R&R Quarter round - 3/4" - stain grade									
12.73	LF	1.80	2.20	4.58	29.69	0/150 yrs	Avg.	0%	(0.00)	29.69
781.	Seal & paint baseboard - two coats									
12.73	LF	1.25	1.52	3.18	20.61	0/15 yrs	Avg.	0%	(0.00)	20.61
782.	Stain & finish base shoe or quarter round									
12.73	LF	1.07	1.31	2.72	17.65	0/15 yrs	Avg.	0%	(0.00)	17.65
Floors										
783.	Screen and coat wood floor									
17.34	SF	1.45	2.41	5.02	32.57	0/10 yrs	Avg.	0%	(0.00)	32.57
<i>Light sanding and sealing of the existing floor before installing vinyl overlay.</i>										
784.	Laminate flooring - snaplock floating - Premium grade*									
17.34	SF	11.12	18.52	38.56	249.90	0/150 yrs	Avg.	0%	(0.00)	249.90
785.	Underlayment - Heavy paper *									
17.34	SF	0.36	0.60	1.24	8.08	0/15 yrs	Avg.	0%	(0.00)	8.08
786.	Final cleaning - construction - Residential									
17.34	SF	0.23	0.38	0.80	5.17	0/NA	Avg.	0%	(0.00)	5.17
Totals: Bed 3 closet		136.10	283.56	1,837.47				0.00	1,837.47	



Hallway **Height: 8'**

245.87 SF Walls	79.76 SF Ceiling
325.63 SF Walls & Ceiling	79.76 SF Floor
8.86 SY Flooring	28.65 LF Floor Perimeter
44.35 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into BATHROOM
Door	2' 6" X 6' 8"	Opens into MASTER_BEDRO
Door	2' 6" X 6' 8"	Opens into MAIN
Door	2' 6" X 6' 8"	Opens into BEDROOM_3
Door	2' 6" X 6' 8"	Opens into BEDROOM_2



Subroom: Stairs1 (1) **Height: 8'**

52.35 SF Walls	10.70 SF Ceiling
63.05 SF Walls & Ceiling	10.70 SF Floor
1.19 SY Flooring	6.54 LF Floor Perimeter
6.54 LF Ceil. Perimeter	

Missing Wall	3' 1 7/8" X 8'	Opens into MAIN
Missing Wall	3' 2 7/16" X 8'	Opens into HALLWAY

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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Mechanicals

787.	R&R Switch									
2.00	EA	17.34	3.34	6.94	44.96	0/25 yrs	Avg.	0%	(0.00)	44.96
788.	R&R Outlet									
4.00	EA	16.95	6.51	13.56	87.87	0/25 yrs	Avg.	0%	(0.00)	87.87
789.	Light fixture - Detach & reset									
1.00	EA	40.62	3.90	8.12	52.64	0/NA	Avg.	0%	(0.00)	52.64
790.	Clean light fixture - high detail - Heavy									
1.00	EA	26.43	2.53	5.28	34.24	0/NA	Avg.	0%	(0.00)	34.24

Ceiling

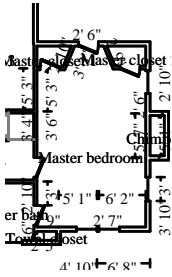
791.	Tear off plaster on wood lath									
90.46	SF	1.57	13.63	28.40	184.05	0/150 yrs	Avg.	NA	(0.00)	184.05
792.	5/8" drywall - hung, taped, floated, ready for paint									
90.46	SF	2.89	25.09	52.28	338.80	0/150 yrs	Avg.	0%	(0.00)	338.80
793.	Seal/prime then paint the ceiling (2 coats)									
90.46	SF	0.83	7.21	15.02	97.31	0/15 yrs	Avg.	0%	(0.00)	97.31

Walls

794.	Tear off plaster on wood lath									
298.22	SF	1.57	44.95	93.64	606.80	0/150 yrs	Avg.	NA	(0.00)	606.80
795.	1/2" drywall - hung, taped, floated, ready for paint									
298.22	SF	2.77	79.31	165.22	1,070.60	0/150 yrs	Avg.	0%	(0.00)	1,070.60

CONTINUED - Hallway

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
796. Seal/prime then paint the walls (2 coats)										
298.22	SF	0.83	23.76	49.50	320.78	0/15 yrs	Avg.	0%	(0.00)	320.78
Trim										
797. Balustrade - Detach & reset										
8.00	LF	95.36	73.24	152.58	988.70	0/NA	Avg.	0%	(0.00)	988.70
798. Clean balustrade - Heavy										
8.00	LF	3.32	2.54	5.32	34.42	0/NA	Avg.	0%	(0.00)	34.42
799. Stain & finish balustrade										
8.00	LF	24.58	18.88	39.32	254.84	0/15 yrs	Avg.	0%	(0.00)	254.84
800. R&R Crown molding - 2 1/4"										
50.90	LF	3.61	17.64	36.76	238.15	0/150 yrs	Avg.	0%	(0.00)	238.15
801. Seal & paint crown molding - two coats										
50.90	LF	1.28	6.25	13.04	84.44	0/15 yrs	Avg.	0%	(0.00)	84.44
802. Seal & paint door slab only (per side)										
6.00	EA	32.51	18.72	39.02	252.80	0/15 yrs	Avg.	0%	(0.00)	252.80
803. Seal & paint door or window opening (per side)										
6.00	EA	26.67	15.36	32.00	207.38	0/15 yrs	Avg.	0%	(0.00)	207.38
804. R&R Baseboard - 5 1/4"										
35.19	LF	4.13	13.96	29.06	188.35	0/150 yrs	Avg.	0%	(0.00)	188.35
805. R&R Quarter round - 3/4" - stain grade										
35.19	LF	1.80	6.07	12.68	82.09	0/150 yrs	Avg.	0%	(0.00)	82.09
806. Seal & paint baseboard - two coats										
35.19	LF	1.25	4.22	8.80	57.01	0/15 yrs	Avg.	0%	(0.00)	57.01
807. Stain & finish base shoe or quarter round										
35.19	LF	1.07	3.61	7.54	48.80	0/15 yrs	Avg.	0%	(0.00)	48.80
Floors										
808. Screen and coat wood floor										
90.46	SF	1.45	12.59	26.24	170.00	0/10 yrs	Avg.	0%	(0.00)	170.00
<i>Light sanding and sealing of the existing floor before installing vinyl overlay.</i>										
809. Laminate flooring - snaplock floating - Premium grade*										
90.46	SF	11.12	96.56	201.18	1,303.66	0/150 yrs	Avg.	0%	(0.00)	1,303.66
810. Underlayment - Heavy paper *										
90.46	SF	0.36	3.13	6.52	42.22	0/15 yrs	Avg.	0%	(0.00)	42.22
811. Final cleaning - construction - Residential										
90.46	SF	0.23	1.99	4.16	26.96	0/NA	Avg.	0%	(0.00)	26.96
Totals: Hallway		504.99	1,052.18	6,817.87				0.00	6,817.87	



Master bedroom

Height: 8'

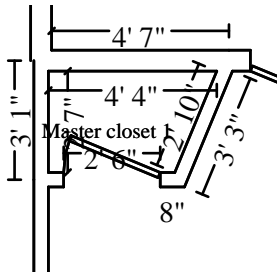
429.97 SF Walls	286.29 SF Ceiling
716.26 SF Walls & Ceiling	286.29 SF Floor
31.81 SY Flooring	58.54 LF Floor Perimeter
71.04 LF Ceil. Perimeter	

Window	3' X 5'	Opens into Exterior
Window	2' 10" X 5'	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into ROOM15
Door	2' 6" X 6' 8"	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into MASTER_CLOSE
Door	2' 6" X 6' 8"	Opens into HALLWAY
Door	2' 6" X 6' 8"	Opens into MASTER_BATH
Window	2' 7" X 5'	Opens into Exterior
Window	2' 7" X 5'	Opens into Exterior

	QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Mechanicals										
812. R&R Switch	2.00	EA	17.34	3.34	6.94	44.96	0/25 yrs	Avg.	0%	(0.00) 44.96
813. R&R Outlet	4.00	EA	16.95	6.51	13.56	87.87	0/25 yrs	Avg.	0%	(0.00) 87.87
814. R&R Ceiling fan & light - High grade	1.00	EA	400.38	38.43	80.08	518.89	0/20 yrs	Avg.	0%	(0.00) 518.89
Ceiling										
815. Tear off plaster on wood lath	286.29	SF	1.57	43.15	89.90	582.53	0/150 yrs	Avg.	NA	(0.00) 582.53
816. 5/8" drywall - hung, taped, floated, ready for paint	286.29	SF	2.89	79.43	165.48	1,072.29	0/150 yrs	Avg.	0%	(0.00) 1,072.29
817. Seal/prime then paint the ceiling (2 coats)	286.29	SF	0.83	22.81	47.52	307.95	0/15 yrs	Avg.	0%	(0.00) 307.95
Walls										
818. Tear off plaster on wood lath	429.97	SF	1.57	64.80	135.02	874.87	0/150 yrs	Avg.	NA	(0.00) 874.87
819. 1/2" drywall - hung, taped, floated, ready for paint	429.97	SF	2.77	114.34	238.20	1,543.56	0/150 yrs	Avg.	0%	(0.00) 1,543.56
820. Seal/prime then paint the walls (2 coats)	429.97	SF	0.83	34.26	71.38	462.52	0/15 yrs	Avg.	0%	(0.00) 462.52
Trim										
821. R&R Crown molding - 2 1/4"	71.04	LF	3.61	24.61	51.30	332.37	0/150 yrs	Avg.	0%	(0.00) 332.37
822. Seal & paint crown molding - two coats	71.04	LF	1.28	8.72	18.18	117.83	0/15 yrs	Avg.	0%	(0.00) 117.83
823. Detach & Reset Interior door unit - High grade	1.00	EA	61.38	5.89	12.28	79.55	0/100 yrs	Avg.	0%	(0.00) 79.55

