
Client: XM8 ONLINE
Property: 123 Flood Way
Calgary, AB T2G 5E1

Operator: DAVID.SO

Estimator: DS

Type of Estimate: Flood
Date Entered: 7/16/2023
Date Est. Completed: 8/31/2023

Date Assigned:
Date Job Completed:

Price List: ABCA8X_AUG23
Labor Efficiency: Restoration/Service/Remodel
Estimate: R_1-S-C-AA_ABCA

R_1-S-C-AA_ABCA



StructureLevelLineItems

Formula 0" x 0" x 0"

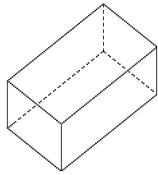
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Seal & paint window sill	55.00 LF	0.00	4.40	0.00	48.40	290.40
2. Window sill - stain grade	55.00 LF	0.00	4.62	0.00	50.82	304.92
3. Vinyl window, horizontal sliding, 12-23 sf	11.00 EA	0.00	418.17	0.00	919.98	5,519.85
4. Smoke detector - High grade	1.00 EA	0.00	94.01	0.00	18.80	112.81
5. Fluorescent - two tube - 6' - fixture w/lens	1.00 EA	0.00	159.21	0.00	31.84	191.05
6. Clothes dryer vent - installed	1.00 EA	0.00	84.70	0.00	16.94	101.64
7. Stain & finish handrail - wall mounted	15.00 LF	0.00	3.55	0.00	10.66	63.91
8. Handrail - detailed profile - softwood - wall mounted	15.00 LF	0.00	20.29	0.00	60.88	365.23
9. Stairway - 3' wide (8' rise plus joist)	1.00 EA	0.00	791.83	0.00	158.36	950.19
10. Truss - 6/12 slope - heavy loading	495.14 LF	0.00	11.00	0.00	1,089.30	6,535.84
11. 2" x 4" lumber (.667 BF per LF)	131.82 LF	0.00	2.99	0.00	78.82	472.96
12. 2" x 6" lumber (1 BF per LF)	61.80 LF	0.00	3.54	0.00	43.76	262.53
13. Framing hurricane tie	17.00 EA	0.00	9.03	0.00	30.70	184.21
14. Sheathing - plywood - 5/8" CDX	1,376.00 SF	0.00	2.66	0.00	732.04	4,392.20
15. Laminated - High grade - comp. shingle rfg. - w/ felt	14.00 SQ	0.00	347.13	0.00	971.96	5,831.78
16. Drip edge	136.00 LF	0.00	3.31	0.00	90.04	540.20
17. Flexible gas supply line connector - 1/2" - 25" to 48"	1.00 EA	0.00	52.81	0.00	10.56	63.37
18. Water heater - 50 gallon - Gas - 6 yr	1.00 EA	0.00	1,530.33	0.00	306.06	1,836.39
19. Black pipe with fitting and hanger, 1"	38.01 LF	0.00	15.27	0.00	116.08	696.49
20. Furnace vent - rain cap and storm collar, 5"	1.00 EA	0.00	85.09	0.00	17.02	102.11
21. Furnace vent - double wall, 5"	9.00 LF	0.00	33.68	0.00	60.62	363.74
22. Exterior faucet / hose bibb	2.00 EA	0.00	70.22	0.00	28.08	168.52
23. Seal & paint wood shelving, 12"-24" width	25.00 LF	0.00	7.73	0.00	38.66	231.91
24. Shelving - 16" - in place	25.00 LF	0.00	12.82	0.00	64.10	384.60

CONTINUED - StructureLevelLineItems

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
25. Seal/prime (1 coat) then paint (1 coat) the surface area	122.00 SF	0.00	1.62	0.00	39.52	237.16
26. 1/2" drywall - hung, taped, heavy texture, ready for paint	122.00 SF	0.00	4.13	0.00	100.78	604.64
27. Door knob - interior - High grade	1.00 EA	0.00	63.54	0.00	12.70	76.24
28. Interior door unit - High grade	1.00 EA	0.00	410.31	0.00	82.06	492.37
29. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	53.11	0.00	21.24	127.46
30. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	63.09	0.00	25.24	151.42
31. Stud wall - 2" x 6" - 16" oc	160.00 SF	0.00	4.64	0.00	148.48	890.88
32. Stud wall - 2" x 4" - 16" oc	546.87 SF	0.00	2.99	0.00	327.02	1,962.16
33. Batt insulation - 10" - R30 - paper / foil faced	1,083.58 SF	0.00	2.95	0.00	639.32	3,835.88
34. Batt insulation - 10" - R30 - paper / foil faced	900.00 SF	0.00	2.95	0.00	531.00	3,186.00
35. Blown-in insulation - 24" depth - R66	900.00 SF	0.00	3.81	0.00	685.80	4,114.80
36. Furnace - forced air - high efficiency - 100,000 BTU	1.00 EA	0.00	4,393.73	0.00	878.74	5,272.47
37. Ductwork system - hot or cold air - 1200 to 1599 SF home	1.00 EA	0.00	5,849.76	0.00	1,169.96	7,019.72
38. Thermostat - High grade	1.00 EA	0.00	171.19	0.00	34.24	205.43
39. Sheathing - OSB - 3/4" - tongue and groove	990.00 SF	0.00	2.94	0.00	582.12	3,492.72
40. Joist - floor or ceiling - 2x10 - w/blocking - 16" oc	900.00 SF	0.00	4.80	0.00	864.00	5,184.00
41. 2" x 6" lumber - redwood (1 BF per LF)	120.40 LF	0.00	6.14	0.00	147.86	887.12
42. Ceiling fan without light	1.00 EA	0.00	289.21	0.00	57.84	347.05
43. Exterior light fixture	2.00 EA	0.00	93.81	0.00	37.52	225.14
44. Door lockset & deadbolt - exterior	2.00 EA	0.00	106.51	0.00	42.60	255.62
45. Exterior door - metal - insulated - flush or panel style	2.00 EA	0.00	477.99	0.00	191.20	1,147.18
46. 6-0 6-8 vinyl sliding patio door	1.00 EA	0.00	1,158.60	0.00	231.72	1,390.32
47. Stud wall - 2" x 6" - 16" oc	1,083.58 SF	0.00	4.64	0.00	1,005.56	6,033.37
48. Eavestrough/downspout - aluminum - up to 5"	113.80 LF	0.00	8.68	0.00	197.56	1,185.34
49. Soffit & fascia - metal - 2' overhang	142.00 LF	0.00	18.99	0.00	539.32	3,235.90
50. Roof vent - turtle type - Metal	2.58 EA	0.00	71.96	0.00	37.14	222.80
51. Attic vent - gable end - vinyl	6.00 EA	0.00	151.00	0.00	181.20	1,087.20
52. House wrap (air/moisture barrier)	758.51 SF	0.00	0.35	0.00	53.10	318.58

