

February 17, 2025

SUZANNE SWYGERT
405 E Academy St
Fuquay Varina, NC 27526-2244

Claim Number: 01008527239
Date of Loss: 1/31/2025

Summary For Coverage A - Dwelling

Replacement Cost Value	Less Recoverable Depreciation	Less Non Recoverable Depreciation	Actual Cash Value (ACV)
<u>\$320,077.19</u>	<u>(\$120,540.79)</u>		<u>\$199,536.40</u>
Permit & Fees			\$3.00
Less Deductible			(\$1,500.00)
Total ACV Settlement			<u>\$198,039.40</u>

Summary For Coverage B - Other Structures Blanket

Replacement Cost Value	Less Recoverable Depreciation	Less Non Recoverable Depreciation	Actual Cash Value (ACV)
<u>\$172.96</u>			<u>\$172.96</u>
Total ACV Settlement			<u>\$172.96</u>
Total Outstanding ACV Settlement (All Coverages)			<u>\$198,212.36</u>

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Insured: SUZANNE SWYGERT
405 E Academy St
Fuquay Varina, NC 27526-2244

Phone: (919) 827-5404

Claim Rep.: Brian Inouye
Estimator: Brian Inouye

Claim Number: 01008527239

Policy Number: 40320125

Type of Loss: LossCause

Coverage	Deductible	Policy Limit
Coverage A - Dwelling	\$1,500.00	\$301,000.00
Coverage B - Other Structures Blanket	\$0.00	\$30,100.00
Coverage C - Personal Property	\$0.00	\$150,500.00

Date Contacted: 1/31/2025 10:02 PM

Date of Loss: 1/31/2025 11:00 AM

Price List: NCRA8X_JAN25
Restoration/Service/Remodel

Sales Taxes:	Material Sales Tax	@	7.250%
	Laundry & D/C Tax	@	7.250%
	Manuf. Home Tax	@	4.750%
	Storage Rental Tax	@	7.250%
	Local Food Tax	@	2.000%

Overhead: 10.0%
Profit: 10.0%



Estimate Recap For Coverage A - Dwelling

Description	RCV	Recoverable Depreciation	Non-recoverable Depreciation	ACV
SWYGERT - General Conditions	4,472.45	0.00	0.00	4,472.45
SWYGERT - Source - DocuSketch (SWYGERT) - Main Level	39,650.77	13,837.36	0.00	25,813.41
SWYGERT - Source - DocuSketch (SWYGERT) - Main Level - Entryway	18,648.98	6,354.20	0.00	12,294.78
SWYGERT - Source - DocuSketch (SWYGERT) - Main Level - Sitting room	23,496.33	9,183.62	0.00	14,312.71
SWYGERT - Source - DocuSketch (SWYGERT) - Main Level - Dining Room	20,391.77	8,456.91	0.00	11,934.86
SWYGERT - Source - DocuSketch (SWYGERT) - Main Level - Dining room closet	2,833.81	944.07	0.00	1,889.74
SWYGERT - Source - DocuSketch (SWYGERT) - Main Level - Kitchen	47,407.98	20,035.28	0.00	27,372.70
SWYGERT - Source - DocuSketch (SWYGERT) - Main Level - Bedroom	22,329.94	8,416.79	0.00	13,913.15
SWYGERT - Source - DocuSketch (SWYGERT) - Main Level - Bedroom closet	2,395.52	798.18	0.00	1,597.34
SWYGERT - Source - DocuSketch (SWYGERT) - Main Level - Back hallway	12,268.66	5,635.16	0.00	6,633.50
SWYGERT - Source - DocuSketch (SWYGERT) - Main Level - Hall bathroom	15,415.74	4,603.15	0.00	10,812.59
SWYGERT - Source - DocuSketch (SWYGERT) - Main Level - Master Bedroom	15,607.41	6,216.61	0.00	9,390.80
SWYGERT - Source - DocuSketch (SWYGERT) - Main Level - Master Closet	3,119.46	1,019.81	0.00	2,099.65
SWYGERT - Source - DocuSketch (SWYGERT) - Main Level - Master Bedroom office	9,913.80	4,829.78	0.00	5,084.02
SWYGERT - Source - DocuSketch (SWYGERT) - Main Level - Laundry Room	2,752.03	902.56	0.00	1,849.47
SWYGERT - Source - DocuSketch (SWYGERT) - Main Level - Master Bathroom	25,181.54	7,850.12	0.00	17,331.42
Exterior	7,173.31	1,742.33	0.00	5,430.98
Exterior - Roof1	24,977.90	10,408.52	0.00	14,569.38
Exterior - Ext_Surfaces	12,378.33	7,278.59	0.00	5,099.74
Exterior - Back Porch Roof	3,386.35	911.54	0.00	2,474.81
Back porch Wall Framing	5,085.99	1,026.92	0.00	4,059.07
Back porch Wall Framing - Back Porch	1,189.12	89.29	0.00	1,099.83
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320,077.19	120,540.79	0.00	199,536.40
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Estimate Recap For Coverage B - Other Structures Blanket

Description	RCV	Recoverable Depreciation	Non-recoverable Depreciation	ACV
SWYGERT - General Conditions	172.96	0.00	0.00	172.96
	172.96	0.00	0.00	172.96

Coverage Limit Details

Coverage	Aggregate Limit	Single Item Limit	Overage
Coverage A - Dwelling	\$301,000.00		\$19,080.19
Subtotal			\$19,080.19
Less Deductible			(\$1,500.00)
		Amount Over Limit(s)	\$17,580.19

Coverage	Aggregate Limit	Single Item Limit	Overage
Coverage B - Other Structures Blanket	\$30,100.00		\$0.00
Subtotal			\$0.00
Less Deductible			(\$0.00)
		Amount Over Limit(s)	\$0.00

Total Amount Over Limit(s): \$17,580.19



SUZANNE_SWYGERT
SWYGERT

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1. Dumpster load - Approx. 40 yards, 7-8 tons of debris									
2.00 EA	1,085.36	0.00	434.14	2,604.86	15/NA	Avg.	0%	(0.00)	2,604.86
2. Temporary power usage (per month)									
4.00 MO	159.31	46.20	0.00	683.44	15/NA	Avg.	0%	(0.00)	683.44
3. R&R Temporary power - hookup									
1.00 EA	428.15	0.00	0.00	428.15	15/NA	Avg.	0%	(0.00)	428.15
4. Temporary toilet (per month)									
4.00 MO	189.00	0.00	0.00	756.00	15/NA	Avg.	0%	(0.00)	756.00
5. Permits & Fees (Paid Bill)									
1.00 EA	0.00	0.00	0.00	0.00	0/NA	Avg.	0%	(0.00)	0.00
The payment for this item has not yet been incurred.									
6. Material Only Sheathing - plywood - 1/2" CDX									
128.00 SF	1.05	9.74	28.82	172.96	0/150 yrs	Avg.	0%	(0.00)	172.96
plywood to protect driveway									
Totals: General Conditions		55.94	462.96	4,645.41				0.00	4,645.41

Source - DocuSketch (SWYGERT)

Main Level

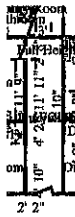
Main Level

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
EXTERIOR WALL FRAMING									
7. 2" x 4" x 14' #2 & better Fir / Larch (material only)									
2.00 EA	8.70	1.26	3.74	22.40	15/150 yrs	Avg.	10%	(2.25)	20.15
8. 2" x 4" x 10' #2 & better Fir / Larch (material only)									
1.00 EA	6.18	0.45	1.34	7.97	15/150 yrs	Avg.	10%	(0.81)	7.16
9. 2" x 4" x 8' #2 & better Fir / Larch (material only)									
14.00 EA	4.94	5.01	14.84	89.01	15/150 yrs	Avg.	10%	(8.90)	80.11
10. 2" x 4" x 12' #2 & better Fir / Larch (material only)									
8.00 EA	7.45	4.32	12.78	76.70	15/150 yrs	Avg.	10%	(7.67)	69.03
11. R&R Sheathing - plywood - 1/2" - treated									
127.31 SF	3.26	12.64	85.54	513.21	15/150 yrs	Avg.	10%	(51.33)	461.88
12. 2" x 10" x 8' #2 & better Fir / Larch (material only)									
3.00 EA	10.70	2.33	6.88	41.31	15/150 yrs	Avg.	10%	(4.12)	37.19
13. R&R Labor to frame 2" x 4" load bearing wall - 16" oc									
152.34 SF	2.33	0.33	71.06	426.34	15/150 yrs	Avg.	10%	(42.65)	383.69
STUD WALL SEALING									
14. Seal stud wall for odor control									
3,028.72 SF	1.19	48.31	730.50	4,382.99	15/15 yrs	Avg.	90% [M]	(3,944.68)	438.31
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CONTINUED - Main Level

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
15. Clean stud wall - Heavy									
3,028.72 SF	1.37	6.59	0.00	4,155.94	15/NA	Avg.	0%	(0.00)	4,155.94
INSULATION									
16. Blown-in insulation - 8" depth - R19									
1,469.46 SF	1.00	75.64	309.02	1,854.12	15/150 yrs	Avg.	10%	(185.41)	1,668.71
17. Batt insulation - 6" - R19 - unfaced batt									
1,708.41 SF	1.26	116.43	453.80	2,722.83	0/150 yrs	Avg.	0%	(0.00)	2,722.83
ELECTRICAL									
18. Rewire/wire - avg. residence - boxes & wiring									
1,412.90 SF	5.02	70.68	1,432.70	8,596.14	15/100 yrs	Avg.	15%	(1,289.41)	7,306.73
19. R&R Meter base - 200 amp									
1.00 EA	543.66	13.85	111.52	669.03	15/30 yrs	Avg.	50%	(334.52)	334.51
20. R&R Circuit breaker - main disconnect - 150 to 200 amp									
1.00 EA	277.80	11.73	57.90	347.43	0/30 yrs	Avg.	0%	(0.00)	347.43
21. R&R Breaker panel - 200 amp									
1.00 EA	1,997.41	34.44	406.38	2,438.23	0/30 yrs	Avg.	0%	(0.00)	2,438.23
22. R&R Meter mast weatherhead for overhead power - 2 1/2"									
1.00 EA	580.76	3.97	116.96	701.69	0/100 yrs	Avg.	0%	(0.00)	701.69
HVAC									
23. R&R Packaged gas furnace & A/C unit - 3 ton 13 SEER									
1.00 EA	3,419.57	156.89	715.30	4,291.76	15/16 yrs	Avg.	90% [M]	(3,862.59)	429.17
24. R&R Ductwork system - hot or cold air - 1200 to 1599 SF home									
1.00 EA	6,002.82	163.14	1,233.18	7,399.14	15/30 yrs	Avg.	50%	(3,699.59)	3,699.55
25. R&R Refrigerant lineset - 3/8" x 3/4" tubing - up to 30'									
1.00 EA	361.66	11.89	74.72	448.27	15/15 yrs	Avg.	90% [M]	(403.43)	44.84
FINAL CLEAN									
26. Final cleaning - construction - Residential									
1,412.90 SF	0.33	0.00	0.00	466.26	15/NA	Avg.	0%	(0.00)	466.26
Total: Main Level		739.90	5,838.16	39,650.77				13,837.36	25,813.41





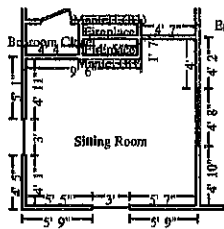
Entryway

Height: 10' 8"

616.67 SF Walls	206.86 SF Ceiling
823.53 SF Walls & Ceiling	206.86 SF Floor
22.98 SY Flooring	50.28 LF Floor Perimeter
73.32 LF Ceil. Perimeter	

Door	2' 8" X 6' 10 5/16"	Opens into BEDROOM
Missing Wall - Goes to Floor	4' 8 1/2" X 6' 8 5/16"	Opens into SITTING_ROOM
Window	4' 8" X 1'	Opens into SITTING_ROOM
Door	3' 7/16" X 6' 11 7/16"	Opens into Exterior
Missing Wall - Goes to Floor	4' 8 15/16" X 6' 8 11/16"	Opens into DINING_ROOM
Window	4' 9" X 1'	Opens into DINING_ROOM
Missing Wall - Goes to Floor	4' 10 1/2" X 6' 9 1/8"	Opens into KITCHEN
Missing Wall - Goes to Floor	3' X 6' 8 11/16"	Opens into BACK_HALLWAY

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING									
27. Seal attic framing for odor control - 9 to 12/12									
206.86 SF	2.19	4.65	91.54	549.21	15/15 yrs	Avg.	90% [M]	(494.29)	54.92
28. Seal floor or ceiling joist system									
206.86 SF	1.68	4.35	70.38	422.25	15/15 yrs	Avg.	90% [M]	(380.03)	42.22
29. R&R T & G paneling - knotty pine paneling (unfinished)									
206.86 SF	6.49	37.79	276.06	1,656.37	15/150 yrs	Avg.	10%	(165.63)	1,490.74
30. Seal & paint paneling									
206.86 SF	1.65	3.90	69.04	414.26	15/15 yrs	Avg.	90% [M]	(372.84)	41.42
31. R&R Crown molding - 6 1/8" to 7" hardwood									
73.32 LF	13.87	49.76	213.36	1,280.07	15/150 yrs	Avg.	10%	(128.02)	1,152.05
32. Seal (1 coat) & paint (2 coats) crown molding, oversized									
73.32 LF	3.31	1.49	48.84	293.02	15/15 yrs	Avg.	90% [M]	(263.72)	29.30
33. R&R Attic entrance cover and trim									
2.00 EA	108.85	4.23	44.38	266.31	15/150 yrs	Avg.	10%	(26.63)	239.68
34. Seal & paint folding stairway/attic access exterior panel									
2.00 EA	52.98	1.68	21.54	129.18	15/15 yrs	Avg.	90% [M]	(116.25)	12.93
WALLS									
35. R&R 1/2" drywall - hung, taped, floated, ready for paint									
616.67 SF	3.97	31.74	495.96	2,975.88	15/150 yrs	Avg.	10%	(297.56)	2,678.32
36. Seal/prime (1 coat) then paint (2 coats) the walls									
616.67 SF	1.79	16.54	224.06	1,344.44	15/15 yrs	Avg.	90% [M]	(1,210.01)	134.43
ELECTRICAL									
37. R&R Hanging light fixture									
2.00 EA	121.59	5.11	49.66	297.95	15/20 yrs	Avg.	75%	(223.48)	74.47
38. Light bulb - Incand. standard bulb - 1000 hr - mat. only									
2.00 EA	1.08	0.16	0.48	2.80	15/1 yrs	Avg.	90% [M]	(2.52)	0.28
39. R&R Thermostat									
1.00 EA	116.49	3.83	24.06	144.38	15/35 yrs	Avg.	42.86%	(61.87)	82.51



Sitting room

Height: 10' 8"

518.29 SF Walls	174.96 SF Ceiling
693.26 SF Walls & Ceiling	174.96 SF Floor
19.44 SY Flooring	50.47 LF Floor Perimeter
55.18 LF Ceil. Perimeter	

