USAA
PO BOX 33490
San Antonio, TX 78265
800-531-8722
800-531-8669 Fax
12/16/2025

Insured:	Major Jason Crosby	Cell:	(850) 582-9441
Home:	1705 Wilbur Ave Fairborn, OH 45324-3033	E-mail:	jcgamer111@hotmail.com
Property:	1705 Wilbur Ave Fairborn, OH 45324-3033		
Claim Rep.:	Miguel A. Torres	Business:	(813) 335-9396
Business:	P.O. Box 33490 San Antonio, TX 78265	Loss Email Address:	3j7bjdqgpbbhq@claims.usaa.com
Estimator:	Miguel A. Torres	Business:	(813) 335-9396
Business:	P.O. Box 33490 San Antonio, TX 78265	Loss Email Address:	3j7bjdqgpbbhq@claims.usaa.com

Member Number: 017804233 **Policy Number:** 017804233-83A **L/R Number:** 800

Type of Loss: Fire **Cause of Loss:** Other

Insurance Company: UNITED SERVICES AUTOMOBILE ASSOCIATION

Coverage	Deductible	Policy Limit
Dwelling	$2,000.00	$208,000.00
Other Structures	$0.00	$20,800.00

Date Contacted:	12/2/2025 12:30 PM		
Date of Loss:	11/28/2025 12:00 AM	Date Received:	12/9/2025 10:33 AM
Date Inspected:	12/3/2025 10:00 AM	Date Entered:	12/9/2025 10:34 AM
Date Est. Completed:	12/16/2025 9:18 AM		

Price List: OHDT8X_DEC25
Restoration/Service/Remodel

Summary for Dwelling

Line Item Total	119,030.32
Overhead	11,823.18
Profit	11,823.18
Total Tax	9,630.62
Replacement Cost Value	**$152,307.30**
Less Depreciation	(32,080.73)
Actual Cash Value	**$120,226.57**
Less Deductible	(2,000.00)
Net Claim	**$118,226.57**

Total Depreciation	32,080.73	
Less Non-Recoverable Depreciation	<578.96>	
Total Recoverable Depreciation		31,501.77
Net Claim if Depreciation is Recovered		**$149,728.34**

Miguel A. Torres
Property General Adjuster

"ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF INSURANCE FRAUD." OH CODE §3999.21

Please contact our adjuster if you believe a supplement to this estimate is needed. Before we will consider a supplement to this estimate, we must have the opportunity to re-inspect the damages prior to the supplemental work being done.

How to read your property repair estimate

Watch
How to understand your repair estimate

Your estimate, simplified.

Making sure you're getting paid the right amount for your claim is important to us. Use this guide to help you understand your payment or visit usaa.com/estimateFAQ for more answers.

The following information may not be applicable if you have a flood claim.

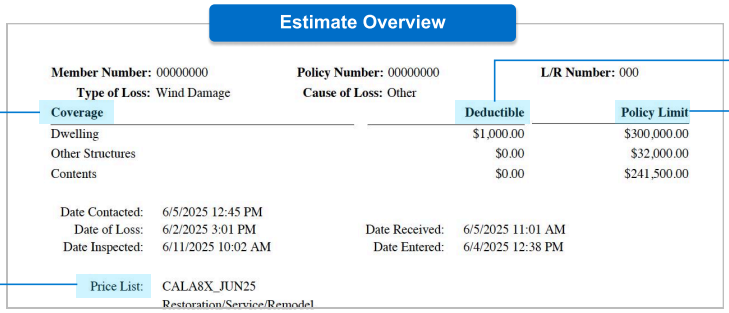
Estimate Overview

Policy coverage - Items covered by your policy, such as dwelling, contents, other structures, loss of use, liability, and sublimits.

Price list - Market prices for labor and materials, based on your claim date and location.

Deductible - The amount you chose to pay out of pocket for a claim. We'll automatically subtract this from your claim payout. You only need to pay the repair company.

Policy limit - The max amount your policy may pay for each coverage type.



Member Number: 00000000 Policy Number: 00000000 L/R Number: 000
Type of Loss: Wind Damage Cause of Loss: Other

Coverage	Deductible	Policy Limit
Dwelling	$1,000.00	$300,000.00
Other Structures	$0.00	$32,000.00
Contents	$0.00	$241,500.00

Date Contacted: 6/5/2025 12:45 PM
Date of Loss: 6/2/2025 3:01 PM Date Received: 6/5/2025 11:01 AM
Date Inspected: 6/11/2025 10:02 AM Date Entered: 6/4/2025 12:38 PM
Price List: CALA8X_JUN25
Restoration/Service/Remodel

Estimate Summary

Line-item total - The total cost of the itemized repairs for the coverage.

Overhead and profit - The amount your contractor charges for repair services.

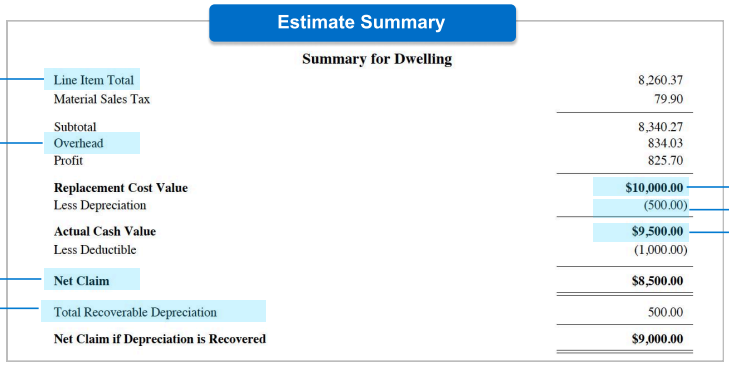
Net claim - The amount we'll pay up front for covered repairs.

Recoverable depreciation - If you have replacement coverage, you'll be paid back depreciation based on repair costs once you submit the final invoice.

Replacement cost value or RCV - The estimated cost to repair or replace covered items with new ones.

Less depreciation - Subtract the value your property has lost due to age or condition. If in parentheses, you may request to be paid back up to this amount once repairs are complete, depending on your costs. Simply submit your invoice online.

Actual cash value or ACV - What your property was worth at the time of the damage, after subtracting depreciation. This is the amount insurance will pay up front for repairs, minus your deductible.



Summary for Dwelling

Line Item Total	8,260.37
Material Sales Tax	79.90
Subtotal	8,340.27
Overhead	834.03
Profit	825.70
Replacement Cost Value	**$10,000.00**
Less Depreciation	(500.00)
Actual Cash Value	**$9,500.00**
Less Deductible	(1,000.00)
Net Claim	**$8,500.00**
Total Recoverable Depreciation	500.00
Net Claim if Depreciation is Recovered	**$9,000.00**

Itemized Details

UNIT - Unit price of the line item.

Line-items - A description of the items needed to repair or replace covered damages, with their cost according to the price list.

TAX - Tax added to the line item.

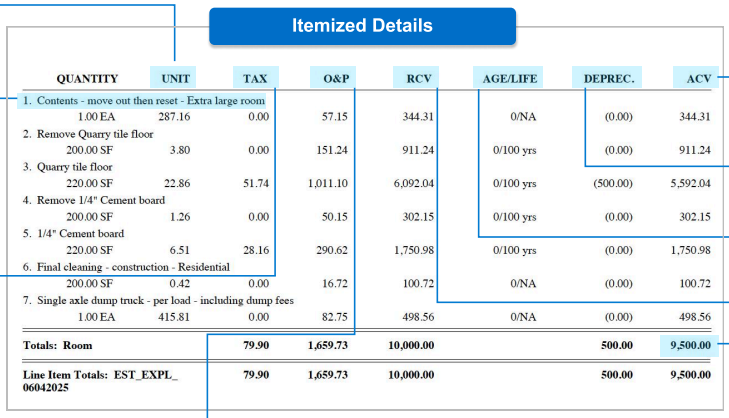
O&P - Overhead and Profit added to the line item.

DEPREC. - The value deducted from the RCV as a result of an item's age, usage or general condition.

AGE/LIFE - Age of line item/Life Expectancy of line item.

RCV - Total Replacement Cost for the line item, including tax and O&P.

Line-item total - The total cost of the itemized repairs for the coverage, using the calculation: RCV minus Depreciation equals ACV.



QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
1. Contents - move out then reset - Extra large room							
1.00 EA	287.16	0.00	57.15	344.31	0/NA	(0.00)	344.31
2. Remove Quarry tile floor							
200.00 SF	3.80	0.00	151.24	911.24	0/100 yrs	(0.00)	911.24
3. Quarry tile floor							
220.00 SF	22.86	51.74	1,011.10	6,092.04	0/100 yrs	(500.00)	5,592.04
4. Remove 1/4" Cement board							
200.00 SF	1.26	0.00	50.15	302.15	0/100 yrs	(0.00)	302.15
5. 1/4" Cement board							
220.00 SF	6.51	28.16	290.62	1,750.98	0/100 yrs	(0.00)	1,750.98
6. Final cleaning - construction - Residential							
200.00 SF	0.42	0.00	16.72	100.72	0/NA	(0.00)	100.72
7. Single axle dump truck - per load - including dump fees							
1.00 EA	415.81	0.00	82.75	498.56	0/NA	(0.00)	498.56
Totals: Room		**79.90**	**1,659.73**	**10,000.00**		**500.00**	**9,500.00**
Line Item Totals: EST_EXPL_06042025		**79.90**	**1,659.73**	**10,000.00**		**500.00**	**9,500.00**

How we determine your payment

First payment

We take the cost to replace or repair covered damage, then subtract value lost due to wear and tear, as well as your out-of-pocket policy cost. Use this payment to start repairs.

Additional payments, if applicable

For consideration of additional covered cost, you can submit a supplement for your claim through the Claims Center on our mobile app or usaa.com.

Example of a calculated payment

$10,000	Replacement cost value
-$500	Depreciation
-$1,000	Deductible
$8,500	**First payment**

This material is for informational purposes only. For an actual description of all coverages, terms and conditions, refer to the insurance policy.

Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Total Tax (6.75%)
Line Items	11,823.18	11,823.18	9,630.62
Total	**11,823.18**	**11,823.18**	**9,630.62**

MAJOR_JASON_CROSBY

SKETCH1

Main Level

Main Level

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
*******ELECTRICAL*******							
1. R&R Meter base and main disconnect - 200 amp							
1.00	EA	686.48	55.61	137.30	879.39	25/30 yrs	(594.35)	285.04
2. R&R Grounding rod - copper clad with clamp, 8'							
1.00	EA	159.03	12.88	31.82	203.73	25/100 yrs	(40.74)	162.99
3. R&R Breaker panel - 200 amp w/arc fault breakers							
1.00	EA	2,783.94	225.50	556.78	3,566.22	25/30 yrs	(2,500.88)	1,065.34
4. Rewire\wire - avg. residence - boxes & wiring							
705.36	SF	4.31	246.25	608.02	3,894.37	25/100 yrs	(973.59)	2,920.78
*******HVAC*******							
5. Ductwork system - hot or cold air - up to 900 SF home							
1.00	EA	3,575.01	289.57	715.00	4,579.58	25/30 yrs	(3,434.70)	1,144.88
Includes: Trunk and branch lines, registers, return air covers, furnace plenum, return air duct, foil tape and/or mastic, duct hanger strap, and installation labor.							
Quality: Ductwork for less than 900 SF of living space.							
******PLUMBING*******							
6. Rough-in plumbing - includes supply and waste lines							
705.36	SF	5.12	292.52	722.28	4,626.24	25/25 yrs	(3,469.69)	1,156.55
Due to age of home, once walls are exposed, plumbing will need retrofitted to current codes.							
*******CLEANING*******							
7. Final cleaning - construction - Residential							
705.36	SF	0.32	18.29	45.14	289.15	25/NA	(0.00)	289.15
Total: Main Level		**1,140.62**	**2,816.34**	**18,038.68**		**11,013.95**	**7,024.73**



Laundry Room **Height: 7'**

252.00	SF Walls	78.75	SF Ceiling
330.75	SF Walls & Ceiling	78.75	SF Floor
8.75	SY Flooring	36.00	LF Floor Perimeter
36.00	LF Ceil. Perimeter		

Window	**2' 2" X 3'**	**Opens into Exterior**
Missing Wall - Goes to Floor	**2' 10" X 6' 8"**	**Opens into KITCHEN**
Door	**3' X 6' 8"**	**Opens into DECK**

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
*******DEMO*******							

CONTINUED - Laundry Room

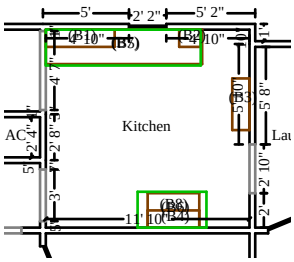
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
8. Demolish/remove - bedroom/room (up to 200 sf)							
78.75	SF	6.14	39.17	96.70	619.40	0/NA	(0.00)	619.40
Includes: Labor cost to remove finish carpentry, rough plumbing, windows, carpet, pad, tackless strip, drywall, ductwork, insulation, finish and rough electrical, and to discard in a job-site waste receptacle.							
*******SMOKE & ODOR CONTROL*******							
9. Deodorize building - Hot thermal fog							
551.25	CF	0.08	3.58	8.82	56.50	0/NA	(0.00)	56.50
10. Clean floor or roof joist system							
78.75	SF	1.19	7.60	18.74	120.05	0/NA	(0.00)	120.05
11. Seal floor or ceiling joist system (shellac)							
78.75	SF	1.62	10.33	25.52	163.43	2/15 yrs	(21.79)	141.64
12. Clean window unit (per side) 3 - 9 SF							
1.00	EA	13.01	1.06	2.60	16.67	0/NA	(0.00)	16.67
13. Clean exterior door (per side)							
2.00	EA	17.58	2.84	7.04	45.04	0/NA	(0.00)	45.04
14. Clean stud wall							
252.00	SF	0.94	19.19	47.38	303.45	0/NA	(0.00)	303.45
15. Seal stud wall for odor control (shellac)							
252.00	SF	1.22	24.90	61.48	393.82	2/15 yrs	(52.51)	341.31
*******CEILINGS*******							
16. Batt insulation - 10" - R30 - paper / foil faced							
78.75	SF	1.91	12.18	30.08	192.67	15/150 yrs	(19.25)	173.42
17. 5/8" drywall - hung, taped, with smooth wall finish							
78.75	SF	4.31	27.49	67.88	434.78	12/150 yrs	(34.77)	400.01
18. Seal/prime (1 coat) then paint (2 coats) the ceiling							
78.75	SF	1.46	9.31	23.00	147.29	2/15 yrs	(19.63)	127.66
19. Light fixture							
1.00	EA	76.75	6.22	15.36	98.33	5/20 yrs	(24.59)	73.74
*******WALLS*******							
20. R&R 220 volt outlet - Heavy duty							
1.00	EA	54.65	4.43	10.92	70.00	12/25 yrs	(29.66)	40.34
Outlet for dryer.							
21. Outlet							
4.00	EA	17.51	5.68	14.00	89.72	12/25 yrs	(43.07)	46.65
22. Switch							
2.00	EA	18.17	2.94	7.26	46.54	12/25 yrs	(22.34)	24.20
23. Phone, TV, or speaker outlet							
1.00	EA	22.26	1.80	4.46	28.52	12/25 yrs	(13.68)	14.84
24. Batt insulation - 4" - R15 - paper / foil faced							
178.50	SF	1.35	19.52	48.20	308.70	15/150 yrs	(30.88)	277.82
Insulation exterior walls.							

CONTINUED - Laundry Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
25. 1/2" drywall - hung, taped, with smooth wall finish							
252.00	SF	4.10	83.69	206.64	1,323.53	12/150 yrs	(105.90)	1,217.63
26. Seal/prime (1 coat) then paint (2 coats) the walls							
252.00	SF	1.46	29.80	73.58	471.30	2/15 yrs	(62.85)	408.45
27. Window blind - PVC - 1" - up to 7 SF							
1.00	EA	61.44	4.98	12.28	78.70	8/5 yrs	(59.03)	19.67
28. Window sill							
2.17	LF	3.21	0.56	1.40	8.93	12/150 yrs	(0.73)	8.20
29. Seal & paint window sill							
2.17	LF	2.82	0.49	1.22	7.83	2/15 yrs	(1.04)	6.79
30. Trim board - 1" x 4" - installed (pine)							
10.33	LF	4.00	3.35	8.26	52.93	12/150 yrs	(4.23)	48.70
Window trim							
31. Seal (1 coat) & paint (1 coat) trim							
10.33	LF	1.57	1.31	3.24	20.77	2/15 yrs	(2.78)	17.99
Window trim							
32. Paint door/window trim & jamb - 2 coats (per side)							
1.00	EA	34.97	2.83	7.00	44.80	2/15 yrs	(5.97)	38.83
33. Prime & paint door slab only - exterior (per side)							
1.00	EA	51.34	4.16	10.26	65.76	2/15 yrs	(8.76)	57.00
34. Baseboard - 3 1/4"							
36.00	LF	3.92	11.44	28.22	180.78	12/150 yrs	(14.46)	166.32
35. Seal (1 coat) & paint (2 coats) baseboard							
36.00	LF	2.37	6.91	17.06	109.29	2/15 yrs	(14.58)	94.71
********FLOORING*******							
36. R&R Sheathing - plywood - 3/4" CDX							
78.75	SF	3.34	21.31	52.60	336.94	20/150 yrs	(33.51)	303.43
Replacing sub flooring due to prolonged expose to water and smoke related damages.							
37. Vinyl plank flooring							
78.75	SF	6.75	43.06	106.32	680.94	2/50 yrs	(27.25)	653.69
********CRAWLSPACE********							
38. Clean floor or roof joist system							
78.75	SF	1.19	7.60	18.74	120.05	0/NA	(0.00)	120.05
Clean floor joist due to prolonged exposure to water and smoke related damages.							
39. Seal floor/ceiling joist system (anti-microbial coating)							
78.75	SF	3.26	20.80	51.34	328.87	2/15 yrs	(43.84)	285.03
40. R&R Batt insulation - 12" - R38 - paper / foil faced							
78.75	SF	2.94	18.75	46.32	296.60	15/150 yrs	(24.62)	271.98
41. R&R Batt insulation - Add-on for confined spaces							
78.75	SF	0.85	5.42	13.38	85.74	15/150 yrs	(4.85)	80.89
42. R&R Polyethylene vapor barrier							
78.75	SF	0.45	2.87	7.10	45.41	15/150 yrs	(3.55)	41.86

CONTINUED - Laundry Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
Totals: Laundry Room		**467.57**	**1,154.40**	**7,394.08**		**730.12**	**6,663.96**



Kitchen **Height: 8'**

302.81	SF Walls	136.08	SF Ceiling
438.89	SF Walls & Ceiling	111.92	SF Floor
12.44	SY Flooring	32.58	LF Floor Perimeter
46.67	LF Ceil. Perimeter		

Missing Wall - Goes to neither Floor/Ceiling	**4' 7" X 4' 3 1/8"**	**Opens into LIVING_ROOM**
Missing Wall - Goes to Floor	**3' X 6' 8"**	**Opens into LIVING_ROOM**
Missing Wall - Goes to Floor	**2' 10" X 6' 8"**	**Opens into LAUNDRY_ROOM**
Window	**2' 2" X 3'**	**Opens into Exterior**

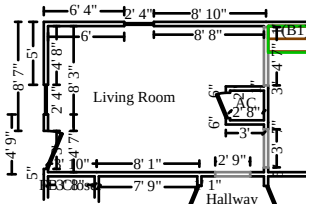
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
*******DEMO*******							
43. Water line copper cap/plug - per cap							
2.00	EA	31.22	5.05	12.48	79.97	12/NA	(0.00)	79.97
Cap water lines prior to demo							
44. Demolish/remove - kitchen/laundry							
136.08	SF	12.83	141.42	349.18	2,236.51	0/NA	(0.00)	2,236.51
Includes: Labor cost to remove finish carpentry, finish and rough plumbing, countertops and cabinets, windows, floor covering, drywall, ductwork, insulation, finish and rough electrical, and to discard in a job-site waste receptacle.							
*******SMOKE & ODOR CONTROL*******							
45. Deodorize building - Hot thermal fog							
1,088.67	CF	0.08	7.06	17.42	111.57	0/NA	(0.00)	111.57
46. Clean stud wall							
373.33	SF	0.94	28.43	70.18	449.54	0/NA	(0.00)	449.54
47. Seal stud wall for odor control (shellac)							
373.33	SF	1.22	36.89	91.10	583.45	2/15 yrs	(77.79)	505.66
48. Clean window unit (per side) 3 - 9 SF							
1.00	EA	13.01	1.06	2.60	16.67	0/NA	(0.00)	16.67
*******CEILINGS*******							
49. R&R Joist - floor or ceiling - 2x10 - w/blocking - 16" oc							
136.08	SF	4.85	53.46	131.98	845.42	20/150 yrs	(82.74)	762.68
Replacing joist due to fire related damages.							

CONTINUED - Kitchen

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
50. Batt insulation - 10" - R30 - paper / foil faced							
136.08	SF	1.91	21.05	51.98	332.94	15/150 yrs	(33.29)	299.65
51. 5/8" drywall - hung, taped, ready for texture							
136.08	SF	2.81	30.97	76.48	489.83	12/150 yrs	(39.18)	450.65
52. Seal the ceiling w/PVA primer - one coat							
136.08	SF	0.67	7.38	18.24	116.79	2/15 yrs	(15.58)	101.21
Seal new drywall prior to texture.							
53. Texture drywall - heavy hand texture							
136.08	SF	1.61	17.75	43.82	280.66	12/150 yrs	(22.45)	258.21
54. Paint the ceiling - two coats							
136.08	SF	0.29	3.19	7.90	50.55	2/15 yrs	(6.74)	43.81
Add paint materials to texture prior to application.							
55. Light fixture							
2.00	EA	76.75	12.43	30.70	196.63	5/20 yrs	(49.17)	147.46
*******WALLS*******							
56. Outlet							
6.00	EA	17.51	8.51	21.02	134.59	12/25 yrs	(64.59)	70.00
57. Switch							
2.00	EA	18.17	2.94	7.26	46.54	12/25 yrs	(22.34)	24.20
58. Phone, TV, or speaker outlet							
1.00	EA	22.26	1.80	4.46	28.52	12/25 yrs	(13.68)	14.84
59. R&R 220 volt outlet - Heavy duty							
1.00	EA	54.65	4.43	10.92	70.00	12/25 yrs	(29.66)	40.34
Outlet for stove							
60. Batt insulation - 4" - R15 - paper / foil faced							
101.33	SF	1.35	11.08	27.36	175.24	15/150 yrs	(17.53)	157.71
Insulation exterior walls.							
61. 1/2" drywall - hung, taped, with smooth wall finish							
373.33	SF	4.10	123.98	306.14	1,960.77	12/150 yrs	(156.87)	1,803.90
62. Seal/prime (1 coat) then paint (2 coats) the walls							
302.81	SF	1.46	35.81	88.42	566.33	2/15 yrs	(75.53)	490.80
63. Window blind - PVC - 1" - up to 7 SF							
1.00	EA	61.44	4.98	12.28	78.70	8/5 yrs	(59.03)	19.67
64. Window sill							
2.17	LF	3.21	0.56	1.40	8.93	12/150 yrs	(0.73)	8.20
65. Seal & paint window sill							
2.17	LF	2.82	0.49	1.22	7.83	2/15 yrs	(1.04)	6.79
66. Baseboard - 3 1/4"							
32.58	LF	3.92	10.34	25.54	163.59	12/150 yrs	(13.09)	150.50
67. Seal (1 coat) & paint (2 coats) baseboard							
32.58	LF	2.37	6.25	15.44	98.90	2/15 yrs	(13.18)	85.72
********FLOORING*******							

