

## **Bob Rettig Construction and Consulting**

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BRCC  
30262 Crown Valley Pkwy #B505  
Laguna Niguel, CA 92677  
(949)-481-1854

Client: Sample A, Coverage A  
Property: Main St.  
Anytown 92341

Operator Info:  
Operator: JOE

Estimator: Bob

Type of Estimate: Fire  
Date Entered: 10/14/2015                      Date Assigned:

Price List: CABD2S7D  
Labor Efficiency: New Construction  
Estimate: SAMPLE\_A\_COVA

### **Coverage A**

**This estimate is a guide only to be representative of the cost and scope of work required to replace a moderate, 1-Story home of approximately 1920 square feet. Each home is unique in it's construction and finishes and costs must be adjusted for these and other considerations on a home by home basis.**

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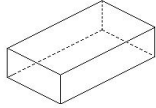
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## SAMPLE\_A\_COVA

### Interior

#### Game Room

LxWxH 23'3" x 13'6" x 8'0"

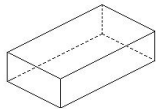


588.00 SF Walls	313.88 SF Ceiling
901.88 SF Walls & Ceiling	313.88 SF Floor
34.88 SY Flooring	73.50 LF Floor Perimeter
186.00 SF Long Wall	108.00 SF Short Wall
73.50 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
1. Acoustic plaster over metal lath	901.88 SF	0.00	5.29	4,770.92
2. Hanging light fixture - High grade	3.00 EA	0.00	79.09	237.27
3. Baseboard - 3 1/4" stain grade	73.50 LF	0.00	2.81	206.54
4. Washer - Top-loading	1.00 EA	0.00	558.21	558.21
5. Dryer - Gas	1.00 EA	0.00	665.72	665.72
6. Mask and prep for paint - plastic, paper, tape (per LF)	73.50 LF	0.00	0.76	55.86
7. Seal then paint the walls and ceiling twice (3 coats)	901.88 SF	0.00	0.84	757.58
8. Stain & finish baseboard	73.50 LF	0.00	0.93	68.36
9. Mortar bed for tile floors	313.88 SF	0.00	3.90	1,224.11
10. Tile floor covering - High grade	313.88 SF	0.00	10.15	3,185.83
Totals: Game Room				11,730.40

#### Great Room

LxWxH 27'6" x 17'0" x 8'0"



564.00 SF Walls	467.50 SF Ceiling
1,031.50 SF Walls & Ceiling	467.50 SF Floor
51.94 SY Flooring	67.00 LF Floor Perimeter
220.00 SF Long Wall	136.00 SF Short Wall
81.00 LF Ceil. Perimeter	

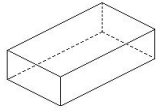
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## CONTINUED - Great Room

### Subroom 1: Offset 1

LxWxH 8'0" x 8'0" x 8'0"



192.00 SF Walls	64.00 SF Ceiling
256.00 SF Walls & Ceiling	64.00 SF Floor
7.11 SY Flooring	24.00 LF Floor Perimeter
64.00 SF Long Wall	64.00 SF Short Wall
24.00 LF Ceil. Perimeter	

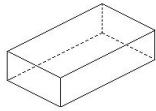
Missing Wall - Goes to Floor/Ceiling

8' X 8'

Opens into Great Room

### Subroom 2: Offset 2

LxWxH 14'0" x 6'0" x 8'0"



236.00 SF Walls	84.00 SF Ceiling
320.00 SF Walls & Ceiling	84.00 SF Floor
9.33 SY Flooring	26.00 LF Floor Perimeter
112.00 SF Long Wall	48.00 SF Short Wall
40.00 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

14' X 6'

Opens into Great Room

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
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Note:

The walls and ceiling of this room were covered with 1x6 T&G stained pine siding. This siding is considered a wall covering rather than framing lumber, and is included as a line item in this room, along with the chair rail separating the upper and lower siding pattern.

11. Siding - tongue & groove - pine or equal	1,607.50 SF	0.00	3.45	5,545.88
12. Finish Carpenter - Extra charge for diagonal siding and special design in nook area	8.00 HR	0.00	64.98	519.84
13. Chair rail - 2 1/4" stain grade	117.00 LF	0.00	2.89	338.13
14. Corner trim at beam	68.00 LF	0.00	1.40	95.20
15. Corner trim around perimeter of ceiling siding	145.00 LF	0.00	1.40	203.00
16. Fluorescent - two tube - 4' - fixture w/lens	2.00 EA	0.00	74.28	148.56
17. Chandelier - High grade	1.00 EA	0.00	289.14	289.14
18. Baseboard - 3 1/4" stain grade	117.00 LF	0.00	2.81	328.77

Note:

The kitchen is part of the great room.

19. Refrigerator - top freezer - 18 to 22 cf	1.00 EA	0.00	601.62	601.62
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**CONTINUED - Great Room**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
20. Range - freestanding - gas	1.00 EA	0.00	687.43	687.43
21. Dishwasher	1.00 EA	0.00	424.64	424.64
22. Trash compactor	1.00 EA	0.00	499.62	499.62
23. Sink - Bar Sink	1.00 EA	0.00	265.15	265.15
24. Sink - double - High grade	1.00 EA	0.00	346.52	346.52
25. Garbage disposer	1.00 EA	0.00	134.89	134.89
26. Angle stop	4.00 EA	0.00	21.51	86.04
27. Dishwasher connection	1.00 EA	0.00	89.33	89.33
28. Base shoe - stain grade	24.00 LF	0.00	1.18	28.32
29. Cabinetry - lower (base) units - High grade	19.00 LF	0.00	160.55	3,050.45
30. Cabinetry - upper (wall) units - High grade	12.00 LF	0.00	124.26	1,491.12
31. Cabinetry - upper (wall) units - High grade (above island)	6.00 LF	0.00	124.26	745.56
32. Cabinet knob or pull - High grade	28.00 EA	0.00	7.76	217.28
33. Countertop subdeck - plywood	50.00 SF	0.00	2.28	114.00
34. Mortar bed for ceramic tile	50.00 SF	0.00	4.44	222.00
35. Countertop - Tile - High grade ceramic	50.00 SF	0.00	19.20	960.00
36. Trim board - 1" x 2" - countertop edging (cedar)	57.00 LF	0.00	2.02	115.14
37. Mask and prep for paint - plastic, paper, tape (per LF)	145.00 LF	0.00	0.76	110.20
38. Stain & finish paneling	1,607.50 SF	0.00	0.98	1,575.35
39. Stain & finish chair rail	117.00 LF	0.00	0.93	108.81
40. Stain & finish trim board	57.00 LF	0.00	0.93	53.01
41. Finish post/wood beam 6"x6" - 1 coat urethane	8.00 LF	0.00	2.11	16.88
42. Finish post/wood beam 6"x12" - 1 coat urethane	17.00 LF	0.00	4.67	79.39
43. Stain & finish baseboard	117.00 LF	0.00	0.93	108.81
44. Stain & finish base shoe or quarter round	24.00 LF	0.00	0.76	18.24
45. Carpet pad	535.50 SF	0.00	0.73	390.92
46. Carpet - High grade	535.50 SF	0.00	4.55	2,436.53
47. Floor preparation for sheet goods	80.00 SF	0.00	0.49	39.20

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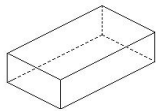
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**CONTINUED - Great Room**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
48. Vinyl floor covering (sheet goods) - High grade	80.00 SF	0.00	4.97	397.60
Totals: Great Room				22,882.57

**Hallway**

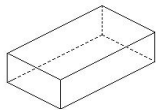
**LxWxH 12'0" x 3'0" x 8'0"**



216.00 SF Walls	36.00 SF Ceiling
252.00 SF Walls & Ceiling	36.00 SF Floor
4.00 SY Flooring	27.00 LF Floor Perimeter
96.00 SF Long Wall	24.00 SF Short Wall
27.00 LF Ceil. Perimeter	

**Subroom 1: Offset 1**

**LxWxH 7'6" x 3'0" x 8'0"**



144.00 SF Walls	22.50 SF Ceiling
166.50 SF Walls & Ceiling	22.50 SF Floor
2.50 SY Flooring	18.00 LF Floor Perimeter
60.00 SF Long Wall	24.00 SF Short Wall
18.00 LF Ceil. Perimeter	

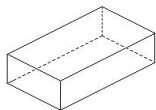
**Missing Wall - Goes to Floor/Ceiling**

**3' X 8'**

**Opens into Hallway**

**Subroom 2: Linen Closet**

**LxWxH 2'0" x 1'6" x 8'0"**



56.00 SF Walls	3.00 SF Ceiling
59.00 SF Walls & Ceiling	3.00 SF Floor
0.33 SY Flooring	7.00 LF Floor Perimeter
16.00 SF Long Wall	12.00 SF Short Wall
7.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
49. 1/2" drywall - hung, taped, floated, ready for paint	477.50 SF	0.00	1.39	663.73
50. Texture drywall - machine	477.50 SF	0.00	0.26	124.15
51. Light fixture	2.00 EA	0.00	54.17	108.34
52. Baseboard - 3 1/4" stain grade	52.00 LF	0.00	2.81	146.12

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### CONTINUED - Hallway

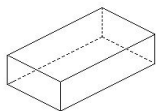
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
53. Closet package - hall/linen (4 shelves 3' wide)	1.00 EA	0.00	103.94	103.94
54. Mask and prep for paint - plastic, paper, tape (per LF)	52.00 LF	0.00	0.76	39.52
55. Seal then paint the walls and ceiling twice (3 coats)	477.50 SF	0.00	0.84	401.10
56. Paint - closet package (hall or linen closet)	1.00 EA	0.00	49.91	49.91
57. Stain & finish baseboard	52.00 LF	0.00	0.93	48.36
58. Carpet pad	61.50 SF	0.00	0.73	44.90
59. Carpet - High grade	61.50 SF	0.00	4.55	279.83
Totals: Hallway				2,009.90

### Stairway

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
60. Light fixture - wall sconce	2.00 EA	0.00	223.89	447.78
61. Carpet pad	24.50 SF	0.00	0.73	17.89
62. Step charge for "tucked" carpet installation - High grade	22.00 EA	0.00	8.93	196.46
63. Carpet - High grade	24.50 SF	0.00	4.55	111.48
64. Handrail - wall mounted - stain grade	20.00 LF	0.00	6.59	131.80
65. Stain & finish handrail - wall mounted	20.00 LF	0.00	1.27	25.40
66. Stain/finish handrail	34.00 LF	0.00	4.08	138.72
Totals: Stairway				1,069.53

### Bathroom (full)

LxWxH 6'0" x 5'0" x 8'0"



176.00 SF Walls	30.00 SF Ceiling
206.00 SF Walls & Ceiling	30.00 SF Floor
3.33 SY Flooring	22.00 LF Floor Perimeter
48.00 SF Long Wall	40.00 SF Short Wall
22.00 LF Ceil. Perimeter	

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**CONTINUED - Bathroom (full)**

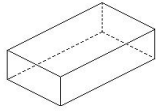
<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
67. 1/2" drywall - hung, taped, floated, ready for paint	206.00 SF	0.00	1.39	286.34
68. Prep wall for wallpaper	176.00 SF	0.00	0.37	65.12
69. Wallpaper	176.00 SF	0.00	1.56	274.56
70. Baseboard - 3 1/4" stain grade	22.00 LF	0.00	2.81	61.82
71. Light fixture - wall sconce	1.00 EA	0.00	223.89	223.89
72. Medicine cabinet	1.00 EA	0.00	119.94	119.94
73. Fiberglass tub & shower combination	1.00 EA	0.00	679.25	679.25
74. Bathtub enclosure - sliding glass doors	1.00 EA	0.00	209.48	209.48
75. Tub/shower faucet	1.00 EA	0.00	180.84	180.84
76. Ceramic tile above tub surround	15.00 SF	0.00	9.81	147.15
77. Toilet	1.00 EA	0.00	275.02	275.02
78. Toilet flange	1.00 EA	0.00	114.10	114.10
79. Toilet paper holder	1.00 EA	0.00	22.50	22.50
80. Towel bar	1.00 EA	0.00	22.35	22.35
81. Vanity - High grade	3.00 LF	0.00	135.88	407.64
82. Vanity top - one sink - cultured marble	3.00 LF	0.00	84.78	254.34
83. Sink faucet - Bathroom	1.00 EA	0.00	104.80	104.80
84. Angle stop	3.00 EA	0.00	21.51	64.53
85. Mask and prep for paint - plastic, paper, tape (per LF)	22.00 LF	0.00	0.76	16.72
86. Seal then paint the ceiling twice (3 coats)	30.00 SF	0.00	0.84	25.20
87. Stain & finish baseboard	22.00 LF	0.00	0.93	20.46
88. Underlayment - 1/4" waterproof waferboard	30.00 SF	0.00	1.64	49.20
89. Vinyl tile - self adhesive	30.00 SF	0.00	2.46	73.80
Totals: Bathroom (full)				3,699.05

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## Bathroom 2

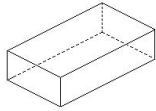
LxWxH 6'0" x 5'0" x 8'0"



152.00 SF Walls	30.00 SF Ceiling
182.00 SF Walls & Ceiling	30.00 SF Floor
3.33 SY Flooring	19.00 LF Floor Perimeter
48.00 SF Long Wall	40.00 SF Short Wall
19.00 LF Ceil. Perimeter	

## Subroom 1: Offset 1

LxWxH 3'0" x 3'0" x 8'0"



72.00 SF Walls	9.00 SF Ceiling
81.00 SF Walls & Ceiling	9.00 SF Floor
1.00 SY Flooring	9.00 LF Floor Perimeter
24.00 SF Long Wall	24.00 SF Short Wall
9.00 LF Ceil. Perimeter	

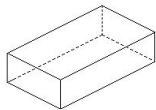
Missing Wall - Goes to Floor/Ceiling

3' X 8'

Opens into Bathroom 2

## Subroom 2: Shower

LxWxH 3'0" x 3'0" x 8'0"



96.00 SF Walls	9.00 SF Ceiling
105.00 SF Walls & Ceiling	9.00 SF Floor
1.00 SY Flooring	12.00 LF Floor Perimeter
24.00 SF Long Wall	24.00 SF Short Wall
12.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
90. 1/2" drywall - hung, taped, floated, ready for paint	368.00 SF	0.00	1.39	511.52
91. Texture drywall - machine	368.00 SF	0.00	0.26	95.68
92. Light fixture - wall sconce	1.00 EA	0.00	223.89	223.89
93. Baseboard - 3 1/4" stain grade	22.00 LF	0.00	2.81	61.82
94. Medicine cabinet	1.00 EA	0.00	119.94	119.94
95. Tile shower - 65 to 100 SF	1.00 EA	0.00	1,215.18	1,215.18
96. Shower pan	1.00 EA	0.00	116.33	116.33
97. Shower Drain	1.00 EA	0.00	50.00	50.00
98. Shower faucet	1.00 EA	0.00	197.37	197.37
99. Shower curtain rod	1.00 EA	0.00	23.25	23.25
100. Toilet	1.00 EA	0.00	275.02	275.02
101. Toilet flange	1.00 EA	0.00	114.10	114.10



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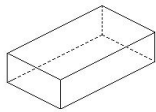
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### CONTINUED - Bathroom 2

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
102. Toilet paper holder	1.00 EA	0.00	22.50	22.50
103. Towel bar	3.00 EA	0.00	22.35	67.05
104. Vanity - High grade	2.50 LF	0.00	135.88	339.70
105. Vanity top - one sink - cultured marble	2.50 LF	0.00	84.78	211.95
106. Sink faucet - Bathroom	1.00 EA	0.00	104.80	104.80
107. Angle stop	3.00 EA	0.00	21.51	64.53
108. Mask and prep for paint - plastic, paper, tape (per LF)	40.00 LF	0.00	0.76	30.40
109. Seal then paint the walls and ceiling twice (3 coats)	368.00 SF	0.00	0.84	309.12
110. Stain & finish baseboard	40.00 LF	0.00	0.93	37.20
111. Mortar bed for tile floors	48.00 SF	0.00	3.90	187.20
112. Tile floor covering	48.00 SF	0.00	7.81	374.88
Totals: Bathroom 2				4,753.43

### Bathroom 3

LxWxH 8'0" x 6'0" x 8'0"



224.00 SF Walls	48.00 SF Ceiling
272.00 SF Walls & Ceiling	48.00 SF Floor
5.33 SY Flooring	28.00 LF Floor Perimeter
64.00 SF Long Wall	48.00 SF Short Wall
28.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
113. 1/2" drywall - hung, taped, floated, ready for paint	272.00 SF	0.00	1.39	378.08
114. Prep wall for wallpaper	184.00 SF	0.00	0.37	68.08
115. Wallpaper	184.00 SF	0.00	1.56	287.04
116. Baseboard - 3 1/4" stain grade	23.00 LF	0.00	2.81	64.63
117. Recessed light fixture	1.00 EA	0.00	86.96	86.96
118. Heat lamp fixture	1.00 EA	0.00	40.59	40.59
119. Medicine cabinet	1.00 EA	0.00	119.94	119.94
120. Fiberglass tub & shower combination	1.00 EA	0.00	679.25	679.25
121. Bathtub enclosure - sliding glass doors	1.00 EA	0.00	209.48	209.48

