

From: ddjdurbin@gmail.com
To: ["Danilo Fior"](#); [Jennifer Darrow](#); ["Rick Roudebush"](#); ["Edward Walendy"](#); ["Ross Biondo"](#); ["Kathleen Whelan Ulm"](#); ["Rita Angelini"](#)
Subject: RE: Owner Reimbursements
Date: Wednesday, March 22, 2023 1:45:26 PM

Jennifer and all, I am not sure what caused recent confusion on this, but this has been the process up until today:

- If an owner who is using Elias wishes to switch they need to inform Rick.
- The owner needs to complete and Owner Reconstruction Agreement & ARC & get to Danny for signature.
- Danny will get that to Jennifer. Then, any amount to be disbursed needs to be determined.
- ALL OWNERS have already received \$38,750 a couple months ago. It either went into their account towards Elias costs, or was a check for owner managed. What is left of the \$38,750 at the time of the switch must be determined – some work has likely been done & must be paid.
- Rick has requested final invoices from Elias for owners who have switched, so that amount can be deducted from the \$38,750. Rick, I do not know status of those or how many are outstanding. Once that is determine though, he needs to share with Jennifer so check amount can be determined.
- Finally, all owners balances need to be fully checked before any disbursements to make sure all bills are accounted for and proceeds support the disbursement. (Servpro funds are currently on hold.)

This process could be updated/revised once all proceeds are in.

From: Danilo Fior <danilofior47@gmail.com>
Sent: Wednesday, March 22, 2023 1:03 PM
To: Jennifer Darrow <jennifer@pegasuscam.com>; Rick Roudebush <rrroudebush@gmail.com>; Edward Walendy <edwardwalendy65@gmail.com>; Ross Biondo <rfbsr1@hotmail.com>; Kathleen Whelan Ulm <kathleenwhelanulm@comcast.net>; Rita Angelini <rtangel8@yahoo.com>; The Durbins <ddjdurbin@gmail.com>
Subject: Re: Owner Reimbursements

Board:

As you saw from Jennifer email 2 other unit owners have asked for their \$ 38,750.00:

Sue Carlton 17643 Marco Island Lane

Marie Roumie 17631 Captiva Island Lane

I do not know if all forms have been provided, but I think that if not, at this rate Elias Bros. will not have many units to work on, ANY THOUGHTS????

Do we know how many people are or have hired their own contractor???

Regards,
Danny

On Wed, Mar 22, 2023 at 12:29 PM Jennifer Darrow <jennifer@pegasusc.com> wrote:

Hi Board,

Currently, I have two additional reimbursement requests from
Sue Carlton - 17643 Marco Island
Marie Roumie- 17631 Captiva

Thank you.

Jennifer Darrow, CAM
8840 Terrene Court, Suite 102
Bonita Springs, FL 34135
(239)454-8568 Fax (239)454-5191
jennifer@pegasusc.com

Please send all invoices to pegasuscaminvoices@payableslockbox.com.



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Resident List by Address

Island Park Village V.2 Condo

Property Address	Name	Owner	Elias	Group 1: Switched - Elias told; invoice requested	Group 2: Switched - Pending
17600 Captiva Island Lane	Tortorici Living Trust , Joseph & Donna		X		
17601 Captiva Island Lane	Cillo, James & Geraldine		X		
17602 Captiva Island Lane	Marin , Radu Liviu & Karina		X		
17603 Captiva Island Lane	Avis, Louis L. Diane K.		X		
17610 Captiva Island Lane	Ibbotson Family Trust, The	X			
17611 Captiva Island Lane	Edwards, Gerald E.		X		
17612 Captiva Island Lane	Whelan Ulm , Kathleen M.	X			
17613 Captiva Island Lane	Howley , Virginia A.		X		
17620 Captiva Island Lane	Goff, Janelle W.		X		
17621 Captiva Island Lane	Damian, Meghan Anne	X			
17622 Captiva Island Lane	Biondo SR, Ross F.	X			
17623 Captiva Island Lane	Fox, Randal & Carrie	X			
17630 Captiva Island Lane	Rees, Randolph & Anne	X			
17631 Captiva Island Lane	Roumie, Youssef H.		X		
17632 Captiva Island Lane	McCann, George L. & Cynthia A			X	
17633 Captiva Island Lane	Rita T Angelini & Normann Riess, Marina Lindsey Angelina Riess &			X	
17640 Captiva Island Lane	Zanetti , Linda A.	X			
17641 Captiva Island Lane	Barker Trustees, Joseph H. & Connie			X	
17642 Captiva Island Lane	Cooper, Michelle Breen & Michael		X		
17643 Captiva Island Lane	Calcagno, Joseph R & Andrea		X		
17651 Captiva Island Lane	Walendy, Edward Walter & Linda Joyce	X			
17653 Captiva Island Lane	Popoli, Jaye L.		X		
17654 Captiva Island Lane	Brown Family Trust , J. Millard	X			
17601 Marco Island Lane	Benz, Judith R.		X		
17603 Marco Island Lane	Fior, Danilo & Agnese	X			
17611 Marco Island Lane	Durbin, Deanna & David	X			
17613 Marco Island Lane	Hudson, Garrett J.	X			
17621 Marco Island Lane	Nott, James & Glenda	X			
17623 Marco Island Lane	Castro TRT Castro Joint RT , Angelica G.		X		
17631 Marco Island Lane	Wileman, Kraig & Nichole	X			
17633 Marco Island Lane	Addie, Terry & Brenda		X		
17641 Marco Island Lane	Roudebush , Rick R. & Kelly		X		
17643 Marco Island Lane	Carlton , Sue E.				X
17651 Marco Island Lane	Vespe, William		X		



Elias Brothers General Contractor, Inc

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

Client: Island Park 5.2
Property: 17600 Captiva
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: 1/15/2023 Date Assigned:

Price List: FLFM8X_JAN23
Labor Efficiency: Restoration/Service/Remodel
Estimate: 17600_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.

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.

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

ISLAND PARK - #001562

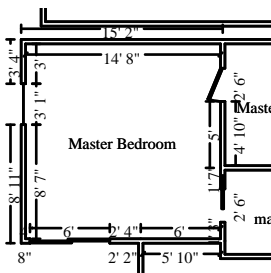
Elias Brothers GC Division
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17600_CAP_RECON

Main Level

Main Level

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
515. Drywall Repair - Minimum Charge - Labor and Material	1.00 EA	628.28	1.21	188.84	818.33	(0.00)	818.33
516. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA	1,015.00	0.00	304.50	1,319.50	(0.00)	1,319.50
517. Temporary toilet - Minimum rental charge	1.00 EA	110.00	0.00	33.00	143.00	(0.00)	143.00
518. Electrical (Bid Item)	1.00 EA	1,500.00	0.00	450.00	1,950.00	(0.00)	1,950.00
519. Plumbing (Bid Item)	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00
520. Light bulb - LED A19 - up to 500 lm - material only	14.00 EA	6.14	5.16	27.32	118.44	(0.00)	118.44
521. Job-site moving/storage container - 20' long - per month	2.00 MO	222.60	26.71	141.58	613.49	(0.00)	613.49
522. Detach & Reset Smoke detector	8.00 EA	61.60	0.00	147.84	640.64	(0.00)	640.64
523. Detach & Reset Window blind - PVC - 1" - 20.1 to 32 SF	8.00 EA	43.59	0.00	104.62	453.34	(0.00)	453.34
541. Administrative/supervisor/digitized filing labor charge (Bid Item)*	1.00 EA	1,200.00	0.00	360.00	1,560.00	(0.00)	1,560.00
542. On-Site Evaluation and/or Supervisor/Admin - per hour	92.00 HR	71.86	171.89	1,983.34	8,766.35	(0.00)	8,766.35
Total: Main Level			204.97	3,741.04	16,383.09	0.00	16,383.09



Master Bedroom

Height: 8'

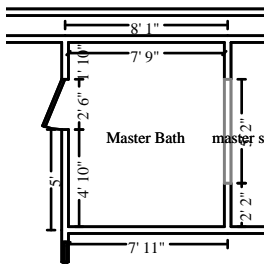
469.33 SF Walls	215.11 SF Ceiling
684.44 SF Walls & Ceiling	215.11 SF Floor
23.90 SY Flooring	58.67 LF Floor Perimeter
58.67 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
10. Mask and prep for paint - plastic, paper, tape (per LF)	58.67 LF	1.59	0.95	28.26	122.50	(0.00)	122.50
11. 1/2" - drywall per LF - up to 2' tall	58.67 LF	13.34	5.39	236.42	1,024.47	(0.00)	1,024.47
12. Baseboard - 5 1/4"	58.67 LF	5.76	10.24	104.46	452.64	(0.00)	452.64
13. Paint baseboard - two coats	58.67 LF	1.69	0.60	29.92	129.67	(0.00)	129.67
14. Clean ceiling fan and light - Heavy	1.00 EA	48.34	0.00	14.50	62.84	(0.00)	62.84
15. Outlet	5.00 EA	21.39	0.51	32.24	139.70	(0.00)	139.70
16. Apply plant-based anti-microbial agent to the floor	215.11 SF	0.33	0.65	21.50	93.14	(0.00)	93.14

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CONTINUED - Master Bedroom

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
17. Final cleaning - construction - Residential	215.11 SF	0.34	0.00	21.94	95.08	(0.00)	95.08
19. Interior door unit	1.00 EA	342.68	15.86	107.56	466.10	(0.00)	466.10
21. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.06	0.72	22.46	97.30	(0.00)	97.30
22. Subfloor Bracing*	212.00 SF	4.15	52.79	279.78	1,212.37	(0.00)	1,212.37
23. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
24. Clean acoustic ceiling (popcorn) texture	215.11 SF	0.68	0.13	43.92	190.32	(0.00)	190.32
25. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	71.68	310.62	(0.00)	310.62
26. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25
27. Seal/prime then paint the walls (2 coats)	469.33 SF	1.13	6.48	161.04	697.86	(0.00)	697.86
30. Carpet pad	215.11 SF	0.67	6.58	45.22	195.92	(0.00)	195.92
31. 6-0 8-0 vinyl sliding patio door - High grade	2.00 EA	4,000.00	176.18	2,452.86	10,629.04	(0.00)	10,629.04
32. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
34. Fir subfloor - no finish	215.11 SF	8.00	46.85	530.32	2,298.05	(0.00)	2,298.05
35. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	202.78	8.08	63.26	274.12	(0.00)	274.12
371. Clean ceiling fan and light	1.00 EA	33.71	0.00	10.12	43.83	(0.00)	43.83
399. Carpet - Premium grade	247.38 SF	7.74	99.74	604.34	2,618.80	(0.00)	2,618.80
525. Batt insulation - 4" - R13 - paper / foil faced	117.33 SF	0.95	4.58	34.82	150.86	(0.00)	150.86
543. Base shoe	58.67 LF	1.92	2.68	34.60	149.93	(0.00)	149.93
Totals: Master Bedroom			451.52	5,052.68	21,894.80	0.00	21,894.80



Missing Wall - Goes to Floor

5' 2" X 6' 8"

Opens into MASTER_SHOW2

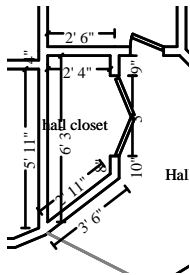
Master Bath

Height: 8'

236.22 SF Walls	71.04 SF Ceiling
307.26 SF Walls & Ceiling	71.04 SF Floor
7.89 SY Flooring	28.67 LF Floor Perimeter
33.83 LF Ceil. Perimeter	

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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
36. Final cleaning - construction - Residential	307.26 SF	0.34	0.00	31.34	135.81	(0.00)	135.81
38. Clean outlet or switch	4.00 EA	4.52	0.00	5.42	23.50	(0.00)	23.50
39. Vanity - Premium grade	6.00 LF	478.04	153.09	906.40	3,927.73	(0.00)	3,927.73
40. Sink faucet - Bathroom	2.00 EA	233.54	17.08	145.24	629.40	(0.00)	629.40
41. Sink - double basin	1.00 EA	413.16	16.61	128.92	558.69	(0.00)	558.69
42. Mirror - 1/8" plate glass	15.00 SF	15.25	8.17	71.08	308.00	(0.00)	308.00
43. Detach & Reset Medicine cabinet	1.00 EA	67.10	0.00	20.14	87.24	(0.00)	87.24
44. Mask and prep for paint - plastic, paper, tape (per LF)	33.83 LF	1.59	0.55	16.30	70.64	(0.00)	70.64
45. 1/2" - drywall per LF - up to 2' tall	28.67 LF	13.34	2.63	115.52	500.61	(0.00)	500.61
47. Apply plant-based anti-microbial agent to the floor	71.04 SF	0.33	0.21	7.10	30.75	(0.00)	30.75
48. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	21.62	93.73	(0.00)	93.73
49. Seal & paint vanity - inside and out	6.00 LF	43.94	2.03	79.70	345.37	(0.00)	345.37
51. Subfloor Bracing*	71.04 SF	4.15	17.69	93.74	406.25	(0.00)	406.25
52. Seal/prime then paint the walls (2 coats)	236.22 SF	1.13	3.26	81.06	351.25	(0.00)	351.25
56. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
57. Fir subfloor - no finish	71.04 SF	8.00	15.47	175.14	758.93	(0.00)	758.93
59. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
511. Add on to tear out mortar bed for tile	71.04 SF	2.21	0.00	47.10	204.10	(0.00)	204.10
512. Mortar bed for tile floors	71.04 SF	4.27	8.44	93.54	405.32	(0.00)	405.32
513. Grout sealer	71.04 SF	1.14	0.68	24.50	106.17	(0.00)	106.17
514. FLOOR COVERING - CERAMIC TILE	81.70 SF	22.00	44.22	552.48	2,394.10	(0.00)	2,394.10
526. Batt insulation - 4" - R13 - paper / foil faced	59.06 SF	0.95	2.30	17.54	75.95	(0.00)	75.95
544. Base shoe	28.67 LF	1.92	1.31	16.92	73.28	(0.00)	73.28
569. R&R Pocket door unit - Colonist	1.00 EA	396.09	10.86	122.08	529.03	(0.00)	529.03
571. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	27.70	120.09	(0.00)	120.09
Totals: Master Bath			317.75	2,900.76	12,570.05	0.00	12,570.05



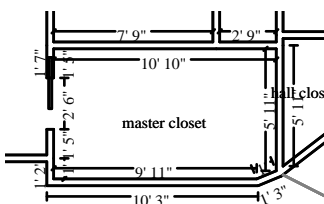
hall closet

Height: 8'

127.26 SF Walls	12.40 SF Ceiling
139.67 SF Walls & Ceiling	12.40 SF Floor
1.38 SY Flooring	15.91 LF Floor Perimeter
15.91 LF Ceil. Perimeter	

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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
60. Mask and prep for paint - plastic, paper, tape (per LF)	15.91 LF	1.59	0.26	7.68	33.24	(0.00)	33.24
61. 1/2" - drywall per LF - up to 2' tall	15.91 LF	13.34	1.46	64.12	277.82	(0.00)	277.82
62. Clean closet organizer and rod	1.00 EA	48.90	0.08	14.70	63.68	(0.00)	63.68
63. Apply plant-based anti-microbial agent to the floor	12.40 SF	0.33	0.04	1.24	5.37	(0.00)	5.37
64. Final cleaning - construction - Residential	12.40 SF	0.34	0.00	1.26	5.48	(0.00)	5.48
66. Closet shelf and rod package - Detach & reset	15.91 LF	14.30	0.00	68.26	295.77	(0.00)	295.77
69. Subfloor Bracing*	5.60 SF	4.15	1.39	7.40	32.03	(0.00)	32.03
70. Detach & Reset Closet shelf and rod package	5.00 LF	14.34	0.00	21.52	93.22	(0.00)	93.22
71. Bifold door - full louvered - Single	1.00 EA	250.86	10.64	78.46	339.96	(0.00)	339.96
72. Paint full lvr'd bifold door set - slab - 2 coats -per side	2.00 EA	95.65	2.41	58.12	251.83	(0.00)	251.83
73. Mask and cover light fixture	1.00 EA	16.59	0.05	5.00	21.64	(0.00)	21.64
74. Seal/prime then paint the walls (2 coats)	127.26 SF	1.13	1.76	43.66	189.22	(0.00)	189.22
78. Fir subfloor - no finish	12.40 SF	8.00	2.70	30.58	132.48	(0.00)	132.48
507. Mortar bed for tile floors	12.40 SF	4.27	1.47	16.32	70.74	(0.00)	70.74
508. Grout sealer	12.40 SF	1.14	0.12	4.28	18.54	(0.00)	18.54
509. FLOOR COVERING - CERAMIC TILE	14.26 SF	22.00	7.72	96.44	417.88	(0.00)	417.88
510. Add on to tear out mortar bed for tile	12.40 SF	2.21	0.00	8.22	35.62	(0.00)	35.62
527. Batt insulation - 4" - R13 - paper / foil faced	31.82 SF	0.95	1.24	9.44	40.91	(0.00)	40.91
545. Base shoe	15.91 LF	1.92	0.73	9.38	40.66	(0.00)	40.66
564. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	66.20	286.83	(0.00)	286.83
565. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: hall closet			40.87	635.20	2,752.24	0.00	2,752.24



master closet

Height: 8'

272.15 SF Walls	68.42 SF Ceiling
340.57 SF Walls & Ceiling	68.42 SF Floor
7.60 SY Flooring	34.02 LF Floor Perimeter
34.02 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
79. Final cleaning - construction - Residential	340.57 SF	0.34	0.00	34.74	150.53	(0.00)	150.53

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CONTINUED - master closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
81. Clean cold air return cover	1.00 EA	11.32	0.00	3.40	14.72	(0.00)	14.72
82. Clean light fixture	1.00 EA	13.78	0.00	4.14	17.92	(0.00)	17.92
83. Clean closet organizer and rod	1.00 EA	48.90	0.08	14.70	63.68	(0.00)	63.68
84. Mask and prep for paint - plastic, paper, tape (per LF)	34.02 LF	1.59	0.55	16.38	71.02	(0.00)	71.02
85. 1/2" - drywall per LF - up to 2' tall	34.02 LF	13.34	3.12	137.08	594.03	(0.00)	594.03
86. Baseboard - 5 1/4"	34.02 LF	5.76	5.94	60.56	262.46	(0.00)	262.46
87. Paint baseboard - two coats	34.02 LF	1.69	0.35	17.34	75.18	(0.00)	75.18
89. Apply plant-based anti-microbial agent to the floor	68.42 SF	0.33	0.21	6.84	29.63	(0.00)	29.63
90. Subfloor Bracing*	68.42 SF	4.15	17.04	90.30	391.28	(0.00)	391.28
91. Bifold mirrored door set - Double	1.00 EA	585.55	25.75	183.38	794.68	(0.00)	794.68
92. Seal/prime then paint the walls (2 coats)	272.15 SF	1.13	3.76	93.38	404.67	(0.00)	404.67
94. Carpet pad	68.42 SF	0.67	2.09	14.38	62.31	(0.00)	62.31
97. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
Fair Market pricing for material needed							
98. Fir subfloor - no finish	68.42 SF	8.00	14.90	168.68	730.94	(0.00)	730.94
99. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
400. Carpet - Premium grade	78.69 SF	7.74	31.73	192.24	833.03	(0.00)	833.03
528. Batt insulation - 4" - R13 - paper / foil faced	68.04 SF	0.95	2.65	20.20	87.49	(0.00)	87.49
546. Base shoe	34.02 LF	1.92	1.55	20.06	86.93	(0.00)	86.93
567. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	61.44	2.41	37.58	162.87	(0.00)	162.87
Totals: master closet			123.57	1,215.56	5,267.48	0.00	5,267.48



master shower

Height: 8'