CONTINUED - Kitchen

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
68. R&R Sheathing - plywood - 3/4" CDX							
111.92	SF	3.34	30.27	74.76	478.84	20/150 yrs	(47.61)	431.23
Replacing sub flooring due to prolonged expose to water and smoke related damages.							
69. Vinyl plank flooring							
111.92	SF	6.75	61.19	151.10	967.75	2/50 yrs	(38.71)	929.04
*******APPLIANCES & CABINETS********							
70. Custom cabinets - wall units - 30" tall							
11.25	LF	192.36	175.28	432.82	2,772.15	12/50 yrs	(665.32)	2,106.83
71. Countertop - post formed plastic laminate - High grade							
13.00	LF	71.72	75.52	186.48	1,194.36	12/15 yrs	(895.77)	298.59
72. Sink - double basin							
1.00	EA	451.24	36.55	90.24	578.03	12/50 yrs	(138.73)	439.30
Replace sink due to fallen debris.							
73. Sink faucet - Kitchen							
1.00	EA	317.32	25.70	63.46	406.48	12/15 yrs	(304.87)	101.61
74. Custom cabinets - base units							
12.08	LF	277.38	271.42	670.16	4,292.33	12/50 yrs	(1,030.16)	3,262.17
75. Cabinet knob or pull							
17.00	EA	8.70	11.98	29.58	189.46	12/20 yrs	(113.67)	75.79
76. R&R Water heater - 20 gallon - Electric							
1.00	EA	1,227.60	99.43	245.52	1,572.55	12/11 yrs	(1,103.42)	469.13
77. R&R Refrigerator - top freezer - 14 to 18 cf							
1.00	EA	769.70	62.35	153.94	985.99	3/14 yrs	(199.62)	786.37
78. Range - freestanding - electric							
1.00	EA	800.00	54.00	0.00	854.00	3/13 yrs	(197.08)	656.92
********CRAWLSPACE********							
79. Clean floor or roof joist system							
111.92	SF	1.19	10.79	26.64	170.61	0/NA	(0.00)	170.61
Clean floor joist due to prolonged exposure to water and smoke related damages.							
80. Seal floor/ceiling joist system (anti-microbial coating)							
111.92	SF	3.26	29.56	72.98	467.40	2/15 yrs	(62.33)	405.07
81. R&R Batt insulation - 12" - R38 - paper / foil faced							
111.92	SF	2.94	26.66	65.82	421.52	15/150 yrs	(34.98)	386.54
82. R&R Batt insulation - Add-on for confined spaces							
111.92	SF	0.85	7.72	19.02	121.87	15/150 yrs	(6.88)	114.99
83. R&R Polyethylene vapor barrier							
111.92	SF	0.45	4.08	10.08	64.52	15/150 yrs	(5.01)	59.51
Totals: Kitchen		**1,559.81**	**3,718.12**	**24,668.33**		**5,638.37**	**19,029.96**



Living Room **Height: 8'**

504.00	SF Walls	186.50	SF Ceiling
690.50	SF Walls & Ceiling	186.50	SF Floor
20.72	SY Flooring	63.00	LF Floor Perimeter
63.00	LF Ceil. Perimeter		

Door	**2' X 6' 8"**	**Opens into AC**
Missing Wall - Goes to Floor	**3' X 6' 8"**	**Opens into KITCHEN**
Missing Wall - Goes to Floor	**2' 9" X 6' 8"**	**Opens into HALLWAY**
Door	**3' X 6' 8"**	**Opens into Exterior**
Window	**2' 4" X 4' 8 3/16"**	**Opens into Exterior**
Window	**2' 4" X 4' 8 3/16"**	**Opens into Exterior**
Missing Wall - Goes to neither Floor/Ceiling	**4' 7" X 4' 3 1/8"**	**Opens into KITCHEN**

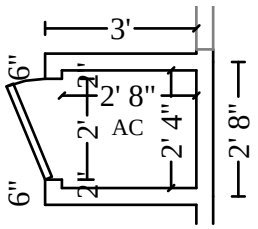
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
*******DEMO*******							
84. Demolish/remove - bedroom/room (up to 200 sf)							
186.50	SF	6.14	92.75	229.02	1,466.88	0/NA	(0.00)	1,466.88
Includes: Labor cost to remove finish carpentry, rough plumbing, windows, carpet, pad, tackless strip, drywall, ductwork, insulation, finish and rough electrical, and to discard in a job-site waste receptacle.							
*******SMOKE & ODOR CONTROL*******							
85. Deodorize building - Hot thermal fog							
1,492.00	CF	0.08	9.67	23.88	152.91	0/NA	(0.00)	152.91
86. Clean floor or roof joist system							
186.50	SF	1.19	17.98	44.38	284.30	0/NA	(0.00)	284.30
87. Seal floor or ceiling joist system (shellac)							
186.50	SF	1.62	24.47	60.42	387.02	2/15 yrs	(51.60)	335.42
88. Clean window unit (per side) 10 - 20 SF							
2.00	EA	18.60	3.01	7.44	47.65	0/NA	(0.00)	47.65
89. Clean exterior door (per side)							
2.00	EA	17.58	2.84	7.04	45.04	0/NA	(0.00)	45.04
90. Clean stud wall							
504.00	SF	0.94	38.38	94.76	606.90	0/NA	(0.00)	606.90
91. Seal stud wall for odor control (shellac)							
504.00	SF	1.22	49.80	122.98	787.66	2/15 yrs	(105.02)	682.64
*******CEILINGS*******							
92. Batt insulation - 10" - R30 - paper / foil faced							
186.50	SF	1.91	28.85	71.24	456.31	15/150 yrs	(45.62)	410.69
93. 5/8" drywall - hung, taped, ready for texture							
186.50	SF	2.81	42.44	104.82	671.33	12/150 yrs	(53.71)	617.62
94. Seal the ceiling w/PVA primer - one coat							
186.50	SF	0.67	10.12	25.00	160.08	2/15 yrs	(21.35)	138.73
Seal new drywall prior to texture.							
95. Texture drywall - heavy hand texture							
186.50	SF	1.61	24.32	60.06	384.65	12/150 yrs	(30.76)	353.89

CONTINUED - Living Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
96. Paint the ceiling - two coats							
186.50 SF	0.29	4.38	10.82	69.29	2/15 yrs	(9.24)	60.05
Add paint materials to texture prior to application.							
97. Hanging light fixture							
1.00 EA	98.13	7.94	19.62	125.69	5/20 yrs	(31.41)	94.28
98. Smoke detector							
1.00 EA	74.22	6.01	14.84	95.07	12/10 yrs	(71.32)	23.75
*******WALLS*******							
99. Outlet							
4.00 EA	17.51	5.68	14.00	89.72	12/25 yrs	(43.07)	46.65
100. Switch							
2.00 EA	18.17	2.94	7.26	46.54	12/25 yrs	(22.34)	24.20
101. Phone, TV, or speaker outlet							
1.00 EA	22.26	1.80	4.46	28.52	12/25 yrs	(13.68)	14.84
102. Batt insulation - 4" - R15 - paper / foil faced							
228.00 SF	1.35	24.94	61.56	394.30	15/150 yrs	(39.44)	354.86
Insulation exterior walls.							
103. 1/2" drywall - hung, taped, with smooth wall finish							
504.00 SF	4.10	167.38	413.28	2,647.06	12/150 yrs	(211.76)	2,435.30
104. Seal/prime (1 coat) then paint (2 coats) part of the walls							
484.00 SF	1.46	57.24	141.32	905.20	2/15 yrs	(120.69)	784.51
105. R&R Vinyl tile - self adhesive							
20.00 SF	4.31	6.97	17.24	110.41	2/50 yrs	(2.95)	107.46
106. R&R Thermostat - Deluxe grade (smart home compatible)							
1.00 EA	398.41	32.27	79.68	510.36	5/35 yrs	(71.24)	439.12
107. R&R AC unit w/sleeve - through-wall/window - 5,000 BTU							
1.00 EA	788.06	63.83	157.62	1,009.51	5/15 yrs	(319.39)	690.12
108. R&R Countertop subdeck - plywood							
9.33 SF	4.39	3.33	8.18	52.47	12/150 yrs	(3.38)	49.09
Bar top							
109. Window blind - PVC - 1" - 7.1 to 14 SF							
2.00 EA	70.88	11.48	28.36	181.60	8/5 yrs	(136.21)	45.39
110. Window sill							
5.00 LF	3.21	1.30	3.22	20.57	12/150 yrs	(1.65)	18.92
111. Seal & paint window sill							
5.00 LF	2.82	1.14	2.82	18.06	2/15 yrs	(2.42)	15.64
112. Paint door slab only - 2 coats (per side)							
1.00 EA	41.89	3.40	8.38	53.67	2/15 yrs	(7.17)	46.50
113. Trim board - 1" x 4" - installed (pine)							
17.00 LF	4.00	5.51	13.60	87.11	12/150 yrs	(6.96)	80.15
Door casing							

CONTINUED - Living Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
114. Prime & paint door slab only - exterior (per side)							
1.00	EA	51.34	4.16	10.26	65.76	2/15 yrs	(8.76)	57.00
115. Paint door/window trim & jamb - 2 coats (per side)							
2.00	EA	34.97	5.66	13.98	89.58	2/15 yrs	(11.95)	77.63
116. Trim board - 1" x 4" - installed (pine)							
63.00	LF	4.00	20.41	50.40	322.81	12/150 yrs	(25.83)	296.98
Baseboard							
117. Seal (1 coat) & paint (2 coats) baseboard							
63.00	LF	2.37	12.10	29.86	191.27	2/15 yrs	(25.50)	165.77
********FLOORING*******							
118. R&R Sheathing - plywood - 3/4" CDX							
186.50	SF	3.34	50.46	124.58	797.96	20/150 yrs	(79.32)	718.64
Replacing sub flooring due to prolonged expose to water and smoke related damages.							
119. R&R Engineered wood flooring							
16.00	SF	13.31	17.25	42.60	272.81	2/50 yrs	(8.46)	264.35
A portion of the floor has engineer wood flooring.							
120. Carpet pad							
170.50	SF	0.69	9.53	23.54	150.72	2/10 yrs	<30.14>	120.58
121. Carpet							
168.10	SF	4.05	55.14	136.16	872.11	2/10 yrs	<174.43>	697.68
********CRAWLSPACE********							
122. Clean floor or roof joist system							
186.50	SF	1.19	17.98	44.38	284.30	0/NA	(0.00)	284.30
Clean floor joist due to prolonged exposure to water and smoke related damages.							
123. Seal floor/ceiling joist system (anti-microbial coating)							
186.50	SF	3.26	49.25	121.60	778.84	2/15 yrs	(103.85)	674.99
124. R&R Batt insulation - 12" - R38 - paper / foil faced							
186.50	SF	2.94	44.41	109.68	702.40	15/150 yrs	(58.29)	644.11
125. R&R Batt insulation - Add-on for confined spaces							
186.50	SF	0.85	12.84	31.70	203.07	15/150 yrs	(11.45)	191.62
126. R&R Polyethylene vapor barrier							
186.50	SF	0.45	6.80	16.80	107.53	15/150 yrs	(8.36)	99.17
Totals: Living Room		**1,058.16**	**2,612.84**	**16,735.04**		**1,968.72**	**14,766.32**