CONTINUED - Master bedroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
824. Detach & Reset Door knob - interior									
1.00 EA	23.41	2.24	4.68	30.33	0/20 yrs	Avg.	0%	(0.00)	30.33
825. Seal & paint door slab only (per side)									
5.00 EA	32.51	15.60	32.52	210.67	0/15 yrs	Avg.	0%	(0.00)	210.67
826. Seal & paint door or window opening (per side)									
8.00 EA	26.67	20.48	42.68	276.52	0/15 yrs	Avg.	0%	(0.00)	276.52
827. R&R Window trim set (casing & stop)									
56.00 LF	4.80	25.80	53.76	348.36	0/150 yrs	Avg.	0%	(0.00)	348.36
828. R&R Window stool & apron									
16.00 LF	7.33	11.27	23.44	151.99	0/150 yrs	Avg.	0%	(0.00)	151.99
829. Seal & paint window stool and apron									
16.00 LF	3.35	5.15	10.72	69.47	0/15 yrs	Avg.	0%	(0.00)	69.47
830. R&R Baseboard - 5 1/4"									
58.54 LF	4.13	23.21	48.36	313.34	0/150 yrs	Avg.	0%	(0.00)	313.34
831. R&R Quarter round - 3/4" - stain grade									
58.54 LF	1.80	10.12	21.08	136.57	0/150 yrs	Avg.	0%	(0.00)	136.57
832. Seal & paint baseboard - two coats									
58.54 LF	1.25	7.02	14.64	94.84	0/15 yrs	Avg.	0%	(0.00)	94.84
833. Stain & finish base shoe or quarter round									
58.54 LF	1.07	6.01	12.52	81.17	0/15 yrs	Avg.	0%	(0.00)	81.17
Floors									
834. Screen and coat wood floor									
286.29 SF	1.45	39.85	83.02	537.99	0/10 yrs	Avg.	0%	(0.00)	537.99
<i>Light sanding and sealing of the existing floor before installing vinyl overlay.</i>									
835. Laminate flooring - snaplock floating - Premium grade*									
286.29 SF	11.12	305.62	636.70	4,125.86	0/150 yrs	Avg.	0%	(0.00)	4,125.86
836. Underlayment - Heavy paper *									
286.29 SF	0.36	9.89	20.62	133.57	0/15 yrs	Avg.	0%	(0.00)	133.57
837. Final cleaning - construction - Residential									
286.29 SF	0.23	6.32	13.18	85.35	0/NA	Avg.	0%	(0.00)	85.35
Totals: Master bedroom		934.87	1,947.76	12,621.22				0.00	12,621.22



Master closet 1

Height: 8'

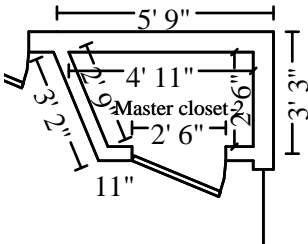
- 88.13 SF Walls
- 98.15 SF Walls & Ceiling
- 1.11 SY Flooring
- 13.10 LF Ceil. Perimeter
- 10.02 SF Ceiling
- 10.02 SF Floor
- 10.60 LF Floor Perimeter

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

	QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
838. 110 volt copper wiring run, box and switch											
	1.00	EA	56.29	5.40	11.26	72.95	0/100 yrs	Avg.	0%	(0.00)	72.95
839. 110 volt copper wiring run and box - rough in only											
	1.00	EA	43.39	4.16	8.68	56.23	0/100 yrs	Avg.	0%	(0.00)	56.23
840. Light fixture											
	1.00	EA	62.51	6.00	12.50	81.01	0/20 yrs	Avg.	0%	(0.00)	81.01
Ceiling											
841. Tear off plaster on wood lath											
	10.02	SF	1.57	1.51	3.14	20.38	0/150 yrs	Avg.	NA	(0.00)	20.38
842. 5/8" drywall - hung, taped, floated, ready for paint											
	10.02	SF	2.89	2.78	5.80	37.54	0/150 yrs	Avg.	0%	(0.00)	37.54
843. Seal/prime then paint the ceiling (2 coats)											
	10.02	SF	0.83	0.80	1.66	10.78	0/15 yrs	Avg.	0%	(0.00)	10.78
Walls											
844. Tear off plaster on wood lath											
	88.13	SF	1.57	13.28	27.68	179.32	0/150 yrs	Avg.	NA	(0.00)	179.32
845. 1/2" drywall - hung, taped, floated, ready for paint											
	88.13	SF	2.77	23.44	48.82	316.38	0/150 yrs	Avg.	0%	(0.00)	316.38
846. Seal/prime then paint the walls (2 coats)											
	88.13	SF	0.83	7.02	14.64	94.81	0/15 yrs	Avg.	0%	(0.00)	94.81
Trim											
847. Detach & Reset Interior door unit - High grade											
	1.00	EA	61.38	5.89	12.28	79.55	0/100 yrs	Avg.	0%	(0.00)	79.55
848. Detach & Reset Door knob - interior											
	1.00	EA	23.41	2.24	4.68	30.33	0/20 yrs	Avg.	0%	(0.00)	30.33
849. Seal & paint door slab only (per side)											
	1.00	EA	32.51	3.12	6.50	42.13	0/15 yrs	Avg.	0%	(0.00)	42.13
850. Seal & paint door or window opening (per side)											
	1.00	EA	26.67	2.56	5.34	34.57	0/15 yrs	Avg.	0%	(0.00)	34.57
851. R&R Closet shelf and rod package											
	4.50	LF	20.39	8.81	18.36	118.93	0/150 yrs	Avg.	0%	(0.00)	118.93
852. Seal & paint closet shelving											
	4.50	LF	7.71	3.34	6.94	44.98	0/15 yrs	Avg.	0%	(0.00)	44.98
853. R&R Baseboard - 5 1/4"											
	10.60	LF	4.13	4.21	8.76	56.75	0/150 yrs	Avg.	0%	(0.00)	56.75
854. R&R Quarter round - 3/4" - stain grade											
	10.60	LF	1.80	1.84	3.82	24.74	0/150 yrs	Avg.	0%	(0.00)	24.74

CONTINUED - Master closet 1

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
855. Seal & paint baseboard - two coats										
10.60	LF	1.25	1.27	2.66	17.18	0/15 yrs	Avg.	0%	(0.00)	17.18
856. Stain & finish base shoe or quarter round										
10.60	LF	1.07	1.09	2.26	14.69	0/15 yrs	Avg.	0%	(0.00)	14.69
Floors										
857. Screen and coat wood floor										
10.02	SF	1.45	1.39	2.90	18.82	0/10 yrs	Avg.	0%	(0.00)	18.82
<i>Light sanding and sealing of the existing floor before installing vinyl overlay.</i>										
858. Laminate flooring - snaplock floating - Premium grade*										
10.02	SF	11.12	10.69	22.28	144.39	0/150 yrs	Avg.	0%	(0.00)	144.39
859. Underlayment - Heavy paper *										
10.02	SF	0.36	0.35	0.72	4.68	0/15 yrs	Avg.	0%	(0.00)	4.68
860. Final cleaning - construction - Residential										
10.02	SF	0.23	0.22	0.46	2.98	0/NA	Avg.	0%	(0.00)	2.98
Totals: Master closet 1		111.41	232.14	1,504.12				0.00	1,504.12	



Master closet 2

Height: 8'

95.58 SF Walls	11.07 SF Ceiling
106.64 SF Walls & Ceiling	11.07 SF Floor
1.23 SY Flooring	11.53 LF Floor Perimeter
14.03 LF Ceil. Perimeter	

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

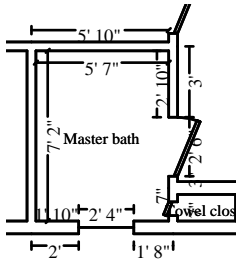
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
861. 110 volt copper wiring run, box and switch										
1.00	EA	56.29	5.40	11.26	72.95	0/100 yrs	Avg.	0%	(0.00)	72.95
862. 110 volt copper wiring run and box - rough in only										
1.00	EA	43.39	4.16	8.68	56.23	0/100 yrs	Avg.	0%	(0.00)	56.23
863. Light fixture										
1.00	EA	62.51	6.00	12.50	81.01	0/20 yrs	Avg.	0%	(0.00)	81.01
Ceiling										
864. Tear off plaster on wood lath										
11.07	SF	1.57	1.67	3.48	22.53	0/150 yrs	Avg.	NA	(0.00)	22.53
865. 5/8" drywall - hung, taped, floated, ready for paint										
11.07	SF	2.89	3.07	6.40	41.46	0/150 yrs	Avg.	0%	(0.00)	41.46