Window	2' 11 13/16" X 5' 8 1/8"	Opens into Exterior
Window	3' 7/16" X 5' 7 11/16"	Opens into Exterior
Missing Wall - Goes to Floor	4' 8 1/2" X 6' 8 5/16"	Opens into ENTRYWAY
Window	4' 8" X 1'	Opens into ENTRYWAY

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEF %	DEPREC.	ACV
CEILING									
54. Seal attic framing for odor control - 9 to 12/12									
174.96 SF	2.19	3.93	77.42	464.51	15/15 yrs	Avg.	90% [M]	(418.06)	46.45
55. Seal floor or ceiling joist system									
174.96 SF	1.68	3.68	59.52	357.13	15/15 yrs	Avg.	90% [M]	(321.41)	35.72
56. R&R T & G paneling - knotty pine paneling (unfinished)									
174.96 SF	6.49	31.97	233.50	1,400.96	15/150 yrs	Avg.	10%	(140.11)	1,260.85
57. Seal & paint paneling									
174.96 SF	1.65	3.30	58.40	350.38	15/15 yrs	Avg.	90% [M]	(315.34)	35.04
58. R&R Crown molding - 6 1/8" to 7" hardwood									
55.18 LF	13.87	37.44	160.56	963.34	15/150 yrs	Avg.	10%	(96.34)	867.00
59. Seal (1 coat) & paint (2 coats) crown molding, oversized									
55.18 LF	3.31	1.12	36.76	220.53	15/15 yrs	Avg.	90% [M]	(198.48)	22.05
WALLS									
60. R&R 1/2" drywall - hung, taped, floated, ready for paint									
518.29 SF	3.97	26.68	416.86	2,501.15	15/150 yrs	Avg.	10%	(250.11)	2,251.04
61. Seal/prime (1 coat) then paint (2 coats) the walls									
518.29 SF	1.79	13.90	188.32	1,129.96	15/15 yrs	Avg.	90% [M]	(1,016.96)	113.00
62. R&R Fireplace mantel - stain grade or hardwood - custom									
1.00 EA	2,010.01	114.13	424.82	2,548.96	15/75 yrs	Avg.	20%	(509.79)	2,039.17
intricate hardwood mantel									
63. Seal & paint fireplace mantel									
13.25 LF	7.23	0.27	19.22	115.29	15/15 yrs	Avg.	90% [M]	(103.76)	11.53
64. Soda blasting									
15.00 SF	2.91	1.09	0.00	44.74	15/NA	Avg.	0%	(0.00)	44.74
soda blast fireplace brick									
ELECTRICAL									
65. R&R Hanging light fixture									
1.00 EA	121.59	2.55	24.84	148.98	15/20 yrs	Avg.	75%	(111.75)	37.23
66. Light bulb - Incand. standard bulb - 1000 hr - mat. only									
1.00 EA	1.08	0.08	0.24	1.40	15/1 yrs	Avg.	90% [M]	(1.26)	0.14
MISSING WALL CASING									
67. R&R Header casing - 8" - hardwood - 3 piece									
9.33 LF	20.96	8.56	40.82	244.94	15/150 yrs	Avg.	10%	(24.49)	220.45

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CONTINUED - Entryway

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
DOORS AND HARDWARE									
40. R&R Exterior door - fiberglass / wood w/detail - Premium grade									
1.00 EA	1,653.98	110.79	352.96	2,117.73	15/100 yrs	Avg.	15%	(317.66)	1,800.07
wooden front door with intricate hardwood casing on the interior and exterior. Exterior door casing included in line item.									
41. Prime & paint door slab only - exterior (per side)									
2.00 EA	60.96	2.45	24.88	149.25	15/15 yrs	Avg.	90% [M]	(134.34)	14.91
42. Door lockset & deadbolt - exterior									
1.00 EA	95.63	4.73	20.06	120.42	15/20 yrs	Avg.	75%	(90.31)	30.11
43. R&R Header casing - 8" - hardwood - 3 piece									
3.00 LF	20.96	2.75	13.14	78.77	15/150 yrs	Avg.	10%	(7.87)	70.90
44. R&R Trim board - 1" x 6" - installed (hardwood - oak or =)									
14.00 LF	8.95	6.27	26.32	157.89	15/150 yrs	Avg.	10%	(15.80)	142.09
45. Seal & paint door or window opening - Large (per side)									
2.00 EA	54.88	1.60	22.28	133.64	15/15 yrs	Avg.	90% [M]	(120.28)	13.36
paint interior and exterior casing									
FLOORS									
46. R&R Sheathing - spaced 1" x 6"									
206.86 SF	5.66	44.24	243.00	1,458.07	15/150 yrs	Avg.	10%	(145.80)	1,312.27
wood floor is nailed to the substrate.									
47. Vapor barrier - 15# felt									
206.86 SF	0.27	0.90	11.36	68.11	15/30 yrs	Avg.	50%	(34.06)	34.05
48. R&R Wood floor - per specs from independent wood analysis									
206.86 SF	6.54	3.45	271.28	1,627.60	15/150 yrs	Avg.	10%	(162.78)	1,464.82
49. Sand, stain, and finish wood floor									
206.86 SF	4.48	17.70	188.88	1,133.31	15/10 yrs	Avg.	90% [M]	(1,019.99)	113.32
50. Add for dustless floor sanding									
206.86 SF	1.00	0.00	41.38	248.24	15/10 yrs	Avg.	90% [M]	(223.41)	24.83
51. R&R Baseboard - 10" hardwood - 2 piece									
50.28 LF	18.90	46.33	199.32	1,195.94	15/150 yrs	Avg.	10%	(119.58)	1,076.36
oversized baseboard.									
52. R&R Base shoe - hardwood									
50.28 LF	2.52	4.59	26.26	157.55	15/150 yrs	Avg.	10%	(15.77)	141.78
53. Seal 1coat & paint 2coats-basebrd w/cap&/or shoe-oversized									
50.28 LF	3.71	2.08	37.72	226.34	15/15 yrs	Avg.	90% [M]	(203.70)	22.64
Totals: Entryway		413.11	3,108.20	18,648.98				6,354.20	12,294.78



CONTINUED - Sitting room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
68. R&R Trim board - 1" x 6" - installed (hardwood - oak or =)									
34.00 LF	8.95	15.23	63.90	383.43	15/150 yrs	Avg.	10%	(38.35)	345.08
69. Seal & paint door or window opening - Large (per side)									
2.00 EA	54.88	1.60	22.28	133.64	15/15 yrs	Avg.	90% [M]	(120.28)	13.36
paint interior and exteior casing									
WINDOWS AND HARDWARE									
70. R&R Wood window - picture (fixed), 3-11 sf									
1.00 EA	599.33	33.71	126.62	759.66	15/30 yrs	Avg.	50%	(379.85)	379.81
71. Wood window - single hung, 13-19 sf									
2.00 EA	794.71	96.33	337.14	2,022.89	15/30 yrs	Avg.	50%	(1,011.46)	1,011.43
72. R&R Wood window - casement, 12-23 sf, High grade									
2.00 EA	1,084.55	132.46	460.32	2,761.88	15/30 yrs	Avg.	50%	(1,380.94)	1,380.94
hardwood high grade window casings									
73. Seal & paint wood window (per side)									
6.00 EA	77.45	3.48	93.64	561.82	15/15 yrs	Avg.	90% [M]	(505.64)	56.18
74. Paint wood window grid									
13.33 LF	1.61	0.07	4.32	25.85	15/15 yrs	Avg.	90% [M]	(23.25)	2.60
75. R&R Window sill - hardwood									
6.00 LF	7.60	1.88	9.50	56.98	15/150 yrs	Avg.	10%	(5.71)	51.27
76. Seal & paint door/window trim & jamb - (per side)									
4.00 EA	43.81	1.89	35.42	212.55	15/15 yrs	Avg.	90% [M]	(191.30)	21.25
77. Add. charge for a retrofit window, 12-23 sf - difficult									
2.00 EA	251.71	4.62	101.60	609.64	15/30 yrs	Avg.	50%	(304.82)	304.82
FLOORS									
78. R&R Sheathing - spaced 1" x 6"									
174.96 SF	5.66	37.42	205.54	1,233.24	15/150 yrs	Avg.	10%	(123.33)	1,109.91
wood floor is nailed to the substrate.									
79. Vapor barrier - 15# felt									
174.96 SF	0.27	0.76	9.60	57.60	15/30 yrs	Avg.	50%	(28.80)	28.80
80. R&R Wood floor - per specs from independent wood analysis									
174.96 SF	6.54	2.92	229.42	1,376.57	15/150 yrs	Avg.	10%	(137.65)	1,238.92
81. Sand, stain, and finish wood floor									
174.96 SF	4.48	14.97	159.76	958.55	15/10 yrs	Avg.	90% [M]	(862.69)	95.86
82. Add for dustless floor sanding									
174.96 SF	1.00	0.00	35.00	209.96	15/10 yrs	Avg.	90% [M]	(188.96)	21.00
83. R&R Baseboard - 10" hardwood - 2 piece									
50.47 LF	18.90	46.51	200.08	1,200.48	15/150 yrs	Avg.	10%	(120.04)	1,080.44
oversized baseboard									
84. R&R Base shoe - hardwood									
50.47 LF	2.52	4.61	26.36	158.16	15/150 yrs	Avg.	10%	(15.82)	142.34
85. Seal 1coat & paint 2coats-basebrd w/cap&/or shoe-oversized									
50.47 LF	3.71	2.09	37.86	227.19	15/15 yrs	Avg.	90% [M]	(204.48)	22.71
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CONTINUED - Sitting room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
86. R&R Reducer strip - for wood flooring - High grade									
4.67 LF	9.06	2.66	9.00	53.97	15/25 yrs	Avg.	60%	(32.39)	21.58
Steel reducer strip									
Totals: Sitting room		651.91	3,908.64	23,496.33				9,183.62	14,312.71



Dining Room

Height: 10' 8"

484.35 SF Walls	175.25 SF Ceiling
659.60 SF Walls & Ceiling	175.25 SF Floor
19.47 SY Flooring	45.18 LF Floor Perimeter
54.95 LF Ceil. Perimeter	

Window	2' 9 11/16" X 5' 6 1/8"	Opens into Exterior
Window	2' 9 5/8" X 5' 6 1/8"	Opens into Exterior
Door	2' 4 3/4" X 6' 10 5/16"	Opens into DINING_ROOM_
Missing Wall - Goes to Floor	2' 7 5/8" X 6' 9 1/8"	Opens into KITCHEN
Missing Wall - Goes to Floor	4' 8 15/16" X 6' 8 11/16"	Opens into ENTRYWAY
Window	4' 9" X 1'	Opens into ENTRYWAY

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING									
87. Seal attic framing for odor control - 9 to 12/12									
175.25 SF	2.19	3.94	77.54	465.28	15/15 yrs	Avg.	90% [M]	(418.75)	46.53
88. Seal floor or ceiling joist system									
175.25 SF	1.68	3.68	59.62	357.72	15/15 yrs	Avg.	90% [M]	(321.95)	35.77
89. R&R T & G paneling - knotty pine paneling (unfinished)									
175.25 SF	6.49	32.02	233.88	1,403.28	15/150 yrs	Avg.	10%	(140.34)	1,262.94
90. Seal & paint paneling									
175.25 SF	1.65	3.30	58.50	350.96	15/15 yrs	Avg.	90% [M]	(315.85)	35.11
91. R&R Crown molding - 6 1/8" to 7" hardwood									
54.95 LF	13.87	37.29	159.90	959.35	15/150 yrs	Avg.	10%	(95.95)	863.40
92. Seal (1 coat) & paint (2 coats) crown molding, oversized									
54.95 LF	3.31	1.12	36.60	219.60	15/15 yrs	Avg.	90% [M]	(197.64)	21.96
WALLS									
93. R&R 1/2" drywall - hung, taped, floated, ready for paint									
484.35 SF	3.97	24.93	389.54	2,337.34	15/150 yrs	Avg.	10%	(233.71)	2,103.63
94. Seal/prime (1 coat) then paint (2 coats) the walls									
484.35 SF	1.79	12.99	176.00	1,055.98	15/15 yrs	Avg.	90% [M]	(950.38)	105.60

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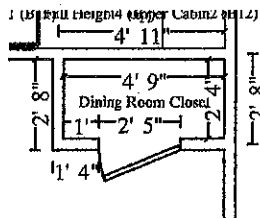
CONTINUED - Dining Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
walls painted two colors									
ELECTRICAL									
95. R&R Hanging light fixture									
1.00 EA	121.59	2.55	24.84	148.98	15/20 yrs	Avg.	75%	(111.75)	37.23
96. Light bulb - Incand. standard bulb - 1000 hr - mat. only									
3.00 EA	1.08	0.23	0.68	4.15	15/1 yrs	Avg.	90% [M]	(3.75)	0.40
MISSING WALL CASING									
97. R&R Header casing - 8" - hardwood - 3 piece.									
9.33 LF	20.96	8.56	40.82	244.94	15/150 yrs	Avg.	10%	(24.49)	220.45
98. R&R Trim board - 1" x 6" - installed (hardwood - oak or =)									
34.00 LF	8.95	15.23	63.90	383.43	15/150 yrs	Avg.	10%	(38.35)	345.08
99. Seal & paint door or window opening - Large (per side)									
2.00 EA	54.88	1.60	22.28	133.64	15/15 yrs	Avg.	90% [M]	(120.28)	13.36
paint interior and exterior casing									
WINDOWS AND HARDWARE									
100. R&R Wood window - picture (fixed), 3-11 sf									
1.00 EA	599.33	33.71	126.62	759.66	15/30 yrs	Avg.	50%	(379.85)	379.81
101. Wood window - single hung, 13-19 sf									
2.00 EA	794.71	96.33	337.14	2,022.89	15/30 yrs	Avg.	50%	(1,011.46)	1,011.43
102. R&R Wood window - casement, 12-23 sf, High grade									
2.00 EA	1,084.55	132.46	460.32	2,761.88	15/30 yrs	Avg.	50%	(1,380.94)	1,380.94
high grade hardwood window casings									
103. Seal & paint wood window (per side)									
6.00 EA	77.45	3.48	93.64	561.82	15/15 yrs	Avg.	90% [M]	(505.64)	56.18
paint both sides of the windows									
104. Paint wood window grid									
13.33 LF	1.61	0.07	4.32	25.85	15/15 yrs	Avg.	90% [M]	(23.25)	2.60
105. R&R Window sill - hardwood									
6.00 LF	7.60	1.88	9.50	56.98	15/150 yrs	Avg.	10%	(5.71)	51.27
106. Seal & paint door/window trim & jamb - (per side)									
4.00 EA	43.81	1.89	35.42	212.55	15/15 yrs	Avg.	90% [M]	(191.30)	21.25
107. Add. charge for a retrofit window, 12-23 sf - difficult									
2.00 EA	251.71	4.62	101.60	609.64	15/30 yrs	Avg.	50%	(304.82)	304.82
FLOORS									
108. R&R Sheathing - spaced 1" x 6"									
175.25 SF	5.66	37.48	205.88	1,235.28	15/150 yrs	Avg.	10%	(123.54)	1,111.74
wood floor is nailed to the substrate.									
109. Vapor barrier - 15# felt									
175.25 SF	0.27	0.76	9.62	57.70	15/30 yrs	Avg.	50%	(28.86)	28.84
110. R&R Wood floor - per specs from independent wood analysis									
175.25 SF	6.54	2.92	229.80	1,378.86	15/150 yrs	Avg.	10%	(137.88)	1,240.98



