
Client: XM8 ONLINE
Property: 123 FLOOD WAY
CALGARY, AB T2G 5E1

Operator: DAVID.SO

Estimator: DS

Type of Estimate: Flood

Date Entered: 9/3/2023

Date Assigned:

Price List: ABCA8X_SEP23

Labor Efficiency: Restoration/Service/Remodel

Estimate: R_2-S-C-EC_ABCA

R_2-S-C-EC_ABCA



StructureLevelLineItems

Formula 0" x 0" x 0"

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Seal & paint window sill	40.00 LF	0.00	4.41	0.00	35.28	211.68
2. Window sill	40.00 LF	0.00	3.87	0.00	30.96	185.76
3. Vinyl window, horizontal sliding, 12-23 sf	10.00 EA	0.00	418.41	0.00	836.82	5,020.92
4. Smoke detector - Standard grade	1.00 EA	0.00	44.98	0.00	9.00	53.98
5. Fluorescent - one tube - 4' - fixture w/lens	1.00 EA	0.00	108.94	0.00	21.78	130.72
6. Clothes dryer vent - installed	1.00 EA	0.00	84.78	0.00	16.96	101.74
7. Paint handrail - wall mounted	15.00 LF	0.00	1.91	0.00	5.74	34.39
8. Handrail - round / oval - softwood - wall mounted	15.00 LF	0.00	15.62	0.00	46.86	281.16
9. Stairway - 3' wide (8' rise plus joist)	1.00 EA	0.00	792.95	0.00	158.60	951.55
10. Truss - 4/12 slope - heavy loading	332.93 LF	0.00	10.15	0.00	675.84	4,055.08
11. 2" x 4" lumber (.667 BF per LF)	100.59 LF	0.00	3.00	0.00	60.36	362.13
12. 2" x 6" lumber (1 BF per LF)	50.46 LF	0.00	3.55	0.00	35.82	214.95
13. Framing hurricane tie	14.00 EA	0.00	9.05	0.00	25.34	152.04
14. Sheathing - OSB - 1/2"	838.00 SF	0.00	1.76	0.00	294.98	1,769.86
15. Carpenter - General Framer - per hour	8.00 HR	0.00	81.42	0.00	130.28	781.64
16. Valley metal	20.18 LF	0.00	6.88	0.00	27.76	166.60
17. 3 tab - 25 yr. - composition shingle roofing - incl. felt	10.00 SQ	0.00	298.22	0.00	596.44	3,578.64
18. Drip edge	114.00 LF	0.00	3.30	0.00	75.24	451.44
19. Flexible gas supply line connector - 1/2" - 25" to 48"	1.00 EA	0.00	52.81	0.00	10.56	63.37
20. Water heater - 40 gallon - Gas - 6 yr	1.00 EA	0.00	1,314.18	0.00	262.84	1,577.02
21. Black pipe with fitting and hanger, 1"	16.25 LF	0.00	15.27	0.00	49.62	297.76
22. Furnace vent - rain cap and storm collar, 5"	1.00 EA	0.00	85.19	0.00	17.04	102.23
23. Furnace vent - double wall, 5"	18.00 LF	0.00	33.71	0.00	121.36	728.14
24. Exterior faucet / hose bibb	2.00 EA	0.00	70.22	0.00	28.08	168.52

CONTINUED - StructureLevelLineItems

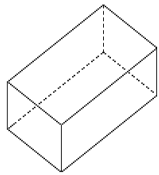
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
25. Sheathing - OSB - 1/2"	4.00 SF	0.00	1.76	0.00	1.40	8.44
26. 2" x 6" lumber (1 BF per LF)	128.00 LF	0.00	3.55	0.00	90.88	545.28
27. 2" x 8" lumber (1.33 BF per LF)	64.00 LF	0.00	4.37	0.00	55.94	335.62
28. 2" x 10" lumber (1.67 BF per LF)	16.00 LF	0.00	4.91	0.00	15.72	94.28
29. Seal & paint wood shelving, 12"-24" width	30.00 LF	0.00	7.75	0.00	46.50	279.00
30. Shelving - 16" - in place	30.00 LF	0.00	13.14	0.00	78.84	473.04
31. Seal/prime (1 coat) then paint (1 coat) the surface area	172.00 SF	0.00	1.62	0.00	55.72	334.36
32. 1/2" drywall - hung, taped, ready for texture	172.00 SF	0.00	2.96	0.00	101.82	610.94
33. Door knob - interior - Standard grade	2.00 EA	0.00	41.34	0.00	16.54	99.22
34. Interior door unit	2.00 EA	0.00	411.33	0.00	164.54	987.20
35. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA	0.00	53.25	0.00	42.60	255.60
36. Paint door slab only - 2 coats (per side)	4.00 EA	0.00	63.23	0.00	50.58	303.50
37. Stud wall - 2" x 6" - 24" oc	160.00 SF	0.00	4.01	0.00	128.32	769.92
38. Stud wall - 2" x 4" - 24" oc	1,104.93 SF	0.00	2.59	0.00	572.36	3,434.13
39. Step charge for "waterfall" carpet installation	15.00 EA	0.00	13.45	0.00	40.36	242.11
40. Batt insulation - 6" - R19 - paper / foil faced	2,442.60 SF	0.00	1.82	0.00	889.10	5,334.63
41. Batt insulation - 10" - R30 - paper / foil faced	600.00 SF	0.00	2.95	0.00	354.00	2,124.00
42. Blown-in insulation - 20" depth - R50	600.00 SF	0.00	3.31	0.00	397.20	2,383.20
43. Thermostat - Standard grade	1.00 EA	0.00	104.60	0.00	20.92	125.52
44. Furnace - forced air - 60 - 75,000 BTU	1.00 EA	0.00	3,122.82	0.00	624.56	3,747.38
45. Ductwork system - hot or cold air - up to 900 SF home	1.00 EA	0.00	3,946.18	0.00	789.24	4,735.42
46. Sheathing - OSB - 3/4" - tongue and groove	660.00 SF	0.00	2.98	0.00	393.36	2,360.16
47. Joist - floor or ceiling - 2x10 - w/blocking - 16" oc	1,200.00 SF	0.00	4.81	0.00	1,154.40	6,926.40
48. 2" x 6" lumber - redwood (1 BF per LF)	128.56 LF	0.00	6.15	0.00	158.12	948.76
49. Sheathing - OSB - 3/4" - tongue and groove	660.00 SF	0.00	2.98	0.00	393.36	2,360.16
50. Joist - floor or ceiling - 2x10 - w/blocking - 16" oc	600.00 SF	0.00	4.81	0.00	577.20	3,463.20
51. Exterior light fixture - Standard grade	2.00 EA	0.00	76.33	0.00	30.54	183.20

