



## Elias Brothers General Contractor, Inc

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Elias Brothers GC Division  
4627 Arnold Avenue, Suite #201  
Naples, FL 34104  
Office: 239-293-2442  
elizabeth@ebgcontracting.com

Client: Island Park Village 5.2  
Property: 17642 Captiva Island Lane  
Fort Myers, FL 33908

Operator: ELIZABET

Estimator: Elizabeth Brath  
Position: Estimator  
Company: Elias Brothers Contracting  
Business: 4627 Arnold Ave, Ste 201  
Naples Florida

Business: (239) 293-2442  
E-mail: elizabeth@ebgcontracting.com

Type of Estimate: Flood  
Date Entered: 1/9/2023 Date Assigned:

Price List: FLFM8X\_JAN23  
Labor Efficiency: Restoration/Service/Remodel  
Estimate: 17642\_CAP\_RECON

*We have been hired as the contractor to perform mitigation/construction/tarp/inventory/clean up services that are prescribed by the above referenced claim. It is our goal to follow all of your prescriptions to complete the repairs and /or the services. Purpose These guidelines were developed to ensure that all water incursions are handled in a professional manner which includes the latest information and procedures available. This document is revised ELIAS BROTHER GROUP Boulder Water Damage guidance document. The purpose of the document is to provide a consistent approach to outlining which buildings and materials have been impacted and what actions are necessary to bring the buildings back online as quickly and safely as possible. Every effort will be made to ensure the health and safety of all in a timely fashion.*

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*Adopted and Required Building Codes: The 2012 International Residential Code (IRC) and the 2012 International Energy Conservation Code (IECC) have been adopted (and is REQUIRED) by the City of , (See attached corresponding code documentation in the images section, following this estimate). The 2012 International Code Council (ICC) are the rules that govern this estimate. Overhead and Profit (O&P): We are a true general contractor and we have been tasked with performing all tasks in this project, associated with several trades. This project requires the use of subcontractors for all of its tasks listed. We coordinate all of these subcontractors and their tasks, over the course of many weeks (planning and assessing included). It requires several trips made by many personnel. We finance the costs of this project, order materials (including special order), pick up materials, deliver materials, etc. This project involves many trades and requires extensive coordination, including, but not limited to: roofing, gutters, painting, mechanical, fencing, drywall, insulation, etc. This project also requires extensive INTERIOR repairs. The level of complexity and/or coordination required of a general contractor to carry out this project definitely met and exceeded any threshold necessary to obtain Overhead and Profit (O&P). It has been assessed to this estimate accordingly*

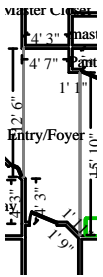
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**17642\_CAP\_RECON**

**Main Level**

**Main Level**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA	1,200.00	0.00	278.40	1,478.40	(0.00)	1,478.40
2. Electrical (Bid Item)	1.00 EA	5,000.00	0.00	1,160.00	6,160.00	(0.00)	6,160.00
3. Plumbing (Bid Item)	1.00 EA	1,500.00	0.00	348.00	1,848.00	(0.00)	1,848.00
4. On-Site Evaluation and/or Supervisor/Admin - per hour	96.00 HR	71.86	169.98	1,600.47	8,669.01	(0.00)	8,669.01
<b>Total: Main Level</b>			<b>169.98</b>	<b>3,386.87</b>	<b>18,155.41</b>	<b>0.00</b>	<b>18,155.41</b>



**Entry/Foyer**

**Height: 8'**

145.52 SF Walls	90.59 SF Ceiling
236.12 SF Walls & Ceiling	90.59 SF Floor
10.07 SY Flooring	18.19 LF Floor Perimeter
18.19 LF Ceil. Perimeter	

**Missing Wall**

**12' 6 3/16" X 8'**

**Opens into LIVING\_ROOM**

**Missing Wall**

**15' 10 3/16" X 8'**

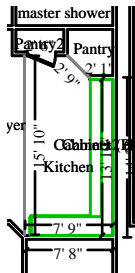
**Opens into KITCHEN**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>Walls</b>							
5. Insulation (Bid Item)	36.38 EA	2.32	0.00	19.58	103.98	(0.00)	103.98
6. 1/2" - drywall per LF - up to 2' tall	18.19 LF	14.00	1.67	59.47	315.80	(0.00)	315.80
7. Texture drywall - smooth / skim coat	72.76 SF	1.93	0.57	32.71	173.71	(0.00)	173.71
8. Scrape the walls & prep for paint	145.52 SF	0.77	0.09	26.02	138.16	(0.00)	138.16
9. Mask wall - plastic, paper, tape (per LF)	18.19 LF	1.81	0.29	7.70	40.91	(0.00)	40.91
10. Seal/prime then paint the walls twice (3 coats)	145.52 SF	1.59	3.23	54.44	289.05	(0.00)	289.05
<b>Doors and Trim</b>							
11. Baseboard - 5 1/4"	18.19 LF	5.76	3.18	25.04	132.99	(0.00)	132.99
12. Base cap	18.19 LF	2.12	1.05	9.20	48.81	(0.00)	48.81
13. Seal & paint baseboard, oversized - two coats	18.19 LF	1.90	0.21	8.07	42.84	(0.00)	42.84
14. R&R Door opening (jamb & casing) - up to 32" wide - paint grade	1.00 EA	192.47	7.69	46.42	246.58	(0.00)	246.58
15. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13

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**CONTINUED - Entry/Foyer**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
16. R&R Exterior door - metal - insulated / wood - High grade	1.00 EA	669.64	31.13	162.60	863.37	(0.00)	863.37
17. Door knob - interior	1.00 EA	46.86	1.28	11.16	59.30	(0.00)	59.30
18. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
19. Door lockset & deadbolt - exterior - High grade	1.00 EA	132.03	5.89	32.00	169.92	(0.00)	169.92
20. Cove molding - 3/4" - hardwood	18.19 LF	2.73	1.63	11.90	63.19	(0.00)	63.19
<b>Floors</b>							
21. Engineered wood flooring	104.18 SF	17.00	119.39	438.59	2,329.04	(0.00)	2,329.04
<b>Cost for material and labor needed</b>							
22. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
<b>Misc labor and material</b>							
23. Drywall patch / small repair, ready for paint	2.00 EA	107.28	0.46	49.89	264.91	(0.00)	264.91
24. R&R Fir subfloor - no finish	90.59 SF	11.88	21.69	254.71	1,352.61	(0.00)	1,352.61
<b>Totals: Entry/Foyer</b>			<b>255.40</b>	<b>1,510.00</b>	<b>8,018.46</b>	<b>0.00</b>	<b>8,018.46</b>



**Kitchen**

**Height: 8'**

220.11 SF Walls	118.50 SF Ceiling
338.62 SF Walls & Ceiling	118.50 SF Floor
13.17 SY Flooring	27.51 LF Floor Perimeter
27.51 LF Ceil. Perimeter	

Missing Wall

**15' 10 3/16" X 8'**

**Opens into ENTRY\_FOYER**

Missing Wall

**2' 8 1/2" X 8'**

**Opens into PANTRY**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>Walls</b>							
25. Apply plant-based anti-microbial agent to the floor	118.50 SF	0.34	0.36	9.42	50.07	(0.00)	50.07
26. Insulation (Agreed Price)	55.03 SF	2.32	0.00	29.62	157.29	(0.00)	157.29
27. 1/2" - drywall per LF - up to 2' tall	27.51 LF	14.00	2.53	89.94	477.61	(0.00)	477.61
28. Drywall patch / small repair, ready for paint	4.00 EA	107.28	0.92	99.76	529.80	(0.00)	529.80