CONTINUED - Dining Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
111. Sand, stain, and finish wood floor									
175.25 SF	4.48	14.99	160.02	960.13	15/10 yrs	Avg.	90% [M]	(864.12)	96.01
112. Add for dustless floor sanding									
175.25 SF	1.00	0.00	35.06	210.31	15/10 yrs	Avg.	90% [M]	(189.29)	21.02
113. R&R Baseboard - 10" hardwood - 2 piece oversized baseboard									
45.18 LF	18.90	41.63	179.10	1,074.63	15/150 yrs	Avg.	10%	(107.45)	967.18
114. R&R Base shoe - hardwood									
45.18 LF	2.52	4.13	23.60	141.58	15/150 yrs	Avg.	10%	(14.16)	127.42
115. Seal 1coat & paint 2coats-basebrd w/cap&/or shoe-oversized									
45.18 LF	3.71	1.87	33.90	203.39	15/15 yrs	Avg.	90% [M]	(183.06)	20.33
116. R&R Reducer strip - for wood flooring - High grade									
4.67 LF	9.06	2.66	9.00	53.97	15/25 yrs	Avg.	60%	(32.39)	21.58
Steel reducer strip									
Totals: Dining Room		528.32	3,398.64	20,391.77				8,456.91	11,934.86



Dining room closet

Height: 7'

82.32 SF Walls	10.98 SF Ceiling
93.30 SF Walls & Ceiling	10.98 SF Floor
1.22 SY Flooring	11.71 LF Floor Perimeter
14.11 LF Ceil. Perimeter	

Door

2' 4 3/4" X 6' 10 5/16"

Opens into DINING_ROOM

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING									
117. Seal attic framing for odor control - 9 to 12/12									
10.98 SF	2.19	0.25	4.88	29.18	15/15 yrs	Avg.	90% [M]	(26.28)	2.90
118. Seal floor or ceiling joist system									
10.98 SF	1.68	0.23	3.74	22.42	15/15 yrs	Avg.	90% [M]	(20.18)	2.24
119. R&R T & G paneling - butterfly (beaded vee with 1" cove)									
10.98 SF	7.56	2.86	17.18	103.05	15/150 yrs	Avg.	10%	(10.31)	92.74
120. Seal & paint paneling									
10.98 SF	1.65	0.21	3.66	21.99	15/15 yrs	Avg.	90% [M]	(19.80)	2.19
WALLS									
121. R&R 1/2" drywall - hung, taped, floated, ready for paint									
25.65 SF	3.97	1.32	20.64	123.79	15/150 yrs	Avg.	10%	(12.38)	111.41

CONTINUED - Dining room closet

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
122. R&R Bead board - 1/4" to 3/8" hardwood									
56.67 SF	4.15	6.16	48.28	289.62	15/150 yrs	Avg.	10%	(28.96)	260.66
remove and replace paneling on right wall and rear wall									
123. Seal/prime (1 coat) then paint (2 coats) the walls									
82.32 SF	1.79	2.21	29.92	179.48	15/15 yrs	Avg.	90% [M]	(161.53)	17.95
124. R&R Closet package - hall/linen (4 shelves 3' wide)									
1.00 EA	213.26	7.33	44.12	264.71	15/150 yrs	Avg.	10%	(26.46)	238.25
125. Seal & paint closet shelving - linen closet									
1.00 EA	123.96	1.36	25.08	150.40	15/15 yrs	Avg.	90% [M]	(135.36)	15.04
DOORS AND HARDWARE									
126. R&R Interior door - Colonist - slab only									
1.00 EA	183.48	7.21	38.14	228.83	15/100 yrs	Avg.	15%	(34.32)	194.51
127. Seal & paint door slab only (per side)									
2.00 EA	52.40	1.58	21.28	127.66	15/15 yrs	Avg.	90% [M]	(114.90)	12.76
128. Door knob - interior									
1.00 EA	45.52	1.65	9.44	56.61	15/20 yrs	Avg.	75%	(42.46)	14.15
129. R&R Header casing - 8" - hardwood - 3 piece									
3.00 LF	20.96	2.75	13.14	78.77	15/150 yrs	Avg.	10%	(7.87)	70.90
130. R&R Trim board - 1" x 6" - installed (hardwood - oak or =)									
26.67 LF	8.95	11.95	50.14	300.79	15/150 yrs	Avg.	10%	(30.08)	270.71
131. R&R Door jamb per LF - interior - hardwood - 4 9/16"									
16.50 LF	6.85	4.69	23.56	141.28	15/150 yrs	Avg.	10%	(14.14)	127.14
132. Seal & paint door or window opening (per side)									
2.00 EA	43.91	0.96	17.76	106.54	15/15 yrs	Avg.	90% [M]	(95.88)	10.66
paint interior and exterior casing									
FLOORS									
133. R&R Sheathing - spaced 1" x 6"									
10.98 SF	5.66	2.35	12.90	77.39	15/150 yrs	Avg.	10%	(7.72)	69.67
wood floor is nailed to the substrate.									
134. Vapor barrier - 15# felt									
10.98 SF	0.27	0.05	0.62	3.63	15/30 yrs	Avg.	50%	(1.83)	1.80
135. R&R Wood floor - per specs from independent wood analysis									
10.98 SF	6.54	0.18	14.40	86.39	15/150 yrs	Avg.	10%	(8.64)	77.75
136. Sand, stain, and finish wood floor									
10.98 SF	4.48	0.94	10.02	60.15	15/10 yrs	Avg.	90% [M]	(54.14)	6.01
137. Add for dustless floor sanding									
10.98 SF	1.00	0.00	2.20	13.18	15/10 yrs	Avg.	90% [M]	(11.86)	1.32
138. R&R Baseboard - 10" hardwood - 2 piece									
11.71 LF	18.90	10.79	46.44	278.55	15/150 yrs	Avg.	10%	(27.86)	250.69
oversized baseboard									
139. R&R Base shoe - hardwood									
11.71 LF	2.52	1.07	6.12	36.70	15/150 yrs	Avg.	10%	(3.68)	33.02

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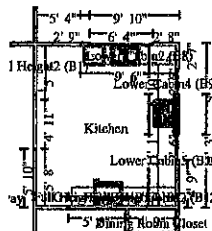
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CONTINUED - Dining room closet

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
140. Seal 1coat & paint 2coats-basebrd w/cap&/or shoe-oversized									
11.71 LF	3.71	0.48	8.78	52.70	15/15 yrs	Avg.	90% [M]	(47.43)	5.27
Totals: Dining room closet		68.58	472.44	2,833.81				944.07	1,889.74



Kitchen

Height: 10' 8"

527.42 SF Walls	220.82 SF Ceiling
748.24 SF Walls & Ceiling	171.03 SF Floor
19.00 SY Flooring	15.45 LF Floor Perimeter
59.56 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	4' 10 1/2" X 6' 9 1/8"	Opens into ENTRYWAY
Missing Wall - Goes to Floor	2' 7 5/8" X 6' 9 1/8"	Opens into DINING_ROOM
Window	2' 5 7/8" X 3' 7"	Opens into Exterior
Window	2' 5 3/4" X 3' 7"	Opens into Exterior
Missing Wall - Goes to Floor	2' 9 1/8" X 6' 11 7/8"	Opens into Exterior
Window	6' 3 1/2" X 3' 2 3/16"	Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING									
141. Seal attic framing for odor control - 9 to 12/12									
171.03 SF	2.19	3.84	75.68	454.08	15/15 yrs	Avg.	90% [M]	(408.68)	45.40
142. Seal floor or ceiling joist system									
171.03 SF	1.68	3.60	58.18	349.11	15/15 yrs	Avg.	90% [M]	(314.20)	34.91
143. R&R T & G paneling - knotty pine paneling (unfinished)									
220.82 SF	6.49	40.34	294.68	1,768.14	15/150 yrs	Avg.	10%	(176.80)	1,591.34
144. Seal & paint paneling									
220.82 SF	1.65	4.16	73.72	442.23	15/15 yrs	Avg.	90% [M]	(398.00)	44.23
145. R&R Crown molding - 6 1/8" to 7" hardwood									
59.56 LF	13.87	40.42	173.30	1,039.81	15/150 yrs	Avg.	10%	(103.99)	935.82
146. Seal (1 coat) & paint (2 coats)crown molding, oversized									
59.56 LF	3.31	1.21	39.66	238.01	15/15 yrs	Avg.	90% [M]	(214.22)	23.79
WALLS									
147. R&R 1/2" drywall - hung, taped, floated, ready for paint									
527.42 SF	3.97	27.15	424.22	2,545.23	15/150 yrs	Avg.	10%	(254.53)	2,290.70
148. Seal/prime (1 coat) then paint (2 coats) the walls									
527.42 SF	1.79	14.15	191.66	1,149.89	15/15 yrs	Avg.	90% [M]	(1,034.90)	114.99

CONTINUED - Kitchen

	QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEF %	DEPREC.	ACV
149. R&R Ceramic/porcelain tile	25.00 SF	20.04	9.61	102.12	612.73	15/150 yrs	Avg.	10%	(61.28)	551.45
150. Add-on for tile backsplash installation	25.00 SF	20.37	0.00	101.86	611.11	15/150 yrs	Avg.	10%	(61.11)	550.00
151. R&R Header casing - 8" - hardwood - 3 piece	26.50 LF	20.96	24.32	115.96	695.72	15/150 yrs	Avg.	10%	(69.58)	626.14
remove and replace header casing above windows and door										
152. R&R Casing - 6" - hardwood - 2 piece	18.75 LF	12.42	11.35	48.86	293.09	15/150 yrs	Avg.	10%	(29.30)	263.79
remove and replace wood countertop backsplash										
153. Seal (1 coat) & paint (1 coat) casing - oversized	45.25 LF	2.25	0.79	20.52	123.12	15/15 yrs	Avg.	90% [M]	(110.80)	12.32
CABINETS AND COUNTERTOPS										
154. R&R Cabinetry - lower (base) units	18.75 LF	260.79	281.45	1,034.26	6,205.52	15/50 yrs	Avg.	30%	(1,861.65)	4,343.87
155. Seal & paint cabinetry - lower - faces only	18.75 LF	36.41	4.96	137.54	825.19	15/15 yrs	Avg.	90% [M]	(742.66)	82.53
156. R&R Cabinetry - upper (wall) units	4.42 LF	183.39	41.54	170.42	1,022.54	15/50 yrs	Avg.	30%	(306.78)	715.76
157. Seal & paint cabinetry - upper - faces only	4.42 LF	31.67	0.98	28.20	169.16	15/15 yrs	Avg.	90% [M]	(152.24)	16.92
158. R&R Cabinetry - full height unit	10.43 LF	375.66	233.11	830.24	4,981.49	15/50 yrs	Avg.	30%	(1,494.43)	3,487.06
159. Seal & paint full height cabinetry - faces only	10.43 LF	39.12	3.14	82.22	493.38	15/15 yrs	Avg.	90% [M]	(444.05)	49.33
160. R&R Countertop - solid surface	37.73 SF	71.35	122.38	562.90	3,377.32	15/25 yrs	Avg.	60%	(2,026.40)	1,350.92
161. Add on for undermount sink cutout & polish - single basin	1.00 EA	180.20	0.00	36.04	216.24	15/150 yrs	Avg.	10%	(21.62)	194.62
PLUMBING AND APPLIANCES										
162. R&R Sink - double basin	1.00 EA	436.18	20.13	91.26	547.57	15/50 yrs	Avg.	30%	(164.28)	383.29
163. R&R Kitchen Sink - single basin	1.00 EA	360.02	15.36	75.10	450.48	15/50 yrs	Avg.	30%	(135.16)	315.32
two sinks in the kitchen										
164. Sink faucet - Kitchen	2.00 EA	282.63	28.20	118.70	712.16	15/15 yrs	Avg.	90% [M]	(640.93)	71.23
165. R&R Plumbing fixture supply line	5.00 EA	29.31	2.62	29.84	179.01	15/20 yrs	Avg.	75%	(134.26)	44.75
two for each sink one for the dishwasher										
166. R&R Angle stop valve	5.00 EA	49.92	4.52	50.84	304.96	15/100 yrs	Avg.	15%	(45.74)	259.22
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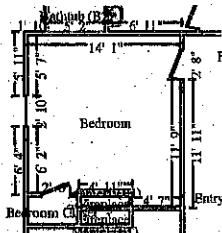


CONTINUED - Kitchen

	QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEF %	DEPREC.	ACV
167. R&R Dishwasher										
	1.00 EA	716.93	38.72	151.14	906.79	15/9 yrs	Avg.	90% [M]	(816.10)	90.69
168. R&R Wood range hood, 30" - tapered canopy - Premium grade										
	1.00 EA	1,747.64	109.56	371.44	2,228.64	15/50 yrs	Avg.	30%	(668.59)	1,560.05
hardwood range canopy										
ELECTRICAL										
169. R&R Ceiling fan & light										
	1.00 EA	454.20	10.96	93.04	558.20	15/20 yrs	Avg.	75%	(418.65)	139.55
170. Light bulb - Incand. standard bulb - 1000 hr - mat. only										
	2.00 EA	1.08	0.16	0.48	2.80	15/1 yrs	Avg.	90% [M]	(2.52)	0.28
171. Add on - Ceiling fan down rod - 19"-36"										
	1.00 EA	53.74	2.77	11.30	67.81	15/20 yrs	Avg.	75%	(50.87)	16.94
MISSING WALL CASING										
172. R&R Header casing - 8" - hardwood - 3 piece										
	7.33 LF	20.96	6.73	32.08	192.45	15/150 yrs	Avg.	10%	(19.24)	173.21
173. R&R Trim board - 1" x 6" - installed (hardwood - oak or =)										
	80.00 LF	8.95	35.84	150.36	902.20	15/150 yrs	Avg.	10%	(90.22)	811.98
174. Seal & paint door or window opening - Large (per side)										
	2.00 EA	54.88	1.60	22.28	133.64	15/15 yrs	Avg.	90% [M]	(120.28)	13.36
paint interior and exterior casing										
175. Seal & paint door or window opening (per side)										
	2.00 EA	43.91	0.96	17.76	106.54	15/15 yrs	Avg.	90% [M]	(95.88)	10.66
WINDOWS AND HARDWARE										
176. Wood window - single hung, 9-12 sf										
	5.00 EA	604.95	178.24	640.60	3,843.59	15/30 yrs	Avg.	50%	(1,921.80)	1,921.79
177. R&R Wood window - casement, 3-11 sf, High grade										
	5.00 EA	721.06	205.33	762.12	4,572.75	15/30 yrs	Avg.	50%	(2,286.38)	2,286.37
178. Seal & paint wood window (per side)										
	10.00 EA	77.45	5.80	156.06	936.36	15/15 yrs	Avg.	90% [M]	(842.73)	93.63
179. Paint wood window grid										
	17.92 LF	1.61	0.09	5.80	34.74	15/15 yrs	Avg.	90% [M]	(31.27)	3.47
180. R&R Window sill - hardwood										
	11.33 LF	7.60	3.56	17.94	107.61	15/150 yrs	Avg.	10%	(10.75)	96.86
181. Seal & paint door/window trim & jamb - (per side)										
	10.00 EA	43.81	4.73	88.56	531.39	15/15 yrs	Avg.	90% [M]	(478.25)	53.14
paint both sides of window casing and jamb above walkway. Paint interior casing and jamb of hung windows										
DOORS AND HARDWARE										
182. Exterior door - metal - insulated - flush or panel style										
	1.00 EA	490.26	28.51	103.76	622.53	15/100 yrs	Avg.	15%	(93.38)	529.15
183. R&R Trim board - 1" x 6" - installed (hardwood - oak or =)										
	6.67 LF	8.95	2.99	12.54	75.23	15/150 yrs	Avg.	10%	(7.53)	67.70