156.22 SF Walls	25.21 SF Ceiling
181.43 SF Walls & Ceiling	25.21 SF Floor
2.80 SY Flooring	18.67 LF Floor Perimeter
23.83 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

5' 2" X 6' 8"

Opens into MASTER_BATH



Elias Brothers General Contractor, Inc

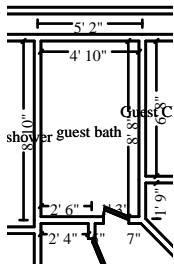
Elias Brothers GC Division
 4627 Arnold Avenue, Suite #201
 Naples, FL 34104
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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
100. Final cleaning - construction - Residential	181.43 SF	0.34	0.00	18.50	80.19	(0.00)	80.19
101. Shower base	1.00 EA	361.65	16.58	113.48	491.71	(0.00)	491.71
102. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	21.62	93.73	(0.00)	93.73
103. Detach & Reset Towel bar	1.00 EA	21.44	0.00	6.44	27.88	(0.00)	27.88
104. Detach & Reset Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA	42.58	0.00	12.78	55.36	(0.00)	55.36
105. Floor drain - tub/shower - metal/plastic	1.00 EA	48.55	0.62	14.74	63.91	(0.00)	63.91
106. Paint baseboard - two coats	18.67 LF	1.69	0.19	9.52	41.26	(0.00)	41.26
107. Mask and prep for paint - plastic, paper, tape (per LF)	23.83 LF	1.59	0.39	11.48	49.76	(0.00)	49.76
108. Bathroom ventilation fan w/light	1.00 EA	175.94	7.19	54.94	238.07	(0.00)	238.07
109. Baseboard - 5 1/4"	18.67 LF	5.76	3.26	33.24	144.04	(0.00)	144.04
110. Apply plant-based anti-microbial agent to the floor	25.21 SF	0.33	0.08	2.52	10.92	(0.00)	10.92
111. Subfloor Bracing*	25.21 SF	4.15	6.28	33.26	144.16	(0.00)	144.16
114. Toilet seat	1.00 EA	59.54	1.89	18.42	79.85	(0.00)	79.85
115. Toilet	1.00 EA	547.59	18.26	169.76	735.61	(0.00)	735.61
116. Angle stop valve	1.00 EA	38.98	0.43	11.82	51.23	(0.00)	51.23
117. Toilet paper holder	1.00 EA	28.82	0.74	8.86	38.42	(0.00)	38.42
118. Toilet flange	1.00 EA	282.77	5.52	86.50	374.79	(0.00)	374.79
119. Tile shower - 61 to 100 SF	1.00 EA	1,816.91	35.65	555.78	2,408.34	(0.00)	2,408.34
120. Detach & Reset Soap dish - Wall mounted	1.00 EA	16.97	0.00	5.10	22.07	(0.00)	22.07
121. Detach & Reset Cabinetry - upper (wall) units	2.00 LF	76.54	0.00	45.92	199.00	(0.00)	199.00
122. Clean cabinetry - upper - inside and out	2.00 LF	19.18	0.01	11.50	49.87	(0.00)	49.87
123. Clean towel bar	1.00 EA	9.17	0.00	2.76	11.93	(0.00)	11.93
124. Detach & Reset Towel ring	1.00 EA	21.95	0.00	6.58	28.53	(0.00)	28.53
128. 1/2" - drywall per LF - up to 2' tall	18.67 LF	13.34	1.71	75.24	326.01	(0.00)	326.01
129. Seal/prime then paint the walls (2 coats)	156.22 SF	1.13	2.16	53.60	232.29	(0.00)	232.29
134. Fir subfloor - no finish	25.21 SF	8.00	5.49	62.14	269.31	(0.00)	269.31
391. Grout sealer	25.21 SF	1.14	0.24	8.70	37.68	(0.00)	37.68
392. Additional charge to tile a bench seat	1.00 EA	142.30	2.65	43.50	188.45	(0.00)	188.45
393. Additional charge to tile a wall niche	1.00 EA	184.04	1.85	55.78	241.67	(0.00)	241.67
503. Add on to tear out mortar bed for tile	25.21 SF	2.21	0.00	16.72	72.43	(0.00)	72.43
504. Mortar bed for tile floors	25.21 SF	4.27	3.00	33.20	143.85	(0.00)	143.85
505. Grout sealer	25.21 SF	1.14	0.24	8.70	37.68	(0.00)	37.68
506. FLOOR COVERING - CERAMIC TILE	28.99 SF	22.00	15.69	196.04	849.51	(0.00)	849.51
529. Batt insulation - 4" - R13 - paper / foil faced	39.06 SF	0.95	1.52	11.60	50.23	(0.00)	50.23
547. Base shoe	18.67 LF	1.92	0.85	11.02	47.72	(0.00)	47.72

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CONTINUED - master shower

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: master shower			132.97	1,831.76	7,937.46	0.00	7,937.46



guest bath

Height: 8'

216.00 SF Walls	41.89 SF Ceiling
257.89 SF Walls & Ceiling	41.89 SF Floor
4.65 SY Flooring	27.00 LF Floor Perimeter
27.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
135. Toilet seat	1.00 EA	59.54	1.89	18.42	79.85	(0.00)	79.85
136. Toilet paper holder	1.00 EA	28.82	0.74	8.86	38.42	(0.00)	38.42
137. Detach & Reset Towel bar	2.00 EA	20.80	0.00	12.48	54.08	(0.00)	54.08
138. Outlet	5.00 EA	21.39	0.51	32.24	139.70	(0.00)	139.70
139. Light fixture - Detach & reset	1.00 EA	75.68	0.00	22.70	98.38	(0.00)	98.38
140. Seal & paint vanity - inside and out	5.00 LF	43.94	1.69	66.42	287.81	(0.00)	287.81
141. Vanity	3.00 LF	244.49	34.51	230.40	998.38	(0.00)	998.38
142. Bathtub	1.00 EA	964.91	26.45	297.42	1,288.78	(0.00)	1,288.78
143. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
145. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	21.62	93.73	(0.00)	93.73
146. Final cleaning - construction - Residential	41.89 SF	0.34	0.00	4.28	18.52	(0.00)	18.52
147. Apply plant-based anti-microbial agent to the floor	41.89 SF	0.33	0.13	4.18	18.13	(0.00)	18.13
148. Clean light bar	2.00 EA	23.96	0.01	14.38	62.31	(0.00)	62.31
149. Clean mirror - Heavy	18.00 SF	1.28	0.01	6.92	29.97	(0.00)	29.97
150. Paint door slab only - 2 coats (per side)	2.00 EA	44.70	1.23	27.18	117.81	(0.00)	117.81
151. Interior door unit	1.00 EA	342.68	15.86	107.56	466.10	(0.00)	466.10
153. Paint baseboard - two coats	27.00 LF	1.69	0.28	13.76	59.67	(0.00)	59.67
154. Sink - single	1.00 EA	290.98	9.83	90.24	391.05	(0.00)	391.05
155. Baseboard - 5 1/4"	27.00 LF	5.76	4.71	48.08	208.31	(0.00)	208.31
156. Clean cold air return cover	1.00 EA	11.32	0.00	3.40	14.72	(0.00)	14.72
157. 1/2" - drywall per LF - up to 2' tall	27.00 LF	13.34	2.48	108.80	471.46	(0.00)	471.46
158. Toilet	1.00 EA	547.59	18.26	169.76	735.61	(0.00)	735.61



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CONTINUED - guest bath

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
159. Mask and prep for paint - plastic, paper, tape (per LF)	27.00 LF	1.59	0.44	13.02	56.39	(0.00)	56.39
160. Subfloor Bracing*	41.89 SF	4.15	10.43	55.28	239.55	(0.00)	239.55
161. Clean window unit (per side) 3 - 9 SF	1.00 EA	13.73	0.00	4.12	17.85	(0.00)	17.85
162. Clean sill - tile	3.00 LF	1.24	0.00	1.12	4.84	(0.00)	4.84
163. Detach & Reset Light fixture	1.00 EA	75.68	0.00	22.70	98.38	(0.00)	98.38
164. Detach & Reset Mirror - 1/8" plate glass	18.00 SF	7.59	0.00	40.98	177.60	(0.00)	177.60
165. Toilet flange	1.00 EA	282.77	5.52	86.50	374.79	(0.00)	374.79
166. Angle stop valve	1.00 EA	38.98	0.43	11.82	51.23	(0.00)	51.23
167. Clean bathroom fan	1.00 EA	36.63	0.00	10.98	47.61	(0.00)	47.61
168. Clean light fixture	1.00 EA	13.78	0.00	4.14	17.92	(0.00)	17.92
169. 5/8" blueboard - hung only (no tape or finish)	30.00 SF	1.97	0.94	18.02	78.06	(0.00)	78.06
170. Seal/prime then paint the walls (2 coats)	216.00 SF	1.13	2.98	74.12	321.18	(0.00)	321.18
174. Fir subfloor - no finish	41.89 SF	8.00	9.12	103.28	447.52	(0.00)	447.52
175. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	202.78	8.08	63.26	274.12	(0.00)	274.12
448. Shower door	1.00 EA	575.82	23.64	179.84	779.30	(0.00)	779.30
449. Tile shower - 61 to 100 SF	1.00 EA	1,675.90	35.65	513.48	2,225.03	(0.00)	2,225.03
499. Add on to tear out mortar bed for tile	41.89 SF	2.21	0.00	27.78	120.36	(0.00)	120.36
500. Mortar bed for tile floors	41.89 SF	4.27	4.98	55.16	239.01	(0.00)	239.01
501. Grout sealer	41.89 SF	1.14	0.40	14.44	62.59	(0.00)	62.59
502. FLOOR COVERING - CERAMIC TILE	48.17 SF	22.00	26.07	325.74	1,411.55	(0.00)	1,411.55
530. Batt insulation - 4" - R13 - paper / foil faced	54.00 SF	0.95	2.11	16.04	69.45	(0.00)	69.45
548. Base shoe	27.00 LF	1.92	1.23	15.92	68.99	(0.00)	68.99
572. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: guest bath			253.09	3,003.98	13,017.03	0.00	13,017.03

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Entry/Foyer

Height: 8'

46.67 SF Walls	3.50 SF Ceiling
50.17 SF Walls & Ceiling	3.50 SF Floor
0.39 SY Flooring	5.83 LF Floor Perimeter
5.83 LF Ceil. Perimeter	

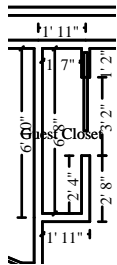
Missing Wall

3' 6" X 8'

Opens into LIVING_ROOM

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
176. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
178. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	143.38	621.27	(0.00)	621.27
179. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
180. Exterior door - Deluxe grade - wood w/detail - pre-hung	1.00 EA	2,448.09	139.85	776.38	3,364.32	(0.00)	3,364.32
372. Door lockset & deadbolt - exterior	1.00 EA	91.49	3.45	28.48	123.42	(0.00)	123.42
472. Add on to tear out mortar bed for tile	3.50 SF	2.21	0.00	2.32	10.06	(0.00)	10.06
496. Mortar bed for tile floors	3.50 SF	4.27	0.42	4.60	19.97	(0.00)	19.97
497. Grout sealer	3.50 SF	1.14	0.03	1.20	5.22	(0.00)	5.22
498. FLOOR COVERING - CERAMIC TILE	4.03 SF	22.00	2.18	27.26	118.10	(0.00)	118.10
531. Batt insulation - 4" - R13 - paper / foil faced	11.67 SF	0.95	0.46	3.46	15.01	(0.00)	15.01
549. Base shoe	5.83 LF	1.92	0.27	3.44	14.90	(0.00)	14.90
559. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	27.70	120.09	(0.00)	120.09
560. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32

Totals: Entry/Foyer			161.46	1,132.62	4,908.07	0.00	4,908.07
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Guest Closet

Height: 8'

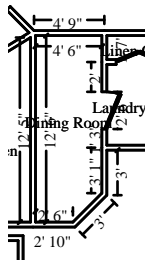
132.00 SF Walls	10.56 SF Ceiling
142.56 SF Walls & Ceiling	10.56 SF Floor
1.17 SY Flooring	16.50 LF Floor Perimeter
16.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
181. Mask and prep for paint - plastic, paper, tape (per LF)	16.50 LF	1.59	0.27	7.96	34.47	(0.00)	34.47

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CONTINUED - Guest Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
182. 1/2" - drywall per LF - up to 2' tall	16.50 LF	13.34	1.52	66.50	288.13	(0.00)	288.13
183. Baseboard - 5 1/4"	16.50 LF	5.76	2.88	29.38	127.30	(0.00)	127.30
184. Paint baseboard - two coats	16.50 LF	1.69	0.17	8.42	36.48	(0.00)	36.48
185. Apply plant-based anti-microbial agent to the floor	10.56 SF	0.33	0.03	1.04	4.55	(0.00)	4.55
186. Final cleaning - construction - Residential	10.56 SF	0.34	0.00	1.08	4.67	(0.00)	4.67
187. Closet shelf and rod package - Detach & reset	16.50 LF	14.30	0.00	70.78	306.73	(0.00)	306.73
188. Subfloor Bracing*	14.90 SF	4.15	3.71	19.68	85.23	(0.00)	85.23
189. Bifold door set - full louvered - Double	1.00 EA	501.73	21.29	156.90	679.92	(0.00)	679.92
190. Paint full lvr'd bifold door set - slab - 2 coats -per side	2.00 EA	95.65	2.41	58.12	251.83	(0.00)	251.83
191. Mask and cover light fixture	1.00 EA	16.59	0.05	5.00	21.64	(0.00)	21.64
192. Seal/prime then paint the walls (2 coats)	132.00 SF	1.13	1.82	45.28	196.26	(0.00)	196.26
194. Carpet pad	10.56 SF	0.67	0.32	2.22	9.62	(0.00)	9.62
195. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
197. Fir subfloor - no finish	10.56 SF	8.00	2.30	26.04	112.82	(0.00)	112.82
401. Carpet - Premium grade	12.14 SF	7.74	4.89	29.64	128.49	(0.00)	128.49
532. Batt insulation - 4" - R13 - paper / foil faced	33.00 SF	0.95	1.29	9.78	42.42	(0.00)	42.42
550. Base shoe	16.50 LF	1.92	0.75	9.72	42.15	(0.00)	42.15
573. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Guest Closet			55.14	647.72	2,806.82	0.00	2,806.82



Dining Room

Height: 8'

262.70 SF Walls	53.98 SF Ceiling
316.68 SF Walls & Ceiling	53.98 SF Floor
6.00 SY Flooring	32.84 LF Floor Perimeter
32.84 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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1/27/2023

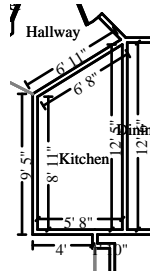
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CONTINUED - Dining Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
199. Mask and prep for paint - plastic, paper, tape (per LF)	32.84 LF	1.59	0.53	15.82	68.57	(0.00)	68.57
201. Baseboard - 5 1/4"	32.84 LF	5.76	5.73	58.46	253.35	(0.00)	253.35
202. Paint baseboard - two coats	32.84 LF	1.69	0.33	16.76	72.59	(0.00)	72.59
203. Clean ceiling fan and light - Heavy	1.00 EA	48.34	0.00	14.50	62.84	(0.00)	62.84
204. Apply plant-based anti-microbial agent to the floor	53.98 SF	0.33	0.16	5.38	23.35	(0.00)	23.35
205. Final cleaning - construction - Residential	53.98 SF	0.34	0.00	5.50	23.85	(0.00)	23.85
207. Subfloor Bracing*	532.80 SF	4.15	132.67	703.14	3,046.93	(0.00)	3,046.93
208. Clean sill - tile	12.00 LF	1.24	0.01	4.46	19.35	(0.00)	19.35
209. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	71.68	310.62	(0.00)	310.62
210. Mask and cover light fixture	3.00 EA	16.59	0.14	14.98	64.89	(0.00)	64.89
211. 6-0 8-0 vinyl sliding patio door - High grade	2.00 EA	4,000.00	176.18	2,452.86	10,629.04	(0.00)	10,629.04
 212. Patio door screen, 48" wide	2.00 EA	115.45	13.18	73.24	317.32	(0.00)	317.32
213. Seal/prime then paint the walls (2 coats)	262.70 SF	1.13	3.63	90.14	390.62	(0.00)	390.62
217. Fir subfloor - no finish	53.98 SF	8.00	11.76	133.08	576.68	(0.00)	576.68
218. Clean chandelier - with crystal - Heavy	1.00 EA	269.34	0.01	80.80	350.15	(0.00)	350.15
219. Door opening (jamb & casing) - 60" or wider - paint grade	1.00 EA	275.15	10.93	85.82	371.90	(0.00)	371.90
395. 1/2" - drywall per LF - up to 4' tall	32.84 LF	19.04	5.56	189.24	820.07	(0.00)	820.07
473. Add on to tear out mortar bed for tile	53.98 SF	2.21	0.00	35.80	155.10	(0.00)	155.10
493. Mortar bed for tile floors	53.98 SF	4.27	6.41	71.06	307.96	(0.00)	307.96
494. Grout sealer	53.98 SF	1.14	0.52	18.62	80.68	(0.00)	80.68
495. FLOOR COVERING - CERAMIC TILE	62.08 SF	22.00	33.60	419.80	1,819.16	(0.00)	1,819.16
533. Batt insulation - 4" - R13 - paper / foil faced	65.67 SF	0.95	2.56	19.48	84.43	(0.00)	84.43
551. Base shoe	32.84 LF	1.92	1.50	19.38	83.93	(0.00)	83.93
561. Paint door/window trim & jamb - Large - 2 coats (per side)	2.00 EA	44.53	0.85	26.98	116.89	(0.00)	116.89
Totals: Dining Room			406.68	4,626.98	20,050.27	0.00	20,050.27

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Kitchen

Height: 8'