CONTINUED - Master closet 2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
866.	Seal/prime then paint the ceiling (2 coats)								
11.07 SF	0.83	0.89	1.84	11.92	0/15 yrs	Avg.	0%	(0.00)	11.92
Walls									
867.	Tear off plaster on wood lath								
95.58 SF	1.57	14.40	30.02	194.48	0/150 yrs	Avg.	NA	(0.00)	194.48
868.	1/2" drywall - hung, taped, floated, ready for paint								
95.58 SF	2.77	25.42	52.96	343.14	0/150 yrs	Avg.	0%	(0.00)	343.14
869.	Seal/prime then paint the walls (2 coats)								
95.58 SF	0.83	7.62	15.86	102.81	0/15 yrs	Avg.	0%	(0.00)	102.81
Trim									
870.	Detach & Reset Interior door unit - High grade								
1.00 EA	61.38	5.89	12.28	79.55	0/100 yrs	Avg.	0%	(0.00)	79.55
871.	Detach & Reset Door knob - interior								
1.00 EA	23.41	2.24	4.68	30.33	0/20 yrs	Avg.	0%	(0.00)	30.33
872.	Seal & paint door slab only (per side)								
1.00 EA	32.51	3.12	6.50	42.13	0/15 yrs	Avg.	0%	(0.00)	42.13
873.	Seal & paint door or window opening (per side)								
1.00 EA	26.67	2.56	5.34	34.57	0/15 yrs	Avg.	0%	(0.00)	34.57
874.	R&R Closet shelf and rod package								
4.50 LF	20.39	8.81	18.36	118.93	0/150 yrs	Avg.	0%	(0.00)	118.93
875.	Seal & paint closet shelving								
4.50 LF	7.71	3.34	6.94	44.98	0/15 yrs	Avg.	0%	(0.00)	44.98
876.	R&R Baseboard - 5 1/4"								
11.53 LF	4.13	4.57	9.52	61.70	0/150 yrs	Avg.	0%	(0.00)	61.70
877.	R&R Quarter round - 3/4" - stain grade								
11.53 LF	1.80	1.99	4.14	26.88	0/150 yrs	Avg.	0%	(0.00)	26.88
878.	Seal & paint baseboard - two coats								
11.53 LF	1.25	1.38	2.88	18.67	0/15 yrs	Avg.	0%	(0.00)	18.67
879.	Stain & finish base shoe or quarter round								
11.53 LF	1.07	1.19	2.46	15.99	0/15 yrs	Avg.	0%	(0.00)	15.99
Floors									
880.	Screen and coat wood floor								
11.07 SF	1.45	1.54	3.22	20.81	0/10 yrs	Avg.	0%	(0.00)	20.81
<i>Light sanding and sealing of the existing floor before installing vinyl overlay.</i>									
881.	Laminate flooring - snaplock floating - Premium grade*								
11.07 SF	11.12	11.82	24.62	159.54	0/150 yrs	Avg.	0%	(0.00)	159.54
882.	Underlayment - Heavy paper *								
11.07 SF	0.36	0.38	0.80	5.17	0/15 yrs	Avg.	0%	(0.00)	5.17
883.	Final cleaning - construction - Residential								
11.07 SF	0.23	0.24	0.52	3.31	0/NA	Avg.	0%	(0.00)	3.31

CONTINUED - Master closet 2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Master closet 2		117.70	245.26	1,589.09				0.00	1,589.09



Master bath

Height: 8'

173.10 SF Walls	40.54 SF Ceiling
213.64 SF Walls & Ceiling	40.54 SF Floor
4.50 SY Flooring	22.58 LF Floor Perimeter
25.67 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into MASTER_BEDRO
Door	7" X 6' 8"	Opens into TOWEL_CLOSET
Window	2' 4" X 5'	Opens into Exterior

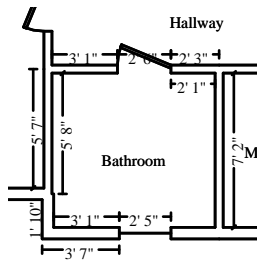
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
884. Tear off plaster on wood lath 40.54 SF	1.57	6.11	12.74	82.50	0/150 yrs	Avg.	NA	(0.00)	82.50
885. Tear off plaster on wood lath 173.10 SF	1.57	26.09	54.36	352.22	0/150 yrs	Avg.	NA	(0.00)	352.22
886. R&R Light bar - 3 lights 1.00 EA	85.40	8.20	17.08	110.68	0/20 yrs	Avg.	0%	(0.00)	110.68
887. R&R Switch 1.00 EA	17.34	1.67	3.48	22.49	0/25 yrs	Avg.	0%	(0.00)	22.49
888. R&R Ground fault interrupter (GFI) outlet 1.00 EA	31.83	3.06	6.38	41.27	0/10 yrs	Avg.	0%	(0.00)	41.27
889. Rough in plumbing - per fixture 3.00 EA	495.94	142.84	297.56	1,928.22	0/80 yrs	Avg.	0%	(0.00)	1,928.22
890. R&R Tile tub surround - 60 to 75 SF - High grade 0.00 EA	1,666.71	0.00	0.00	0.00	0/150 yrs	Avg.	0%	(0.00)	0.00
891. R&R Bathtub - High grade 1.00 EA	970.45	93.17	194.10	1,257.72	0/50 yrs	Avg.	0%	(0.00)	1,257.72
892. R&R Bathtub enclosure - sliding glass doors 0.00 EA	399.78	0.00	0.00	0.00	0/20 yrs	Avg.	0%	(0.00)	0.00
893. Cabinet knob or pull - High grade 2.00 EA	10.70	2.05	4.28	27.73	0/20 yrs	Avg.	0%	(0.00)	27.73
894. Toilet - High grade 1.00 EA	606.78	58.25	121.36	786.39	0/150 yrs	Avg.	0%	(0.00)	786.39
895. Toilet seat - High grade 1.00 EA	73.78	7.08	14.76	95.62	0/9 yrs	Avg.	0%	(0.00)	95.62

CONTINUED - Master bath

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
896. Angle stop valve									
3.00 EA	28.11	8.10	16.86	109.29	0/100 yrs	Avg.	0%	(0.00)	109.29
897. Plumbing fixture supply line									
3.00 EA	16.44	4.74	9.86	63.92	0/20 yrs	Avg.	0%	(0.00)	63.92
898. P-trap assembly - ABS (plastic)									
1.00 EA	48.73	4.68	9.74	63.15	0/25 yrs	Avg.	0%	(0.00)	63.15
899. R&R Tub/shower faucet - High grade									
1.00 EA	375.98	36.10	75.20	487.28	0/20 yrs	Avg.	0%	(0.00)	487.28
900. Shower base (cultured marble)									
1.00 EA	642.12	61.64	128.42	832.18	0/20 yrs	Avg.	0%	(0.00)	832.18
901. Tile shower - 61 to 100 SF - High grade									
1.00 EA	2,109.16	202.48	421.84	2,733.48	0/150 yrs	Avg.	0%	(0.00)	2,733.48
902. Shower faucet									
1.00 EA	203.85	19.57	40.78	264.20	0/20 yrs	Avg.	0%	(0.00)	264.20
903. Shower door - Premium grade									
1.00 EA	699.63	67.16	139.92	906.71	0/25 yrs	Avg.	0%	(0.00)	906.71
904. Sink faucet - Bathroom									
1.00 EA	193.23	18.55	38.64	250.42	0/20 yrs	Avg.	0%	(0.00)	250.42
905. Vanity with granite or marble top									
3.00 LF	406.18	116.98	243.70	1,579.22	0/50 yrs	Avg.	0%	(0.00)	1,579.22
Ceiling									
906. Tear off plaster on wood lath									
40.54 SF	1.57	6.11	12.74	82.50	0/150 yrs	Avg.	NA	(0.00)	82.50
907. Blown-in cellulose insulation - 14" depth - R50									
40.54 SF	1.48	5.76	12.00	77.76	0/100 yrs	Avg.	0%	(0.00)	77.76
908. 5/8" drywall - hung, taped, floated, ready for paint									
40.54 SF	2.89	11.24	23.44	151.84	0/150 yrs	Avg.	0%	(0.00)	151.84
909. Seal/prime then paint the ceiling (2 coats)									
40.54 SF	0.83	3.23	6.74	43.62	0/15 yrs	Avg.	0%	(0.00)	43.62
Walls									
910. Tear off plaster on wood lath									
173.10 SF	1.57	26.09	54.36	352.22	0/150 yrs	Avg.	NA	(0.00)	352.22
911. 1/2" drywall - hung, taped, floated, ready for paint									
98.10 SF	2.77	26.09	54.34	352.17	0/150 yrs	Avg.	0%	(0.00)	352.17
912. 1/2" Cement board									
75.00 SF	3.97	28.58	59.56	385.89	0/150 yrs	Avg.	0%	(0.00)	385.89
913. Ceramic/porcelain tile - High grade									
90.33 SF	13.53	117.32	244.44	1,583.92	0/150 yrs	Avg.	0%	(0.00)	1,583.92
914. Ceramic tile - bullnose - 2" x 6" - High grade									
22.58 LF	10.96	23.76	49.50	320.74	0/150 yrs	Avg.	0%	(0.00)	320.74

