



Viking Restoration DKI

17 Patrick Dr
Westbrook, ME 04092

Insured: Archie Giobbi
Property: 1184 Washington Ave
Portland, ME 04103

Home: (207) 232-5343

Estimator: Rory Hannon
Position: Estimator/PM
Company: Viking Restoration DKI

Business: (207) 415-5440
E-mail: rory@vikingrestorationdki.com

Claim Number:

Policy Number:

Type of Loss: <NONE>

Date Contacted: 1/26/2017

Date of Loss: 1/21/2017

Date Inspected: 1/26/2017

Date Received: 1/26/2017

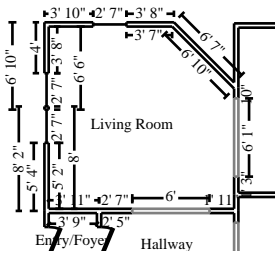
Date Entered: 2/7/2017 12:04 PM

Price List: MEPO8X_APR17
Restoration/Service/Remodel
Estimate: GIOBBI_A-1



GIOBBI_A-1

Main Level



Living Room

Height: 9'

408.54 SF Walls	192.62 SF Ceiling
601.16 SF Walls & Ceiling	192.62 SF Floor
21.40 SY Flooring	42.26 LF Floor Perimeter
54.34 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

6' X 6' 8"

Opens into HALLWAY

Missing Wall - Goes to Floor

6' 1" X 6' 8"

Opens into DINING_ROOM

DESCRIPTION

QTY

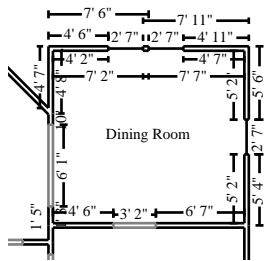
1. Furring strip - 1" x 3"	192.62 SF
2. 5/8" drywall - hung & fire taped only	601.16 SF
4. Crown molding - 3 1/4"	54.34 LF
5. Paint crown molding - two coats	54.34 LF
6. Net & blow insulation - 4" - R15	216.00 SF
7. 5/8" drywall - hung, taped, floated, ready for paint	408.54 SF
8. Seal/prime then paint the walls and ceiling twice (3 coats)	601.16 SF
9. Door opening (jamb & casing) - 60" or wider - paint grade	2.00 EA
10. Casing - 5" - hardwood	72.00 LF
11. Rosette - corner block - 3/4" x 3 1/2" - Hardwood	8.00 EA
12. Window stool & apron	11.00 LF
13. Window extension jamb - 11/16" x 1-23/32" (4-9/16" wall)	42.00 LF
14. Trim board - 1" x 6" - installed (hardwood - oak or =)	5.00 LF
Window center mullion hardwood.	
15. Seal & paint wood window (per side)	3.00 EA
16. Paint door or window opening - 2 coats (per side)	3.00 EA
17. Paint door or window opening - Large - 2 coats (per side)	2.00 EA
18. Painter - per hour	4.00 HR
Prep and paint fire[place face and mantel.	
19. Wall decorative panel w/polymer trim Over fireplace mantle.	1.00 EA
20. Baseboard - 6" hardwood	42.00 LF
21. Paint baseboard, oversized - two coats	42.00 LF
22. Base cap	42.00 LF
23. Seal & paint trim - two coats	42.00 LF



CONTINUED - Living Room

DESCRIPTION	QTY
24. Screw down existing subfloor - eliminate floor squeaks	192.62 SF
25. Maple floor - #1 or better - select grade - no finish	192.62 SF
26. Sand & finish wood floor (natural finish)	192.62 SF
27. Additional coats of finish (per coat)	192.62 SF
28. Add for dustless floor sanding	192.62 SF
29. Radiator unit - Large - Detach & reset	1.00 EA
30. Prime & paint radiator unit	1.00 EA

NOTES:



Dining Room

Height: 9'

425.83 SF Walls	182.88 SF Ceiling
608.71 SF Walls & Ceiling	182.88 SF Floor
20.32 SY Flooring	44.92 LF Floor Perimeter
54.17 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

6' 1" X 6' 8"

Opens into LIVING_ROOM

Missing Wall - Goes to Floor

3' 2" X 6' 8"

Opens into KITCHEN

DESCRIPTION	QTY
31. Chandelier	1.00 EA
32. Furring strip - 1" x 3"	182.88 SF
33. 5/8" drywall - hung, taped, floated, ready for paint	182.88 SF
35. Crown molding - 3 1/4"	54.17 LF
36. Paint crown molding - two coats	54.17 LF
37. Net & blow insulation - 4" - R15	243.00 SF
38. 5/8" drywall - hung, taped, floated, ready for paint	425.83 SF
39. Seal/prime then paint the walls and ceiling twice (3 coats)	608.71 SF



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CONTINUED - Dining Room

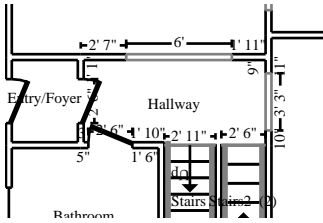
DESCRIPTION	QTY
40. Door opening (jamb & casing) - 60" or wider - paint grade	1.00 EA
41. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA
42. Casing - 5" - hardwood	70.00 LF
43. Rosette - corner block - 3/4" x 3 1/2" - Hardwood	8.00 EA
44. Window stool & apron	11.00 LF
45. Window extension jamb - 1 1/16" x 1-23/32" (4-9/16" wall)	42.00 LF
46. Trim board - 1" x 6" - installed (hardwood - oak or =)	5.00 LF
Window center mullion hardwood.	
47. Seal & paint wood window (per side)	3.00 EA
48. Paint door or window opening - 2 coats (per side)	4.00 EA
49. Paint door or window opening - Large - 2 coats (per side)	1.00 EA
50. Baseboard - 6" hardwood	34.00 LF
51. Paint baseboard, oversized - two coats	34.00 LF
52. Base cap	34.00 LF
53. Seal & paint trim - two coats	34.00 LF
54. Screw down existing subfloor - eliminate floor squeaks	182.88 SF
55. Maple floor - #1 or better - select grade - no finish	182.88 SF
56. Sand & finish wood floor (natural finish)	182.88 SF
57. Additional coats of finish (per coat)	182.88 SF
58. Add for dustless floor sanding	182.88 SF
59. Radiator unit - Large - Detach & reset	1.00 EA
60. Prime & paint radiator unit	1.00 EA
61. Custom cabinets - base units	9.00 LF
62. Seal & paint cabinetry - lower - inside and out	9.00 LF
63. Bookcase - built in - 12" - (SF of face area)	54.00 SF
64. Seal & paint bookcase	54.00 SF
65. Cabinet knob or pull	8.00 EA