CONTINUED - StructureLevelLineItems

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
52. Door lockset & deadbolt - exterior	2.00 EA	0.00	106.62	0.00	42.64	255.88
53. Exterior door - solid core lauan / mahogany or birch flush	2.00 EA	0.00	403.30	0.00	161.32	967.92
54. 6-0 6-8 mill finish sliding patio door	1.00 EA	0.00	736.56	0.00	147.32	883.88
55. Stud wall - 2" x 4" - 16" oc	2,442.60 SF	0.00	3.00	0.00	1,465.56	8,793.36
56. Eavestrough/downspout - aluminum - up to 5"	12.00 LF	0.00	8.69	0.00	20.86	125.14
57. Roof vent - turtle type - Metal	2.10 EA	0.00	76.96	0.00	32.32	193.94
58. Attic vent - gable end - vinyl	1.00 EA	0.00	151.19	0.00	30.24	181.43
59. Roofing felt - 15 lb.	25.00 SQ	0.00	42.09	0.00	210.46	1,262.71
60. Sheathing - foil faced foam - 1/2"	1,831.95 SF	0.00	1.58	0.00	578.90	3,473.38
61. Sheathing - OSB - 1/2"	610.65 SF	0.00	1.76	0.00	214.94	1,289.68
62. Siding - vinyl	2,442.60 SF	0.00	5.75	0.00	2,809.00	16,853.95
63. Grounding rod - copper clad with clamp, 8'	1.00 EA	0.00	124.35	0.00	24.88	149.23
64. Breaker panel - 100 amp	1.00 EA	0.00	920.12	0.00	184.02	1,104.14
65. Meter mast for overhead power - 2" conduit	1.00 EA	0.00	580.42	0.00	116.08	696.50
66. Meter base and main disconnect - 100 to 125 amp	1.00 EA	0.00	461.32	0.00	92.26	553.58
67. Trunk cable - aluminum - 4 wire 2/0	40.00 LF	0.00	12.45	0.00	99.60	597.60
68. Phone, TV, or speaker outlet	4.00 EA	0.00	20.64	0.00	16.52	99.08
69. Exterior outlet or switch	2.00 EA	0.00	23.62	0.00	9.44	56.68
70. Rewire\wire - avg. residence - boxes & wiring	1,200.00 SF	0.00	4.24	0.00	1,017.60	6,105.60
71. Phone / low voltage copper wiring	40.00 LF	0.00	1.21	0.00	9.68	58.08
72. Dumpster load - Approx. 20 yards, 4 tons of debris	4.00 EA	750.00	0.00	0.00	600.00	3,600.00
73. Seal & paint wood shelving, 12"-24" width	3.00 LF	0.00	7.75	0.00	4.66	27.91
74. Shelving - 16" - in place	3.00 LF	0.00	13.14	0.00	7.88	47.30
75. Closet rod	3.00 LF	0.00	5.52	0.00	3.32	19.88
76. Seal/prime (1 coat) then paint (1 coat) the surface area	86.00 SF	0.00	1.62	0.00	27.86	167.18
77. 1/2" drywall - hung, taped, ready for texture	86.00 SF	0.00	2.96	0.00	50.92	305.48
78. Door knob - interior - Standard grade	1.00 EA	0.00	41.34	0.00	8.26	49.60
79. Interior door unit	1.00 EA	0.00	411.33	0.00	82.26	493.59
80. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	53.25	0.00	21.30	127.80

CONTINUED - StructureLevelLineItems

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
81. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	63.23	0.00	25.30	151.76
Totals: StructureLevelLineItems				0.00	18,933.08	113,598.25



Bath

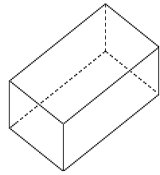
Formula 7' 5" x 4' 7" x 8'