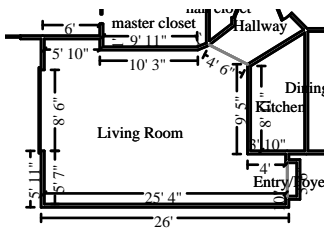
269.01 SF Walls	60.36 SF Ceiling
329.37 SF Walls & Ceiling	60.36 SF Floor
6.71 SY Flooring	33.63 LF Floor Perimeter
33.63 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
220. Cabinetry - upper (wall) units	15.00 LF	183.58	117.60	861.40	3,732.70	(0.00)	3,732.70
221. Refrigerator - side by side - 22 to 25 cf	1.00 EA	1,645.90	96.00	522.58	2,264.48	(0.00)	2,264.48
222. Cabinetry - lower (base) units	16.00 LF	271.81	210.14	1,367.72	5,926.82	(0.00)	5,926.82
223. Clean ceiling fan and light	1.00 EA	33.71	0.00	10.12	43.83	(0.00)	43.83
224. Clean cabinetry - upper - inside and out	20.00 LF	19.09	0.11	114.58	496.49	(0.00)	496.49
225. Garbage disposer	1.00 EA	280.22	8.39	86.58	375.19	(0.00)	375.19
226. Range - freestanding - gas	1.00 EA	1,188.77	60.00	374.64	1,623.41	(0.00)	1,623.41
227. Countertop - solid surface	20.00 SF	69.93	53.64	435.68	1,887.92	(0.00)	1,887.92
228. P-trap assembly - ABS (plastic)	1.00 EA	76.12	0.48	22.98	99.58	(0.00)	99.58
229. Apply plant-based anti-microbial agent to the floor	60.36 SF	0.34	0.18	6.22	26.92	(0.00)	26.92
230. Outlet	5.00 EA	18.25	0.51	27.54	119.30	(0.00)	119.30
231. Countertop subdeck - plywood	36.00 SF	4.29	3.82	47.48	205.74	(0.00)	205.74
232. Paint baseboard - two coats	33.63 LF	1.73	0.34	17.56	76.08	(0.00)	76.08
233. Baseboard - 3 1/4"	33.63 LF	4.59	3.98	47.50	205.84	(0.00)	205.84
234. Sink - double basin - Standard grade	1.00 EA	328.37	10.95	101.80	441.12	(0.00)	441.12
236. Mask and prep for paint - plastic, paper, tape (per LF)	33.63 LF	1.62	0.54	16.50	71.52	(0.00)	71.52
237. Dishwasher - High grade	1.00 EA	1,011.34	50.91	318.68	1,380.93	(0.00)	1,380.93
238. Countertop - Granite or Marble - Premium grade	36.00 SF	121.86	160.42	1,364.20	5,911.58	(0.00)	5,911.58
239. Sink faucet - Kitchen - High grade	1.00 EA	402.01	18.26	126.08	546.35	(0.00)	546.35
240. Angle stop valve	1.00 EA	41.23	0.43	12.48	54.14	(0.00)	54.14
241. Clean wall hanging - Light clean	3.00 EA	7.12	0.05	6.42	27.83	(0.00)	27.83
242. Refrig. water line - Disconnect & reconnect - with repairs	1.00 EA	111.10	1.34	33.74	146.18	(0.00)	146.18
243. Cabinet knob or pull	18.00 EA	10.27	3.82	56.60	245.28	(0.00)	245.28
246. Clean countertop	6.00 SF	0.96	0.01	1.72	7.49	(0.00)	7.49
247. Drywall patch / small repair, ready for paint	4.00 EA	107.28	0.92	129.02	559.06	(0.00)	559.06
248. Seal/prime then paint the walls (2 coats)	269.01 SF	1.15	3.71	93.92	406.99	(0.00)	406.99
251. Fir subfloor - no finish	60.36 SF	8.24	14.45	153.56	665.38	(0.00)	665.38
255. Paint cabinetry - lower - inside and out	16.00 LF	35.88	4.53	173.58	752.19	(0.00)	752.19

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CONTINUED - Kitchen

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
256. 4" backsplash for flat laid countertop	15.00 LF	9.52	4.88	44.30	191.98	(0.00)	191.98
394. 1/2" drywall - hung, taped, with smooth wall finish	269.01 SF	4.46	11.14	363.28	1,574.20	(0.00)	1,574.20
471. Add on to tear out mortar bed for tile	60.36 SF	2.21	0.00	40.02	173.42	(0.00)	173.42
490. Mortar bed for tile floors	60.36 SF	4.27	7.17	79.48	344.39	(0.00)	344.39
491. Grout sealer	60.36 SF	1.14	0.58	20.82	90.21	(0.00)	90.21
492. FLOOR COVERING - CERAMIC TILE	69.42 SF	22.00	37.57	469.46	2,034.27	(0.00)	2,034.27
534. Batt insulation - 4" - R13 - paper / foil faced	67.25 SF	0.95	2.62	19.94	86.45	(0.00)	86.45
552. Base shoe	33.63 LF	1.92	1.53	19.84	85.94	(0.00)	85.94
Totals: Kitchen			891.02	7,588.02	32,881.20	0.00	32,881.20



Living Room

Height: 8'

610.83 SF Walls	371.65 SF Ceiling
982.48 SF Walls & Ceiling	371.65 SF Floor
41.29 SY Flooring	76.35 LF Floor Perimeter
76.35 LF Ceil. Perimeter	

Missing Wall

3' 6" X 8'

Opens into ENTRY_FOYER

Missing Wall

4' 5 7/8" X 8'

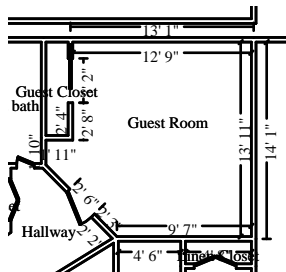
Opens into HALLWAY

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
258. Fir subfloor - no finish	371.65 SF	8.00	80.95	916.24	3,970.39	(0.00)	3,970.39
262. Seal/prime then paint the walls (2 coats)	610.83 SF	1.13	8.43	209.60	908.27	(0.00)	908.27
263. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	143.38	621.27	(0.00)	621.27
264. Subfloor Bracing*	265.00 SF	4.15	65.99	349.72	1,515.46	(0.00)	1,515.46
265. Final cleaning - construction - Residential	371.65 SF	0.34	0.00	37.90	164.26	(0.00)	164.26
267. Apply plant-based anti-microbial agent to the floor	371.65 SF	0.33	1.11	37.14	160.89	(0.00)	160.89
268. Outlet	5.00 EA	21.39	0.51	32.24	139.70	(0.00)	139.70
269. Paint baseboard - two coats	76.35 LF	1.69	0.78	38.94	168.75	(0.00)	168.75
270. Baseboard - 5 1/4"	76.35 LF	5.76	13.33	135.94	589.05	(0.00)	589.05

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CONTINUED - Living Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
272. 1/2" - drywall per LF - up to 2' tall	76.35 LF	13.34	7.01	307.66	1,333.18	(0.00)	1,333.18
273. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25
274. Mask and prep for paint - plastic, paper, tape (per LF)	53.83 LF	1.59	0.87	25.94	112.40	(0.00)	112.40
474. Add on to tear out mortar bed for tile	371.65 SF	2.21	0.00	246.40	1,067.75	(0.00)	1,067.75
487. Mortar bed for tile floors	371.65 SF	4.27	44.15	489.32	2,120.42	(0.00)	2,120.42
488. Grout sealer	371.65 SF	1.14	3.57	128.18	555.43	(0.00)	555.43
489. FLOOR COVERING - CERAMIC TILE	427.40 SF	22.00	231.31	2,890.24	12,524.35	(0.00)	12,524.35
535. Batt insulation - 4" - R13 - paper / foil faced	152.71 SF	0.95	5.96	45.30	196.33	(0.00)	196.33
553. Base shoe	76.35 LF	1.92	3.48	45.02	195.09	(0.00)	195.09
Totals: Living Room			468.39	6,089.14	26,386.24	0.00	26,386.24



Guest Room

Height: 8'

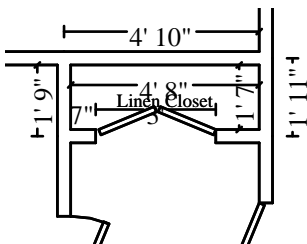
- 432.99 SF Walls
- 610.28 SF Walls & Ceiling
- 19.70 SY Flooring
- 54.12 LF Ceil. Perimeter
- 177.29 SF Ceiling
- 177.29 SF Floor
- 54.12 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
275. Mask and prep for paint - plastic, paper, tape (per LF)	54.12 LF	1.59	0.88	26.08	113.01	(0.00)	113.01
276. 1/2" - drywall per LF - up to 2' tall	54.12 LF	13.34	4.97	218.08	945.01	(0.00)	945.01
277. Baseboard - 5 1/4"	54.12 LF	5.76	9.45	96.36	417.54	(0.00)	417.54
278. Paint baseboard - two coats	54.12 LF	1.69	0.55	27.60	119.61	(0.00)	119.61
279. Clean ceiling fan and light - Heavy	1.00 EA	48.34	0.00	14.50	62.84	(0.00)	62.84
280. Apply plant-based anti-microbial agent to the floor	177.29 SF	0.33	0.53	17.72	76.76	(0.00)	76.76
281. Final cleaning - construction - Residential	177.29 SF	0.34	0.00	18.08	78.36	(0.00)	78.36
283. Subfloor Bracing*	144.33 SF	4.15	35.94	190.48	825.39	(0.00)	825.39
284. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
285. Clean sill - tile	4.00 LF	1.24	0.00	1.48	6.44	(0.00)	6.44
286. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25

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CONTINUED - Guest Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
287. Seal/prime then paint the walls (2 coats)	432.99 SF	1.13	5.98	148.58	643.84	(0.00)	643.84
289. Carpet pad	177.29 SF	0.67	5.43	37.26	161.47	(0.00)	161.47
290. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
291. Interior door unit	1.00 EA	342.68	15.86	107.56	466.10	(0.00)	466.10
293. Fir subfloor - no finish	177.29 SF	8.00	38.61	437.08	1,894.01	(0.00)	1,894.01
294. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	202.78	8.08	63.26	274.12	(0.00)	274.12
295. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	27.70	120.09	(0.00)	120.09
402. Carpet - Premium grade	203.88 SF	7.74	82.20	498.06	2,158.29	(0.00)	2,158.29
445. Detach & Reset Closet shelf and rod package	51.00 LF	14.34	0.00	219.40	950.74	(0.00)	950.74
446. Clean window unit (per side) 10 - 20 SF	1.00 EA	19.55	0.00	5.86	25.41	(0.00)	25.41
447. Clean ceiling fan and light	1.00 EA	33.71	0.00	10.12	43.83	(0.00)	43.83
536. Batt insulation - 4" - R13 - paper / foil faced	108.25 SF	0.95	4.22	32.12	139.18	(0.00)	139.18
554. Base shoe	54.12 LF	1.92	2.47	31.92	138.30	(0.00)	138.30
562. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Guest Room			229.21	2,353.68	10,199.30	0.00	10,199.30



Linen Closet

Height: 8'

101.10 SF Walls	7.59 SF Ceiling
108.69 SF Walls & Ceiling	7.59 SF Floor
0.84 SY Flooring	12.64 LF Floor Perimeter
12.64 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
297. Mask and prep for paint - plastic, paper, tape (per LF)	12.64 LF	1.59	0.20	6.10	26.40	(0.00)	26.40
298. 1/2" - drywall per LF - up to 2' tall	12.64 LF	13.34	1.16	50.92	220.70	(0.00)	220.70
299. Clean closet organizer and rod	1.00 EA	48.90	0.08	14.70	63.68	(0.00)	63.68



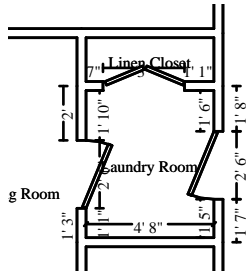
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CONTINUED - Linen Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
300. Apply plant-based anti-microbial agent to the floor	7.59 SF	0.33	0.02	0.76	3.28	(0.00)	3.28
301. Final cleaning - construction - Residential	7.59 SF	0.34	0.00	0.78	3.36	(0.00)	3.36
303. Closet shelf and rod package - Detach & reset	12.64 LF	14.30	0.00	54.22	234.97	(0.00)	234.97
304. Paint bifold door set - slab only - 2 coats (per side)	1.00 EA	60.41	1.20	18.48	80.09	(0.00)	80.09
305. Bifold door set - Colonist - Double	1.00 EA	347.28	12.02	107.78	467.08	(0.00)	467.08
306. Subfloor Bracing*	5.60 SF	4.15	1.39	7.40	32.03	(0.00)	32.03
307. Detach & Reset Closet shelf and rod package	5.00 LF	14.34	0.00	21.52	93.22	(0.00)	93.22
308. Bifold door - full louvered - Single	1.00 EA	250.86	10.64	78.46	339.96	(0.00)	339.96
309. Paint full lvr'd bifold door set - slab - 2 coats -per side	2.00 EA	95.65	2.41	58.12	251.83	(0.00)	251.83
310. Mask and cover light fixture	1.00 EA	16.59	0.05	5.00	21.64	(0.00)	21.64
311. Seal/prime then paint the walls (2 coats)	101.10 SF	1.13	1.40	34.70	150.34	(0.00)	150.34
315. Fir subfloor - no finish	7.59 SF	8.00	1.65	18.72	81.09	(0.00)	81.09
483. Mortar bed for tile floors	7.59 SF	4.27	0.90	10.00	43.31	(0.00)	43.31
484. Grout sealer	7.59 SF	1.14	0.07	2.62	11.34	(0.00)	11.34
485. FLOOR COVERING - CERAMIC TILE	8.73 SF	22.00	4.72	59.04	255.82	(0.00)	255.82
486. Add on to tear out mortar bed for tile	7.59 SF	2.21	0.00	5.04	21.81	(0.00)	21.81
537. Batt insulation - 4" - R13 - paper / foil faced	25.28 SF	0.95	0.99	7.50	32.51	(0.00)	32.51
555. Base shoe	12.64 LF	1.92	0.58	7.46	32.31	(0.00)	32.31
574. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	66.20	286.83	(0.00)	286.83
575. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Linen Closet			48.28	658.44	2,852.92	0.00	2,852.92

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Laundry Room

Height: 8'

161.98 SF Walls	25.50 SF Ceiling
187.48 SF Walls & Ceiling	25.50 SF Floor
2.83 SY Flooring	20.25 LF Floor Perimeter
20.25 LF Ceil. Perimeter	

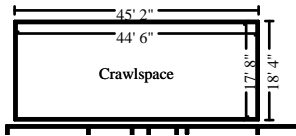
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
316. Mask and prep for paint - plastic, paper, tape (per LF)	20.25 LF	1.59	0.33	9.76	42.29	(0.00)	42.29
317. 1/2" - drywall per LF - up to 2' tall	20.25 LF	13.34	1.86	81.60	353.60	(0.00)	353.60
318. Paint baseboard - two coats	20.25 LF	1.69	0.21	10.32	44.75	(0.00)	44.75
319. Clean closet organizer and rod	1.00 EA	48.90	0.08	14.70	63.68	(0.00)	63.68
320. Apply plant-based anti-microbial agent to the floor	25.50 SF	0.33	0.08	2.54	11.04	(0.00)	11.04
321. Final cleaning - construction - Residential	25.50 SF	0.34	0.00	2.60	11.27	(0.00)	11.27
323. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25
324. Washer/Washing machine & dryer combo - Electric	1.00 EA	1,782.46	96.00	563.54	2,442.00	(0.00)	2,442.00
325. Interior door unit	1.00 EA	342.68	15.86	107.56	466.10	(0.00)	466.10
326. Seal/prime then paint the walls (2 coats)	161.98 SF	1.13	2.24	55.60	240.88	(0.00)	240.88
329. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
331. Fir subfloor - no finish	25.50 SF	8.00	5.55	62.86	272.41	(0.00)	272.41
332. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	202.78	8.08	63.26	274.12	(0.00)	274.12
373. Pocket door unit - Colonist	1.00 EA	357.29	10.86	110.44	478.59	(0.00)	478.59
374. Paint door slab only - 2 coats (per side)	4.00 EA	45.58	2.46	55.44	240.22	(0.00)	240.22
375. Pocket door latch	1.00 EA	29.76	0.68	9.12	39.56	(0.00)	39.56
475. Add on to tear out mortar bed for tile	25.50 SF	2.21	0.00	16.90	73.26	(0.00)	73.26
480. Mortar bed for tile floors	25.50 SF	4.27	3.03	33.56	145.48	(0.00)	145.48
481. Grout sealer	25.50 SF	1.14	0.24	8.80	38.11	(0.00)	38.11
482. FLOOR COVERING - CERAMIC TILE	29.32 SF	22.00	15.87	198.28	859.19	(0.00)	859.19
538. Batt insulation - 4" - R13 - paper / foil faced	40.49 SF	0.95	1.58	12.02	52.07	(0.00)	52.07
540. Door knob - interior	1.00 EA	46.86	1.28	14.44	62.58	(0.00)	62.58
556. Base shoe	20.25 LF	1.92	0.92	11.94	51.74	(0.00)	51.74
563. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Laundry Room			178.74	1,555.44	6,740.30	0.00	6,740.30

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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
350. Seal/prime then paint the walls (2 coats)	781.33 SF	1.13	10.78	268.12	1,161.80	(0.00)	1,161.80
351. Mask and prep for paint - plastic, paper, tape (per LF)	97.67 LF	1.59	1.58	47.08	203.96	(0.00)	203.96
352. Overhead door & hardware - 16' x 7'	1.00 EA	1,805.27	81.97	566.18	2,453.42	(0.00)	2,453.42
353. Patio door screen, 48" wide	4.00 EA	115.76	26.37	146.84	636.25	(0.00)	636.25
354. Water heater overflow drain pan	1.00 EA	56.09	1.46	17.26	74.81	(0.00)	74.81
355. Flexible gas supply line connector - 1/2" - up to 24"	1.00 EA	34.20	1.32	10.66	46.18	(0.00)	46.18
362. Water heater - 40 gallon - Gas - 6 yr	1.00 EA	1,144.44	40.47	355.48	1,540.39	(0.00)	1,540.39
363. Seal & paint single garage door opening & trim	2.00 EA	116.88	1.11	70.46	305.33	(0.00)	305.33
364. Final cleaning - construction - Residential	596.00 SF	0.34	0.00	60.80	263.44	(0.00)	263.44
Totals: Garage			165.06	1,542.88	6,685.58	0.00	6,685.58

Crawlspace

Height: 8'