CONTINUED - StructureLevelLineItems

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
53. Sheathing - plywood - 1/2" CDX	758.51 SF	0.00	2.34	0.00	354.98	2,129.89
54. Synthetic stucco - additional charge for raised trim	151.70 LF	0.00	8.98	0.00	272.46	1,634.73
55. Metal lath & stucco	758.51 SF	0.00	9.71	0.00	1,473.02	8,838.15
56. Roofing felt - 15 lb.	3.30 SQ	0.00	42.09	0.00	27.78	166.68
57. Brick veneer	325.07 SF	0.00	25.49	0.00	1,657.20	9,943.23
58. Sheathing - OSB - 1/2"	325.07 SF	0.00	1.74	0.00	113.12	678.74
59. Phone, TV, or speaker outlet	2.00 EA	0.00	20.58	0.00	8.24	49.40
60. Grounding rod - copper clad with clamp, 8'	1.00 EA	0.00	123.94	0.00	24.78	148.72
61. Breaker panel - 100 amp	1.00 EA	0.00	917.62	0.00	183.52	1,101.14
62. Meter mast for overhead power - 2" conduit	1.00 EA	0.00	578.70	0.00	115.74	694.44
63. Meter base and main disconnect - 100 to 125 amp	1.00 EA	0.00	460.07	0.00	92.02	552.09
64. Phone / low voltage copper wiring	40.00 LF	0.00	1.20	0.00	9.60	57.60
65. Trunk cable - aluminum - 4 wire 4/0	40.00 LF	0.00	15.42	0.00	123.36	740.16
66. Phone, TV, or speaker outlet	4.00 EA	0.00	20.58	0.00	16.46	98.78
67. Exterior outlet or switch	2.00 EA	0.00	23.56	0.00	9.42	56.54
68. Rewire\wire - avg. residence - boxes & wiring	900.00 SF	0.00	4.23	0.00	761.40	4,568.40
69. Phone / low voltage copper wiring	40.00 LF	0.00	1.20	0.00	9.60	57.60
70. Dumpster load - Approx. 12 yards, 1-3 tons of debris	4.00 EA	450.00	0.00	0.00	360.00	2,160.00
71. Seal & paint wood shelving, 12"-24" width	4.00 LF	0.00	7.73	0.00	6.18	37.10
72. Shelving - 16" - in place	4.00 LF	0.00	12.82	0.00	10.26	61.54
73. Closet rod	4.00 LF	0.00	5.52	0.00	4.42	26.50
74. Seal/prime (1 coat) then paint (1 coat) the surface area	104.00 SF	0.00	1.62	0.00	33.70	202.18
75. 1/2" drywall - hung, taped, floated, ready for paint	104.00 SF	0.00	3.36	0.00	69.88	419.32
76. Door knob - interior	1.00 EA	0.00	49.09	0.00	9.82	58.91
77. Interior door unit	1.00 EA	0.00	411.12	0.00	82.22	493.34
78. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	53.11	0.00	21.24	127.46
79. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	63.09	0.00	25.24	151.42
Totals: StructureLevelLineItems				0.00	19,734.98	118,409.88



UtilityRoom

Formula 6' 8" x 4' 9" x 8'