192.00 SF Walls	33.99 SF Ceiling
225.99 SF Walls & Ceiling	33.99 SF Floor
3.78 SY Flooring	24.00 LF Floor Perimeter
59.33 SF Long Wall	36.67 SF Short Wall
24.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
82. Towel ring - Standard grade	1.00 EA	0.00	28.36	0.00	5.68	34.04
83. Toilet paper holder - Standard grade	1.00 EA	0.00	25.73	0.00	5.14	30.87
84. Towel bar - Standard grade	1.00 EA	0.00	26.72	0.00	5.34	32.06
85. Seal & paint wood shelving, 12"-24" width	10.00 LF	0.00	7.75	0.00	15.50	93.00
86. Shelving - 16" - in place	10.00 LF	0.00	13.14	0.00	26.28	157.68
87. Outlet	2.00 EA	0.00	16.14	0.00	6.46	38.74
88. Mirror - 1/4" plate glass	6.00 SF	0.00	19.03	0.00	22.84	137.02
89. Rough-in plumbing - per fixture - w/PEX - Branch system	0.75 EA	0.00	626.78	0.00	94.02	564.11
90. Rough-in plumbing - per fixture - w/PEX - Branch system	0.75 EA	0.00	626.78	0.00	94.02	564.11
91. Rough-in plumbing - per fixture - w/PEX - Branch system	0.25 EA	0.00	626.78	0.00	31.34	188.04
92. Rough-in plumbing - per fixture - w/PEX - Branch system	0.25 EA	0.00	626.78	0.00	31.34	188.04
93. Toilet seat - Standard grade	1.00 EA	0.00	43.46	0.00	8.70	52.16
94. Toilet - Standard grade	1.00 EA	0.00	452.60	0.00	90.52	543.12
95. Bathtub - Standard grade	1.00 EA	0.00	807.35	0.00	161.48	968.83
96. Shower curtain rod	1.00 EA	0.00	35.32	0.00	7.06	42.38
97. Fibreglass tub surround only - Standard grade	1.00 EA	0.00	399.81	0.00	79.96	479.77
98. Tub/shower faucet - Standard grade	1.00 EA	0.00	286.82	0.00	57.36	344.18
99. Ductwork - flexible - non-insulated - 3" round	10.00 LF	0.00	7.98	0.00	15.96	95.76
100. Bathroom ventilation fan - Standard grade	1.00 EA	0.00	102.60	0.00	20.52	123.12

CONTINUED - Bath

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
101. Light bar - 4 lights	1.00 EA	0.00	100.13	0.00	20.02	120.15
102. Door knob - interior - Standard grade	1.00 EA	0.00	41.34	0.00	8.26	49.60
103. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	63.23	0.00	25.30	151.76
104. Interior door unit - Standard grade	1.00 EA	0.00	302.59	0.00	60.52	363.11
105. Ground fault interrupter (GFI) outlet	1.00 EA	0.00	37.34	0.00	7.46	44.80
106. Vanity - Standard grade	3.00 LF	0.00	159.56	0.00	95.74	574.42
107. 4" backsplash for flat laid countertop	3.00 LF	0.00	10.42	0.00	6.26	37.52
108. Countertop - flat laid plastic laminate - Standard grade	3.00 LF	0.00	40.88	0.00	24.52	147.16
109. Sink faucet - Bathroom - Standard grade	1.00 EA	0.00	186.97	0.00	37.40	224.37
110. Rough-in plumbing - per fixture - w/PEX - Branch system	0.75 EA	0.00	626.78	0.00	94.02	564.11
111. Rough-in plumbing - per fixture - w/PEX - Branch system	0.25 EA	0.00	626.78	0.00	31.34	188.04
112. Sink - single - Standard grade	1.00 EA	0.00	216.66	0.00	43.34	260.00
113. Seal/prime (1 coat) then paint (1 coat) the surface area	192.00 SF	0.00	1.62	0.00	62.20	373.24
114. 1/2" drywall - hung, taped, floated, ready for paint	192.00 SF	0.00	3.37	0.00	129.40	776.44
115. Paint baseboard - one coat	12.00 LF	0.00	1.62	0.00	3.88	23.32
116. Baseboard - 3 1/4"	12.00 LF	0.00	5.75	0.00	13.80	82.80
117. 1/2" drywall - hung, taped, floated, ready for paint	33.99 SF	0.00	3.37	0.00	22.92	137.47
118. Seal the surface area w/latex based stain blocker - one coat	33.99 SF	0.00	1.07	0.00	7.28	43.65
119. Paint the surface area - one coat	33.99 SF	0.00	1.13	0.00	7.68	46.09
120. Vinyl floor covering (sheet goods) - Economy grade	7.82 SF	0.00	2.98	0.00	4.66	27.96
121. Carpet pad - Standard grade	31.27 SF	0.00	0.57	0.00	3.56	21.38
122. Carpet - Economy grade	31.27 SF	0.00	2.52	0.00	15.76	94.56
Totals: Bath				0.00	1,504.84	9,028.98



Bath2

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

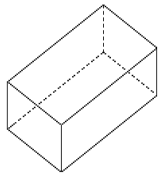
146.67 SF Walls
 167.67 SF Walls & Ceiling
 2.33 SY Flooring
 36.67 SF Long Wall
 18.33 LF Ceil. Perimeter

21.01 SF Ceiling
 21.01 SF Floor
 18.33 LF Floor Perimeter
 36.67 SF Short Wall

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
123. Outlet	2.00 EA	0.00	16.14	0.00	6.46	38.74
124. Ground fault interrupter (GFI) outlet	1.00 EA	0.00	37.34	0.00	7.46	44.80
125. Towel bar	1.00 EA	0.00	37.39	0.00	7.48	44.87
126. Seal & paint wood shelving, 12"-24" width	10.00 LF	0.00	7.75	0.00	15.50	93.00
127. Shelving - 16" - in place	10.00 LF	0.00	13.14	0.00	26.28	157.68
128. Mirror - 1/4" plate glass	6.00 SF	0.00	19.03	0.00	22.84	137.02
129. Rough-in plumbing - per fixture - w/PEX - Branch system	0.75 EA	0.00	626.78	0.00	94.02	564.11
130. Rough-in plumbing - per fixture - w/PEX - Branch system	0.25 EA	0.00	626.78	0.00	31.34	188.04
131. Toilet seat - Standard grade	1.00 EA	0.00	43.46	0.00	8.70	52.16
132. Toilet - Standard grade	1.00 EA	0.00	452.60	0.00	90.52	543.12
133. Ductwork - flexible - non-insulated - 3" round	10.00 LF	0.00	7.98	0.00	15.96	95.76
134. Bathroom ventilation fan - Standard grade	1.00 EA	0.00	102.60	0.00	20.52	123.12
135. Light bar - 3 lights	1.00 EA	0.00	86.34	0.00	17.26	103.60
136. Door knob - interior - Standard grade	1.00 EA	0.00	41.34	0.00	8.26	49.60
137. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	63.23	0.00	25.30	151.76
138. Wood door - panel - solid pine	1.00 EA	0.00	338.95	0.00	67.80	406.75
139. Vanity - Standard grade	2.50 LF	0.00	159.56	0.00	79.78	478.68
140. 4" backsplash for flat laid countertop	2.50 LF	0.00	10.42	0.00	5.22	31.27
141. Countertop - flat laid plastic laminate - Standard grade	2.50 LF	0.00	40.88	0.00	20.44	122.64
142. Sink faucet - Bathroom - Standard grade	1.00 EA	0.00	186.97	0.00	37.40	224.37
143. Rough-in plumbing - per fixture - w/PEX - Branch system	0.75 EA	0.00	626.78	0.00	94.02	564.11
144. Rough-in plumbing - per fixture - w/PEX - Branch system	0.25 EA	0.00	626.78	0.00	31.34	188.04
145. Sink - single - Standard grade	1.00 EA	0.00	216.66	0.00	43.34	260.00