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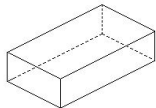
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**CONTINUED - Bathroom 3**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
122. Shower faucet	1.00 EA	0.00	197.37	197.37
123. Ceramic tile above tub surround	15.00 SF	0.00	9.81	147.15
124. Toilet	1.00 EA	0.00	275.02	275.02
125. Toilet flange	1.00 EA	0.00	114.10	114.10
126. Toilet paper holder	1.00 EA	0.00	22.50	22.50
127. Towel bar - High grade wood	1.00 EA	0.00	29.59	29.59
128. Towel ring	1.00 EA	0.00	20.28	20.28
129. Brush and cup holder	1.00 EA	0.00	17.39	17.39
130. Vanity - High grade	3.00 LF	0.00	135.88	407.64
131. Vanity top - one sink - cultured marble	3.00 LF	0.00	84.78	254.34
132. Tub/shower faucet	1.00 EA	0.00	180.84	180.84
133. Angle stop	3.00 EA	0.00	21.51	64.53
134. Mask the floor per square foot - plastic and tape	48.00 SF	0.00	0.12	5.76
135. Stain & finish baseboard	28.00 LF	0.00	0.93	26.04
136. Underlayment - 1/4" waterproof waferboard	48.00 SF	0.00	1.64	78.72
137. Vinyl tile - self adhesive	33.00 SF	0.00	2.46	81.18
<b>Totals: Bathroom 3</b>				<b>3,856.50</b>

**Master Bedroom**

**LxWxH 15'0" x 12'0" x 8'0"**



312.00 SF Walls	180.00 SF Ceiling
492.00 SF Walls & Ceiling	180.00 SF Floor
20.00 SY Flooring	39.00 LF Floor Perimeter
120.00 SF Long Wall	96.00 SF Short Wall
39.00 LF Ceil. Perimeter	

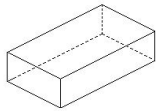
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## CONTINUED - Master Bedroom

### Subroom 1: Offset 1

LxWxH 7'0" x 4'0" x 8'0"



88.00 SF Walls	28.00 SF Ceiling
116.00 SF Walls & Ceiling	28.00 SF Floor
3.11 SY Flooring	11.00 LF Floor Perimeter
56.00 SF Long Wall	32.00 SF Short Wall
11.00 LF Ceil. Perimeter	

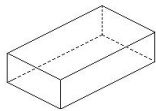
Missing Wall - Goes to Floor/Ceiling

7' X 8'

Opens into Master Bedroom

### Subroom 2: Storage Area

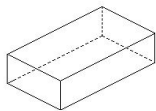
LxWxH 5'0" x 4'0" x 8'0"



144.00 SF Walls	20.00 SF Ceiling
164.00 SF Walls & Ceiling	20.00 SF Floor
2.22 SY Flooring	18.00 LF Floor Perimeter
40.00 SF Long Wall	32.00 SF Short Wall
18.00 LF Ceil. Perimeter	

### Subroom 3: Offset 2

LxWxH 12'0" x 4'0" x 8'0"



160.00 SF Walls	48.00 SF Ceiling
208.00 SF Walls & Ceiling	48.00 SF Floor
5.33 SY Flooring	20.00 LF Floor Perimeter
96.00 SF Long Wall	32.00 SF Short Wall
20.00 LF Ceil. Perimeter	

Missing Wall - Goes to Floor/Ceiling

8' X 8'

Opens into Master Bedroom

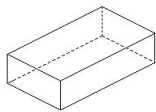
Missing Wall - Goes to Floor/Ceiling

4' X 8'

Opens into Offset 1

### Subroom 4: Closet

LxWxH 10'0" x 2'0" x 8'0"



192.00 SF Walls	20.00 SF Ceiling
212.00 SF Walls & Ceiling	20.00 SF Floor
2.22 SY Flooring	24.00 LF Floor Perimeter
80.00 SF Long Wall	16.00 SF Short Wall
24.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
138. 1/2" drywall - hung, taped, floated, ready for paint	1,192.00 SF	0.00	1.39	1,656.88

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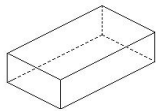
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**CONTINUED - Master Bedroom**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
139. Texture drywall - machine	896.00 SF	0.00	0.26	232.96
140. Acoustic ceiling (popcorn) texture	296.00 SF	0.00	0.65	192.40
141. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	0.00	130.28	130.28
142. Baseboard - 3 1/4" stain grade	112.00 LF	0.00	2.81	314.72
143. Closet shelf and rod package	10.00 LF	0.00	18.19	181.90
144. Stain & finish door slab only (per side)	2.00 EA	0.00	34.63	69.26
145. Stain & finish door/window trim & jamb (per side)	2.00 EA	0.00	24.24	48.48
146. Mask and prep for paint - plastic, paper, tape (per LF)	112.00 LF	0.00	0.76	85.12
147. Seal then paint the walls and ceiling twice (3 coats)	1,192.00 SF	0.00	0.84	1,001.28
148. Stain & finish baseboard	112.00 LF	0.00	0.93	104.16
149. Light fixture	1.00 EA	0.00	54.17	54.17
150. Carpet pad	296.00 SF	0.00	0.73	216.08
151. Carpet - High grade	296.00 SF	0.00	4.55	1,346.80
Totals: Master Bedroom				5,634.49

**Bedroom 2**

**LxWxH 13'0" x 12'0" x 8'0"**



380.00 SF Walls	156.00 SF Ceiling
536.00 SF Walls & Ceiling	156.00 SF Floor
17.33 SY Flooring	47.50 LF Floor Perimeter
104.00 SF Long Wall	96.00 SF Short Wall
47.50 LF Ceil. Perimeter	

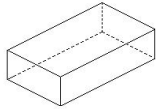
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## CONTINUED - Bedroom 2

### Subroom 1: Offset 1

LxWxH 2'6" x 2'0" x 8'0"



52.00 SF Walls	5.00 SF Ceiling
57.00 SF Walls & Ceiling	5.00 SF Floor
0.56 SY Flooring	6.50 LF Floor Perimeter
20.00 SF Long Wall	16.00 SF Short Wall
6.50 LF Ceil. Perimeter	

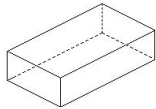
Missing Wall - Goes to Floor/Ceiling

2' 6" X 8'

Opens into Bedroom 2

### Subroom 2: Closet

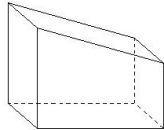
LxWxH 8'6" x 2'0" x 8'0"



168.00 SF Walls	17.00 SF Ceiling
185.00 SF Walls & Ceiling	17.00 SF Floor
1.89 SY Flooring	21.00 LF Floor Perimeter
68.00 SF Long Wall	16.00 SF Short Wall
21.00 LF Ceil. Perimeter	

### Subroom 3: Storage Area

Formula Sloped Ceiling 12'0" x 3'0" x 8'0"



195.00 SF Walls	50.91 SF Ceiling
245.91 SF Walls & Ceiling	36.00 SF Floor
4.00 SY Flooring	30.00 LF Floor Perimeter
32.49 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
152. 1/2" drywall - hung, taped, floated, ready for paint	870.91 SF	0.00	1.39	1,210.57
153. Texture drywall - machine	795.00 SF	0.00	0.26	206.70
154. Acoustic ceiling (popcorn) texture	212.91 SF	0.00	0.65	138.39
155. Baseboard - 3 1/4" stain grade	96.00 LF	0.00	2.81	269.76
156. Closet shelf and rod package	8.00 LF	0.00	18.19	145.52
157. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	0.00	130.28	130.28
158. Stain & finish door slab only (per side)	2.00 EA	0.00	34.63	69.26
159. Stain & finish door/window trim & jamb (per side)	2.00 EA	0.00	24.24	48.48
160. Mask and prep for paint - plastic, paper, tape (per LF)	107.49 LF	0.00	0.76	81.69

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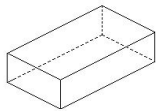
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## CONTINUED - Bedroom 2

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
161. Seal then paint part of the walls and ceiling twice (3 coats)	870.91 SF	0.00	0.84	731.57
162. Paint - closet package (shelf, jamb & casing)	1.00 EA	0.00	31.65	31.65
163. Stain & finish baseboard	96.00 LF	0.00	0.93	89.28
164. Carpet pad	214.00 SF	0.00	0.73	156.22
165. Carpet - High grade	214.00 SF	0.00	4.55	973.70
Totals: Bedroom 2				4,283.07

### Bedroom 3

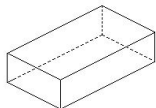
LxWxH 12'0" x 9'6" x 8'0"



324.00 SF Walls	114.00 SF Ceiling
438.00 SF Walls & Ceiling	114.00 SF Floor
12.67 SY Flooring	40.50 LF Floor Perimeter
96.00 SF Long Wall	76.00 SF Short Wall
40.50 LF Ceil. Perimeter	

### Subroom 1: Offset 1

LxWxH 2'6" x 1'6" x 8'0"



44.00 SF Walls	3.75 SF Ceiling
47.75 SF Walls & Ceiling	3.75 SF Floor
0.42 SY Flooring	5.50 LF Floor Perimeter
20.00 SF Long Wall	12.00 SF Short Wall
5.50 LF Ceil. Perimeter	

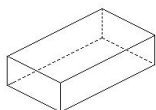
Missing Wall - Goes to Floor/Ceiling

2' 6" X 8'

Opens into Bedroom 3

### Subroom 2: Closet

LxWxH 5'0" x 1'6" x 8'0"

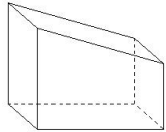


104.00 SF Walls	7.50 SF Ceiling
111.50 SF Walls & Ceiling	7.50 SF Floor
0.83 SY Flooring	13.00 LF Floor Perimeter
40.00 SF Long Wall	12.00 SF Short Wall
13.00 LF Ceil. Perimeter	

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### CONTINUED - Bedroom 3



#### Subroom 3: Storage Area

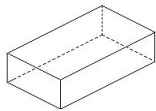
#### Formula Sloped Ceiling 12'0" x 3'0" x 8'0"

195.00 SF Walls	50.91 SF Ceiling
245.91 SF Walls & Ceiling	36.00 SF Floor
4.00 SY Flooring	30.00 LF Floor Perimeter
32.49 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
166. 1/2" drywall - hung, taped, floated, ready for paint	843.16 SF	0.00	1.39	1,171.99
167. Texture drywall - machine	667.00 SF	0.00	0.26	173.42
168. Acoustic ceiling (popcorn) texture	176.16 SF	0.00	0.65	114.51
169. Baseboard - 3 1/4" stain grade	89.00 LF	0.00	2.81	250.09
170. Closet shelf and rod package	5.00 LF	0.00	18.19	90.95
171. Mask and prep for paint - plastic, paper, tape (per LF)	91.49 LF	0.00	0.76	69.53
172. Seal then paint the walls and ceiling twice (3 coats)	843.16 SF	0.00	0.84	708.26
173. Paint - closet package (shelf, jamb & casing)	1.00 EA	0.00	31.65	31.65
174. Stain & finish baseboard	89.00 LF	0.00	0.93	82.77
175. Carpet pad	161.25 SF	0.00	0.73	117.71
176. Carpet - High grade	161.25 SF	0.00	4.55	733.69
Totals: Bedroom 3				3,544.57

#### Bedroom 4

#### LxWxH 11'6" x 8'0" x 8'0"



248.00 SF Walls	92.00 SF Ceiling
340.00 SF Walls & Ceiling	92.00 SF Floor
10.22 SY Flooring	31.00 LF Floor Perimeter
92.00 SF Long Wall	64.00 SF Short Wall
31.00 LF Ceil. Perimeter	

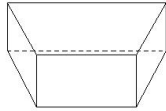
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## CONTINUED - Bedroom 4

### Subroom 1: Offset 1

### Formula Trapezoid 8'0" x 3'0" x 8'0"



93.33 SF Walls  
 112.58 SF Walls & Ceiling  
 2.14 SY Flooring  
 64.00 SF Long Wall  
 11.67 LF Ceil. Perimeter

19.25 SF Ceiling  
 19.25 SF Floor  
 11.67 LF Floor Perimeter  
 24.00 SF Short Wall

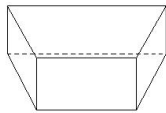
Missing Wall - Goes to Floor/Ceiling

8' X 8'

Opens into Bedroom 4

### Subroom 2: Closet

### Formula Trapezoid 5'0" x 3'0" x 8'0"



122.67 SF Walls  
 136.67 SF Walls & Ceiling  
 1.56 SY Flooring  
 40.00 SF Long Wall  
 15.33 LF Ceil. Perimeter

14.00 SF Ceiling  
 14.00 SF Floor  
 15.33 LF Floor Perimeter  
 24.00 SF Short Wall

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
177. 1/2" drywall - hung, taped, floated, ready for paint	589.25 SF	0.00	1.39	819.06
178. Texture drywall - machine	589.25 SF	0.00	0.26	153.21
179. Track lighting - track only	10.00 LF	0.00	16.07	160.70
180. Fixture (can) for track lighting	6.00 EA	0.00	31.08	186.48
181. Closet shelf and rod package	4.00 LF	0.00	18.19	72.76
182. Baseboard - 3 1/4" stain grade	58.00 LF	0.00	2.81	162.98
183. Mask and prep for paint - plastic, paper, tape (per LF)	58.00 LF	0.00	0.76	44.08
184. Seal then paint the walls and ceiling twice (3 coats)	589.25 SF	0.00	0.84	494.97
185. Paint - closet package (shelf, jamb & casing)	1.00 EA	0.00	31.65	31.65
186. Stain & finish baseboard	58.00 LF	0.00	0.93	53.94
187. Carpet pad	125.25 SF	0.00	0.73	91.43
188. Carpet - High grade	125.25 SF	0.00	4.55	569.89
189. Waste Item - Carpet - High grade	126.00 SF	0.00	4.55	573.30



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**CONTINUED - Bedroom 4**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Waste Xpert - Carpet Waste: The following cuts will produce the specified line item prices:				
Cut #1 Room Name: Hallway Dimensions: 3'3" X 12'0"				
Cut #2 Room Name: Master Bedroom Dimensions: 15'3" X 12'0"				
Cut #3 Room Name: Offset 2 Dimensions: 4'3" X 12'0"				
Cut #4 Room Name: Bedroom 2 Dimensions: 13'3" X 12'0"				
Cut #5 Room Name: Storage Area Dimensions: 3'3" X 12'0"				
Cut #6 Room Name: Bedroom 3 Dimensions: 9'9" X 12'0"				
Cut #7 Room Name: Storage Area Dimensions: 3'3" X 12'0"				
Cut #8 Room Name: Bedroom 4 Dimensions: 8'3" X 11'9"				
Cut #9 Room Name: Offset 1 & Closet & Offset 1 & Closet Dimensions: 4'5" X 12'0"				
Cut #10 Room Name: Linen Closet & Offset 1 & Storage Area Dimensions: 7'3" X 10'3"				
Cut #11 Room Name: Offset 1 Dimensions: 3'11" X 6'6"				
Cut #12 Room Name: Offset 1 Dimensions: 3'9" X 8'3"				
SCRAP Room Name: Closet Dimensions: 3'9" X 5'3"				
Cut #13 Room Name: Closet Dimensions: 2'3" X 10'3"				
Totals: Bedroom 4				3,414.45
Total: Interior				66,877.96

**Exterior**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
190. Spot light fixture - double - w/motion sensor	3.00 EA	0.00	131.30	393.90
191. Exterior light fixture - High grade	3.00 EA	0.00	86.12	258.36
192. Exterior faucet	1.00 EA	0.00	36.99	36.99
193. Mask and prep for paint - plastic, paper, tape (per LF)	131.50 LF	0.00	0.76	99.94
194. Seal then paint the siding twice (3 coats)	2,467.00 SF	0.00	0.84	2,072.28
195. Seal & paint trim	727.00 LF	0.00	0.86	625.22
196. Stain/finish deck top and bottom	1,484.00 SF	0.00	0.55	816.20
197. Stain/finish deck handrail	140.00 LF	0.00	4.08	571.20
Totals: Exterior				4,874.09

**Site Work**

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**CONTINUED - Site Work**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
Note: The following work is to remove the top 6" of debris-containing topsoil and replace				
198. Backhoe loader and operator	8.00 HR	0.00	80.00	640.00
199. Dump and landfill fees - (per ton)	12.49 EA	50.38	0.00	629.25
200. Dump truck and operator - 10 ton	8.00 HR	0.00	70.03	560.24
Note: The sitework includes overexcavation and recompaction of the top 3 feet of soil below the bottom of the foundation and to a line 5 feet outside the building footprint. Work includes flipping and mending existing soil; moistening and replacing in 6" lifts and finish grading for the house. It also includes finish grading the crawl space. The work shown below does not include backhoe work done for driveways and areas detached from the house.				
201. Backhoe loader and operator	24.00 HR	0.00	80.00	1,920.00
202. Walk behind plate compactor and operator	24.00 HR	0.00	59.12	1,418.88
203. General Laborer - to assist with the backhoe work and backfill trenches	24.00 HR	0.00	35.21	845.04
204. Engineered fill (per CY) to replace the debris containing topsoil removed. (Material only)	18.52 CY	0.00	2.50	46.30
205. Water Truck - rental	8.00 EA	0.00	70.00	560.00
206. Water costs - Allowance	1.00 EA	0.00	100.00	100.00
<b>Totals: Site Work</b>				<b>6,719.71</b>