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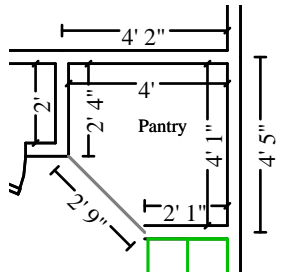
**CONTINUED - Kitchen**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
29. Texture drywall - smooth / skim coat	110.06 SF	1.93	0.86	49.48	262.76	(0.00)	262.76
30. Scrape the walls & prep for paint	220.11 SF	0.77	0.13	39.36	208.97	(0.00)	208.97
31. Mask and prep for paint - plastic, paper, tape (per LF)	27.51 LF	1.62	0.45	10.44	55.46	(0.00)	55.46
32. Seal/prime then paint the walls twice (3 coats)	220.11 SF	1.59	4.89	82.34	437.20	(0.00)	437.20
<b>Doors and Trim</b>							
33. Baseboard - 5 1/4"	27.51 LF	5.76	4.80	37.89	201.15	(0.00)	201.15
34. Seal & paint baseboard, oversized - two coats	27.51 LF	1.90	0.31	12.20	64.78	(0.00)	64.78
35. Base cap	27.51 LF	2.12	1.58	13.90	73.80	(0.00)	73.80
36. Cove molding - 3/4" - hardwood	27.51 LF	2.73	2.46	18.00	95.56	(0.00)	95.56
<b>Fixtures</b>							
37. Cabinetry - lower (base) units	18.00 LF	271.81	236.41	1,189.93	6,318.92	(0.00)	6,318.92
38. Countertop - Granite or Marble - Premium grade	36.00 SF	121.86	160.42	1,055.00	5,602.38	(0.00)	5,602.38
39. Cabinet knob or pull	18.00 EA	10.27	3.82	43.77	232.45	(0.00)	232.45
40. Countertop subdeck - plywood	191.00 SF	4.29	20.28	194.80	1,034.47	(0.00)	1,034.47
41. Countertop - solid surface	20.00 SF	69.93	53.64	336.92	1,789.16	(0.00)	1,789.16
42. Seal & paint cabinetry - lower - faces only	18.00 LF	24.76	3.87	104.29	553.84	(0.00)	553.84
43. Detach & Reset Refrigerator - side by side - 22 to 25 cf	1.00 EA	56.61	0.00	13.13	69.74	(0.00)	69.74
44. Detach & Reset Dishwasher - High grade	1.00 EA	292.90	0.00	67.96	360.86	(0.00)	360.86
45. Refrig. water line - Disconnect & reconnect - with repairs	1.00 EA	111.10	1.34	26.08	138.52	(0.00)	138.52
46. Detach & Reset Range - freestanding - gas	1.00 EA	200.78	0.00	46.58	247.36	(0.00)	247.36
47. Garbage disposer	1.00 EA	280.22	8.39	66.97	355.58	(0.00)	355.58
48. Countertop - Granite or Marble	5.00 SF	75.22	8.29	89.17	473.56	(0.00)	473.56
49. Paint cabinetry - lower - inside and out	16.00 LF	35.88	4.53	134.24	712.85	(0.00)	712.85
50. 4" backsplash for flat laid countertop	18.00 LF	9.52	5.85	41.11	218.32	(0.00)	218.32
51. Outlet	5.00 EA	18.25	0.51	21.29	113.05	(0.00)	113.05
52. P-trap assembly - ABS (plastic)	1.00 EA	76.12	0.48	17.77	94.37	(0.00)	94.37
53. R&R Plumbing fixture supply line	1.00 EA	31.64	0.41	7.45	39.50	(0.00)	39.50
54. Sink - double basin - Standard grade	1.00 EA	328.37	10.95	78.72	418.04	(0.00)	418.04
55. Sink strainer and drain assembly	1.00 EA	57.07	1.08	13.49	71.64	(0.00)	71.64
56. Sink faucet - Kitchen - High grade	2.00 EA	402.01	36.52	195.00	1,035.54	(0.00)	1,035.54
57. Sink sprayer attachment - center pull	1.00 EA	89.14	3.00	21.38	113.52	(0.00)	113.52

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**CONTINUED - Kitchen**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
58. Angle stop valve	1.00 EA	41.23	0.43	9.67	51.33	(0.00)	51.33
<b>Floors</b>							
59. R&R Fir subfloor - no finish	118.50 SF	11.88	28.37	333.18	1,769.33	(0.00)	1,769.33
60. Engineered wood flooring	136.28 SF	17.00	156.18	573.72	3,046.66	(0.00)	3,046.66
<b>Cost for material and labor needed</b>							
61. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
<b>Misc labor and material</b>							
<b>Totals: Kitchen</b>			<b>818.06</b>	<b>5,395.30</b>	<b>28,650.77</b>	<b>0.00</b>	<b>28,650.77</b>



**Pantry**

**Height: 8'**

100.00 SF Walls	14.82 SF Ceiling
114.82 SF Walls & Ceiling	14.82 SF Floor
1.65 SY Flooring	12.50 LF Floor Perimeter
12.50 LF Ceil. Perimeter	

**Missing Wall**

**2' 8 1/2" X 8'**

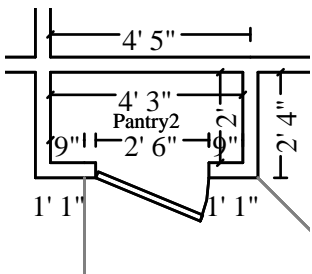
**Opens into KITCHEN**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>Walls</b>							
62. Apply plant-based anti-microbial agent to the floor	14.82 SF	0.33	0.04	1.14	6.07	(0.00)	6.07
63. Insulation (Bid Item)	25.00 EA	2.32	0.00	13.46	71.46	(0.00)	71.46
64. 1/2" - drywall per LF - up to 2' tall	12.50 LF	14.00	1.15	40.87	217.02	(0.00)	217.02
<b>Fair market pricing for material needed</b>							
65. Texture drywall - smooth / skim coat	50.00 SF	1.93	0.39	22.48	119.37	(0.00)	119.37
66. Scrape the walls & prep for paint	100.00 SF	0.77	0.06	17.88	94.94	(0.00)	94.94
67. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
68. Mask and prep for paint - plastic, paper, tape (per LF)	12.50 LF	1.59	0.20	4.66	24.74	(0.00)	24.74
69. Seal/prime then paint the walls twice (3 coats)	100.00 SF	1.59	2.22	37.41	198.63	(0.00)	198.63
<b>Doors and Trim</b>							
70. Baseboard - 5 1/4"	12.50 LF	5.76	2.18	17.20	91.38	(0.00)	91.38
71. Base cap	12.50 LF	2.12	0.72	6.32	33.54	(0.00)	33.54

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**CONTINUED - Pantry**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
72. Cove molding - 3/4" - hardwood	12.50 LF	2.73	1.12	8.18	43.43	(0.00)	43.43
73. R&R Door opening (jamb & casing) - up to 32"wide - paint grade	1.00 EA	192.47	7.69	46.42	246.58	(0.00)	246.58
74. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
75. Bifold door - full louvered - Single	1.00 EA	250.86	10.64	60.67	322.17	(0.00)	322.17
76. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	60.41	2.41	28.59	151.82	(0.00)	151.82
77. Closet shelf and rod package - Detach & reset	12.50 LF	14.30	0.00	41.47	220.22	(0.00)	220.22
<b>Floors</b>							
78. R&R Fir subfloor - no finish	14.82 SF	11.88	3.55	41.67	221.28	(0.00)	221.28
79. Floor preparation for resilient flooring	14.82 SF	0.72	0.09	2.50	13.26	(0.00)	13.26
80. Engineered wood flooring	17.04 SF	17.00	19.53	71.73	380.94	(0.00)	380.94
<b>Cost for material and labor needed</b>							
<b>Totals: Pantry</b>			<b>52.76</b>	<b>484.25</b>	<b>2,571.49</b>	<b>0.00</b>	<b>2,571.49</b>



**Pantry2**

**Height: 8'**

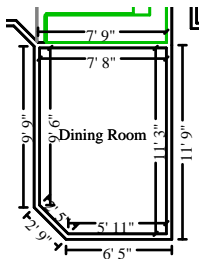
- 100.00 SF Walls
- 108.50 SF Walls & Ceiling
- 0.94 SY Flooring
- 12.50 LF Ceil. Perimeter
- 8.50 SF Ceiling
- 8.50 SF Floor
- 12.50 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>Walls</b>							
81. Apply plant-based anti-microbial agent to the floor	8.50 SF	0.33	0.03	0.66	3.50	(0.00)	3.50
82. Insulation (Bid Item)	25.00 EA	2.32	0.00	13.46	71.46	(0.00)	71.46
83. 1/2" - drywall per LF - up to 2' tall	12.50 LF	14.00	1.15	40.87	217.02	(0.00)	217.02
<b>Fair market pricing for material needed</b>							
84. Texture drywall - smooth / skim coat	50.00 SF	1.93	0.39	22.48	119.37	(0.00)	119.37
85. Scrape the walls & prep for paint	100.00 SF	0.77	0.06	17.88	94.94	(0.00)	94.94
86. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
87. Mask and prep for paint - plastic, paper, tape (per LF)	12.50 LF	1.59	0.20	4.66	24.74	(0.00)	24.74