182.67 SF Walls
 214.33 SF Walls & Ceiling
 3.52 SY Flooring
 53.33 SF Long Wall
 22.83 LF Ceil. Perimeter

31.67 SF Ceiling
 31.67 SF Floor
 22.83 LF Floor Perimeter
 38.00 SF Short Wall

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
80. Outlet	6.00 EA	0.00	16.08	0.00	19.30	115.78
81. Seal & paint wood shelving, 12"-24" width	11.00 LF	0.00	7.73	0.00	17.00	102.03
82. Shelving - 16" - in place	11.00 LF	0.00	12.82	0.00	28.20	169.22
83. Light fixture - Standard grade	1.00 EA	0.00	55.73	0.00	11.14	66.87
84. Door knob - interior	1.00 EA	0.00	49.09	0.00	9.82	58.91
85. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	63.09	0.00	25.24	151.42
86. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	53.11	0.00	21.24	127.46
87. Interior door unit	1.00 EA	0.00	411.12	0.00	82.22	493.34
88. Wallpaper border - Standard grade	5.71 LF	0.00	3.83	0.00	4.38	26.25
89. Wallpaper - Standard grade	45.67 SF	0.00	3.31	0.00	30.24	181.41
90. Seal the surface area w/latex based stain blocker - one coat	45.67 SF	0.00	1.06	0.00	9.68	58.09
91. Seal/prime (1 coat) then paint (1 coat) the surface area	137.00 SF	0.00	1.62	0.00	44.38	266.32
92. 1/2" drywall - hung, taped, heavy texture, ready for paint	182.67 SF	0.00	4.13	0.00	150.88	905.31
93. Stain & finish baseboard	22.83 LF	0.00	2.64	0.00	12.06	72.33
94. Baseboard - 3 1/4" stain grade	22.83 LF	0.00	6.19	0.00	28.26	169.58
95. 1/2" drywall - hung, taped, heavy texture, ready for paint	31.67 SF	0.00	4.13	0.00	26.16	156.96
96. Seal the surface area w/latex based stain blocker - one coat	31.67 SF	0.00	1.06	0.00	6.72	40.29
97. Paint the surface area - one coat	31.67 SF	0.00	1.12	0.00	7.10	42.57
98. Tile floor covering - High grade	7.92 SF	0.00	16.37	0.00	25.94	155.59
99. Sand & finish wood floor (natural finish)	15.83 SF	0.00	4.26	0.00	13.48	80.92
100. Oak flooring - select grade - no finish	15.83 SF	0.00	10.74	0.00	34.00	204.01
101. Pad - rebond, 3/8", 7 lb.	9.10 SF	0.00	0.87	0.00	1.58	9.50
102. Carpet - High grade	9.10 SF	0.00	7.06	0.00	12.86	77.11
Totals: UtilityRoom				0.00	621.88	3,731.27



Bedroom2

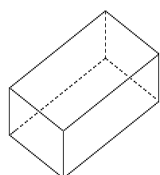
Formula 9' 6" x 9' 6" x 8'

304.00 SF Walls	90.25 SF Ceiling
394.25 SF Walls & Ceiling	90.25 SF Floor
10.03 SY Flooring	38.00 LF Floor Perimeter
76.00 SF Long Wall	76.00 SF Short Wall
38.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
103. Smoke detector	1.00 EA	0.00	67.32	0.00	13.46	80.78
104. Seal & paint wood shelving, 12"-24" width	5.00 LF	0.00	7.73	0.00	7.74	46.39
105. Shelving - 16" - in place	5.00 LF	0.00	12.82	0.00	12.82	76.92
106. Closet rod	5.00 LF	0.00	5.52	0.00	5.52	33.12
107. Outlet	6.00 EA	0.00	16.08	0.00	19.30	115.78
108. Light fixture	1.00 EA	0.00	71.18	0.00	14.24	85.42
109. Door knob - interior	1.00 EA	0.00	49.09	0.00	9.82	58.91
110. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	0.00	83.32	0.00	33.32	199.96
111. Bifold door set - Colonist - Double	1.00 EA	0.00	443.44	0.00	88.68	532.12
112. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	63.09	0.00	25.24	151.42
113. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	53.11	0.00	21.24	127.46
114. Interior door unit	1.00 EA	0.00	411.12	0.00	82.22	493.34
115. Wallpaper border - Standard grade	9.50 LF	0.00	3.83	0.00	7.28	43.67
116. Wallpaper - Standard grade	76.00 SF	0.00	3.31	0.00	50.32	301.88
117. Seal the surface area w/latex based stain blocker - one coat	76.00 SF	0.00	1.06	0.00	16.12	96.68
118. Seal/prime (1 coat) then paint (1 coat) the surface area	228.00 SF	0.00	1.62	0.00	73.88	443.24
119. 1/2" drywall - hung, taped, heavy texture, ready for paint	304.00 SF	0.00	4.13	0.00	251.10	1,506.62
120. Stain & finish baseboard	38.00 LF	0.00	2.64	0.00	20.06	120.38
121. Baseboard - 3 1/4" stain grade	38.00 LF	0.00	6.19	0.00	47.04	282.26
122. 1/2" drywall - hung, taped, heavy texture, ready for paint	90.25 SF	0.00	4.13	0.00	74.54	447.27
123. Seal the surface area w/latex based stain blocker - one coat	90.25 SF	0.00	1.06	0.00	19.14	114.81
124. Paint the surface area - one coat	90.25 SF	0.00	1.12	0.00	20.22	121.30
125. Tile floor covering - High grade	22.56 SF	0.00	16.37	0.00	73.86	443.17
126. Sand & finish wood floor (natural finish)	45.13 SF	0.00	4.26	0.00	38.46	230.71

CONTINUED - Bedroom2

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
127. Oak flooring - select grade - no finish	45.13 SF	0.00	10.74	0.00	96.94	581.64
128. Pad - rebond, 3/8", 7 lb.	25.95 SF	0.00	0.87	0.00	4.52	27.10
129. Carpet - High grade	25.95 SF	0.00	7.06	0.00	36.64	219.85
Totals: Bedroom2				0.00	1,163.72	6,982.20



Kitchen

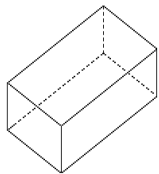
Formula 10' 5" x 9' 6" x 8'