994.67 SF Walls	786.17 SF Ceiling
1780.83 SF Walls & Ceiling	786.17 SF Floor
87.35 SY Flooring	124.33 LF Floor Perimeter
124.33 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
460. Batt insulation - 4" - R13 - paper / foil faced	786.17 SF	0.95	30.66	233.26	1,010.78	(0.00)	1,010.78
461. Bid Item	1.00 EA	850.00	0.00	0.00	850.00	(0.00)	850.00
PPE and Professional Ventilation Equipment for working conditions							
462. Moisture protection for crawl space - hydrated lime	786.17 SF	1.04	9.91	248.26	1,075.79	(0.00)	1,075.79
463. Negative air fan/Air scrubber (24 hr period) - No monit.	2.00 DA	70.00	0.00	42.00	182.00	(0.00)	182.00
Per OSHA Requirement							
464. Batt insulation - Add-on for confined spaces	786.17 SF	0.38	0.00	89.62	388.36	(0.00)	388.36
465. Dehumidifier (per 24 hr period) - 160+ ppd - No monitor.	2.00 EA	133.00	0.00	79.80	345.80	(0.00)	345.80
466. Clean foundation wall	248.67 SF	0.71	0.30	53.06	229.92	(0.00)	229.92
467. Vapor barrier - 15# felt	786.17 SF	0.37	3.77	88.40	383.05	(0.00)	383.05
468. Moisture protection for crawl space - visqueen - 10 mil	786.17 SF	0.47	5.19	112.42	487.11	(0.00)	487.11
469. Moisture protection - vapor barrier seam tape	786.17 SF	0.15	1.42	35.80	155.15	(0.00)	155.15



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 elizabeth@ebgcontracting.com

CONTINUED - Crawlspace

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Crawlspace			51.25	982.62	5,107.96	0.00	5,107.96
Total: Main Level			4,240.39	46,477.58	202,423.33	0.00	202,423.33

Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
468. Heat, vent, & air cond. labor minimum	1.00 EA	227.63	0.00	68.28	295.91	(0.00)	295.91
463. Toilet & bath accessory labor minimum	1.00 EA	134.88	0.00	40.46	175.34	(0.00)	175.34
418. Door labor minimum	1.00 EA	130.11	0.00	39.04	169.15	(0.00)	169.15
558. Plaster labor minimum	1.00 EA	528.48	0.00	158.54	687.02	(0.00)	687.02
Totals: Labor Minimums Applied			0.00	306.32	1,327.42	0.00	1,327.42
Line Item Totals: 17600_CAP_RECON			4,240.39	46,783.90	203,750.75	0.00	203,750.75

Grand Total Areas:

5,464.95 SF Walls	2,570.19 SF Ceiling	8,035.14 SF Walls and Ceiling
2,570.19 SF Floor	285.58 SY Flooring	681.40 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	691.73 LF Ceil. Perimeter
2,570.19 Floor Area	2,744.04 Total Area	5,464.95 Interior Wall Area
3,083.21 Exterior Wall Area	342.58 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	



Elias Brothers General Contractor, Inc

Elias Brothers GC Division
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Summary

Line Item Total	152,726.46
Material Sales Tax	4,041.79
Storage Rental Tax	26.71
Subtotal	156,794.96
Overhead	23,391.95
Profit	23,391.95
Laundering Tax	171.89
Replacement Cost Value	\$203,750.75
Net Claim	\$203,750.75

Elizabeth Brath
Estimator



Elias Brothers General Contractor, Inc

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Recap of Taxes, Overhead and Profit

	Overhead (15%)	Profit (15%)	Material Sales Tax (6%)	Laundering Tax (2%)	Manuf. Home Tax (6%)	Storage Rental Tax (6%)
Line Items	23,391.95	23,391.95	4,041.79	171.89	0.00	26.71
Total	23,391.95	23,391.95	4,041.79	171.89	0.00	26.71

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Sales Agreement

This agreement is between
Distributor and Customer

Last Modified Date: 01/13/2023 11:43:23

PO#:

Job Name: Island Park SGD

Job Address:

Quote # 7348784

Quote Date: 01/13/2023

Ship To

Ship To# A29743
ABC SUPPLY #489 - NSW NAPLES
8981 QUALITY ROAD C/O ELIAS BROTHERS GROUP
065002-890
BONITA SPRINGS, FL 34135-7278
Phone# Fax# (239) 597-2529

Customer

Account #
Phone# Fax#

Line #	Item Description	Quantity	Line Pricing		
0001 (1.00)	SGD770 SLIDING GLASS DOOR 770 73.X83._BYPASS,2P2T,XX,STD,4,BOX,10PB,H/H 7/16,CLEAR,NO GRID,BS,1814K,ALL	Ordered: 1.00	List Price \$7,495.83	Sell Price \$7,495.83	Ext Price \$7,495.83
	 <p>Send Unit: COMPLETE NOA Selection: 22-0727.06 Pnl/Trk: 2 Panel / 2 Track Panel Stack: STD Width: 73.0000 Actual Size: 73 X 83 Frame Color: 10PB - Bronze Glass: 7/16" LAMI (3/16 HS - .090 SGP- 3/16 HS) Does unit need to meet Turtle Code: NO Low E: NONE Interlayer Type: SGP090 Add HD Stile for DP Upgrade: Y Sill Riser Height: 4.0000 Screen Panel Type: BOX Screen Rail Qty: 1-BOX Handle Type: RAISED/RECESS Lock/Handle Location: STD Key Lock: N Panel Opr Rlr: STSTEELTM Stainless Steel Tandem Anchor Group: C.SG6.7 CAR#: 22-0727.06 NegativeDesignPressure: 90.0000 EnergyStar: NONE UF: 1.1100 VT: 0.6100</p>		<p>Certification Type: MIAMI Door Configuration: BYPASS Panel Configuration: XX Size Selection: CUSTOM Height: 83.0000 Calc Track Length: 73.0000 Glass Makeup: LMS309S3S Glass Family: LM - Laminated Glass Color: CL - CLEAR Privacy Glass: NONE - NONE Grid Type: NONE - NO Grid Stile: HVY/HVY Sill Riser Type: BOX Screen Type: 1814K - 1814 Charcoal Screen Rail Integrated: Y Handle Color: K - Black Secondary Lock Type: NONE Keyed Alike: N Screen Rlr: STSTEEL Stainless Steel Boxing Options: N - None PositiveDesignPressure: 90.0000 PANumber: FL251 CondensationResistance: 15.0000 SolarHeatGainCoeff: 0.5400 VTCOG: 0.8600</p>		
Location:					

1

Taken By: Elizabeth Brath

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elizabeth@ebgcontracting.com

Sales Agreement

This agreement is between
Distributor and Customer

Last Modified Date: 01/13/2023 11:43:23

PO#:

Job Name: Island Park SGD

Job Address:

Quote # 7348784

Quote Date: 01/13/2023

Ship To

Ship To# A29743
ABC SUPPLY #489 - NSW NAPLES
8981 QUALITY ROAD C/O ELIAS BROTHERS GROUP
065002-890
BONITA SPRINGS, FL 34135-7278
Phone# Fax# (239) 597-2529

Customer

Account #
Phone# Fax#

Line #	Item Description	Quantity	Line Pricing		
0001 (1.00)	SGD770 SLIDING GLASS DOOR 770 73.X83._BYPASS,2P2T,XX,STD,4,BOX,10PB,H/H 7/16,CLEAR,NO GRID,BS,1814K,ALL	Ordered: 1.00	List Price \$7,495.83	Sell Price \$7,495.83	Ext Price \$7,495.83
	 <p>Send Unit: COMPLETE NOA Selection: 22-0727.06 Pnl/Trk: 2 Panel / 2 Track Panel Stack: STD Width: 73.0000 Actual Size: 73 X 83 Frame Color: 10PB - Bronze Glass: 7/16" LAMI (3/16 HS - .090 SGP- 3/16 HS) Does unit need to meet Turtle Code: NO Low E: NONE Interlayer Type: SGP090 Add HD Stile for DP Upgrade: Y Sill Riser Height: 4.0000 Screen Panel Type: BOX Screen Rail Qty: 1-BOX Handle Type: RAISED/RECESS Lock/Handle Location: STD Key Lock: N Panel Opr Rlr: STSTEELTM Stainless Steel Tandem Anchor Group: C.SG6.7 CAR#: 22-0727.06 NegativeDesignPressure: 90.0000 EnergyStar: NONE UF: 1.1100 VT: 0.6100</p>		<p>Certification Type: MIAMI Door Configuration: BYPASS Panel Configuration: XX Size Selection: CUSTOM Height: 83.0000 Calc Track Length: 73.0000 Glass Makeup: LMS309S3S Glass Family: LM - Laminated Glass Color: CL - CLEAR Privacy Glass: NONE - NONE Grid Type: NONE - NO Grid Stile: HVY/HVY Sill Riser Type: BOX Screen Type: 1814K - 1814 Charcoal Screen Rail Integrated: Y Handle Color: K - Black Secondary Lock Type: NONE Keyed Alike: N Screen Rlr: STSTEEL Stainless Steel Boxing Options: N - None PositiveDesignPressure: 90.0000 PANumber: FL251 CondensationResistance: 15.0000 SolarHeatGainCoeff: 0.5400 VTCOG: 0.8600</p>		
Location:					

2

Taken By: Elizabeth Brath

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3 Main Level - 13-Main level

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4 Main Level/Master Bedroom - 16-
Master Bed

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5 Main Level/Master Bath - 17-
MasterBath

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6 Main Level/hall closet - 7-Hall closet

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7 Main Level/master closet - 15-
Master closet full

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8 Main Level/master shower - 14-
MasterShower

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9 Main Level/guest bath - 4-guest bath

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10 Main Level/Entry/Foyer - 2-Entry

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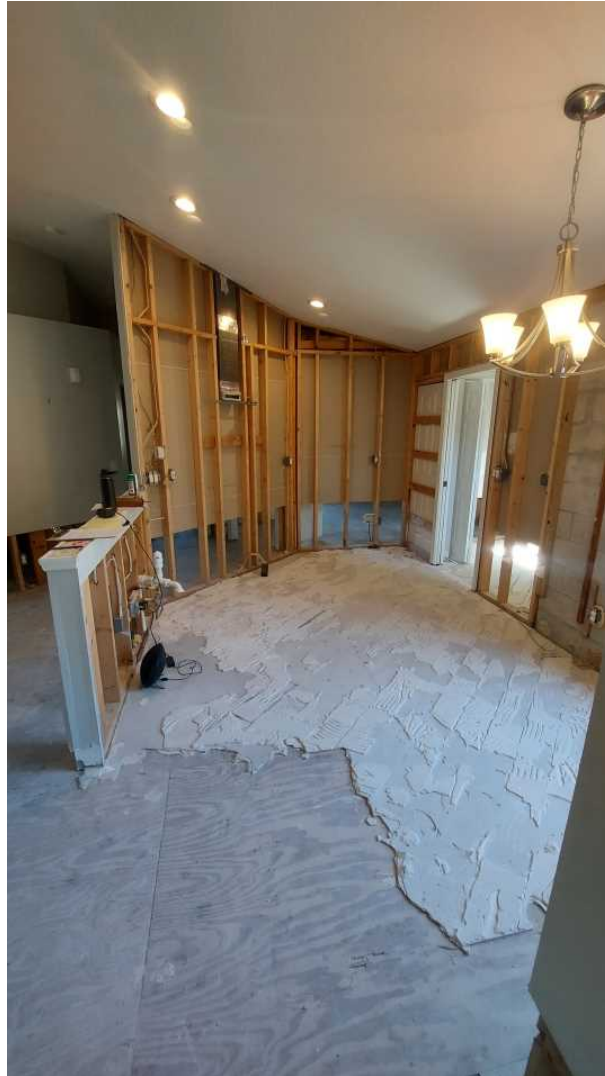
11 Main Level/Guest Closet - 5-guest closet

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12 Main Level/Dining Room - 1-
Dining

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13 Main Level/Kitchen - 8-Kitchen.
Full

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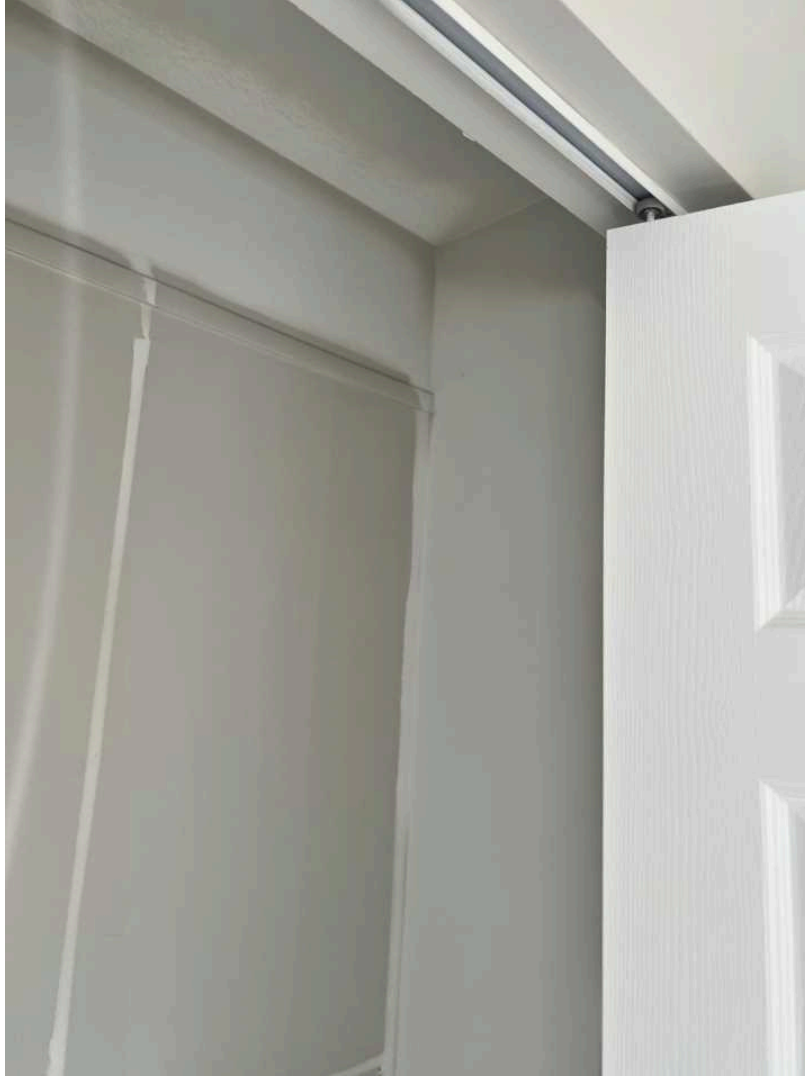
14 Main Level/Living Room - 12-
LivingRoom

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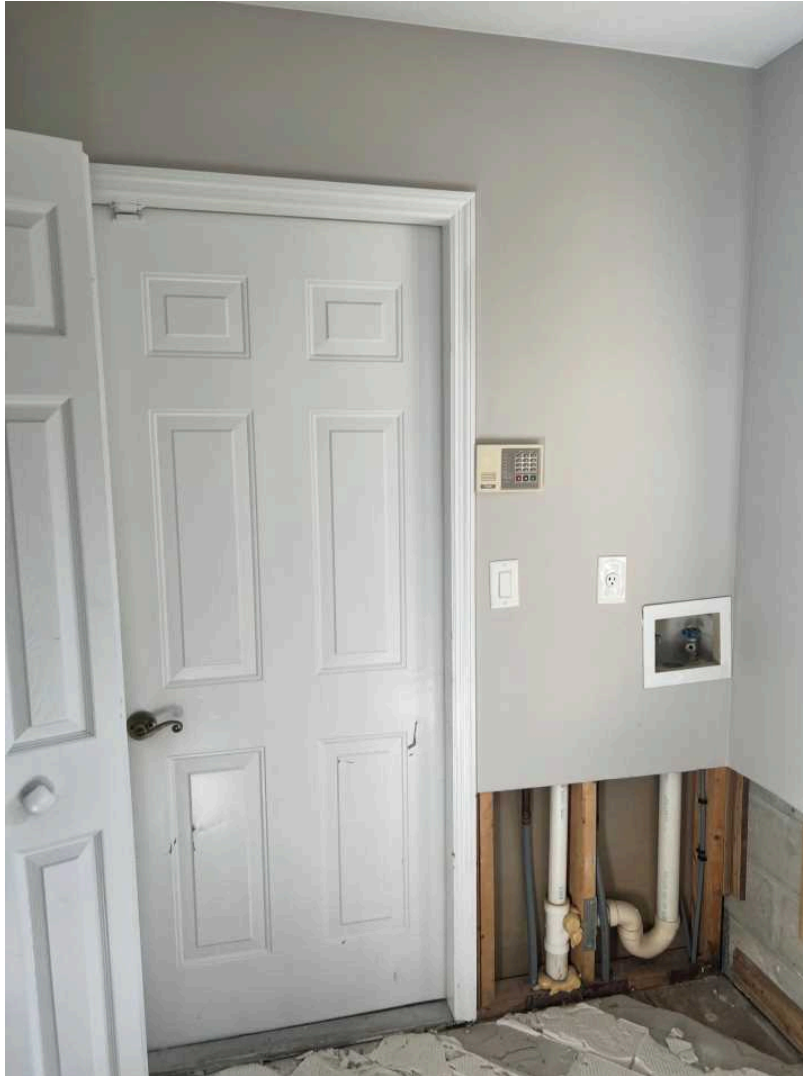
15 Main Level/Guest Room - 6-Guest room

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16 Main Level/Linen Closet - 11-
Linen closet

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17 Main Level/Laundry Room - 9-
Laundry room

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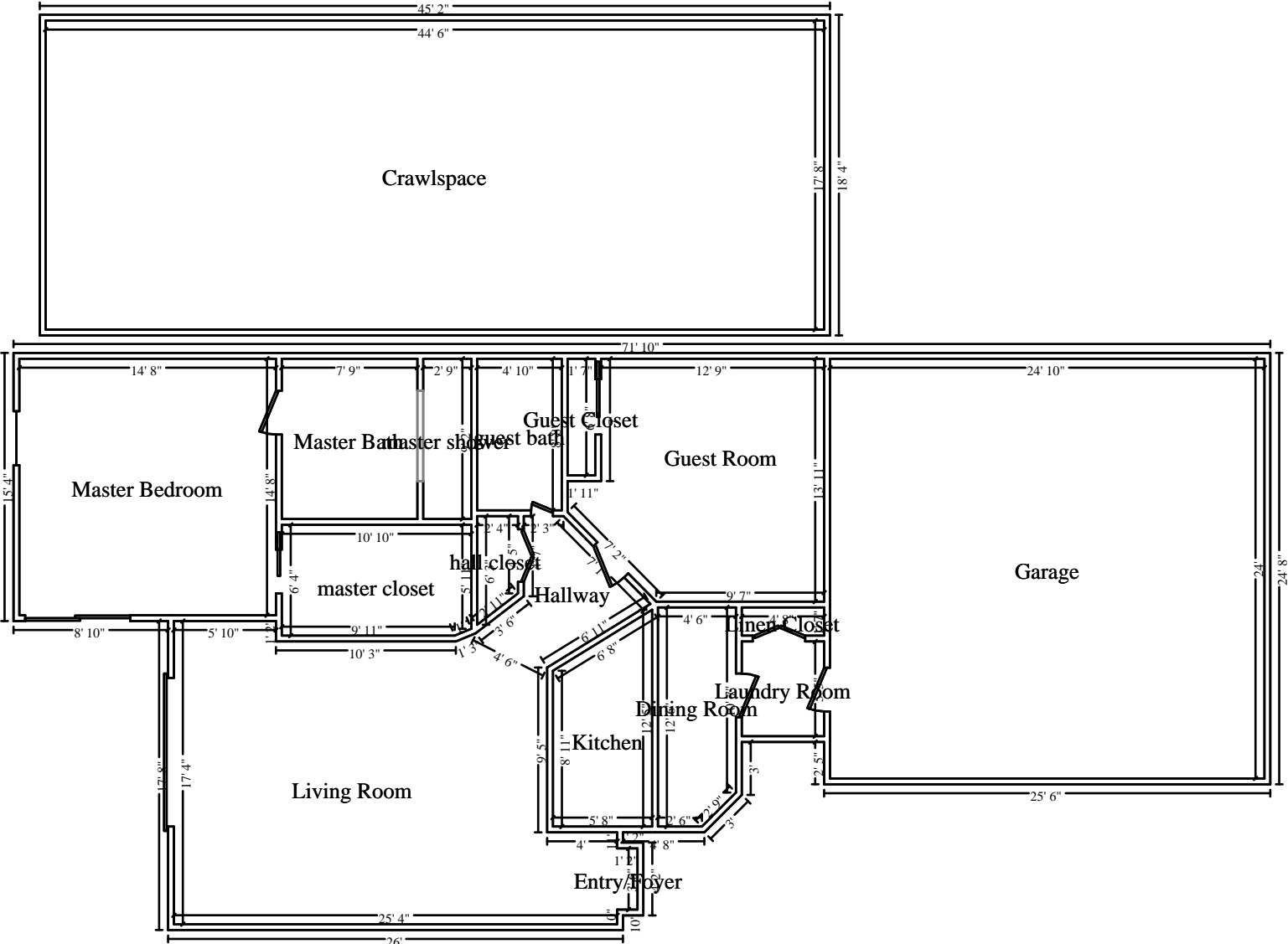


18 Main Level/Laundry Room - 10-
LaundryFull photo

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19 Main Level/Garage - 3-garage



Main Level



Elias Brothers General Contractor, Inc

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Client: Island Park 5.2
Property: 17600 Captiva
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: 1/15/2023 Date Assigned:

Price List: FLFM8X_JAN23
Labor Efficiency: Restoration/Service/Remodel
Estimate: 17600_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.