AC **Height: 8'**

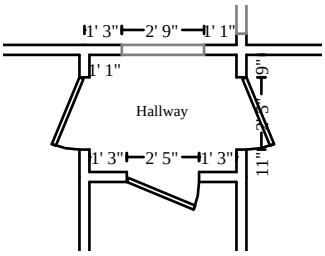
80.00	SF Walls	6.22	SF Ceiling
86.22	SF Walls & Ceiling	6.22	SF Floor
0.69	SY Flooring	10.00	LF Floor Perimeter
10.00	LF Ceil. Perimeter		

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

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
*******DEMO*******							
*******SELECTIVE DEMO IN THIS AREA********							
*******SMOKE & ODOR CONTROL*******							
127. Deodorize building - Hot thermal fog							
49.78 CF	0.08	0.32	0.80	5.10	0/NA	(0.00)	5.10
128. Clean floor or roof joist system							
6.22 SF	1.19	0.60	1.48	9.48	0/NA	(0.00)	9.48
129. Seal floor or ceiling joist system (shellac)							
6.22 SF	1.62	0.82	2.02	12.92	2/15 yrs	(1.71)	11.21
130. Clean stud wall							
80.00 SF	0.94	6.10	15.04	96.34	0/NA	(0.00)	96.34
131. Seal stud wall for odor control (shellac)							
80.00 SF	1.22	7.91	19.52	125.03	2/15 yrs	(16.67)	108.36
*******CEILINGS*******							
132. R&R Batt insulation - 10" - R30 - paper / foil faced							
6.22 SF	2.36	1.19	2.94	18.81	15/150 yrs	(1.53)	17.28
133. R&R 5/8" drywall - hung, taped, ready for texture							
6.22 SF	3.34	1.68	4.16	26.62	12/150 yrs	(1.79)	24.83
134. Seal the ceiling w/PVA primer - one coat							
6.22 SF	0.67	0.34	0.84	5.35	2/15 yrs	(0.73)	4.62
Seal new drywall prior to texture.							
135. Texture drywall - heavy hand texture							
6.22 SF	1.61	0.82	2.00	12.83	12/150 yrs	(1.02)	11.81
*******WALLS*******							
136. R&R Interior door - Colonist - pre-hung unit							
1.00 EA	337.32	27.32	67.46	432.10	10/100 yrs	(40.14)	391.96
137. Door knob - interior							
1.00 EA	45.86	3.72	9.18	58.76	5/20 yrs	(14.71)	44.05
138. Paint door slab only - 2 coats (per side)							
1.00 EA	41.89	3.40	8.38	53.67	2/15 yrs	(7.17)	46.50
139. Paint door/window trim & jamb - 2 coats (per side)							
1.00 EA	34.97	2.83	7.00	44.80	2/15 yrs	(5.97)	38.83
********FLOORING*******							
140. R&R Sheathing - plywood - 3/4" CDX							
6.22 SF	3.34	1.69	4.16	26.63	20/150 yrs	(2.66)	23.97
Replacing sub flooring due to prolonged expose to water and smoke related damages.							

CONTINUED - AC

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
141. R&R Carpet pad							
6.22	SF	0.84	0.42	1.04	6.68	2/10 yrs	<1.11>	5.57
142. Remove Carpet							
6.22	SF	0.35	0.18	0.44	2.80	2/10 yrs	<0.00>	2.80
143. Carpet							
7.16	SF	4.05	2.35	5.80	37.15	2/10 yrs	<7.43>	29.72
144. R&R Furnace - forced air - 60 - 75,000 BTU							
1.00	EA	2,696.40	218.41	539.28	3,454.09	5/18 yrs	(930.97)	2,523.12
***** *CRAWLSPACE* *****							
145. Clean floor or roof joist system							
6.22	SF	1.19	0.60	1.48	9.48	0/NA	(0.00)	9.48
Clean floor joist due to prolonged exposure to water and smoke related damages.							
146. Seal floor/ceiling joist system (anti-microbial coating)							
6.22	SF	3.26	1.64	4.06	25.98	2/15 yrs	(3.46)	22.52
147. R&R Batt insulation - 12" - R38 - paper / foil faced							
6.22	SF	2.94	1.47	3.66	23.42	15/150 yrs	(1.94)	21.48
148. R&R Batt insulation - Add-on for confined spaces							
6.22	SF	0.85	0.43	1.06	6.78	15/150 yrs	(0.38)	6.40
149. R&R Polyethylene vapor barrier							
6.22	SF	0.45	0.23	0.56	3.59	15/150 yrs	(0.28)	3.31
Totals: AC		**284.47**	**702.36**	**4,498.41**		**1,039.67**	**3,458.74**



Hallway **Height: 8'**

141.33 SF Walls	19.26 SF Ceiling
160.59 SF Walls & Ceiling	19.26 SF Floor
2.14 SY Flooring	17.67 LF Floor Perimeter
17.67 LF Ceil. Perimeter	

Door	**2' 5" X 6' 8"**	**Opens into FRONT_BEDROO**
Door	**2' 5" X 6' 8"**	**Opens into BATHROOM**
Door	**2' 5" X 6' 8"**	**Opens into REAR_BEDROOM**
Missing Wall - Goes to Floor	**2' 9" X 6' 8"**	**Opens into LIVING_ROOM**

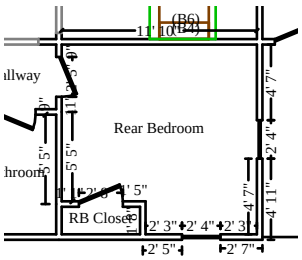
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
***** DEMO *****							

CONTINUED - Hallway

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
150. Demolish/remove - bedroom/room (up to 200 sf)							
19.26	SF	6.14	9.58	23.66	151.50	0/NA	(0.00)	151.50
Includes: Labor cost to remove finish carpentry, rough plumbing, windows, carpet, pad, tackless strip, drywall, ductwork, insulation, finish and rough electrical, and to discard in a job-site waste receptacle.							
*******SMOKE & ODOR CONTROL*******							
151. Deodorize building - Hot thermal fog							
154.06	CF	0.08	1.00	2.46	15.78	0/NA	(0.00)	15.78
152. Clean floor or roof joist system							
19.26	SF	1.19	1.86	4.58	29.36	0/NA	(0.00)	29.36
153. Seal floor or ceiling joist system (shellac)							
19.26	SF	1.62	2.53	6.24	39.97	2/15 yrs	(5.34)	34.63
154. Clean stud wall							
141.33	SF	0.94	10.76	26.58	170.19	0/NA	(0.00)	170.19
155. Seal stud wall for odor control (shellac)							
141.33	SF	1.22	13.97	34.48	220.87	2/15 yrs	(29.45)	191.42
*******CEILINGS*******							
156. Batt insulation - 10" - R30 - paper / foil faced							
19.26	SF	1.91	2.98	7.36	47.13	15/150 yrs	(4.72)	42.41
157. 5/8" drywall - hung, taped, with smooth wall finish							
19.26	SF	4.31	6.72	16.60	106.33	12/150 yrs	(8.50)	97.83
158. Seal/prime (1 coat) then paint (2 coats) the ceiling							
19.26	SF	1.46	2.28	5.62	36.02	2/15 yrs	(4.79)	31.23
159. Attic entrance cover and trim							
1.00	EA	91.14	7.38	18.22	116.74	12/150 yrs	(9.34)	107.40
160. Light fixture							
1.00	EA	76.75	6.22	15.36	98.33	5/20 yrs	(24.59)	73.74
161. Smoke detector							
1.00	EA	74.22	6.01	14.84	95.07	12/10 yrs	(71.32)	23.75
*******WALLS*******							
162. Door bell/chime							
1.00	EA	153.19	12.41	30.64	196.24	12/10 yrs	(147.17)	49.07
163. 1/2" drywall - hung, taped, with smooth wall finish							
141.33	SF	4.10	46.93	115.90	742.28	12/150 yrs	(59.40)	682.88
164. Seal/prime (1 coat) then paint (2 coats) the walls							
141.33	SF	1.46	16.72	41.26	264.32	2/15 yrs	(35.24)	229.08
165. Paint door slab only - 2 coats (per side)							
3.00	EA	41.89	10.18	25.14	160.99	2/15 yrs	(21.48)	139.51
166. Paint door/window trim & jamb - 2 coats (per side)							
3.00	EA	34.97	8.50	20.98	134.39	2/15 yrs	(17.92)	116.47
167. Trim board - 1" x 4" - installed (pine)							
17.67	LF	4.00	5.72	14.14	90.54	12/150 yrs	(7.25)	83.29
Baseboard							

CONTINUED - Hallway

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
168. Seal (1 coat) & paint (2 coats) baseboard							
17.67	LF	2.37	3.40	8.38	53.66	2/15 yrs	(7.16)	46.50
********FLOORING*******							
169. R&R Sheathing - plywood - 3/4" CDX							
19.26	SF	3.34	5.21	12.88	82.42	20/150 yrs	(8.19)	74.23
Replacing sub flooring due to prolonged expose to water and smoke related damages.							
170. Vinyl plank flooring							
19.26	SF	6.75	10.54	26.00	166.55	2/50 yrs	(6.66)	159.89
********CRAWLSPACE********							
171. Clean floor or roof joist system							
19.26	SF	1.19	1.86	4.58	29.36	0/NA	(0.00)	29.36
Clean floor joist due to prolonged exposure to water and smoke related damages.							
172. Seal floor/ceiling joist system (anti-microbial coating)							
19.26	SF	3.26	5.09	12.56	80.44	2/15 yrs	(10.73)	69.71
173. R&R Batt insulation - 12" - R38 - paper / foil faced							
19.26	SF	2.94	4.58	11.32	72.52	15/150 yrs	(6.02)	66.50
174. R&R Batt insulation - Add-on for confined spaces							
19.26	SF	0.85	1.32	3.26	20.95	15/150 yrs	(1.17)	19.78
175. R&R Polyethylene vapor barrier							
19.26	SF	0.45	0.70	1.72	11.09	15/150 yrs	(0.86)	10.23
Totals: Hallway		**204.45**	**504.76**	**3,233.04**		**487.30**	**2,745.74**



Rear Bedroom **Height: 8'**

373.33	SF Walls	125.92	SF Ceiling
499.25	SF Walls & Ceiling	125.92	SF Floor
13.99	SY Flooring	46.67	LF Floor Perimeter
46.67	LF Ceil. Perimeter		

Door	**2' 8" X 6' 8"**	**Opens into RB_CLOSET**
Window	**2' 4" X 4' 8 3/16"**	**Opens into Exterior**
Window	**2' 4" X 4' 8 3/16"**	**Opens into DECK**
Door	**2' 5" X 6' 8"**	**Opens into HALLWAY**