CONTINUED - Bath2

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
146. Seal/prime (1 coat) then paint (1 coat) the surface area	146.67 SF	0.00	1.62	0.00	47.52	285.13
147. 1/2" drywall - hung, taped, floated, ready for paint	146.67 SF	0.00	3.37	0.00	98.86	593.14
148. Paint baseboard - one coat	9.17 LF	0.00	1.62	0.00	2.98	17.84
149. Baseboard - 3 1/4"	9.17 LF	0.00	5.75	0.00	10.54	63.27
150. 1/2" drywall - hung, taped, floated, ready for paint	21.01 SF	0.00	3.37	0.00	14.16	84.96
151. Seal the surface area w/latex based stain blocker - one coat	21.01 SF	0.00	1.07	0.00	4.50	26.98
152. Paint the surface area - one coat	21.01 SF	0.00	1.13	0.00	4.74	28.48
153. Vinyl floor covering (sheet goods) - Economy grade	4.83 SF	0.00	2.98	0.00	2.88	17.27
154. Carpet pad - Standard grade	19.33 SF	0.00	0.57	0.00	2.20	13.22
155. Carpet - Economy grade	19.33 SF	0.00	2.52	0.00	9.74	58.45
Totals: Bath2				0.00	975.36	5,851.98



UtilityRoom

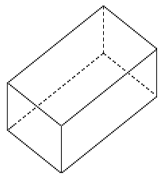
Formula 6' 6" x 4' 7" x 8'

177.33 SF Walls	29.79 SF Ceiling
207.13 SF Walls & Ceiling	29.79 SF Floor
3.31 SY Flooring	22.17 LF Floor Perimeter
52.00 SF Long Wall	36.67 SF Short Wall
22.17 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
156. Outlet	6.00 EA	0.00	16.14	0.00	19.36	116.20
157. Seal & paint wood shelving, 12"-24" width	11.00 LF	0.00	7.75	0.00	17.06	102.31
158. Shelving - 16" - in place	11.00 LF	0.00	13.14	0.00	28.90	173.44
159. Light fixture - Standard grade	1.00 EA	0.00	55.89	0.00	11.18	67.07
160. Door knob - interior	1.00 EA	0.00	49.16	0.00	9.84	59.00
161. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	63.23	0.00	25.30	151.76
162. Interior door unit	1.00 EA	0.00	411.33	0.00	82.26	493.59
163. Seal/prime (1 coat) then paint (1 coat) the surface area	177.33 SF	0.00	1.62	0.00	57.46	344.73
164. 1/2" drywall - hung, taped, floated, ready for paint	177.33 SF	0.00	3.37	0.00	119.52	717.12
165. Baseboard - 2 1/4"	22.17 LF	0.00	3.83	0.00	16.98	101.89

CONTINUED - UtilityRoom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
166. 1/2" drywall - hung, taped, floated, ready for paint	29.79 SF	0.00	3.37	0.00	20.08	120.47
167. Seal the surface area w/latex based stain blocker - one coat	29.79 SF	0.00	1.07	0.00	6.38	38.26
168. Paint the surface area - one coat	29.79 SF	0.00	1.13	0.00	6.74	40.40
169. Vinyl floor covering (sheet goods) - Economy grade	6.85 SF	0.00	2.98	0.00	4.08	24.49
170. Carpet pad - Standard grade	27.41 SF	0.00	0.57	0.00	3.12	18.74
171. Carpet - Economy grade	27.41 SF	0.00	2.52	0.00	13.82	82.89
Totals: UtilityRoom				0.00	442.08	2,652.36



Bedroom2

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

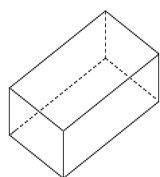
296.00 SF Walls	85.56 SF Ceiling
381.56 SF Walls & Ceiling	85.56 SF Floor
9.51 SY Flooring	37.00 LF Floor Perimeter
74.00 SF Long Wall	74.00 SF Short Wall
37.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
172. Smoke detector - Standard grade	1.00 EA	0.00	44.98	0.00	9.00	53.98
173. Seal & paint wood shelving, 12"-24" width	4.00 LF	0.00	7.75	0.00	6.20	37.20
174. Shelving - 16" - in place	4.00 LF	0.00	13.14	0.00	10.52	63.08
175. Closet rod	4.00 LF	0.00	5.52	0.00	4.42	26.50
176. Outlet	5.00 EA	0.00	16.14	0.00	16.14	96.84
177. Light fixture - Standard grade	1.00 EA	0.00	55.89	0.00	11.18	67.07
178. Door knob - interior	1.00 EA	0.00	49.16	0.00	9.84	59.00
179. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	0.00	83.47	0.00	33.38	200.32
180. Bifold door set - lauan/mahogany - Double	1.00 EA	0.00	404.33	0.00	80.86	485.19
181. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	63.23	0.00	25.30	151.76
182. Interior door unit	1.00 EA	0.00	411.33	0.00	82.26	493.59
183. Seal/prime (1 coat) then paint (1 coat) the surface area	296.00 SF	0.00	1.62	0.00	95.90	575.42
184. 1/2" drywall - hung, taped, floated, ready for paint	296.00 SF	0.00	3.37	0.00	199.50	1,197.02
185. Baseboard - 2 1/4"	37.00 LF	0.00	3.83	0.00	28.34	170.05