CONTINUED - Master bath

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
915. Tile base - High grade									
22.58 LF	18.02	39.06	81.38	527.33	0/100 yrs	Avg.	0%	(0.00)	527.33
916. Seal/prime then paint more than the ceiling perimeter (2 coats)									
102.66 SF	0.83	8.18	17.04	110.43	0/15 yrs	Avg.	0%	(0.00)	110.43
Trim									
917. Detach & Reset Interior door - solid alder - paneled - pre-hung unit									
1.00 EA	61.38	5.89	12.28	79.55	0/100 yrs	Avg.	0%	(0.00)	79.55
918. Detach & Reset Door knob - interior									
1.00 EA	23.41	2.24	4.68	30.33	0/20 yrs	Avg.	0%	(0.00)	30.33
919. Seal & paint door slab only (per side)									
2.00 EA	32.51	6.24	13.00	84.26	0/15 yrs	Avg.	0%	(0.00)	84.26
920. Seal & paint door/window trim & jamb - (per side)									
2.00 EA	26.60	5.11	10.64	68.95	0/15 yrs	Avg.	0%	(0.00)	68.95
921. Wood window - double hung, 9-12 sf, Premium grade									
1.00 EA	1,002.53	96.24	200.50	1,299.27	0/30 yrs	Avg.	0%	(0.00)	1,299.27
922. Window trim set (casing & stop)									
12.00 LF	4.32	4.98	10.36	67.18	0/150 yrs	Avg.	0%	(0.00)	67.18
923. Seal & paint wood window (per side)									
1.00 EA	46.86	4.50	9.38	60.74	0/15 yrs	Avg.	0%	(0.00)	60.74
924. Window stool & apron									
3.00 LF	6.59	1.90	3.96	25.63	0/150 yrs	Avg.	0%	(0.00)	25.63
925. Seal & paint window stool and apron									
3.00 LF	3.35	0.96	2.02	13.03	0/15 yrs	Avg.	0%	(0.00)	13.03
Floors									
926. Mortar bed for tile floors									
40.54 SF	4.81	18.72	39.00	252.72	0/100 yrs	Avg.	0%	(0.00)	252.72
<i>The cement board underlay is set in a mortar bed to provide stability for the tile floor covering.</i>									
927. Tile floor covering - Premium grade									
40.54 SF	15.92	61.96	129.08	836.44	0/100 yrs	Avg.	0%	(0.00)	836.44
928. Final cleaning - construction - Residential									
40.54 SF	0.23	0.90	1.86	12.08	0/NA	Avg.	0%	(0.00)	12.08
929. Threshold - natural marble									
2.50 LF	59.49	14.28	29.74	192.75	0/150 yrs	Avg.	0%	(0.00)	192.75
930. Grout sealer									
40.54 SF	1.26	4.91	10.22	66.21	0/18 yrs	Avg.	0%	(0.00)	66.21
Totals: Master bath		1,412.77	2,943.32	19,072.25				0.00	19,072.25



Bathroom

Height: 8'

207.91 SF Walls	54.83 SF Ceiling
262.73 SF Walls & Ceiling	54.83 SF Floor
6.09 SY Flooring	27.08 LF Floor Perimeter
29.58 LF Ceil. Perimeter	

Door 2' 6" X 6' 8" **Opens into HALLWAY**
Window 2' 5" X 5" **Opens into Exterior**

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
931.	R&R Light bar - 3 lights									
1.00	EA	85.40	8.20	17.08	110.68	0/20 yrs	Avg.	0%	(0.00)	110.68
932.	R&R Switch									
1.00	EA	17.34	1.67	3.48	22.49	0/25 yrs	Avg.	0%	(0.00)	22.49
933.	R&R Ground fault interrupter (GFI) outlet									
1.00	EA	31.83	3.06	6.38	41.27	0/10 yrs	Avg.	0%	(0.00)	41.27
934.	Rough in plumbing - per fixture									
3.00	EA	495.94	142.84	297.56	1,928.22	0/80 yrs	Avg.	0%	(0.00)	1,928.22
935.	R&R Tile tub surround - 60 to 75 SF - High grade									
1.00	EA	1,666.71	160.01	333.36	2,160.08	0/150 yrs	Avg.	0%	(0.00)	2,160.08
936.	Claw-foot tub - High grade									
0.00	EA	3,272.14	0.00	0.00	0.00	0/50 yrs	Avg.	0%	(0.00)	0.00
937.	Bathtub - Premium grade									
1.00	EA	1,430.07	137.29	286.02	1,853.38	0/50 yrs	Avg.	0%	(0.00)	1,853.38
<i>Includes: Bathtub, drain set, and installation labor.</i>										
<i>Quality: Enameled cast iron, deep cast, with designer colors, lumbar support, and slip resistant bottom.</i>										
938.	Cabinet knob or pull - High grade									
2.00	EA	10.70	2.05	4.28	27.73	0/20 yrs	Avg.	0%	(0.00)	27.73
939.	Toilet - High grade									
1.00	EA	606.78	58.25	121.36	786.39	0/150 yrs	Avg.	0%	(0.00)	786.39
940.	Toilet seat - High grade									
1.00	EA	73.78	7.08	14.76	95.62	0/9 yrs	Avg.	0%	(0.00)	95.62
941.	Angle stop valve									
3.00	EA	28.11	8.10	16.86	109.29	0/100 yrs	Avg.	0%	(0.00)	109.29
942.	Plumbing fixture supply line									
3.00	EA	16.44	4.74	9.86	63.92	0/20 yrs	Avg.	0%	(0.00)	63.92
943.	P-trap assembly - ABS (plastic)									
1.00	EA	48.73	4.68	9.74	63.15	0/25 yrs	Avg.	0%	(0.00)	63.15
944.	R&R Tub/shower faucet - High grade									
1.00	EA	375.98	36.10	75.20	487.28	0/20 yrs	Avg.	0%	(0.00)	487.28
945.	Sink faucet - Bathroom									
1.00	EA	193.23	18.55	38.64	250.42	0/20 yrs	Avg.	0%	(0.00)	250.42
946.	Vanity with granite or marble top									
3.00	LF	406.18	116.98	243.70	1,579.22	0/50 yrs	Avg.	0%	(0.00)	1,579.22

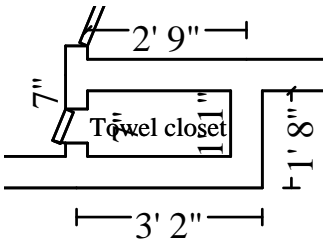
Ceiling

CONTINUED - Bathroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
947. Tear off plaster on wood lath									
54.83 SF	1.57	8.27	17.22	111.57	0/150 yrs	Avg.	NA	(0.00)	111.57
948. Blown-in cellulose insulation - 14" depth - R50									
54.83 SF	1.48	7.79	16.24	105.18	0/100 yrs	Avg.	0%	(0.00)	105.18
949. 5/8" drywall - hung, taped, floated, ready for paint									
54.83 SF	2.89	15.22	31.70	205.38	0/150 yrs	Avg.	0%	(0.00)	205.38
950. Seal/prime then paint the ceiling (2 coats)									
54.83 SF	0.83	4.37	9.10	58.98	0/15 yrs	Avg.	0%	(0.00)	58.98
Walls									
951. Tear off plaster on wood lath									
207.91 SF	1.57	31.33	65.28	423.03	0/150 yrs	Avg.	NA	(0.00)	423.03
952. 1/2" drywall - hung, taped, floated, ready for paint									
132.91 SF	2.77	35.34	73.64	477.14	0/150 yrs	Avg.	0%	(0.00)	477.14
953. 1/2" Cement board									
75.00 SF	3.97	28.58	59.56	385.89	0/150 yrs	Avg.	0%	(0.00)	385.89
954. Ceramic/porcelain tile - High grade									
108.33 SF	13.53	140.71	293.14	1,899.55	0/150 yrs	Avg.	0%	(0.00)	1,899.55
955. Ceramic tile - bullnose - 2" x 6" - High grade									
27.08 LF	10.96	28.49	59.36	384.65	0/150 yrs	Avg.	0%	(0.00)	384.65
956. Tile base - High grade									
27.08 LF	18.02	46.85	97.60	632.43	0/100 yrs	Avg.	0%	(0.00)	632.43
957. Seal/prime then paint more than the ceiling perimeter (2 coats)									
118.33 SF	0.83	9.43	19.64	127.28	0/15 yrs	Avg.	0%	(0.00)	127.28
Trim									
958. Detach & Reset Interior door - solid alder - paneled - pre-hung unit									
1.00 EA	61.38	5.89	12.28	79.55	0/100 yrs	Avg.	0%	(0.00)	79.55
959. Detach & Reset Door knob - interior									
1.00 EA	23.41	2.24	4.68	30.33	0/20 yrs	Avg.	0%	(0.00)	30.33
960. Seal & paint door slab only (per side)									
2.00 EA	32.51	6.24	13.00	84.26	0/15 yrs	Avg.	0%	(0.00)	84.26
961. Seal & paint door/window trim & jamb - (per side)									
2.00 EA	26.60	5.11	10.64	68.95	0/15 yrs	Avg.	0%	(0.00)	68.95
962. Wood window - double hung, 9-12 sf, Premium grade									
1.00 EA	1,002.53	96.24	200.50	1,299.27	0/30 yrs	Avg.	0%	(0.00)	1,299.27
963. Window trim set (casing & stop)									
12.00 LF	4.32	4.98	10.36	67.18	0/150 yrs	Avg.	0%	(0.00)	67.18
964. Seal & paint wood window (per side)									
1.00 EA	46.86	4.50	9.38	60.74	0/15 yrs	Avg.	0%	(0.00)	60.74
965. Window stool & apron									
3.00 LF	6.59	1.90	3.96	25.63	0/150 yrs	Avg.	0%	(0.00)	25.63