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
*******DEMO*******							

CONTINUED - Rear Bedroom

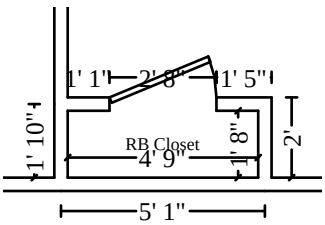
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
176. Demolish/remove - bedroom/room (up to 200 sf)							
125.92	SF	6.14	62.63	154.64	990.42	0/NA	(0.00)	990.42
Includes: Labor cost to remove finish carpentry, rough plumbing, windows, carpet, pad, tackless strip, drywall, ductwork, insulation, finish and rough electrical, and to discard in a job-site waste receptacle.							
*******SMOKE & ODOR CONTROL*******							
177. Deodorize building - Hot thermal fog							
1,007.33	CF	0.08	6.53	16.12	103.24	0/NA	(0.00)	103.24
178. Clean stud wall							
373.33	SF	0.94	28.43	70.18	449.54	0/NA	(0.00)	449.54
179. Seal stud wall for odor control (shellac)							
373.33	SF	1.22	36.89	91.10	583.45	2/15 yrs	(77.79)	505.66
*******CEILINGS*******							
180. R&R Joist - floor or ceiling - 2x10 - w/blocking - 16" oc							
125.92	SF	4.85	49.46	122.14	782.32	20/150 yrs	(76.57)	705.75
Replacing joist due to fire related damages.							
181. Batt insulation - 10" - R30 - paper / foil faced							
125.92	SF	1.91	19.48	48.10	308.09	15/150 yrs	(30.79)	277.30
182. 5/8" drywall - hung, taped, ready for texture							
125.92	SF	2.81	28.66	70.76	453.26	12/150 yrs	(36.26)	417.00
183. Seal the ceiling w/PVA primer - one coat							
125.92	SF	0.67	6.83	16.88	108.08	2/15 yrs	(14.42)	93.66
Seal new drywall prior to texture.							
184. Texture drywall - heavy hand texture							
125.92	SF	1.61	16.42	40.54	259.69	12/150 yrs	(20.77)	238.92
185. Paint the ceiling - two coats							
125.92	SF	0.29	2.96	7.30	46.78	2/15 yrs	(6.25)	40.53
Add paint materials to texture prior to application.							
186. Light fixture							
1.00	EA	76.75	6.22	15.36	98.33	5/20 yrs	(24.59)	73.74
187. Smoke detector							
1.00	EA	74.22	6.01	14.84	95.07	12/10 yrs	(71.32)	23.75
*******WALLS*******							
188. Outlet							
4.00	EA	17.51	5.68	14.00	89.72	12/25 yrs	(43.07)	46.65
189. Switch							
2.00	EA	18.17	2.94	7.26	46.54	12/25 yrs	(22.34)	24.20
190. Phone, TV, or speaker outlet							
1.00	EA	22.26	1.80	4.46	28.52	12/25 yrs	(13.68)	14.84
191. Batt insulation - 4" - R15 - paper / foil faced							
146.00	SF	1.35	15.96	39.42	252.48	15/150 yrs	(25.25)	227.23
Insulation exterior walls.							

CONTINUED - Rear Bedroom

	QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
192.	1/2" drywall - hung, taped, with smooth wall finish							
	373.33	SF	4.10	123.98	306.14	1,960.77	12/150 yrs	(156.87)	1,803.90
193.	T & G paneling - cedar paneling (unfinished)							
	56.67	SF	7.88	36.17	89.32	572.05	2/150 yrs	(7.63)	564.42
194.	Stain & finish paneling							
	56.67	SF	1.86	8.54	21.08	135.03	2/15 yrs	(17.99)	117.04
195.	Seal/prime (1 coat) then paint (2 coats) part of the walls							
	316.66	SF	1.46	37.45	92.46	592.23	2/15 yrs	(78.95)	513.28
196.	R&R AC unit w/sleeve - through-wall/window - 5,000 BTU							
	1.00	EA	788.06	63.83	157.62	1,009.51	5/15 yrs	(319.39)	690.12
197.	Window blind - PVC - 1" - 7.1 to 14 SF							
	2.00	EA	70.88	11.48	28.36	181.60	8/5 yrs	(136.21)	45.39
198.	Window sill							
	5.00	LF	3.21	1.30	3.22	20.57	12/150 yrs	(1.65)	18.92
199.	Seal & paint window sill							
	5.00	LF	2.82	1.14	2.82	18.06	2/15 yrs	(2.42)	15.64
200.	Interior door - Colonist - pre-hung unit							
	1.00	EA	313.43	25.39	62.68	401.50	10/100 yrs	(40.14)	361.36
201.	Door knob - interior							
	1.00	EA	45.86	3.72	9.18	58.76	5/20 yrs	(14.71)	44.05
202.	Paint door slab only - 2 coats (per side)							
	2.00	EA	41.89	6.79	16.76	107.33	2/15 yrs	(14.31)	93.02
203.	Paint door/window trim & jamb - 2 coats (per side)							
	1.00	EA	34.97	2.83	7.00	44.80	2/15 yrs	(5.97)	38.83
204.	Stain & finish door/window trim & jamb (per side)							
	1.00	EA	45.85	3.71	9.18	58.74	2/15 yrs	(7.82)	50.92
205.	Vinyl window, single hung, 9-12 sf							
	2.00	EA	323.32	52.38	129.32	828.34	8/30 yrs	(220.89)	607.45
206.	Add. charge for a retrofit window, 3-11 sf - difficult							
	2.00	EA	199.22	32.27	79.68	510.39	8/30 yrs	(136.09)	374.30
207.	Trim board - 1" x 4" - installed (pine)							
	46.67	LF	4.00	15.12	37.34	239.14	12/150 yrs	(19.12)	220.02
Baseboard								
208.	Seal (1 coat) & paint (2 coats) baseboard							
	46.67	LF	2.37	8.96	22.12	141.69	2/15 yrs	(18.89)	122.80
********FLOORING*******								
209.	R&R Sheathing - plywood - 3/4" CDX							
	125.92	SF	3.34	34.05	84.10	538.72	20/150 yrs	(53.55)	485.17
Replacing sub flooring due to prolonged expose to water and smoke related damages.								
210.	Carpet pad							
	125.92	SF	0.69	7.03	17.38	111.29	2/10 yrs	<22.26>	89.03

CONTINUED - Rear Bedroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
211. Carpet							
144.80	SF	4.05	47.50	117.28	751.22	2/10 yrs	<150.25>	600.97
***** *CRAWLSPACE* *****							
212. Clean floor or roof joist system							
125.92	SF	1.19	12.13	29.96	191.93	0/NA	(0.00)	191.93
Clean floor joist due to prolonged exposure to water and smoke related damages.							
213. Seal floor/ceiling joist system (anti-microbial coating)							
125.92	SF	3.26	33.25	82.10	525.85	2/15 yrs	(70.10)	455.75
214. R&R Batt insulation - 12" - R38 - paper / foil faced							
125.92	SF	2.94	29.99	74.04	474.23	15/150 yrs	(39.34)	434.89
215. R&R Batt insulation - Add-on for confined spaces							
125.92	SF	0.85	8.67	21.40	137.10	15/150 yrs	(7.73)	129.37
216. R&R Polyethylene vapor barrier							
125.92	SF	0.45	4.58	11.34	72.58	15/150 yrs	(5.65)	66.93
Totals: Rear Bedroom		**909.16**	**2,244.98**	**14,378.96**		**2,011.03**	**12,367.93**



RB Closet **Height: 8'**

102.67	SF Walls	7.92	SF Ceiling
110.58	SF Walls & Ceiling	7.92	SF Floor
0.88	SY Flooring	12.83	LF Floor Perimeter
12.83	LF Ceil. Perimeter		

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

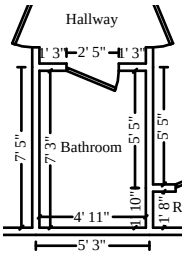
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
***** DEMO *****							
217. Demolish/remove - bedroom/room (up to 200 sf)							
7.92	SF	6.14	3.94	9.72	62.29	0/NA	(0.00)	62.29
Includes: Labor cost to remove finish carpentry, rough plumbing, windows, carpet, pad, tackless strip, drywall, ductwork, insulation, finish and rough electrical, and to discard in a job-site waste receptacle.							
***** SMOKE & ODOR CONTROL *****							
218. Deodorize building - Hot thermal fog							
63.33	CF	0.08	0.41	1.02	6.50	0/NA	(0.00)	6.50
219. Clean stud wall							
102.67	SF	0.94	7.81	19.30	123.62	0/NA	(0.00)	123.62

CONTINUED - RB Closet

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
220. Seal stud wall for odor control (shellac)							
102.67	SF	1.22	10.15	25.06	160.47	2/15 yrs	(21.40)	139.07
*******CEILINGS*******							
221. R&R Joist - floor or ceiling - 2x10 - w/blocking - 16" oc							
7.92	SF	4.85	3.11	7.68	49.21	20/150 yrs	(4.82)	44.39
Replacing joist due to fire related damages.							
222. Batt insulation - 10" - R30 - paper / foil faced							
7.92	SF	1.91	1.22	3.02	19.37	15/150 yrs	(1.93)	17.44
223. 5/8" drywall - hung, taped, ready for texture							
7.92	SF	2.81	1.80	4.46	28.52	12/150 yrs	(2.28)	26.24
224. Seal the ceiling w/PVA primer - one coat							
7.92	SF	0.67	0.43	1.06	6.80	2/15 yrs	(0.91)	5.89
Seal new drywall prior to texture.							
225. Texture drywall - heavy hand texture							
7.92	SF	1.61	1.03	2.56	16.34	12/150 yrs	(1.30)	15.04
226. Paint the ceiling - two coats							
7.92	SF	0.29	0.19	0.46	2.95	2/15 yrs	(0.39)	2.56
Add paint materials to texture prior to application.							
*******WALLS*******							
227. Batt insulation - 4" - R15 - paper / foil faced							
38.00	SF	1.35	4.15	10.26	65.71	15/150 yrs	(6.57)	59.14
Insulation exterior walls.							
228. 1/2" drywall - hung, taped, with smooth wall finish							
102.67	SF	4.10	34.09	84.20	539.24	12/150 yrs	(43.14)	496.10
229. Seal/prime (1 coat) then paint (2 coats) the walls							
102.67	SF	1.46	12.14	29.98	192.02	2/15 yrs	(25.61)	166.41
230. Interior door - Colonist - pre-hung unit							
1.00	EA	313.43	25.39	62.68	401.50	10/100 yrs	(40.14)	361.36
231. Door knob - interior							
1.00	EA	45.86	3.72	9.18	58.76	5/20 yrs	(14.71)	44.05
232. Paint door slab only - 2 coats (per side)							
1.00	EA	41.89	3.40	8.38	53.67	2/15 yrs	(7.17)	46.50
233. Paint door/window trim & jamb - 2 coats (per side)							
1.00	EA	34.97	2.83	7.00	44.80	2/15 yrs	(5.97)	38.83
234. Shelving - 12" - in place - stain grade							
4.75	LF	16.67	6.41	15.84	101.43	12/150 yrs	(8.11)	93.32
235. Stain & finish wood shelving, 12"- 24" width							
4.75	LF	6.50	2.50	6.18	39.56	2/15 yrs	(5.28)	34.28
236. Closet rod							
4.75	LF	4.70	1.81	4.46	28.60	12/150 yrs	(2.29)	26.31
237. Trim board - 1" x 4" - installed (pine)							
12.83	LF	4.00	4.15	10.26	65.73	12/150 yrs	(5.27)	60.46