**Footings**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
Note: The costs for trenching, compacting and finish grading are included in the sitework section. The piers listed below are for the attached deck posts which were part of the main residence.				
207. Trackhoe/excavator and operator to dig footings and move dirt as needed	16.00 HR	0.00	111.00	1,776.00
208. General Laborer - per hour to work with trackhoe	16.00 HR	0.00	35.11	561.76
209. Concrete kneewalls - 8" wall; includes waste	512.50 SF	0.00	16.27	8,338.38
210. Footings - labor & materials - Reinforced; includes waste	11.50 CY	0.00	326.58	3,755.67
211. Concrete pier or footing with post anchor	9.00 EA	0.00	59.32	533.88

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**CONTINUED - Footings**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
212. Concrete anchor bolt - 1/2" x 10"	51.00 EA	0.00	3.01	153.51
213. General Laborer - per hour to clean/trim footing bottoms and run hand tamper	8.00 HR	0.00	35.11	280.88
214. Gas Operated hand tamper for recompaction of soil	1.00 DA	0.00	105.00	105.00
215. Dump truck and operator - 10 ton to remove footing dirt	5.00 HR	0.00	67.54	337.70
216. Concrete pump setup charge	2.00 EA	0.00	300.00	600.00
217. Concrete pump per CY charge	24.80 EA	0.00	8.00	198.40
218. Water Truck - rental	4.00 EA	0.00	70.00	280.00
219. Water costs - Allowance	1.00 EA	0.00	75.00	75.00
Totals: Footings				16,996.18

**Framing**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
Note: Unit price includes all framing for the house, deck, and any wood components for the roof.				
Note: The framing costs below reflect actual material costs and projected labor costs. The total cost for framing would include material cost, labor cost and typical subcontractor mark-up of 25%. Lumber costs were quoted by Dixieline lumber.				
220. Framing Materials - All lumber needed for the construction of this house and attached deck	15,585.70 LS	0.00	1.00	15,585.70
221. Carpenter - General Framing Labor	762.35 HR	0.00	45.00	34,305.75
222. Carpenter - General Sheathing Labor	113.59 HR	0.00	45.00	5,111.68
223. Subcontractor mark-up (25%)	13,750.78 LS	0.00	1.00	13,750.78
Totals: Framing				68,753.91

**Roofing**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
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**CONTINUED - Roofing**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
Note: The wood components of this roof are included in the framing section. This section includes the felt and roofing, roof flashings and roof vents not associated with the fireplace.				
224. Laminated - 40 yr. - comp. shingle rfg. - incl. felt	19.24 SQ	0.00	164.21	3,159.40
225. Valley metal	26.00 LF	0.00	3.27	85.02
226. Drip edge	219.00 LF	0.00	1.29	282.51
227. Flashing - pipe jack	4.00 EA	0.00	22.66	90.64
228. Furnace vent - rain cap and storm collar, 5"	1.00 EA	0.00	31.88	31.88
Totals: Roofing				3,649.45

**Electrical**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
229. Rewire - average residence - copper wiring	1,920.00 SF	0.00	3.12	5,990.40
230. Breaker panel - 100 amp	1.00 EA	0.00	577.36	577.36
231. Meter base and main disconnect - 100 - 125 amp	1.00 EA	0.00	145.63	145.63
232. Grounding rod - copper clad with clamp, 8'	1.00 EA	0.00	72.73	72.73
233. Outlet	31.00 EA	0.00	11.41	353.71
234. Switch	19.00 EA	0.00	12.71	241.49
235. Exterior outlet or switch	1.00 EA	0.00	16.21	16.21
236. Smoke detector	3.00 EA	0.00	36.17	108.51
237. Phone / low voltage copper wiring	120.00 LF	0.00	0.73	87.60
238. Coaxial TV cable	200.00 LF	0.00	1.06	212.00
239. Phone, TV, or speaker outlet	8.00 EA	0.00	17.26	138.08
240. 12/2 high strand speaker wiring run	4.00 EA	0.00	71.81	287.24
Totals: Electrical				8,230.96

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### Plumbing

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Note: The main shut-off at the house was 40 feet from the meter. The supply piping must be replaced because the ground must be recompact where the supply line runs after the driveway is removed.				
241. Plumber - General Laborer - to dig and backfill trench	8.00 HR	0.00	35.21	281.68
242. Water supply line - PVC with fitting and hanger, 1-1/2"	40.00 LF	0.00	8.11	324.40
243. Cast iron pipe (no-hub) with fitting and hanger, 4" - Main waste line	60.00 LF	0.00	24.68	1,480.80
244. Rough in plumbing - includes supply and waste lines	1,920.00 SF	0.00	2.56	4,915.20
Note: The above includes: Supply and waste lines and installation labor. It is priced per square foot of floor area based on a 3 to 4 bedroom home with an average kitchen and two full bathrooms.				
245. Rough in plumbing - per fixture	3.00 EA	0.00	457.58	1,372.74
Note: The above is additional rough-in for Bath 3.				
246. Water supply valve - 7/8" to 1 1/2"	1.00 EA	0.00	37.25	37.25
247. Exterior faucet	3.00 EA	0.00	36.99	110.97
248. Water heater - 40 gallon - Gas - 6 yr	1.00 EA	0.00	631.80	631.80
249. Water heater overflow drain pan	1.00 EA	0.00	32.86	32.86
Totals: Plumbing				9,187.70

### Heat, Vent, & Cool

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
250. Furnace - forced air - 100,000 BTU	1.00 EA	0.00	1,384.07	1,384.07
251. Heat/AC register	12.00 EA	0.00	19.16	229.92
252. Cold air return cover - Large	1.00 EA	0.00	27.69	27.69
253. Thermostat	1.00 EA	0.00	97.34	97.34
254. Clothes dryer vent - installed	1.00 EA	0.00	44.68	44.68
Totals: Heat, Vent, & Cool				1,783.70

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### Insulation

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
255. Wet spray cellulose insulation - 10" - R34	918.00 SF	0.00	1.50	1,377.00
256. Batt insulation - 6" - R21	825.00 SF	0.00	1.00	825.00
257. Batt insulation - 4" - R13	2,467.00 SF	0.00	0.65	1,603.55
Totals: Insulation				3,805.55

### Windows

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
258. Aluminum window, horiz. slider 3-11 sf (2 pane)	10.00 EA	0.00	166.03	1,660.30
259. Aluminum window, horiz. slider 24-32 sf (2 pane)	10.00 EA	0.00	303.50	3,035.00
260. Specialty aluminum window unit - stained glass	1.00 EA	0.00	371.65	371.65
261. Casing - oversized - 3 1/4" stain grade	247.00 LF	0.00	2.47	610.09
262. Window sill	78.00 LF	0.00	1.98	154.44
263. Stain & finish door/window trim & jamb (per side)	20.00 EA	0.00	24.24	484.80
264. Stain & finish door/window trim & jamb - Large (per side)	2.00 EA	0.00	28.44	56.88
265. Stain & finish wood window sill	78.00 LF	0.00	1.76	137.28
Totals: Windows				6,510.44

### Doors

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
266. Exterior door - solid alder - paneled	2.00 EA	0.00	1,111.24	2,222.48
267. Door lockset & deadbolt - exterior	2.00 EA	0.00	72.54	145.08
268. Interior door - birch - pre-hung unit	10.00 EA	0.00	170.84	1,708.40
269. Door knob - interior	10.00 EA	0.00	37.06	370.60
270. Bypass (sliding) door set - birch	3.00 EA	0.00	121.88	365.64

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**CONTINUED - Doors**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
271. 8-0 6-8 bronze sliding patio door	1.00 EA	0.00	928.22	928.22
272. Casing - oversized - 3 1/4" stain grade	524.00 LF	0.00	2.47	1,294.28
273. Stain & finish door/window trim & jamb (per side)	26.00 EA	0.00	24.24	630.24
274. Stain & finish door/window trim & jamb - Large (per side)	7.00 EA	0.00	28.44	199.08
Totals: Doors				7,864.02

**Chimney, fireplace.**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
275. Wood stove - Large size	1.00 EA	0.00	1,752.82	1,752.82
276. Fireplace hearth - brick	50.00 SF	0.00	26.24	1,312.00
277. Triple wall or insulated high temperature flue	16.00 LF	0.00	64.49	1,031.84
278. Triple wall flue roof installation kit	1.00 EA	0.00	397.65	397.65
Totals: Chimney, fireplace.				4,494.31

**General Conditions**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
279. Residential supervision - per hour	1,039.20 HR	0.00	61.98	64,409.62
280. General clean - up	259.80 HR	0.00	30.56	7,939.49
281. Final cleanup crew	32.00 HR	0.00	34.08	1,090.56
282. Temporary toilet (per month)	12.00 MO	0.00	87.62	1,051.44
283. Delivery - Temporary toilet (\$50 to deliver-\$50 to pick up)	1.00 EA	0.00	100.00	100.00
284. Temporary power usage (per month)	12.00 MO	0.00	89.22	1,070.64
285. R&R Temporary power - hookup	1.00 EA	37.09	344.43	381.52
286. Permits and plan check fees - (Fees are waived for fire victims rebuilding (processing fee only)	1.00 EA	0.00	0.00	0.00

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### CONTINUED - General Conditions

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Note: The following items are allowances for items to be completed before reconstruction.				
287. Architectural /Engineering Fees - 8% of construction costs - ALLOWANCE	1.00 LS	0.00	27,253.00	27,253.00
288. Survey Fee - per hr - (2 man crew)	16.00 HR	0.00	150.00	2,400.00
289. Remove existing driveway and retaining wall (Not a part of the County's Debris Removal Program	1.00 EA	0.00	3,700.00	3,700.00
Note: Although the items listed below were completed by the county at no charge to the homeowner, they were billed to the insurance company and therefore are presented in this scope of loss for proper accounting. The following is an estimated cost to do the work.				
290. Tree - tear out and disposal - 24" to 36" diameter	13.00 EA	795.26	0.00	10,338.38
291. Removal of 13 tree stumps - (2 men x 2 hrs ea.) Allowance	52.00 EA	0.00	35.21	1,830.92
292. Dump truck and operator - 10 ton to remove tree stumps	12.00 HR	0.00	70.03	840.36
Note: The debris removal and concrete removal is usually done by the same subcontractor at the same time. The following costs are to do both of those tasks.				
293. Remove foundation and slab - Concrete removal is done at no cost by the county - See estimated costs below	1.00 EA	0.00	0.00	0.00
294. Removal of ash and debris - (Ash and debris removal is done at no cost by the county - See estimated costs below	1.00 EA	0.00	0.00	0.00
295. Trackhoe/excavator and operator	16.00 HR	0.00	111.00	1,776.00
296. General Laborer - per hour to work with trackhoe	16.00 HR	0.00	35.11	561.76
297. Dump truck and operator - 10 ton to remove footing dirt	16.00 HR	0.00	67.54	1,080.64
298. Dump and landfill fees - (per ton)	57.38 EA	50.38	0.00	2,890.55
Totals: General Conditions				128,714.88
<b>Line Item Totals: SAMPLE_A_COVA</b>				<b>338,462.86</b>



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### Grand Total Areas:

5,538.00	SF Walls	1,943.20	SF Ceiling	7,481.20	SF Walls and Ceiling
1,913.38	SF Floor	212.60	SY Flooring	696.50	LF Floor Perimeter
1,898.00	SF Long Wall	1,140.00	SF Short Wall	729.47	LF Ceil. Perimeter
0.00	Floor Area	0.00	Total Area	0.00	Interior Wall Area
0.00	Exterior Wall Area	0.00	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

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### Summary for Dwelling

Line Item Total			338,462.86
Material Sales Tax	@	7.750%	5,033.10
Subtotal			343,495.96
Overhead	@	10.0%	33,048.63
Profit	@	10.0%	33,048.63
<b>Replacement Cost Value</b>			<b>\$409,593.22</b>
<b>Net Claim</b>			<b>\$409,593.22</b>

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Bob

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### Recap by Room

Estimate: SAMPLE\_A\_COVA

**Area: Interior**

Game Room	11,730.40	3.47%
Great Room	22,882.57	6.76%
Hallway	2,009.90	0.59%
Stairway	1,069.53	0.32%
Bathroom (full)	3,699.05	1.09%
Bathroom 2	4,753.43	1.40%
Bathroom 3	3,856.50	1.14%
Master Bedroom	5,634.49	1.66%
Bedroom 2	4,283.07	1.27%
Bedroom 3	3,544.57	1.05%
Bedroom 4	3,414.45	1.01%

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Area Subtotal: Interior	66,877.96	19.76%
Exterior	4,874.09	1.44%
Site Work	6,719.71	1.99%
Footings	16,996.18	5.02%
Framing	68,753.91	20.31%
Roofing	3,649.45	1.08%
Electrical	8,230.96	2.43%
Plumbing	9,187.70	2.71%
Heat, Vent, & Cool	1,783.70	0.53%
Insulation	3,805.55	1.12%
Windows	6,510.44	1.92%
Doors	7,864.02	2.32%
Chimney, fireplace.	4,494.31	1.33%
General Conditions	128,714.88	38.03%

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Subtotal of Areas	338,462.86	100.00%
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Total	338,462.86	100.00%
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### Recap by Category

O&P Items	Total	%
APPLIANCES	3,572.13	0.87%
CABINETRY	7,019.21	1.71%
CLEANING	7,939.49	1.94%
CONCRETE & ASPHALT	13,579.84	3.32%
GENERAL DEMOLITION	3,556.89	0.87%
DOORS	4,296.52	1.05%
DRYWALL	8,129.59	1.98%
ELECTRICAL	8,230.96	2.01%
HEAVY EQUIPMENT	9,035.58	2.21%
EXCAVATION	1,465.18	0.36%
FLOOR COVERING - CARPET	8,256.83	2.02%
FLOOR COVERING - CERAMIC TILE	4,972.02	1.21%
FLOOR COVERING - VINYL	719.70	0.18%
PERMITS AND FEES	33,528.00	8.19%
FINISH CARPENTRY / TRIMWORK	6,213.12	1.52%
FINISH HARDWARE	763.09	0.19%
FIREPLACES	4,494.31	1.10%
FRAMING & ROUGH CARPENTRY	68,753.91	16.79%
HEAT, VENT & AIR CONDITIONING	1,815.58	0.44%
INSULATION	3,805.55	0.93%
LABOR ONLY	67,749.62	16.54%
LIGHT FIXTURES	2,860.03	0.70%
MARBLE - CULTURED OR NATURAL	720.63	0.18%
MIRRORS & SHOWER DOORS	418.96	0.10%
INTERIOR LATH & PLASTER	4,770.92	1.16%
PLUMBING	13,863.53	3.38%
PAINTING	13,696.60	3.34%
ROOFING	3,617.57	0.88%
SIDING	5,545.88	1.35%
TILE	2,805.48	0.68%
TEMPORARY REPAIRS	2,566.51	0.63%
WINDOWS - ALUMINUM	5,066.95	1.24%
WINDOWS - SLIDING PATIO DOORS	928.22	0.23%
WALLPAPER	694.80	0.17%
O&P Items Subtotal	325,453.20	79.46%

Non-O&P Items	Total	%
GENERAL DEMOLITION	10,338.38	2.52%

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<b>Non-O&amp;P Items</b>				<b>Total</b>	<b>%</b>
<b>HEAVY EQUIPMENT</b>				<b>840.36</b>	<b>0.21%</b>
<b>PERMITS AND FEES</b>				<b>1,830.92</b>	<b>0.45%</b>
<b>Non-O&amp;P Items Subtotal</b>				<b>13,009.66</b>	<b>3.18%</b>
<b>O&amp;P Items Subtotal</b>				<b>325,453.20</b>	<b>79.46%</b>
<b>Material Sales Tax</b>	<b>@</b>	<b>7.750%</b>		<b>5,033.10</b>	<b>1.23%</b>
<b>Overhead</b>	<b>@</b>	<b>10.0%</b>		<b>33,048.63</b>	<b>8.07%</b>
<b>Profit</b>	<b>@</b>	<b>10.0%</b>		<b>33,048.63</b>	<b>8.07%</b>
<b>Total</b>				<b>409,593.22</b>	<b>100.00%</b>

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Client: Sample B, Cov A  
Property: Main St.  
Anytown, CA 92021  
Home: Main St.  
Anytown, CA 92021

Operator Info:  
Operator: SCOTT

Estimator: Bob

Type of Estimate: Fire  
Date Entered: 9/10/2004                      Date Assigned:

Price List: CASD2S5D  
Labor Efficiency: New Construction  
Estimate: SAMPLE\_B\_COVA