CONTINUED - Bathroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
966. Seal & paint window stool and apron									
3.00 LF	3.35	0.96	2.02	13.03	0/15 yrs	Avg.	0%	(0.00)	13.03
Floors									
967. Mortar bed for tile floors									
54.83 SF	4.81	25.32	52.74	341.79	0/100 yrs	Avg.	0%	(0.00)	341.79
<i>The cement board underlay is set in a mortar bed to provide stability for the tile floor covering.</i>									
968. Tile floor covering - Premium grade									
54.83 SF	15.92	83.80	174.58	1,131.27	0/100 yrs	Avg.	0%	(0.00)	1,131.27
969. Threshold - natural marble									
2.50 LF	59.49	14.28	29.74	192.75	0/150 yrs	Avg.	0%	(0.00)	192.75
970. Final cleaning - construction - Residential									
54.83 SF	0.23	1.21	2.52	16.34	0/NA	Avg.	0%	(0.00)	16.34
971. Grout sealer									
54.83 SF	1.26	6.64	13.82	89.55	0/18 yrs	Avg.	0%	(0.00)	89.55
Totals: Bathroom		1,325.29	2,760.98	17,890.86				0.00	17,890.86



Towel closet

Height: 8'

53.43 SF Walls	2.76 SF Ceiling
56.20 SF Walls & Ceiling	2.76 SF Floor
0.31 SY Flooring	6.58 LF Floor Perimeter
7.17 LF Ceil. Perimeter	

Door	7" X 6' 8"	Opens into MASTER_BATH							
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV

Ceiling

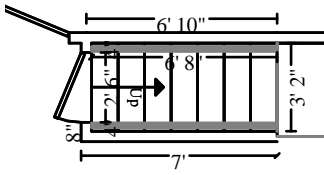
972. Tear off plaster on wood lath									
2.76 SF	1.57	0.42	0.86	5.61	0/150 yrs	Avg.	NA	(0.00)	5.61
973. 5/8" drywall - hung, taped, floated, ready for paint									
2.76 SF	2.89	0.77	1.60	10.35	0/150 yrs	Avg.	0%	(0.00)	10.35
974. Seal/prime then paint the ceiling (2 coats)									
2.76 SF	0.83	0.22	0.46	2.97	0/15 yrs	Avg.	0%	(0.00)	2.97

Walls

975. Tear off plaster on wood lath									
53.43 SF	1.57	8.05	16.78	108.72	0/150 yrs	Avg.	NA	(0.00)	108.72
976. 1/2" drywall - hung, taped, floated, ready for paint									
53.43 SF	2.77	14.21	29.60	191.81	0/150 yrs	Avg.	0%	(0.00)	191.81

CONTINUED - Towel closet

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
977. Seal/prime then paint the walls (2 coats)										
53.43	SF	0.83	4.26	8.88	57.49	0/15 yrs	Avg.	0%	(0.00)	57.49
Trim										
978. Door opening (jamb & casing) - up to 32" wide - paint grade										
1.00	EA	114.73	11.02	22.94	148.69	0/150 yrs	Avg.	0%	(0.00)	148.69
979. Seal & paint door or window opening (per side)										
1.00	EA	26.67	2.56	5.34	34.57	0/15 yrs	Avg.	0%	(0.00)	34.57
980. R&R Closet package - hall/linen (4 shelves 3' wide)										
1.00	EA	149.62	14.37	29.92	193.91	0/150 yrs	Avg.	0%	(0.00)	193.91
981. Seal & paint closet shelving										
16.00	LF	7.71	11.84	24.68	159.88	0/15 yrs	Avg.	0%	(0.00)	159.88
982. R&R Baseboard - 5 1/4"										
6.58	LF	4.13	2.60	5.44	35.22	0/150 yrs	Avg.	0%	(0.00)	35.22
983. R&R Quarter round - 3/4" - stain grade										
6.58	LF	1.80	1.14	2.38	15.37	0/150 yrs	Avg.	0%	(0.00)	15.37
984. Seal & paint baseboard - two coats										
6.58	LF	1.25	0.79	1.64	10.66	0/15 yrs	Avg.	0%	(0.00)	10.66
985. Stain & finish base shoe or quarter round										
6.58	LF	1.07	0.67	1.40	9.11	0/15 yrs	Avg.	0%	(0.00)	9.11
Floors										
986. Mortar bed for tile floors										
2.76	SF	4.81	1.27	2.66	17.21	0/100 yrs	Avg.	0%	(0.00)	17.21
<i>The cement board underlay is set in a mortar bed to provide stability for the tile floor covering.</i>										
987. 1/4" Cement board										
2.76	SF	4.03	1.07	2.22	14.41	0/100 yrs	Avg.	0%	(0.00)	14.41
988. Tile floor covering - Premium grade										
2.76	SF	15.92	4.22	8.78	56.94	0/100 yrs	Avg.	0%	(0.00)	56.94
989. Grout sealer										
2.76	SF	1.26	0.34	0.70	4.52	0/18 yrs	Avg.	0%	(0.00)	4.52
990. Final cleaning - construction - Residential										
2.76	SF	0.23	0.06	0.12	0.81	0/NA	Avg.	0%	(0.00)	0.81
Totals: Towel closet		79.88	166.40	1,078.25				0.00	1,078.25	



Stairs To attic

Height: 12' 6"

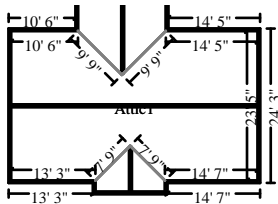
158.60 SF Walls	20.96 SF Ceiling
179.56 SF Walls & Ceiling	36.07 SF Floor
4.01 SY Flooring	16.10 LF Floor Perimeter
16.44 LF Ceil. Perimeter	

Door **2' 6" X 6' 8"** **Opens into HALLWAY**
Missing Wall **3' 1 7/8" X 12' 6"** **Opens into STAIRS1**

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Walls									
991.	Tear off plaster on wood lath								
158.60 SF	1.57	23.90	49.80	322.70	0/150 yrs	Avg.	NA	(0.00)	322.70
992.	1/2" drywall - hung, taped, floated, ready for paint								
158.60 SF	2.77	42.18	87.86	569.36	0/150 yrs	Avg.	0%	(0.00)	569.36
993.	Seal/prime then paint the walls (2 coats)								
158.60 SF	0.83	12.64	26.32	170.60	0/15 yrs	Avg.	0%	(0.00)	170.60
Trim									
994.	Stain & finish handrail - wall mounted								
11.00 LF	1.80	1.90	3.96	25.66	0/15 yrs	Avg.	0%	(0.00)	25.66
995.	Handrail - round / oval - softwood - wall mounted								
11.00 LF	8.90	9.40	19.58	126.88	0/150 yrs	Avg.	0%	(0.00)	126.88
996.	Detach & Reset Interior door unit - High grade								
1.00 EA	61.38	5.89	12.28	79.55	0/100 yrs	Avg.	0%	(0.00)	79.55
997.	Detach & Reset Door knob - interior								
1.00 EA	23.41	2.24	4.68	30.33	0/20 yrs	Avg.	0%	(0.00)	30.33
998.	Seal & paint door slab only (per side)								
1.00 EA	32.51	3.12	6.50	42.13	0/15 yrs	Avg.	0%	(0.00)	42.13
999.	Seal & paint door or window opening (per side)								
1.00 EA	26.67	2.56	5.34	34.57	0/15 yrs	Avg.	0%	(0.00)	34.57
1,000.	Clean stair riser - per side - per LF								
36.00 LF	0.50	1.73	3.60	23.33	0/NA	Avg.	0%	(0.00)	23.33
1,001.	Clean stair tread - per side - per LF								
33.00 LF	0.59	1.87	3.90	25.24	0/NA	Avg.	0%	(0.00)	25.24
1,002.	Seal & paint stair riser - per side - per LF								
36.00 LF	3.05	10.54	21.96	142.30	0/15 yrs	Avg.	0%	(0.00)	142.30
1,003.	Seal & paint stair tread - per side - per LF								
33.00 LF	4.57	14.47	30.16	195.44	0/15 yrs	Avg.	0%	(0.00)	195.44
1,004.	Seal & paint stair skirt/apron (2 coats)								
28.00 LF	5.90	15.86	33.04	214.10	0/15 yrs	Avg.	0%	(0.00)	214.10
Floors									
1,005.	Final cleaning - construction - Residential								
36.07 SF	0.23	0.79	1.66	10.75	0/NA	Avg.	0%	(0.00)	10.75
Totals: Stairs To attic		149.09	310.64	2,012.94				0.00	2,012.94