CONTINUED - RB Closet

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
Baseboard							
238. Seal (1 coat) & paint (2 coats) baseboard							
12.83	LF	2.37	2.46	6.08	38.95	2/15 yrs	(5.17)	33.78
********FLOORING*******							
239. R&R Sheathing - plywood - 3/4" CDX							
7.92	SF	3.34	2.14	5.28	33.87	20/150 yrs	(3.37)	30.50
Replacing sub flooring due to prolonged expose to water and smoke related damages.							
240. Carpet pad							
7.92	SF	0.69	0.44	1.10	7.00	2/10 yrs	<1.39>	5.61
241. Carpet							
9.10	SF	4.05	2.99	7.38	47.23	2/10 yrs	<9.45>	37.78
********CRAWLSPACE********							
242. Clean floor or roof joist system							
7.92	SF	1.19	0.77	1.88	12.07	0/NA	(0.00)	12.07
Clean floor joist due to prolonged exposure to water and smoke related damages.							
243. Seal floor/ceiling joist system (anti-microbial coating)							
7.92	SF	3.26	2.09	5.16	33.07	2/15 yrs	(4.40)	28.67
244. R&R Batt insulation - 12" - R38 - paper / foil faced							
7.92	SF	2.94	1.88	4.66	29.82	15/150 yrs	(2.47)	27.35
245. R&R Batt insulation - Add-on for confined spaces							
7.92	SF	0.85	0.55	1.34	8.62	15/150 yrs	(0.50)	8.12
246. R&R Polyethylene vapor barrier							
7.92	SF	0.45	0.29	0.72	4.57	15/150 yrs	(0.36)	4.21
Totals: RB Closet		**144.29**	**356.36**	**2,282.29**		**224.40**	**2,057.89**



Bathroom **Height: 8'**

194.67	SF Walls	35.65	SF Ceiling
230.31	SF Walls & Ceiling	35.65	SF Floor
3.96	SY Flooring	24.33	LF Floor Perimeter
24.33	LF Ceil. Perimeter		

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

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
*******DEMO*******							

CONTINUED - Bathroom

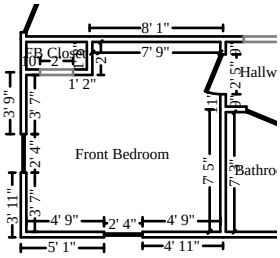
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
247. Demolish/remove - bathroom (up to 50 sf)							
35.65	SF	17.37	50.16	123.84	793.24	0/NA	(0.00)	793.24
Includes: Labor cost to remove finish carpentry, finish and rough plumbing, shower surround, countertop and cabinets, windows, floor covering, drywall, ductwork, insulation, finish and rough electrical, and to discard in a job-site waste receptacle.							
*******SMOKE & ODOR CONTROL*******							
248. Deodorize building - Hot thermal fog							
285.17	CF	0.08	1.85	4.56	29.22	0/NA	(0.00)	29.22
249. Clean floor or roof joist system							
35.65	SF	1.19	3.43	8.48	54.33	0/NA	(0.00)	54.33
250. Seal floor or ceiling joist system (shellac)							
35.65	SF	1.62	4.68	11.56	73.99	2/15 yrs	(9.86)	64.13
251. Clean window unit (per side) 3 - 9 SF							
1.00	EA	13.01	1.06	2.60	16.67	0/NA	(0.00)	16.67
252. Clean stud wall							
194.67	SF	0.94	14.82	36.60	234.41	0/NA	(0.00)	234.41
253. Seal stud wall for odor control (shellac)							
194.67	SF	1.22	19.24	47.50	304.24	2/15 yrs	(40.58)	263.66
*******CEILINGS*******							
254. Batt insulation - 10" - R30 - paper / foil faced							
35.65	SF	1.91	5.52	13.62	87.23	15/150 yrs	(8.72)	78.51
255. 5/8" drywall - hung, taped, with smooth wall finish							
35.65	SF	4.31	12.44	30.74	196.83	12/150 yrs	(15.75)	181.08
256. Seal/prime (1 coat) then paint (2 coats) the ceiling							
35.65	SF	1.46	4.21	10.42	66.68	2/15 yrs	(8.88)	57.80
Add paint materials to texture prior to application.							
257. Light fixture							
1.00	EA	76.75	6.22	15.36	98.33	5/20 yrs	(24.59)	73.74
258. Bathroom ventilation fan							
1.00	EA	115.22	9.34	23.04	147.60	12/10 yrs	(110.71)	36.89
259. Ductwork - flexible - non-insulated - 3" round							
12.00	LF	6.64	6.46	15.94	102.08	5/30 yrs	(17.02)	85.06
*******WALLS*******							
260. Outlet							
1.00	EA	17.51	1.42	3.50	22.43	12/25 yrs	(10.77)	11.66
261. Switch							
2.00	EA	18.17	2.94	7.26	46.54	12/25 yrs	(22.34)	24.20
262. Batt insulation - 4" - R15 - paper / foil faced							
39.33	SF	1.35	4.30	10.62	68.02	15/150 yrs	(6.80)	61.22
Insulation exterior walls.							
263. 1/2" drywall - hung, taped, with smooth wall finish							
194.67	SF	4.10	64.66	159.64	1,022.45	12/150 yrs	(81.80)	940.65

CONTINUED - Bathroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
264. Vanity with cultured marble or solid surface top							
2.00	LF	266.86	43.24	106.74	683.70	12/50 yrs	(164.09)	519.61
265. Sink faucet - Bathroom							
1.00	EA	271.32	21.97	54.26	347.55	12/20 yrs	(208.54)	139.01
266. Medicine cabinet							
1.00	EA	195.95	15.88	39.20	251.03	12/20 yrs	(150.62)	100.41
267. Shower curtain rod							
1.00	EA	35.81	2.90	7.16	45.87	5/50 yrs	(4.59)	41.28
268. Towel ring							
1.00	EA	30.57	2.47	6.12	39.16	5/50 yrs	(3.93)	35.23
269. Toilet paper holder							
1.00	EA	27.80	2.26	5.56	35.62	5/50 yrs	(3.57)	32.05
270. Towel bar							
1.00	EA	30.53	2.47	6.10	39.10	5/50 yrs	(3.90)	35.20
271. Custom cabinets - wall units - 30" tall							
1.50	LF	192.36	23.38	57.70	369.62	12/50 yrs	(88.71)	280.91
272. Tile tub surround - up to 60 SF							
1.00	EA	1,524.07	123.44	304.82	1,952.33	8/150 yrs	(104.13)	1,848.20
Remove tile due to water infiltration during fire suppression.							
273. Tub/shower faucet							
1.00	EA	362.28	29.34	72.46	464.08	12/20 yrs	(278.45)	185.63
274. Bathtub							
1.00	EA	1,066.72	86.40	213.34	1,366.46	12/50 yrs	(327.95)	1,038.51
275. Toilet							
1.00	EA	601.23	48.70	120.24	770.17	12/150 yrs	(61.62)	708.55
********FLOORING*******							
276. R&R Sheathing - plywood - 3/4" CDX							
35.65	SF	3.34	9.65	23.82	152.54	20/150 yrs	(15.16)	137.38
Replacing sub flooring due to prolonged expose to water and smoke related damages.							
277. Vinyl plank flooring							
35.65	SF	6.75	19.49	48.12	308.25	2/50 yrs	(12.33)	295.92
********CRAWLSPACE********							
278. Clean floor or roof joist system							
35.65	SF	1.19	3.43	8.48	54.33	0/NA	(0.00)	54.33
Clean floor joist due to prolonged exposure to water and smoke related damages.							
279. Seal floor/ceiling joist system (anti-microbial coating)							
35.65	SF	3.26	9.41	23.24	148.87	2/15 yrs	(19.86)	129.01
280. R&R Batt insulation - 12" - R38 - paper / foil faced							
35.65	SF	2.94	8.48	20.96	134.26	15/150 yrs	(11.15)	123.11
281. R&R Batt insulation - Add-on for confined spaces							
35.65	SF	0.85	2.45	6.06	38.81	15/150 yrs	(2.18)	36.63

CONTINUED - Bathroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
282. R&R Polyethylene vapor barrier							
35.65 SF	0.45	1.30	3.22	20.57	15/150 yrs	(1.61)	18.96
Totals: Bathroom		**669.41**	**1,652.88**	**10,586.61**		**1,820.21**	**8,766.40**



Front Bedroom **Height: 8'**

372.00	SF Walls	127.13	SF Ceiling
499.13	SF Walls & Ceiling	127.13	SF Floor
14.13	SY Flooring	46.50	LF Floor Perimeter
46.50	LF Ceil. Perimeter		

Window	**2' 4" X 4' 8 3/16"**	**Opens into Exterior**
Window	**2' 4" X 4' 8 3/16"**	**Opens into Exterior**
Door	**2' 5" X 6' 8"**	**Opens into HALLWAY**
Missing Wall - Goes to Floor	**2' X 6' 8"**	**Opens into FB_CLOSET**

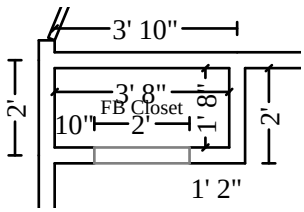
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
*******DEMO*******							
283. Demolish/remove - bedroom/room (up to 200 sf)							
127.13 SF	6.14	63.23	156.12	999.93	0/NA	(0.00)	999.93
Includes: Labor cost to remove finish carpentry, rough plumbing, windows, carpet, pad, tackless strip, drywall, ductwork, insulation, finish and rough electrical, and to discard in a job-site waste receptacle.							
*******SMOKE & ODOR CONTROL*******							
284. Deodorize building - Hot thermal fog							
1,017.00 CF	0.08	6.59	16.28	104.23	0/NA	(0.00)	104.23
285. Clean floor or roof joist system							
127.13 SF	1.19	12.25	30.26	193.79	0/NA	(0.00)	193.79
286. Seal floor or ceiling joist system (shellac)							
127.13 SF	1.62	16.68	41.20	263.83	2/15 yrs	(35.18)	228.65
287. Clean window unit (per side) 10 - 20 SF							
2.00 EA	18.60	3.01	7.44	47.65	0/NA	(0.00)	47.65
288. Clean stud wall							
372.00 SF	0.94	28.32	69.94	447.94	0/NA	(0.00)	447.94
289. Seal stud wall for odor control (shellac)							
372.00 SF	1.22	36.76	90.76	581.36	2/15 yrs	(77.51)	503.85
*******CEILINGS*******							

CONTINUED - Front Bedroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
290. Batt insulation - 10" - R30 - paper / foil faced							
127.13	SF	1.91	19.67	48.56	311.05	15/150 yrs	(31.11)	279.94
291. 5/8" drywall - hung, taped, ready for texture							
127.13	SF	2.81	28.93	71.44	457.61	12/150 yrs	(36.62)	420.99
292. Seal the ceiling w/PVA primer - one coat							
127.13	SF	0.67	6.90	17.04	109.12	2/15 yrs	(14.56)	94.56
Seal new drywall prior to texture.							
293. Texture drywall - heavy hand texture							
127.13	SF	1.61	16.58	40.94	262.20	12/150 yrs	(20.98)	241.22
294. Paint the ceiling - two coats							
127.13	SF	0.29	2.99	7.38	47.24	2/15 yrs	(6.30)	40.94
Add paint materials to texture prior to application.							
295. Light fixture							
1.00	EA	76.75	6.22	15.36	98.33	5/20 yrs	(24.59)	73.74
296. Smoke detector							
1.00	EA	74.22	6.01	14.84	95.07	12/10 yrs	(71.32)	23.75
*******WALLS*******							
297. Outlet							
4.00	EA	17.51	5.68	14.00	89.72	12/25 yrs	(43.07)	46.65
298. Switch							
2.00	EA	18.17	2.94	7.26	46.54	12/25 yrs	(22.34)	24.20
299. Phone, TV, or speaker outlet							
1.00	EA	22.26	1.80	4.46	28.52	12/25 yrs	(13.68)	14.84
300. Batt insulation - 4" - R15 - paper / foil faced							
170.00	SF	1.35	18.59	45.90	293.99	15/150 yrs	(29.41)	264.58
Insulation exterior walls.							
301. 1/2" drywall - hung, taped, with smooth wall finish							
372.00	SF	4.10	123.54	305.04	1,953.78	12/150 yrs	(156.31)	1,797.47
302. Seal/prime (1 coat) then paint (2 coats) the walls							
372.00	SF	1.46	43.99	108.62	695.73	2/15 yrs	(92.77)	602.96
303. R&R AC unit w/sleeve - through-wall/window - 5,000 BTU							
1.00	EA	788.06	63.83	157.62	1,009.51	5/15 yrs	(319.39)	690.12
304. Window blind - PVC - 1" - 7.1 to 14 SF							
2.00	EA	70.88	11.48	28.36	181.60	8/5 yrs	(136.21)	45.39
305. Window sill							
5.00	LF	3.21	1.30	3.22	20.57	12/150 yrs	(1.65)	18.92
306. Seal & paint window sill							
5.00	LF	2.82	1.14	2.82	18.06	2/15 yrs	(2.42)	15.64
307. Interior door - Colonist - pre-hung unit							
1.00	EA	313.43	25.39	62.68	401.50	10/100 yrs	(40.14)	361.36
308. Door knob - interior							
1.00	EA	45.86	3.72	9.18	58.76	5/20 yrs	(14.71)	44.05