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**CONTINUED - Pantry2**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
88. Seal/prime then paint the walls twice (3 coats)	100.00 SF	1.59	2.22	37.41	198.63	(0.00)	198.63
<b>Doors and Trim</b>							
89. Baseboard - 5 1/4"	12.50 LF	5.76	2.18	17.20	91.38	(0.00)	91.38
90. Base cap	12.50 LF	2.12	0.72	6.32	33.54	(0.00)	33.54
91. Cove molding - 3/4" - hardwood	12.50 LF	2.73	1.12	8.18	43.43	(0.00)	43.43
92. R&R Door opening (jamb & casing) - up to 32"wide - paint grade	1.00 EA	192.47	7.69	46.42	246.58	(0.00)	246.58
93. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
94. Bifold door set - Colonist - Double	1.00 EA	347.28	12.02	83.36	442.66	(0.00)	442.66
95. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	60.41	2.41	28.59	151.82	(0.00)	151.82
96. Closet shelf and rod package - Detach & reset	12.50 LF	14.30	0.00	41.47	220.22	(0.00)	220.22
<b>Floors</b>							
97. R&R Fir subfloor - no finish	8.50 SF	11.88	2.04	23.89	126.91	(0.00)	126.91
98. Engineered wood flooring	9.78 SF	17.00	11.21	41.18	218.65	(0.00)	218.65
<b>Cost for material and labor needed</b>							
99. Floor preparation for resilient flooring	8.50 SF	0.72	0.05	1.44	7.61	(0.00)	7.61
<b>Totals: Pantry2</b>			<b>44.26</b>	<b>457.07</b>	<b>2,427.10</b>	<b>0.00</b>	<b>2,427.10</b>



**Dining Room**

**Height: 8'**

294.53 SF Walls	84.74 SF Ceiling
379.28 SF Walls & Ceiling	84.74 SF Floor
9.42 SY Flooring	36.82 LF Floor Perimeter
36.82 LF Ceil. Perimeter	

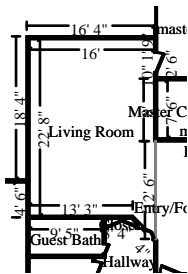
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>Walls</b>							
100. Apply plant-based anti-microbial agent to the floor	84.74 SF	0.33	0.25	6.55	34.76	(0.00)	34.76
101. Insulation (Bid Item)	73.63 EA	2.32	0.00	39.63	210.45	(0.00)	210.45
102. 1/2" - drywall per LF - up to 2' tall	36.82 LF	14.00	3.38	120.38	639.24	(0.00)	639.24

**Per EBG GC Pricing**

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**CONTINUED - Dining Room**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
103. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	110.87	588.76	(0.00)	588.76
104. Texture drywall - smooth / skim coat	147.27 SF	1.93	1.15	66.21	351.59	(0.00)	351.59
105. Scrape the walls & prep for paint	294.53 SF	0.77	0.18	52.65	279.62	(0.00)	279.62
106. Mask and cover light fixture	3.00 EA	16.59	0.14	11.58	61.49	(0.00)	61.49
107. Mask and prep for paint - plastic, paper, tape (per LF)	36.82 LF	1.59	0.60	13.72	72.86	(0.00)	72.86
108. Seal/prime then paint the walls twice (3 coats)	294.53 SF	1.59	6.54	110.16	585.00	(0.00)	585.00
<b>Doors and Trim</b>							
109. Baseboard - 5 1/4"	36.82 LF	5.76	6.43	50.69	269.20	(0.00)	269.20
110. Base cap	36.82 LF	2.12	2.12	18.60	98.78	(0.00)	98.78
111. Seal & paint baseboard, oversized - two coats	36.82 LF	1.90	0.42	16.34	86.72	(0.00)	86.72
112. R&R Door opening (jamb & casing) - 60" or wider - paint grade	1.00 EA	284.92	10.93	68.63	364.48	(0.00)	364.48
113. Cove molding - 3/4" - hardwood	36.82 LF	2.73	3.29	24.08	127.89	(0.00)	127.89
<b>Floors</b>							
114. R&R Fir subfloor - no finish	84.74 SF	11.88	20.29	238.26	1,265.26	(0.00)	1,265.26
115. Engineered wood flooring	97.46 SF	17.00	111.69	410.29	2,178.80	(0.00)	2,178.80
<b>Cost for material and labor needed</b>							
116. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
<b>Misc labor and material</b>							
<b>Totals: Dining Room</b>			<b>222.26</b>	<b>1,579.97</b>	<b>8,390.23</b>	<b>0.00</b>	<b>8,390.23</b>



**Living Room**

**Height: 8'**

554.93 SF Walls	368.56 SF Ceiling
923.49 SF Walls & Ceiling	368.56 SF Floor
40.95 SY Flooring	69.37 LF Floor Perimeter
69.37 LF Ceil. Perimeter	

Missing Wall

12' 6 3/16" X 8'

Opens into ENTRY\_FOYER

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>Walls</b>							





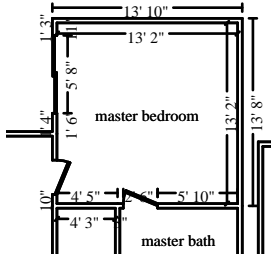
# Elias Brothers General Contractor, Inc

Elias Brothers GC Division  
 4627 Arnold Avenue, Suite #201  
 Naples, FL 34104  
 Office: 239-293-2442  
 elizabeth@ebgcontracting.com

## CONTINUED - Living Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
117. Apply plant-based anti-microbial agent to the floor	368.56 SF	0.33	1.11	28.46	151.19	(0.00)	151.19
118. Insulation (Bid Item)	138.73 EA	2.32	0.00	74.67	396.52	(0.00)	396.52
119. 1/2" - drywall per LF - up to 2' tall	69.37 LF	14.00	6.37	226.78	1,204.33	(0.00)	1,204.33
<b>Per EBG GC Pricing</b>							
120. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	110.87	588.76	(0.00)	588.76
121. Texture drywall - smooth / skim coat	277.47 SF	1.93	2.16	124.74	662.42	(0.00)	662.42
122. Seal & paint baseboard, oversized - two coats	69.37 LF	1.90	0.79	30.76	163.35	(0.00)	163.35
123. Scrape the walls & prep for paint	554.93 SF	0.77	0.33	99.22	526.85	(0.00)	526.85
124. Mask and cover light fixture	2.00 EA	16.59	0.09	7.72	40.99	(0.00)	40.99
125. Seal/prime then paint the walls twice (3 coats)	554.93 SF	1.59	12.32	207.56	1,102.22	(0.00)	1,102.22
126. Mask and prep for paint - plastic, paper, tape (per LF)	53.83 LF	1.59	0.87	20.06	106.52	(0.00)	106.52
<b>Doors and Trim</b>							
127. Baseboard - 5 1/4"	69.37 LF	5.76	12.11	95.51	507.19	(0.00)	507.19
128. Base cap	69.37 LF	2.12	4.00	35.05	186.11	(0.00)	186.11
129. Cove molding - 3/4" - hardwood	69.37 LF	2.73	6.20	45.37	240.95	(0.00)	240.95
130. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	62.01	329.31	(0.00)	329.31
<b>Fair Market pricing for material needed</b>							
131. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
132. Detach & Reset Outlet	5.00 EA	22.82	0.00	26.47	140.57	(0.00)	140.57
<b>Floors</b>							
133. R&R Fir subfloor - no finish	368.56 SF	11.88	88.23	1,036.29	5,503.01	(0.00)	5,503.01
134. Engineered wood flooring	423.84 SF	17.00	485.72	1,784.31	9,475.31	(0.00)	9,475.31
<b>Fair Market Pricing</b>							
135. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
<b>Misc labor and material</b>							
<b>Totals: Living Room</b>			<b>686.59</b>	<b>4,254.91</b>	<b>22,595.06</b>	<b>0.00</b>	<b>22,595.06</b>