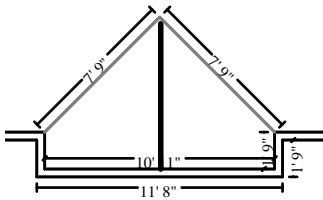
Total: 2nd Floor (Framing and exterior) 13,031.35 27,149.12 175,923.73 0.00 175,923.73

Attic



Attic1 **Height: Peaked**

359.58 SF Walls	1129.24 SF Ceiling
1488.81 SF Walls & Ceiling	830.37 SF Floor
92.26 SY Flooring	99.61 LF Floor Perimeter
135.52 LF Ceil. Perimeter	



Subroom: Room3 (1) **Height: Peaked**

36.22 SF Walls	56.96 SF Ceiling
93.18 SF Walls & Ceiling	48.83 SF Floor
5.43 SY Flooring	14.41 LF Floor Perimeter
34.40 LF Ceil. Perimeter	

Missing Wall

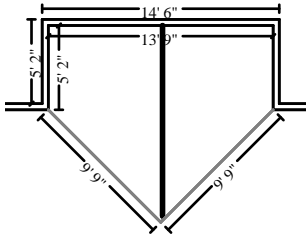
7' 8 9/16" X 1'

Opens into ATTIC1

Missing Wall

7' 8 9/16" X 1'

Opens into ATTIC1



Subroom: Room2 (2) **Height: Peaked**

144.12 SF Walls	216.65 SF Ceiling
360.77 SF Walls & Ceiling	118.67 SF Floor
13.19 SY Flooring	24.11 LF Floor Perimeter
42.30 LF Ceil. Perimeter	

Missing Wall

9' 8 15/16" X 1'

Opens into ATTIC1

Missing Wall

9' 8 15/16" X 1'

Opens into ATTIC1

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,006.	Dry ice blasting								
1,402.85 SF	3.42	460.58	959.56	6,217.89	0/NA	Avg.	0%	(0.00)	6,217.89
1,007.	Vacuuming - (PER SF) - Heavy								
2,400.71 SF	0.16	36.88	76.82	497.81	0/NA	Avg.	0%	(0.00)	497.81
1,008.	Seal attic framing for odor control - 9 to 12/12								
997.86 SF	1.35	129.32	269.42	1,745.85	0/15 yrs	Avg.	0%	(0.00)	1,745.85
1,009.	Concealed fire sprinkler system (SF of bldg) - Residential								
0.00 SF					0/40 yrs	Avg.	0%		OPEN ITEM
OPEN ITEM - Actual cost to install fire sprinkler system in the attic will be quoted by contractor.									
1,010.	Sprayed polyurethane foam - open cell - 6"								
0.00 SF	4.11	0.00	0.00	0.00	0/100 yrs	Avg.	0%	(0.00)	0.00
1,011.	Batt insulation - 8" - R25 - unfaced batt								
1,402.85 SF	1.38	185.84	387.18	2,508.95	0/150 yrs	Avg.	0%	(0.00)	2,508.95

CONTINUED - Attic1

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Attic1		812.62	1,692.98	10,970.50				0.00	10,970.50
Total: Attic		812.62	1,692.98	10,970.50				0.00	10,970.50

Gutters, Soffits, and Fascia

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,012.	Soffit - box framing - 1' overhang								
93.00	LF	40.36	84.08	544.80	0/150 yrs	Avg.	0%	(0.00)	544.80
1,013.	Soffit - vinyl								
225.00	SF	95.69	199.36	1,291.80	0/50 yrs	Avg.	0%	(0.00)	1,291.80
1,014.	1" x 6" lumber (.5 BF per LF)								
225.00	LF	49.03	102.16	661.94	0/150 yrs	Avg.	0%	(0.00)	661.94
1,015.	Fascia - metal - 6"								
225.00	LF	89.64	186.76	1,210.15	0/50 yrs	Avg.	0%	(0.00)	1,210.15
1,016.	Architectural effect lights - HID (soffit) 150 watt - Ext								
8.00	EA	308.17	642.02	4,160.27	0/20 yrs	Avg.	0%	(0.00)	4,160.27
1,017.	110 volt copper wiring run and box - rough in only								
8.00	EA	33.32	69.42	449.86	0/100 yrs	Avg.	0%	(0.00)	449.86
Totals: Gutters, Soffits, and Fascia		616.21	1,283.80	8,318.82				0.00	8,318.82

Garage Roof Framing

Garage Roof Framing

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,018.	2" x 10" x 20' #2 & better Fir / Larch (material only)								
6.00	EA	28.28	58.92	381.80	0/150 yrs	Avg.	0%	(0.00)	381.80
1,019.	2" x 10" x 8' #2 & better Fir / Larch (material only)								
12.00	EA	22.62	47.14	305.44	0/150 yrs	Avg.	0%	(0.00)	305.44
1,020.	2" x 8" x 18' #2 & better Fir / Larch (material only)								
7.00	EA	21.95	45.72	296.29	0/150 yrs	Avg.	0%	(0.00)	296.29
1,021.	2" x 8" x 16' #2 & better Fir / Larch (material only)								
11.00	EA	30.11	62.72	406.44	0/150 yrs	Avg.	0%	(0.00)	406.44
1,022.	2" x 8" x 12' #2 & better Fir / Larch (material only)								
4.00	EA	8.30	17.32	112.18	0/150 yrs	Avg.	0%	(0.00)	112.18

CONTINUED - Garage Roof Framing

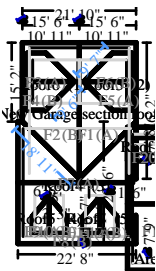
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
1,023.	2" x 8" x 10' #2 & better Fir / Larch (material only)									
7.00	EA	17.96	12.07	25.14	162.93	0/150 yrs	Avg.	0%	(0.00)	162.93
1,024.	2" x 8" x 8' #2 & better Fir / Larch (material only)									
75.00	EA	14.37	103.46	215.56	1,396.77	0/150 yrs	Avg.	0%	(0.00)	1,396.77
1,025.	2" x 6" x 20' #2 & better Fir / Larch (material only)									
2.00	EA	28.34	5.44	11.34	73.46	0/150 yrs	Avg.	0%	(0.00)	73.46
1,026.	2" x 6" x 8' #2 & better Fir / Larch (material only)									
15.00	EA	11.33	16.32	34.00	220.27	0/150 yrs	Avg.	0%	(0.00)	220.27
1,027.	2" x 6" x 18' #2 & better Fir / Larch (material only)									
4.00	EA	25.53	9.80	20.42	132.34	0/150 yrs	Avg.	0%	(0.00)	132.34
1,028.	Rafters - 2x8 - Labor only - (using rafter length)									
989.93	LF	1.99	189.12	394.00	2,553.08	0/150 yrs	Avg.	0%	(0.00)	2,553.08
1,029.	Additional labor - 2x8-2x12 - 9/12 to 12/12 slope									
1,172.88	LF	1.24	139.62	290.88	1,884.87	0/150 yrs	Avg.	0%	(0.00)	1,884.87
1,030.	Rafters - 2x10 - Labor only - (using rafter length)									
81.57	LF	2.20	17.23	35.90	232.58	0/150 yrs	Avg.	0%	(0.00)	232.58
1,031.	Rafters - 2x6 - Labor only - (using rafter length)									
282.39	LF	1.67	45.28	94.32	611.19	0/150 yrs	Avg.	0%	(0.00)	611.19
1,032.	Additional labor - 2x4-2x6 - 9/12 to 12/12 slope									
282.39	LF	0.82	22.22	46.32	300.10	0/150 yrs	Avg.	0%	(0.00)	300.10
1,033.	Sheathing - OSB - 1/2"									
1,440.00	SF	1.92	265.42	552.96	3,583.18	0/150 yrs	Avg.	0%	(0.00)	3,583.18
1,034.	2" x 10" x 10' #2 & better Fir / Larch (material only)									
8.00	EA	24.55	18.85	39.28	254.53	0/150 yrs	Avg.	0%	(0.00)	254.53
1,035.	Rafters - hip - 10" - Labor only (use hip length)									
182.95	LF	20.76	364.61	759.60	4,922.25	0/150 yrs	Avg.	0%	(0.00)	4,922.25
1,036.	2" x 6" x 16' #2 & better Fir / Larch (material only)									
3.00	EA	22.48	6.48	13.48	87.40	0/150 yrs	Avg.	0%	(0.00)	87.40
1,037.	2" x 6" x 10' #2 & better Fir / Larch (material only)									
3.00	EA	14.16	4.08	8.50	55.06	0/150 yrs	Avg.	0%	(0.00)	55.06
1,038.	2" x 4" x 12' #2 & better Fir / Larch (material only)									
3.00	EA	10.36	2.99	6.22	40.29	0/150 yrs	Avg.	0%	(0.00)	40.29
1,039.	2" x 4" x 10' #2 & better Fir / Larch (material only)									
6.00	EA	8.60	4.96	10.32	66.88	0/150 yrs	Avg.	0%	(0.00)	66.88
1,040.	2" x 4" x 8' #2 & better Fir / Larch (material only)									
27.00	EA	6.88	17.83	37.16	240.75	0/150 yrs	Avg.	0%	(0.00)	240.75
1,041.	2" x 4" x 116 5/8" pre-cut stud (for 10' wall, mat only)									
4.00	EA	8.35	3.20	6.68	43.28	0/150 yrs	Avg.	0%	(0.00)	43.28
1,042.	2" x 4" x 104 5/8" pre-cut stud (for 9' wall, mat only)									
3.00	EA	7.48	2.16	4.48	29.08	0/150 yrs	Avg.	0%	(0.00)	29.08