318.67 SF Walls	98.96 SF Ceiling
417.63 SF Walls & Ceiling	98.96 SF Floor
11.00 SY Flooring	39.83 LF Floor Perimeter
83.33 SF Long Wall	76.00 SF Short Wall
39.83 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
130. 220 volt outlet	1.00 EA	0.00	37.78	0.00	7.56	45.34
131. Ground fault interrupter (GFI) outlet	2.00 EA	0.00	37.28	0.00	14.92	89.48
132. Outlet	4.00 EA	0.00	16.08	0.00	12.86	77.18
133. Outlet	2.00 EA	0.00	16.08	0.00	6.44	38.60
134. Rough in plumbing - per fixture - w/PEX	1.00 EA	0.00	659.35	0.00	131.88	791.23
135. Sink faucet - Kitchen	1.00 EA	0.00	270.97	0.00	54.20	325.17
136. Sink - double basin	1.00 EA	0.00	422.89	0.00	84.58	507.47
137. Fluorescent - two tube - 4' - fixture w/lens	1.00 EA	0.00	126.33	0.00	25.26	151.59
138. Cabinetry - lower (base) units	6.00 LF	0.00	255.58	0.00	306.70	1,840.18
139. Appliance water line - 1/4"	1.00 EA	0.00	73.29	0.00	14.66	87.95
140. Cabinet knob or pull	28.00 EA	0.00	10.84	0.00	60.70	364.22
141. Custom cabinets - wall units - 36" tall	14.00 LF	0.00	220.48	0.00	617.34	3,704.06
142. Cabinetry - laminate lower (base) units - High grade	16.00 LF	0.00	316.39	0.00	1,012.44	6,074.68
143. Microwave oven - over range w/built-in hood	1.00 EA	0.00	543.40	0.00	108.68	652.08
144. Countertop - solid surface - High grade	32.00 SF	0.00	101.78	0.00	651.40	3,908.36
145. Countertop - solid surface - High grade	12.00 SF	0.00	101.78	0.00	244.28	1,465.64
146. 110 volt copper wiring run, box and outlet	1.00 EA	0.00	87.99	0.00	17.60	105.59

CONTINUED - Kitchen

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
147. 110 volt copper wiring run, box and outlet	1.00 EA	0.00	87.99	0.00	17.60	105.59
148. 220 volt copper wiring run, box and receptacle	1.00 EA	0.00	221.60	0.00	44.32	265.92
149. Dishwasher - High grade	1.00 EA	0.00	1,111.32	0.00	222.26	1,333.58
150. Range - drop in	1.00 EA	0.00	1,712.20	0.00	342.44	2,054.64
151. Refrigerator - top freezer - 22 to 24 cf	1.00 EA	0.00	998.18	0.00	199.64	1,197.82
152. Wallpaper border - Standard grade	9.96 LF	0.00	3.83	0.00	7.64	45.79
153. Wallpaper - Standard grade	79.67 SF	0.00	3.31	0.00	52.74	316.45
154. Seal the surface area w/latex based stain blocker - one coat	79.67 SF	0.00	1.06	0.00	16.90	101.35
155. Seal/prime (1 coat) then paint (1 coat) the surface area	239.00 SF	0.00	1.62	0.00	77.44	464.62
156. 1/2" drywall - hung, taped, heavy texture, ready for paint	318.67 SF	0.00	4.13	0.00	263.22	1,579.33
157. Stain & finish baseboard	39.83 LF	0.00	2.64	0.00	21.04	126.19
158. Baseboard - 3 1/4" stain grade	39.83 LF	0.00	6.19	0.00	49.32	295.87
159. 1/2" drywall - hung, taped, heavy texture, ready for paint	98.96 SF	0.00	4.13	0.00	81.74	490.44
160. Seal the surface area w/latex based stain blocker - one coat	98.96 SF	0.00	1.06	0.00	20.98	125.88
161. Paint the surface area - one coat	98.96 SF	0.00	1.12	0.00	22.16	133.00
162. Tile floor covering - High grade	24.74 SF	0.00	16.37	0.00	81.00	485.99
163. Sand & finish wood floor (natural finish)	49.48 SF	0.00	4.26	0.00	42.16	252.94
164. Oak flooring - select grade - no finish	49.48 SF	0.00	10.74	0.00	106.28	637.70
165. Pad - rebond, 3/8", 7 lb.	28.45 SF	0.00	0.87	0.00	4.96	29.71
166. Carpet - High grade	28.45 SF	0.00	7.06	0.00	40.18	241.04
Totals: Kitchen				0.00	5,085.52	30,512.67



Bedroom

Formula 9' 6" x 9' 6" x 8'