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**master bedroom**

**Height: 8'**

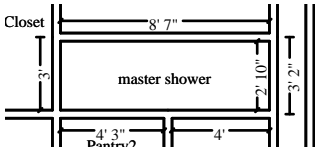
421.33 SF Walls	173.36 SF Ceiling
594.69 SF Walls & Ceiling	173.36 SF Floor
19.26 SY Flooring	52.67 LF Floor Perimeter
52.67 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>Walls</b>							
136. Apply plant-based anti-microbial agent to the floor	173.36 SF	0.33	0.52	13.40	71.13	(0.00)	71.13
137. Insulation (Bid Item)	105.33 EA	2.32	0.00	56.69	301.06	(0.00)	301.06
138. 1/2" - drywall per LF - up to 2' tall	52.67 LF	14.00	4.84	172.20	914.42	(0.00)	914.42
<b>Fair market pricing for material needed</b>							
139. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	110.87	588.76	(0.00)	588.76
140. Texture drywall - smooth / skim coat	210.67 SF	1.93	1.64	94.71	502.94	(0.00)	502.94
141. Scrape the walls & prep for paint	421.33 SF	0.77	0.25	75.33	400.00	(0.00)	400.00
142. Mask and prep for paint - plastic, paper, tape (per LF)	52.67 LF	1.59	0.85	19.63	104.23	(0.00)	104.23
143. Mask and cover light fixture	2.00 EA	16.59	0.09	7.72	40.99	(0.00)	40.99
144. Seal/prime then paint the walls twice (3 coats)	421.33 SF	1.59	9.35	157.59	836.85	(0.00)	836.85
<b>Doors and Trim</b>							
145. Baseboard - 5 1/4"	52.67 LF	5.76	9.20	72.52	385.10	(0.00)	385.10
146. Base cap	52.67 LF	2.12	3.03	26.61	141.30	(0.00)	141.30
147. Seal & paint baseboard, oversized - two coats	52.67 LF	1.90	0.60	23.36	124.03	(0.00)	124.03
148. Cove molding - 3/4" - hardwood	52.67 LF	2.73	4.71	34.45	182.95	(0.00)	182.95
149. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	2.00 EA	256.58	21.44	124.02	658.62	(0.00)	658.62
150. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA	37.06	1.44	34.72	184.40	(0.00)	184.40
151. Interior door unit	1.00 EA	342.68	15.86	83.18	441.72	(0.00)	441.72
152. Door knob - interior	1.00 EA	46.10	1.28	10.98	58.36	(0.00)	58.36
153. Outlet	5.00 EA	21.39	0.51	24.93	132.39	(0.00)	132.39
<b>Floors</b>							
154. R&R Fir subfloor - no finish	173.36 SF	11.88	41.50	487.44	2,588.46	(0.00)	2,588.46
155. Engineered wood flooring	199.37 SF	17.00	228.48	839.32	4,457.09	(0.00)	4,457.09
<b>Cost for material and labor needed</b>							
156. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
<b>Misc labor and material</b>							
<b>Totals: master bedroom</b>			<b>400.44</b>	<b>2,691.00</b>	<b>14,290.13</b>	<b>0.00</b>	<b>14,290.13</b>

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**master shower**

**Height: 8'**



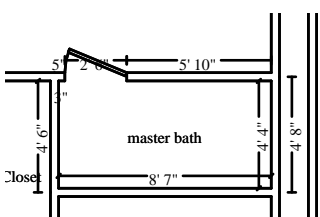
182.67 SF Walls	24.32 SF Ceiling
206.99 SF Walls & Ceiling	24.32 SF Floor
2.70 SY Flooring	22.83 LF Floor Perimeter
22.83 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>Walls</b>							
157. Apply plant-based anti-microbial agent to the floor	24.32 SF	0.33	0.07	1.88	9.98	(0.00)	9.98
158. Insulation (Bid Item)	45.67 EA	2.32	0.00	24.58	130.53	(0.00)	130.53
159. 5/8" - drywall per LF - up to 2' tall	22.83 LF	14.00	2.18	74.65	396.45	(0.00)	396.45
<b>Per EBG GC Pricing</b>							
160. Texture drywall - smooth / skim coat	91.33 SF	1.93	0.71	41.06	218.04	(0.00)	218.04
161. Drywall patch / small repair, ready for paint	2.00 EA	107.28	0.46	49.89	264.91	(0.00)	264.91
162. Scrape the walls & prep for paint	182.67 SF	0.77	0.11	32.65	173.42	(0.00)	173.42
163. Mask and prep for paint - plastic, paper, tape (per LF)	22.83 LF	1.59	0.37	8.51	45.18	(0.00)	45.18
164. Seal/prime then paint the walls twice (3 coats)	182.67 SF	1.59	4.06	68.33	362.84	(0.00)	362.84
<b>Doors and Trim</b>							
165. Baseboard - 5 1/4"	22.83 LF	5.76	3.99	31.44	166.93	(0.00)	166.93
166. Seal & paint baseboard, oversized - two coats	22.83 LF	1.90	0.26	10.13	53.77	(0.00)	53.77
167. Base cap	22.83 LF	2.12	1.32	11.54	61.26	(0.00)	61.26
168. Cove molding - 3/4" - hardwood	22.83 LF	2.73	2.04	14.93	79.30	(0.00)	79.30
169. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	62.01	329.31	(0.00)	329.31
170. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.06	0.72	17.36	92.20	(0.00)	92.20
171. Pocket door unit - Colonist	1.00 EA	357.29	10.86	85.41	453.56	(0.00)	453.56
172. Paint door slab only - 2 coats (per side)	2.00 EA	44.70	1.23	21.03	111.66	(0.00)	111.66
173. Pocket door latch	1.00 EA	29.21	0.68	6.94	36.83	(0.00)	36.83
<b>Fixtures</b>							
174. Vanity with granite or marble top	8.00 LF	502.17	182.95	974.46	5,174.77	(0.00)	5,174.77
175. Paint vanity - inside and out	8.00 LF	33.90	2.15	63.41	336.76	(0.00)	336.76
176. Detach & Reset Cabinetry - upper (wall) units	2.00 LF	76.54	0.00	35.52	188.60	(0.00)	188.60
177. Paint cabinetry - upper - inside and out	2.00 LF	29.92	0.47	13.99	74.30	(0.00)	74.30
178. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	16.73	88.84	(0.00)	88.84
179. Plumbing fixture supply line	1.00 EA	23.88	0.41	5.65	29.94	(0.00)	29.94
180. Toilet seat	1.00 EA	59.54	1.89	14.25	75.68	(0.00)	75.68

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**CONTINUED - master shower**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
181. Toilet flange	1.00 EA	282.77	5.52	66.88	355.17	(0.00)	355.17
182. Toilet	1.00 EA	547.59	18.26	131.28	697.13	(0.00)	697.13
183. Angle stop valve	1.00 EA	38.98	0.43	9.15	48.56	(0.00)	48.56
184. Shower base	1.00 EA	361.65	16.58	87.76	465.99	(0.00)	465.99
185. Tile shower - 61 to 100 SF	1.00 EA	1,816.91	35.65	429.79	2,282.35	(0.00)	2,282.35
186. Floor drain - tub/shower - metal/plastic	1.00 EA	48.55	0.62	11.41	60.58	(0.00)	60.58
187. Shower faucet	1.00 EA	260.24	7.80	62.19	330.23	(0.00)	330.23
188. Shower head only	1.00 EA	66.02	1.83	15.74	83.59	(0.00)	83.59
189. Shower door	1.00 EA	575.82	23.64	139.08	738.54	(0.00)	738.54
<b>Floors</b>							
190. R&R Fir subfloor - no finish	24.32 SF	11.88	5.82	68.38	363.12	(0.00)	363.12
191. Grout sealer	24.32 SF	1.14	0.23	6.50	34.45	(0.00)	34.45
192. Mortar bed for tile floors	24.32 SF	4.27	2.89	24.76	131.50	(0.00)	131.50
193. Floor Covering - Tile *	27.97 EA	26.09	0.00	169.30	899.04	(0.00)	899.04
194. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
<b>Misc labor and material</b>							
<b>Totals: master shower</b>			<b>401.40</b>	<b>3,129.90</b>	<b>16,620.64</b>	<b>0.00</b>	<b>16,620.64</b>