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.

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

ISLAND PARK - #001605

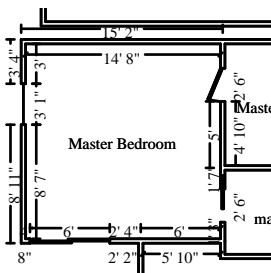
Elias Brothers GC Division
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17600_CAP_RECON

Main Level

Main Level

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
515. Drywall Repair - Minimum Charge - Labor and Material	1.00 EA	628.28	1.21	188.84	818.33	(0.00)	818.33
516. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA	1,015.00	0.00	304.50	1,319.50	(0.00)	1,319.50
517. Temporary toilet - Minimum rental charge	1.00 EA	110.00	0.00	33.00	143.00	(0.00)	143.00
518. Electrical (Bid Item)	1.00 EA	1,500.00	0.00	450.00	1,950.00	(0.00)	1,950.00
519. Plumbing (Bid Item)	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00
520. Light bulb - LED A19 - up to 500 lm - material only	14.00 EA	6.14	5.16	27.32	118.44	(0.00)	118.44
521. Job-site moving/storage container - 20' long - per month	2.00 MO	222.60	26.71	141.58	613.49	(0.00)	613.49
522. Detach & Reset Smoke detector	8.00 EA	61.60	0.00	147.84	640.64	(0.00)	640.64
523. Detach & Reset Window blind - PVC - 1" - 20.1 to 32 SF	8.00 EA	43.59	0.00	104.62	453.34	(0.00)	453.34
541. Administrative/supervisor/digitized filing labor charge (Bid Item)*	1.00 EA	1,200.00	0.00	360.00	1,560.00	(0.00)	1,560.00
542. On-Site Evaluation and/or Supervisor/Admin - per hour	92.00 HR	71.86	171.89	1,983.34	8,766.35	(0.00)	8,766.35
Total: Main Level			204.97	3,741.04	16,383.09	0.00	16,383.09



Master Bedroom

Height: 8'

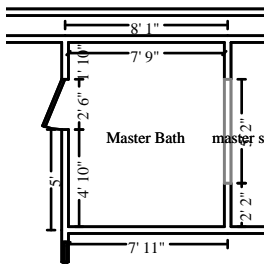
469.33 SF Walls	215.11 SF Ceiling
684.44 SF Walls & Ceiling	215.11 SF Floor
23.90 SY Flooring	58.67 LF Floor Perimeter
58.67 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
10. Mask and prep for paint - plastic, paper, tape (per LF)	58.67 LF	1.59	0.95	28.26	122.50	(0.00)	122.50
11. 1/2" - drywall per LF - up to 2' tall	58.67 LF	13.34	5.39	236.42	1,024.47	(0.00)	1,024.47
12. Baseboard - 5 1/4"	58.67 LF	5.76	10.24	104.46	452.64	(0.00)	452.64
13. Paint baseboard - two coats	58.67 LF	1.69	0.60	29.92	129.67	(0.00)	129.67
14. Clean ceiling fan and light - Heavy	1.00 EA	48.34	0.00	14.50	62.84	(0.00)	62.84
15. Outlet	5.00 EA	21.39	0.51	32.24	139.70	(0.00)	139.70
16. Apply plant-based anti-microbial agent to the floor	215.11 SF	0.33	0.65	21.50	93.14	(0.00)	93.14

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CONTINUED - Master Bedroom

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
17. Final cleaning - construction - Residential	215.11 SF	0.34	0.00	21.94	95.08	(0.00)	95.08
19. Interior door unit	1.00 EA	342.68	15.86	107.56	466.10	(0.00)	466.10
21. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.06	0.72	22.46	97.30	(0.00)	97.30
22. Subfloor Bracing*	212.00 SF	4.15	52.79	279.78	1,212.37	(0.00)	1,212.37
23. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
24. Clean acoustic ceiling (popcorn) texture	215.11 SF	0.68	0.13	43.92	190.32	(0.00)	190.32
25. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	71.68	310.62	(0.00)	310.62
26. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25
27. Seal/prime then paint the walls (2 coats)	469.33 SF	1.13	6.48	161.04	697.86	(0.00)	697.86
30. Carpet pad	215.11 SF	0.67	6.58	45.22	195.92	(0.00)	195.92
31. 6-0 8-0 vinyl sliding patio door - High grade	2.00 EA	4,000.00	176.18	2,452.86	10,629.04	(0.00)	10,629.04
32. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
34. Fir subfloor - no finish	215.11 SF	8.00	46.85	530.32	2,298.05	(0.00)	2,298.05
35. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	202.78	8.08	63.26	274.12	(0.00)	274.12
371. Clean ceiling fan and light	1.00 EA	33.71	0.00	10.12	43.83	(0.00)	43.83
399. Carpet - Premium grade	247.38 SF	7.74	99.74	604.34	2,618.80	(0.00)	2,618.80
525. Batt insulation - 4" - R13 - paper / foil faced	117.33 SF	0.95	4.58	34.82	150.86	(0.00)	150.86
543. Base shoe	58.67 LF	1.92	2.68	34.60	149.93	(0.00)	149.93
Totals: Master Bedroom			451.52	5,052.68	21,894.80	0.00	21,894.80



Missing Wall - Goes to Floor

5' 2" X 6' 8"

Opens into MASTER_SHOW2

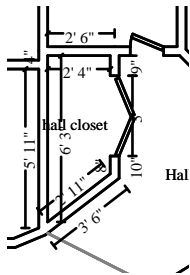
Master Bath

Height: 8'

236.22 SF Walls	71.04 SF Ceiling
307.26 SF Walls & Ceiling	71.04 SF Floor
7.89 SY Flooring	28.67 LF Floor Perimeter
33.83 LF Ceil. Perimeter	

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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
36. Final cleaning - construction - Residential	307.26 SF	0.34	0.00	31.34	135.81	(0.00)	135.81
38. Clean outlet or switch	4.00 EA	4.52	0.00	5.42	23.50	(0.00)	23.50
39. Vanity - Premium grade	6.00 LF	478.04	153.09	906.40	3,927.73	(0.00)	3,927.73
40. Sink faucet - Bathroom	2.00 EA	233.54	17.08	145.24	629.40	(0.00)	629.40
41. Sink - double basin	1.00 EA	413.16	16.61	128.92	558.69	(0.00)	558.69
42. Mirror - 1/8" plate glass	15.00 SF	15.25	8.17	71.08	308.00	(0.00)	308.00
43. Detach & Reset Medicine cabinet	1.00 EA	67.10	0.00	20.14	87.24	(0.00)	87.24
44. Mask and prep for paint - plastic, paper, tape (per LF)	33.83 LF	1.59	0.55	16.30	70.64	(0.00)	70.64
45. 1/2" - drywall per LF - up to 2' tall	28.67 LF	13.34	2.63	115.52	500.61	(0.00)	500.61
47. Apply plant-based anti-microbial agent to the floor	71.04 SF	0.33	0.21	7.10	30.75	(0.00)	30.75
48. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	21.62	93.73	(0.00)	93.73
49. Seal & paint vanity - inside and out	6.00 LF	43.94	2.03	79.70	345.37	(0.00)	345.37
51. Subfloor Bracing*	71.04 SF	4.15	17.69	93.74	406.25	(0.00)	406.25
52. Seal/prime then paint the walls (2 coats)	236.22 SF	1.13	3.26	81.06	351.25	(0.00)	351.25
56. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
57. Fir subfloor - no finish	71.04 SF	8.00	15.47	175.14	758.93	(0.00)	758.93
59. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
511. Add on to tear out mortar bed for tile	71.04 SF	2.21	0.00	47.10	204.10	(0.00)	204.10
512. Mortar bed for tile floors	71.04 SF	4.27	8.44	93.54	405.32	(0.00)	405.32
513. Grout sealer	71.04 SF	1.14	0.68	24.50	106.17	(0.00)	106.17
514. FLOOR COVERING - CERAMIC TILE	81.70 SF	22.00	44.22	552.48	2,394.10	(0.00)	2,394.10
526. Batt insulation - 4" - R13 - paper / foil faced	59.06 SF	0.95	2.30	17.54	75.95	(0.00)	75.95
544. Base shoe	28.67 LF	1.92	1.31	16.92	73.28	(0.00)	73.28
569. R&R Pocket door unit - Colonist	1.00 EA	396.09	10.86	122.08	529.03	(0.00)	529.03
571. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	27.70	120.09	(0.00)	120.09
Totals: Master Bath			317.75	2,900.76	12,570.05	0.00	12,570.05



hall closet

Height: 8'

127.26 SF Walls	12.40 SF Ceiling
139.67 SF Walls & Ceiling	12.40 SF Floor
1.38 SY Flooring	15.91 LF Floor Perimeter
15.91 LF Ceil. Perimeter	

Elias Brothers GC Division
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CONTINUED - master closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
81. Clean cold air return cover	1.00 EA	11.32	0.00	3.40	14.72	(0.00)	14.72
82. Clean light fixture	1.00 EA	13.78	0.00	4.14	17.92	(0.00)	17.92
83. Clean closet organizer and rod	1.00 EA	48.90	0.08	14.70	63.68	(0.00)	63.68
84. Mask and prep for paint - plastic, paper, tape (per LF)	34.02 LF	1.59	0.55	16.38	71.02	(0.00)	71.02
85. 1/2" - drywall per LF - up to 2' tall	34.02 LF	13.34	3.12	137.08	594.03	(0.00)	594.03
86. Baseboard - 5 1/4"	34.02 LF	5.76	5.94	60.56	262.46	(0.00)	262.46
87. Paint baseboard - two coats	34.02 LF	1.69	0.35	17.34	75.18	(0.00)	75.18
89. Apply plant-based anti-microbial agent to the floor	68.42 SF	0.33	0.21	6.84	29.63	(0.00)	29.63
90. Subfloor Bracing*	68.42 SF	4.15	17.04	90.30	391.28	(0.00)	391.28
91. Bifold mirrored door set - Double	1.00 EA	585.55	25.75	183.38	794.68	(0.00)	794.68
92. Seal/prime then paint the walls (2 coats)	272.15 SF	1.13	3.76	93.38	404.67	(0.00)	404.67
94. Carpet pad	68.42 SF	0.67	2.09	14.38	62.31	(0.00)	62.31
97. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
Fair Market pricing for material needed							
98. Fir subfloor - no finish	68.42 SF	8.00	14.90	168.68	730.94	(0.00)	730.94
99. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
400. Carpet - Premium grade	78.69 SF	7.74	31.73	192.24	833.03	(0.00)	833.03
528. Batt insulation - 4" - R13 - paper / foil faced	68.04 SF	0.95	2.65	20.20	87.49	(0.00)	87.49
546. Base shoe	34.02 LF	1.92	1.55	20.06	86.93	(0.00)	86.93
567. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	61.44	2.41	37.58	162.87	(0.00)	162.87
Totals: master closet			123.57	1,215.56	5,267.48	0.00	5,267.48



master shower

Height: 8'

156.22 SF Walls	25.21 SF Ceiling
181.43 SF Walls & Ceiling	25.21 SF Floor
2.80 SY Flooring	18.67 LF Floor Perimeter
23.83 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

5' 2" X 6' 8"

Opens into MASTER_BATH



Elias Brothers General Contractor, Inc

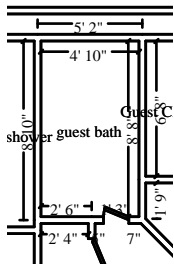
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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
100. Final cleaning - construction - Residential	181.43 SF	0.34	0.00	18.50	80.19	(0.00)	80.19
101. Shower base	1.00 EA	361.65	16.58	113.48	491.71	(0.00)	491.71
102. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	21.62	93.73	(0.00)	93.73
103. Detach & Reset Towel bar	1.00 EA	21.44	0.00	6.44	27.88	(0.00)	27.88
104. Detach & Reset Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA	42.58	0.00	12.78	55.36	(0.00)	55.36
105. Floor drain - tub/shower - metal/plastic	1.00 EA	48.55	0.62	14.74	63.91	(0.00)	63.91
106. Paint baseboard - two coats	18.67 LF	1.69	0.19	9.52	41.26	(0.00)	41.26
107. Mask and prep for paint - plastic, paper, tape (per LF)	23.83 LF	1.59	0.39	11.48	49.76	(0.00)	49.76
108. Bathroom ventilation fan w/light	1.00 EA	175.94	7.19	54.94	238.07	(0.00)	238.07
109. Baseboard - 5 1/4"	18.67 LF	5.76	3.26	33.24	144.04	(0.00)	144.04
110. Apply plant-based anti-microbial agent to the floor	25.21 SF	0.33	0.08	2.52	10.92	(0.00)	10.92
111. Subfloor Bracing*	25.21 SF	4.15	6.28	33.26	144.16	(0.00)	144.16
114. Toilet seat	1.00 EA	59.54	1.89	18.42	79.85	(0.00)	79.85
115. Toilet	1.00 EA	547.59	18.26	169.76	735.61	(0.00)	735.61
116. Angle stop valve	1.00 EA	38.98	0.43	11.82	51.23	(0.00)	51.23
117. Toilet paper holder	1.00 EA	28.82	0.74	8.86	38.42	(0.00)	38.42
118. Toilet flange	1.00 EA	282.77	5.52	86.50	374.79	(0.00)	374.79
119. Tile shower - 61 to 100 SF	1.00 EA	1,816.91	35.65	555.78	2,408.34	(0.00)	2,408.34
120. Detach & Reset Soap dish - Wall mounted	1.00 EA	16.97	0.00	5.10	22.07	(0.00)	22.07
121. Detach & Reset Cabinetry - upper (wall) units	2.00 LF	76.54	0.00	45.92	199.00	(0.00)	199.00
122. Clean cabinetry - upper - inside and out	2.00 LF	19.18	0.01	11.50	49.87	(0.00)	49.87
123. Clean towel bar	1.00 EA	9.17	0.00	2.76	11.93	(0.00)	11.93
124. Detach & Reset Towel ring	1.00 EA	21.95	0.00	6.58	28.53	(0.00)	28.53
128. 1/2" - drywall per LF - up to 2' tall	18.67 LF	13.34	1.71	75.24	326.01	(0.00)	326.01
129. Seal/prime then paint the walls (2 coats)	156.22 SF	1.13	2.16	53.60	232.29	(0.00)	232.29
134. Fir subfloor - no finish	25.21 SF	8.00	5.49	62.14	269.31	(0.00)	269.31
391. Grout sealer	25.21 SF	1.14	0.24	8.70	37.68	(0.00)	37.68
392. Additional charge to tile a bench seat	1.00 EA	142.30	2.65	43.50	188.45	(0.00)	188.45
393. Additional charge to tile a wall niche	1.00 EA	184.04	1.85	55.78	241.67	(0.00)	241.67
503. Add on to tear out mortar bed for tile	25.21 SF	2.21	0.00	16.72	72.43	(0.00)	72.43
504. Mortar bed for tile floors	25.21 SF	4.27	3.00	33.20	143.85	(0.00)	143.85
505. Grout sealer	25.21 SF	1.14	0.24	8.70	37.68	(0.00)	37.68
506. FLOOR COVERING - CERAMIC TILE	28.99 SF	22.00	15.69	196.04	849.51	(0.00)	849.51
529. Batt insulation - 4" - R13 - paper / foil faced	39.06 SF	0.95	1.52	11.60	50.23	(0.00)	50.23
547. Base shoe	18.67 LF	1.92	0.85	11.02	47.72	(0.00)	47.72

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CONTINUED - master shower

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: master shower			132.97	1,831.76	7,937.46	0.00	7,937.46



guest bath

Height: 8'