### Coverage A

**This estimate is a guide only to be representative of the cost and scope of work required to replace a moderate, 1-Story home of approximately 1335 square feet. Each home is unique in it's construction and finishes and costs must be adjusted for these and other considerations on a home by home basis.**

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**SAMPLE\_B\_COVA****Demolition**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
1. GENERAL DEMOLITION/ Debris removal to prep for new construction - price provided by property owner	1.00 EA			18,429.98
Totals: Demolition				0.00

**Foundation**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
Note: Final soils report will determine over excavation, compaction and backfill requirements. An allowance for overexcavation and recompaction is provided below.				
2. Compaction & Soil preparation, 6" lifts - 3 feet under building	196.00 CY	0.00	17.10	3,351.60
3. Building foundation excavation - footings	15.00 CY	0.00	5.34	80.10
4. Building foundation excavation - slab	15.80 CY	0.00	5.34	84.37
5. Footings - labor & materials - Reinforced	9.75 CY	0.00	300.86	2,933.39
6. Concrete slab on grade - 4" - finished in place	1,335.00 SF	0.00	5.83	7,783.05
7. Concrete slab reinforcement - 6" x 6", #10 wire mesh	1,335.00 SF	0.00	0.40	534.00
Totals: Foundation				14,766.51

**Framing**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
8. Drilled bottom plate - 2" x 4" treated lumber	270.00 LF	0.00	2.70	729.00
9. Drilled bottom plate - 2" x 6" treated lumber	27.00 LF	0.00	3.44	92.88
10. Top plate - 2" x 4"	540.00 LF	0.00	1.84	993.60
11. Top plate - 2" x 6" - wet walls	108.00 LF	0.00	2.23	240.84

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**CONTINUED - Framing**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
12. 2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)	234.00 EA	0.00	5.94	1,389.96
13. 2" x 4" lumber (.667 BF per LF) for blocking	253.00 LF	0.00	1.75	442.75
14. 2" x 6" x 92 5/8" pre-cut stud (for 8' wall, mat only) wet walls	24.00 EA	0.00	9.42	226.08
15. 2" x 6" lumber (1 BF per LF) for wet wall blocking	25.00 LF	0.00	2.14	53.50
16. 1" x 4" lumber (.333 BF per LF) diagonal bracing 7-8 footers	56.00 LF	0.00	2.34	131.04
17. Labor to frame 2" x 4" x 8' load bearing wall - 16" oc, exterior walls	165.00 LF	0.00	6.87	1,133.55
18. Labor to frame 2" x 4" x 8' non-bearing wall - 16" oc, interior walls	85.00 LF	0.00	6.55	556.75
19. Labor to frame 2" x 6" x 8' load bearing wall - 16" oc	6.00 LF	0.00	10.33	61.98
20. Labor to frame 2" x 6" x 8' non-bearing wall - 16" oc	17.00 LF	0.00	9.86	167.62
21. 2" x 6" lumber (1 BF per LF) - ceiling framing w/blocking	1,140.00 LF	0.00	2.14	2,439.60
22. Batt insulation - 10" - R30 - ceiling	1,335.00 SF	0.00	0.83	1,108.05
23. Batt insulation - 4" - R13 - walls	1,568.00 SF	0.00	0.51	799.68
24. Hip or roof intersection 4/12 slope (hip/valley length)	32.00 LF	0.00	72.59	2,322.88
25. 1" x 6" lumber (.5 BF per LF) fascia	165.00 LF	0.00	2.73	450.45
26. Sheathing - 1" x 6" - tongue and groove started board overhang 12"	330.00 SF	0.00	3.81	1,257.30
27. Sheathing - plywood - 1/2" CDX - roof sheathing underlayment	1,407.00 SF	0.00	2.12	2,982.84
28. Rafters - 2x8 - 16" OC (3-5/12 Gable, per SF of floor)	1,353.00 SF	0.00	4.05	5,479.65
29. Sheathing - plywood - 1/2" CDX - shear panel	1,200.00 SF	0.00	2.12	2,544.00
30. Framing hardware calculated allowance is 10 % of framing costs	1.00 EA	0.00	2,700.04	2,700.04
Totals: Framing				28,304.04



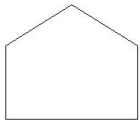
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### Roofing

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
31. Roof vent - turbine type	3.00 EA	0.00	56.17	168.51
32. Laminated - 30 yr. - comp. shingle rfg. - w/out felt	14.00 SQ	0.00	102.66	1,437.24
33. Roofing felt - 30 lb.	14.00 SQ	0.00	17.81	249.34
34. Ridge cap - composition shingles	82.00 LF	0.00	1.60	131.20
35. Valley metal	30.00 LF	0.00	2.56	76.80
36. Drip edge	180.00 LF	0.00	1.04	187.20
37. Flashing - pipe jack	3.00 EA	0.00	17.67	53.01
38. Chimney flashing - average (32" x 36")	1.00 EA	0.00	152.44	152.44
39. Ridge flashing	82.00 LF	0.00	3.42	280.44
Totals: Roofing				2,736.18

### Front Elevation



391.50 SF Walls  
 391.50 SF Long Wall  
 43.50 LF Ceil. Perimeter

### Formula Elevation 43'6" x ... x 9'0"

43.50 LF Floor Perimeter  
 391.50 SF Short Wall

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
40. Metal lath & stucco	450.00 SF	0.00	4.06	1,827.00
41. 1" x 6" - tongue and groove for gable end	60.00 SF	0.00	2.46	147.60
42. Gable mount power attic vent	1.00 EA	0.00	217.25	217.25
43. Automatic gable louver	1.00 EA	0.00	63.49	63.49
44. Vinyl window - double hung, 13-19 sf	2.00 EA	0.00	272.57	545.14
45. Add for "Low E" glass	32.00 SF	0.00	4.72	151.04
46. Vinyl window, horizontal sliding, 24-32 sf	1.00 EA	0.00	306.30	306.30
47. Add for "Low E" glass	24.00 SF	0.00	4.72	113.28
48. Exterior door - wood w/detail - pre-hung	1.00 EA	0.00	1,850.84	1,850.84
49. Door knocker	1.00 EA	0.00	29.06	29.06

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**CONTINUED - Front Elevation**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
50. Door lockset & deadbolt - exterior	1.00 EA	0.00	138.57	138.57
51. Door security chain set	1.00 EA	0.00	14.53	14.53
52. Door stop - Wall or floor mounted	1.00 EA	0.00	9.80	9.80
53. Door peep hole	1.00 EA	0.00	17.65	17.65
54. Door sweep	1.00 EA	0.00	18.17	18.17
55. Door threshold, wood	3.00 LF	0.00	9.63	28.89
56. Window trim set (casing & stop) - stain grade	52.00 LF	0.00	3.08	160.16
57. Trim board - 1" x 4" - installed (cedar) exterior door trim	17.00 LF	0.00	2.76	46.92
58. Exterior light fixture - High grade	1.00 EA	0.00	87.31	87.31
59. Spot light fixture - double - w/motion sensor	1.00 EA	0.00	120.60	120.60
60. Gutter / downspout - aluminum	23.00 LF	0.00	3.43	78.89
61. Gutter / downspout - aluminum	10.00 LF	0.00	3.43	34.30
62. Exterior outlet or switch	2.00 EA	0.00	15.96	31.92
63. Prime & paint exterior fascia - wood, 4"-6" wide	48.00 LF	0.00	0.93	44.64
64. Paint Overhang- exposed framing and starter boards - 2 coats	48.00 SF	0.00	1.03	49.44
65. Stain & finish door/window trim & jamb (per side)	4.00 EA	0.00	22.36	89.44
66. Stain and finish door slab only - exterior (per side)	1.00 EA	0.00	45.15	45.15
<b>Totals: Front Elevation</b>				<b>6,267.38</b>

**Right Elevation**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
67. Metal lath & stucco	230.00 SF	0.00	4.06	933.80
68. Vinyl window - double hung, 4-8 sf	1.00 EA	0.00	174.28	174.28
69. Add for "Low E" glass	8.00 SF	0.00	4.72	37.76
70. Window trim set (casing & stop) - stain grade	12.00 LF	0.00	3.08	36.96

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**CONTINUED - Right Elevation**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
71. Spot light fixture - double - w/motion sensor	2.00 EA	0.00	120.60	241.20
72. Exterior outlet or switch	1.00 EA	0.00	15.96	15.96
73. Prime & paint exterior fascia - wood, 4"-6" wide	26.50 LF	0.00	0.93	24.65
74. Paint Overhang- exposed framing and starter boards - 2 coats	26.50 SF	0.00	1.03	27.30
75. Stain & finish door/window trim & jamb (per side)	1.00 EA	0.00	22.36	22.36
Totals: Right Elevation				1,514.27

**Rear Elevation**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
76. Metal lath & stucco	511.00 SF	0.00	4.06	2,074.66
77. Gable mount power attic vent	1.00 EA	0.00	217.25	217.25
78. Automatic gable louver	1.00 EA	0.00	63.49	63.49
79. Vinyl window - double hung, 13-19 sf	1.00 EA	0.00	272.57	272.57
80. Vinyl window - double hung, 9-12 sf	1.00 EA	0.00	224.68	224.68
81. Vinyl window, horizontal sliding, 12-23 sf	3.00 EA	0.00	198.37	595.11
82. Vinyl window, horizontal sliding, 3-11 sf	1.00 EA	0.00	158.34	158.34
83. Add for "Low E" glass	46.00 SF	0.00	4.72	217.12
84. French door - Exterior - stain grade jamb & casing	1.00 EA	0.00	713.65	713.65
85. Exterior door - solid core lauan / mahogany or birch flush	1.00 EA	0.00	177.79	177.79
86. Door sweep	2.00 EA	0.00	18.17	36.34
87. Door threshold, wood	6.00 LF	0.00	9.63	57.78
88. Wood door frame & trim (for a 2"x 4" wall)	34.00 LF	0.00	6.48	220.32
89. Door lockset & deadbolt - exterior	2.00 EA	0.00	138.57	277.14
90. Window trim set (casing & stop) - stain grade	60.00 LF	0.00	3.08	184.80

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**CONTINUED - Rear Elevation**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
91. Trim board - 1" x 4" - installed (cedar) exterior door trim	34.00 LF	0.00	2.76	93.84
92. Exterior light fixture - High grade	2.00 EA	0.00	87.31	174.62
93. Spot light fixture - double - w/motion sensor	1.00 EA	0.00	120.60	120.60
94. Gutter / downspout - aluminum	23.00 LF	0.00	3.43	78.89
95. Gutter / downspout - aluminum	10.00 LF	0.00	3.43	34.30
96. Exterior outlet or switch	1.00 EA	0.00	15.96	15.96
97. Prime & paint exterior fascia - wood, 4"-6" wide	48.00 LF	0.00	0.93	44.64
98. Paint Overhang- exposed framing and starter boards - 2 coats	48.00 SF	0.00	1.03	49.44
99. Stain & finish door/window trim & jamb (per side)	4.00 EA	0.00	22.36	89.44
100. Stain and finish door slab only - exterior (per side)	1.00 EA	0.00	45.15	45.15
101. Stain & finish French door slab only - (per side)	1.00 EA	0.00	75.26	75.26
Totals: Rear Elevation				6,313.18

**Left Elevation**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
102. Metal lath & stucco	288.00 SF	0.00	4.06	1,169.28
103. Vinyl window, picture/fixed, 12-23 sf	1.00 EA	0.00	195.18	195.18
104. Add for "Low E" glass	12.00 SF	0.00	4.72	56.64
105. French double doors - Exterior - stain grade jamb & casing	1.00 EA	0.00	1,201.44	1,201.44
106. Door lockset & deadbolt - exterior	1.00 EA	0.00	138.57	138.57
107. Window trim set (casing & stop) - stain grade	16.00 LF	0.00	3.08	49.28
108. Trim board - 1" x 4" - installed (cedar) exterior door trim	19.00 LF	0.00	2.76	52.44
109. Prime & paint exterior fascia - wood, 4"- 6" wide	34.00 LF	0.00	0.93	31.62
110. Paint Overhang- exposed framing and starter boards - 2 coats	34.00 SF	0.00	1.03	35.02

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**CONTINUED - Left Elevation**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
111. Stain & finish door/window trim & jamb (per side)	2.00 EA	0.00	22.36	44.72
112. Stain & finish French door slab only - (per side)	2.00 EA	0.00	75.26	150.52
113. Door sweep	1.00 EA	0.00	18.17	18.17
114. Door threshold, wood	5.00 LF	0.00	9.63	48.15
115. Zero clearance chimney framing per vertical LF	15.00 LF	0.00	33.22	498.30

Totals: Left Elevation 3,689.33

**Electrical**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
116. Rewire - average residence - copper wiring	1,335.00 SF	0.00	3.65	4,872.75
117. Breaker panel - 200 amp	1.00 EA	0.00	766.16	766.16
118. Grounding rod - copper clad with clamp, 8'	2.00 EA	0.00	65.09	130.18
119. Meter mast for overhead power - 2" conduit	1.00 EA	0.00	291.21	291.21
120. Meter base and main disconnect - 200 amp	1.00 EA	0.00	297.16	297.16
121. Security system - control panel - High grade	1.00 EA	0.00	549.22	549.22
122. Security system - contact w/wire (per opening)	14.00 EA	0.00	63.79	893.06
123. Security system - key pad - High grade	2.00 EA	0.00	182.73	365.46
124. Security system - motion detector	2.00 EA	0.00	253.56	507.12

Totals: Electrical 8,672.32

**Plumbing**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
125. Water heater - 50 gallon - propane	1.00 EA	0.00	503.36	503.36

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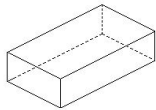
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**CONTINUED - Plumbing**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
126. Rough in plumbing - includes supply, gas and waste lines	1,335.00 SF	0.00	3.25	4,338.75
127. Plumber - labor only to install 2 toilet supplies, 2 bathroom sink supplies, 1 shower control and drain, 1 bathtub control and drain, kitchen supply and drains, garbage disposal drain, laundry gas and water supplies and drains	30.00 HR	0.00	65.00	1,950.00
128. Well pump - sub contractors bid	1.00 LF	0.00	3,799.99	3,799.99
129. Solar Panel	64.00 SF	0.00	23.34	1,493.76
130. Solar hot water storage tank - 120 gallon	1.00 EA	0.00	1,578.50	1,578.50
131. Pump for solar water circulation	1.00 EA	0.00	1,301.30	1,301.30
132. Backhoe loader and operator - to dig underground plumbing lines, backfill & recompact	16.00 HR	0.00	75.39	1,206.24
<b>Totals: Plumbing</b>				<b>16,171.90</b>

**Bedroom 1**

**LxWxH 11'0" x 10'6" x 8'0"**



302.00 SF Walls	115.50 SF Ceiling
417.50 SF Walls & Ceiling	115.50 SF Floor
12.83 SY Flooring	37.00 LF Floor Perimeter
88.00 SF Long Wall	84.00 SF Short Wall
43.00 LF Ceil. Perimeter	

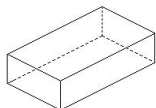
**Missing Wall - Goes to Floor**

**6' X 7'**

**Opens into Exterior**

**Subroom 1: Closet**

**LxWxH 6'0" x 2'0" x 8'0"**



128.00 SF Walls	12.00 SF Ceiling
140.00 SF Walls & Ceiling	12.00 SF Floor
1.33 SY Flooring	16.00 LF Floor Perimeter
48.00 SF Long Wall	16.00 SF Short Wall
16.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
133. Two coat plaster over 1/2" gypsum lath	557.50 SF	0.00	3.30	1,839.75

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### CONTINUED - Bedroom 1

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
134. Baseboard - 3 1/4" oak	53.00 LF	0.00	2.97	157.41
135. Interior door unit - High grade	1.00 EA	0.00	169.97	169.97
136. Door lockset - interior - High grade	1.00 EA	0.00	37.83	37.83
137. Seal/prime the walls and ceiling - one coat	557.50 SF	0.00	0.29	161.68
138. Paint part of the walls and ceiling - two coats	373.50 SF	0.00	0.55	205.43
139. Wallpaper	184.00 SF	0.00	1.51	277.84
140. Prep wall for wallpaper	184.00 SF	0.00	0.34	62.56
141. Stain & finish baseboard, cap & shoe	53.00 LF	0.00	1.01	53.53
142. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	16.84	16.84
143. Stain & finish door slab only (per side)	1.00 EA	0.00	31.88	31.88
144. Closet Organizer - Wood shelves with plastic drawers	2.00 LF	0.00	41.82	83.64
145. Closet shelf and rod package - bi-level rods	4.00 LF	0.00	15.26	61.04
146. Bifold door set - lauan/mahogany - Double	1.00 EA	0.00	132.19	132.19
147. Door opening (jamb & casing) - 60" or wider - paint grade	1.00 EA	0.00	122.52	122.52
148. Paint - closet package (shelf, jamb & casing) - Large	1.00 EA	0.00	34.35	34.35
149. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	0.00	26.72	53.44
150. Outlet or switch	4.00 EA	0.00	9.13	36.52
151. Phone, TV, or speaker outlet	2.00 EA	0.00	12.52	25.04
152. Carpet pad	127.50 SF	0.00	0.55	70.13
153. Carpet	127.50 SF	0.00	2.45	312.38
154. Built in desk desk and shelving	10.00 LF	0.00	88.99	889.90
155. Recessed light fixture	3.00 EA	0.00	82.13	246.39
156. Ceiling fan & light	1.00 EA	0.00	221.94	221.94
157. Smoke detector	1.00 EA	0.00	21.45	21.45