**master bath**

**Height: 8'**

206.67 SF Walls	37.19 SF Ceiling
243.86 SF Walls & Ceiling	37.19 SF Floor
4.13 SY Flooring	25.83 LF Floor Perimeter
25.83 LF Ceil. Perimeter	

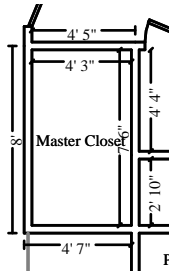
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>Walls</b>							
195. Apply plant-based anti-microbial agent to the floor	37.19 SF	0.33	0.11	2.86	15.24	(0.00)	15.24
196. Insulation (Bid Item)	51.67 EA	2.32	0.00	27.81	147.68	(0.00)	147.68
197. 1/2" - drywall per LF - up to 2' tall	25.83 LF	14.00	2.37	84.44	448.43	(0.00)	448.43
198. Texture drywall - smooth / skim coat	103.33 SF	1.93	0.81	46.46	246.70	(0.00)	246.70
199. Scrape the walls & prep for paint	206.67 SF	0.77	0.12	36.94	196.20	(0.00)	196.20

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**CONTINUED - master bath**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
200. Mask and prep for paint - plastic, paper, tape (per LF)	25.83 LF	1.59	0.42	9.63	51.12	(0.00)	51.12
201. Seal/prime then paint the walls twice (3 coats)	206.67 SF	1.59	4.59	77.29	410.49	(0.00)	410.49
<b>Doors and Trim</b>							
202. Baseboard - 5 1/4"	25.83 LF	5.76	4.51	35.56	188.85	(0.00)	188.85
203. Base cap	25.83 LF	2.12	1.49	13.05	69.30	(0.00)	69.30
204. Cove molding - 3/4" - hardwood	25.83 LF	2.73	2.31	16.90	89.73	(0.00)	89.73
205. Seal & paint baseboard, oversized - two coats	25.83 LF	1.90	0.29	11.45	60.82	(0.00)	60.82
206. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
207. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	62.01	329.31	(0.00)	329.31
<b>Fair Market pricing for material needed</b>							
208. Interior door unit	1.00 EA	342.68	15.86	83.18	441.72	(0.00)	441.72
209. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
210. Door knob - interior	1.00 EA	46.10	1.28	10.98	58.36	(0.00)	58.36
<b>Fixtures</b>							
211. Vanity with granite or marble top	5.00 LF	502.17	114.34	609.05	3,234.24	(0.00)	3,234.24
212. Seal & paint vanity - inside and out	5.00 LF	43.94	1.69	51.36	272.75	(0.00)	272.75
213. Sink faucet - Bathroom	2.00 EA	233.54	17.08	112.32	596.48	(0.00)	596.48
214. Sink - double basin	1.00 EA	413.16	16.61	99.70	529.47	(0.00)	529.47
215. Sink strainer and drain assembly	2.00 EA	57.07	2.16	26.98	143.28	(0.00)	143.28
216. Mirror - 1/8" plate glass	15.00 SF	15.25	8.17	54.97	291.89	(0.00)	291.89
217. Detach & Reset Medicine cabinet	1.00 EA	67.10	0.00	15.57	82.67	(0.00)	82.67
218. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	16.73	88.84	(0.00)	88.84
<b>Floors</b>							
219. R&R Fir subfloor - no finish	37.19 SF	11.88	8.90	104.56	555.28	(0.00)	555.28
220. Mortar bed for tile floors	37.19 SF	4.27	4.42	37.88	201.10	(0.00)	201.10
221. Floor Covering - Tile *	42.77 EA	26.09	0.00	258.88	1,374.75	(0.00)	1,374.75
222. Grout sealer	37.19 SF	1.14	0.36	9.92	52.68	(0.00)	52.68
<b>Totals: master bath</b>			<b>221.04</b>	<b>1,955.65</b>	<b>10,385.34</b>	<b>0.00</b>	<b>10,385.34</b>

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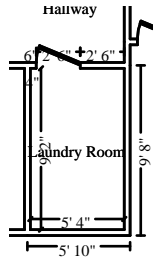
**Master Closet**

**Height: 8'**

188.00 SF Walls	31.88 SF Ceiling
219.88 SF Walls & Ceiling	31.88 SF Floor
3.54 SY Flooring	23.50 LF Floor Perimeter
23.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>Walls</b>							
223. Insulation (Bid Item)	47.00 EA	2.32	0.00	25.29	134.33	(0.00)	134.33
224. Apply plant-based anti-microbial agent to the floor	31.88 SF	0.33	0.10	2.46	13.08	(0.00)	13.08
225. 1/2" - drywall per LF - up to 2' tall	23.50 LF	14.00	2.16	76.83	407.99	(0.00)	407.99
226. Texture drywall - smooth / skim coat	94.00 SF	1.93	0.73	42.26	224.41	(0.00)	224.41
227. Scrape the walls & prep for paint	188.00 SF	0.77	0.11	33.60	178.47	(0.00)	178.47
228. Mask and prep for paint - plastic, paper, tape (per LF)	23.50 LF	1.59	0.38	8.76	46.51	(0.00)	46.51
229. Seal/prime then paint the walls twice (3 coats)	188.00 SF	1.59	4.17	70.32	373.41	(0.00)	373.41
<b>Doors and Trim</b>							
230. Cove molding - 3/4" - hardwood	23.50 LF	2.73	2.10	15.38	81.64	(0.00)	81.64
231. Baseboard - 5 1/4"	23.50 LF	5.76	4.10	32.35	171.81	(0.00)	171.81
232. Base cap	23.50 LF	2.12	1.35	11.87	63.04	(0.00)	63.04
233. Seal & paint baseboard, oversized - two coats	23.50 LF	1.90	0.27	10.42	55.34	(0.00)	55.34
234. Bifold mirrored door set - Double	1.00 EA	620.53	27.83	150.42	798.78	(0.00)	798.78
235. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	62.01	329.31	(0.00)	329.31
<b>Fair Market pricing for material needed</b>							
236. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
<b>Floors</b>							
237. R&R Fir subfloor - no finish	31.88 SF	11.88	7.63	89.64	476.00	(0.00)	476.00
238. Engineered wood flooring	36.66 SF	17.00	42.01	154.34	819.57	(0.00)	819.57
<b>Cost for material and labor needed</b>							
<b>Totals: Master Closet</b>			<b>104.38</b>	<b>803.68</b>	<b>4,267.82</b>	<b>0.00</b>	<b>4,267.82</b>