CONTINUED - Kitchen

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
184. Door lockset & deadbolt - exterior									
1.00 EA	95.63	4.73	20.06	120.42	15/20 yrs	Avg.	75%	(90.31)	30.11
FLOORS									
185. Seal underlayment for odor control									
171.03 SF	0.82	1.24	28.28	169.76	15/15 yrs	Avg.	90% [M]	(152.80)	16.96
wood floor is nailed to the substrate.									
186. Vinyl tile									
171.03 SF	3.72	29.26	133.10	798.59	15/50 yrs	Avg.	30%	(239.59)	559.00
187. Floor preparation for resilient flooring									
171.03 SF	0.57	1.24	19.74	118.47	15/50 yrs	Avg.	30%	(35.54)	82.93
188. R&R Baseboard - 10" hardwood - 2 piece									
15.45 LF	18.90	14.24	61.26	367.51	15/150 yrs	Avg.	10%	(36.75)	330.76
oversized baseboard									
189. R&R Base shoe - hardwood									
15.45 LF	2.52	1.41	8.08	48.42	15/150 yrs	Avg.	10%	(4.86)	43.56
190. Seal 1coat & paint 2coats-basebrd w/cap&/or shoe-oversized									
15.45 LF	3.71	0.64	11.58	69.54	15/15 yrs	Avg.	90% [M]	(62.59)	6.95
191. R&R Reducer strip - for wood flooring - High grade									
7.33 LF	9.06	4.18	14.12	84.71	15/25 yrs	Avg.	60%	(50.81)	33.90
Steel reducer strip and granite reduce strip									
Totals: Kitchen		1,632.82	7,901.46	47,407.98				20,035.28	27,372.70



Bedroom

Height: 10' 8"

586.56 SF Walls
 797.32 SF Walls & Ceiling
 23.42 SY Flooring
 59.78 LF Ceil. Perimeter

210.76 SF Ceiling
 210.76 SF Floor
 54.64 LF Floor Perimeter

Door 2' 8" X 6' 10 5/16" Opens into ENTRYWAY
 Door 2' 5 11/16" X 7' 1/4" Opens into BEDROOM_CLOS
 Window 2' 9 7/8" X 5' 5 3/4" Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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CEILING

192. Seal attic framing for odor control - 9 to 12/12									
210.76 SF	2.19	4.74	93.26	559.56	15/15 yrs	Avg.	90% [M]	(503.61)	55.95

CONTINUED - Bedroom

	QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
193. Seal floor or ceiling joist system										
	210.76 SF	1.68	4.43	71.70	430.21	15/15 yrs	Avg.	90% [M]	(387.18)	43.03
194. R&R T & G paneling - knotty pine paneling (unfinished)										
	210.76 SF	6.49	38.51	281.28	1,687.62	15/150 yrs	Avg.	10%	(168.76)	1,518.86
195. Seal & paint paneling										
	210.76 SF	1.65	3.97	70.36	422.08	15/15 yrs	Avg.	90% [M]	(379.87)	42.21
196. R&R Crown molding - 6 1/8" to 7" hardwood										
	59.78 LF	13.87	40.57	173.96	1,043.68	15/150 yrs	Avg.	10%	(104.38)	939.30
197. Seal (1 coat) & paint (2 coats) crown molding, oversized										
	59.78 LF	3.31	1.21	39.82	238.90	15/15 yrs	Avg.	90% [M]	(215.01)	23.89
WALLS										
198. R&R 1/2" drywall - hung, taped, floated, ready for paint										
	586.56 SF	3.97	30.19	471.78	2,830.61	15/150 yrs	Avg.	10%	(283.07)	2,547.54
199. Seal/prime (1 coat) then paint (2 coats) the walls										
	586.56 SF	1.79	15.73	213.12	1,278.79	15/15 yrs	Avg.	90% [M]	(1,150.91)	127.88
200. R&R Fireplace mantel - stain grade or hardwood - custom										
	1.00 EA	2,010.01	114.13	424.82	2,548.96	15/75 yrs	Avg.	20%	(509.79)	2,039.17
intricate hardwood mantel										
201. Seal & paint fireplace mantel										
	13.25 LF	7.23	0.27	19.22	115.29	15/15 yrs	Avg.	90% [M]	(103.76)	11.53
ELECTRICAL										
202. Smoke detector										
	1.00 EA	76.61	2.22	15.76	94.59	15/10 yrs	Avg.	90% [M]	(85.13)	9.46
203. Light bulb - Incand. standard bulb - 1000 hr - mat. only										
	4.00 EA	1.08	0.31	0.92	5.55	15/1 yrs	Avg.	90% [M]	(4.99)	0.56
204. R&R Ceiling fan & light										
	1.00 EA	454.20	10.96	93.04	558.20	15/20 yrs	Avg.	75%	(418.65)	139.55
205. R&R Light fixture - wall sconce - High grade										
	2.00 EA	181.68	17.40	76.16	456.92	15/20 yrs	Avg.	75%	(342.70)	114.22
high grade wall sconce in room										
WINDOWS AND HARDWARE										
206. Wood window - single hung, 13-19 sf										
	1.00 EA	794.71	48.16	168.58	1,011.45	15/30 yrs	Avg.	50%	(505.74)	505.71
207. R&R Wood window - casement, 12-23 sf										
	1.00 EA	752.59	42.16	158.96	953.71	15/30 yrs	Avg.	50%	(476.88)	476.83
208. Seal & paint wood window (per side)										
	2.00 EA	77.45	1.16	31.22	187.28	15/15 yrs	Avg.	90% [M]	(168.55)	18.73
209. Paint wood window grid										
	5.50 LF	1.61	0.03	1.78	10.67	15/15 yrs	Avg.	90% [M]	(9.60)	1.07
210. R&R Window sill										
	2.83 LF	4.23	0.20	2.42	14.59	15/150 yrs	Avg.	10%	(1.45)	13.14

CONTINUED - Bedroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
211. Seal & paint door/window trim & jamb - (per side)									
2.00 EA	43.81	0.95	17.72	106.29	15/15 yrs	Avg.	90% [M]	(95.66)	10.63
212. Add. charge for a retrofit window, 12-23 sf - difficult									
1.00 EA	251.71	2.31	50.80	304.82	15/30 yrs	Avg.	50%	(152.42)	152.40
DOORS AND HARDWARE									
213. R&R Interior door - Colonist - slab only									
1.00 EA	183.48	7.21	38.14	228.83	15/100 yrs	Avg.	15%	(34.32)	194.51
214. Seal & paint door slab only (per side)									
2.00 EA	52.40	1.58	21.28	127.66	15/15 yrs	Avg.	90% [M]	(114.90)	12.76
215. Door knob - interior									
1.00 EA	45.52	1.65	9.44	56.61	15/20 yrs	Avg.	75%	(42.46)	14.15
216. R&R Header casing - 8" - hardwood - 3 piece									
5.33 LF	20.96	4.89	23.32	139.93	15/150 yrs	Avg.	10%	(14.00)	125.93
217. R&R Trim board - 1" x 6" - installed (hardwood - oak or =)									
26.67 LF	8.95	11.95	50.14	300.79	15/150 yrs	Avg.	10%	(30.08)	270.71
218. R&R Door jamb per LF - interior - hardwood - 4 9/16"									
16.50 LF	6.85	4.69	23.56	141.28	15/150 yrs	Avg.	10%	(14.14)	127.14
219. Seal & paint door or window opening (per side)									
2.00 EA	43.91	0.96	17.76	106.54	15/15 yrs	Avg.	90% [M]	(95.88)	10.66
paint interior and exterior casing									
FLOORS									
220. R&R Sheathing - spaced 1" x 6"									
210.76 SF	5.66	45.08	247.60	1,485.58	15/150 yrs	Avg.	10%	(148.56)	1,337.02
wood floor is nailed to the substrate.									
221. Vapor barrier - 15# felt									
210.76 SF	0.27	0.92	11.56	69.39	15/30 yrs	Avg.	50%	(34.70)	34.69
222. R&R Wood floor - per specs from independent wood analysis									
210.76 SF	6.54	3.51	276.38	1,658.26	15/150 yrs	Avg.	10%	(165.83)	1,492.43
223. Sand, stain, and finish wood floor									
210.76 SF	4.48	18.03	192.44	1,154.67	15/10 yrs	Avg.	90% [M]	(1,039.21)	115.46
224. Add for dustless floor sanding									
210.76 SF	1.00	0.00	42.16	252.92	15/10 yrs	Avg.	90% [M]	(227.62)	25.30
225. R&R Baseboard - 10" hardwood - 2 piece									
54.64 LF	18.90	50.35	216.62	1,299.66	15/150 yrs	Avg.	10%	(129.97)	1,169.69
oversized baseboard									
226. R&R Base shoe - hardwood									
54.64 LF	2.52	4.99	28.54	171.23	15/150 yrs	Avg.	10%	(17.13)	154.10
227. Seal 1coat & paint 2coats-basebrd w/cap&/or shoe-oversized									
54.64 LF	3.71	2.26	41.00	245.97	15/15 yrs	Avg.	90% [M]	(221.37)	24.60
228. R&R Reducer strip - for wood flooring - High grade									
2.67 LF	9.06	1.52	5.14	30.85	15/25 yrs	Avg.	60%	(18.51)	12.34

Steel reducer strip

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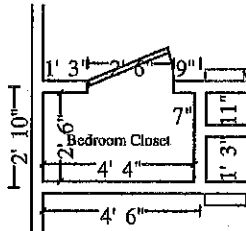
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CONTINUED - Bedroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Bedroom		539.20	3,721.76	22,329.94				8,416.79	13,913.15



Bedroom closet

Height: 8'

92.54 SF Walls	10.97 SF Ceiling
103.52 SF Walls & Ceiling	10.97 SF Floor
1.22 SY Flooring	11.27 LF Floor Perimeter
13.74 LF Ceil. Perimeter	

Door

2' 5 11/16" X 7' 1/4"

Opens into BEDROOM

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING									
229. Seal attic framing for odor control - 9 to 12/12									
10.97 SF	2.19	0.25	4.86	29.13	15/15 yrs	Avg.	90% [M]	(26.23)	2.90
230. Seal floor or ceiling joist system									
10.97 SF	1.68	0.23	3.72	22.38	15/15 yrs	Avg.	90% [M]	(20.14)	2.24
231. 5/8" drywall - hung, taped, floated, ready for paint									
10.97 SF	3.57	0.64	7.96	47.76	15/150 yrs	Avg.	10%	(4.78)	42.98
232. Seal/prime (1 coat) then paint (2 coats) the ceiling									
10.97 SF	1.79	0.29	3.98	23.91	15/15 yrs	Avg.	90% [M]	(21.52)	2.39
WALLS									
233. R&R 1/2" drywall - hung, taped, floated, ready for paint									
92.54 SF	3.97	4.76	74.44	446.58	15/150 yrs	Avg.	10%	(44.66)	401.92
234. Seal/prime (1 coat) then paint (2 coats) the walls									
92.54 SF	1.79	2.48	33.64	201.77	15/15 yrs	Avg.	90% [M]	(181.60)	20.17
235. R&R Closet shelf and rod package									
4.34 LF	29.07	1.83	25.60	153.59	15/150 yrs	Avg.	10%	(15.36)	138.23
DOORS AND HARDWARE									
236. R&R Interior door - Colonist - slab only									
1.00 EA	183.48	7.21	38.14	228.83	15/100 yrs	Avg.	15%	(34.32)	194.51
237. Seal & paint door slab only (per side)									
2.00 EA	52.40	1.58	21.28	127.66	15/15 yrs	Avg.	90% [M]	(114.90)	12.76
238. Door knob - interior									
1.00 EA	45.52	1.65	9.44	56.61	15/20 yrs	Avg.	75%	(42.46)	14.15
239. R&R Header casing - 8" - hardwood - 3 piece									
3.00 LF	20.96	2.75	13.14	78.77	15/150 yrs	Avg.	10%	(7.87)	70.90
240. R&R Trim board - 1" x 6" - installed (hardwood - oak or =)									
26.67 LF	8.95	11.95	50.14	300.79	15/150 yrs	Avg.	10%	(30.08)	270.71
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CONTINUED - Bedroom closet

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
241. R&R Door jamb per LF - interior - hardwood - 4 9/16"									
16.50 LF	6.85	4.69	23.56	141.28	15/150 yrs	Avg.	10%	(14.14)	127.14
242. Seal & paint door or window opening (per side)									
2.00 EA	43.91	0.96	17.76	106.54	15/15 yrs	Avg.	90% [M]	(95.88)	10.66
paint interior and exterior casing									
FLOORS									
243. Remove Carpet									
10.97 SF	0.36	0.00	0.80	4.75	15/10 yrs	Avg.	90% [M]	(4.28)	0.47
244. Carpet									
12.62 SF	3.74	2.69	9.98	59.87	15/10 yrs	Avg.	90% [M]	(53.88)	5.99
15 % waste added for Carpet.									
245. R&R Carpet pad									
10.97 SF	0.81	0.43	1.86	11.18	15/10 yrs	Avg.	90% [M]	(10.07)	1.11
246. R&R Baseboard - 10" hardwood - 2 piece									
11.27 LF	18.90	10.38	44.68	268.07	15/150 yrs	Avg.	10%	(26.80)	241.27
oversized baseboard									
247. R&R Base shoe - hardwood									
11.27 LF	2.52	1.03	5.88	35.31	15/150 yrs	Avg.	10%	(3.54)	31.77
248. Seal 1coat & paint 2coats-basebrd w/cap&/or shoe-oversized									
11.27 LF	3.71	0.47	8.46	50.74	15/15 yrs	Avg.	90% [M]	(45.67)	5.07
Totals: Bedroom closet		56.27	399.32	2,395.52				798.18	1,597.34