CONTINUED - Bedroom2

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
186. 1/2" drywall - hung, taped, floated, ready for paint	85.56 SF	0.00	3.37	0.00	57.66	346.00
187. Seal the surface area w/latex based stain blocker - one coat	85.56 SF	0.00	1.07	0.00	18.32	109.87
188. Paint the surface area - one coat	85.56 SF	0.00	1.13	0.00	19.34	116.02
189. Vinyl floor covering (sheet goods) - Economy grade	19.68 SF	0.00	2.98	0.00	11.74	70.39
190. Carpet pad - Standard grade	78.72 SF	0.00	0.57	0.00	8.98	53.85
191. Carpet - Economy grade	78.72 SF	0.00	2.52	0.00	39.68	238.05

Totals: Bedroom2				0.00	768.56	4,611.20
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Kitchen

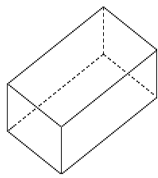
Formula 10' 2" x 9' 3" x 8'

310.67 SF Walls	94.04 SF Ceiling
404.71 SF Walls & Ceiling	94.04 SF Floor
10.45 SY Flooring	38.83 LF Floor Perimeter
81.33 SF Long Wall	74.00 SF Short Wall
38.83 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
192. 220 volt outlet	1.00 EA	0.00	37.88	0.00	7.58	45.46
193. Ground fault interrupter (GFI) outlet	2.00 EA	0.00	37.34	0.00	14.94	89.62
194. Outlet	4.00 EA	0.00	16.14	0.00	12.92	77.48
195. Outlet	2.00 EA	0.00	16.14	0.00	6.46	38.74
196. Rough-in plumbing - per fixture - w/PEX - Branch system	1.00 EA	0.00	626.78	0.00	125.36	752.14
197. Sink faucet - Kitchen - Standard grade	1.00 EA	0.00	213.97	0.00	42.80	256.77
198. Sink - double basin - Standard grade	1.00 EA	0.00	352.28	0.00	70.46	422.74
199. Fluorescent - two tube - 4' - strip light	1.00 EA	0.00	102.23	0.00	20.44	122.67
200. Appliance water line - 1/4"	1.00 EA	0.00	73.29	0.00	14.66	87.95
201. Cabinet knob or pull	28.00 EA	0.00	10.86	0.00	60.82	364.90
202. Cabinetry - upper (wall) units	14.00 LF	0.00	170.29	0.00	476.82	2,860.88
203. Cabinetry - lower (base) units - Standard grade	16.00 LF	0.00	182.87	0.00	585.18	3,511.10
204. Countertop - post formed plastic laminate - High grade	18.00 LF	0.00	75.36	0.00	271.30	1,627.78
205. 110 volt copper wiring run, box and outlet	1.00 EA	0.00	88.24	0.00	17.64	105.88

CONTINUED - Kitchen

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
206. Range hood - Standard grade	1.00 EA	0.00	177.66	0.00	35.54	213.20
207. Dishwasher - Standard grade	1.00 EA	0.00	547.22	0.00	109.44	656.66
208. Range - freestanding - electric - Standard grade	1.00 EA	0.00	740.16	0.00	148.04	888.20
209. Refrigerator - top freezer - 14 to 18 cf	1.00 EA	0.00	945.26	0.00	189.06	1,134.32
210. Seal/prime (1 coat) then paint (1 coat) the surface area	310.67 SF	0.00	1.62	0.00	100.66	603.95
211. 1/2" drywall - hung, taped, floated, ready for paint	310.67 SF	0.00	3.37	0.00	209.40	1,256.36
212. Paint baseboard - one coat	19.42 LF	0.00	1.62	0.00	6.30	37.76
213. Baseboard - 3 1/4"	19.42 LF	0.00	5.75	0.00	22.34	134.01
214. 1/2" drywall - hung, taped, floated, ready for paint	94.04 SF	0.00	3.37	0.00	63.38	380.29
215. Seal the surface area w/latex based stain blocker - one coat	94.04 SF	0.00	1.07	0.00	20.12	120.74
216. Paint the surface area - one coat	94.04 SF	0.00	1.13	0.00	21.26	127.53
217. Vinyl floor covering (sheet goods) - Economy grade	21.63 SF	0.00	2.98	0.00	12.90	77.36
218. Carpet pad - Standard grade	86.52 SF	0.00	0.57	0.00	9.86	59.18
219. Carpet - Economy grade	86.52 SF	0.00	2.52	0.00	43.60	261.63
Totals: Kitchen				0.00	2,719.28	16,315.30



Bedroom3

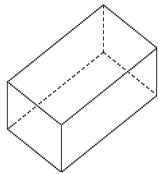
Formula 12' 11" x 11' 1" x 8'