NOTES:



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Hallway

Height: 9'

158.08 SF Walls	49.18 SF Ceiling
207.26 SF Walls & Ceiling	49.18 SF Floor
5.46 SY Flooring	15.17 LF Floor Perimeter
24.42 LF Ceil. Perimeter	

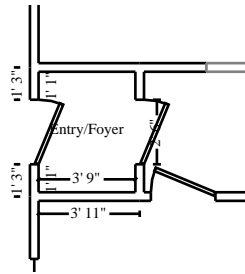
Missing Wall	2' 10 7/8" X 9'	Opens into STAIRS
Missing Wall	2' 6 1/8" X 9'	Opens into STAIRS2
Missing Wall - Goes to Floor	3' 3" X 6' 8"	Opens into KITCHEN
Missing Wall - Goes to Floor	6' X 6' 8"	Opens into LIVING_ROOM

DESCRIPTION

QTY

66. Light fixture	1.00 EA
67. Furring strip - 1" x 3"	49.18 SF
68. 5/8" drywall - hung, taped, floated, ready for paint	207.26 SF
69. Seal/prime then paint the walls and ceiling twice (3 coats)	207.26 SF
70. Casing - 5" - hardwood	92.00 LF
71. Rosette - corner block - 3/4" x 3 1/2" - Hardwood	10.00 EA
72. Paint door or window opening - 2 coats (per side)	4.00 EA
73. Paint door or window opening - Large - 2 coats (per side)	1.00 EA
74. Paint door slab only - 2 coats (per side)	3.00 EA
75. Baseboard - 6" hardwood	12.00 LF
76. Paint baseboard, oversized - two coats	12.00 LF
77. Base cap	12.00 LF
78. Seal & paint trim - two coats	12.00 LF
79. Screw down existing subfloor - eliminate floor squeaks	49.18 SF
80. Maple floor - #1 or better - select grade - no finish	49.18 SF
81. Sand & finish wood floor (natural finish)	49.18 SF
82. Additional coats of finish (per coat)	49.18 SF
83. Add for dustless floor sanding	49.18 SF
84. Radiator unit - Large - Detach & reset	1.00 EA
85. Prime & paint radiator unit	1.00 EA

NOTES:



Entry/Foyer

Height: 9'

151.50 SF Walls	17.50 SF Ceiling
169.00 SF Walls & Ceiling	17.50 SF Floor
1.94 SY Flooring	16.83 LF Floor Perimeter
16.83 LF Ceil. Perimeter	

DESCRIPTION

QTY

86. Paint the ceiling - two coats	17.50 SF
87. Remove Wallpaper - High grade	151.50 SF
88. Sand wall glue and skim coat	151.50 SF
89. Seal/prime then paint the walls twice (3 coats)	151.50 SF
90. Paint door or window opening - 2 coats (per side)	2.00 EA
91. Paint door slab only - 2 coats (per side)	2.00 EA
92. Baseboard - 6" hardwood	16.83 LF
93. Paint baseboard, oversized - two coats	16.83 LF
94. Base cap	16.83 LF
95. Seal & paint trim - two coats	16.83 LF
96. Screw down existing subfloor - eliminate floor squeaks	17.50 SF
97. Maple floor - #1 or better - select grade - no finish	17.50 SF
98. Sand & finish wood floor (natural finish)	17.50 SF
99. Additional coats of finish (per coat)	17.50 SF
100. Add for dustless floor sanding	17.50 SF

NOTES:



Bathroom

Height: 9'

289.50 SF Walls	64.58 SF Ceiling
354.08 SF Walls & Ceiling	64.58 SF Floor
7.18 SY Flooring	32.17 LF Floor Perimeter
32.17 LF Ceil. Perimeter	

DESCRIPTION

QTY



CONTINUED - Bathroom

DESCRIPTION	QTY
101. Furring strip - 1" x 3"	64.58 SF
103. Net & blow insulation - 4" - R15	153.00 SF
104. 5/8" drywall - hung, taped, floated, ready for paint	354.08 SF
105. Seal/prime then paint the walls and ceiling twice (3 coats)	354.08 SF
106. Casing - 5" - hardwood	44.00 LF
107. Rosette - corner block - 3/4" x 3 1/2" - Hardwood	6.00 EA
108. Window stool & apron	4.00 LF
109. Window extension jamb - 11/16" x 1-23/32" (4-9/16" wall)	14.00 LF
110. Seal & paint wood window (per side)	2.00 EA
111. Interior door - solid fir door w/stain grade jamb & case	1.00 EA
427. Door knob - interior - Premium grade	1.00 EA
112. Paint door slab only - 2 coats (per side)	1.00 EA
113. Paint door or window opening - 2 coats (per side)	3.00 EA
114. Baseboard - 6" hardwood	32.17 LF
115. Paint baseboard, oversized - two coats	32.17 LF
116. Base cap	32.17 LF
117. Seal & paint trim - two coats	32.17 LF
118. Screw down existing subfloor - eliminate floor squeaks	64.58 SF
119. Maple floor - #1 or better - select grade - no finish	64.58 SF
120. Sand & finish wood floor (natural finish)	64.58 SF
121. Additional coats of finish (per coat)	64.58 SF
122. Add for dustless floor sanding	64.58 SF
123. Radiator unit - Large - Detach & reset	1.00 EA
124. Prime & paint radiator unit	1.00 EA
125. Install Claw-foot tub	1.00 EA
126. Medicine cabinet	1.00 EA
127. Install Pedestal sink	1.00 EA
128. Install Toilet	1.00 EA
129. Rough in plumbing - per fixture	3.00 EA

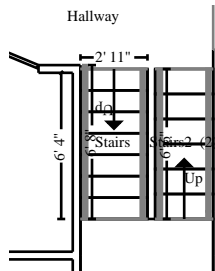


CONTINUED - Bathroom

DESCRIPTION

QTY

NOTES:



Stairs

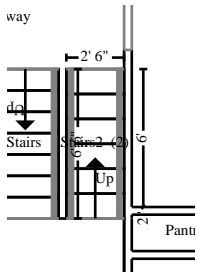
Height: 18'

204.52 SF Walls	18.87 SF Ceiling
223.39 SF Walls & Ceiling	34.23 SF Floor
3.80 SY Flooring	15.67 LF Floor Perimeter
13.17 LF Ceil. Perimeter	

Missing Wall

2' 10 7/8" X 18'

Opens into HALLWAY



Subroom: Stairs2 (2)

Height: 12' 4"

132.42 SF Walls	16.33 SF Ceiling
148.76 SF Walls & Ceiling	27.95 SF Floor
3.11 SY Flooring	15.01 LF Floor Perimeter
13.00 LF Ceil. Perimeter	

Missing Wall

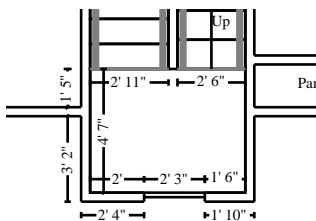
2' 6 1/8" X 12' 4 1/2"

Opens into STAIRS1

Missing Wall

2' 6 1/8" X 12' 4 1/2"

Opens into HALLWAY



Subroom: Stairs1 (1)

Height: 15' 5"

229.97 SF Walls	26.35 SF Ceiling
256.32 SF Walls & Ceiling	26.35 SF Floor
2.93 SY Flooring	14.92 LF Floor Perimeter
14.92 LF Ceil. Perimeter	

Missing Wall

2' 6 1/8" X 15' 5"

Opens into STAIRS2

Missing Wall

2' 10 7/8" X 15' 5"

Opens into STAIRS

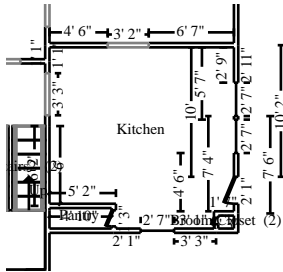


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DESCRIPTION	QTY
130. Remove Wallpaper - High grade	566.90 SF
131. Sand wall glue and skim coat	566.90 SF
132. Seal/prime then paint the walls twice (3 coats)	566.90 SF
133. Sand & finish steps and/or risers (natural finish)	90.00 LF
134. Detach & Reset Handrail - round / oval - hardwood - wall mounted	7.00 LF
135. Painter - per hour	5.00 HR
Sand and prep all stair rail, trim; ready for paint.	
136. Paint stair skirt/apron	28.00 LF
137. Seal & paint balustrade - two coats	10.00 LF
138. Paint baseboard, oversized - two coats	8.00 LF
139. Seal & paint trim - two coats	8.00 LF
140. Painter - per hour	8.00 HR
Sand, prep and paint bench seat.	

NOTES:



Kitchen

Height: 9'

465.72 SF Walls	187.60 SF Ceiling
653.32 SF Walls & Ceiling	187.60 SF Floor
20.84 SY Flooring	50.08 LF Floor Perimeter
56.50 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

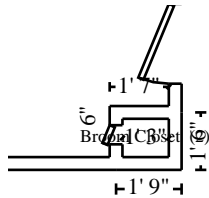
3' 3" X 6' 8"

Opens into HALLWAY

Missing Wall - Goes to Floor

3' 2" X 6' 8"

Opens into DINING_ROOM



Subroom: Broom Closet (2)

Height: 7'

30.95 SF Walls	1.21 SF Ceiling
32.16 SF Walls & Ceiling	1.21 SF Floor
0.13 SY Flooring	4.42 LF Floor Perimeter
4.42 LF Ceil. Perimeter	

DESCRIPTION

QTY



CONTINUED - Kitchen

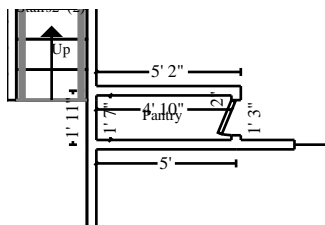
DESCRIPTION	QTY
141. Light fixture	3.00 EA
142. Add on for trayed, dropped or coffered ceiling	188.81 SF
143. Stud wall - 2" x 4" x 8' - 16" oc	11.00 LF
144. Furring strip - 1" x 3"	188.81 SF
145. 5/8" drywall - hung, taped, floated, ready for paint	188.81 SF
147. Crown molding - 3 1/4"	60.92 LF
148. Paint crown molding - two coats	60.92 LF
149. Net & blow insulation - 4" - R15	252.00 SF
150. 5/8" drywall - hung, taped, floated, ready for paint	496.67 SF
151. Seal/prime then paint the walls and ceiling twice (3 coats)	685.48 SF
152. Interior door - solid fir door w/paint-grade jamb & case	2.00 EA
153. Door opening (jamb & casing) - up to 32"wide - stain grade	2.00 EA
154. Casing - 5" - hardwood	113.00 LF
155. Rosette - corner block - 3/4" x 3 1/2" - Hardwood	14.00 EA
156. Window stool & apron	7.00 LF
157. Window extension jamb - 11/16" x 1-23/32" (4-9/16" wall)	23.00 LF
158. Seal & paint wood window (per side)	2.00 EA
159. Window blind - fabric woven - 7.1 to 14 SF - High grade	1.00 EA
160. Paint door or window opening - 2 coats (per side)	7.00 EA
161. Baseboard - 6" hardwood	40.00 LF
162. Paint baseboard, oversized - two coats	40.00 LF
163. Base cap	40.00 LF
164. Seal & paint trim - two coats	40.00 LF
165. Custom cabinets - base units	9.00 LF
166. Cabinetry - upper (wall) units - High grade	13.50 LF
167. Seal & paint cabinetry - upper - inside and out	13.50 LF
168. Seal & paint cabinetry - lower - inside and out	9.00 LF
169. Cabinet knob or pull	18.00 EA
170. Countertop - flat laid plastic laminate	11.00 LF
171. Countertop edge treatment - wood	14.00 LF
172. Cabinet valance	4.00 LF
173. Ironing board cabinet - built-in	1.00 EA
174. Chair rail - 2 piece - hardwood	54.50 LF