Back hallway

Height: Sloped

223.21 SF Walls	96.06 SF Ceiling
319.27 SF Walls & Ceiling	89.28 SF Floor
9.92 SY Flooring	28.27 LF Floor Perimeter
44.46 LF Ceil. Perimeter	

Door	2' 9 1/8" X 6' 11 1/16"	Opens into MASTER_BEDR2
Door	4' 9 1/16" X 6' 9 1/8"	Opens into LAUNDRY_ROOM
Door	2' 5 1/4" X 6' 8 11/16"	Opens into HALL_BATHROO
Missing Wall - Goes to Floor	3' X 6' 8 11/16"	Opens into ENTRYWAY
Missing Wall - Goes to Floor	2' 4 7/8" X 6' 6 3/4"	Opens into Exterior
Window	8' 8" X 2' 11 13/16"	Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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CEILING

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CONTINUED - Back hallway

	QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
249. Seal attic framing for odor control - 9 to 12/12										
	89.28 SF	2.19	2.01	39.50	237.03	15/15 yrs	Avg.	90% [M]	(213.34)	23.69
250. Seal floor or ceiling joist system										
	89.28 SF	1.68	1.88	30.38	182.25	15/15 yrs	Avg.	90% [M]	(164.02)	18.23
251. 5/8" drywall - hung, taped, floated, ready for paint										
	96.06 SF	3.57	5.64	69.70	418.27	15/150 yrs	Avg.	10%	(41.81)	376.46
252. Seal/prime (1 coat) then paint (2 coats) the ceiling										
	96.06 SF	1.79	2.58	34.92	209.45	15/15 yrs	Avg.	90% [M]	(188.50)	20.95
253. R&R Trim board - 1" x 2" - installed (pine)										
	44.46 LF	3.60	3.77	32.76	196.59	15/150 yrs	Avg.	10%	(19.64)	176.95
254. Seal (1 coat) & paint (1 coat) trim										
	44.46 LF	1.99	0.52	17.80	106.80	15/15 yrs	Avg.	90% [M]	(96.12)	10.68
WALLS										
255. R&R 1/2" drywall - hung, taped, floated, ready for paint										
	150.21 SF	3.97	7.73	120.80	724.87	15/150 yrs	Avg.	10%	(72.48)	652.39
256. R&R T & G paneling - v-joint paneling (unfinished)										
	73.00 SF	7.43	18.31	112.14	672.84	15/150 yrs	Avg.	10%	(67.29)	605.55
257. Seal/prime (1 coat) then paint (2 coats) the walls										
	223.21 SF	1.79	5.99	81.12	486.66	15/15 yrs	Avg.	90% [M]	(437.99)	48.67
ELECTRICAL										
258. R&R Track lighting - track only										
	3.50 LF	32.73	1.36	23.20	139.12	15/20 yrs	Avg.	75%	(104.35)	34.77
259. R&R Fixture (can) for track lighting										
	2.00 EA	39.32	2.87	16.30	97.81	15/20 yrs	Avg.	75%	(73.35)	24.46
260. Light bulb - Incand. standard bulb - 1000 hr - mat. only										
	2.00 EA	1.08	0.16	0.48	2.80	15/1 yrs	Avg.	90% [M]	(2.52)	0.28
DOORS AND HARDWARE										
261. R&R Exterior door - metal - insulated - flush or panel style										
	1.00 EA	519.03	28.51	109.52	657.06	15/100 yrs	Avg.	15%	(98.56)	558.50
wooden front door with intricate hardwood casing on the interior and exterior. Exterior door casing included in line item.										
262. Door lockset & deadbolt - exterior										
	1.00 EA	95.63	4.73	20.06	120.42	15/20 yrs	Avg.	75%	(90.31)	30.11
263. R&R Trim board - 1" x 6" - installed (hardwood - oak or =)										
	13.33 LF	8.95	5.97	25.06	150.33	15/150 yrs	Avg.	10%	(15.03)	135.30
264. Seal & paint door or window opening - Large (per side)										
	2.00 EA	54.88	1.60	22.28	133.64	15/15 yrs	Avg.	90% [M]	(120.28)	13.36
paint interior and exterior casing										
MISSING WALL CASING										
265. R&R Header casing - 8" - hardwood - 3 piece										
	5.33 LF	20.96	4.89	23.32	139.93	15/150 yrs	Avg.	10%	(14.00)	125.93
266. R&R Trim board - 1" x 6" - installed (hardwood - oak or =)										
	6.67 LF	8.95	2.99	12.54	75.23	15/150 yrs	Avg.	10%	(7.53)	67.70

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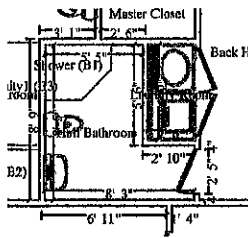
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QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
267. R&R Trim board - 1" x 4" - installed (pine)									
6.67 LF	4.65	0.95	6.42	38.39	15/150 yrs	Avg.	10%	(3.87)	34.52
268. Seal & paint door or window opening (per side)									
2.00 EA	43.91	0.96	17.76	106.54	15/15 yrs	Avg.	90% [M]	(95.88)	10.66
WINDOWS AND HARDWARE									
269. R&R Wood window - single hung, 9-12 sf									
4.00 EA	650.43	142.60	548.86	3,293.18	15/30 yrs	Avg.	50%	(1,646.60)	1,646.58
270. R&R Wood window - casement, 24-32 sf									
1.00 EA	1,215.48	74.03	257.90	1,547.41	15/30 yrs	Avg.	50%	(773.73)	773.68
271. Seal & paint wood window (per side)									
8.00 EA	77.45	4.64	124.84	749.08	15/15 yrs	Avg.	90% [M]	(674.18)	74.90
272. Seal & paint door or window opening - Large (per side)									
2.00 EA	54.88	1.60	22.28	133.64	15/15 yrs	Avg.	90% [M]	(120.28)	13.36
273. R&R Window stool & apron									
8.67 LF	10.09	2.85	18.08	108.41	15/150 yrs	Avg.	10%	(10.85)	97.56
274. Seal & paint window stool and apron									
8.67 LF	5.55	0.31	9.68	58.11	15/15 yrs	Avg.	90% [M]	(52.31)	5.80
FLOORS									
275. Seal underlayment for odor control									
89.28 SF	0.82	0.65	14.78	88.64	15/15 yrs	Avg.	90% [M]	(79.78)	8.86
wood floor is nailed to the substrate.									
276. Vinyl tile									
89.28 SF	3.72	15.28	69.48	416.88	15/50 yrs	Avg.	30%	(125.06)	291.82
277. Floor preparation for resilient flooring									
89.28 SF	0.57	0.65	10.32	61.86	15/50 yrs	Avg.	30%	(18.57)	43.29
278. R&R Baseboard - 10" hardwood - 2 piece									
28.27 LF	18.90	26.05	112.08	672.44	15/150 yrs	Avg.	10%	(67.26)	605.18
oversized baseboard									
279. R&R Base shoe - hardwood									
28.27 LF	2.52	2.58	14.76	88.58	15/150 yrs	Avg.	10%	(8.86)	79.72
280. Seal 1 coat & paint 2 coats-basebrd w/cap&/or shoe-oversized									
28.27 LF	3.71	1.17	21.22	127.27	15/15 yrs	Avg.	90% [M]	(114.54)	12.73
281. R&R Reducer strip - for wood flooring									
2.67 LF	7.98	1.31	4.52	27.13	15/25 yrs	Avg.	60%	(16.27)	10.86
Totals: Back hallway		377.14	2,044.86	12,268.66				5,635.16	6,633.50





Hall bathroom

Height: 10'

316.79 SF Walls	53.98 SF Ceiling
370.77 SF Walls & Ceiling	53.98 SF Floor
6.00 SY Flooring	30.88 LF Floor Perimeter
33.32 LF Ceil. Perimeter	

Door

2' 5 1/4" X 6' 8 11/16"

Opens into BACK_HALLWAY

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING									
282. Seal attic framing for odor control - 9 to 12/12									
53.98 SF	2.19	1.21	23.88	143.31	15/15 yrs	Avg.	90% [M]	(128.99)	14.32
283. Seal floor or ceiling joist system									
53.98 SF	1.68	1.13	18.36	110.18	15/15 yrs	Avg.	90% [M]	(99.16)	11.02
284. R&R T & G paneling - knotty pine paneling (unfinished)									
53.98 SF	6.49	9.86	72.04	432.23	15/150 yrs	Avg.	10%	(43.22)	389.01
285. Seal & paint paneling									
53.98 SF	1.65	1.02	18.02	108.11	15/15 yrs	Avg.	90% [M]	(97.30)	10.81
286. R&R Crown molding - 6 1/8" to 7" hardwood									
33.32 LF	13.87	22.61	96.96	581.72	15/150 yrs	Avg.	10%	(58.18)	523.54
287. Seal (1 coat) & paint (2 coats) crown molding, oversized									
33.32 LF	3.31	0.68	22.20	133.17	15/15 yrs	Avg.	90% [M]	(119.85)	13.32
WALLS									
288. R&R 1/2" drywall - hung, taped, floated, ready for paint									
260.12 SF	3.97	13.39	209.22	1,255.29	15/150 yrs	Avg.	10%	(125.53)	1,129.76
289. Seal/prime (1 coat) then paint (2 coats) the walls									
316.79 SF	1.79	8.50	115.12	690.67	15/15 yrs	Avg.	90% [M]	(621.60)	69.07
290. R&R Towel bar									
1.00 EA	38.70	1.09	7.96	47.75	15/50 yrs	Avg.	30%	(14.32)	33.43
291. R&R Mirror - 1/8" plate glass									
6.00 SF	18.61	5.45	23.44	140.55	15/40 yrs	Avg.	37.5%	(52.72)	87.83
DOORS AND HARDWARE									
292. R&R Interior door - Colonist - slab only									
1.00 EA	183.48	7.21	38.14	228.83	15/100 yrs	Avg.	15%	(34.32)	194.51
293. Seal & paint door slab only (per side)									
2.00 EA	52.40	1.58	21.28	127.66	15/15 yrs	Avg.	90% [M]	(114.90)	12.76
294. Door knob - interior									
1.00 EA	45.52	1.65	9.44	56.61	15/20 yrs	Avg.	75%	(42.46)	14.15
295. R&R Header casing - 8" - hardwood - 3 piece									
6.00 LF	20.96	5.51	26.24	157.51	15/150 yrs	Avg.	10%	(15.74)	141.77
296. R&R Trim board - 1" x 6" - installed (hardwood - oak or =)									
26.67 LF	8.95	11.95	50.14	300.79	15/150 yrs	Avg.	10%	(30.08)	270.71
297. R&R Door jamb per LF - interior - hardwood - 4 9/16"									
16.50 LF	6.85	4.69	23.56	141.28	15/150 yrs	Avg.	10%	(14.14)	127.14
298. Seal & paint door or window opening (per side)									
2.00 EA	43.91	0.96	17.76	106.54	15/15 yrs	Avg.	90% [M]	(95.88)	10.66

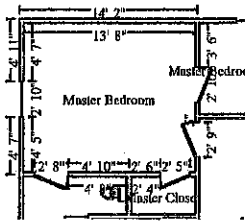
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CONTINUED - Hall bathroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
paint interior and exteior casing									
SHOWER AND PLUMBING									
299.	R&R Tile shower - 61 to 100 SF								
1.00	EA	3,095.78	47.18	628.60	3,771.56	15/150 yrs	Avg. 10%	(377.16)	3,394.40
300.	R&R Mortar bed for tile								
40.00	SF	13.17	4.99	106.36	638.15	15/150 yrs	Avg. 10%	(63.82)	574.33
301.	R&R Shower door								
1.00	EA	594.28	29.49	124.76	748.53	15/25 yrs	Avg. 60%	(449.12)	299.41
302.	R&R Shower faucet								
1.00	EA	272.75	9.43	56.44	338.62	15/20 yrs	Avg. 75%	(253.98)	84.64
303.	R&R Toilet								
1.00	EA	596.63	23.77	124.10	744.50	15/150 yrs	Avg. 10%	(74.47)	670.03
304.	R&R Angle stop valve								
1.00	EA	49.92	0.90	10.16	60.98	15/100 yrs	Avg. 15%	(9.14)	51.84
305.	R&R Plumbing fixture supply line								
3.00	EA	29.31	1.57	17.90	107.40	15/20 yrs	Avg. 75%	(80.57)	26.83
306.	R&R Pedestal sink								
1.00	EA	584.77	21.52	121.26	727.55	15/25 yrs	Avg. 60%	(436.54)	291.01
307.	Sink faucet - Bathroom								
1.00	EA	236.63	10.76	49.48	296.87	15/20 yrs	Avg. 75%	(222.64)	74.23
ELECTRICAL									
308.	R&R Light fixture - wall sconce								
2.00	EA	118.01	8.17	48.84	293.03	15/20 yrs	Avg. 75%	(219.79)	73.24
309.	R&R Bathroom ventilation fan w/light								
1.00	EA	219.01	9.79	45.76	274.56	15/10 yrs	Avg. 90% [M]	(247.10)	27.46
FLOORS									
310.	R&R Tile floor covering								
53.98	SF	17.61	21.09	194.34	1,166.01	15/100 yrs	Avg. 15%	(174.88)	991.13
311.	R&R Mortar bed for tile floors								
53.98	SF	7.79	9.08	85.92	515.50	15/100 yrs	Avg. 15%	(77.34)	438.16
312.	R&R Baseboard - 10" hardwood - 2 piece								
30.88	LF	18.90	28.45	122.42	734.50	15/150 yrs	Avg. 10%	(73.44)	661.06
oversized baseboard									
313.	R&R Base shoe - hardwood								
30.88	LF	2.52	2.82	16.12	96.76	15/150 yrs	Avg. 10%	(9.66)	87.10
314.	Seal 1coat & paint 2coats-basebrd w/cap&/or shoe-oversized								
30.88	LF	3.71	1.28	23.18	139.02	15/15 yrs	Avg. 90% [M]	(125.11)	13.91
Totals: Hall bathroom		328.78	2,569.40	15,415.74				4,603.15	10,812.59



Master Bedroom

Height: 10'

421.38 SF Walls	161.72 SF Ceiling
583.10 SF Walls & Ceiling	161.72 SF Floor
17.97 SY Flooring	40.32 LF Floor Perimeter
51.01 LF Ceil. Perimeter	

Door	2' 9 1/8" X 6' 11 1/16"	Opens into BACK_HALLWAY
Door	2' 5 1/16" X 6' 7 15/16"	Opens into MASTER_CLOSE
Door	2' 8 3/16" X 6' 10 11/16"	Opens into MASTER_BATH2
Window	2' 10" X 5' 6 1/8"	Opens into Exterior
Door	2' 9 15/16" X 6' 10 5/16"	Opens into MASTER_BEDRO