216.00 SF Walls	41.89 SF Ceiling
257.89 SF Walls & Ceiling	41.89 SF Floor
4.65 SY Flooring	27.00 LF Floor Perimeter
27.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
135. Toilet seat	1.00 EA	59.54	1.89	18.42	79.85	(0.00)	79.85
136. Toilet paper holder	1.00 EA	28.82	0.74	8.86	38.42	(0.00)	38.42
137. Detach & Reset Towel bar	2.00 EA	20.80	0.00	12.48	54.08	(0.00)	54.08
138. Outlet	5.00 EA	21.39	0.51	32.24	139.70	(0.00)	139.70
139. Light fixture - Detach & reset	1.00 EA	75.68	0.00	22.70	98.38	(0.00)	98.38
140. Seal & paint vanity - inside and out	5.00 LF	43.94	1.69	66.42	287.81	(0.00)	287.81
141. Vanity	3.00 LF	244.49	34.51	230.40	998.38	(0.00)	998.38
142. Bathtub	1.00 EA	964.91	26.45	297.42	1,288.78	(0.00)	1,288.78
143. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
145. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	21.62	93.73	(0.00)	93.73
146. Final cleaning - construction - Residential	41.89 SF	0.34	0.00	4.28	18.52	(0.00)	18.52
147. Apply plant-based anti-microbial agent to the floor	41.89 SF	0.33	0.13	4.18	18.13	(0.00)	18.13
148. Clean light bar	2.00 EA	23.96	0.01	14.38	62.31	(0.00)	62.31
149. Clean mirror - Heavy	18.00 SF	1.28	0.01	6.92	29.97	(0.00)	29.97
150. Paint door slab only - 2 coats (per side)	2.00 EA	44.70	1.23	27.18	117.81	(0.00)	117.81
151. Interior door unit	1.00 EA	342.68	15.86	107.56	466.10	(0.00)	466.10
153. Paint baseboard - two coats	27.00 LF	1.69	0.28	13.76	59.67	(0.00)	59.67
154. Sink - single	1.00 EA	290.98	9.83	90.24	391.05	(0.00)	391.05
155. Baseboard - 5 1/4"	27.00 LF	5.76	4.71	48.08	208.31	(0.00)	208.31
156. Clean cold air return cover	1.00 EA	11.32	0.00	3.40	14.72	(0.00)	14.72
157. 1/2" - drywall per LF - up to 2' tall	27.00 LF	13.34	2.48	108.80	471.46	(0.00)	471.46
158. Toilet	1.00 EA	547.59	18.26	169.76	735.61	(0.00)	735.61

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CONTINUED - guest bath

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
159. Mask and prep for paint - plastic, paper, tape (per LF)	27.00 LF	1.59	0.44	13.02	56.39	(0.00)	56.39
160. Subfloor Bracing*	41.89 SF	4.15	10.43	55.28	239.55	(0.00)	239.55
161. Clean window unit (per side) 3 - 9 SF	1.00 EA	13.73	0.00	4.12	17.85	(0.00)	17.85
162. Clean sill - tile	3.00 LF	1.24	0.00	1.12	4.84	(0.00)	4.84
163. Detach & Reset Light fixture	1.00 EA	75.68	0.00	22.70	98.38	(0.00)	98.38
164. Detach & Reset Mirror - 1/8" plate glass	18.00 SF	7.59	0.00	40.98	177.60	(0.00)	177.60
165. Toilet flange	1.00 EA	282.77	5.52	86.50	374.79	(0.00)	374.79
166. Angle stop valve	1.00 EA	38.98	0.43	11.82	51.23	(0.00)	51.23
167. Clean bathroom fan	1.00 EA	36.63	0.00	10.98	47.61	(0.00)	47.61
168. Clean light fixture	1.00 EA	13.78	0.00	4.14	17.92	(0.00)	17.92
169. 5/8" blueboard - hung only (no tape or finish)	30.00 SF	1.97	0.94	18.02	78.06	(0.00)	78.06
170. Seal/prime then paint the walls (2 coats)	216.00 SF	1.13	2.98	74.12	321.18	(0.00)	321.18
174. Fir subfloor - no finish	41.89 SF	8.00	9.12	103.28	447.52	(0.00)	447.52
175. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	202.78	8.08	63.26	274.12	(0.00)	274.12
448. Shower door	1.00 EA	575.82	23.64	179.84	779.30	(0.00)	779.30
449. Tile shower - 61 to 100 SF	1.00 EA	1,675.90	35.65	513.48	2,225.03	(0.00)	2,225.03
499. Add on to tear out mortar bed for tile	41.89 SF	2.21	0.00	27.78	120.36	(0.00)	120.36
500. Mortar bed for tile floors	41.89 SF	4.27	4.98	55.16	239.01	(0.00)	239.01
501. Grout sealer	41.89 SF	1.14	0.40	14.44	62.59	(0.00)	62.59
502. FLOOR COVERING - CERAMIC TILE	48.17 SF	22.00	26.07	325.74	1,411.55	(0.00)	1,411.55
530. Batt insulation - 4" - R13 - paper / foil faced	54.00 SF	0.95	2.11	16.04	69.45	(0.00)	69.45
548. Base shoe	27.00 LF	1.92	1.23	15.92	68.99	(0.00)	68.99
572. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: guest bath			253.09	3,003.98	13,017.03	0.00	13,017.03

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Entry/Foyer

Height: 8'

46.67 SF Walls	3.50 SF Ceiling
50.17 SF Walls & Ceiling	3.50 SF Floor
0.39 SY Flooring	5.83 LF Floor Perimeter
5.83 LF Ceil. Perimeter	

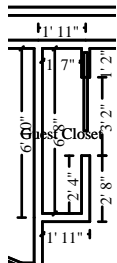
Missing Wall

3' 6" X 8'

Opens into LIVING_ROOM

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
176. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
178. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	143.38	621.27	(0.00)	621.27
179. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
180. Exterior door - Deluxe grade - wood w/detail - pre-hung	1.00 EA	2,448.09	139.85	776.38	3,364.32	(0.00)	3,364.32
372. Door lockset & deadbolt - exterior	1.00 EA	91.49	3.45	28.48	123.42	(0.00)	123.42
472. Add on to tear out mortar bed for tile	3.50 SF	2.21	0.00	2.32	10.06	(0.00)	10.06
496. Mortar bed for tile floors	3.50 SF	4.27	0.42	4.60	19.97	(0.00)	19.97
497. Grout sealer	3.50 SF	1.14	0.03	1.20	5.22	(0.00)	5.22
498. FLOOR COVERING - CERAMIC TILE	4.03 SF	22.00	2.18	27.26	118.10	(0.00)	118.10
531. Batt insulation - 4" - R13 - paper / foil faced	11.67 SF	0.95	0.46	3.46	15.01	(0.00)	15.01
549. Base shoe	5.83 LF	1.92	0.27	3.44	14.90	(0.00)	14.90
559. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	27.70	120.09	(0.00)	120.09
560. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32

Totals: Entry/Foyer			161.46	1,132.62	4,908.07	0.00	4,908.07
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Guest Closet

Height: 8'

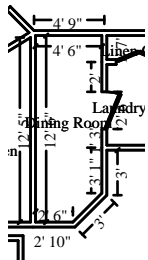
132.00 SF Walls	10.56 SF Ceiling
142.56 SF Walls & Ceiling	10.56 SF Floor
1.17 SY Flooring	16.50 LF Floor Perimeter
16.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
181. Mask and prep for paint - plastic, paper, tape (per LF)	16.50 LF	1.59	0.27	7.96	34.47	(0.00)	34.47

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CONTINUED - Guest Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
182. 1/2" - drywall per LF - up to 2' tall	16.50 LF	13.34	1.52	66.50	288.13	(0.00)	288.13
183. Baseboard - 5 1/4"	16.50 LF	5.76	2.88	29.38	127.30	(0.00)	127.30
184. Paint baseboard - two coats	16.50 LF	1.69	0.17	8.42	36.48	(0.00)	36.48
185. Apply plant-based anti-microbial agent to the floor	10.56 SF	0.33	0.03	1.04	4.55	(0.00)	4.55
186. Final cleaning - construction - Residential	10.56 SF	0.34	0.00	1.08	4.67	(0.00)	4.67
187. Closet shelf and rod package - Detach & reset	16.50 LF	14.30	0.00	70.78	306.73	(0.00)	306.73
188. Subfloor Bracing*	14.90 SF	4.15	3.71	19.68	85.23	(0.00)	85.23
189. Bifold door set - full louvered - Double	1.00 EA	501.73	21.29	156.90	679.92	(0.00)	679.92
190. Paint full lvr'd bifold door set - slab - 2 coats -per side	2.00 EA	95.65	2.41	58.12	251.83	(0.00)	251.83
191. Mask and cover light fixture	1.00 EA	16.59	0.05	5.00	21.64	(0.00)	21.64
192. Seal/prime then paint the walls (2 coats)	132.00 SF	1.13	1.82	45.28	196.26	(0.00)	196.26
194. Carpet pad	10.56 SF	0.67	0.32	2.22	9.62	(0.00)	9.62
195. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
197. Fir subfloor - no finish	10.56 SF	8.00	2.30	26.04	112.82	(0.00)	112.82
401. Carpet - Premium grade	12.14 SF	7.74	4.89	29.64	128.49	(0.00)	128.49
532. Batt insulation - 4" - R13 - paper / foil faced	33.00 SF	0.95	1.29	9.78	42.42	(0.00)	42.42
550. Base shoe	16.50 LF	1.92	0.75	9.72	42.15	(0.00)	42.15
573. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Guest Closet			55.14	647.72	2,806.82	0.00	2,806.82



Dining Room

Height: 8'

262.70 SF Walls	53.98 SF Ceiling
316.68 SF Walls & Ceiling	53.98 SF Floor
6.00 SY Flooring	32.84 LF Floor Perimeter
32.84 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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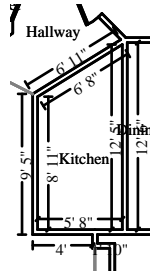
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CONTINUED - Dining Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
199. Mask and prep for paint - plastic, paper, tape (per LF)	32.84 LF	1.59	0.53	15.82	68.57	(0.00)	68.57
201. Baseboard - 5 1/4"	32.84 LF	5.76	5.73	58.46	253.35	(0.00)	253.35
202. Paint baseboard - two coats	32.84 LF	1.69	0.33	16.76	72.59	(0.00)	72.59
203. Clean ceiling fan and light - Heavy	1.00 EA	48.34	0.00	14.50	62.84	(0.00)	62.84
204. Apply plant-based anti-microbial agent to the floor	53.98 SF	0.33	0.16	5.38	23.35	(0.00)	23.35
205. Final cleaning - construction - Residential	53.98 SF	0.34	0.00	5.50	23.85	(0.00)	23.85
207. Subfloor Bracing*	532.80 SF	4.15	132.67	703.14	3,046.93	(0.00)	3,046.93
208. Clean sill - tile	12.00 LF	1.24	0.01	4.46	19.35	(0.00)	19.35
209. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	71.68	310.62	(0.00)	310.62
210. Mask and cover light fixture	3.00 EA	16.59	0.14	14.98	64.89	(0.00)	64.89
211. 6-0 8-0 vinyl sliding patio door - High grade	2.00 EA	4,000.00	176.18	2,452.86	10,629.04	(0.00)	10,629.04
 212. Patio door screen, 48" wide	2.00 EA	115.45	13.18	73.24	317.32	(0.00)	317.32
213. Seal/prime then paint the walls (2 coats)	262.70 SF	1.13	3.63	90.14	390.62	(0.00)	390.62
217. Fir subfloor - no finish	53.98 SF	8.00	11.76	133.08	576.68	(0.00)	576.68
218. Clean chandelier - with crystal - Heavy	1.00 EA	269.34	0.01	80.80	350.15	(0.00)	350.15
219. Door opening (jamb & casing) - 60" or wider - paint grade	1.00 EA	275.15	10.93	85.82	371.90	(0.00)	371.90
395. 1/2" - drywall per LF - up to 4' tall	32.84 LF	19.04	5.56	189.24	820.07	(0.00)	820.07
473. Add on to tear out mortar bed for tile	53.98 SF	2.21	0.00	35.80	155.10	(0.00)	155.10
493. Mortar bed for tile floors	53.98 SF	4.27	6.41	71.06	307.96	(0.00)	307.96
494. Grout sealer	53.98 SF	1.14	0.52	18.62	80.68	(0.00)	80.68
495. FLOOR COVERING - CERAMIC TILE	62.08 SF	22.00	33.60	419.80	1,819.16	(0.00)	1,819.16
533. Batt insulation - 4" - R13 - paper / foil faced	65.67 SF	0.95	2.56	19.48	84.43	(0.00)	84.43
551. Base shoe	32.84 LF	1.92	1.50	19.38	83.93	(0.00)	83.93
561. Paint door/window trim & jamb - Large - 2 coats (per side)	2.00 EA	44.53	0.85	26.98	116.89	(0.00)	116.89
Totals: Dining Room			406.68	4,626.98	20,050.27	0.00	20,050.27

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Kitchen

Height: 8'

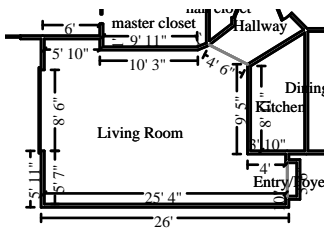
269.01 SF Walls	60.36 SF Ceiling
329.37 SF Walls & Ceiling	60.36 SF Floor
6.71 SY Flooring	33.63 LF Floor Perimeter
33.63 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
220. Cabinetry - upper (wall) units	15.00 LF	183.58	117.60	861.40	3,732.70	(0.00)	3,732.70
221. Refrigerator - side by side - 22 to 25 cf	1.00 EA	1,645.90	96.00	522.58	2,264.48	(0.00)	2,264.48
222. Cabinetry - lower (base) units	16.00 LF	271.81	210.14	1,367.72	5,926.82	(0.00)	5,926.82
223. Clean ceiling fan and light	1.00 EA	33.71	0.00	10.12	43.83	(0.00)	43.83
224. Clean cabinetry - upper - inside and out	20.00 LF	19.09	0.11	114.58	496.49	(0.00)	496.49
225. Garbage disposer	1.00 EA	280.22	8.39	86.58	375.19	(0.00)	375.19
226. Range - freestanding - gas	1.00 EA	1,188.77	60.00	374.64	1,623.41	(0.00)	1,623.41
227. Countertop - solid surface	20.00 SF	69.93	53.64	435.68	1,887.92	(0.00)	1,887.92
228. P-trap assembly - ABS (plastic)	1.00 EA	76.12	0.48	22.98	99.58	(0.00)	99.58
229. Apply plant-based anti-microbial agent to the floor	60.36 SF	0.34	0.18	6.22	26.92	(0.00)	26.92
230. Outlet	5.00 EA	18.25	0.51	27.54	119.30	(0.00)	119.30
231. Countertop subdeck - plywood	36.00 SF	4.29	3.82	47.48	205.74	(0.00)	205.74
232. Paint baseboard - two coats	33.63 LF	1.73	0.34	17.56	76.08	(0.00)	76.08
233. Baseboard - 3 1/4"	33.63 LF	4.59	3.98	47.50	205.84	(0.00)	205.84
234. Sink - double basin - Standard grade	1.00 EA	328.37	10.95	101.80	441.12	(0.00)	441.12
236. Mask and prep for paint - plastic, paper, tape (per LF)	33.63 LF	1.62	0.54	16.50	71.52	(0.00)	71.52
237. Dishwasher - High grade	1.00 EA	1,011.34	50.91	318.68	1,380.93	(0.00)	1,380.93
238. Countertop - Granite or Marble - Premium grade	36.00 SF	121.86	160.42	1,364.20	5,911.58	(0.00)	5,911.58
239. Sink faucet - Kitchen - High grade	1.00 EA	402.01	18.26	126.08	546.35	(0.00)	546.35
240. Angle stop valve	1.00 EA	41.23	0.43	12.48	54.14	(0.00)	54.14
241. Clean wall hanging - Light clean	3.00 EA	7.12	0.05	6.42	27.83	(0.00)	27.83
242. Refrig. water line - Disconnect & reconnect - with repairs	1.00 EA	111.10	1.34	33.74	146.18	(0.00)	146.18
243. Cabinet knob or pull	18.00 EA	10.27	3.82	56.60	245.28	(0.00)	245.28
246. Clean countertop	6.00 SF	0.96	0.01	1.72	7.49	(0.00)	7.49
247. Drywall patch / small repair, ready for paint	4.00 EA	107.28	0.92	129.02	559.06	(0.00)	559.06
248. Seal/prime then paint the walls (2 coats)	269.01 SF	1.15	3.71	93.92	406.99	(0.00)	406.99
251. Fir subfloor - no finish	60.36 SF	8.24	14.45	153.56	665.38	(0.00)	665.38
255. Paint cabinetry - lower - inside and out	16.00 LF	35.88	4.53	173.58	752.19	(0.00)	752.19

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CONTINUED - Kitchen

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
256. 4" backsplash for flat laid countertop	15.00 LF	9.52	4.88	44.30	191.98	(0.00)	191.98
394. 1/2" drywall - hung, taped, with smooth wall finish	269.01 SF	4.46	11.14	363.28	1,574.20	(0.00)	1,574.20
471. Add on to tear out mortar bed for tile	60.36 SF	2.21	0.00	40.02	173.42	(0.00)	173.42
490. Mortar bed for tile floors	60.36 SF	4.27	7.17	79.48	344.39	(0.00)	344.39
491. Grout sealer	60.36 SF	1.14	0.58	20.82	90.21	(0.00)	90.21
492. FLOOR COVERING - CERAMIC TILE	69.42 SF	22.00	37.57	469.46	2,034.27	(0.00)	2,034.27
534. Batt insulation - 4" - R13 - paper / foil faced	67.25 SF	0.95	2.62	19.94	86.45	(0.00)	86.45
552. Base shoe	33.63 LF	1.92	1.53	19.84	85.94	(0.00)	85.94
Totals: Kitchen			891.02	7,588.02	32,881.20	0.00	32,881.20



Living Room

Height: 8'

610.83 SF Walls	371.65 SF Ceiling
982.48 SF Walls & Ceiling	371.65 SF Floor
41.29 SY Flooring	76.35 LF Floor Perimeter
76.35 LF Ceil. Perimeter	

Missing Wall

3' 6" X 8'

Opens into ENTRY_FOYER

Missing Wall

4' 5 7/8" X 8'

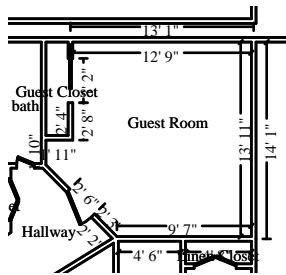
Opens into HALLWAY

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
258. Fir subfloor - no finish	371.65 SF	8.00	80.95	916.24	3,970.39	(0.00)	3,970.39
262. Seal/prime then paint the walls (2 coats)	610.83 SF	1.13	8.43	209.60	908.27	(0.00)	908.27
263. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	143.38	621.27	(0.00)	621.27
264. Subfloor Bracing*	265.00 SF	4.15	65.99	349.72	1,515.46	(0.00)	1,515.46
265. Final cleaning - construction - Residential	371.65 SF	0.34	0.00	37.90	164.26	(0.00)	164.26
267. Apply plant-based anti-microbial agent to the floor	371.65 SF	0.33	1.11	37.14	160.89	(0.00)	160.89
268. Outlet	5.00 EA	21.39	0.51	32.24	139.70	(0.00)	139.70
269. Paint baseboard - two coats	76.35 LF	1.69	0.78	38.94	168.75	(0.00)	168.75
270. Baseboard - 5 1/4"	76.35 LF	5.76	13.33	135.94	589.05	(0.00)	589.05