CONTINUED - Kitchen

DESCRIPTION	QTY
175. Paint chair rail - two coats	54.50 LF
176. Dishwasher	1.00 EA
177. Ceramic/porcelain tile	13.58 SF
178. Sink faucet - Kitchen	1.00 EA
179. Kitchen Sink - single basin	1.00 EA
180. Garbage disposer	1.00 EA
181. Door threshold, wood	3.00 LF
182. Screw down existing subfloor - eliminate floor squeaks	188.81 SF
183. Underlayment - 3/4" BC plywood	188.81 SF
184. Laminate - simulated wood flooring	188.81 SF
185. Radiator unit - Large - Detach & reset	1.00 EA
186. Prime & paint radiator unit	1.00 EA

NOTES:



Pantry

Height: 9'

114.92 SF Walls	7.60 SF Ceiling
122.52 SF Walls & Ceiling	7.60 SF Floor
0.84 SY Flooring	12.77 LF Floor Perimeter
12.77 LF Ceil. Perimeter	

DESCRIPTION	QTY
187. Furring strip - 1" x 3"	7.60 SF
188. 5/8" drywall - hung, taped, floated, ready for paint	122.52 SF
189. Seal/prime then paint the walls and ceiling twice (3 coats)	122.52 SF
190. Casing - 5" - hardwood	18.00 LF
191. Closet package - hall/linen (4 shelves 5'- 6' wide)	1.00 EA

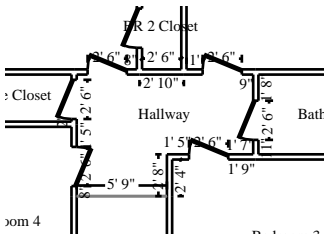


CONTINUED - Pantry

DESCRIPTION	QTY
192. Paint door slab only - 2 coats (per side)	1.00 EA
193. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA
194. Baseboard - 6" hardwood	12.77 LF
195. Base cap	12.77 LF
196. Paint baseboard, oversized - two coats	12.77 LF
197. Seal & paint trim - two coats	12.77 LF
198. Screw down existing subfloor - eliminate floor squeaks	7.60 SF
199. Maple floor - #1 or better - select grade - no finish	7.60 SF
200. Sand & finish wood floor (natural finish)	7.60 SF
201. Additional coats of finish (per coat)	7.60 SF
202. Add for dustless floor sanding	7.60 SF

NOTES:

Level 2



Hallway	Height: 8'
258.00 SF Walls	72.52 SF Ceiling
330.52 SF Walls & Ceiling	72.52 SF Floor
8.06 SY Flooring	32.25 LF Floor Perimeter
32.25 LF Ceil. Perimeter	
Missing Wall	5' 9" X 8'
	Opens into Exterior

DESCRIPTION	QTY
203. Detach & Reset Light fixture	1.00 EA
204. Drywall Installer / Finisher - per hour	8.00 HR
Tie-in new walls into existing ceiling and repair pre-existing ceiling cracks etc.	
205. Seal/prime then paint the ceiling twice (3 coats)	72.52 SF



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CONTINUED - Hallway

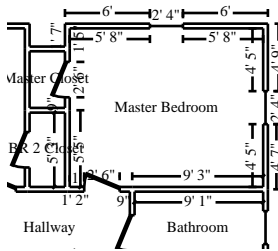
DESCRIPTION	QTY
206. 5/8" drywall - hung, taped, floated, ready for paint	258.00 SF
207. Seal/prime then paint the walls twice (3 coats)	258.00 SF
208. Remove Wallpaper - High grade	99.00 SF
209. Seal the walls w/latex based stain blocker - one coat	258.00 SF
210. Sand wall glue and skim coat	258.00 SF
211. Paint the walls - two coats	258.00 SF
212. Interior door - solid fir door w/paint-grade jamb & case	1.00 EA
213. Detach & Reset Door knob - interior - High grade	1.00 EA
214. Casing - 5" - hardwood	108.00 LF
215. Rosette - corner block - 3/4" x 3 1/2" - Hardwood	10.00 EA
216. Baseboard - 6" hardwood	20.00 LF
217. Paint baseboard, oversized - two coats	20.00 LF
218. Base cap	20.00 LF
219. Seal & paint trim - two coats	20.00 LF
220. Door threshold, wood	12.00 LF
221. Screw down existing subfloor - eliminate floor squeaks	72.52 SF
222. Maple floor - #1 or better - select grade - no finish	72.52 SF
223. Sand & finish wood floor (natural finish)	72.52 SF
224. Additional coats of finish (per coat)	72.52 SF
225. Add for dustless floor sanding	72.52 SF

NOTES:



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Master Bedroom

Height: 8'

397.88 SF Walls	153.08 SF Ceiling
550.96 SF Walls & Ceiling	153.08 SF Floor
17.01 SY Flooring	49.74 LF Floor Perimeter
49.74 LF Ceil. Perimeter	

DESCRIPTION

QTY

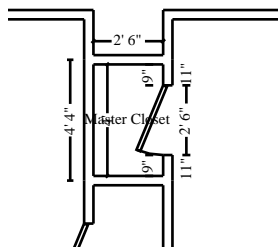
226. Drywall Installer / Finisher - per hour	2.00 HR
Tie-in new walls with existing ceiling.	
227. Crown molding - 3 1/4" hardwood	12.00 LF
228. Paint crown molding - two coats	49.74 LF
229. Seal/prime then paint the ceiling twice (3 coats)	153.08 SF
230. Net & blow insulation - 4" - R15	229.50 SF
231. 5/8" drywall - hung, taped, floated, ready for paint	397.88 SF
232. Seal/prime then paint the walls twice (3 coats)	397.88 SF
233. Casing - 5" - hardwood	64.00 LF
234. Rosette - corner block - 3/4" x 3 1/2" - Hardwood	8.00 EA
235. Interior door - solid fir door w/paint-grade jamb & case	2.00 EA
236. Door knob - interior - Deluxe grade	2.00 EA
237. Paint door slab only - 2 coats (per side)	2.00 EA
238. Window stool & apron	8.00 LF
239. Window extension jamb - 11/16" x 1-23/32" (4-9/16" wall)	28.00 LF
240. Seal & paint wood window (per side)	2.00 EA
241. Paint door or window opening - 2 coats (per side)	4.00 EA
242. Baseboard - 6" hardwood	44.00 LF
243. Paint baseboard, oversized - two coats	44.00 LF
244. Base cap	44.00 LF
245. Seal & paint trim - two coats	44.00 LF
246. Screw down existing subfloor - eliminate floor squeaks	153.08 SF
247. Maple floor - #1 or better - select grade - no finish	153.08 SF
248. Sand & finish wood floor (natural finish)	153.08 SF
249. Additional coats of finish (per coat)	153.08 SF
250. Add for dustless floor sanding	153.08 SF
251. Radiator unit - Large - Detach & reset	1.00 EA
252. Prime & paint radiator unit	1.00 EA