304.00 SF Walls	90.25 SF Ceiling
394.25 SF Walls & Ceiling	90.25 SF Floor
10.03 SY Flooring	38.00 LF Floor Perimeter
76.00 SF Long Wall	76.00 SF Short Wall
38.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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CONTINUED - Bedroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
167. Smoke detector	1.00 EA	0.00	67.32	0.00	13.46	80.78
168. Seal & paint wood shelving, 12"-24" width	5.00 LF	0.00	7.73	0.00	7.74	46.39
169. Shelving - 16" - in place	5.00 LF	0.00	12.82	0.00	12.82	76.92
170. Closet rod	5.00 LF	0.00	5.52	0.00	5.52	33.12
171. Outlet	6.00 EA	0.00	16.08	0.00	19.30	115.78
172. Light fixture	1.00 EA	0.00	71.18	0.00	14.24	85.42
173. Door knob - interior	1.00 EA	0.00	49.09	0.00	9.82	58.91
174. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	0.00	83.32	0.00	33.32	199.96
175. Bifold door set - Colonist - Double	1.00 EA	0.00	443.44	0.00	88.68	532.12
176. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	63.09	0.00	25.24	151.42
177. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	53.11	0.00	21.24	127.46
178. Interior door unit	1.00 EA	0.00	411.12	0.00	82.22	493.34
179. Wallpaper border - Standard grade	9.50 LF	0.00	3.83	0.00	7.28	43.67
180. Wallpaper - Standard grade	76.00 SF	0.00	3.31	0.00	50.32	301.88
181. Seal the surface area w/latex based stain blocker - one coat	76.00 SF	0.00	1.06	0.00	16.12	96.68
182. Seal/prime (1 coat) then paint (1 coat) the surface area	228.00 SF	0.00	1.62	0.00	73.88	443.24
183. 1/2" drywall - hung, taped, heavy texture, ready for paint	304.00 SF	0.00	4.13	0.00	251.10	1,506.62
184. Stain & finish baseboard	38.00 LF	0.00	2.64	0.00	20.06	120.38
185. Baseboard - 3 1/4" stain grade	38.00 LF	0.00	6.19	0.00	47.04	282.26
186. 1/2" drywall - hung, taped, heavy texture, ready for paint	90.25 SF	0.00	4.13	0.00	74.54	447.27
187. Seal the surface area w/latex based stain blocker - one coat	90.25 SF	0.00	1.06	0.00	19.14	114.81
188. Paint the surface area - one coat	90.25 SF	0.00	1.12	0.00	20.22	121.30
189. Tile floor covering - High grade	22.56 SF	0.00	16.37	0.00	73.86	443.17
190. Sand & finish wood floor (natural finish)	45.13 SF	0.00	4.26	0.00	38.46	230.71
191. Oak flooring - select grade - no finish	45.13 SF	0.00	10.74	0.00	96.94	581.64
192. Pad - rebond, 3/8", 7 lb.	25.95 SF	0.00	0.87	0.00	4.52	27.10
193. Carpet - High grade	25.95 SF	0.00	7.06	0.00	36.64	219.85
Totals: Bedroom				0.00	1,163.72	6,982.20



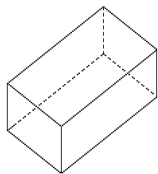
Nook

Formula 7' 7" x 5' 8" x 8'

212.00 SF Walls
254.97 SF Walls & Ceiling
4.77 SY Flooring
60.67 SF Long Wall
26.50 LF Ceil. Perimeter

42.97 SF Ceiling
42.97 SF Floor
26.50 LF Floor Perimeter
45.33 SF Short Wall

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
194. Outlet	4.00 EA	0.00	16.08	0.00	12.86	77.18
195. Light fixture - Standard grade	1.00 EA	0.00	55.73	0.00	11.14	66.87
196. Wallpaper border - Standard grade	6.63 LF	0.00	3.83	0.00	5.08	30.47
197. Wallpaper - Standard grade	53.00 SF	0.00	3.31	0.00	35.08	210.51
198. Seal the surface area w/latex based stain blocker - one coat	53.00 SF	0.00	1.06	0.00	11.24	67.42
199. Seal/prime (1 coat) then paint (1 coat) the surface area	159.00 SF	0.00	1.62	0.00	51.52	309.10
200. 1/2" drywall - hung, taped, heavy texture, ready for paint	212.00 SF	0.00	4.13	0.00	175.12	1,050.68
201. Stain & finish baseboard	26.50 LF	0.00	2.64	0.00	14.00	83.96
202. Baseboard - 3 1/4" stain grade	26.50 LF	0.00	6.19	0.00	32.80	196.84
203. 1/2" drywall - hung, taped, heavy texture, ready for paint	42.97 SF	0.00	4.13	0.00	35.50	212.97
204. Seal the surface area w/latex based stain blocker - one coat	42.97 SF	0.00	1.06	0.00	9.12	54.67
205. Paint the surface area - one coat	42.97 SF	0.00	1.12	0.00	9.62	57.75
206. Tile floor covering - High grade	10.74 SF	0.00	16.37	0.00	35.16	210.97
207. Sand & finish wood floor (natural finish)	21.49 SF	0.00	4.26	0.00	18.32	109.87
208. Oak flooring - select grade - no finish	21.49 SF	0.00	10.74	0.00	46.16	276.96
209. Pad - rebond, 3/8", 7 lb.	12.35 SF	0.00	0.87	0.00	2.14	12.88
210. Carpet - High grade	12.35 SF	0.00	7.06	0.00	17.44	104.63
Totals: Nook				0.00	522.30	3,133.73



LivingRoom

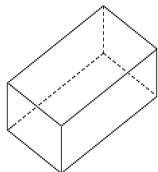
Formula 17' 1" x 11' 4" x 8'