Totals: Bedroom 1

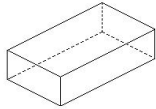
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### Bedroom 2

LxWxH 12'0" x 11'0" x 8'0"



326.00 SF Walls	132.00 SF Ceiling
458.00 SF Walls & Ceiling	132.00 SF Floor
14.67 SY Flooring	40.00 LF Floor Perimeter
96.00 SF Long Wall	88.00 SF Short Wall
46.00 LF Ceil. Perimeter	

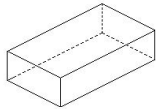
Missing Wall - Goes to Floor

6' X 7'

Opens into Exterior

### Subroom 1: Closet

LxWxH 6'0" x 2'0" x 8'0"



128.00 SF Walls	12.00 SF Ceiling
140.00 SF Walls & Ceiling	12.00 SF Floor
1.33 SY Flooring	16.00 LF Floor Perimeter
48.00 SF Long Wall	16.00 SF Short Wall
16.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
158. Two coat plaster over 1/2" gypsum lath	598.00 SF	0.00	3.30	1,973.40
159. Baseboard - 3 1/4" oak	56.00 LF	0.00	2.97	166.32
160. Interior door unit - High grade	1.00 EA	0.00	169.97	169.97
161. Door lockset - interior - High grade	1.00 EA	0.00	37.83	37.83
162. Seal/prime the walls and ceiling - one coat	598.00 SF	0.00	0.29	173.42
163. Paint part of the walls and ceiling - two coats	430.00 SF	0.00	0.55	236.50
164. Wallpaper	168.00 SF	0.00	1.51	253.68
165. Prep wall for wallpaper	168.00 SF	0.00	0.34	57.12
166. Stain & finish baseboard, cap & shoe	56.00 LF	0.00	1.01	56.56
167. Stain & finish door slab only (per side)	1.00 EA	0.00	31.88	31.88
168. Closet Organizer - Wood shelves with plastic drawers	2.00 LF	0.00	41.82	83.64
169. Closet shelf and rod package - bi-level rods	4.00 LF	0.00	15.26	61.04
170. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	16.84	16.84
171. Bifold door set - lauan/mahogany - Double	1.00 EA	0.00	132.19	132.19
172. Door opening (jamb & casing) - 60" or wider - paint grade	1.00 EA	0.00	122.52	122.52



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### CONTINUED - Bedroom 2

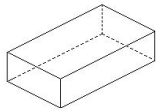
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
173. Paint - closet package (shelf, jamb & casing) - Large	1.00 EA	0.00	34.35	34.35
174. Paint bypass door set - slab only - 2 coats (per side)	2.00 EA	0.00	25.85	51.70
175. Outlet or switch	4.00 EA	0.00	9.13	36.52
176. Phone, TV, or speaker outlet	2.00 EA	0.00	12.52	25.04
177. Carpet pad	144.00 SF	0.00	0.55	79.20
178. Carpet	144.00 SF	0.00	2.45	352.80
179. Recessed light fixture	3.00 EA	0.00	82.13	246.39
180. Ceiling fan & light	1.00 EA	0.00	221.94	221.94
181. Smoke detector	1.00 EA	0.00	21.45	21.45

Totals: Bedroom 2

4,642.30

### Bathroom

LxWxH 6'0" x 5'0" x 8'0"



176.00 SF Walls	30.00 SF Ceiling
206.00 SF Walls & Ceiling	30.00 SF Floor
3.33 SY Flooring	22.00 LF Floor Perimeter
48.00 SF Long Wall	40.00 SF Short Wall
22.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
182. Two coat plaster over 1/2" gypsum lath	206.00 SF	0.00	3.30	679.80
183. Baseboard - 3 1/4" oak	22.00 LF	0.00	2.97	65.34
184. Interior door unit - High grade	1.00 EA	0.00	169.97	169.97
185. Door lockset - interior - High grade	1.00 EA	0.00	37.83	37.83
186. Seal/prime the walls and ceiling - one coat	206.00 SF	0.00	0.29	59.74
187. Paint the walls and ceiling - two coats	206.00 SF	0.00	0.55	113.30
188. Stain & finish baseboard, cap & shoe	22.00 LF	0.00	1.01	22.22
189. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	16.54	16.54
190. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	16.84	16.84
191. Outlet or switch - oak plate	1.00 EA	0.00	17.06	17.06
192. Ground fault interrupter (GFI) outlet	1.00 EA	0.00	28.03	28.03

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**CONTINUED - Bathroom**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
193. Bathroom fan, light, and heater	1.00 EA	0.00	140.60	140.60
194. Toilet	1.00 EA	0.00	257.84	257.84
195. Toilet seat - oak	1.00 EA	0.00	41.52	41.52
196. Tub/shower faucet	1.00 EA	0.00	170.95	170.95
197. Bathtub	1.00 EA	0.00	477.85	477.85
198. Sink - single - High grade	1.00 EA	0.00	224.98	224.98
199. Sink faucet - Bathroom	1.00 EA	0.00	135.41	135.41
200. Tile tub surround - up to 60 SF	1.00 EA	0.00	765.30	765.30
201. Vinyl floor covering (sheet goods)	30.00 SF	0.00	6.21	186.30
202. Vanity - custom oak - includes finishing	4.00 LF	0.00	160.66	642.64
203. Mirror - 1/4" plate glass	4.00 SF	0.00	7.28	29.12
204. Cabinetry - upper (wall) units - custom oak - includes finishing	4.00 LF	0.00	160.54	642.16
205. Lights - 4 lights - recessed in upper cabinet	1.00 EA	0.00	120.13	120.13
206. 1/2" Cement board	8.00 SF	0.00	2.57	20.56
207. Countertop - Tile - glass tile inserts	8.00 SF	0.00	20.80	166.40
208. Ceramic tile bull nose	12.00 EA	0.00	3.25	39.00
209. Brush and cup holder	1.00 EA	0.00	17.24	17.24
210. Robe hook - oak	1.00 EA	0.00	12.48	12.48
211. Soap dish	1.00 EA	0.00	13.01	13.01
212. Towel bar - oak	1.00 EA	0.00	47.96	47.96
213. Toilet paper holder - recessed - oak	1.00 EA	0.00	37.14	37.14

Totals: Bathroom

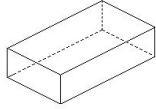
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### Living Room

LxWxH 17'0" x 13'0" x 8'0"



400.00 SF Walls	221.00 SF Ceiling
621.00 SF Walls & Ceiling	221.00 SF Floor
24.56 SY Flooring	50.00 LF Floor Perimeter
136.00 SF Long Wall	104.00 SF Short Wall
50.00 LF Ceil. Perimeter	

Missing Wall - Goes to Floor/Ceiling

2' 6" X 8'

Opens into Exterior

Missing Wall - Goes to Floor/Ceiling

7' 6" X 8'

Opens into Exterior

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
214. Two coat plaster over 1/2" gypsum lath	621.00 SF	0.00	3.30	2,049.30
215. Baseboard - 3 1/4" oak	50.00 LF	0.00	2.97	148.50
216. Seal/prime the walls and ceiling - one coat	621.00 SF	0.00	0.29	180.09
217. Paint the walls and ceiling - two coats	621.00 SF	0.00	0.55	341.55
218. T & G paneling - v-joint paneling - knotty pine	65.00 SF	0.00	2.99	194.35
219. Stain & finish tongue & groove paneling	65.00 SF	0.00	0.88	57.20
220. Stain & finish baseboard, cap & shoe	50.00 LF	0.00	1.01	50.50
221. Stain & finish door slab only (per side)	1.00 EA	0.00	31.88	31.88
222. Stain & finish French door slab only - (per side)	1.00 EA	0.00	75.26	75.26
223. Stain & finish door/window trim & jamb (per side)	1.00 EA	0.00	22.36	22.36
224. Outlet or switch	5.00 EA	0.00	9.13	45.65
225. Phone, TV, or speaker outlet	2.00 EA	0.00	12.52	25.04
226. AC unit w/sleeve - through-wall - 8,000 BTU	1.00 EA	0.00	786.92	786.92
227. Wall mounted heater - propane	1.00 EA	0.00	280.80	280.80
228. Carpet pad	209.00 SF	0.00	0.55	114.95
229. Carpet	209.00 SF	0.00	2.45	512.05
230. Tile floor covering	12.00 SF	0.00	7.27	87.24
231. Fireplace, zero clnce, direct vent, w/ venting	1.00 EA	0.00	1,873.76	1,873.76
232. Fireplace hearth - brick	25.00 SF	0.00	22.69	567.25
233. Fireplace mantel - wood beam or shelf only (per LF)	6.00 LF	0.00	61.61	369.66

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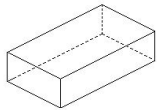
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### CONTINUED - Living Room

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
234. Waste Item - Carpet	31.35 SF	0.00	2.45	76.81
Totals: Living Room				7,891.12

### Dining/Kitchen Room

LxWxH 13'6" x 11'6" x 8'0"



340.00 SF Walls	155.25 SF Ceiling
495.25 SF Walls & Ceiling	155.25 SF Floor
17.25 SY Flooring	42.50 LF Floor Perimeter
108.00 SF Long Wall	92.00 SF Short Wall
42.50 LF Ceil. Perimeter	

### Missing Wall - Goes to Floor/Ceiling

7' 6" X 8'

### Opens into Exterior

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
235. Two coat plaster over 1/2" gypsum lath	495.25 SF	0.00	3.30	1,634.33
236. Baseboard - 2 1/4" - oak	42.50 LF	0.00	1.86	79.05
237. Seal/prime the walls and ceiling - one coat	495.25 SF	0.00	0.29	143.62
238. Paint part of the walls and ceiling - two coats	432.25 SF	0.00	0.55	237.74
239. Wallpaper	63.00 SF	0.00	1.51	95.13
240. T & G paneling - v-joint paneling - knotty pine	68.00 SF	0.00	2.99	203.32
241. Stain & finish tongue & groove paneling	68.00 SF	0.00	0.88	59.84
242. Stain & finish baseboard	42.50 LF	0.00	0.85	36.13
243. Pocket door unit - panel	1.00 EA	0.00	267.20	267.20
244. Casing - 2 1/4" hardwood	17.00 LF	0.00	2.13	36.21
245. Door lockset - exterior	1.00 EA	0.00	39.54	39.54
246. Stain & finish door slab only (per side)	1.00 EA	0.00	31.88	31.88
247. Finish door slab only - 1 coat urethane (per side)	1.00 EA	0.00	12.52	12.52
248. Stain & finish door/window trim & jamb (per side)	2.00 EA	0.00	22.36	44.72
249. Outlet or switch	5.00 EA	0.00	9.13	45.65
250. Ground fault interrupter (GFI) outlet	2.00 EA	0.00	28.03	56.06

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**CONTINUED - Dining/Kitchen Room**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
251. Phone, TV, or speaker outlet	1.00 EA	0.00	12.52	12.52
252. Recessed light fixture	5.00 EA	0.00	82.13	410.65
253. Fluorescent - one tube - 2' - fixture w/lens	2.00 EA	0.00	50.19	100.38
254. Ceiling fan & light	1.00 EA	0.00	221.94	221.94
255. Vinyl floor covering (sheet goods)	155.25 SF	0.00	6.21	964.10
256. Custom, built-in bar - leather lined, built-in ice bucket and sink; recessed light fixture and electrical outlet (allowance)	1.00 EA	0.00	1,500.00	1,500.00
257. Recessed light fixture in bar - High grade	1.00 EA	0.00	101.16	101.16
258. Sink - single, in built-in bar - High grade	1.00 EA	0.00	223.80	223.80
259. Custom oak divider wall with cupboards and shelves - full height (allowance)	3.00 LF	0.00	300.00	900.00
260. Stain & finish full height custom oak divider	32.00 SF	0.00	1.62	51.84
261. Cabinetry - lower (base) units - custom with pull-out spice cabinet & lazy susan	17.00 LF	0.00	233.73	3,973.41
262. Cabinetry - upper (wall) units - custom	16.00 LF	0.00	183.54	2,936.64
263. Stain & finish cabinetry - lower - inside and out	17.00 LF	0.00	32.21	547.57
264. Stain & finish cabinetry - upper - inside and out	16.00 LF	0.00	28.49	455.84
265. Allowance for kitchen cabinet knobs	1.00 EA	0.00	300.00	300.00
266. Slate slab for counter tops	64.00 SF	0.00	13.75	880.00
267. 1/2" Cement board for slate counter top	34.00 SF	0.00	2.57	87.38
268. Sink - double	1.00 EA	0.00	242.75	242.75
269. Sink faucet - Kitchen	1.00 EA	0.00	263.91	263.91
270. Range - 30" - electric	1.00 EA	0.00	481.54	481.54
271. Garbage disposer	1.00 EA	0.00	148.17	148.17
272. Refrigerator - 25 cf	1.00 EA	0.00	1,028.00	1,028.00
273. Dishwasher	1.00 EA	0.00	377.58	377.58
274. Microwave oven - over range w/built- in hood	1.00 EA	0.00	343.13	343.13
275. Skylight - Sun-Tek	1.00 EA	0.00	303.27	303.27

Totals: Dining/Kitchen Room

19,878.52

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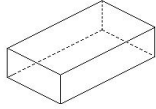
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### Laundry Room

LxWxH 14'0" x 6'0" x 8'0"



208.00 SF Walls	84.00 SF Ceiling
292.00 SF Walls & Ceiling	84.00 SF Floor
9.33 SY Flooring	26.00 LF Floor Perimeter
112.00 SF Long Wall	48.00 SF Short Wall
26.00 LF Ceil. Perimeter	

### Missing Wall - Goes to Floor/Ceiling

14' X 8'

Opens into Exterior

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
276. 5/8" drywall - hung, taped, with smooth wall finish	292.00 SF	0.00	1.74	508.08
277. Baseboard - 2 1/4"	26.00 LF	0.00	1.56	40.56
278. Bifold door set - full louvered - Double	1.00 EA	0.00	180.82	180.82
279. Stain & finish bifold door set - slab only - (per side)	1.00 EA	0.00	44.69	44.69
280. Seal/prime the walls and ceiling - one coat	292.00 SF	0.00	0.29	84.68
281. Paint the walls and ceiling - two coats	292.00 SF	0.00	0.55	160.60
282. Paint baseboard - one coat	26.00 LF	0.00	0.51	13.26
283. Outlet or switch	2.00 EA	0.00	9.13	18.26
284. Ground fault interrupter (GFI) outlet	1.00 EA	0.00	28.03	28.03
285. Light fixture	2.00 EA	0.00	44.26	88.52
286. Dryer	1.00 EA	0.00	657.00	657.00
287. Washer	1.00 EA	0.00	832.94	832.94
288. Cabinetry - lower (base) units	3.00 LF	0.00	90.41	271.23
289. Laundry tub	1.00 EA	0.00	175.91	175.91
290. Exterior light fixture	1.00 EA	0.00	61.29	61.29
291. Trash compactor	1.00 EA	0.00	447.34	447.34
292. Mortar bed for tile floors	84.00 SF	0.00	3.19	267.96
293. Quarry tile floor	84.00 SF	0.00	7.96	668.64

Totals: Laundry Room

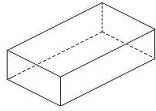
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### Master Bath

LxWxH 6'0" x 5'0" x 8'0"



176.00 SF Walls	30.00 SF Ceiling
206.00 SF Walls & Ceiling	30.00 SF Floor
3.33 SY Flooring	22.00 LF Floor Perimeter
48.00 SF Long Wall	40.00 SF Short Wall
22.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
294. 5/8" drywall - hung, taped, with smooth wall finish	206.00 SF	0.00	1.74	358.44
295. Baseboard - 3 1/4" oak	22.00 LF	0.00	2.97	65.34
296. Pocket door unit - Colonist	1.00 EA	0.00	164.80	164.80
297. Door lockset - interior - High grade	1.00 EA	0.00	37.83	37.83
298. Seal/prime the walls and ceiling - one coat	206.00 SF	0.00	0.29	59.74
299. Paint part of the walls and ceiling - two coats	110.00 SF	0.00	0.55	60.50
300. Wallpaper	96.00 SF	0.00	1.51	144.96
301. Prep wall for wallpaper	96.00 SF	0.00	0.34	32.64
302. Stain & finish baseboard, cap & shoe	22.00 LF	0.00	1.01	22.22
303. Stain & finish door slab only (per side)	1.00 EA	0.00	31.88	31.88
304. Stain & finish door/window trim & jamb (per side)	1.00 EA	0.00	22.36	22.36
305. Outlet or switch - oak plate	1.00 EA	0.00	17.06	17.06
306. Ground fault interrupter (GFI) outlet	1.00 EA	0.00	28.03	28.03
307. Bathroom fan, light, and heater	1.00 EA	0.00	140.60	140.60
308. Toilet	1.00 EA	0.00	257.84	257.84
309. Toilet seat - oak	1.00 EA	0.00	65.63	65.63
310. Shower faucet	1.00 EA	0.00	120.77	120.77
311. Fiberglass shower unit	1.00 EA	0.00	504.44	504.44
312. Shower door	1.00 EA	0.00	241.41	241.41
313. Countertop - solid surface	6.00 SF	0.00	68.08	408.48
314. Sink - single - High grade	1.00 EA	0.00	224.98	224.98
315. Sink faucet - Bathroom	1.00 EA	0.00	135.41	135.41
316. Vinyl floor covering (sheet goods)	30.00 SF	0.00	6.21	186.30
317. Vanity - custom oak - includes finishing	3.00 LF	0.00	160.66	481.98