CONTINUED - Master Bedroom

DESCRIPTION	QTY
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NOTES:



Master Closet

Height: 8'

104.00 SF Walls	10.00 SF Ceiling
114.01 SF Walls & Ceiling	10.00 SF Floor
1.11 SY Flooring	13.00 LF Floor Perimeter
13.00 LF Ceil. Perimeter	

DESCRIPTION	QTY
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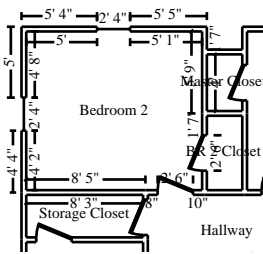
253. Drywall Installer / Finisher - per hour	1.00 HR
Tie-in new walls with existing ceiling.	
254. Seal/prime then paint the ceiling twice (3 coats)	10.00 SF
255. Net & blow insulation - 4" - R15	27.00 SF
256. 5/8" drywall - hung, taped, floated, ready for paint	104.00 SF
257. Seal/prime then paint the walls twice (3 coats)	104.00 SF
258. Casing - 5" - hardwood	18.00 LF
259. Paint door slab only - 2 coats (per side)	1.00 EA
260. Paint door or window opening - 2 coats (per side)	1.00 EA
261. Baseboard - 6" hardwood	13.00 LF
262. Paint baseboard, oversized - two coats	13.00 LF
263. Base cap	13.00 LF
264. Seal & paint trim - two coats	13.00 LF
265. Closet shelf and rod package	4.00 LF
266. Screw down existing subfloor - eliminate floor squeaks	10.00 SF
267. Maple floor - #1 or better - select grade - no finish	10.00 SF
268. Sand & finish wood floor (natural finish)	10.00 SF
269. Additional coats of finish (per coat)	10.00 SF



CONTINUED - Master Closet

DESCRIPTION	QTY
270. Add for dustless floor sanding	10.00 SF

NOTES:



Bedroom 2

Height: 8'

377.88 SF Walls	139.08 SF Ceiling
516.96 SF Walls & Ceiling	139.08 SF Floor
15.45 SY Flooring	47.23 LF Floor Perimeter
47.23 LF Ceil. Perimeter	

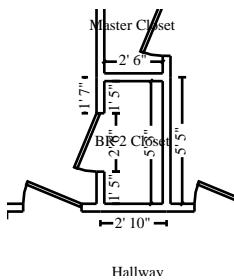
DESCRIPTION	QTY
271. Drywall Installer / Finisher - per hour Tie-in new walls with existing ceiling.	2.00 HR
272. Seal/prime then paint the ceiling twice (3 coats)	139.08 SF
273. Crown molding - 3 1/4" hardwood	12.00 LF
274. Paint crown molding - two coats	47.23 LF
275. 5/8" drywall - hung, taped, floated, ready for paint	103.50 SF
276. Seal/prime then paint the walls twice (3 coats)	377.88 SF
277. Casing - 5" - hardwood	64.00 LF
278. Rosette - corner block - 3/4" x 3 1/2" - Hardwood	3.00 EA
279. Paint door slab only - 2 coats (per side)	2.00 EA
280. Window stool & apron	8.00 LF
281. Window extension jamb - 11/16" x 1-23/32" (4-9/16" wall)	28.00 LF
282. Trim board - 1" x 6" - installed (hardwood - oak or =) Window center mullion hardwood.	5.00 LF
283. Seal & paint wood window (per side)	3.00 EA
284. Paint door or window opening - 2 coats (per side)	5.00 EA



CONTINUED - Bedroom 2

DESCRIPTION	QTY
285. Baseboard - 6" hardwood	10.00 LF
286. Paint baseboard, oversized - two coats	47.23 LF
287. Base cap	10.00 LF
288. Seal & paint trim - two coats	47.23 LF
289. Sand & finish wood floor (natural finish)	139.08 SF
290. Additional coats of finish (per coat)	139.08 SF
291. Add for dustless floor sanding	139.08 SF
292. Prime & paint radiator unit	1.00 EA

NOTES:



BR 2 Closet

Height: 8'

124.00 SF Walls	13.13 SF Ceiling
137.13 SF Walls & Ceiling	13.13 SF Floor
1.46 SY Flooring	15.50 LF Floor Perimeter
15.50 LF Ceil. Perimeter	

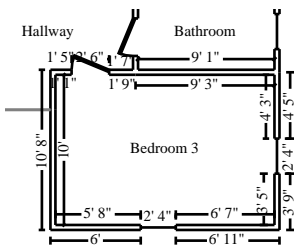
DESCRIPTION	QTY
293. Drywall Installer / Finisher - per hour Tie-in new walls with existing ceiling.	1.00 HR
294. Seal/prime then paint the ceiling twice (3 coats)	13.13 SF
295. Net & blow insulation - 4" - R15	27.00 SF
296. 5/8" drywall - hung, taped, floated, ready for paint	124.00 SF
297. Seal/prime then paint the walls twice (3 coats)	124.00 SF
298. Casing - 5" - hardwood	18.00 LF
299. Paint door slab only - 2 coats (per side)	1.00 EA
300. Paint door or window opening - 2 coats (per side)	1.00 EA