454.67 SF Walls
648.28 SF Walls & Ceiling
21.51 SY Flooring
136.67 SF Long Wall
56.83 LF Ceil. Perimeter

193.61 SF Ceiling
193.61 SF Floor
56.83 LF Floor Perimeter
90.67 SF Short Wall

CONTINUED - LivingRoom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
211. Outlet	8.00 EA	0.00	16.08	0.00	25.72	154.36
212. Light fixture	1.00 EA	0.00	71.18	0.00	14.24	85.42
213. Wallpaper border - Standard grade	14.21 LF	0.00	3.83	0.00	10.88	65.30
214. Wallpaper - Standard grade	113.67 SF	0.00	3.31	0.00	75.26	451.51
215. Seal the surface area w/latex based stain blocker - one coat	113.67 SF	0.00	1.06	0.00	24.10	144.59
216. Seal/prime (1 coat) then paint (1 coat) the surface area	341.00 SF	0.00	1.62	0.00	110.48	662.90
217. 1/2" drywall - hung, taped, heavy texture, ready for paint	454.67 SF	0.00	4.13	0.00	375.56	2,253.35
218. Paint crown moulding, oversized - one coat	56.83 LF	0.00	1.81	0.00	20.58	123.44
219. Crown moulding - 4 1/4" stain grade	56.83 LF	0.00	8.74	0.00	99.34	596.03
220. Stain & finish baseboard	56.83 LF	0.00	2.64	0.00	30.00	180.03
221. Baseboard - 3 1/4" stain grade	56.83 LF	0.00	6.19	0.00	70.36	422.14
222. 1/2" drywall - hung, taped, heavy texture, ready for paint	273.77 SF	0.00	4.13	0.00	226.14	1,356.81
223. Seal the surface area w/latex based stain blocker - one coat	273.77 SF	0.00	1.06	0.00	58.04	348.24
224. Paint the surface area - one coat	273.77 SF	0.00	1.12	0.00	61.32	367.94
225. Tile floor covering - High grade	48.40 SF	0.00	16.37	0.00	158.46	950.77
226. Sand & finish wood floor (natural finish)	96.81 SF	0.00	4.26	0.00	82.48	494.89
227. Oak flooring - select grade - no finish	96.81 SF	0.00	10.74	0.00	207.94	1,247.68
228. Pad - rebond, 3/8", 7 lb.	55.66 SF	0.00	0.87	0.00	9.68	58.10
229. Carpet - High grade	55.66 SF	0.00	7.06	0.00	78.60	471.56
Totals: LivingRoom				0.00	1,739.18	10,435.06



Bath

Formula 7' 7" x 4' 9" x 8'

197.33 SF Walls	36.02 SF Ceiling
233.35 SF Walls & Ceiling	36.02 SF Floor
4.00 SY Flooring	24.67 LF Floor Perimeter
60.67 SF Long Wall	38.00 SF Short Wall
24.67 LF Ceil. Perimeter	

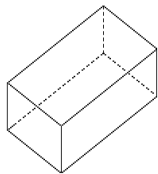
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
230. Wall veneer panels - cultured marble	55.00 SF	0.00	30.97	0.00	340.68	2,044.03

CONTINUED - Bath

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
231. Mortar bed for tile	55.00 SF	0.00	12.33	0.00	135.64	813.79
232. Towel bar	1.00 EA	0.00	37.35	0.00	7.48	44.83
233. Seal & paint wood shelving, 12"-24" width	12.00 LF	0.00	7.73	0.00	18.56	111.32
234. Shelving - 16" - in place	12.00 LF	0.00	12.82	0.00	30.76	184.60
235. Towel ring	1.00 EA	0.00	37.40	0.00	7.48	44.88
236. Toilet paper holder	1.00 EA	0.00	33.94	0.00	6.78	40.72
237. Outlet	2.00 EA	0.00	16.08	0.00	6.44	38.60
238. Mirror - 1/4" plate glass	6.00 SF	0.00	19.01	0.00	22.82	136.88
239. Rough in plumbing - per fixture - w/PEX	0.75 EA	0.00	659.35	0.00	98.90	593.41
240. Rough in plumbing - per fixture - w/PEX	0.75 EA	0.00	659.35	0.00	98.90	593.41
241. Rough in plumbing - per fixture - w/PEX	0.25 EA	0.00	659.35	0.00	32.96	197.80
242. Rough in plumbing - per fixture - w/PEX	0.25 EA	0.00	659.35	0.00	32.96	197.80
243. Toilet seat	1.00 EA	0.00	59.87	0.00	11.98	71.85
244. Toilet	1.00 EA	0.00	530.60	0.00	106.12	636.72
245. Bathtub	1.00 EA	0.00	975.35	0.00	195.08	1,170.43
246. Shower curtain rod	1.00 EA	0.00	35.28	0.00	7.06	42.34
247. Tub/shower faucet	1.00 EA	0.00	354.82	0.00	70.96	425.78
248. Ductwork - flexible - non-insulated - 3" round	10.00 LF	0.00	7.97	0.00	15.94	95.64
249. Bathroom ventilation fan	1.00 EA	0.00	133.89	0.00	26.78	160.67
250. Light bar - 5 lights	1.00 EA	0.00	115.94	0.00	23.18	139.12
251. Door knob - interior	1.00 EA	0.00	49.09	0.00	9.82	58.91
252. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	63.09	0.00	25.24	151.42
253. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	53.11	0.00	21.24	127.46
254. Interior door unit	1.00 EA	0.00	411.12	0.00	82.22	493.34
255. Ground fault interrupter (GFI) outlet	1.00 EA	0.00	37.28	0.00	7.46	44.74
256. Vanity	3.00 LF	0.00	241.32	0.00	144.80	868.76
257. Countertop - solid surface - High grade	6.00 SF	0.00	101.78	0.00	122.14	732.82
258. Sink faucet - Bathroom	1.00 EA	0.00	229.97	0.00	46.00	275.97
259. Rough in plumbing - per fixture - w/PEX	0.75 EA	0.00	659.35	0.00	98.90	593.41
260. Rough in plumbing - per fixture - w/PEX	0.25 EA	0.00	659.35	0.00	32.96	197.80