CONTINUED - Front Bedroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
309. Paint door slab only - 2 coats (per side)							
1.00	EA	41.89	3.40	8.38	53.67	2/15 yrs	(7.17)	46.50
310. Paint door/window trim & jamb - 2 coats (per side)							
1.00	EA	34.97	2.83	7.00	44.80	2/15 yrs	(5.97)	38.83
311. Trim board - 1" x 4" - installed (pine)							
46.50	LF	4.00	15.07	37.20	238.27	12/150 yrs	(19.06)	219.21
Baseboard							
312. Seal (1 coat) & paint (2 coats) baseboard							
46.50	LF	2.37	8.93	22.04	141.18	2/15 yrs	(18.82)	122.36
313. R&R Bookcase - built in - 10" - (SF of face area)							
8.00	SF	16.94	10.98	27.10	173.60	12/150 yrs	(13.16)	160.44
A portion of the walls have embedded book case in stud walls.							
314. Seal & paint bookcase							
8.00	SF	2.86	1.85	4.58	29.31	2/15 yrs	(3.92)	25.39
********FLOORING*******							
315. R&R Sheathing - plywood - 3/4" CDX							
127.13	SF	3.34	34.39	84.94	543.94	20/150 yrs	(54.07)	489.87
Replacing sub flooring due to prolonged expose to water and smoke related damages.							
316. Carpet pad							
127.13	SF	0.69	7.10	17.54	112.36	2/10 yrs	<22.46>	89.90
317. Carpet							
146.19	SF	4.05	47.95	118.42	758.44	2/10 yrs	<151.68>	606.76
********CRAWLSPACE********							
318. Clean floor or roof joist system							
127.13	SF	1.19	12.25	30.26	193.79	0/NA	(0.00)	193.79
Clean floor joist due to prolonged exposure to water and smoke related damages.							
319. Seal floor/ceiling joist system (anti-microbial coating)							
127.13	SF	3.26	33.56	82.88	530.88	2/15 yrs	(70.80)	460.08
320. R&R Batt insulation - 12" - R38 - paper / foil faced							
127.13	SF	2.94	30.28	74.76	478.81	15/150 yrs	(39.73)	439.08
321. R&R Batt insulation - Add-on for confined spaces							
127.13	SF	0.85	8.76	21.60	138.42	15/150 yrs	(7.81)	130.61
322. R&R Polyethylene vapor barrier							
127.13	SF	0.45	4.63	11.44	73.28	15/150 yrs	(5.71)	67.57
Totals: Front Bedroom		**779.52**	**1,924.86**	**12,328.38**		**1,610.63**	**10,717.75**



FB Closet **Height: 8'**

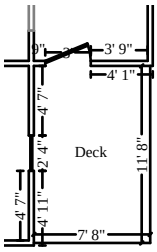
85.33 SF Walls	6.11 SF Ceiling
91.44 SF Walls & Ceiling	6.11 SF Floor
0.68 SY Flooring	10.67 LF Floor Perimeter
10.67 LF Ceil. Perimeter	

Missing Wall - Goes to Floor **2' X 6' 8"** **Opens into FRONT_BEDROO**

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
*******DEMO*******							
323. Demolish/remove - bedroom/room (up to 200 sf)							
6.11 SF	6.14	3.04	7.50	48.06	0/NA	(0.00)	48.06
Includes: Labor cost to remove finish carpentry, rough plumbing, windows, carpet, pad, tackless strip, drywall, ductwork, insulation, finish and rough electrical, and to discard in a job-site waste receptacle.							
*******SMOKE & ODOR CONTROL*******							
324. Deodorize building - Hot thermal fog							
48.89 CF	0.08	0.31	0.78	5.00	0/NA	(0.00)	5.00
325. Clean floor or roof joist system							
6.11 SF	1.19	0.59	1.46	9.32	0/NA	(0.00)	9.32
326. Seal floor or ceiling joist system (shellac)							
6.11 SF	1.62	0.80	1.98	12.68	2/15 yrs	(1.69)	10.99
327. Clean stud wall							
85.33 SF	0.94	6.49	16.04	102.74	0/NA	(0.00)	102.74
328. Seal stud wall for odor control (shellac)							
85.33 SF	1.22	8.44	20.82	133.36	2/15 yrs	(17.79)	115.57
*******CEILINGS*******							
329. Batt insulation - 10" - R30 - paper / foil faced							
6.11 SF	1.91	0.95	2.34	14.96	15/150 yrs	(1.51)	13.45
330. 5/8" drywall - hung, taped, ready for texture							
6.11 SF	2.81	1.39	3.44	22.00	12/150 yrs	(1.76)	20.24
331. Seal the ceiling w/PVA primer - one coat							
6.11 SF	0.67	0.34	0.82	5.25	2/15 yrs	(0.72)	4.53
Seal new drywall prior to texture.							
332. Texture drywall - heavy hand texture							
6.11 SF	1.61	0.79	1.96	12.59	12/150 yrs	(1.01)	11.58
333. Paint the ceiling - two coats							
6.11 SF	0.29	0.14	0.36	2.27	2/15 yrs	(0.30)	1.97
Add paint materials to texture prior to application.							
*******WALLS*******							
334. Batt insulation - 4" - R15 - paper / foil faced							
13.33 SF	1.35	1.46	3.60	23.06	15/150 yrs	(2.30)	20.76
Insulation exterior walls.							
335. 1/2" drywall - hung, taped, with smooth wall finish							
85.33 SF	4.10	28.33	69.98	448.16	12/150 yrs	(35.86)	412.30
336. Seal/prime (1 coat) then paint (2 coats) the walls							
85.33 SF	1.46	10.09	24.92	159.59	2/15 yrs	(21.27)	138.32

CONTINUED - FB Closet

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
337. Shelving - 12" - in place - stain grade							
3.67 LF	16.67	4.96	12.24	78.38	12/150 yrs	(6.27)	72.11
338. Stain & finish wood shelving, 12"- 24" width							
3.67 LF	6.50	1.93	4.78	30.57	2/15 yrs	(4.07)	26.50
339. Closet rod							
3.67 LF	4.70	1.39	3.46	22.10	12/150 yrs	(1.77)	20.33
340. Trim board - 1" x 6" - installed (pine)							
10.67 LF	5.66	4.90	12.08	77.37	12/150 yrs	(6.19)	71.18
Baseboard							
341. Seal (1 coat) & paint (2 coats) baseboard, oversized							
10.67 LF	2.55	2.21	5.44	34.86	2/15 yrs	(4.65)	30.21
********FLOORING*******							
342. R&R Sheathing - plywood - 3/4" CDX							
6.11 SF	3.34	1.66	4.08	26.14	20/150 yrs	(2.60)	23.54
Replacing sub flooring due to prolonged expose to water and smoke related damages.							
343. Carpet pad							
6.11 SF	0.69	0.34	0.84	5.40	2/10 yrs	<1.07>	4.33
344. Carpet							
7.03 SF	4.05	2.30	5.70	36.47	2/10 yrs	<7.29>	29.18
********CRAWLSPACE********							
345. Clean floor or roof joist system							
6.11 SF	1.19	0.59	1.46	9.32	0/NA	(0.00)	9.32
Clean floor joist due to prolonged exposure to water and smoke related damages.							
346. Seal floor/ceiling joist system (anti-microbial coating)							
6.11 SF	3.26	1.61	3.98	25.51	2/15 yrs	(3.42)	22.09
347. R&R Batt insulation - 12" - R38 - paper / foil faced							
6.11 SF	2.94	1.46	3.60	23.03	15/150 yrs	(1.91)	21.12
348. R&R Batt insulation - Add-on for confined spaces							
6.11 SF	0.85	0.42	1.04	6.65	15/150 yrs	(0.37)	6.28
349. R&R Polyethylene vapor barrier							
6.11 SF	0.45	0.22	0.54	3.51	15/150 yrs	(0.26)	3.25
Totals: FB Closet		**87.15**	**215.24**	**1,378.35**		**124.08**	**1,254.27**



Deck **Height: 3'**

39.33 LF Floor Perimeter

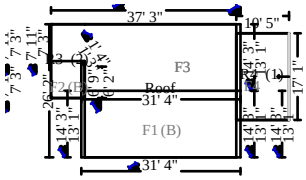
Window **2' 4" X 4' 8 3/16"** **Opens into REAR_BEDROOM**
Door **3' X 6' 8"** **Opens into LAUNDRY_ROOM**

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
350. Clean with pressure/chemical spray							
89.44	SF	0.41	2.98	7.34	46.99	0/NA	(0.00)	46.99
Totals: Deck			**2.98**	**7.34**	**46.99**		**0.00**	**46.99**
Total: Main Level			**7,307.59**	**17,910.48**	**115,569.16**		**26,668.48**	**88,900.68**

Roof

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
351. R&R Soffit - box framing - 1' overhang							
89.74	LF	9.02	65.57	161.90	1,036.93	20/150 yrs	(105.76)	931.17
Replace a portion of the soffit boxes. Damaged by the fire.								
352. R&R Soffit - vinyl								
179.48	SF	7.52	109.32	269.94	1,728.95	20/50 yrs	(656.64)	1,072.31
Replace vinyl soffit due to smoke related damages.								
353. R&R Fascia - metal - 6"								
179.48	LF	7.61	110.64	273.18	1,749.67	20/50 yrs	(660.33)	1,089.34
Replace fascia as a portion of the soffit box will need to be replaced.								
354. Detach & Reset Gutter / downspout - aluminum - up to 5"								
86.58	LF	6.32	44.33	109.44	700.96	0/25 yrs	(0.00)	700.96
Detach and reset gutters and downspout as needed.								
Total: Roof			**329.86**	**814.46**	**5,216.51**		**1,422.73**	**3,793.78**