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CONTINUED - Living Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
272. 1/2" - drywall per LF - up to 2' tall	76.35 LF	13.34	7.01	307.66	1,333.18	(0.00)	1,333.18
273. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25
274. Mask and prep for paint - plastic, paper, tape (per LF)	53.83 LF	1.59	0.87	25.94	112.40	(0.00)	112.40
474. Add on to tear out mortar bed for tile	371.65 SF	2.21	0.00	246.40	1,067.75	(0.00)	1,067.75
487. Mortar bed for tile floors	371.65 SF	4.27	44.15	489.32	2,120.42	(0.00)	2,120.42
488. Grout sealer	371.65 SF	1.14	3.57	128.18	555.43	(0.00)	555.43
489. FLOOR COVERING - CERAMIC TILE	427.40 SF	22.00	231.31	2,890.24	12,524.35	(0.00)	12,524.35
535. Batt insulation - 4" - R13 - paper / foil faced	152.71 SF	0.95	5.96	45.30	196.33	(0.00)	196.33
553. Base shoe	76.35 LF	1.92	3.48	45.02	195.09	(0.00)	195.09
Totals: Living Room			468.39	6,089.14	26,386.24	0.00	26,386.24



Guest Room

Height: 8'

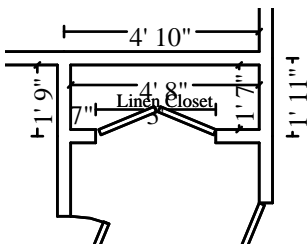
- 432.99 SF Walls
- 610.28 SF Walls & Ceiling
- 19.70 SY Flooring
- 54.12 LF Ceil. Perimeter
- 177.29 SF Ceiling
- 177.29 SF Floor
- 54.12 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
275. Mask and prep for paint - plastic, paper, tape (per LF)	54.12 LF	1.59	0.88	26.08	113.01	(0.00)	113.01
276. 1/2" - drywall per LF - up to 2' tall	54.12 LF	13.34	4.97	218.08	945.01	(0.00)	945.01
277. Baseboard - 5 1/4"	54.12 LF	5.76	9.45	96.36	417.54	(0.00)	417.54
278. Paint baseboard - two coats	54.12 LF	1.69	0.55	27.60	119.61	(0.00)	119.61
279. Clean ceiling fan and light - Heavy	1.00 EA	48.34	0.00	14.50	62.84	(0.00)	62.84
280. Apply plant-based anti-microbial agent to the floor	177.29 SF	0.33	0.53	17.72	76.76	(0.00)	76.76
281. Final cleaning - construction - Residential	177.29 SF	0.34	0.00	18.08	78.36	(0.00)	78.36
283. Subfloor Bracing*	144.33 SF	4.15	35.94	190.48	825.39	(0.00)	825.39
284. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
285. Clean sill - tile	4.00 LF	1.24	0.00	1.48	6.44	(0.00)	6.44
286. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25

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CONTINUED - Guest Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
287. Seal/prime then paint the walls (2 coats)	432.99 SF	1.13	5.98	148.58	643.84	(0.00)	643.84
289. Carpet pad	177.29 SF	0.67	5.43	37.26	161.47	(0.00)	161.47
290. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
291. Interior door unit	1.00 EA	342.68	15.86	107.56	466.10	(0.00)	466.10
293. Fir subfloor - no finish	177.29 SF	8.00	38.61	437.08	1,894.01	(0.00)	1,894.01
294. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	202.78	8.08	63.26	274.12	(0.00)	274.12
295. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	27.70	120.09	(0.00)	120.09
402. Carpet - Premium grade	203.88 SF	7.74	82.20	498.06	2,158.29	(0.00)	2,158.29
445. Detach & Reset Closet shelf and rod package	51.00 LF	14.34	0.00	219.40	950.74	(0.00)	950.74
446. Clean window unit (per side) 10 - 20 SF	1.00 EA	19.55	0.00	5.86	25.41	(0.00)	25.41
447. Clean ceiling fan and light	1.00 EA	33.71	0.00	10.12	43.83	(0.00)	43.83
536. Batt insulation - 4" - R13 - paper / foil faced	108.25 SF	0.95	4.22	32.12	139.18	(0.00)	139.18
554. Base shoe	54.12 LF	1.92	2.47	31.92	138.30	(0.00)	138.30
562. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Guest Room			229.21	2,353.68	10,199.30	0.00	10,199.30



Linen Closet

Height: 8'

101.10 SF Walls	7.59 SF Ceiling
108.69 SF Walls & Ceiling	7.59 SF Floor
0.84 SY Flooring	12.64 LF Floor Perimeter
12.64 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
297. Mask and prep for paint - plastic, paper, tape (per LF)	12.64 LF	1.59	0.20	6.10	26.40	(0.00)	26.40
298. 1/2" - drywall per LF - up to 2' tall	12.64 LF	13.34	1.16	50.92	220.70	(0.00)	220.70
299. Clean closet organizer and rod	1.00 EA	48.90	0.08	14.70	63.68	(0.00)	63.68



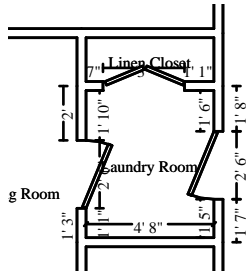
Elias Brothers General Contractor, Inc

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CONTINUED - Linen Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
300. Apply plant-based anti-microbial agent to the floor	7.59 SF	0.33	0.02	0.76	3.28	(0.00)	3.28
301. Final cleaning - construction - Residential	7.59 SF	0.34	0.00	0.78	3.36	(0.00)	3.36
303. Closet shelf and rod package - Detach & reset	12.64 LF	14.30	0.00	54.22	234.97	(0.00)	234.97
304. Paint bifold door set - slab only - 2 coats (per side)	1.00 EA	60.41	1.20	18.48	80.09	(0.00)	80.09
305. Bifold door set - Colonist - Double	1.00 EA	347.28	12.02	107.78	467.08	(0.00)	467.08
306. Subfloor Bracing*	5.60 SF	4.15	1.39	7.40	32.03	(0.00)	32.03
307. Detach & Reset Closet shelf and rod package	5.00 LF	14.34	0.00	21.52	93.22	(0.00)	93.22
308. Bifold door - full louvered - Single	1.00 EA	250.86	10.64	78.46	339.96	(0.00)	339.96
309. Paint full lvr'd bifold door set - slab - 2 coats -per side	2.00 EA	95.65	2.41	58.12	251.83	(0.00)	251.83
310. Mask and cover light fixture	1.00 EA	16.59	0.05	5.00	21.64	(0.00)	21.64
311. Seal/prime then paint the walls (2 coats)	101.10 SF	1.13	1.40	34.70	150.34	(0.00)	150.34
315. Fir subfloor - no finish	7.59 SF	8.00	1.65	18.72	81.09	(0.00)	81.09
483. Mortar bed for tile floors	7.59 SF	4.27	0.90	10.00	43.31	(0.00)	43.31
484. Grout sealer	7.59 SF	1.14	0.07	2.62	11.34	(0.00)	11.34
485. FLOOR COVERING - CERAMIC TILE	8.73 SF	22.00	4.72	59.04	255.82	(0.00)	255.82
486. Add on to tear out mortar bed for tile	7.59 SF	2.21	0.00	5.04	21.81	(0.00)	21.81
537. Batt insulation - 4" - R13 - paper / foil faced	25.28 SF	0.95	0.99	7.50	32.51	(0.00)	32.51
555. Base shoe	12.64 LF	1.92	0.58	7.46	32.31	(0.00)	32.31
574. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	66.20	286.83	(0.00)	286.83
575. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Linen Closet			48.28	658.44	2,852.92	0.00	2,852.92

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Laundry Room

Height: 8'

161.98 SF Walls	25.50 SF Ceiling
187.48 SF Walls & Ceiling	25.50 SF Floor
2.83 SY Flooring	20.25 LF Floor Perimeter
20.25 LF Ceil. Perimeter	

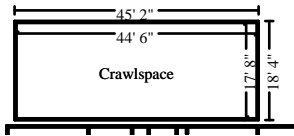
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
316. Mask and prep for paint - plastic, paper, tape (per LF)	20.25 LF	1.59	0.33	9.76	42.29	(0.00)	42.29
317. 1/2" - drywall per LF - up to 2' tall	20.25 LF	13.34	1.86	81.60	353.60	(0.00)	353.60
318. Paint baseboard - two coats	20.25 LF	1.69	0.21	10.32	44.75	(0.00)	44.75
319. Clean closet organizer and rod	1.00 EA	48.90	0.08	14.70	63.68	(0.00)	63.68
320. Apply plant-based anti-microbial agent to the floor	25.50 SF	0.33	0.08	2.54	11.04	(0.00)	11.04
321. Final cleaning - construction - Residential	25.50 SF	0.34	0.00	2.60	11.27	(0.00)	11.27
323. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25
324. Washer/Washing machine & dryer combo - Electric	1.00 EA	1,782.46	96.00	563.54	2,442.00	(0.00)	2,442.00
325. Interior door unit	1.00 EA	342.68	15.86	107.56	466.10	(0.00)	466.10
326. Seal/prime then paint the walls (2 coats)	161.98 SF	1.13	2.24	55.60	240.88	(0.00)	240.88
329. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
331. Fir subfloor - no finish	25.50 SF	8.00	5.55	62.86	272.41	(0.00)	272.41
332. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	202.78	8.08	63.26	274.12	(0.00)	274.12
373. Pocket door unit - Colonist	1.00 EA	357.29	10.86	110.44	478.59	(0.00)	478.59
374. Paint door slab only - 2 coats (per side)	4.00 EA	45.58	2.46	55.44	240.22	(0.00)	240.22
375. Pocket door latch	1.00 EA	29.76	0.68	9.12	39.56	(0.00)	39.56
475. Add on to tear out mortar bed for tile	25.50 SF	2.21	0.00	16.90	73.26	(0.00)	73.26
480. Mortar bed for tile floors	25.50 SF	4.27	3.03	33.56	145.48	(0.00)	145.48
481. Grout sealer	25.50 SF	1.14	0.24	8.80	38.11	(0.00)	38.11
482. FLOOR COVERING - CERAMIC TILE	29.32 SF	22.00	15.87	198.28	859.19	(0.00)	859.19
538. Batt insulation - 4" - R13 - paper / foil faced	40.49 SF	0.95	1.58	12.02	52.07	(0.00)	52.07
540. Door knob - interior	1.00 EA	46.86	1.28	14.44	62.58	(0.00)	62.58
556. Base shoe	20.25 LF	1.92	0.92	11.94	51.74	(0.00)	51.74
563. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Laundry Room			178.74	1,555.44	6,740.30	0.00	6,740.30

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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
350. Seal/prime then paint the walls (2 coats)	781.33 SF	1.13	10.78	268.12	1,161.80	(0.00)	1,161.80
351. Mask and prep for paint - plastic, paper, tape (per LF)	97.67 LF	1.59	1.58	47.08	203.96	(0.00)	203.96
352. Overhead door & hardware - 16' x 7'	1.00 EA	1,805.27	81.97	566.18	2,453.42	(0.00)	2,453.42
353. Patio door screen, 48" wide	4.00 EA	115.76	26.37	146.84	636.25	(0.00)	636.25
354. Water heater overflow drain pan	1.00 EA	56.09	1.46	17.26	74.81	(0.00)	74.81
355. Flexible gas supply line connector - 1/2" - up to 24"	1.00 EA	34.20	1.32	10.66	46.18	(0.00)	46.18
362. Water heater - 40 gallon - Gas - 6 yr	1.00 EA	1,144.44	40.47	355.48	1,540.39	(0.00)	1,540.39
363. Seal & paint single garage door opening & trim	2.00 EA	116.88	1.11	70.46	305.33	(0.00)	305.33
364. Final cleaning - construction - Residential	596.00 SF	0.34	0.00	60.80	263.44	(0.00)	263.44
Totals: Garage			165.06	1,542.88	6,685.58	0.00	6,685.58

Crawlspace

Height: 8'



994.67 SF Walls	786.17 SF Ceiling
1780.83 SF Walls & Ceiling	786.17 SF Floor
87.35 SY Flooring	124.33 LF Floor Perimeter
124.33 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
460. Batt insulation - 4" - R13 - paper / foil faced	786.17 SF	0.95	30.66	233.26	1,010.78	(0.00)	1,010.78
461. Bid Item	1.00 EA	850.00	0.00	0.00	850.00	(0.00)	850.00
PPE and Professional Ventilation Equipment for working conditions							
462. Moisture protection for crawl space - hydrated lime	786.17 SF	1.04	9.91	248.26	1,075.79	(0.00)	1,075.79
463. Negative air fan/Air scrubber (24 hr period) - No monit.	2.00 DA	70.00	0.00	42.00	182.00	(0.00)	182.00
Per OSHA Requirement							
464. Batt insulation - Add-on for confined spaces	786.17 SF	0.38	0.00	89.62	388.36	(0.00)	388.36
465. Dehumidifier (per 24 hr period) - 160+ ppd - No monitor.	2.00 EA	133.00	0.00	79.80	345.80	(0.00)	345.80
466. Clean foundation wall	248.67 SF	0.71	0.30	53.06	229.92	(0.00)	229.92
467. Vapor barrier - 15# felt	786.17 SF	0.37	3.77	88.40	383.05	(0.00)	383.05
468. Moisture protection for crawl space - visqueen - 10 mil	786.17 SF	0.47	5.19	112.42	487.11	(0.00)	487.11
469. Moisture protection - vapor barrier seam tape	786.17 SF	0.15	1.42	35.80	155.15	(0.00)	155.15



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CONTINUED - Crawlspace

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Crawlspace			51.25	982.62	5,107.96	0.00	5,107.96
Total: Main Level			4,240.39	46,477.58	202,423.33	0.00	202,423.33

Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
468. Heat, vent, & air cond. labor minimum	1.00 EA	227.63	0.00	68.28	295.91	(0.00)	295.91
463. Toilet & bath accessory labor minimum	1.00 EA	134.88	0.00	40.46	175.34	(0.00)	175.34
418. Door labor minimum	1.00 EA	130.11	0.00	39.04	169.15	(0.00)	169.15
558. Plaster labor minimum	1.00 EA	528.48	0.00	158.54	687.02	(0.00)	687.02
Totals: Labor Minimums Applied			0.00	306.32	1,327.42	0.00	1,327.42
Line Item Totals: 17600_CAP_RECON			4,240.39	46,783.90	203,750.75	0.00	203,750.75

Grand Total Areas:

5,464.95 SF Walls	2,570.19 SF Ceiling	8,035.14 SF Walls and Ceiling
2,570.19 SF Floor	285.58 SY Flooring	681.40 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	691.73 LF Ceil. Perimeter
2,570.19 Floor Area	2,744.04 Total Area	5,464.95 Interior Wall Area
3,083.21 Exterior Wall Area	342.58 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	152,726.46
Material Sales Tax	4,041.79
Storage Rental Tax	26.71
Subtotal	156,794.96
Overhead	23,391.95
Profit	23,391.95
Laundering Tax	171.89
Replacement Cost Value	\$203,750.75
Net Claim	\$203,750.75

Elizabeth Brath
Estimator



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Recap of Taxes, Overhead and Profit

	Overhead (15%)	Profit (15%)	Material Sales Tax (6%)	Laundrying Tax (2%)	Manuf. Home Tax (6%)	Storage Rental Tax (6%)
Line Items	23,391.95	23,391.95	4,041.79	171.89	0.00	26.71
Total	23,391.95	23,391.95	4,041.79	171.89	0.00	26.71

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Sales Agreement

This agreement is between
Distributor and Customer

Last Modified Date: 01/13/2023 11:43:23

PO#:

Job Name: Island Park SGD

Job Address:

Quote # 7348784

Quote Date: 01/13/2023

Ship To

Ship To# A29743

ABC SUPPLY #489 - NSW NAPLES
8981 QUALITY ROAD C/O ELIAS BROTHERS GROUP
065002-890
BONITA SPRINGS, FL 34135-7278
Phone# Fax# (239) 597-2529

Customer

Account #

Phone# Fax#

Line #	Item Description	Quantity	Line Pricing		
0001 (1.00)	SGD770 SLIDING GLASS DOOR 770 73.X83._BYPASS,2P2T,XX,STD,4,BOX,10PB,H/H 7/16,CLEAR,NO GRID,BS,1814K,ALL	Ordered: 1.00	List Price \$7,495.83	Sell Price \$7,495.83	Ext Price \$7,495.83
	 <p>Send Unit: COMPLETE NOA Selection: 22-0727.06 Pnl/Trk: 2 Panel / 2 Track Panel Stack: STD Width: 73.0000 Actual Size: 73 X 83 Frame Color: 10PB - Bronze Glass: 7/16" LAMI (3/16 HS - .090 SGP- 3/16 HS) Does unit need to meet Turtle Code: NO Low E: NONE Interlayer Type: SGP090 Add HD Stile for DP Upgrade: Y Sill Riser Height: 4.0000 Screen Panel Type: BOX Screen Rail Qty: 1-BOX Handle Type: RAISED/RECESS Lock/Handle Location: STD Key Lock: N Panel Opr Rlr: STSTEELTM Stainless Steel Tandem Anchor Group: C.SG6.7 CAR#: 22-0727.06 NegativeDesignPressure: 90.0000 EnergyStar: NONE UF: 1.1100 VT: 0.6100</p>		<p>Certification Type: MIAMI Door Configuration: BYPASS Panel Configuration: XX Size Selection: CUSTOM Height: 83.0000 Calc Track Length: 73.0000 Glass Makeup: LMS309S3S Glass Family: LM - Laminated Glass Color: CL - CLEAR Privacy Glass: NONE - NONE Grid Type: NONE - NO Grid Stile: HVY/HVY Sill Riser Type: BOX Screen Type: 1814K - 1814 Charcoal Screen Rail Integrated: Y Handle Color: K - Black Secondary Lock Type: NONE Keyed Alike: N Screen Rlr: STSTEEL Stainless Steel Boxing Options: N - None PositiveDesignPressure: 90.0000 PANumber: FL251 CondensationResistance: 15.0000 SolarHeatGainCoeff: 0.5400 VTCOG: 0.8600</p>		
Location:					

1

Taken By: Elizabeth Brath

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Sales Agreement

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Distributor and Customer

Last Modified Date: 01/13/2023 11:43:23

PO#:

Job Name: Island Park SGD

Job Address:

Quote # 7348784

Quote Date: 01/13/2023

Ship To

Ship To# A29743
ABC SUPPLY #489 - NSW NAPLES
8981 QUALITY ROAD C/O ELIAS BROTHERS GROUP
065002-890
BONITA SPRINGS, FL 34135-7278
Phone# Fax# (239) 597-2529