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING									
315. Seal attic framing for odor control - 9 to 12/12									
161.72 SF	2.19	3.63	71.56	429.36	15/15 yrs	Avg.	90% [M]	(386.42)	42.94
316. Seal floor or ceiling joist system									
161.72 SF	1.68	3.40	55.02	330.11	15/15 yrs	Avg.	90% [M]	(297.10)	33.01
317. R&R T & G paneling - knotty pine paneling (unfinished)									
161.72 SF	6.49	29.55	215.84	1,294.95	15/150 yrs	Avg.	10%	(129.50)	1,165.45
318. Seal & paint paneling									
161.72 SF	1.65	3.05	53.98	323.87	15/15 yrs	Avg.	90% [M]	(291.49)	32.38
319. R&R Crown molding - 6 1/8" to 7" hardwood									
51.01 LF	13.87	34.62	148.42	890.55	15/150 yrs	Avg.	10%	(89.05)	801.50
320. Seal (1 coat) & paint (2 coats) crown molding, oversized									
51.01 LF	3.31	1.04	33.96	203.84	15/15 yrs	Avg.	90% [M]	(183.46)	20.38
WALLS									
321. R&R 1/2" drywall - hung, taped, floated, ready for paint									
421.38 SF	3.97	21.69	338.92	2,033.49	15/150 yrs	Avg.	10%	(203.36)	1,830.13
322. Seal/prime (1 coat) then paint (2 coats) the walls									
421.38 SF	1.79	11.30	153.12	918.69	15/15 yrs	Avg.	90% [M]	(826.81)	91.88
ELECTRICAL									
323. Smoke detector									
1.00 EA	76.61	2.22	15.76	94.59	15/10 yrs	Avg.	90% [M]	(85.13)	9.46
324. Light bulb - Incand. standard bulb - 1000 hr - mat. only									
4.00 EA	1.08	0.31	0.92	5.55	15/1 yrs	Avg.	90% [M]	(4.99)	0.56
325. R&R Ceiling fan & light									
1.00 EA	454.20	10.96	93.04	558.20	15/20 yrs	Avg.	75%	(418.65)	139.55
WINDOWS AND HARDWARE									
326. Wood window - single hung, 13-19 sf									
1.00 EA	794.71	48.16	168.58	1,011.45	15/30 yrs	Avg.	50%	(505.74)	505.71
327. R&R Wood window - casement, 12-23 sf									
1.00 EA	752.59	42.16	158.96	953.71	15/30 yrs	Avg.	50%	(476.88)	476.83
328. Seal & paint wood window (per side)									
2.00 EA	77.45	1.16	31.22	187.28	15/15 yrs	Avg.	90% [M]	(168.55)	18.73

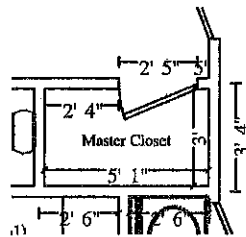
CONTINUED - Master Bedroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
329. Paint wood window grid									
5.50 LF	1.61	0.03	1.78	10.67	15/15 yrs	Avg.	90% [M]	(9.60)	1.07
330. R&R Window stool & apron									
2.83 LF	10.09	0.93	5.90	35.39	15/150 yrs	Avg.	10%	(3.55)	31.84
331. Seal & paint window stool and apron									
2.83 LF	5.55	0.10	3.16	18.97	15/15 yrs	Avg.	90% [M]	(17.07)	1.90
332. Seal & paint door/window trim & jamb - (per side)									
2.00 EA	43.81	0.95	17.72	106.29	15/15 yrs	Avg.	90% [M]	(95.66)	10.63
333. Add. charge for a retrofit window, 12-23 sf - difficult									
1.00 EA	251.71	2.31	50.80	304.82	15/30 yrs	Avg.	50%	(152.42)	152.40
DOORS AND HARDWARE									
334. R&R Interior door - Colonist - slab only									
1.00 EA	183.48	7.21	38.14	228.83	15/100 yrs	Avg.	15%	(34.32)	194.51
335. Seal & paint door slab only (per side)									
2.00 EA	52.40	1.58	21.28	127.66	15/15 yrs	Avg.	90% [M]	(114.90)	12.76
336. Door knob - interior									
1.00 EA	45.52	1.65	9.44	56.61	15/20 yrs	Avg.	75%	(42.46)	14.15
337. R&R Header casing - 6" - hardwood - 2 piece									
5.33 LF	13.58	3.05	15.10	90.53	15/150 yrs	Avg.	10%	(9.07)	81.46
338. R&R Trim board - 1" x 6" - installed (hardwood - oak or =)									
26.67 LF	8.95	11.95	50.14	300.79	15/150 yrs	Avg.	10%	(30.08)	270.71
339. R&R Door jamb per LF - interior - hardwood - 4 9/16"									
16.50 LF	6.85	4.69	23.56	141.28	15/150 yrs	Avg.	10%	(14.14)	127.14
340. Seal & paint door or window opening (per side)									
2.00 EA	43.91	0.96	17.76	106.54	15/15 yrs	Avg.	90% [M]	(95.88)	10.66
paint interior and exterior casing									
FLOORS									
341. R&R Sheathing - spaced 1" x 6"									
161.72 SF	5.66	34.59	189.98	1,139.90	15/150 yrs	Avg.	10%	(113.99)	1,025.91
wood floor is nailed to the substrate.									
342. Vapor barrier - 15# felt									
161.72 SF	0.27	0.70	8.88	53.24	15/30 yrs	Avg.	50%	(26.62)	26.62
343. R&R Wood floor - per specs from independent wood analysis									
161.72 SF	6.54	2.70	212.06	1,272.41	15/150 yrs	Avg.	10%	(127.23)	1,145.18
344. Sand, stain, and finish wood floor									
161.72 SF	4.48	13.84	147.66	886.01	15/10 yrs	Avg.	90% [M]	(797.42)	88.59
345. Add for dustless floor sanding									
161.72 SF	1.00	0.00	32.34	194.06	15/10 yrs	Avg.	90% [M]	(174.65)	19.41
346. R&R Baseboard - 10" hardwood - 2 piece									
40.32 LF	18.90	37.15	159.86	959.06	15/150 yrs	Avg.	10%	(95.91)	863.15
oversized baseboard									



CONTINUED - Master Bedroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
347. R&R Base shoe - hardwood									
40.32 LF	2.52	3.68	21.06	126.34	15/150 yrs	Avg.	10%	(12.63)	113.71
348. Seal 1coat & paint 2coats-basebrd w/cap&/or shoe-oversized									
40.32 LF	3.71	1.67	30.26	181.52	15/15 yrs	Avg.	90% [M]	(163.37)	18.15
349. R&R Reducer strip - for wood flooring - High grade									
2.67 LF	9.06	1.52	5.14	30.85	15/25 yrs	Avg.	60%	(18.51)	12.34
Steel reducer strip									
Totals: Master Bedroom		344.51	2,601.32	15,607.41				6,216.61	9,390.80



Master Closet

Height: 10'

146.33 SF Walls	15.37 SF Ceiling
161.70 SF Walls & Ceiling	15.37 SF Floor
1.71 SY Flooring	13.82 LF Floor Perimeter
16.25 LF Ceil. Perimeter	

Door

2' 5 1/16" X 6' 7 15/16"

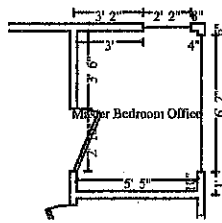
Opens into MASTER_BEDR2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING									
350. Seal attic framing for odor control - 9 to 12/12									
15.37 SF	2.19	0.35	6.82	40.83	15/15 yrs	Avg.	90% [M]	(36.74)	4.09
351. Seal floor or ceiling joist system									
15.37 SF	1.68	0.32	5.22	31.36	15/15 yrs	Avg.	90% [M]	(28.23)	3.13
352. R&R T & G paneling - knotty pine paneling (unfinished)									
15.37 SF	6.49	2.81	20.52	123.09	15/150 yrs	Avg.	10%	(12.32)	110.77
353. Seal & paint paneling									
15.37 SF	1.65	0.29	5.14	30.79	15/15 yrs	Avg.	90% [M]	(27.70)	3.09
WALLS									
354. R&R 1/2" drywall - hung, taped, floated, ready for paint									
146.33 SF	3.97	7.53	117.68	706.14	15/150 yrs	Avg.	10%	(70.62)	635.52
355. Seal/prime (1 coat) then paint (2 coats) the walls									
146.33 SF	1.79	3.93	53.16	319.02	15/15 yrs	Avg.	90% [M]	(287.12)	31.90
356. R&R Closet shelf and rod package									
8.12 LF	29.07	3.43	47.88	287.35	15/150 yrs	Avg.	10%	(28.72)	258.63
DOORS AND HARDWARE									
357. R&R Interior door - Colonist - slab only									
1.00 EA	183.48	7.21	38.14	228.83	15/100 yrs	Avg.	15%	(34.32)	194.51

CONTINUED - Master Closet

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
358. Seal & paint door slab only (per side)									
2.00 EA	52.40	1.58	21.28	127.66	15/15 yrs	Avg.	90% [M]	(114.90)	12.76
359. Door knob - interior									
1.00 EA	45.52	1.65	9.44	56.61	15/20 yrs	Avg.	75%	(42.46)	14.15
360. R&R Header casing - 8" - hardwood - 3 piece									
3.00 LF	20.96	2.75	13.14	78.77	15/150 yrs	Avg.	10%	(7.87)	70.90
361. R&R Trim board - 1" x 6" - installed (hardwood - oak or =)									
26.67 LF	8.95	11.95	50.14	300.79	15/150 yrs	Avg.	10%	(30.08)	270.71
362. R&R Door jamb per LF - interior - hardwood - 4 9/16"									
16.50 LF	6.85	4.69	23.56	141.28	15/150 yrs	Avg.	10%	(14.14)	127.14
363. Seal & paint door or window opening (per side)									
2.00 EA	43.91	0.96	17.76	106.54	15/15 yrs	Avg.	90% [M]	(95.88)	10.66
paint interior and exterior casing									
FLOORS									
364. Remove Carpet									
15.37 SF	0.36	0.00	1.10	6.63	15/10 yrs	Avg.	90% [M]	(5.98)	0.65
365. Carpet									
17.67 SF	3.74	3.77	13.98	83.84	15/10 yrs	Avg.	90% [M]	(75.45)	8.39
15 % waste added for Carpet.									
366. R&R Carpet pad									
15.37 SF	0.81	0.60	2.62	15.67	15/10 yrs	Avg.	90% [M]	(14.08)	1.59
367. R&R Baseboard - 10" hardwood - 2 piece									
13.82 LF	18.90	12.73	54.78	328.71	15/150 yrs	Avg.	10%	(32.87)	295.84
oversized baseboard									
368. R&R Base shoe - hardwood									
13.82 LF	2.52	1.26	7.24	43.33	15/150 yrs	Avg.	10%	(4.34)	38.99
369. Seal 1coat & paint 2coats-basebrd w/cap&/or shoe-oversized									
13.82 LF	3.71	0.57	10.38	62.22	15/15 yrs	Avg.	90% [M]	(55.99)	6.23
Totals: Master Closet		68.38	519.98	3,119.46				1,019.81	2,099.65





Master Bedroom office

Height: 7'

132.63 SF Walls
171.99 SF Walls & Ceiling
4.37 SY Flooring
25.34 LF Ceil. Perimeter

39.36 SF Ceiling
39.36 SF Floor
22.51 LF Floor Perimeter

Window

6' 1 7/8" X 3' 5/8"

Opens into Exterior

Window

2' 2 1/8" X 3' 1/4"

Opens into Exterior

Door

2' 9 15/16" X 6' 10 5/16"

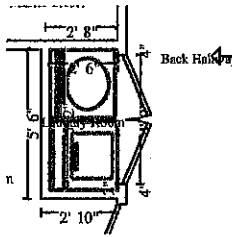
Opens into MASTER_BEDR2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING									
370. Seal attic framing for odor control - 9 to 12/12									
39.36 SF	2.19	0.88	17.42	104.50	15/15 yrs	Avg.	90% [M]	(94.05)	10.45
371. Seal floor or ceiling joist system									
39.36 SF	1.68	0.83	13.38	80.33	15/15 yrs	Avg.	90% [M]	(72.30)	8.03
372. R&R T & G paneling - knotty pine paneling (unfinished)									
39.36 SF	6.49	7.19	52.54	315.18	15/150 yrs	Avg.	10%	(31.53)	283.65
373. Seal & paint paneling									
39.36 SF	1.65	0.74	13.12	78.80	15/15 yrs	Avg.	90% [M]	(70.92)	7.88
WALLS									
374. R&R 1/2" drywall - hung, taped, floated, ready for paint									
132.63 SF	3.97	6.83	106.68	640.05	15/150 yrs	Avg.	10%	(64.00)	576.05
375. Seal/prime (1 coat) then paint (2 coats) the walls									
132.63 SF	1.79	3.56	48.20	289.17	15/15 yrs	Avg.	90% [M]	(260.25)	28.92
376. R&R Organized closet shelving									
5.42 SF	14.50	2.17	16.16	96.92	15/150 yrs	Avg.	10%	(9.68)	87.24
377. R&R Trim board - 1" x 4" - installed (pine)									
22.50 LF	4.65	3.21	21.56	129.40	15/150 yrs	Avg.	10%	(12.94)	116.46
378. Seal (1 coat) & paint (1 coat) trim									
22.50 LF	1.99	0.26	9.02	54.06	15/15 yrs	Avg.	90% [M]	(48.65)	5.41
DOORS AND HARDWARE									
379. R&R Interior door - Colonist - slab only									
1.00 EA	183.48	7.21	38.14	228.83	15/100 yrs	Avg.	15%	(34.32)	194.51
380. Seal & paint door slab only (per side)									
2.00 EA	52.40	1.58	21.28	127.66	15/15 yrs	Avg.	90% [M]	(114.90)	12.76
381. Door knob - interior									
1.00 EA	45.52	1.65	9.44	56.61	15/20 yrs	Avg.	75%	(42.46)	14.15
382. R&R Header casing - 8" - hardwood - 3 piece									
3.00 LF	20.96	2.75	13.14	78.77	15/150 yrs	Avg.	10%	(7.87)	70.90
383. R&R Trim board - 1" x 6" - installed (hardwood - oak or =)									
26.67 LF	8.95	11.95	50.14	300.79	15/150 yrs	Avg.	10%	(30.08)	270.71
384. R&R Door jamb per LF - interior - hardwood - 4 9/16"									
16.50 LF	6.85	4.69	23.56	141.28	15/150 yrs	Avg.	10%	(14.14)	127.14
385. Seal & paint door or window opening (per side)									
2.00 EA	43.91	0.96	17.76	106.54	15/15 yrs	Avg.	90% [M]	(95.88)	10.66