CONTINUED - BR 2 Closet

DESCRIPTION	QTY
301. Baseboard - 6" hardwood	15.50 LF
302. Paint baseboard, oversized - two coats	15.50 LF
303. Base cap	15.50 LF
304. Seal & paint trim - two coats	15.50 LF
305. Closet shelf and rod package	5.00 LF
306. Screw down existing subfloor - eliminate floor squeaks	13.13 SF
307. Maple floor - #1 or better - select grade - no finish	13.13 SF
308. Sand & finish wood floor (natural finish)	13.13 SF
309. Additional coats of finish (per coat)	13.13 SF
310. Add for dustless floor sanding	13.13 SF

NOTES:



Bedroom 3

Height: 8'

393.34 SF Walls	145.84 SF Ceiling
539.17 SF Walls & Ceiling	145.84 SF Floor
16.20 SY Flooring	49.17 LF Floor Perimeter
49.17 LF Ceil. Perimeter	

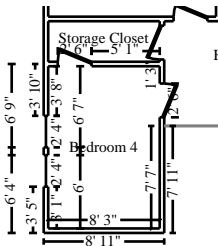
DESCRIPTION	QTY
311. Drywall Installer / Finisher - per hour	1.00 HR
312. Spot seal w/oil based/hybrid stain blocker	1.00 EA
313. Paint the walls and ceiling - two coats	539.17 SF
314. Paint door or window opening - 2 coats (per side)	4.00 EA
315. Paint baseboard, oversized - two coats	49.17 LF
316. Seal & paint wood window (per side)	2.00 EA
317. Paint door slab only - 2 coats (per side)	1.00 EA



CONTINUED - Bedroom 3

DESCRIPTION	QTY
318. Screw down existing subfloor - eliminate floor squeaks	145.84 SF
319. Maple floor - #1 or better - select grade - no finish	145.84 SF
320. Sand & finish wood floor (natural finish)	145.84 SF
321. Additional coats of finish (per coat)	145.84 SF
322. Add for dustless floor sanding	145.84 SF
323. Radiator unit - Large - Detach & reset	1.00 EA
324. Prime & paint radiator unit	1.00 EA

NOTES:



Bedroom 4

Height: 8'

324.00 SF Walls	99.00 SF Ceiling
423.01 SF Walls & Ceiling	99.00 SF Floor
11.00 SY Flooring	40.50 LF Floor Perimeter
40.50 LF Ceil. Perimeter	

DESCRIPTION	QTY
325. Paint the walls and ceiling - two coats	423.01 SF
326. Paint door or window opening - 2 coats (per side)	4.00 EA
327. Paint baseboard, oversized - two coats	40.50 LF
328. Seal & paint wood window (per side)	2.00 EA
329. Paint door slab only - 2 coats (per side)	2.00 EA
330. Sand & finish wood floor (natural finish)	99.00 SF
331. Additional coats of finish (per coat)	99.00 SF
332. Add for dustless floor sanding	99.00 SF



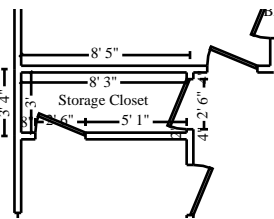
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CONTINUED - Bedroom 4

DESCRIPTION **QTY**

NOTES:



Storage Closet

Height: 9'

202.51 SF Walls	24.75 SF Ceiling
227.26 SF Walls & Ceiling	24.75 SF Floor
2.75 SY Flooring	22.50 LF Floor Perimeter
22.50 LF Ceil. Perimeter	

DESCRIPTION **QTY**

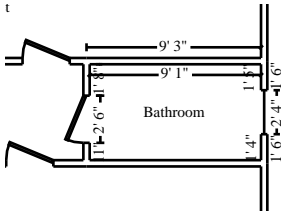
333. Paint the walls and ceiling - two coats	227.26 SF
334. Paint door or window opening - 2 coats (per side)	2.00 EA
335. Paint baseboard, oversized - two coats	22.50 LF
336. Paint door slab only - 2 coats (per side)	2.00 EA
337. Sand & finish wood floor (natural finish)	24.75 SF
338. Additional coats of finish (per coat)	24.75 SF
339. Add for dustless floor sanding	24.75 SF

NOTES:



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Bathroom

Height: 8'

226.67 SF Walls	46.18 SF Ceiling
272.85 SF Walls & Ceiling	46.18 SF Floor
5.13 SY Flooring	28.33 LF Floor Perimeter
28.33 LF Ceil. Perimeter	

DESCRIPTION

QTY

423. Remove Wood window - double hung, 9-12 sf	1.00 EA
425. Vinyl window, picture/fixed, 3-11 sf - High grade	1.00 EA
340. Drywall Installer / Finisher - per hour	2.00 HR
Prep existing ceiling; ready for paint.	
341. Seal/prime then paint the ceiling twice (3 coats)	46.18 SF
342. Crown molding - 3 1/4"	28.33 LF
343. Paint crown molding - two coats	28.33 LF
344. Net & blow insulation - 4" - R15	45.00 SF
345. 5/8" mold/mildew resistant - hung, taped ready for texture	89.00 SF
346. 1/2" Cement board	99.00 SF
347. Tile shower - 105 to 120 SF - High grade	1.00 EA
348. Mortar bed for tile	15.00 SF
349. Tile concrete shower curb - per LF	5.00 LF
350. Tile framed shower curb - per LF	5.00 LF
351. Custom shower door & partition - 1/2" glass - frameless	45.00 SF
352. Seal/prime then paint the walls twice (3 coats)	226.67 SF
353. Casing - 5" - hardwood	30.00 LF
354. Rosette - corner block - 3/4" x 3 1/2" - Hardwood	4.00 EA
355. Window stool & apron	2.50 LF
356. Window extension jamb - 11/16" x 1-23/32" (4-9/16" wall)	12.00 LF
357. Seal & paint wood window (per side)	1.00 EA
358. Paint door or window opening - 2 coats (per side)	2.00 EA
359. Chair rail - 2 1/2"	10.00 LF
360. Paint chair rail - two coats	10.00 LF
361. Medicine cabinet	1.00 EA
362. Shower curtain rod	1.00 EA
363. Baseboard - 6" hardwood	10.00 LF
364. Paint baseboard, oversized - two coats	10.00 LF
365. Base cap	10.00 LF
366. Seal & paint trim - two coats	10.00 LF
367. 1/2" Cement board	46.18 SF