384.00 SF Walls	143.16 SF Ceiling
527.16 SF Walls & Ceiling	143.16 SF Floor
15.91 SY Flooring	48.00 LF Floor Perimeter
103.33 SF Long Wall	88.67 SF Short Wall
48.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
220. Smoke detector - Standard grade	1.00 EA	0.00	44.98	0.00	9.00	53.98
221. Seal & paint wood shelving, 12"-24" width	4.00 LF	0.00	7.75	0.00	6.20	37.20
222. Shelving - 16" - in place	4.00 LF	0.00	13.14	0.00	10.52	63.08
223. Closet rod	4.00 LF	0.00	5.52	0.00	4.42	26.50
224. Outlet	5.00 EA	0.00	16.14	0.00	16.14	96.84
225. Light fixture - Standard grade	1.00 EA	0.00	55.89	0.00	11.18	67.07
226. Door knob - interior	1.00 EA	0.00	49.16	0.00	9.84	59.00

CONTINUED - Bedroom3

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
227. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	0.00	83.47	0.00	33.38	200.32
228. Bifold door set - lauan/mahogany - Double	1.00 EA	0.00	404.33	0.00	80.86	485.19
229. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	63.23	0.00	25.30	151.76
230. Interior door unit	1.00 EA	0.00	411.33	0.00	82.26	493.59
231. Seal/prime (1 coat) then paint (1 coat) the surface area	384.00 SF	0.00	1.62	0.00	124.42	746.50
232. 1/2" drywall - hung, taped, floated, ready for paint	384.00 SF	0.00	3.37	0.00	258.82	1,552.90
233. Baseboard - 2 1/4"	48.00 LF	0.00	3.83	0.00	36.76	220.60
234. 1/2" drywall - hung, taped, floated, ready for paint	143.16 SF	0.00	3.37	0.00	96.50	578.95
235. Seal the surface area w/latex based stain blocker - one coat	143.16 SF	0.00	1.07	0.00	30.64	183.82
236. Paint the surface area - one coat	143.16 SF	0.00	1.13	0.00	32.36	194.13
237. Vinyl floor covering (sheet goods) - Economy grade	32.93 SF	0.00	2.98	0.00	19.62	117.75
238. Carpet pad - Standard grade	131.71 SF	0.00	0.57	0.00	15.02	90.09
239. Carpet - Economy grade	131.71 SF	0.00	2.52	0.00	66.38	398.29
Totals: Bedroom3				0.00	969.62	5,817.56



Bedroom

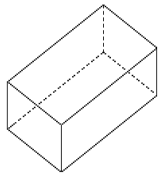
Formula 9' 3" x 9' 3" x 8'

296.00 SF Walls	85.56 SF Ceiling
381.56 SF Walls & Ceiling	85.56 SF Floor
9.51 SY Flooring	37.00 LF Floor Perimeter
74.00 SF Long Wall	74.00 SF Short Wall
37.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
240. Smoke detector - Standard grade	1.00 EA	0.00	44.98	0.00	9.00	53.98
241. Seal & paint wood shelving, 12"-24" width	4.00 LF	0.00	7.75	0.00	6.20	37.20
242. Shelving - 16" - in place	4.00 LF	0.00	13.14	0.00	10.52	63.08
243. Closet rod	4.00 LF	0.00	5.52	0.00	4.42	26.50
244. Outlet	5.00 EA	0.00	16.14	0.00	16.14	96.84
245. Light fixture - Standard grade	1.00 EA	0.00	55.89	0.00	11.18	67.07
246. Door knob - interior	1.00 EA	0.00	49.16	0.00	9.84	59.00

CONTINUED - Bedroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
247. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	0.00	83.47	0.00	33.38	200.32
248. Bifold door set - lauan/mahogany - Double	1.00 EA	0.00	404.33	0.00	80.86	485.19
249. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	63.23	0.00	25.30	151.76
250. Interior door unit	1.00 EA	0.00	411.33	0.00	82.26	493.59
251. Seal/prime (1 coat) then paint (1 coat) the surface area	296.00 SF	0.00	1.62	0.00	95.90	575.42
252. 1/2" drywall - hung, taped, floated, ready for paint	296.00 SF	0.00	3.37	0.00	199.50	1,197.02
253. Baseboard - 2 1/4"	37.00 LF	0.00	3.83	0.00	28.34	170.05
254. 1/2" drywall - hung, taped, floated, ready for paint	85.56 SF	0.00	3.37	0.00	57.66	346.00
255. Seal the surface area w/latex based stain blocker - one coat	85.56 SF	0.00	1.07	0.00	18.32	109.87
256. Paint the surface area - one coat	85.56 SF	0.00	1.13	0.00	19.34	116.02
257. Vinyl floor covering (sheet goods) - Economy grade	19.68 SF	0.00	2.98	0.00	11.74	70.39
258. Carpet pad - Standard grade	78.72 SF	0.00	0.57	0.00	8.98	53.85
259. Carpet - Economy grade	78.72 SF	0.00	2.52	0.00	39.68	238.05
Totals: Bedroom				0.00	768.56	4,611.20



Nook

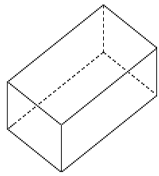
Formula 7' 5" x 5' 7" x 8'

208.00 SF Walls	41.41 SF Ceiling
249.41 SF Walls & Ceiling	41.41 SF Floor
4.60 SY Flooring	26.00 LF Floor Perimeter
59.33 SF Long Wall	44.67 SF Short Wall
26.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
260. Outlet	4.00 EA	0.00	16.14	0.00	12.92	77.48
261. Light fixture - Standard grade	1.00 EA	0.00	55.89	0.00	11.18	67.07
262. Seal/prime (1 coat) then paint (1 coat) the surface area	208.00 SF	0.00	1.62	0.00	67.40	404.36
263. 1/2" drywall - hung, taped, floated, ready for paint	208.00 SF	0.00	3.37	0.00	140.20	841.16
264. Baseboard - 2 1/4"	26.00 LF	0.00	3.83	0.00	19.92	119.50
265. 1/2" drywall - hung, taped, floated, ready for paint	41.41 SF	0.00	3.37	0.00	27.92	167.47