CONTINUED - Master Bedroom office

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
paint interior and exterior casing									
WINDOWS AND HARDWARE									
386. R&R Wood window - single hung, 9-12 sf									
4.00 EA	650.43	142.60	548.86	3,293.18	15/30 yrs	Avg.	50%	(1,646.60)	1,646.58
387. R&R Wood window - casement, 12-23 sf									
1.00 EA	752.59	42.16	158.96	953.71	15/30 yrs	Avg.	50%	(476.88)	476.83
388. R&R Wood window - casement, 3-11 sf									
1.00 EA	561.84	29.52	118.28	709.64	15/30 yrs	Avg.	50%	(354.84)	354.80
389. Seal & paint wood window (per side)									
8.00 EA	77.45	4.64	124.84	749.08	15/15 yrs	Avg.	90% [M]	(674.18)	74.90
390. Seal & paint door or window opening - Large (per side)									
2.00 EA	54.88	1.60	22.28	133.64	15/15 yrs	Avg.	90% [M]	(120.28)	13.36
391. Seal & paint door or window opening (per side)									
2.00 EA	43.91	0.96	17.76	106.54	15/15 yrs	Avg.	90% [M]	(95.88)	10.66
392. R&R Window stool & apron									
8.33 LF	10.09	2.74	17.34	104.13	15/150 yrs	Avg.	10%	(10.39)	93.74
393. Seal & paint window stool and apron									
8.33 LF	5.55	0.30	9.30	55.83	15/15 yrs	Avg.	90% [M]	(50.26)	5.57
FLOORS									
394. Remove Carpet									
39.36 SF	0.36	0.00	2.84	17.01	15/10 yrs	Avg.	90% [M]	(15.31)	1.70
395. Carpet									
45.27 SF	3.74	9.65	35.80	214.76	15/10 yrs	Avg.	90% [M]	(193.29)	21.47
15 % waste added for Carpet.									
396. R&R Carpet pad									
39.36 SF	0.81	1.54	6.68	40.10	15/10 yrs	Avg.	90% [M]	(36.10)	4.00
397. R&R Baseboard - 10" hardwood - 2 piece									
22.51 LF	18.90	20.74	89.22	535.40	15/150 yrs	Avg.	10%	(53.53)	481.87
oversized baseboard									
398. R&R Base shoe - hardwood									
22.51 LF	2.52	2.06	11.78	70.57	15/150 yrs	Avg.	10%	(7.07)	63.50
399. Seal 1 coat & paint 2 coats-basebrd w/cap&/or shoe-oversized									
22.51 LF	3.71	0.93	16.88	101.32	15/15 yrs	Avg.	90% [M]	(91.20)	10.12
Totals: Master Bedroom office		315.90	1,652.36	9,913.60				4,829.78	5,084.02





Laundry Room

Height: 7'

74.56 SF Walls
 87.31 SF Walls & Ceiling
 1.42 SY Flooring
 15.24 LF Ceil. Perimeter

12.74 SF Ceiling
 12.74 SF Floor
 10.49 LF Floor Perimeter

Door

4' 9 1/16" X 6' 9 1/8"

Opens into BACK_HALLWAY

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING									
400. Seal attic framing for odor control - 9 to 12/12									
12.74 SF	2.19	0.29	5.64	33.83	15/15 yrs	Avg.	90% [M]	(30.45)	3.38
401. Seal floor or ceiling joist system									
12.74 SF	1.68	0.27	4.34	26.01	15/15 yrs	Avg.	90% [M]	(23.40)	2.61
402. 5/8" drywall - hung, taped, floated, ready for paint									
12.74 SF	3.57	0.75	9.26	55.49	15/150 yrs	Avg.	10%	(5.55)	49.94
403. Seal/prime (1 coat) then paint (2 coats) the ceiling									
12.74 SF	1.79	0.34	4.62	27.76	15/15 yrs	Avg.	90% [M]	(24.99)	2.77
WALLS									
404. R&R 1/2" drywall - hung, taped, floated, ready for paint									
74.56 SF	3.97	3.84	59.98	359.82	15/150 yrs	Avg.	10%	(35.99)	323.83
405. Seal/prime (1 coat) then paint (2 coats) the walls									
74.56 SF	1.79	2.00	27.10	162.56	15/15 yrs	Avg.	90% [M]	(146.29)	16.27
406. R&R Closet shelf and rod package									
5.14 LF	29.07	2.17	30.32	181.91	15/150 yrs	Avg.	10%	(18.20)	163.71
DOORS AND HARDWARE									
407. R&R Interior door - Colonist - slab only									
2.00 EA	183.48	14.43	76.28	457.67	15/100 yrs	Avg.	15%	(68.67)	389.00
408. Seal & paint door slab only (per side)									
4.00 EA	52.40	3.16	42.56	255.32	15/15 yrs	Avg.	90% [M]	(229.78)	25.54
409. Door knob - interior									
1.00 EA	45.52	1.65	9.44	56.61	15/20 yrs	Avg.	75%	(42.46)	14.15
410. R&R Header casing - 8" - hardwood - 3 piece									
4.67 LF	20.96	4.29	20.44	122.61	15/150 yrs	Avg.	10%	(12.26)	110.35
411. R&R Trim board - 1" x 6" - installed (hardwood - oak or =)									
26.67 LF	8.95	11.95	50.14	300.79	15/150 yrs	Avg.	10%	(30.08)	270.71
412. R&R Door jamb per LF - interior - hardwood - 4 9/16"									
18.17 LF	6.85	5.16	25.94	155.57	15/150 yrs	Avg.	10%	(15.57)	140.00
413. Seal & paint door or window opening - Large (per side)									
2.00 EA	54.88	1.60	22.28	133.64	15/15 yrs	Avg.	90% [M]	(120.28)	13.36
paint interior and exterior casing									
FLOORS									
414. Remove Vinyl floor covering (sheet goods)									
12.74 SF	1.23	0.00	3.14	18.81	15/50 yrs	Avg.	30%	(5.64)	13.17
415. Vinyl floor covering (sheet goods)									
14.66 SF	3.54	2.43	10.86	65.19	15/50 yrs	Avg.	30%	(19.56)	45.63

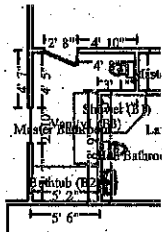
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CONTINUED - Laundry Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
15 % waste added for Vinyl floor covering (sheet goods).									
416. Floor preparation for resilient flooring									
12.74 SF	0.57	0.09	1.48	8.83	15/50 yrs	Avg.	30%	(2.65)	6.18
417. R&R Baseboard - 10" hardwood - 2 piece									
10.49 LF	18.90	9.67	41.60	249.53	15/150 yrs	Avg.	10%	(24.96)	224.57
oversized baseboard									
418. R&R Base shoe - hardwood									
10.49 LF	2.52	0.96	5.48	32.87	15/150 yrs	Avg.	10%	(3.28)	29.59
419. Seal 1coat & paint 2coats-basebrd w/cap&/or shoe-oversized									
10.49 LF	3.71	0.43	7.86	47.21	15/15 yrs	Avg.	90% [M]	(42.50)	4.71
Totals: Laundry Room		65.48	458.76	2,752.03				902.56	1,849.47



Master Bathroom

Height: 10'

366.33 SF Walls	69.86 SF Ceiling
436.20 SF Walls & Ceiling	69.86 SF Floor
7.76 SY Flooring	37.35 LF Floor Perimeter
40.03 LF Ceil. Perimeter	

Door

2' 8 3/16" X 6' 10 11/16"

Opens into MASTER_BEDR2

Window

2' 9 3/4" X 5' 6 1/8"

Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING									
420. Seal attic framing for odor control - 9 to 12/12									
69.86 SF	2.19	1.57	30.92	185.48	15/15 yrs	Avg.	90% [M]	(166.92)	18.56
421. Seal floor or ceiling joist system									
69.86 SF	1.68	1.47	23.78	142.61	15/15 yrs	Avg.	90% [M]	(128.34)	14.27
422. R&R T & G paneling - knotty pine paneling (unfinished)									
69.86 SF	6.49	12.76	93.24	559.39	15/150 yrs	Avg.	10%	(55.94)	503.45
423. Seal & paint paneling									
69.86 SF	1.65	1.32	23.32	139.91	15/15 yrs	Avg.	90% [M]	(125.91)	14.00
424. R&R Crown molding - 6 1/8" to 7" hardwood									
40.03 LF	13.87	27.16	116.48	698.86	15/150 yrs	Avg.	10%	(69.88)	628.98
425. Seal (1 coat) & paint (2 coats)crown molding, oversized									
40.03 LF	3.31	0.81	26.66	159.97	15/15 yrs	Avg.	90% [M]	(143.98)	15.99

WALLS

CONTINUED - Master Bathroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
426. R&R 1/2" drywall - hung, taped, floated, ready for paint									
309.66 SF	3.97	15.94	249.04	1,494.33	15/150 yrs	Avg.	10%	(149.42)	1,344.91
427. Seal/prime (1 coat) then paint (2 coats) the walls									
366.33 SF	1.79	9.83	133.10	798.66	15/15 yrs	Avg.	90% [M]	(718.81)	79.85
428. R&R Mirror - 1/8" plate glass									
12.00 SF	18.61	10.89	46.86	281.07	15/40 yrs	Avg.	37.5%	(105.39)	175.68
DOORS AND HARDWARE									
429. R&R Interior door - Colonist - slab only									
1.00 EA	183.48	7.21	38.14	228.83	15/100 yrs	Avg.	15%	(34.32)	194.51
430. Seal & paint door slab only (per side)									
2.00 EA	52.40	1.58	21.28	127.66	15/15 yrs	Avg.	90% [M]	(114.90)	12.76
431. Door knob - interior									
1.00 EA	45.52	1.65	9.44	56.61	15/20 yrs	Avg.	75%	(42.46)	14.15
432. R&R Header casing - 6" - hardwood - 2 piece									
6.00 LF	13.58	3.43	16.96	101.87	15/150 yrs	Avg.	10%	(10.18)	91.69
433. R&R Trim board - 1" x 6" - installed (hardwood - oak or =)									
26.67 LF	8.95	11.95	50.14	300.79	15/150 yrs	Avg.	10%	(30.08)	270.71
434. R&R Door jamb per LF - interior - hardwood - 4 9/16"									
16.50 LF	6.85	4.69	23.56	141.28	15/150 yrs	Avg.	10%	(14.14)	127.14
435. Seal & paint door or window opening (per side)									
2.00 EA	43.91	0.96	17.76	106.54	15/15 yrs	Avg.	90% [M]	(95.88)	10.66
paint interior and exterior casing									
PLUMBING AND VANITY									
436. R&R Tile shower - 61 to 100 SF									
1.00 EA	3,095.78	47.18	628.60	3,771.56	15/150 yrs	Avg.	10%	(377.16)	3,394.40
437. R&R Mortar bed for tile									
60.00 SF	13.17	7.48	159.54	957.22	15/150 yrs	Avg.	10%	(95.71)	861.51
438. R&R Bathtub - High grade									
1.00 EA	1,313.76	51.22	273.00	1,637.98	15/50 yrs	Avg.	30%	(491.39)	1,146.59
high grade tub unit									
439. R&R Bathtub faucet (no shower)									
1.00 EA	265.37	4.37	53.96	323.70	15/15 yrs	Avg.	90% [M]	(291.32)	32.38
440. R&R Shower faucet									
1.00 EA	272.75	9.43	56.44	338.62	15/20 yrs	Avg.	75%	(253.98)	84.64
441. R&R Toilet									
1.00 EA	596.63	23.77	124.10	744.50	15/150 yrs	Avg.	10%	(74.47)	670.03
442. R&R Angle stop valve									
5.00 EA	49.92	4.52	50.84	304.96	15/100 yrs	Avg.	15%	(45.74)	259.22
443. R&R Plumbing fixture supply line									
5.00 EA	29.31	2.62	29.84	179.01	15/20 yrs	Avg.	75%	(134.26)	44.75
444. R&R Vanity									
5.58 LF	253.01	80.61	298.50	1,790.91	15/50 yrs	Avg.	30%	(537.29)	1,253.62

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CONTINUED - Master Bathroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
445. Countertop - Granite or Marble									
11.16 SF	69.66	24.58	160.40	962.39	15/150 yrs	Avg.	10%	(96.24)	866.15
446. Add on for undermount sink cutout & polish - single basin									
2.00 EA	180.20	0.00	72.08	432.48	15/150 yrs	Avg.	10%	(43.24)	389.24
447. Sink faucet - Bathroom									
2.00 EA	236.63	21.53	98.96	593.75	15/20 yrs	Avg.	75%	(445.32)	148.43
448. Sink - single									
2.00 EA	287.33	23.84	119.70	718.20	15/50 yrs	Avg.	30%	(215.47)	502.73
ELECTRICAL									
449. R&R Light fixture - wall sconce									
3.00 EA	118.01	12.25	73.28	439.56	15/20 yrs	Avg.	75%	(329.68)	109.88
450. R&R Bathroom ventilation fan w/light									
1.00 EA	219.01	9.79	45.76	274.56	15/10 yrs	Avg.	90% [M]	(247.10)	27.46
451. R&R Recessed light fixture									
1.00 EA	172.35	2.58	35.00	209.93	15/20 yrs	Avg.	75%	(157.45)	52.48
WINDOWS AND HARDWARE									
452. Wood window - single hung, 13-19 sf									
1.00 EA	794.71	48.16	168.58	1,011.45	15/30 yrs	Avg.	50%	(505.74)	505.71
453. R&R Wood window - casement, 12-23 sf									
1.00 EA	752.59	42.16	158.96	953.71	15/30 yrs	Avg.	50%	(476.88)	476.83
454. Seal & paint wood window (per side)									
2.00 EA	77.45	1.16	31.22	187.28	15/15 yrs	Avg.	90% [M]	(168.55)	18.73
455. Paint wood window grid									
5.50 LF	1.61	0.03	1.78	10.67	15/15 yrs	Avg.	90% [M]	(9.60)	1.07
456. R&R Window stool & apron									
2.83 LF	10.09	0.93	5.90	35.39	15/150 yrs	Avg.	10%	(3.55)	31.84
457. Seal & paint window stool and apron									
2.83 LF	5.55	0.10	3.16	18.97	15/15 yrs	Avg.	90% [M]	(17.07)	1.90
458. Seal & paint door/window trim & jamb - (per side)									
2.00 EA	43.81	0.95	17.72	106.29	15/15 yrs	Avg.	90% [M]	(95.66)	10.63
459. Add. charge for a retrofit window, 12-23 sf - difficult									
1.00 EA	251.71	2.31	50.80	304.82	15/30 yrs	Avg.	50%	(152.42)	152.40
FLOORS									
460. R&R Tile floor covering									
69.86 SF	17.61	27.30	251.50	1,509.03	15/100 yrs	Avg.	15%	(226.35)	1,282.68
461. R&R Mortar bed for tile floors									
69.86 SF	7.79	11.75	111.22	667.18	15/100 yrs	Avg.	15%	(100.07)	567.11
462. R&R Baseboard - 10" hardwood - 2 piece									
37.35 LF	18.90	34.42	148.06	888.40	15/150 yrs	Avg.	10%	(88.83)	799.57
oversized baseboard									
463. R&R Base shoe - hardwood									
37.35 LF	2.52	3.41	19.50	117.03	15/150 yrs	Avg.	10%	(11.71)	105.32