CONTINUED - Bath

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
261. Sink - single	1.00 EA	0.00	309.55	0.00	61.92	371.47
262. Wallpaper border - Standard grade	6.17 LF	0.00	3.83	0.00	4.72	28.35
263. Wallpaper - Standard grade	49.33 SF	0.00	3.31	0.00	32.66	195.94
264. Seal the surface area w/latex based stain blocker - one coat	49.33 SF	0.00	1.06	0.00	10.46	62.75
265. Seal/prime (1 coat) then paint (1 coat) the surface area	148.00 SF	0.00	1.62	0.00	47.96	287.72
266. 1/2" drywall - hung, taped, heavy texture, ready for paint	197.33 SF	0.00	4.13	0.00	163.00	977.97
267. Stain & finish baseboard	24.67 LF	0.00	2.64	0.00	13.02	78.15
268. Baseboard - 3 1/4" stain grade	24.67 LF	0.00	6.19	0.00	30.54	183.25
269. 1/2" drywall - hung, taped, heavy texture, ready for paint	36.02 SF	0.00	4.13	0.00	29.76	178.52
270. Seal the surface area w/latex based stain blocker - one coat	36.02 SF	0.00	1.06	0.00	7.64	45.82
271. Paint the surface area - one coat	36.02 SF	0.00	1.12	0.00	8.06	48.40
272. Tile floor covering - High grade	9.01 SF	0.00	16.37	0.00	29.50	176.99
273. Sand & finish wood floor (natural finish)	18.01 SF	0.00	4.26	0.00	15.34	92.06
274. Oak flooring - select grade - no finish	18.01 SF	0.00	10.74	0.00	38.68	232.11
275. Pad - rebond, 3/8", 7 lb.	10.36 SF	0.00	0.87	0.00	1.80	10.81
276. Carpet - High grade	10.36 SF	0.00	7.06	0.00	14.62	87.76
Totals: Bath				0.00	2,397.92	14,387.32



Patio

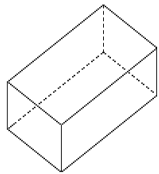
Formula 5' 8" x 5' 8" x 8'

181.33 SF Walls	32.11 SF Ceiling
213.44 SF Walls & Ceiling	32.11 SF Floor
3.57 SY Flooring	22.67 LF Floor Perimeter
45.33 SF Long Wall	45.33 SF Short Wall
22.67 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
277. Stain/finish deck handrail	12.75 LF	0.00	11.68	0.00	29.78	178.70
278. Deck guard rail - redwood	12.75 LF	0.00	57.26	0.00	146.02	876.09
279. Storm door assembly	1.00 EA	0.00	387.71	0.00	77.54	465.25
280. Stud wall - 2" x 6" - 16" oc	20.00 SF	0.00	4.64	0.00	18.56	111.36
281. 1" x 8" lumber (.667 BF per LF)	28.00 LF	0.00	4.79	0.00	26.82	160.94

CONTINUED - Patio

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
282. Roofing felt - 15 lb.	0.24 SQ	0.00	42.09	0.00	2.02	12.12
283. Metal lath & stucco	28.00 SF	0.00	9.71	0.00	54.38	326.26
284. House wrap (air/moisture barrier)	12.00 SF	0.00	0.35	0.00	0.84	5.04
285. Brick veneer - High grade	12.00 SF	0.00	27.59	0.00	66.22	397.30
286. Outlet	1.00 EA	0.00	16.08	0.00	3.22	19.30
287. Ground fault interrupter (GFI) outlet	1.00 EA	0.00	37.28	0.00	7.46	44.74
288. Exterior light fixture - Standard grade	1.00 EA	0.00	76.11	0.00	15.22	91.33
289. Soffit - metal	32.11 SF	0.00	7.22	0.00	46.36	278.19
290. Sheathing - plywood - 1/2" CDX	76.67 SF	0.00	2.34	0.00	35.88	215.29
291. 2" x 4" lumber (.667 BF per LF)	23.28 LF	0.00	2.99	0.00	13.92	83.53
292. 2" x 6" lumber (1 BF per LF)	11.33 LF	0.00	3.54	0.00	8.02	48.13
293. Truss - 4/12 slope	22.67 LF	0.00	9.61	0.00	43.58	261.44
294. Laminated - High grade - comp. shingle rfg. - w/ felt	1.00 SQ	0.00	347.13	0.00	69.42	416.55
295. 6" x 6" square wood post (3 BF per LF)	17.00 LF	0.00	10.30	0.00	35.02	210.12
296. Framing hurricane tie	4.00 EA	0.00	9.03	0.00	7.22	43.34
Totals: Patio				0.00	707.50	4,245.02



Hallway

Formula 14' 3" x 3' 9" x 8'

288.00 SF Walls	53.44 SF Ceiling
341.44 SF Walls & Ceiling	53.44 SF Floor
5.94 SY Flooring	36.00 LF Floor Perimeter
114.00 SF Long Wall	30.00 SF Short Wall
36.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
297. Smoke detector	1.00 EA	0.00	67.32	0.00	13.46	80.78
298. Outlet	2.00 EA	0.00	16.08	0.00	6.44	38.60
299. Light fixture	1.00 EA	0.00	71.18	0.00	14.24	85.42
300. Wallpaper border - Standard grade	9.00 LF	0.00	3.83	0.00	6.90	41.37
301. Wallpaper - Standard grade	72.00 SF	0.00	3.31	0.00	47.66	285.98
302. Seal the surface area w/latex based stain blocker - one coat	72.00 SF	0.00	1.06	0.00	15.26	91.58
303. Seal/prime (1 coat) then paint (1 coat) the surface area	216.00 SF	0.00	1.62	0.00	69.98	419.90