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**Laundry Room**

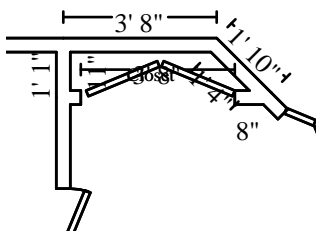
**Height: 8'**

232.00 SF Walls	48.89 SF Ceiling
280.89 SF Walls & Ceiling	48.89 SF Floor
5.43 SY Flooring	29.00 LF Floor Perimeter
29.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>Walls</b>							
239. Apply plant-based anti-microbial agent to the floor	48.89 SF	0.33	0.15	3.79	20.07	(0.00)	20.07
240. Insulation (Bid Item)	58.00 EA	2.32	0.00	31.22	165.78	(0.00)	165.78
241. 1/2" - drywall per LF - up to 2' tall	29.00 LF	14.00	2.66	94.81	503.47	(0.00)	503.47
<b>Per EBG GC Pricing</b>							
242. Texture drywall - smooth / skim coat	116.00 SF	1.93	0.90	52.16	276.94	(0.00)	276.94
243. Detach & Reset Washer/Washing machine & dryer combo - Electric	1.00 EA	66.74	0.00	15.49	82.23	(0.00)	82.23
244. Scrape the walls & prep for paint	232.00 SF	0.77	0.14	41.49	220.27	(0.00)	220.27
245. Mask and cover light fixture	2.00 EA	16.59	0.09	7.72	40.99	(0.00)	40.99
246. Mask and prep for paint - plastic, paper, tape (per LF)	29.00 LF	1.59	0.47	10.80	57.38	(0.00)	57.38
247. Seal & paint baseboard, oversized - two coats	29.00 LF	1.90	0.33	12.86	68.29	(0.00)	68.29
248. Seal/prime then paint the walls twice (3 coats)	232.00 SF	1.59	5.15	86.79	460.82	(0.00)	460.82
<b>Doors and Trim</b>							
249. Baseboard - 5 1/4"	29.00 LF	5.76	5.06	39.93	212.03	(0.00)	212.03
250. Base cap	29.00 LF	2.12	1.67	14.66	77.81	(0.00)	77.81
251. Cove molding - 3/4" - hardwood	29.00 LF	2.73	2.59	18.97	100.73	(0.00)	100.73
252. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	62.01	329.31	(0.00)	329.31
253. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
254. Door knob - interior	1.00 EA	46.86	1.28	11.16	59.30	(0.00)	59.30
255. Interior door unit	1.00 EA	342.68	15.86	83.18	441.72	(0.00)	441.72
256. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
<b>Floors</b>							
257. R&R Fir subfloor - no finish	48.89 SF	11.88	11.70	137.46	729.97	(0.00)	729.97
258. Engineered wood flooring	56.22 SF	17.00	64.43	236.68	1,256.85	(0.00)	1,256.85
<b>Price for professional material needed</b>							
259. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
<b>Misc labor and material</b>							

**Totals: Laundry Room** **179.15**   **1,221.68**   **6,487.25**   **0.00**   **6,487.25**

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**Closet**

**Height: 8'**

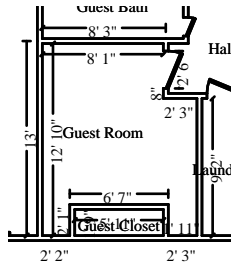
78.60 SF Walls  
82.09 SF Walls & Ceiling  
0.39 SY Flooring  
9.82 LF Ceil. Perimeter

3.49 SF Ceiling  
3.49 SF Floor  
9.82 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>Walls</b>							
260. Apply plant-based anti-microbial agent to the floor	3.49 SF	0.33	0.01	0.27	1.43	(0.00)	1.43
261. Insulation (Bid Item)	19.65 EA	2.32	0.00	10.58	56.17	(0.00)	56.17
262. 1/2" - drywall per LF - up to 2' tall	9.82 LF	14.00	0.90	32.11	170.49	(0.00)	170.49
<b>Fair market pricing for material needed</b>							
263. Texture drywall - smooth / skim coat	39.30 SF	1.93	0.31	17.68	93.84	(0.00)	93.84
264. Scrape the walls & prep for paint	78.60 SF	0.77	0.05	14.06	74.63	(0.00)	74.63
265. Mask and prep for paint - plastic, paper, tape (per LF)	9.82 LF	1.59	0.16	3.66	19.43	(0.00)	19.43
266. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
267. Seal/prime then paint the walls twice (3 coats)	78.60 SF	1.59	1.74	29.41	156.12	(0.00)	156.12
<b>Doors and Trim</b>							
268. Baseboard - 5 1/4"	9.82 LF	5.76	1.71	13.53	71.80	(0.00)	71.80
269. Base cap	9.82 LF	2.12	0.57	4.96	26.35	(0.00)	26.35
270. Seal & paint baseboard, oversized - two coats	9.82 LF	1.90	0.11	4.35	23.12	(0.00)	23.12
271. Cove molding - 3/4" - hardwood	9.82 LF	2.73	0.88	6.43	34.12	(0.00)	34.12
272. R&R Door opening (jamb & casing) - up to 32" wide - paint grade	1.00 EA	192.47	7.69	46.42	246.58	(0.00)	246.58
273. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
274. Bifold door - full louvered - Single	1.00 EA	250.86	10.64	60.67	322.17	(0.00)	322.17
275. Paint full lvr'd bifold door set - slab - 2 coats -per side	2.00 EA	95.65	2.41	44.95	238.66	(0.00)	238.66
276. Closet shelf and rod package - Detach & reset	9.82 LF	14.30	0.00	32.58	173.01	(0.00)	173.01
<b>Floors</b>							
277. R&R Fir subfloor - no finish	3.49 SF	11.88	0.84	9.80	52.10	(0.00)	52.10
278. Engineered wood flooring	4.01 SF	17.00	4.60	16.89	89.66	(0.00)	89.66
<b>Cost for material and labor needed</b>							
<b>Totals: Closet</b>			<b>33.39</b>	<b>369.95</b>	<b>1,964.32</b>	<b>0.00</b>	<b>1,964.32</b>



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**Guest Room**

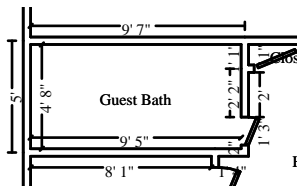
**Height: 8'**

404.00 SF Walls  
514.65 SF Walls & Ceiling  
12.29 SY Flooring  
50.50 LF Ceil. Perimeter

110.65 SF Ceiling  
110.65 SF Floor  
50.50 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>Walls</b>							
279. Apply plant-based anti-microbial agent to the floor	110.65 SF	0.33	0.33	8.55	45.39	(0.00)	45.39
280. Insulation (Bid Item)	101.00 EA	2.32	0.00	54.36	288.68	(0.00)	288.68
281. 1/2" - drywall per LF - up to 2' tall	50.50 LF	14.00	4.64	165.10	876.74	(0.00)	876.74
282. Texture drywall - smooth / skim coat	202.00 SF	1.93	1.58	90.81	482.25	(0.00)	482.25
283. Scrape the walls & prep for paint	404.00 SF	0.77	0.24	72.23	383.55	(0.00)	383.55
284. Mask and prep for paint - plastic, paper, tape (per LF)	50.50 LF	1.59	0.82	18.82	99.94	(0.00)	99.94
285. Mask and cover light fixture	2.00 EA	16.59	0.09	7.72	40.99	(0.00)	40.99
286. Seal/prime then paint the walls twice (3 coats)	404.00 SF	1.59	8.97	151.11	802.44	(0.00)	802.44
<b>Doors and Trim</b>							
287. Baseboard - 5 1/4"	50.50 LF	5.76	8.82	69.54	369.24	(0.00)	369.24
288. Base cap	50.50 LF	2.12	2.91	25.52	135.49	(0.00)	135.49
289. Seal & paint baseboard, oversized - two coats	50.50 LF	1.90	0.58	22.40	118.93	(0.00)	118.93
290. Cove molding - 3/4" - hardwood	50.50 LF	2.73	4.52	33.03	175.42	(0.00)	175.42
291. Interior door unit	1.00 EA	342.68	15.86	83.18	441.72	(0.00)	441.72
<b>Cost of professional material needed</b>							
292. Door knob - interior	1.00 EA	46.10	1.28	10.98	58.36	(0.00)	58.36
293. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	21.44	113.83	(0.00)	113.83
294. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	62.01	329.31	(0.00)	329.31
<b>Fair market pricing for professional material needed</b>							
295. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
<b>Floors</b>							
296. R&R Fir subfloor - no finish	110.65 SF	11.88	26.49	311.12	1,652.14	(0.00)	1,652.14
297. Engineered wood flooring	127.24 SF	17.00	145.82	535.67	2,844.57	(0.00)	2,844.57
<b>Cost for material and labor needed</b>							
298. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
<b>Misc labor and material</b>							
<b>Totals: Guest Room</b>			<b>289.62</b>	<b>1,982.65</b>	<b>10,528.45</b>	<b>0.00</b>	<b>10,528.45</b>