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CONTINUED - Master Bathroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
464. Seal 1coat & paint 2coats-basebrd w/cap&/or shoe-oversized									
37.35 LF	3.71	1.54	28.02	168.13	15/15 yrs	Avg.	90% [M]	(151.32)	16.81
Totals: Master Bathroom		613.21	4,197.10	25,181.54				7,850.12	17,331.42

Total: Main Level	6,743.51	42,792.40	261,413.74					99,083.60	162,330.14
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Total: Source - DocuSketch (SWYGERT)	6,743.51	42,792.40	261,413.74					99,083.60	162,330.14
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Total: SWYGERT	6,799.45	43,255.36	266,059.15					99,083.60	166,975.55
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Exterior

Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
BACK PORCH ROOF FRAMING									
465. 2" x 8" x 18' #2 & better Fir / Larch (material only)									
13.00 EA	21.67	20.42	60.42	362.55	15/150 yrs	Avg.	10%	(36.25)	326.30
466. 2" x 6" x 20' #2 & better Fir / Larch (material only)									
2.00 EA	20.33	2.95	8.74	52.35	15/150 yrs	Avg.	10%	(5.25)	47.10
467. 2" x 6" x 18' #2 & better Fir / Larch (material only)									
2.00 EA	18.32	2.66	7.86	47.16	15/150 yrs	Avg.	10%	(4.71)	42.45
468. R&R Rafters - 2x8 - Labor only - (using rafter length)									
228.29 LF	4.92	0.66	224.78	1,348.63	15/150 yrs	Avg.	10%	(134.87)	1,213.76
469. R&R Rafters - 2x6 - Labor only - (using rafter length)									
71.29 LF	4.12	0.21	58.78	352.71	15/150 yrs	Avg.	10%	(35.25)	317.46
470. R&R Sheathing - plywood - 1/2" - treated									
320.00 SF	3.26	31.78	215.00	1,289.98	15/150 yrs	Avg.	10%	(129.00)	1,160.98

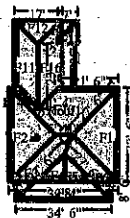
MAIN HIP ROOF FRAMING

471. R&R Rafters - 2x6 - stick frame roof (using rafter length)									
60.00 LF	5.46	6.00	66.72	400.32	15/150 yrs	Avg.	10%	(40.04)	360.28
remove and replace charred rafters									
472. R&R Sheathing - plywood - 1/2" - treated									
128.00 SF	3.26	12.71	86.00	515.99	15/150 yrs	Avg.	10%	(51.60)	464.39
remove and replace charred plywood sheathing									
473. R&R Sheathing - spaced 1" x 6"									
20.00 SF	5.66	4.28	23.50	140.98	15/150 yrs	Avg.	10%	(14.09)	126.89
remove and replace charred 1X6 sheathing									

FRONT PORCH

CONTINUED - Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
474. Seal & paint paneling									
309.11 SF	1.65	5.83	103.16	619.02	15/15 yrs	Avg.	90% [M]	(557.12)	61.90
Seal and paint front porch ceiling paneling									
475. R&R T & G paneling - knotty pine paneling (unfinished)									
154.50 SF	6.49	28.23	206.20	1,237.14	15/150 yrs	Avg.	10%	(123.72)	1,113.42
remove and replace smoke damaged paneling									
476. Paint deck - 1 coat paint									
309.11 SF	1.11	3.14	69.24	415.49	15/15 yrs	Avg.	90% [M]	(373.95)	41.54
477. R&R Exterior light fixture									
2.00 EA	128.32	6.09	52.56	315.29	15/20 yrs	Avg.	75%	(236.48)	78.81
478. Shutters - Detach & reset									
2.00 EA	31.54	0.00	12.62	75.70	15/NA	Avg.	0%	(0.00)	75.70
Total: Exterior		124.96	1,195.58	7,173.31				1,742.33	5,430.98



Roof1

2635.40 Surface Area	26.35 Number of Squares
271.26 Total Perimeter Length	38.32 Total Ridge Length
172.67 Total Hip Length	

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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The following line items account for the replacement of the roof of this structure.

The percentage of depreciation was based on our inspection of your roof, its age of XX years, condition, and useful life.

479. Tear off composition shingles - Laminated (no haul off)									
26.35 SQ	50.35	0.00	265.34	1,592.06	15/30 yrs	Avg.	50%	(796.04)	796.02
480. Laminated - comp. shingle rfg. - w/out felt									
29.92 SQ	252.10	256.55	1,559.88	9,359.26	15/30 yrs	Avg.	50%	(4,679.64)	4,679.62

This line item includes a roofing material allowance which reflects current market prices in your area. Market prices were provided by itel on 13 Feb 2025. The itel Asphalt Shingle Pricing (ASP) service allows you or your contractor of choice the option to source materials through itel. For more information on ordering material through itel, visit https://itelinc.jotform.com/itelinc/shingle_inquiry or contact itel at customerservice@itelinc.com / 800-890-4835.

Auto Calculated Waste: 13.5%, 3.57SQ

Options: Valleys: Open, Include eave starter course: Yes, Include rake starter course: No, Exposure - Hip/Valley/Starter: 5 5/8",

481. Roofing felt - 15 lb.									
9.89 SQ	34.99	4.94	70.20	421.19	15/20 yrs	Avg.	75%	(315.91)	105.28
482. Ice & water barrier									
1,646.62 SF	1.77	60.88	595.08	3,570.48	15/30 yrs	Avg.	50%	(1,785.24)	1,785.24

CONTINUED - Roof1

	QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
483. Hip / Ridge cap - Standard profile - composition shingles										
	210.99 LF	6.23	45.58	272.02	1,632.07	15/30 yrs	Avg.	50%	(816.05)	816.02
484. Drip edge										
	271.26 LF	2.93	22.81	163.52	981.12	15/35 yrs	Avg.	42.86%	(420.48)	560.64
485. R&R Chimney flashing - average (32" x 36")										
	1.00 EA	484.42	8.27	98.56	591.25	15/35 yrs	Avg.	42.86%	(253.39)	337.86
486. Flashing - pipe jack										
	1.00 EA	51.87	1.20	10.62	63.69	15/35 yrs	Avg.	42.86%	(27.30)	36.39
487. Roof vent - turtle type - Metal										
	1.00 EA	71.09	1.74	14.56	87.39	15/35 yrs	Avg.	42.86%	(37.46)	49.93
488. Digital satellite system - Detach & reset										
	1.00 EA	45.95	0.00	9.20	55.15	15/NA	Avg.	0%	(0.00)	55.15
489. R&R Roof mount power attic vent										
	1.00 EA	289.08	9.73	59.76	358.57	15/30 yrs	Avg.	50%	(179.29)	179.28
490. Continuous ridge vent - shingle-over style										
	38.32 LF	10.40	12.53	82.20	493.26	15/35 yrs	Avg.	42.86%	(211.39)	281.87
491. R&R Soffit - box framing - 1' overhang										
	77.00 LF	7.38	6.75	115.02	690.03	15/150 yrs	Avg.	10%	(69.03)	621.00
492. Soffit vent - linear										
	122.92 LF	7.63	41.62	195.90	1,175.40	15/150 yrs	Avg.	10%	(117.55)	1,057.85
493. Prime & paint exterior soffit - wood										
	122.92 SF	3.04	4.63	75.66	453.97	15/15 yrs	Avg.	90% [M]	(408.58)	45.39
494. R&R Gutter / downspout - aluminum - up to 5"										
	33.50 LF	8.41	9.52	58.26	349.52	15/25 yrs	Avg.	60%	(209.72)	139.80
495. Prime & paint gutter / downspout										
	33.50 LF	2.23	0.70	15.08	90.49	15/15 yrs	Avg.	90% [M]	(81.45)	9.04
496. Gutter / downspout - Detach & reset										
	20.00 LF	3.94	0.00	15.76	94.56	15/NA	Avg.	0%	(0.00)	94.56
detach and reset downspouts										
497. Remove Additional charge for steep roof - 10/12 - 12/12 slope										
	22.67 SQ	29.49	0.00	133.70	802.24	15/NA	Avg.	0%	(0.00)	802.24
498. Additional charge for steep roof - 10/12 - 12/12 slope										
	22.67 SQ	77.79	0.00	352.70	2,116.20	15/NA	Avg.	0%	(0.00)	2,116.20
Totals: Roof1			487.45	4,163.02	24,977.90				10,408.52	14,569.38

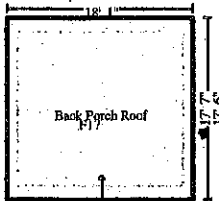


Ext_Surfaces

2672.63 SF Walls
2672.63 SF Walls & Ceiling

268.61 LF Floor Perimeter

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
499. R&R Siding - beveled - pine or equal (clapboard)									
575.56 SF	7.19	152.72	858.20	5,149.20	15/100 yrs	Avg.	15%	(772.37)	4,376.83
500. Seal & paint wood siding									
2,400.92 SF	2.47	94.00	1,204.86	7,229.13	15/15 yrs	Avg.	90% [M]	(6,506.22)	722.91
Totals: Ext_Surfaces		246.72	2,063.06	12,378.33				7,278.59	5,099.74



Back Porch Roof

317.56 Surface Area
71.29 Total Perimeter Length

3.18 Number of Squares

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
501. R&R Wall/roof panel - corrugated - 26 gauge									
317.56 SF	5.36	47.43	349.90	2,099.45	15/75 yrs	Avg.	20%	(419.90)	1,679.55
502. Ice & water barrier									
317.56 SF	1.77	11.74	114.76	688.58	15/30 yrs	Avg.	50%	(344.29)	344.29
503. R&R Fascia - metal - 6"									
35.64 LF	6.27	7.39	46.16	277.01	15/50 yrs	Avg.	30%	(83.10)	193.91
504. R&R Fascia - 1" x 6" - #1 pine									
35.64 LF	7.35	5.81	53.54	321.31	15/75 yrs	Avg.	20%	(64.25)	257.06
Totals: Back Porch Roof		72.37	564.36	3,386.35				911.54	2,474.81
Total: Exterior		931.50	7,986.02	47,915.89				20,340.98	27,574.91

Back porch Wall Framing

Back porch Wall Framing

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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BACK PORCH WALL FRAMING

505. 2" x 6" x 16' #2 & better Fir / Larch (material only)									
12.00 EA	14.29	12.43	36.78	220.69	15/150 yrs	Avg.	10%	(22.07)	198.62

SUZANNE_SWYGERT

2/17/2025

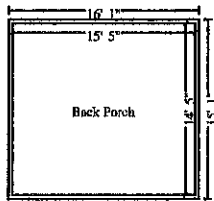
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CONTINUED - Back porch Wall Framing

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
506. 2" x 6" x 92 5/8" pre-cut stud (for 8' wall, mat only)									
40.00 BA	6.98	20.24	59.88	359.32	15/150 yrs	Avg.	10%	(35.92)	323.40
507. R&R Labor to frame 2" x 6" non-bearing wall - 24" oc									
498.59 SF	2.94	0.72	293.32	1,759.90	15/150 yrs	Avg.	10%	(176.00)	1,583.90
508. R&R Concrete slab on grade - finished in place									
2.74 CY	769.28	51.82	431.94	2,591.59	15/50 yrs	Avg.	30%	(777.48)	1,814.11
509. R&R 2" x 6" lumber (1 BF per LF)									
29.83 LF	4.24	2.25	25.76	154.49	15/150 yrs	Avg.	10%	(15.45)	139.04
remove and replace back porch handrail									
Total: Back porch Wall Framing		87.46	847.68	5,085.99				1,026.92	4,059.07



Back Porch

Height: 8'

477.25 SF Walls	222.18 SF Ceiling
699.44 SF Walls & Ceiling	222.18 SF Floor
24.69 SY Flooring	59.66 LF Floor Perimeter
59.66 LF Ceil. Perimeter	

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
510. Patio/pool Enclosure - Rescreen									
111.09 SF	1.75	3.95	39.70	238.06	15/40 yrs	Avg.	37.5%	(89.29)	148.77
511. Soda blasting - Heavy									
222.18 SF	3.58	19.97	0.00	815.37	15/NA	Avg.	0%	(0.00)	815.37
soda blast concrete floor									
512. Clean floor									
222.18 SF	0.61	0.16	0.00	135.69	15/NA	Avg.	0%	(0.00)	135.69
clean porch floor after soda blasting									
Totals: Back Porch		24.08	39.70	1,189.12				89.29	1,099.83
Total: Back porch Wall Framing		111.54	887.38	6,275.11				1,116.21	5,158.90
Line Item Totals: SUZANNE_SWYGERT		7,842.49	52,128.76	320,250.15				120,540.79	199,709.36

[%] - Indicates that depreciate by percent was used for this item

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item

Additional Charges**Charge**

North Carolina White Goods Disposal Tax

3.00

Additional Charges Total**\$3.00****Grand Total Areas:**

7,976.10 SF Walls	1,691.64 SF Ceiling	9,667.75 SF Walls and Ceiling
1,635.08 SF Floor	181.68 SY Flooring	773.12 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	638.14 LF Ceil. Perimeter
1,635.08 Floor Area	1,833.44 Total Area	5,303.47 Interior Wall Area
4,941.95 Exterior Wall Area	512.75 Exterior Perimeter of Walls	
2,952.95 Surface Area	29.53 Number of Squares	342.55 Total Perimeter Length
38.32 Total Ridge Length	172.67 Total Hip Length	

Coverage	Item Total	%	ACV Total	%
Coverage A - Dwelling	320,077.19	99.95%	199,539.40	99.91%
Coverage B - Other Structures Blanket	172.96	0.05%	172.96	0.09%
Coverage C - Personal Property	0.00	0.00%	0.00	0.00%
Total	320,250.15	100.00%	199,712.36	100.00%



Summary for Coverage A - Dwelling

Line Item Total	260,144.50
North Carolina White Goods Disposal Tax	3.00
Material Sales Tax	7,832.75
Subtotal	267,980.25
Overhead	26,049.97
Profit	26,049.97
Replacement Cost Value	\$320,080.19
Less Depreciation	(120,540.79)
Actual Cash Value	\$199,539.40
Less Deductible	(1,500.00)
Net Claim	\$198,039.40
Total Depreciation	120,540.79
Less Residual Amount Over Limit(s)	(17,580.19)
Total Recoverable Depreciation	102,960.60
Net Claim if Depreciation is Recovered	\$301,000.00

Brian Inouye

Summary for Coverage B - Other Structures Blanket

Line Item Total	134.40
Material Sales Tax	9.74
Subtotal	144.14
Overhead	14.41
Profit	14.41
Replacement Cost Value	\$172.96
Net Claim	\$172.96

Brian Inouye

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