CONTINUED - Nook

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
266. Seal the surface area w/latex based stain blocker - one coat	41.41 SF	0.00	1.07	0.00	8.86	53.17
267. Paint the surface area - one coat	41.41 SF	0.00	1.13	0.00	9.36	56.15
268. Vinyl floor covering (sheet goods) - Economy grade	9.52 SF	0.00	2.98	0.00	5.68	34.05
269. Carpet pad - Standard grade	38.10 SF	0.00	0.57	0.00	4.34	26.06
270. Carpet - Economy grade	38.10 SF	0.00	2.52	0.00	19.20	115.21
Totals: Nook				0.00	326.98	1,961.68



LivingRoom

Formula 18' 6" x 12' 11" x 8'

502.67 SF Walls	238.96 SF Ceiling
741.63 SF Walls & Ceiling	238.96 SF Floor
26.55 SY Flooring	62.83 LF Floor Perimeter
148.00 SF Long Wall	103.33 SF Short Wall
62.83 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
271. Outlet	6.00 EA	0.00	16.14	0.00	19.36	116.20
272. Light fixture - Standard grade	1.00 EA	0.00	55.89	0.00	11.18	67.07
273. Seal/prime (1 coat) then paint (1 coat) the surface area	502.67 SF	0.00	1.62	0.00	162.86	977.19
274. 1/2" drywall - hung, taped, floated, ready for paint	502.67 SF	0.00	3.37	0.00	338.80	2,032.80
275. Baseboard - 2 1/4"	62.83 LF	0.00	3.83	0.00	48.12	288.76
276. 1/2" drywall - hung, taped, floated, ready for paint	238.96 SF	0.00	3.37	0.00	161.06	966.36
277. Seal the surface area w/latex based stain blocker - one coat	238.96 SF	0.00	1.07	0.00	51.14	306.83
278. Paint the surface area - one coat	238.96 SF	0.00	1.13	0.00	54.00	324.02
279. Vinyl floor covering (sheet goods) - Economy grade	54.96 SF	0.00	2.98	0.00	32.76	196.54
280. Carpet pad - Standard grade	219.84 SF	0.00	0.57	0.00	25.06	150.37
281. Carpet - Economy grade	219.84 SF	0.00	2.52	0.00	110.80	664.80
Totals: LivingRoom				0.00	1,015.14	6,090.94

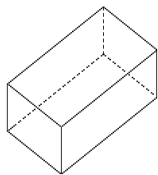


Patio

Formula 7' 1" x 7' 1" x 8'

226.67 SF Walls	50.17 SF Ceiling
276.84 SF Walls & Ceiling	50.17 SF Floor
5.57 SY Flooring	28.33 LF Floor Perimeter
56.67 SF Long Wall	56.67 SF Short Wall
28.33 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
282. Stain/finish deck handrail	21.25 LF	0.00	11.71	0.00	49.76	298.60
283. Deck guard rail - redwood	21.25 LF	0.00	57.33	0.00	243.66	1,461.92
284. Outlet	1.00 EA	0.00	16.14	0.00	3.22	19.36
285. Ground fault interrupter (GFI) outlet	1.00 EA	0.00	37.34	0.00	7.46	44.80
286. Exterior light fixture - Standard grade	1.00 EA	0.00	76.33	0.00	15.26	91.59
287. Soffit - metal	50.17 SF	0.00	7.23	0.00	72.54	435.27
288. Sheathing - plywood - 1/2" CDX	112.00 SF	0.00	2.34	0.00	52.42	314.50
289. 2" x 4" lumber (.667 BF per LF)	29.10 LF	0.00	3.00	0.00	17.46	104.76
290. 2" x 6" lumber (1 BF per LF)	14.17 LF	0.00	3.55	0.00	10.06	60.36
291. Truss - 4/12 slope	35.42 LF	0.00	9.61	0.00	68.08	408.47
292. 3 tab - 25 yr. - composition shingle roofing - incl. felt	1.00 SQ	0.00	298.22	0.00	59.64	357.86
293. 6" x 6" square wood post (3 BF per LF)	22.00 LF	0.00	10.31	0.00	45.36	272.18
294. Framing hurricane tie	5.00 EA	0.00	9.05	0.00	9.06	54.31
Totals: Patio				0.00	653.98	3,923.98



Hallway

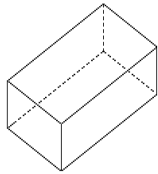
Formula 9' 3" x 2' 9" x 8'

192.00 SF Walls	25.44 SF Ceiling
217.44 SF Walls & Ceiling	25.44 SF Floor
2.83 SY Flooring	24.00 LF Floor Perimeter
74.00 SF Long Wall	22.00 SF Short Wall
24.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
295. Smoke detector - Standard grade	1.00 EA	0.00	44.98	0.00	9.00	53.98
296. Outlet	1.00 EA	0.00	16.14	0.00	3.22	19.36
297. Light fixture - Standard grade	1.00 EA	0.00	55.89	0.00	11.18	67.07
298. Seal/prime (1 coat) then paint (1 coat) the surface area	192.00 SF	0.00	1.62	0.00	62.20	373.24