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**Guest Bath**

**Height: 8'**

225.33 SF Walls	43.94 SF Ceiling
269.28 SF Walls & Ceiling	43.94 SF Floor
4.88 SY Flooring	28.17 LF Floor Perimeter
28.17 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>Walls</b>							
299. Apply plant-based anti-microbial agent to the floor	43.94 SF	0.33	0.13	3.40	18.03	(0.00)	18.03
300. Insulation (Bid Item)	56.33 EA	2.32	0.00	30.32	161.01	(0.00)	161.01
301. Texture drywall - smooth / skim coat	112.67 SF	1.93	0.88	50.65	268.98	(0.00)	268.98
302. 1/2" - drywall per LF - up to 2' tall	28.17 LF	14.00	2.59	92.10	489.07	(0.00)	489.07
<b>Current pricing for material needed</b>							
303. Mask and prep for paint - plastic, paper, tape (per LF)	28.17 LF	1.59	0.46	10.50	55.75	(0.00)	55.75
304. Mask and prep for paint - plastic, paper, tape (per LF)	28.17 LF	1.59	0.46	10.50	55.75	(0.00)	55.75
305. Scrape the walls & prep for paint	225.33 SF	0.77	0.14	40.29	213.93	(0.00)	213.93
306. Seal/prime then paint the walls twice (3 coats)	225.33 SF	1.59	5.00	84.28	447.55	(0.00)	447.55
<b>Doors and Trim</b>							
307. Baseboard - 5 1/4"	28.17 LF	5.76	4.92	38.78	205.96	(0.00)	205.96
308. Base cap	28.17 LF	2.12	1.62	14.23	75.57	(0.00)	75.57
309. Seal & paint baseboard, oversized - two coats	28.17 LF	1.90	0.32	12.49	66.33	(0.00)	66.33
310. Seal & paint baseboard, oversized - two coats	28.17 LF	1.90	0.32	12.49	66.33	(0.00)	66.33
311. Cove molding - 3/4" - hardwood	28.17 LF	2.73	2.52	18.42	97.84	(0.00)	97.84
312. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	2.00 EA	256.58	21.44	124.02	658.62	(0.00)	658.62
313. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA	37.06	1.44	34.72	184.40	(0.00)	184.40
314. Pocket door unit - Colonist	1.00 EA	357.29	10.86	85.41	453.56	(0.00)	453.56
315. Pocket door latch	1.00 EA	29.21	0.68	6.94	36.83	(0.00)	36.83
316. Paint door slab only - 2 coats (per side)	4.00 EA	44.70	2.46	42.07	223.33	(0.00)	223.33
<b>Fixtures</b>							
317. Light fixture - Detach & reset	1.00 EA	75.68	0.00	17.56	93.24	(0.00)	93.24
318. Detach & Reset Cabinetry - upper (wall) units	2.00 LF	76.54	0.00	35.52	188.60	(0.00)	188.60
319. Vanity	4.00 LF	244.49	46.01	237.56	1,261.53	(0.00)	1,261.53
320. R&R Countertop - Granite or Marble - High grade	8.00 SF	98.42	20.39	187.40	995.15	(0.00)	995.15
321. Seal & paint vanity - inside and out	4.00 LF	43.94	1.35	41.09	218.20	(0.00)	218.20

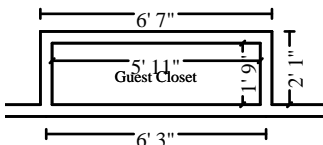
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**CONTINUED - Guest Bath**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
322. Detach & Reset Bathtub	1.00 EA	716.66	0.00	166.27	882.93	(0.00)	882.93
323. Clean bathtub enclosure - sliding glass doors - Heavy	1.00 EA	81.24	0.01	18.85	100.10	(0.00)	100.10
324. Sink - single	1.00 EA	290.98	9.83	69.79	370.60	(0.00)	370.60
325. Sink strainer and drain assembly	1.00 EA	57.07	1.08	13.49	71.64	(0.00)	71.64
326. Sink faucet - Bathroom	1.00 EA	239.98	8.54	57.66	306.18	(0.00)	306.18
327. Mirror - 1/8" plate glass	18.00 SF	15.44	9.81	66.76	354.49	(0.00)	354.49
328. Medicine cabinet - Detach & reset	1.00 EA	67.26	0.00	15.60	82.86	(0.00)	82.86
329. Angle stop valve	1.00 EA	38.98	0.43	9.15	48.56	(0.00)	48.56
330. Toilet seat	1.00 EA	59.54	1.89	14.25	75.68	(0.00)	75.68
331. Toilet	1.00 EA	547.59	18.26	131.28	697.13	(0.00)	697.13
332. Angle stop valve	1.00 EA	38.98	0.43	9.15	48.56	(0.00)	48.56
333. Toilet flange	1.00 EA	282.77	5.52	66.88	355.17	(0.00)	355.17
334. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	16.73	88.84	(0.00)	88.84
335. Plumbing fixture supply line	1.00 EA	23.88	0.41	5.65	29.94	(0.00)	29.94
<b>Floors</b>							
336. R&R Fir subfloor - no finish	43.94 SF	11.88	10.52	123.54	656.07	(0.00)	656.07
337. Mortar bed for tile floors	43.94 SF	4.27	5.22	44.74	237.58	(0.00)	237.58
338. Grout sealer	43.94 SF	1.14	0.42	11.72	62.23	(0.00)	62.23
339. Floor Covering - Tile *	50.54 EA	26.09	0.00	305.91	1,624.50	(0.00)	1,624.50
340. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
<b>Misc labor and material</b>							
<b>Totals: Guest Bath</b>			<b>250.84</b>	<b>2,599.49</b>	<b>13,803.95</b>	<b>0.00</b>	<b>13,803.95</b>

**Guest Closet**

**Height: 8'**



122.67 SF Walls	10.35 SF Ceiling
133.02 SF Walls & Ceiling	10.35 SF Floor
1.15 SY Flooring	15.33 LF Floor Perimeter
15.33 LF Ceil. Perimeter	

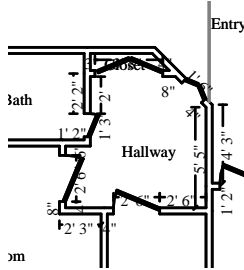
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>Walls</b>							

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**CONTINUED - Guest Closet**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
341. Apply plant-based anti-microbial agent to the floor	10.35 SF	0.33	0.03	0.79	4.24	(0.00)	4.24
342. Insulation (Bid Item)	30.67 EA	2.32	0.00	16.51	87.66	(0.00)	87.66
343. 1/2" - drywall per LF - up to 2' tall	15.33 LF	14.00	1.41	50.12	266.15	(0.00)	266.15
344. Texture drywall - smooth / skim coat	61.33 SF	1.93	0.48	27.57	146.42	(0.00)	146.42
345. Scrape the walls & prep for paint	122.67 SF	0.77	0.07	21.94	116.47	(0.00)	116.47
346. Seal & paint baseboard, oversized - two coats	15.33 LF	1.90	0.17	6.80	36.10	(0.00)	36.10
347. Seal/prime then paint the walls twice (3 coats)	122.67 SF	1.59	2.72	45.90	243.67	(0.00)	243.67
348. Mask and prep for paint - plastic, paper, tape (per LF)	15.33 LF	1.59	0.25	5.71	30.33	(0.00)	30.33
349. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
<b>Doors and Trim</b>							
350. Baseboard - 5 1/4"	15.33 LF	5.76	2.68	21.11	112.09	(0.00)	112.09
351. Cove molding - 3/4" - hardwood	15.33 LF	2.73	1.37	10.02	53.24	(0.00)	53.24
352. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	256.58	10.72	62.01	329.31	(0.00)	329.31
353. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	17.73	94.13	(0.00)	94.13
354. Bifold door set - full louvered - Double	1.00 EA	501.73	21.29	121.33	644.35	(0.00)	644.35
355. Paint full lvrld bifold door set - slab - 2 coats -per side	2.00 EA	95.65	2.41	44.95	238.66	(0.00)	238.66
356. Base cap	15.33 LF	2.12	0.88	7.75	41.13	(0.00)	41.13
357. Closet shelf and rod package - Detach & reset	15.33 LF	14.30	0.00	50.86	270.08	(0.00)	270.08
<b>Floors</b>							
358. R&R Fir subfloor - no finish	10.35 SF	11.88	2.48	29.10	154.53	(0.00)	154.53
359. Engineered wood flooring	11.91 SF	17.00	13.65	50.15	266.27	(0.00)	266.27
<b>Cost for material and labor needed</b>							
360. Floor preparation for resilient flooring	10.35 SF	0.72	0.06	1.74	9.25	(0.00)	9.25
<b>Totals: Guest Closet</b>			<b>61.44</b>	<b>595.96</b>	<b>3,164.59</b>	<b>0.00</b>	<b>3,164.59</b>