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**CONTINUED - Master Bath**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
318. Cabinetry - full height unit - with pull-down hamper - includes finishing	2.00 LF	0.00	314.61	629.22
319. Interior door - half louvered - pre-hung unit	1.00 EA	0.00	242.39	242.39
320. Paint half louvered door slab only - 2 coats (per side)	2.00 EA	0.00	24.73	49.46
321. Mirror - 1/4" plate glass	8.00 SF	0.00	7.28	58.24
322. Cabinetry - upper (wall) units	4.00 LF	0.00	83.07	332.28
323. Light bar - 3 lights - oak	1.00 EA	0.00	114.06	114.06
324. Brush and cup holder - oak	1.00 EA	0.00	17.18	17.18
325. Robe hook - oak	1.00 EA	0.00	12.48	12.48
326. Soap dish - oak	1.00 EA	0.00	12.96	12.96
327. Towel bar - oak	1.00 EA	0.00	47.96	47.96
328. Toilet paper holder - oak	1.00 EA	0.00	37.14	37.14
329. Waste Item - Vinyl floor covering (sheet goods)	12.75 SF	0.00	6.21	79.18

Waste Xpert - Vinyl Waste: The following cuts will produce the specified line item prices:

Cut #1 Room Name: Dining/Kitchen Room Dimensions: 13'9" X 11'9"

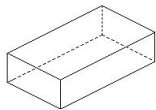
Cut #2 Room Name: Bathroom Dimensions: 5'3" X 6'0"

Cut #3 Room Name: Master Bath Dimensions: 5'3" X 6'0"

Totals: Master Bath 5,446.19

**Master Bedroom**

**LxWxH 16'0" x 11'0" x 8'0"**



304.00 SF Walls	176.00 SF Ceiling
480.00 SF Walls & Ceiling	176.00 SF Floor
19.56 SY Flooring	36.50 LF Floor Perimeter
128.00 SF Long Wall	88.00 SF Short Wall
48.50 LF Ceil. Perimeter	

**Missing Wall - Goes to Floor/Ceiling**

**5' 6" X 8'**

**Opens into Exterior**



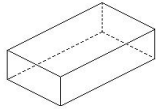
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## CONTINUED - Master Bedroom

### Subroom 1: Offset 1

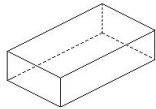
LxWxH 9'0" x 5'0" x 8'0"



224.00 SF Walls	45.00 SF Ceiling
269.00 SF Walls & Ceiling	45.00 SF Floor
5.00 SY Flooring	28.00 LF Floor Perimeter
72.00 SF Long Wall	40.00 SF Short Wall
28.00 LF Ceil. Perimeter	

### Subroom 2: Closet

LxWxH 6'0" x 2'0" x 8'0"



86.00 SF Walls	12.00 SF Ceiling
98.00 SF Walls & Ceiling	12.00 SF Floor
1.33 SY Flooring	10.00 LF Floor Perimeter
48.00 SF Long Wall	16.00 SF Short Wall
16.00 LF Ceil. Perimeter	

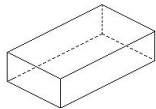
Missing Wall - Goes to Floor

6' X 7'

Opens into Master Bedroom

### Subroom 3: Closet

LxWxH 6'0" x 2'0" x 8'0"



86.00 SF Walls	12.00 SF Ceiling
98.00 SF Walls & Ceiling	12.00 SF Floor
1.33 SY Flooring	10.00 LF Floor Perimeter
48.00 SF Long Wall	16.00 SF Short Wall
16.00 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

6' X 7'

Opens into Master Bedroom

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
330. 5/8" drywall - hung, taped, with smooth wall finish	945.00 SF	0.00	1.74	1,644.30
331. Baseboard - 3 1/4" oak	84.50 LF	0.00	2.97	250.97
332. Interior door unit - High grade	1.00 EA	0.00	169.97	169.97
333. Door lockset - interior - High grade	1.00 EA	0.00	37.83	37.83
334. Seal/prime the walls and ceiling - one coat	945.00 SF	0.00	0.29	274.05
335. Paint part of the walls and ceiling - two coats	705.00 SF	0.00	0.55	387.75
336. Wallpaper	240.00 SF	0.00	1.51	362.40
337. Wallpaper border	108.50 LF	0.00	2.17	235.45

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### CONTINUED - Master Bedroom

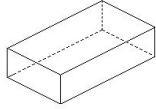
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
338. Prep wall for wallpaper	240.00 SF	0.00	0.34	81.60
339. Stain & finish baseboard, cap & shoe	84.50 LF	0.00	1.01	85.35
340. Stain & finish door slab only (per side)	1.00 EA	0.00	31.88	31.88
341. Stain & finish door/window trim & jamb (per side)	1.00 EA	0.00	22.36	22.36
Note: The 2 closets in this bedroom had built-in, oak closet organizers. Each closet was 6' x 8' and the organizers were a combination of open shelving, built-in drawers and shelf & pole.				
342. Closet organizer - built-in, oak (2 closets)	96.00 SF	0.00	26.70	2,563.20
343. Finish organizer - 1 coat urethane	96.00 SF	0.00	0.96	92.16
344. Fluorescent - two tube - 4' - strip light in each closet	2.00 EA	0.00	50.03	100.06
345. Bifold mirrored door set - Double	2.00 EA	0.00	331.17	662.34
346. Built-in entertainment center - High grade	1.00 EA	0.00	2,199.00	2,199.00
347. Door opening (jamb & casing) - 60" or wider - paint grade	2.00 EA	0.00	122.52	245.04
348. Stain & finish bifold door set - slab only - (per side)	4.00 EA	0.00	44.69	178.76
349. Outlet or switch	5.00 EA	0.00	9.13	45.65
350. Phone, TV, or speaker outlet	2.00 EA	0.00	12.52	25.04
351. Carpet pad	245.00 SF	0.00	0.55	134.75
352. Carpet	245.00 SF	0.00	2.45	600.25
353. Ceiling fan & light	1.00 EA	0.00	221.94	221.94
354. Smoke detector	1.00 EA	0.00	21.45	21.45
355. Pull down stairs from ceiling - allowance	1.00 EA	0.00	485.00	485.00
Totals: Master Bedroom				11,158.55

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### Attic Bedroom

LxWxH 6'0" x 5'0" x 8'0"



176.00 SF Walls	30.00 SF Ceiling
206.00 SF Walls & Ceiling	30.00 SF Floor
3.33 SY Flooring	22.00 LF Floor Perimeter
48.00 SF Long Wall	40.00 SF Short Wall
22.00 LF Ceil. Perimeter	

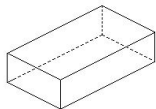
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
356. Batt insulation - 4" - R13 - walls	176.00 SF	0.00	0.51	89.76
357. 5/8" drywall - hung, taped, with smooth wall finish	206.00 SF	0.00	1.74	358.44
358. Baseboard - 2 1/4"	22.00 LF	0.00	1.56	34.32
359. Seal/prime the walls and ceiling - one coat	206.00 SF	0.00	0.29	59.74
360. Paint the walls and ceiling - two coats	206.00 SF	0.00	0.55	113.30
361. Paint baseboard - two coats	22.00 LF	0.00	0.78	17.16
362. Outlet or switch	2.00 EA	0.00	9.13	18.26
363. Carpet pad - Standard grade	30.00 SF	0.00	0.37	11.10
364. Carpet - Standard grade	30.00 SF	0.00	1.96	58.80
365. Light fixture - Standard grade	1.00 EA	0.00	29.28	29.28
366. Waste Item - Carpet - Standard grade	45.00 SF	0.00	1.96	88.20

Waste Xpert - Carpet Waste: The following cuts will produce the specified line item prices:  
 Cut #1 Room Name: Attic Bedroom Dimensions: 6'3" X 5'3"

Totals: Attic Bedroom 878.36

### Hallway

LxWxH 12'0" x 3'0" x 8'0"



192.00 SF Walls	36.00 SF Ceiling
228.00 SF Walls & Ceiling	36.00 SF Floor
4.00 SY Flooring	24.00 LF Floor Perimeter
96.00 SF Long Wall	24.00 SF Short Wall
24.00 LF Ceil. Perimeter	

Missing Wall - Goes to Floor/Ceiling

(2) 3' X 8'

Opens into Exterior

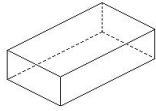
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## CONTINUED - Hallway

### Subroom 1: Offset 1

LxWxH 5'0" x 4'6" x 8'0"



152.00 SF Walls	22.50 SF Ceiling
174.50 SF Walls & Ceiling	22.50 SF Floor
2.50 SY Flooring	19.00 LF Floor Perimeter
40.00 SF Long Wall	36.00 SF Short Wall
19.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
367. Two coat plaster over 1/2" gypsum lath	402.50 SF	0.00	3.30	1,328.25
368. Barreled ceiling - allowance	1.00 EA	0.00	300.00	300.00
369. Baseboard - 3 1/4" hardwood	43.00 LF	0.00	2.97	127.71
370. Seal/prime the walls and ceiling - one coat	402.50 SF	0.00	0.29	116.73
371. Paint the walls and ceiling - two coats	402.50 SF	0.00	0.55	221.38
372. Stain & finish baseboard, cap & shoe	43.00 LF	0.00	1.01	43.43
373. Stain & finish door slab only (per side)	1.00 EA	0.00	31.88	31.88
374. Shelving - 16" - in place	22.50 LF	0.00	6.51	146.48
375. Paint wood shelving, 12"- 24" width - 1 coat	45.00 LF	0.00	1.30	58.50
376. Bifold door set - lauan/mahogany - Double	1.00 EA	0.00	132.19	132.19
377. Door opening (jamb & casing) - 60" or wider - paint grade	1.00 EA	0.00	122.52	122.52
378. Paint - closet package (shelf, jamb & casing) - Large	1.00 EA	0.00	34.35	34.35
379. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	0.00	26.72	53.44
380. Outlet or switch	3.00 EA	0.00	9.13	27.39
381. Carpet pad	58.50 SF	0.00	0.55	32.18
382. Carpet	58.50 SF	0.00	2.45	143.33
383. Recessed light fixture	3.00 EA	0.00	82.13	246.39
384. Smoke detector	1.00 EA	0.00	21.45	21.45
385. Waste Item - Carpet	97.00 SF	0.00	2.45	237.65

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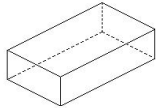
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### CONTINUED - Hallway

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Waste Xpert - Carpet Waste: The following cuts will produce the specified line item prices:				
Cut #1 Room Name: Bedroom 1 Dimensions: 10'9" X 11'3"				
Cut #2 Room Name: Bedroom 2 Dimensions: 11'3" X 12'0"				
Cut #3 Room Name: Master Bedroom Dimensions: 16'3" X 11'3"				
Cut #4 Room Name: Hallway Dimensions: 3'3" X 12'0"				
Cut #5 Room Name: Closet & Closet & Offset 1 & Closet Dimensions: 9'3" X 12'0"				
Cut #6 Room Name: Closet & Offset 1 Dimensions: 5'3" X 9'3"				
Totals: Hallway				3,425.25

### Sunroom

LxWxH 15'0" x 8'0" x 8'0"



368.00 SF Walls	120.00 SF Ceiling
488.00 SF Walls & Ceiling	120.00 SF Floor
13.33 SY Flooring	46.00 LF Floor Perimeter
120.00 SF Long Wall	64.00 SF Short Wall
46.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
386. 1/2" drywall - hung, taped, floated, ready for paint	488.00 SF	0.00	1.26	614.88
387. Seal then paint the walls and ceiling twice (3 coats)	488.00 SF	0.00	0.75	366.00
Note: The homeowner built the wood flooring in this room with excess lumber from the deck. This lumber was Douglas Fir and was treated. The cost to replace, for purposes of this estimate, will be based on treated Douglas Fir deck planking.				
388. Deck planking - treated lumber (per BF)	265.00 BF	0.00	2.34	620.10
389. Outlet or switch	1.00 EA	0.00	9.13	9.13
390. Light fixture - High grade	1.00 EA	0.00	63.35	63.35
Totals: Sunroom				1,673.46

### Site Work

#### Fresh Water well

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
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**CONTINUED - Fresh Water well**

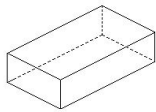
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
391. Well head, pump, pressure tank and pole to restore to working condition	1.00 EA	0.00	4,990.35	4,990.35
392. Remove & replace burned tank, pump, motor & power pole (includes disposal of all items) - price provided by property owner	1.00 LS	0.00	3,779.99	3,779.99
Totals: Fresh Water well				8,770.34

**Septic system**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
393. Allowance for Septic system (1250 gallon) with leech lines	1.00 EA	0.00	5,000.00	5,000.00
Totals: Septic system				5,000.00
Total: Site Work				13,770.34

**Deck**

**LxWxH 28'0" x 22'8" x 8'0"**



810.75 SF Walls	634.81 SF Ceiling
1,445.56 SF Walls & Ceiling	634.81 SF Floor
70.53 SY Flooring	101.34 LF Floor Perimeter
224.00 SF Long Wall	181.38 SF Short Wall
101.34 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Note: Estimated deck size 28 'x 22'8"				
394. Concrete pier or footing with post anchor	8.00 EA	0.00	61.06	488.48
395. Beam- 4" x 10" attached to pier and post for support	56.00 LF	0.00	12.77	715.12
396. Joist - floor or ceiling - 2x10 - w/blocking	444.00 LF	0.00	2.76	1,225.44
397. Deck planking - pressure treated Douglas fir (per SF)	634.81 SF	0.00	4.01	2,545.59

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**CONTINUED - Deck**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
398. Deck handrail - pressure treated Douglas fir	65.00 LF	0.00	18.81	1,222.65
399. Stain/finish deck top and bottom	1,269.62 SF	0.00	0.49	622.11
400. Stain/finish deck handrail	65.00 LF	0.00	3.72	241.80
Totals: Deck				7,061.19

**General Conditions**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
401. Concrete pump with truck - setup (2 set ups)	2.00 EA	0.00	300.00	600.00
402. Concrete pump per cubic yard pumped	26.00 CY	0.00	10.00	260.00
403. Superintendent, 4 hours per day, for duration of job	433.00 HR	0.00	52.59	22,771.47
404. General clean - up, 2 hours per day	216.50 HR	0.00	24.61	5,328.07
405. Final clean - up, (4) men, (1) day	32.00 HR	0.00	24.61	787.52
406. Plumber - per hour. Locate existing waste main and isolate from damage	6.00 HR	0.00	65.00	390.00
407. Material allowance for above	1.00 EA	0.00	180.00	180.00
408. Processing Fee to deal with Building Department	18.00 HR	0.00	45.00	810.00
409. Temporary toilet (per month)	5.00 MO	0.00	108.75	543.75
410. Delivery - Temporary toilet (\$50 to deliver-\$50 to pick up)	1.00 EA	0.00	100.00	100.00
411. Temporary power usage (per month)	5.00 MO	0.00	89.22	446.10
412. R&R Temporary power - hookup	1.00 EA	32.14	147.83	179.97
413. R&R Temporary fencing	364.00 LF	0.54	4.86	1,965.60
414. Survey - layout & setup	1.00 EA	0.00	3,559.41	3,559.41
The following Fire Sprinkler code upgrade is an allowance. Residential fire sprinklers are required by the County of San Diego.				
415. Fire sprinklers per SF of house - ALLOWANCE	1,340.00 EA	0.00	2.50	3,350.00
Note: The following are NON-OVERHEAD & PROFIT Items:				
416. Architectural/Drafting fees - price provided by property owner	1.00 LS	0.00	4,575.00	4,575.00
417. Geologic Investigation Fees - OPEN	1.00 LS	0.00	0.00	0.00

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**CONTINUED - General Conditions**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
418. Taxes, insurance, permits & fees - possibly waived in San Diego County (processing fee only)	1.00 EA	0.00	30.00	30.00
419. Hazardous Waste Testing/Abatement Fee - OPEN	1.00 EA	0.00	0.00	0.00
420. General Conditions - prorata adjustment distribution to Coverage B	1.00 EA	0.00	-5,778.06	-5,778.06
<b>Totals: General Conditions</b>				<b>40,098.83</b>
<b>Line Item Totals: SAMPLE_B_COVA</b>				<b>219,649.94</b>