CONTINUED - Hallway

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
299. 1/2" drywall - hung, taped, floated, ready for paint	192.00 SF	0.00	3.37	0.00	129.40	776.44
300. Baseboard - 2 1/4"	24.00 LF	0.00	3.83	0.00	18.38	110.30
301. 1/2" drywall - hung, taped, floated, ready for paint	25.44 SF	0.00	3.37	0.00	17.14	102.87
302. Seal the surface area w/latex based stain blocker - one coat	25.44 SF	0.00	1.07	0.00	5.44	32.66
303. Paint the surface area - one coat	25.44 SF	0.00	1.13	0.00	5.76	34.51
304. Vinyl floor covering (sheet goods) - Economy grade	5.85 SF	0.00	2.98	0.00	3.48	20.91
305. Carpet pad - Standard grade	23.40 SF	0.00	0.57	0.00	2.66	16.00
306. Carpet - Economy grade	23.40 SF	0.00	2.52	0.00	11.80	70.77
Totals: Hallway				0.00	279.66	1,678.11



DiningRoom

Formula 12' 11" x 9' 3" x 8'

354.67 SF Walls	119.48 SF Ceiling
474.15 SF Walls & Ceiling	119.48 SF Floor
13.28 SY Flooring	44.33 LF Floor Perimeter
103.33 SF Long Wall	74.00 SF Short Wall
44.33 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
307. Outlet	4.00 EA	0.00	16.14	0.00	12.92	77.48
308. Light fixture	1.00 EA	0.00	71.34	0.00	14.26	85.60
309. Seal/prime (1 coat) then paint (1 coat) the surface area	354.67 SF	0.00	1.62	0.00	114.92	689.49
310. 1/2" drywall - hung, taped, floated, ready for paint	354.67 SF	0.00	3.37	0.00	239.04	1,434.28
311. Baseboard - 2 1/4"	44.33 LF	0.00	3.83	0.00	33.96	203.74
312. 1/2" drywall - hung, taped, floated, ready for paint	119.48 SF	0.00	3.37	0.00	80.54	483.19
313. Seal the surface area w/latex based stain blocker - one coat	119.48 SF	0.00	1.07	0.00	25.56	153.40
314. Paint the surface area - one coat	119.48 SF	0.00	1.13	0.00	27.00	162.01
315. Vinyl floor covering (sheet goods) - Economy grade	27.48 SF	0.00	2.98	0.00	16.38	98.27
316. Carpet pad - Standard grade	109.92 SF	0.00	0.57	0.00	12.54	75.19
317. Carpet - Economy grade	109.92 SF	0.00	2.52	0.00	55.40	332.40
Totals: DiningRoom				0.00	632.52	3,795.05

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
318. Eavestrough labour minimum	1.00 EA	0.00	321.00	0.00	64.20	385.20
319. Mirror/shower door labour minimum	1.00 EA	0.00	116.18	0.00	23.24	139.42
320. General labour - labour minimum	1.00 EA	0.00	51.28	0.00	10.26	61.54
Totals: Labor Minimums Applied				0.00	97.70	586.16
Line Item Totals: R_2-S-C-EC_ABCA				0.00	30,087.36	180,522.75

Grand Total Areas:

3,286.67 SF Walls	968.58 SF Ceiling	4,255.24 SF Walls and Ceiling
968.58 SF Floor	107.62 SY Flooring	410.83 LF Floor Perimeter
922.00 SF Long Wall	721.33 SF Short Wall	410.83 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	150,435.39
Overhead	15,043.68
Profit	15,043.68
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Replacement Cost Value	\$180,522.75
Net Claim	\$180,522.75
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DS

Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	GST (0%)
Line Items	15,043.68	15,043.68	0.00
Total	15,043.68	15,043.68	0.00

Recap by Room

Estimate: R_2-S-C-EC_ABCA

StructureLevelLineItems	94,665.17	62.93%
Bath	7,524.14	5.00%
Bath2	4,876.62	3.24%
UtilityRoom	2,210.28	1.47%
Bedroom2	3,842.64	2.55%
Kitchen	13,596.02	9.04%
Bedroom3	4,847.94	3.22%
Bedroom	3,842.64	2.55%
Nook	1,634.70	1.09%
LivingRoom	5,075.80	3.37%
Patio	3,270.00	2.17%
Hallway	1,398.45	0.93%
DiningRoom	3,162.53	2.10%
Labor Minimums Applied	488.46	0.32%
<hr/>		
Subtotal of Areas	150,435.39	100.00%
<hr/>		
Total	150,435.39	100.00%

Recap by Category

O&P Items	Total	%
APPLIANCES	2,483.59	1.38%
CABINETRY	8,130.27	4.50%
GENERAL DEMOLITION	3,000.00	1.66%
DOORS	5,540.44	3.07%
DRYWALL	14,170.93	7.85%
ELECTRICAL	9,146.71	5.07%
FLOOR COVERING - CARPET	2,812.60	1.56%
FLOOR COVERING - VINYL	629.46	0.35%
FINISH CARPENTRY / TRIMWORK	2,858.03	1.58%
FINISH HARDWARE	770.10	0.43%
FRAMING & ROUGH CARPENTRY	37,345.79	20.69%
HEAT, VENT & AIR CONDITIONING	8,315.15	4.61%
INSULATION	8,201.53	4.54%
LABOUR ONLY	51.28	0.03%
LIGHT FIXTURES	1,089.20	0.60%
MIRRORS & SHOWER DOORS	344.54	0.19%
PLUMBING	9,375.91	5.19%
PAINTING	10,462.77	5.80%
ROOFING	5,009.33	2.77%
SIDING	14,196.14	7.86%
SOFFIT, FASCIA, & EAVESTROUGH	788.01	0.44%
STAIRS	792.95	0.44%
WINDOWS - SLIDING PATIO DOORS	736.56	0.41%
WINDOWS - VINYL	4,184.10	2.32%
O&P Items Subtotal	150,435.39	83.33%
Overhead	15,043.68	8.33%
Profit	15,043.68	8.33%
Total	180,522.75	100.00%