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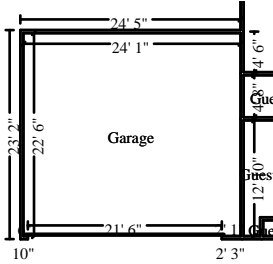
**Hallway**

**Height: 8'**

226.92 SF Walls	47.35 SF Ceiling
274.27 SF Walls & Ceiling	47.35 SF Floor
5.26 SY Flooring	28.37 LF Floor Perimeter
28.37 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>Walls</b>							
361. Apply plant-based anti-microbial agent to the floor	47.35 SF	0.33	0.14	3.67	19.44	(0.00)	19.44
362. Insulation (Bid Item)	56.73 EA	2.32	0.00	30.53	162.14	(0.00)	162.14
363. 1/2" - drywall per LF - up to 2' tall	28.37 LF	14.00	2.60	92.74	492.52	(0.00)	492.52
<b>Per EBG GC Pricing</b>							
364. Texture drywall - smooth / skim coat	113.46 SF	1.93	0.89	51.02	270.89	(0.00)	270.89
365. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	55.43	294.37	(0.00)	294.37
366. Scrape the walls & prep for paint	226.92 SF	0.77	0.14	40.58	215.45	(0.00)	215.45
367. Mask and cover light fixture	1.00 EA	16.59	0.05	3.87	20.51	(0.00)	20.51
368. Mask and prep for paint - plastic, paper, tape (per LF)	28.37 LF	1.59	0.46	10.57	56.14	(0.00)	56.14
369. Seal/prime then paint the walls twice (3 coats)	226.92 SF	1.59	5.04	84.87	450.71	(0.00)	450.71
<b>Doors and Trim</b>							
370. Baseboard - 5 1/4"	28.37 LF	5.76	4.95	39.05	207.41	(0.00)	207.41
371. Base cap	28.37 LF	2.12	1.63	14.34	76.11	(0.00)	76.11
372. Seal & paint baseboard, oversized - two coats	28.37 LF	1.90	0.32	12.59	66.81	(0.00)	66.81
373. Cove molding - 3/4" - hardwood	28.37 LF	2.73	2.54	18.54	98.53	(0.00)	98.53
<b>Floors</b>							
374. R&R Fir subfloor - no finish	47.35 SF	11.88	11.34	133.13	706.98	(0.00)	706.98
375. Engineered wood flooring	54.45 SF	17.00	62.40	229.23	1,217.28	(0.00)	1,217.28
<b>Cost for Materials needed</b>							
<b>Totals: Hallway</b>			<b>92.92</b>	<b>820.16</b>	<b>4,355.29</b>	<b>0.00</b>	<b>4,355.29</b>

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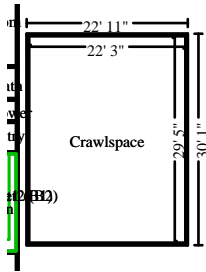


**Garage**

**Height: 8'**

745.33 SF Walls	541.88 SF Ceiling
1287.21 SF Walls & Ceiling	541.88 SF Floor
60.21 SY Flooring	93.17 LF Floor Perimeter
93.17 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
376. Water heater overflow drain pan	1.00 EA	56.09	1.46	13.35	70.90	(0.00)	70.90
377. Flexible gas supply line connector - 1/2" - up to 24"	1.00 EA	34.20	1.32	8.24	43.76	(0.00)	43.76
378. Water heater - 40 gallon - Gas - 6 yr	1.00 EA	1,144.44	40.47	274.90	1,459.81	(0.00)	1,459.81
<b>Totals: Garage</b>			<b>43.25</b>	<b>296.49</b>	<b>1,574.47</b>	<b>0.00</b>	<b>1,574.47</b>



**Crawlspace**

**Height: 8'**

826.67 SF Walls	654.52 SF Ceiling
1481.19 SF Walls & Ceiling	654.52 SF Floor
72.72 SY Flooring	103.33 LF Floor Perimeter
103.33 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
379. Insulation (Agreed Price)	1,178.00 SF	3.50	0.00	956.54	5,079.54	(0.00)	5,079.54
380. Bid Item	1.00 EA	850.00	0.00	0.00	850.00	(0.00)	850.00
<b>PPE and Professional Ventilation Equipment for working conditions</b>							
381. Moisture protection for crawl space - hydrated lime	654.52 SF	1.04	8.25	159.83	848.78	(0.00)	848.78
382. Negative air fan/Air scrubber (24 hr period) - No monit.	2.00 EA	70.00	0.00	32.48	172.48	(0.00)	172.48
<b>Per OSHA Requirement</b>							
383. Moisture protection for crawl space - visqueen - 10 mil	1,178.00 SF	0.47	7.77	130.25	691.68	(0.00)	691.68
384. Moisture protection - vapor barrier seam tape	1,178.00 SF	0.15	2.12	41.48	220.30	(0.00)	220.30
385. Misc*	1.00 EA	900.00	54.00	221.33	1,175.33	(0.00)	1,175.33
<b>Misc labor and material</b>							
<b>Totals: Crawlspace</b>			<b>72.14</b>	<b>1,541.91</b>	<b>9,038.11</b>	<b>0.00</b>	<b>9,038.11</b>
<b>Total: Main Level</b>			<b>4,399.32</b>	<b>35,076.89</b>	<b>187,288.88</b>	<b>0.00</b>	<b>187,288.88</b>



# Elias Brothers General Contractor, Inc

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## Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
386. Tile / marble labor minimum	1.00 EA	19.24	0.00	4.47	23.71	(0.00)	23.71
387. Door labor minimum	1.00 EA	97.15	0.00	22.54	119.69	(0.00)	119.69
388. Vinyl floor covering labor minimum	1.00 EA	255.48	0.00	59.27	314.75	(0.00)	314.75
389. Mirror/shower door labor minimum	1.00 EA	1.14	0.00	0.27	1.41	(0.00)	1.41
<b>Totals: Labor Minimums Applied</b>			<b>0.00</b>	<b>86.55</b>	<b>459.56</b>	<b>0.00</b>	<b>459.56</b>
<b>Line Item Totals: 17642_CAP_RECON</b>			<b>4,399.32</b>	<b>35,163.44</b>	<b>187,748.44</b>	<b>0.00</b>	<b>187,748.44</b>

## Grand Total Areas:

5,275.29 SF Walls	2,413.53 SF Ceiling	7,688.82 SF Walls and Ceiling
2,413.53 SF Floor	268.17 SY Flooring	659.41 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	659.41 LF Ceil. Perimeter
2,413.53 Floor Area	2,581.39 Total Area	5,275.29 Interior Wall Area
3,047.81 Exterior Wall Area	338.65 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



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## Summary

Line Item Total	148,185.68
Material Sales Tax	4,229.34
Subtotal	152,415.02
Overhead	18,187.77
Profit	16,975.67
Laundering Tax	169.98
<b>Replacement Cost Value</b>	<b>\$187,748.44</b>
<b>Net Claim</b>	<b>\$187,748.44</b>

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Elizabeth Brath  
Estimator





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## Recap of Taxes, Overhead and Profit

	Overhead (12%)	Profit (10%)	Material Sales Tax (6%)	Laundering Tax (2%)	Manuf. Home Tax (6%)	Storage Rental Tax (6%)
Line Items	18,187.77	16,975.67	4,229.34	169.98	0.00	0.00
<b>Total</b>	<b>18,187.77</b>	<b>16,975.67</b>	<b>4,229.34</b>	<b>169.98</b>	<b>0.00</b>	<b>0.00</b>