CONTINUED - Hallway

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
304. 1/2" drywall - hung, taped, heavy texture, ready for paint	288.00 SF	0.00	4.13	0.00	237.88	1,427.32
305. Stain & finish baseboard	36.00 LF	0.00	2.64	0.00	19.00	114.04
306. Baseboard - 3 1/4" stain grade	36.00 LF	0.00	6.19	0.00	44.56	267.40
307. 1/2" drywall - hung, taped, heavy texture, ready for paint	53.44 SF	0.00	4.13	0.00	44.14	264.85
308. Seal the surface area w/latex based stain blocker - one coat	53.44 SF	0.00	1.06	0.00	11.34	67.99
309. Paint the surface area - one coat	53.44 SF	0.00	1.12	0.00	11.98	71.83
310. Tile floor covering - High grade	13.36 SF	0.00	16.37	0.00	43.74	262.44
311. Sand & finish wood floor (natural finish)	26.72 SF	0.00	4.26	0.00	22.76	136.59
312. Oak flooring - select grade - no finish	26.72 SF	0.00	10.74	0.00	57.40	344.37
313. Pad - rebond, 3/8", 7 lb.	15.36 SF	0.00	0.87	0.00	2.68	16.04
314. Carpet - High grade	15.36 SF	0.00	7.06	0.00	21.68	130.12
Totals: Hallway				0.00	691.10	4,146.62

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
315. Carpet labour minimum	1.00 EA	0.00	86.66	0.00	17.34	104.00
316. General labour - labour minimum	1.00 EA	0.00	35.02	0.00	7.00	42.02
317. Mirror/shower door labour minimum	1.00 EA	0.00	157.41	0.00	31.48	188.89
Totals: Labor Minimums Applied				0.00	55.82	334.91
Line Item Totals: R_1-S-C-AA_ABCA				0.00	33,883.64	203,300.88

Grand Total Areas:

2,442.67 SF Walls	669.28 SF Ceiling	3,111.94 SF Walls and Ceiling
669.28 SF Floor	74.36 SY Flooring	305.33 LF Floor Perimeter
706.00 SF Long Wall	515.33 SF Short Wall	305.33 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
0.00 Exterior Wall Area	0.00 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	

Summary

Line Item Total	169,417.24
Overhead	16,941.82
Profit	16,941.82
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Replacement Cost Value	\$203,300.88
Net Claim	\$203,300.88
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DS

Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	GST (0%)
Line Items	16,941.82	16,941.82	0.00
Total	16,941.82	16,941.82	0.00

Recap by Room

Estimate: R_1-S-C-AA_ABCA

StructureLevelLineItems	98,674.90	58.24%
UtilityRoom	3,109.39	1.84%
Bedroom2	5,818.48	3.43%
Kitchen	25,427.15	15.01%
Bedroom	5,818.48	3.43%
Nook	2,611.43	1.54%
LivingRoom	8,695.88	5.13%
Bath	11,989.40	7.08%
Patio	3,537.52	2.09%
Hallway	3,455.52	2.04%
Labor Minimums Applied	279.09	0.16%
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Subtotal of Areas	169,417.24	100.00%
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Total	169,417.24	100.00%

Recap by Category

O&P Items	Total	%
APPLIANCES	4,438.39	2.18%
CABINETRY	15,798.92	7.77%
GENERAL DEMOLITION	1,800.00	0.89%
DOORS	4,696.48	2.31%
DRYWALL	13,155.21	6.47%
ELECTRICAL	8,310.46	4.09%
FLOOR COVERING - CARPET	1,539.28	0.76%
FLOOR COVERING - CERAMIC TILE	2,607.57	1.28%
FLOOR COVERING - WOOD	4,779.00	2.35%
FINISH CARPENTRY / TRIMWORK	3,676.94	1.81%
FINISH HARDWARE	665.98	0.33%
FRAMING & ROUGH CARPENTRY	29,264.06	14.39%
HEAT, VENT & AIR CONDITIONING	11,101.18	5.46%
INSULATION	9,550.24	4.70%
LABOUR ONLY	35.02	0.02%
LIGHT FIXTURES	1,350.60	0.66%
MASONRY	8,617.11	4.24%
MARBLE - CULTURED OR NATURAL	1,703.35	0.84%
MIRRORS & SHOWER DOORS	271.47	0.13%
PLUMBING	8,095.41	3.98%
PAINTING	8,776.89	4.32%
ROOFING	5,991.77	2.95%
SIDING	906.00	0.45%
SOFFIT, FASCIA, & EAVESTROUGH	3,916.19	1.93%
STAIRS	791.83	0.39%
STUCCO & EXTERIOR PLASTER	8,999.28	4.43%
TILE	678.15	0.33%
WINDOWS - SLIDING PATIO DOORS	1,158.60	0.57%
WINDOWS - VINYL	4,599.87	2.26%
WALLPAPER	2,141.99	1.05%
O&P Items Subtotal	169,417.24	83.33%
Overhead	16,941.82	8.33%
Profit	16,941.82	8.33%
Total	203,300.88	100.00%