**Grand Total Areas:**

4,974.25 SF Walls	1,880.06 SF Ceiling	6,854.31 SF Walls and Ceiling
1,880.06 SF Floor	208.90 SY Flooring	611.84 LF Floor Perimeter
1,947.50 SF Long Wall	1,424.88 SF Short Wall	647.84 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
0.00 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



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### Summary for Dwelling

Line Item Total			219,649.94
Material Sales Tax	@	7.750%	6,381.62
Subtotal			226,031.56
Overhead	@	10.0%	22,315.92
Profit	@	10.0%	22,315.92
<b>Replacement Cost Value</b>			<b>\$270,663.40</b>
<b>Net Claim</b>			<b>\$270,663.40</b>

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Bob

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### Recap by Room

Estimate: SAMPLE\_B\_COVA

Foundation	14,766.51	6.72%
Framing	28,304.04	12.89%
Roofing	2,736.18	1.25%
Front Elevation	6,267.38	2.85%
Right Elevation	1,514.27	0.69%
Rear Elevation	6,313.18	2.87%
Left Elevation	3,689.33	1.68%
Electrical	8,672.32	3.95%
Plumbing	16,171.90	7.36%
Bedroom 1	5,325.65	2.42%
Bedroom 2	4,642.30	2.11%
Bathroom	5,415.26	2.47%
Living Room	7,891.12	3.59%
Dining/Kitchen Room	19,878.52	9.05%
Laundry Room	4,549.81	2.07%
Master Bath	5,446.19	2.48%
Master Bedroom	11,158.55	5.08%
Attic Bedroom	878.36	0.40%
Hallway	3,425.25	1.56%
Sunroom	1,673.46	0.76%
<hr/>		
Area: Site Work		
Fresh Water well	8,770.34	3.99%
Septic system	5,000.00	2.28%
<hr/>		
Area Subtotal: Site Work	13,770.34	6.27%
Deck	7,061.19	3.21%
General Conditions	40,098.83	18.26%
<hr/>		
Subtotal of Areas	219,649.94	100.00%
<hr/>		
Total	219,649.94	100.00%

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### Recap by Category

O&P Items	Total	%
APPLIANCES	4,315.70	1.59%
CABINETS	10,318.04	3.81%
CLEANING	6,115.59	2.26%
CONCRETE	12,598.92	4.65%
GENERAL DEMOLITION	228.70	0.08%
DOORS	6,758.04	2.50%
DRYWALL	3,784.14	1.40%
ELECTRICAL	9,953.94	3.68%
EQUIPMENT	1,206.24	0.45%
EXCAVATION	3,516.07	1.30%
FLOOR COVERING - CARPET	2,824.58	1.04%
FLOOR COVERING - CERAMIC TILE	1,023.84	0.38%
FLOOR COVERING - VINYL	1,415.88	0.52%
PERMITS AND FEES	4,369.41	1.61%
FINISH CARPENTRY / TRIMWORK	10,306.77	3.81%
FINISH HARDWARE	1,317.06	0.49%
FIREPLACES	3,308.97	1.22%
FRAMING & ROUGH CARPENTRY	32,872.81	12.15%
HEAT, VENT & AIR CONDITIONING	1,348.40	0.50%
INSULATION	1,997.49	0.74%
LABOR ONLY	24,721.47	9.13%
LIGHT FIXTURES	3,560.14	1.32%
MIRRORS & SHOWER DOORS	328.77	0.12%
INTERIOR LATH & PLASTER	9,504.83	3.51%
PLUMBING	17,387.39	6.42%
PANELING & WOOD WALL FINISHES	397.67	0.15%
PAINTING	8,237.89	3.04%
ROOFING	2,736.18	1.01%
SOFFIT, FASCIA, & GUTTER	226.38	0.08%
SPECIALTY ITEMS	14,832.51	5.48%
STAIRS	485.00	0.18%
STUCCO & EXTERIOR PLASTER	6,004.74	2.22%
TILE	1,078.64	0.40%
TEMPORARY REPAIRS	3,006.72	1.11%
WINDOWS - SKYLIGHTS	303.27	0.11%
WINDOWS - VINYL	3,047.44	1.13%
WALLPAPER	1,603.38	0.59%
O&P Items Subtotal	217,043.01	80.19%

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<b>Non-O&amp;P Items</b>			<b>Total</b>	<b>%</b>
<b>PERMITS AND FEES</b>			<b>-5,748.06</b>	<b>-2.12%</b>
<b>SPECIALTY ITEMS</b>			<b>8,354.99</b>	<b>3.09%</b>
<hr/>				
<b>Non-O&amp;P Items Subtotal</b>			<b>2,606.93</b>	<b>0.96%</b>
<b>O&amp;P Items Subtotal</b>			<b>217,043.01</b>	<b>80.19%</b>
<b>Material Sales Tax</b>	@	<b>7.750%</b>	<b>6,381.62</b>	<b>2.36%</b>
<b>Overhead</b>	@	<b>10.0%</b>	<b>22,315.92</b>	<b>8.24%</b>
<b>Profit</b>	@	<b>10.0%</b>	<b>22,315.92</b>	<b>8.24%</b>
<hr/>				
<b>Total</b>			<b>270,663.40</b>	<b>100.00%</b>

## **Bob Rettig Construction and Consulting**

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Client: Sample C, Cov A  
Property: Main St.  
Anytown, CA 92065

Home: (760) 789-0278  
Cellular: (760) 470-8814

Operator Info:

Operator: BOB

Estimator: Rettig, Bob  
Company: Bob Rettig Construction Consulting

Type of Estimate: Fire  
Date Entered: 5/30/2008                      Date Assigned:

Price List: CASD2S7D  
Labor Efficiency: New Construction  
Estimate: SAMPLE\_C\_COVA

### Coverage A

**This estimate is a guide only to be representative of the cost and scope of work required to replace a moderate, 1-Story home of approximately 1300 square feet. Each home is unique in it's construction and finishes and costs must be adjusted for these and other considerations on a home by home basis.**

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### SAMPLE\_C\_COVA

#### Debris Removal

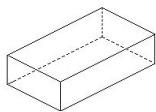
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
1. Remove fire debris - Labor - cost per owner - To Date	1.00 BD	22,228.00	0.00	22,228.00
2. Equipment rentals - cost per owner - to date	1.00 BD	0.00	2,106.67	2,106.67
Totals: Debris Removal				24,334.67

#### Grading & Earthwork

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Overexcavation and recompaction of the top 3 feet of soil below the building footprint to 5 feet outside				
3. Trackhoe/excavator and operator	21.78 HR	0.00	111.00	2,417.33
4. General Laborer - per hour	24.00 HR	0.00	35.11	842.64
5. Front end wheel loader and operator	21.78 HR	0.00	100.00	2,177.78
6. Water Truck - rental (4 hr Minimum)	1.00 EA	0.00	280.00	280.00
7. Water costs - Allowance	1.00 EA	0.00	100.00	100.00
Totals: Grading & Earthwork				5,817.75

#### Foundation

LxWxH 38'0" x 29'0" x 6"



67.00 SF Walls	1,102.00 SF Ceiling
1,169.00 SF Walls & Ceiling	1,102.00 SF Floor
122.44 SY Flooring	134.00 LF Floor Perimeter
19.00 SF Long Wall	14.50 SF Short Wall
134.00 LF Ceil. Perimeter	

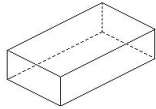
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### CONTINUED - Foundation

#### Subroom 1: Storage Area

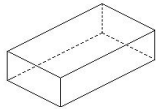
LxWxH 15'6" x 10'8" x 6"



26.17 SF Walls	165.33 SF Ceiling
191.50 SF Walls & Ceiling	165.33 SF Floor
18.37 SY Flooring	52.33 LF Floor Perimeter
7.75 SF Long Wall	5.33 SF Short Wall
52.33 LF Ceil. Perimeter	

#### Subroom 2: Offset 2

LxWxH 6'0" x 6'0" x 6"

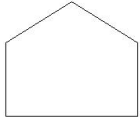


12.00 SF Walls	36.00 SF Ceiling
48.00 SF Walls & Ceiling	36.00 SF Floor
4.00 SY Flooring	24.00 LF Floor Perimeter
3.00 SF Long Wall	3.00 SF Short Wall
24.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
8. Bedding sand	37.00 CY	0.00	35.48	1,312.76
9. Delivery cost of sand	4.00 EA	0.00	80.00	320.00
10. Vapor barrier - visqueen (Material only)	1,303.33 SF	0.00	0.04	52.13
11. Concrete slab reinforcement - 6" x 6", #10 wire mesh; material only	1,303.33 SF	0.00	0.15	195.50
12. General Laborer - per hour to install sand, mesh and visqueen (4 men x 4 hrs)	16.00 HR	0.00	35.11	561.76
13. Concrete slab on grade - 4" - finished in place; includes waste	1,433.67 SF	0.00	3.89	5,576.96
14. Concrete anchor bolt - 5/8" x 12"	53.00 EA	0.00	5.24	277.72
15. Footings - labor & materials - Reinforced; includes waste	17.75 CY	0.00	363.26	6,447.87
16. General Laborer - per hour to clean & trim footing bottoms	4.00 HR	0.00	35.11	140.44
Totals: Foundation				14,885.14

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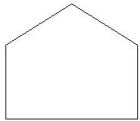


## Block Wall (House Walls)

## Formula Elevation 210'4" x ... x 8'0"

1,682.67 SF Walls  
 1,682.67 SF Long Wall  
 210.33 LF Ceil. Perimeter

210.33 LF Floor Perimeter  
 1,682.67 SF Short Wall



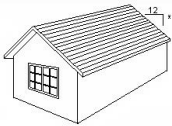
## Subroom 1: Interior Block Walls

## Formula Elevation 83'0" x ... x 8'0"

664.00 SF Walls  
 664.00 SF Long Wall  
 83.00 LF Ceil. Perimeter

83.00 LF Floor Perimeter  
 664.00 SF Short Wall

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
17. Block - 4" x 8" x 16" - in place	2,346.67 SF	0.00	6.48	15,206.40
18. Block - Add if vertical reinforcement is 24" OC	2,346.67 SF	0.00	3.30	7,744.00
Totals: Block Wall (House Walls)				22,950.40

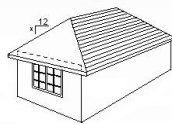


## Framing

## Formula Gable Roof & Box 38'0" x 29'0" x 8'0"

1,242.67 SF Walls  
 2,625.64 SF Walls & Ceiling  
 122.44 SY Flooring  
 304.00 SF Long Wall  
 149.46 LF Ceil. Perimeter

1,382.97 SF Ceiling  
 1,102.00 SF Floor  
 134.00 LF Floor Perimeter  
 317.33 SF Short Wall



## Subroom 1: Garage roof

## Formula Hip Roof & Box 20'0" x 20'0" x 9'0"

720.00 SF Walls  
 1,363.99 SF Walls & Ceiling  
 44.44 SY Flooring  
 180.00 SF Long Wall  
 96.00 LF Ceil. Perimeter

643.99 SF Ceiling  
 400.00 SF Floor  
 80.00 LF Floor Perimeter  
 180.00 SF Short Wall

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
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**CONTINUED - Framing**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
Note: Framing costs include all framing for the house and roof only. These costs reflect actual material costs and projected labor costs. The total cost for framing would include material cost, labor cost and typical subcontractor mark-up of 25%. Costs for deck framing are considered separately below.				
19. Framing Materials	1.00 LS	0.00	9,526.70	9,526.70
20. Framing Labor	1.00 LS	0.00	15,264.47	15,264.47
21. Subcontractor mark-up (25%)	1.00 LS	0.00	6,197.79	6,197.79
Totals: Framing				30,988.96

**Heat, Vent, & Cool**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
Note: This house did not have forced air heating or cooling				
Totals: Heat, Vent, & Cool				0.00

**Electrical**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
22. Rewire - average residence - copper wiring	1,303.00 SF	0.00	3.15	4,104.45
23. Breaker panel - 200 amp	1.00 EA	0.00	989.94	989.94
24. Meter base and main disconnect - 200 amp	1.00 EA	0.00	252.71	252.71
25. Meter mast for overhead power - 2" conduit	1.00 EA	0.00	354.50	354.50
26. Trunk cable - Heavy gauge copper conductors	50.00 LF	0.00	9.06	453.00
27. Grounding rod - copper clad with clamp, 8'	1.00 EA	0.00	76.23	76.23
28. Phone / low voltage copper wiring	100.00 LF	0.00	0.77	77.00
29. Coaxial TV cable	100.00 LF	0.00	1.10	110.00
30. Exterior light fixture - above average	3.00 EA	0.00	96.94	290.82
31. Exterior outlet or switch	4.00 EA	0.00	16.72	66.88

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**CONTINUED - Electrical**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
32. 220 volt copper wiring run, box and receptacle	1.00 EA	0.00	135.98	135.98
Totals: Electrical				6,911.51

**Plumbing**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
33. Rough in plumbing - includes supply and waste lines	2,213.00 SF	0.00	2.75	6,085.75
34. Rough in plumbing - floor/laundry pan drain	1.00 EA	0.00	127.02	127.02
Note: In addition to the rough plumbing, the septic tank must be tested to verify that in is properly functioning. The drain line from the house to the septic tank must be replaced.				
35. General Laborer - to dig and backfill trench and expose, remove and replace the drain line to the septic tank.	10.00 HR	0.00	35.11	351.10
36. Drain/Vent line - ABS pipe with fitting and hanger, 4"	20.00 LF	0.00	11.50	230.00
37. Water supply line - copper with fitting and hanger, 1"	20.00 LF	0.00	13.83	276.60
38. Ball valve - brass - 1"	1.00 EA	0.00	39.15	39.15
39. Black pipe with fitting and hanger, 1"	20.00 LF	0.00	8.65	173.00
40. Water heater - 60 gallon - Electric	1.00 EA	0.00	741.50	741.50
41. Exterior faucet	3.00 EA	0.00	40.35	121.05
Totals: Plumbing				8,145.17

**Doors & Windows**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
Windows				
42. Wood window - horizontal sliding, 12 - 24 sf, Std. grade	2.00 EA	0.00	275.11	550.22

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**CONTINUED - Doors & Windows**

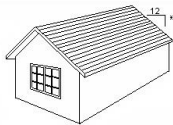
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
43. Aluminum window, horiz. slider 3-11 sf (2 pane)	2.00 EA	0.00	157.33	314.66
44. Wood window - casement, 3 - 11 sf, High grade	1.00 EA	0.00	323.02	323.02
45. Wood window - double hung, 16 - 21 sf, High grade	7.00 EA	0.00	449.86	3,149.02
Doors				
46. Interior door - solid core - pre-hung unit	3.00 EA	0.00	205.53	616.59
47. Exterior door - wood	2.00 EA	0.00	410.94	821.88
48. Exterior door - Redwood/detail - pre-hung- 4' wide	1.00 EA	0.00	1,890.09	1,890.09
Hardware				
49. Door lockset & deadbolt - exterior - High grade	1.00 EA	0.00	97.00	97.00
50. Door lockset & deadbolt - exterior	2.00 EA	0.00	70.52	141.04
51. Door knob - interior - High grade	3.00 EA	0.00	38.49	115.47
Totals: Doors & Windows				8,018.99

**Insulation**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
52. Blown-in insulation - 12" depth - R30	1,303.00 SF	0.00	0.85	1,107.55
Totals: Insulation				1,107.55

**Roofing**

**Formula Gable Roof & Box 38'0" x 29'0" x 8'0"**



1,242.67 SF Walls	1,382.97 SF Ceiling
2,625.64 SF Walls & Ceiling	1,102.00 SF Floor
122.44 SY Flooring	134.00 LF Floor Perimeter
304.00 SF Long Wall	317.33 SF Short Wall
149.46 LF Ceil. Perimeter	

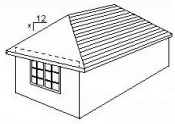
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### CONTINUED - Roofing

#### Subroom 1: Garage roof

#### Formula Hip Roof & Box 20'0" x 20'0" x 9'0"



720.00 SF Walls  
 1,363.99 SF Walls & Ceiling  
 44.44 SY Flooring  
 180.00 SF Long Wall  
 96.00 LF Ceil. Perimeter

643.99 SF Ceiling  
 400.00 SF Floor  
 80.00 LF Floor Perimeter  
 180.00 SF Short Wall

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
53. Roll roofing - hot mop application	14.00 SQ	0.00	77.75	1,088.50
54. Drip edge	245.46 LF	0.00	1.13	277.37
55. Flashing - pipe jack	3.00 EA	0.00	18.63	55.89
56. Chimney flashing - average (32" x 36")	1.00 EA	0.00	161.57	161.57
57. Garage roof - corrugated	400.00 SF	0.00	10.34	4,136.00
Totals: Roofing				5,719.33