CONTINUED - Garage Roof Framing

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,043. 2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)									
19.00	EA	6.67	12.17	25.34	164.24	0/150 yrs	Avg.	0%	(0.00) 164.24
1,044. Sheathing - OSB - 1/2"									
361.83	SF	1.92	66.70	138.94	900.35	0/150 yrs	Avg.	0%	(0.00) 900.35
1,045. Labor to frame 2" x 4" non-bearing wall - 16" oc									
361.83	SF	1.20	41.69	86.84	562.73	0/150 yrs	Avg.	0%	(0.00) 562.73
1,046. Metal lath & stucco									
252.82	SF	8.08	196.10	408.56	2,647.45	0/100 yrs	Avg.	0%	(0.00) 2,647.45
1,047. Seal & paint stucco									
252.82	SF	1.25	30.34	63.20	409.57	0/15 yrs	Avg.	0%	(0.00) 409.57
1,048. Boom truck and operator - 20 ton									
8.00	HR	106.00	81.41	169.60	1,099.01	0/NA	Avg.	0%	(0.00) 1,099.01
<i>To lift trusses into place</i>									
1,049. 2" x 8" x 14' #2 & better Fir / Larch (material only)									
4.00	EA	25.30	9.72	20.24	131.16	0/150 yrs	Avg.	0%	(0.00) 131.16
Total: Garage Roof Framing		1,800.53	3,751.10	24,306.95				0.00	24,306.95

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,050. Paint stucco									
464.00	SF	0.70	31.18	64.96	420.94	0/15 yrs	Avg.	0%	(0.00) 420.94
<i>Gable end wall sections on existing building to match new section</i>									
Total: Roof		31.18	64.96	420.94				0.00	420.94



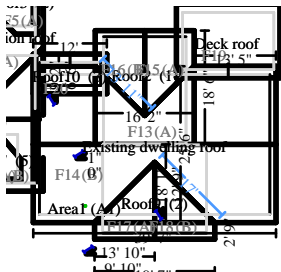
New Garage section roof

1413.06 Surface Area	14.13 Number of Squares
225.43 Total Perimeter Length	80.95 Total Ridge Length

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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CONTINUED - New Garage section roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1,051. Ice & water barrier									
979.32 SF	1.70	159.83	332.96	2,157.63	0/30 yrs	Avg.	0%	(0.00)	2,157.63
1,052. Drip edge									
225.43 LF	2.65	57.35	119.48	774.22	0/35 yrs	Avg.	0%	(0.00)	774.22
1,053. Roofing felt - 15 lb.									
14.13 SQ	35.94	48.76	101.56	658.15	0/20 yrs	Avg.	0%	(0.00)	658.15
1,054. Laminated - comp. shingle rfg. - w/out felt									
16.33 SQ	247.26	387.62	807.56	5,232.94	0/30 yrs	Avg.	0%	(0.00)	5,232.94
1,055. Ridge cap - High profile - composition shingles									
80.95 LF	6.69	51.98	108.32	701.86	0/30 yrs	Avg.	0%	(0.00)	701.86
1,056. Additional charge for high roof (2 stories or greater)									
14.13 SQ	22.86	31.01	64.60	418.62	0/NA	Avg.	0%	(0.00)	418.62
1,057. Additional charge for steep roof - 10/12 - 12/12 slope									
14.13 SQ	81.32	110.30	229.82	1,489.17	0/NA	Avg.	0%	(0.00)	1,489.17
1,058. Asphalt starter - universal starter course									
93.30 LF	2.49	22.31	46.46	301.09	0/20 yrs	Avg.	0%	(0.00)	301.09
1,059. Flashing - pipe jack									
1.00 EA	48.66	4.67	9.74	63.07	0/35 yrs	Avg.	0%	(0.00)	63.07
1,060. Exhaust cap - through roof - up to 4"									
1.00 EA	84.13	8.08	16.82	109.03	0/35 yrs	Avg.	0%	(0.00)	109.03
1,061. Step flashing									
32.00 LF	10.86	33.36	69.50	450.38	0/35 yrs	Avg.	0%	(0.00)	450.38
1,062. R&R Flashing, 14" wide									
24.00 LF	5.08	11.72	24.38	158.02	0/35 yrs	Avg.	0%	(0.00)	158.02
Totals: New Garage section roof		926.99	1,931.20	12,514.18				0.00	12,514.18



Existing dwelling roof

1749.34 Surface Area
 270.65 Total Perimeter Length
 17.49 Number of Squares
 66.02 Total Ridge Length

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Removing the solar panels and replacing the roof sections coving the existing dwelling areas is not included in this estimate.									
1,063. Paint stucco									
0.00 SF	0.70	0.00	0.00	0.00	0/15 yrs	Avg.	0%	(0.00)	0.00

CONTINUED - Existing dwelling roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Existing dwelling roof		0.00	0.00	0.00				0.00	0.00

Total: Roof		958.17	1,996.16	12,935.12				0.00	12,935.12
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Labor Minimums Applied

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
1,064. Structural steel labor minimum*										
1.00	EA	101.31	9.72	20.26	131.29	0/NA	Avg.	0%	(0.00)	131.29
1,065. Specialty items labor minimum*										
1.00	EA	135.35	13.00	27.08	175.43	0/NA	Avg.	0%	(0.00)	175.43

Totals: Labor Minimums Applied		22.72	47.34	306.72				0.00	306.72
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Line Item Totals: EXAMPLE-1-LARGE-LOSS		47,809.06	99,603.08	645,422.56				0.00	645,422.56
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[%] - Indicates that depreciate by percent was used for this item

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item

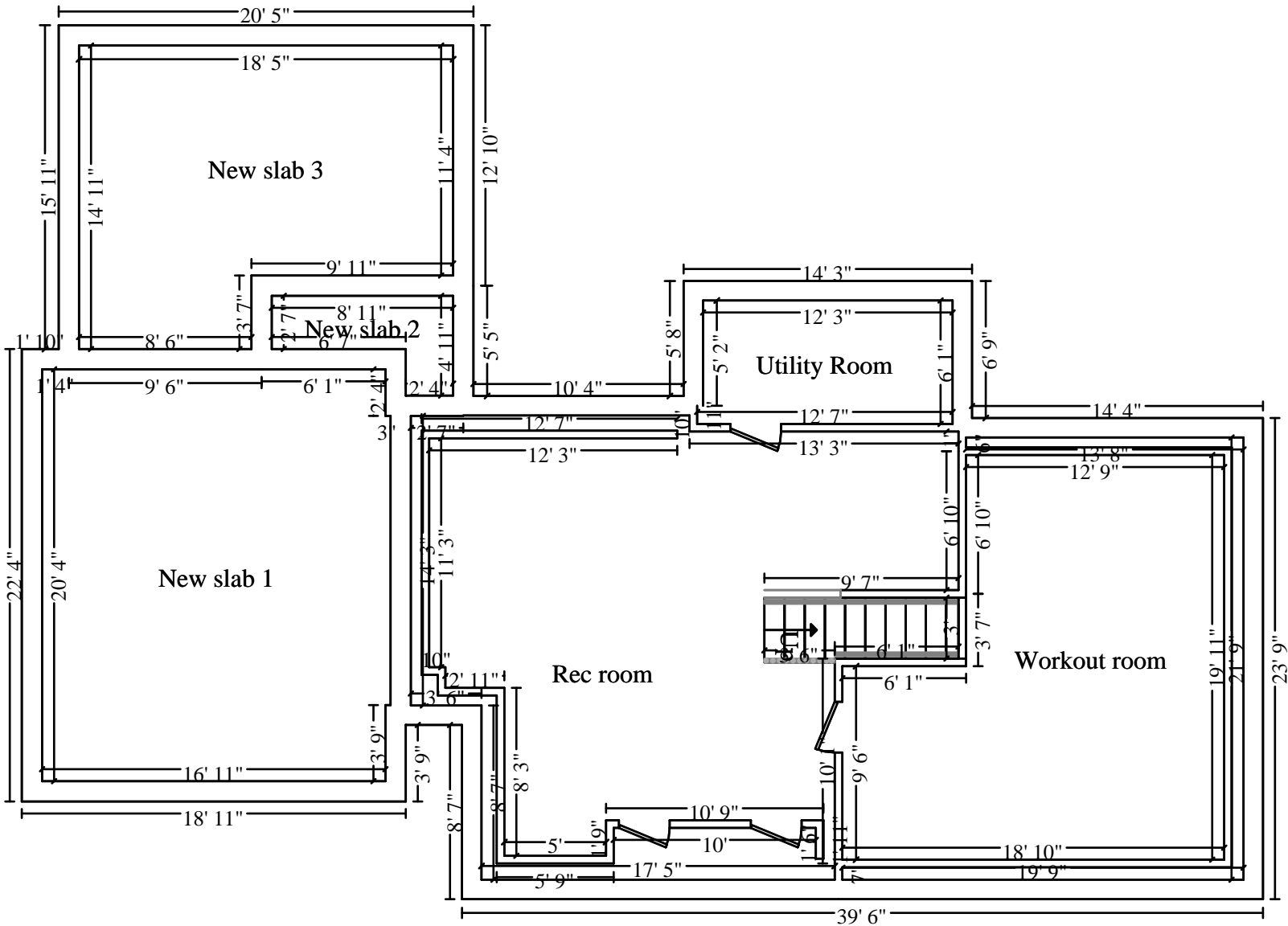
Additional Charges	Charge
General costs - 10% contingency budget	64,542.26
Additional Charges Total	\$64,542.26