Customer

Account #
Phone# Fax#

Line #	Item Description	Quantity	Line Pricing		
0001 (1.00)	SGD770 SLIDING GLASS DOOR 770 73.X83._BYPASS,2P2T,XX,STD,4,BOX,10PB,H/H 7/16,CLEAR,NO GRID,BS,1814K,ALL	Ordered: 1.00	List Price \$7,495.83	Sell Price \$7,495.83	Ext Price \$7,495.83
	 <p>Send Unit: COMPLETE NOA Selection: 22-0727.06 Pnl/Trk: 2 Panel / 2 Track Panel Stack: STD Width: 73.0000 Actual Size: 73 X 83 Frame Color: 10PB - Bronze Glass: 7/16" LAMI (3/16 HS - .090 SGP- 3/16 HS) Does unit need to meet Turtle Code: NO Low E: NONE Interlayer Type: SGP090 Add HD Stile for DP Upgrade: Y Sill Riser Height: 4.0000 Screen Panel Type: BOX Screen Rail Qty: 1-BOX Handle Type: RAISED/RECESS Lock/Handle Location: STD Key Lock: N Panel Opr Rlr: STSTEELTM Stainless Steel Tandem Anchor Group: C.SG6.7 CAR#: 22-0727.06 NegativeDesignPressure: 90.0000 EnergyStar: NONE UF: 1.1100 VT: 0.6100</p>		<p>Certification Type: MIAMI Door Configuration: BYPASS Panel Configuration: XX Size Selection: CUSTOM Height: 83.0000 Calc Track Length: 73.0000 Glass Makeup: LMS309S3S Glass Family: LM - Laminated Glass Color: CL - CLEAR Privacy Glass: NONE - NONE Grid Type: NONE - NO Grid Stile: HVY/HVY Sill Riser Type: BOX Screen Type: 1814K - 1814 Charcoal Screen Rail Integrated: Y Handle Color: K - Black Secondary Lock Type: NONE Keyed Alike: N Screen Rlr: STSTEEL Stainless Steel Boxing Options: N - None PositiveDesignPressure: 90.0000 PANumber: FL251 CondensationResistance: 15.0000 SolarHeatGainCoeff: 0.5400 VTCOG: 0.8600</p>		
Location:					

2

Taken By: Elizabeth Brath

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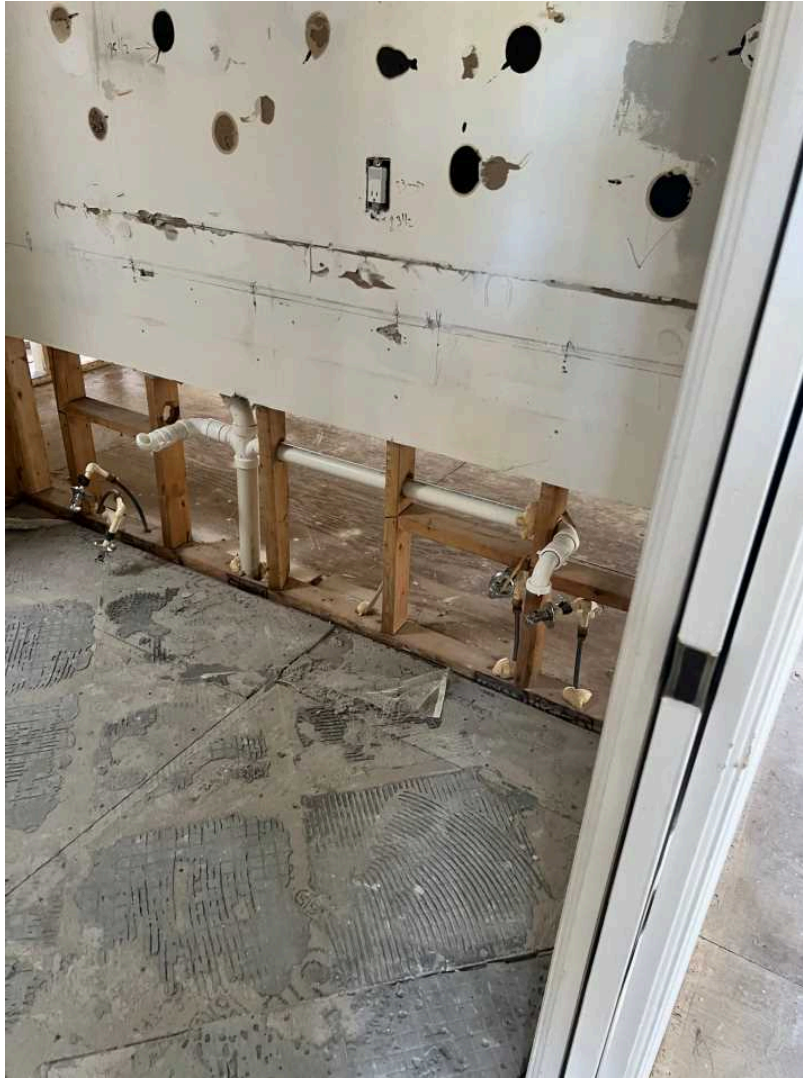
3 Main Level - 13-Main level

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4 Main Level/Master Bedroom - 16-
Master Bed

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5 Main Level/Master Bath - 17-
MasterBath

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6 Main Level/hall closet - 7-Hall closet

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7 Main Level/master closet - 15-
Master closet full

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8 Main Level/master shower - 14-
MasterShower

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9 Main Level/guest bath - 4-guest bath

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10 Main Level/Entry/Foyer - 2-Entry

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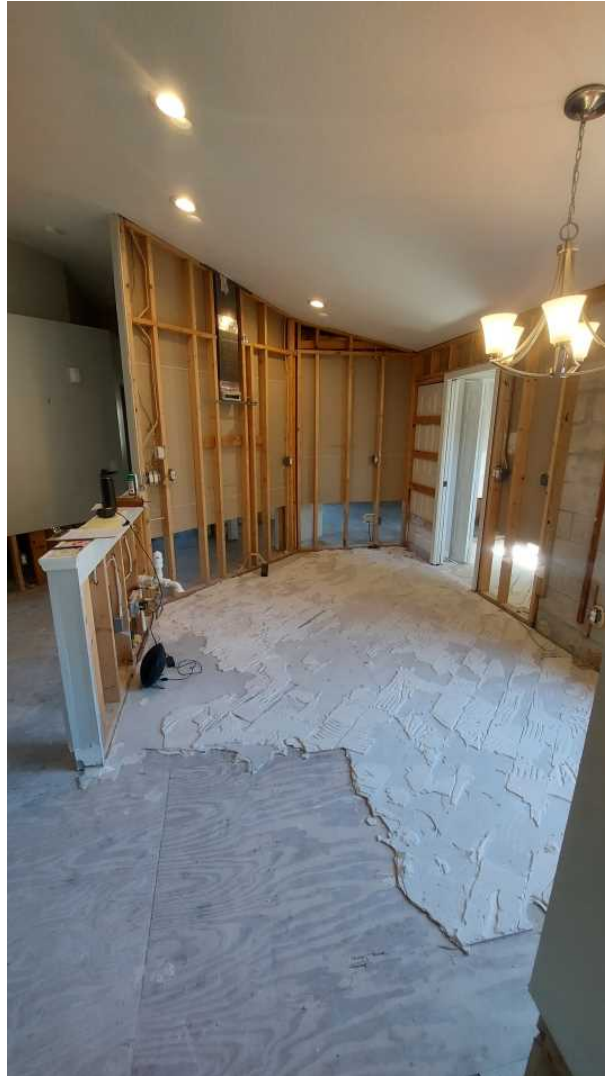
11 Main Level/Guest Closet - 5-guest closet

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12 Main Level/Dining Room - 1-
Dining

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13 Main Level/Kitchen - 8-Kitchen.
Full

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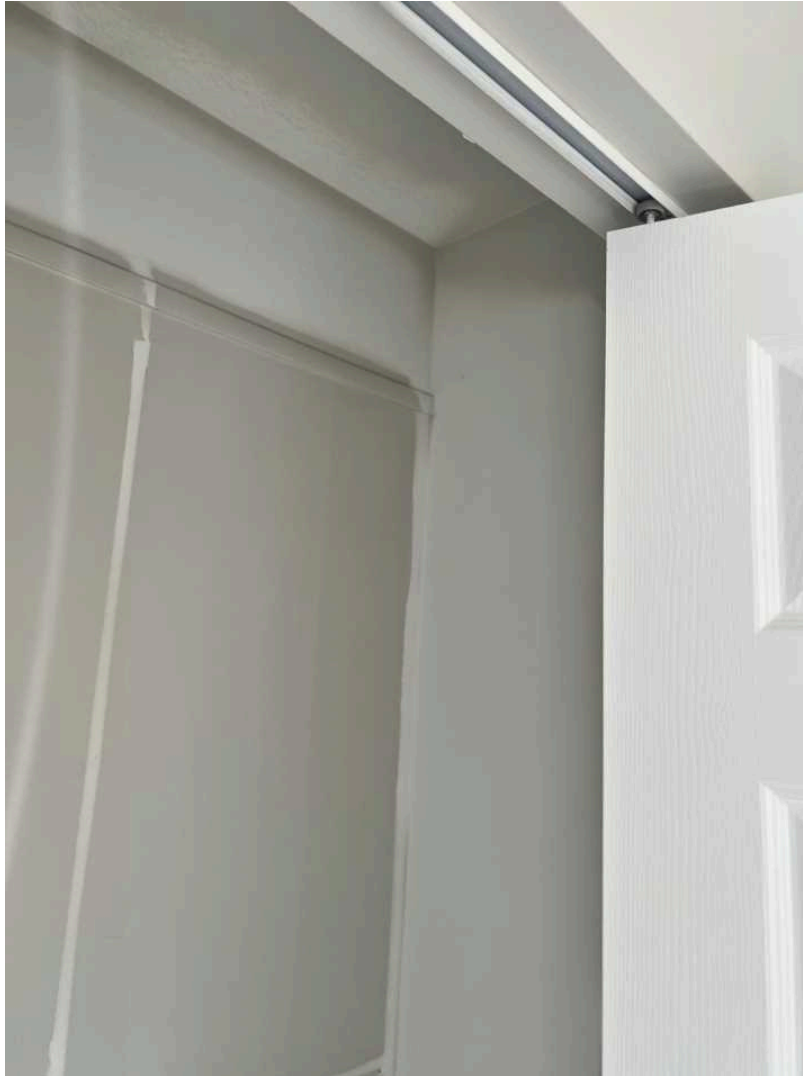
14 Main Level/Living Room - 12-
LivingRoom

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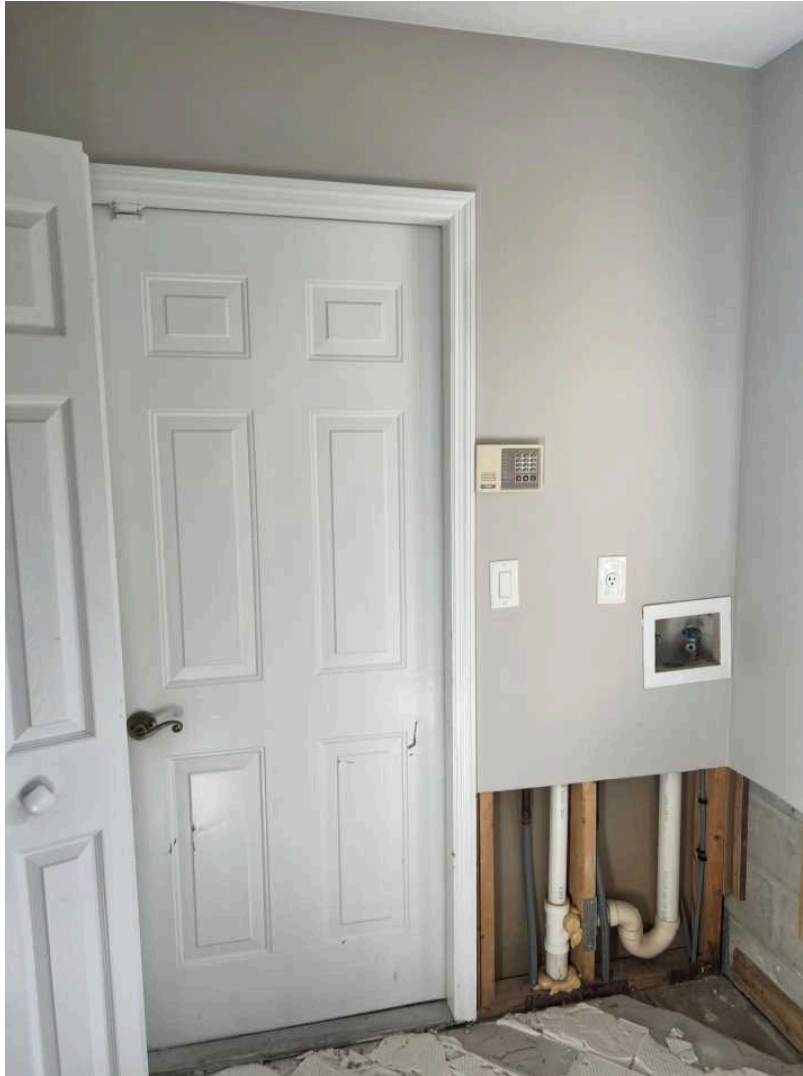
15 Main Level/Guest Room - 6-Guest room

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16 Main Level/Linen Closet - 11-
Linen closet

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17 Main Level/Laundry Room - 9-
Laundry room

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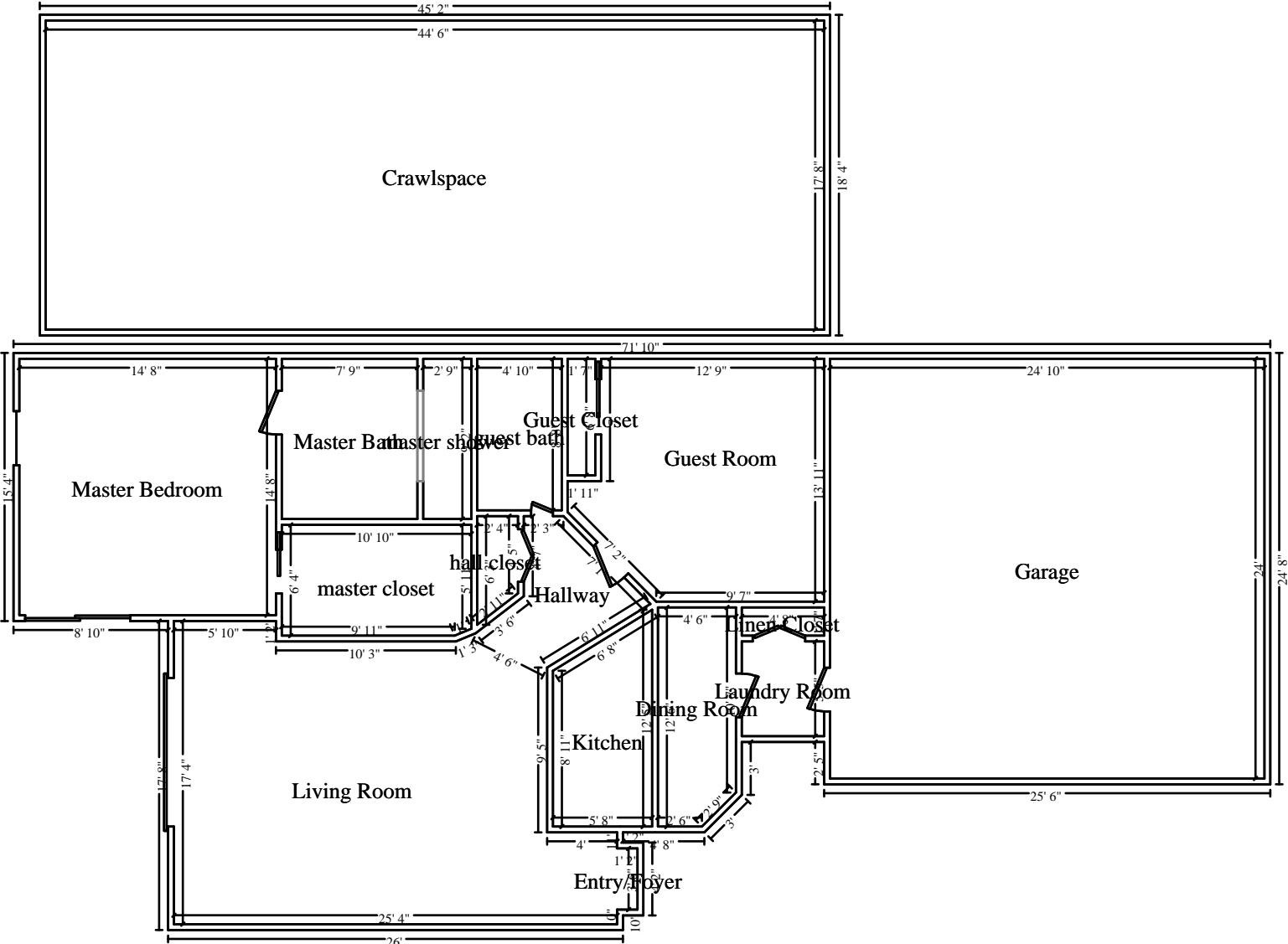


18 Main Level/Laundry Room - 10-
LaundryFull photo

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19 Main Level/Garage - 3-garage



Non-Covered from 17600 Captiva invoice		
description	amt	comment
O&P On dumpster	\$ 235.48	
Electrical bid	\$ 1,872.64	require line items, work orders, materials orders. If these line items are related to permits & inspections; it is a duplication of O&P
plumbing bid	\$ 9,312.69	require line items, work orders, materials orders to determine if costs are related to covered flood damages.
demo durock & shower as well as 40sf of subfloor	\$ 3,975.00	what sf of durock? Duplicate charge for subfloor removal
on-site evaluation or supervisor/admin	\$ 1,806.04	line items for supervisory costs are duplicated in O&P applied to line items which include labor & materials
tear out subfloor & bag for disposal		why bag for disposal with dumpster?
drywall patch	\$ 2,781.51	patch line item is not appropriate when we have significant drywall replacement.
** add on to tear out mortar bed for tile	\$ 562.71	direct duplication of remove mortar bed for tile floors
hydrated lime	\$ 1,376.36	
visqueen	\$ 691.68	
seam tape	\$ 220.30	
**misc	\$ 2,000.00	misc labor & materials? Actions and materials must be named to determine if they are related to covered repairs.
electric labor minimum	\$ 418.61	
TOTAL NON-COVERED	\$ 25,253.02	

Price / Qty issues		
		\$14 per LF, effectively \$7/sf while adjuster is 2.98/sf. The description of the line item for LF replacement and its components must be shown to determine what if any cost increase is needed.
drywall	\$ 14.00	
texture	\$ 1.93	1.12 / sf in adjuster estimate
wall insulation quantity		Elias Bros estimate replaces insulation in every interior wall, even if interior walls were shown to be in interior walls, you would only fill the wall cavity once. If there is no evidence of insulation in interior walls, the quantity should be revised to exterior walls only.
drywall 2' vs 4'		likely a typo in dining room scope for drywall replacement to 4'.