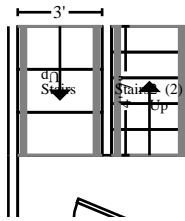
CONTINUED - Bathroom

DESCRIPTION	QTY
368. Tile floor covering - Premium grade	46.18 SF
369. Radiator unit - Detach & reset	1.00 EA
370. Prime & paint radiator unit	1.00 EA

NOTES:

Basement

Stairs **Height: Sloped**

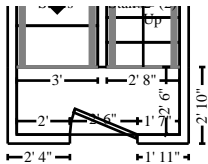


Missing Wall

73.33 SF Walls	15.66 SF Ceiling
88.99 SF Walls & Ceiling	21.62 SF Floor
2.40 SY Flooring	9.90 LF Floor Perimeter
10.44 LF Ceil. Perimeter	

3' X 8'

Opens into Exterior



Subroom: Stairs1 (1) **Height: 8'**

88.24 SF Walls	15.08 SF Ceiling
103.32 SF Walls & Ceiling	15.08 SF Floor
1.68 SY Flooring	11.03 LF Floor Perimeter
11.03 LF Ceil. Perimeter	

Missing Wall

3' X 8'

Opens into STAIRS

Missing Wall

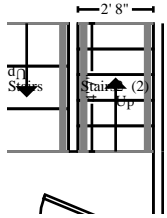
2' 8 3/8" X 8'

Opens into STAIRS2



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Subroom: Stairs2 (2)

Height: Sloped

73.33 SF Walls	15.97 SF Ceiling
89.30 SF Walls & Ceiling	23.03 SF Floor
2.56 SY Flooring	11.09 LF Floor Perimeter
11.84 LF Ceil. Perimeter	

Missing Wall

2' 8 3/8" X 8'

Opens into STAIRS1

Missing Wall

2' 8 3/8" X 8'

Opens into Exterior

DESCRIPTION

QTY

372. Furring strip - 1" x 3"	65.00 SF
373. Net & blow insulation - 4" - R15	234.91 SF
374. 5/8" drywall - hung, taped, floated, ready for paint	281.62 SF
375. Seal/prime then paint the walls and ceiling twice (3 coats)	281.62 SF
376. Bead board - 1/4" to 3/8" hardwood	78.00 SF
377. Chair rail - 2 1/2" hardwood	32.03 LF
378. Paint chair rail - two coats	32.03 LF
379. Casing - 5" - hardwood	34.00 LF
380. Rosette - corner block - 3/4" x 3 1/2" - Hardwood	4.00 EA
381. Interior door - solid fir door w/paint-grade jamb & case	1.00 EA
382. Detach & Reset Door knob - interior - High grade	1.00 EA
383. Baseboard - 6" hardwood	12.00 LF
384. Paint baseboard, oversized - two coats	12.00 LF
385. Base cap	12.00 LF
386. Seal & paint trim - two coats	12.00 LF
387. Maple floor - #1 or better - select grade - no finish	32.00 SF
388. Sand & finish wood floor (natural finish)	32.00 SF
389. Additional coats of finish (per coat)	32.00 SF
390. Add for dustless floor sanding	32.00 SF
391. Exterior door - Deluxe grade - wood w/detail - pre-hung	1.00 EA
392. Door lockset - exterior	1.00 EA
393. Paint door slab only - 2 coats (per side)	4.00 EA
394. Sand & finish steps and/or risers (natural finish)	21.00 LF
395. Seal & paint stair riser - per side - per LF	28.00 LF
396. Paint stair skirt/apron	12.00 LF



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CONTINUED - Stairs

DESCRIPTION	QTY
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NOTES:

Miscellaneous

DESCRIPTION	QTY
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397. Dumpster load - Approx. 30 yards, 5-7 tons of debris Allowance for debris disposal.	2.00 EA
398. Taxes, insurance, permits & fees (Bid Item)	1.00 EA
399. Cleaning Technician - incl. cleaning agent - per hour	24.00 HR
400. Carpenter - General Framer - per hour	32.00 HR
Framing labor to provide proper furring and nailers for sheetrock where plaster was used in previous installation.	
401. 2" x 4" lumber (.667 BF per LF)	400.00 LF

NOTES:

Electrical

DESCRIPTION	QTY
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402. Electrical (Bid Item)	1.00 EA
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CONTINUED - Electrical

DESCRIPTION	QTY
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NOTES:

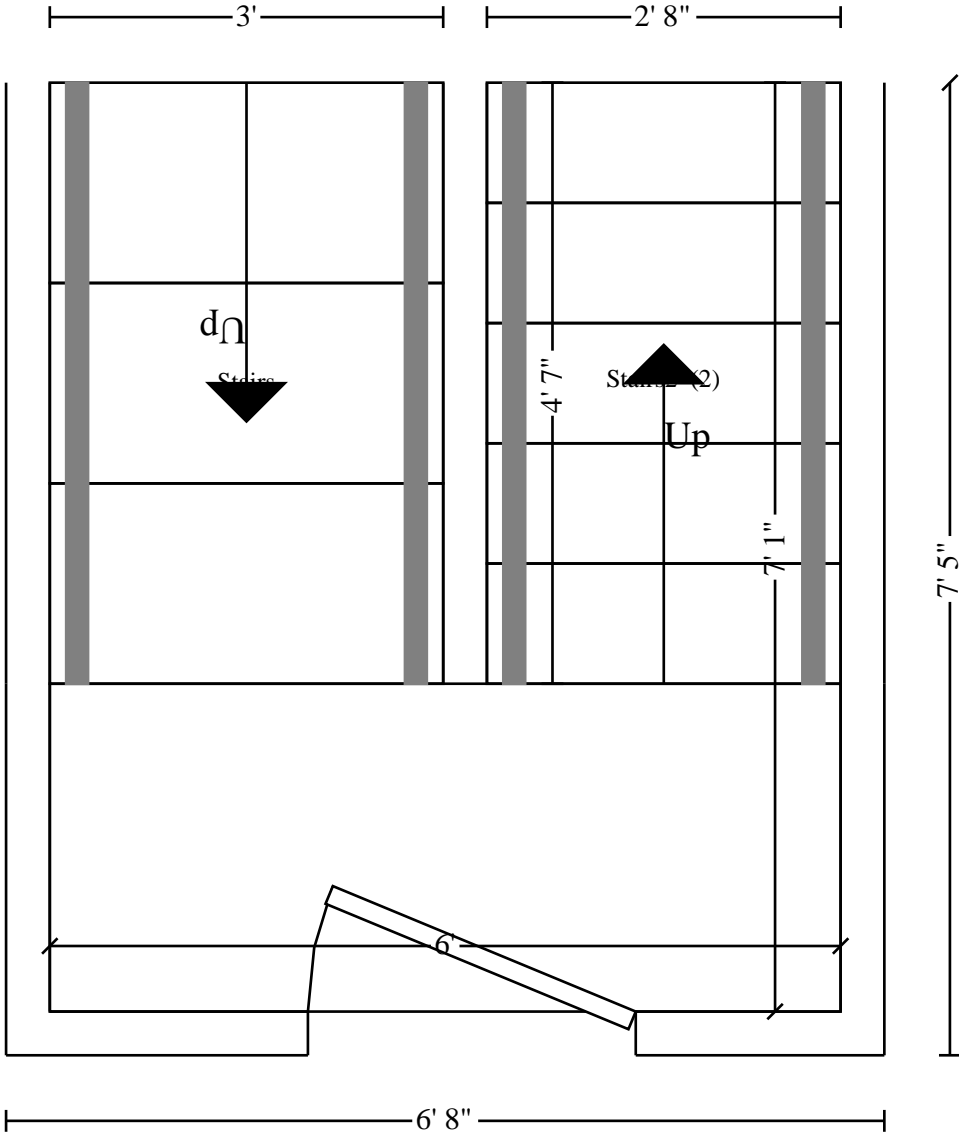
Labor Minimums Applied

DESCRIPTION	QTY
403. Window treatment repair	1.00 EA
404. Paneling labor minimum	1.00 EA
405. Door labor minimum	1.00 EA
424. Window labor minimum	1.00 EA

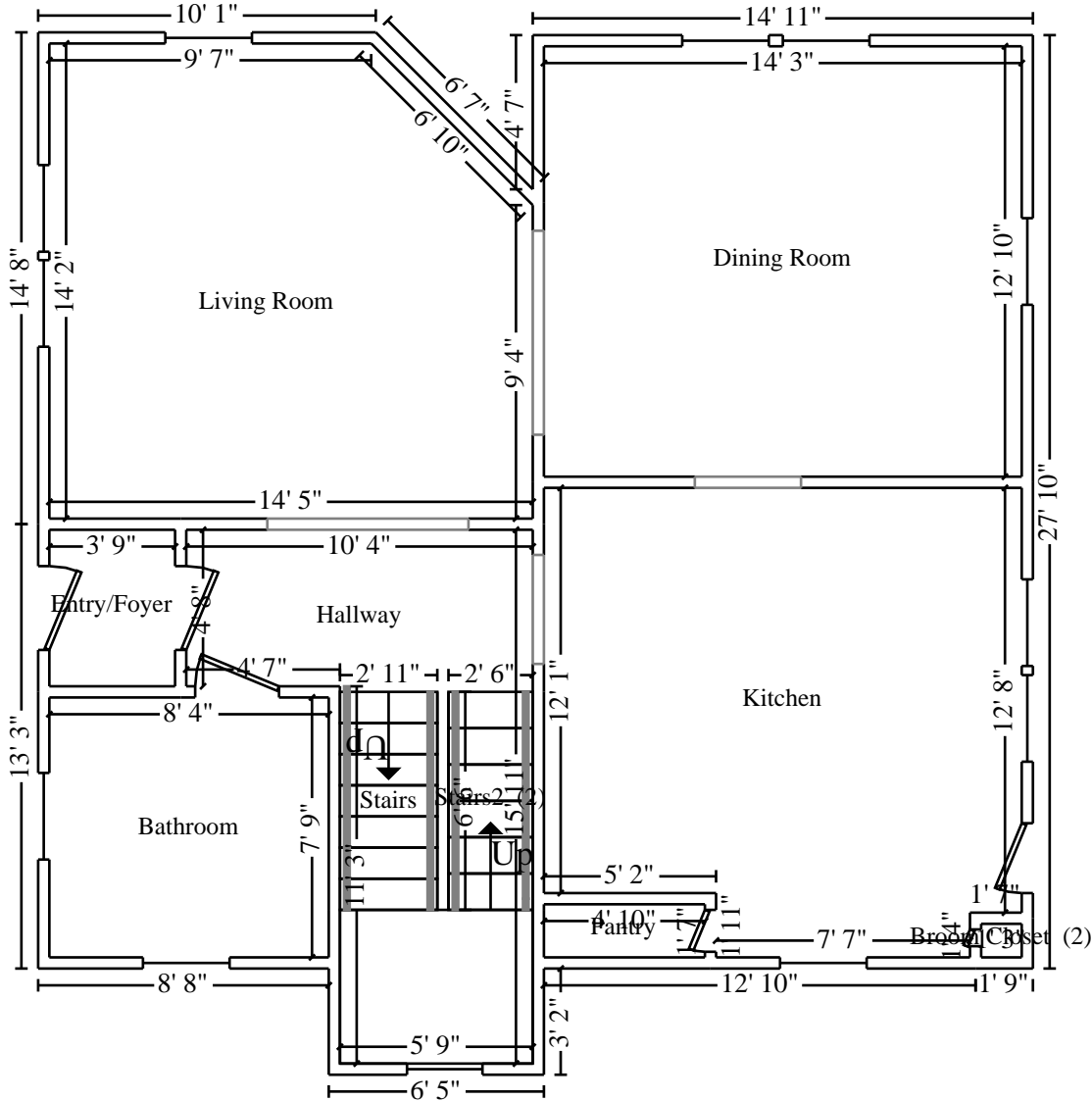
NOTES:

Grand Total Areas:

5,255.15 SF Walls	1,515.02 SF Ceiling	6,770.17 SF Walls and Ceiling
1,555.02 SF Floor	172.78 SY Flooring	594.46 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	628.24 LF Ceil. Perimeter
1,555.02 Floor Area	1,661.44 Total Area	4,315.33 Interior Wall Area
2,310.18 Exterior Wall Area	249.34 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	



Basement



Main Level