Roof

1169.49 Surface Area
11.69 Number of Squares
180.15 Total Perimeter Length
37.29 Total Ridge Length

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
355. Remove 3 tab - 25 yr. - composition shingle roofing - incl. felt							
11.69	SQ	64.77	61.33	151.44	969.93	10/25 yrs	(0.00)	969.93
356. 3 tab - 25 yr. - comp. shingle roofing - w/out felt							
13.00	SQ	228.62	240.73	594.42	3,807.21	10/25 yrs	(1,522.87)	2,284.34
Component RFG240 from this line item was priced by ITEL Asphalt Shingle Pricing (ASP) on 15 Dec 2025. See attached document for more details.								
Replace roof shingles due to fire related damages and exposure of affected areas.								
357. Ice & water barrier								
92.32	SF	1.71	12.79	31.58	202.24	10/30 yrs	(67.40)	134.84
358. Roofing felt - 15 lb.								
10.77	SQ	35.18	30.70	75.78	485.37	10/20 yrs	(242.70)	242.67
359. Drip edge								
179.48	LF	2.73	39.68	98.00	627.66	10/35 yrs	(179.33)	448.33
360. Flashing - pipe jack								
2.00	EA	50.90	8.24	20.36	130.40	10/35 yrs	(37.26)	93.14
361. Exhaust cap - through roof - 6" to 8"								
2.00	EA	103.01	16.69	41.20	263.91	10/35 yrs	(75.40)	188.51
Totals: Roof		**410.16**	**1,012.78**	**6,486.72**		**2,124.96**	**4,361.76**
Total: Roof		**740.02**	**1,827.24**	**11,703.23**		**3,547.69**	**8,155.54**

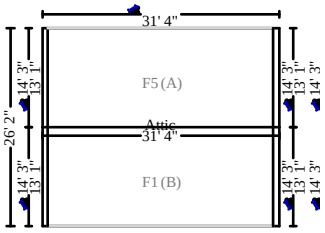
Roof Framing

Roof Framing

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
362. 2" x 10" x 20' #2 & better Fir / Larch (material only)							
1.00	EA	26.28	2.12	5.26	33.66	20/150 yrs	(4.49)	29.17
363. 2" x 10" x 12' #2 & better Fir / Larch (material only)							
1.00	EA	15.83	1.28	3.16	20.27	20/150 yrs	(2.70)	17.57
364. 2" x 8" x 16' #2 & better Fir / Larch (material only)							
46.00	EA	17.95	66.88	165.14	1,057.72	20/150 yrs	(141.03)	916.69
365. 2" x 6" x 20' #2 & better Fir / Larch (material only)							
2.00	EA	20.09	3.25	8.04	51.47	20/150 yrs	(6.87)	44.60
366. 2" x 6" x 12' #2 & better Fir / Larch (material only)							
2.00	EA	10.59	1.72	4.24	27.14	20/150 yrs	(3.61)	23.53

CONTINUED - Roof Framing

	QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
367.	2" x 6" x 16' #2 & better Fir / Larch (material only)							
	4.00	EA	13.95	4.52	11.16	71.48	20/150 yrs	(9.52)	61.96
368.	R&R Rafters - 2x8 - Labor only - (using rafter length)							
	654.36	LF	4.28	226.85	560.12	3,587.63	20/150 yrs	(298.40)	3,289.23
369.	R&R Additional labor - 2x8-2x12 - 5/12 to 9/12 slope							
	654.36	LF	1.62	85.86	212.02	1,357.94	20/150 yrs	(112.88)	1,245.06
370.	R&R Rafters - 2x10 - Labor only - (using rafter length)							
	31.33	LF	4.74	12.02	29.70	190.23	20/150 yrs	(15.85)	174.38
371.	R&R Rafters - 2x6 - Labor only - (using rafter length)							
	119.56	LF	3.58	34.67	85.60	548.29	20/150 yrs	(45.74)	502.55
372.	R&R Additional labor - 2x4-2x6 - 5/12 to 9/12 slope							
	119.56	LF	1.06	10.28	25.34	162.35	20/150 yrs	(13.47)	148.88
373.	2" x 4" x 20' #2 & better Fir / Larch (material only)							
	2.00	EA	13.00	2.11	5.20	33.31	20/150 yrs	(4.45)	28.86
374.	2" x 4" x 16' #2 & better Fir / Larch (material only)							
	2.00	EA	8.70	1.40	3.48	22.28	20/150 yrs	(2.97)	19.31
375.	2" x 4" x 12' #2 & better Fir / Larch (material only)							
	2.00	EA	6.60	1.07	2.64	16.91	20/150 yrs	(2.26)	14.65
376.	2" x 4" x 8' #2 & better Fir / Larch (material only)							
	3.00	EA	4.38	1.07	2.62	16.83	20/150 yrs	(2.23)	14.60
377.	2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)							
	13.00	EA	4.25	4.48	11.06	70.79	20/150 yrs	(9.45)	61.34
378.	R&R Sheathing - OSB - 1/2"							
	145.40	SF	2.22	26.14	64.56	413.49	20/150 yrs	(37.25)	376.24
379.	R&R Labor to frame 2" x 4" non-bearing wall - 16" oc							
	145.40	SF	1.90	22.38	55.26	353.90	20/150 yrs	(40.23)	313.67
380.	R&R Sheathing - spaced 1" x 8"							
	896.00	SF	6.06	439.80	1,085.96	6,955.52	20/150 yrs	(808.04)	6,147.48
Total: Roof Framing			**947.90**	**2,340.56**	**14,991.21**		**1,561.44**	**13,429.77**



Attic

891.28	Surface Area	8.91	Number of Squares
119.56	Total Perimeter Length	31.33	Total Ridge Length

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
381. R&R Sheathing - OSB - 3/4" - tongue and groove							
360.00	SF	4.30	125.39	309.60	1,982.99	20/150 yrs	(158.63)	1,824.36
Attic decking							
382. R&R 1/2" drywall - hung & fire taped only							
360.00	SF	2.88	83.99	207.36	1,328.15	20/150 yrs	(144.49)	1,183.66
Totals: Attic		**209.38**	**516.96**	**3,311.14**		**303.12**	**3,008.02**
Total: Roof Framing		**1,157.28**	**2,857.52**	**18,302.35**		**1,864.56**	**16,437.79**

General

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	DEPREC.	ACV
******TESTING*******							
383. Asbestos test fee - full service survey - base fee							
1.00	EA	250.00	20.26	50.00	320.26	0/NA	(0.00)	320.26
Home was built in the early 1900's. Allowance to test debris prior to demo.							
384. Lead test fee - full service lead survey - base fee							
1.00	EA	290.00	23.50	58.00	371.50	0/NA	(0.00)	371.50
Home was built in the early 1900's. Allowance to test debris prior to demo.							
*******TEMPORARY ITEMS*******							
385. R&R Temporary power - hookup							
1.00	EA	382.27	30.96	76.44	489.67	0/NA	(0.00)	489.67
Includes: Labor and rental charge for a temporary power post/meter base. Labor cost to disconnect temporary power.							
If usage of the meter base extends beyond the initial three month period, additional monthly charges may need to be added.							
386. Temporary power usage (per month)							
3.00	MO	182.48	44.34	109.48	701.26	0/NA	(0.00)	701.26
Additional 3 months beyond the initial 3 month included in line item TMP POWHU.							
387. Temporary toilet (per month)							
6.00	MO	180.00	87.48	216.00	1,383.48	0/NA	(0.00)	1,383.48
*******DEBRIS REMOVAL*******							
388. Dumpster load - Approx. 20 yards, 4 tons of debris							
6.00	EA	451.00	219.19	541.20	3,466.39	0/NA	(0.00)	3,466.39
Totals: General		**425.73**	**1,051.12**	**6,732.56**		**0.00**	**6,732.56**
Total: SKETCH1		**9,630.62**	**23,646.36**	**152,307.30**		**32,080.73**	**120,226.57**
Line Item Totals: MAJOR_JASON_CROSBY		**9,630.62**	**23,646.36**	**152,307.30**		**32,080.73**	**120,226.57**

Grand Total Areas:

2,408.14	SF Walls	729.53	SF Ceiling	3,137.67	SF Walls and Ceiling
705.36	SF Floor	78.37	SY Flooring	339.58	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	314.33	LF Ceil. Perimeter
705.36	Floor Area	803.47	Total Area	2,408.14	Interior Wall Area
1,999.31	Exterior Wall Area	123.33	Exterior Perimeter of Walls		
3,230.26	Surface Area	32.30	Number of Squares	479.85	Total Perimeter Length
105.91	Total Ridge Length	0.00	Total Hip Length		

Recap by Room

Estimate: MAJOR_JASON_CROSBY

Area: SKETCH1

Area: Main Level	**14,081.72**	**11.83%**
Laundry Room	**5,772.11**	**4.85%**
Kitchen	**19,390.40**	**16.29%**
Living Room	**13,064.04**	**10.98%**
AC	**3,511.58**	**2.95%**
Hallway	**2,523.83**	**2.12%**
Rear Bedroom	**11,224.82**	**9.43%**
RB Closet	**1,781.64**	**1.50%**
Bathroom	**8,264.32**	**6.94%**
Front Bedroom	**9,624.00**	**8.09%**
FB Closet	**1,075.96**	**0.90%**
Deck	**36.67**	**0.03%**
Area Subtotal: Main Level	**90,351.09**	**75.91%**
Area: Roof	**4,072.19**	**3.42%**
Roof	**5,063.78**	**4.25%**
Area Subtotal: Roof	**9,135.97**	**7.68%**
Area: Roof Framing	**11,702.75**	**9.83%**
Attic	**2,584.80**	**2.17%**
Area Subtotal: Roof Framing	**14,287.55**	**12.00%**
General	**5,255.71**	**4.42%**
Area Subtotal: SKETCH1	**119,030.32**	**100.00%**
Subtotal of Areas	**119,030.32**	**100.00%**
Total	**119,030.32**	**100.00%**

Recap by Category with Depreciation

O&P Items	RCV	Deprec.	ACV
APPLIANCES	769.70	155.84	613.86
CABINETRY	7,654.23	2,429.11	5,225.12
CLEANING	4,622.99		4,622.99
GENERAL DEMOLITION	8,457.93		8,457.93
DOORS	1,277.61	125.36	1,152.25
DRYWALL	14,084.48	1,156.36	12,928.12
ELECTRICAL	8,076.21	4,029.74	4,046.47
FLOOR COVERING - CARPET	2,262.98	451.96	1,811.02
FLOOR COVERING - VINYL	1,743.87	68.61	1,675.26
FLOOR COVERING - WOOD	212.96	6.60	206.36
PERMITS AND FEES	540.00		540.00
FINISH CARPENTRY / TRIMWORK	1,653.91	131.73	1,522.18
FINISH HARDWARE	308.15	58.35	249.80
FRAMING & ROUGH CARPENTRY	11,486.08	1,074.32	10,411.76
HEAT, VENT & AIR CONDITIONING	9,113.68	4,224.89	4,888.79
INSULATION	5,621.64	493.46	5,128.18
LIGHT FIXTURES	635.38	158.86	476.52
PLUMBING	7,971.59	4,600.52	3,371.07
PANELING & WOOD WALL FINISHES	446.56	5.95	440.61
PAINTING	11,597.62	1,546.39	10,051.23
ROOFING	10,493.54	2,289.61	8,203.93
SOFFIT, FASCIA, & GUTTER	4,072.19	1,110.63	2,961.56
TILE	1,524.07	81.28	1,442.79
TEMPORARY REPAIRS	2,009.71		2,009.71
WINDOW TREATMENT	548.16	411.12	137.04
WINDOWS - VINYL	1,045.08	278.69	766.39
O&P Items Subtotal	118,230.32	24,889.38	93,340.94

Non-O&P Items	RCV	Deprec.	ACV
APPLIANCES - MAJOR W/O INSTALL	800.00	184.62	615.38
Non-O&P Items Subtotal	800.00	184.62	615.38
O&P Items Subtotal	118,230.32	24,889.38	93,340.94
Overhead	11,823.18	2,489.03	9,334.15
Profit	11,823.18	2,489.03	9,334.15
Total Tax	9,630.62	2,028.67	7,601.95
Total	152,307.30	32,080.73	120,226.57

This estimate serves as the **adjuster worksheet/adjuster report** that may be required by your mortgage company.