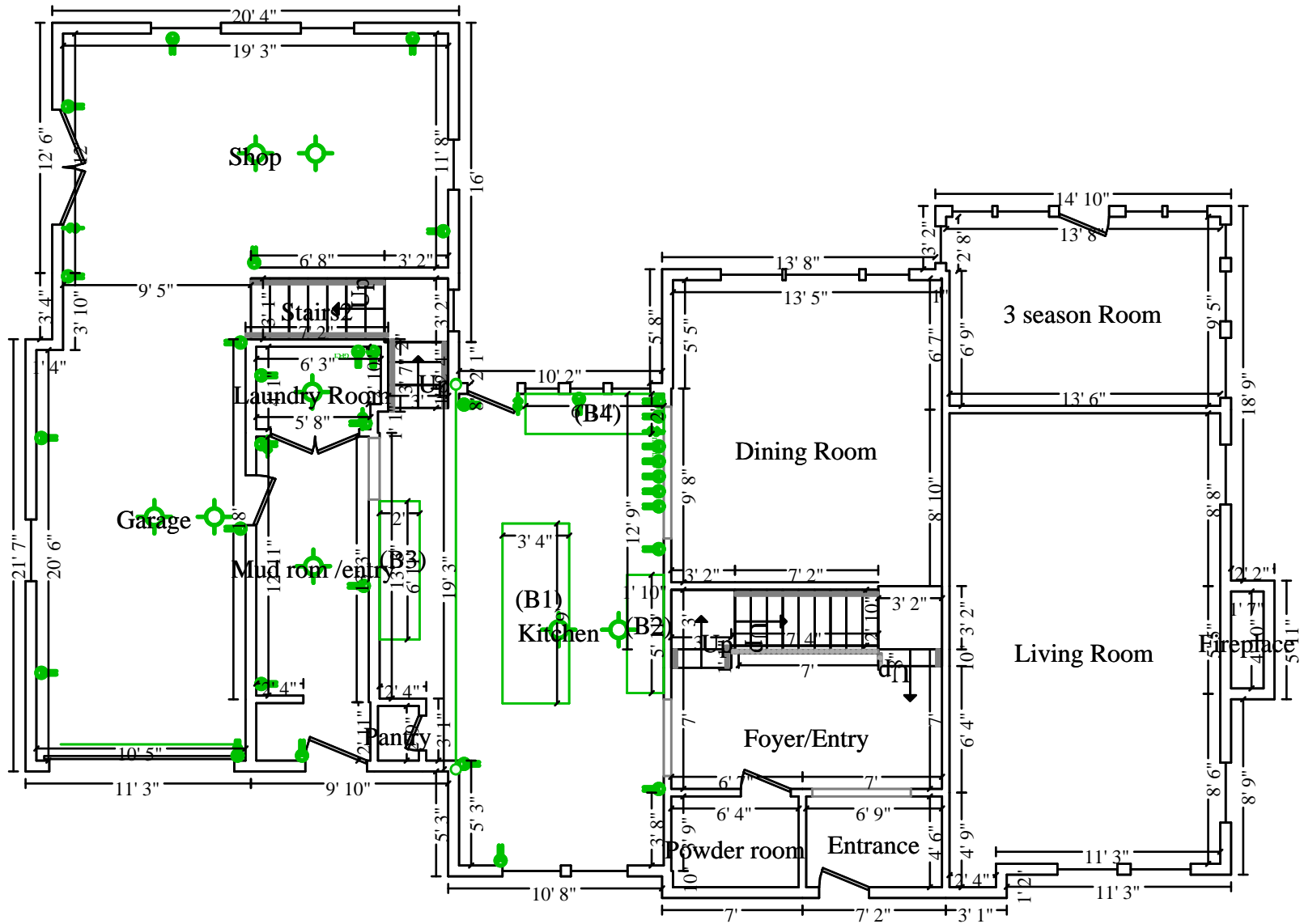
Grand Total Areas:

12,158.92	SF Walls	6,349.74	SF Ceiling	18,508.66	SF Walls and Ceiling
5,951.62	SF Floor	661.29	SY Flooring	1,716.39	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	1,996.49	LF Ceil. Perimeter
5,951.62	Floor Area	6,617.34	Total Area	11,518.24	Interior Wall Area
6,704.55	Exterior Wall Area	836.90	Exterior Perimeter of Walls		
4,789.17	Surface Area	47.89	Number of Squares	797.03	Total Perimeter Length
228.54	Total Ridge Length	0.00	Total Hip Length		

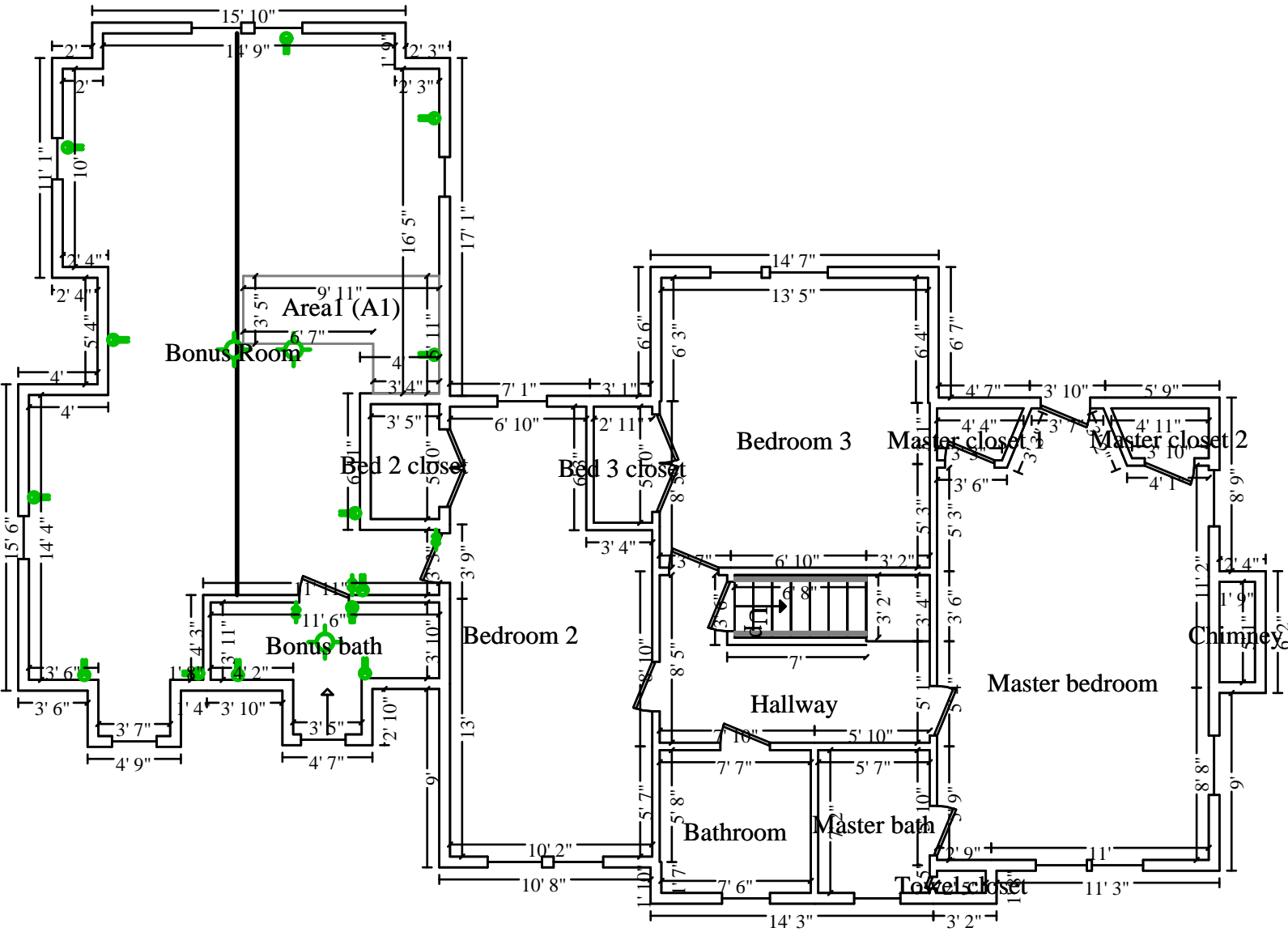
Summary for Dwelling

Line Item Total	498,010.42
General costs - 10% contingency budget	64,542.26
	<hr/>
Subtotal	562,552.68
Overhead	56,255.77
Profit	56,255.77
Total Tax(Rep-Maint)	47,809.06
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Replacement Cost Value	\$722,873.28
Net Claim	\$722,873.28
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1st Floor (Framing and exterior)



2nd Floor (Framing and exterior)