#### Fire Place

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
58. Masonry fireplace & chimney - single story home - High grd	1.00 EA	0.00	6,055.20	6,055.20
59. Heatalator- add on	3.00 EA	0.00	216.20	648.60
60. Wood stove - Large size	1.00 EA	0.00	1,774.42	1,774.42
61. Flue cap	1.00 EA	0.00	96.24	96.24
62. Fireplace grate	1.00 EA	0.00	51.08	51.08
63. Fireplace face & hearth, red slate	35.00 SF	0.00	16.10	563.50
64. Single wall flue - black, 6"	10.00 LF	0.00	22.43	224.30
Totals: Fire Place				9,413.34

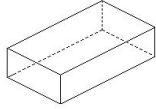
#### Interior

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### Family Room

LxWxH 25'0" x 14'3" x 8'0"



628.00 SF Walls	356.25 SF Ceiling
984.25 SF Walls & Ceiling	356.25 SF Floor
39.58 SY Flooring	78.50 LF Floor Perimeter
200.00 SF Long Wall	114.00 SF Short Wall
78.50 LF Ceil. Perimeter	

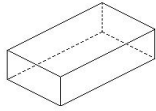
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Ceiling				
65. Masonite paneling	356.25 SF	0.00	1.70	605.63
Walls				
These walls were painted				
Electrical				
66. Switch	6.00 EA	0.00	13.22	79.32
67. Outlet	7.00 EA	0.00	11.92	83.44
68. Light fixture - High grade - 4 bilb with frosted etched glass	2.00 EA	0.00	73.51	147.02
69. Television cable outlet	1.00 EA	0.00	57.02	57.02
70. Phone outlet	1.00 EA	0.00	17.77	17.77
Finish Carpentry				
71. Baseboard - 4 1/4" hardwood	78.50 LF	0.00	4.60	361.10
72. Crown molding - 3 1/4" stain grade	78.50 LF	0.00	3.90	306.15
Paint				
73. Seal then paint the walls and ceiling twice (3 coats)	984.25 SF	0.00	0.82	807.09
74. Seal & paint baseboard, oversized - two coats	78.50 LF	0.00	0.91	71.44
75. Seal & paint crown molding - two coats	78.50 LF	0.00	0.88	69.08
76. Seal & paint wood window (per side) - 2 sides	6.00 EA	0.00	25.98	155.88
77. Paint window opening - 2 coats (per side)	3.00 EA	0.00	18.29	54.87
Flooring				
78. Carpet - High grade	356.25 SF	0.00	4.47	1,592.44
79. Carpet pad - High grade	356.25 SF	0.00	0.91	324.19
Totals: Family Room				4,732.44

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### Bedroom 1

LxWxH 14'1" x 11'6" x 8'0"



409.33 SF Walls	161.96 SF Ceiling
571.29 SF Walls & Ceiling	161.96 SF Floor
18.00 SY Flooring	51.17 LF Floor Perimeter
112.67 SF Long Wall	92.00 SF Short Wall
51.17 LF Ceil. Perimeter	

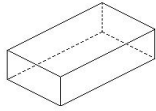
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Ceiling				
80. Masonite paneling	161.96 SF	0.00	1.70	275.33
Walls				
81. Masonite paneling	204.67 SF	0.00	1.70	347.93
Electrical				
82. Switch	1.00 EA	0.00	13.22	13.22
83. Outlet	3.00 EA	0.00	11.92	35.76
84. Smoke detector	1.00 EA	0.00	34.59	34.59
85. Light fixture - High grade - 4 bilb with frosted etched glass	2.00 EA	0.00	73.51	147.02
Finish Carpentry				
86. Baseboard - 4 1/4" hardwood	51.17 LF	0.00	4.60	235.37
87. Crown molding - 3 1/4" stain grade	51.17 LF	0.00	3.90	199.55
88. Custom cabinets - full height units	11.00 LF	0.00	282.44	3,106.84
Paint				
89. Seal then paint the walls and ceiling twice (3 coats)	571.29 SF	0.00	0.82	468.46
90. Seal & paint baseboard, oversized - two coats	51.17 LF	0.00	0.91	46.56
91. Paint door trim & jamb - 2 coats (per side)	2.00 EA	0.00	18.29	36.58
92. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	18.00	36.00
93. Paint window opening - 2 coats (per side)	1.00 EA	0.00	18.29	18.29
94. Seal & paint wood window (per side)	1.00 EA	0.00	25.98	25.98
Flooring				
95. Carpet pad - High grade	161.96 SF	0.00	0.91	147.38
96. Carpet - High grade	161.96 SF	0.00	4.47	723.95

Totals: Bedroom 1

5,898.81

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### Bathroom

LxWxH 8'0" x 7'0" x 8'6"

255.00 SF Walls	56.00 SF Ceiling
311.00 SF Walls & Ceiling	56.00 SF Floor
6.22 SY Flooring	30.00 LF Floor Perimeter
68.00 SF Long Wall	59.50 SF Short Wall
30.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Ceiling				
97. Masonite paneling	56.00 SF	0.00	1.70	95.20
Walls				
98. Masonite paneling	127.50 SF	0.00	1.70	216.75
Electrical				
99. Outlet	2.00 EA	0.00	11.92	23.84
100. Light fixture - High grade - 4 bilb with frosted etched glass	1.00 EA	0.00	73.51	73.51
101. Switch	1.00 EA	0.00	13.22	13.22
102. Bathroom ventilation fan	1.00 EA	0.00	58.64	58.64
Finish Carpentry				
103. Baseboard - 4 1/4"	30.00 LF	0.00	3.16	94.80
104. Vanity - High grade	4.00 LF	0.00	138.34	553.36
105. Countertop - post formed plastic laminate	4.00 LF	0.00	45.73	182.92
106. Medicine cabinet	1.00 EA	0.00	115.40	115.40
Finish Plumbing				
107. Sink faucet - Bathroom	1.00 EA	0.00	108.87	108.87
108. Sink - single	1.00 EA	0.00	196.44	196.44
109. Angle stop	3.00 EA	0.00	23.85	71.55
110. Toilet	1.00 EA	0.00	287.35	287.35
111. Toilet seat	1.00 EA	0.00	41.34	41.34
112. Shower faucet	1.00 EA	0.00	203.55	203.55
113. Bathtub - Free standing	1.00 EA	0.00	979.62	979.62
114. Bathtub faucet (no shower)	1.00 EA	0.00	156.49	156.49
115. Remove Fiberglass shower unit	1.00 EA	38.72	0.00	38.72
Finish Items				
116. Towel bar	1.00 EA	0.00	21.45	21.45
117. Toilet paper holder	1.00 EA	0.00	21.60	21.60

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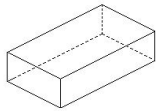
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### CONTINUED - Bathroom

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
118. Mirror - 1/4" plate glass	12.00 SF	0.00	9.41	112.92
Paint				
119. Seal then paint the walls and ceiling twice (3 coats)	311.00 SF	0.00	0.82	255.02
120. Paint window opening - 2 coats (per side)	1.00 EA	0.00	18.29	18.29
121. Paint door trim & jamb - 2 coats (per side)	1.00 EA	0.00	18.29	18.29
122. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	18.00	18.00
123. Seal & paint baseboard, oversized - two coats	30.00 LF	0.00	0.91	27.30
Flooring				
124. Vinyl floor covering (sheet goods)	56.00 SF	0.00	3.40	190.40
Totals: Bathroom				4,194.84

### Pantry / Utility Room

LxWxH 10'9" x 10'0" x 8'0"



332.00 SF Walls	107.50 SF Ceiling
439.50 SF Walls & Ceiling	107.50 SF Floor
11.94 SY Flooring	41.50 LF Floor Perimeter
86.00 SF Long Wall	80.00 SF Short Wall
41.50 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Ceiling				
125. Masonite paneling	107.50 SF	0.00	1.70	182.75
Walls				
126. Masonite paneling	166.00 SF	0.00	1.70	282.20
Electrical				
127. Switch	1.00 EA	0.00	13.22	13.22
128. Outlet	2.00 EA	0.00	11.92	23.84
129. 220 volt copper wiring run, box and receptacle	2.00 EA	0.00	135.98	271.96
130. Light fixture - High grade - 4 bilb with frosted etched glass	2.00 EA	0.00	73.51	147.02



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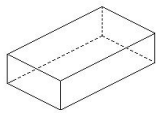
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**CONTINUED - Pantry / Utility Room**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
<b>Finish Carpentry</b>				
131. Baseboard - 4 1/4" hardwood	41.50 LF	0.00	4.60	190.90
132. Crown molding - 3 1/4" stain grade	41.50 LF	0.00	3.90	161.85
133. Shelving - 12" - in place	20.00 LF	0.00	7.05	141.00
<b>Paint</b>				
134. Seal then paint the walls and ceiling twice (3 coats)	439.50 SF	0.00	0.82	360.39
135. Seal & paint baseboard, oversized - two coats	41.50 LF	0.00	0.91	37.77
136. Seal & paint crown molding - two coats	41.50 LF	0.00	0.88	36.52
137. Seal & paint wood window (per side) - 2 sides	6.00 EA	0.00	25.98	155.88
138. Paint window opening - 2 coats (per side)	3.00 EA	0.00	18.29	54.87
139. Seal & paint wood shelving, 12"- 24" width	20.00 LF	0.00	2.15	43.00
<b>Flooring</b>				
140. Vinyl floor covering (sheet goods)	107.50 SF	0.00	3.40	365.50
<b>Totals: Pantry / Utility Room</b>				<b>2,468.67</b>

**Hallway**

**LxWxH 7'0" x 6'0" x 8'0"**



208.00 SF Walls	42.00 SF Ceiling
250.00 SF Walls & Ceiling	42.00 SF Floor
4.67 SY Flooring	26.00 LF Floor Perimeter
56.00 SF Long Wall	48.00 SF Short Wall
26.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
<b>Ceiling</b>				
141. Masonite paneling	42.00 SF	0.00	1.70	71.40
<b>Walls</b>				
These walls were painted				
<b>Electrical</b>				
142. Switch	1.00 EA	0.00	13.22	13.22

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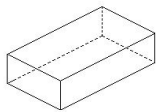
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**CONTINUED - Hallway**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
143. Outlet	1.00 EA	0.00	11.92	11.92
144. Smoke detector	1.00 EA	0.00	34.59	34.59
145. Light fixture - High grade - 4 bilb with frosted etched glass	2.00 EA	0.00	73.51	147.02
Finish Carpentry				
146. Baseboard - 4 1/4" hardwood	26.00 LF	0.00	4.60	119.60
147. Crown molding - 3 1/4" stain grade	26.00 LF	0.00	3.90	101.40
148. Custom cabinets - full height units	6.00 LF	0.00	282.44	1,694.64
Paint				
149. Seal then paint the walls and ceiling twice (3 coats)	250.00 SF	0.00	0.82	205.00
150. Seal & paint baseboard, oversized - two coats	26.00 LF	0.00	0.91	23.66
151. Paint door trim & jamb - 2 coats (per side)	2.00 EA	0.00	18.29	36.58
152. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	18.00	36.00
153. Seal & paint crown molding - two coats	26.00 LF	0.00	0.88	22.88
Flooring				
154. Carpet pad - High grade	42.00 SF	0.00	0.91	38.22
155. Carpet - High grade	42.00 SF	0.00	4.47	187.74
Totals: Hallway				2,743.87

**Kitchen / Dining Room**

**LxWxH 19'0" x 13'10" x 8'0"**



500.00 SF Walls	262.83 SF Ceiling
762.83 SF Walls & Ceiling	262.83 SF Floor
29.20 SY Flooring	62.50 LF Floor Perimeter
152.00 SF Long Wall	110.67 SF Short Wall
62.50 LF Ceil. Perimeter	

Missing Wall - Goes to Floor/Ceiling

3' 2" X 8'

Opens into Exterior

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Ceiling				

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**CONTINUED - Kitchen / Dining Room**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
156. Masonite paneling Walls	262.83 SF	0.00	1.70	446.82
157. Masonite paneling Electrical	262.67 SF	0.00	1.70	446.53
158. Switch	4.00 EA	0.00	13.22	52.88
159. 220 volt copper wiring run, box and receptacle	1.00 EA	0.00	135.98	135.98
160. Outlet	6.00 EA	0.00	11.92	71.52
161. Smoke detector	1.00 EA	0.00	34.59	34.59
162. Light fixture - High grade - 4 bilb with frosted etched glass	2.00 EA	0.00	73.51	147.02
163. Fluorescent light fixture Finish Carpentry	2.00 EA	0.00	74.69	149.38
164. Custom cabinets - wall units - 36" tall	14.00 LF	0.00	144.09	2,017.26
165. Custom cabinets - base units	28.00 LF	0.00	199.53	5,586.84
166. Cabinet knob or pull - High grade	35.00 EA	0.00	7.89	276.15
167. Countertop - post formed plastic laminate (formica)	28.00 LF	0.00	45.73	1,280.44
168. Baseboard - 4 1/4"	62.50 LF	0.00	3.16	197.50
169. Crown molding - 3 1/4"	62.50 LF	0.00	2.86	178.75
170. Attic entrance cover and trim Appliances	1.00 EA	0.00	44.83	44.83
171. Range - freestanding - electric	1.00 EA	0.00	727.04	727.04
Finish Plumbing				
172. Sink - double - stainless steel	1.00 EA	0.00	365.27	365.27
173. Angle stop	3.00 EA	0.00	23.85	71.55
174. Sink faucet - Kitchen	1.00 EA	0.00	151.14	151.14
Paint				
175. Seal then paint the ceiling twice (3 coats)	262.83 SF	0.00	0.82	215.52
176. Painting - Faux (special effects) - 3 part	500.00 SF	0.00	1.89	945.00
177. Paint door or window opening - 2 coats (per side)	1.00 EA	0.00	18.29	18.29
178. Seal & paint wood window (per side)	1.00 EA	0.00	25.98	25.98

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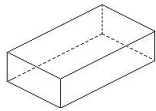
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**CONTINUED - Kitchen / Dining Room**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
179. Seal & paint baseboard, oversized - two coats	62.50 LF	0.00	0.91	56.88
180. Seal & paint crown molding - two coats	62.50 LF	0.00	0.88	55.00
Flooring				
181. Vinyl floor covering (sheet goods)	262.83 SF	0.00	3.40	893.63
182. Waste Item - Vinyl floor covering (sheet goods)	158.67 SF	0.00	3.40	539.47
Waste Xpert - Vinyl Waste: The following cuts will produce the specified line item prices:				
Cut #1 Room Name: Pantry / Uility Room Dimensions: 10'3" X 11'0"				
Cut #2 Room Name: Kitchen / Dining Room Dimensions: 19'3" X 12'0"				
Cut #3 Room Name: Bathroom & Kitchen / Dining Room Dimensions: 19'3" X 9'4"				
Totals: Kitchen / Dining Room				15,131.26

**Utility bath**

**LxWxH 10'9" x 5'6" x 8'0"**



260.00 SF Walls	59.13 SF Ceiling
319.13 SF Walls & Ceiling	59.13 SF Floor
6.57 SY Flooring	32.50 LF Floor Perimeter
86.00 SF Long Wall	44.00 SF Short Wall
32.50 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Ceiling				
183. Masonite paneling	59.13 SF	0.00	1.70	100.51
Walls These walls were painted				
Electrical				
184. Switch	1.00 EA	0.00	13.22	13.22
185. Light fixture - High grade - 4 bilb with frosted etched glass	1.00 EA	0.00	73.51	73.51
Finish Plumbing				
186. Shower faucet	1.00 EA	0.00	203.55	203.55
Paint				
187. Seal then paint the ceiling twice (3 coats)	59.13 SF	0.00	0.82	48.48

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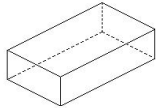
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**CONTINUED - Utility bath**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
188. Concrete slab waterproofing - per SF	59.13 EA	0.00	2.50	147.81
Totals: Utility bath				587.08

**Bedroom 2**

**LxWxH 14'6" x 12'6" x 8'0"**



432.00 SF Walls	181.25 SF Ceiling
613.25 SF Walls & Ceiling	181.25 SF Floor
20.14 SY Flooring	54.00 LF Floor Perimeter
116.00 SF Long Wall	100.00 SF Short Wall
54.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Ceiling				
189. Masonite paneling	181.25 SF	0.00	1.70	308.13
Walls These walls were painted				
Electrical				
190. Switch	1.00 EA	0.00	13.22	13.22
191. Outlet	4.00 EA	0.00	11.92	47.68
192. Light fixture - High grade - 4 bilb with frosted etched glass	2.00 EA	0.00	73.51	147.02
Finish Carpentry				
193. Baseboard - 4 1/4" hardwood	54.00 LF	0.00	4.60	248.40
194. Crown molding - 3 1/4" stain grade	54.00 LF	0.00	3.90	210.60
195. Custom cabinets - full height units	10.00 LF	0.00	282.44	2,824.40
Paint				
196. Seal then paint the walls and ceiling twice (3 coats)	613.25 SF	0.00	0.82	502.87
197. Seal & paint baseboard, oversized - two coats	54.00 LF	0.00	0.91	49.14
198. Seal & paint crown molding - two coats	54.00 LF	0.00	0.88	47.52
199. Paint door trim & jamb - 2 coats (per side)	1.00 EA	0.00	18.29	18.29
200. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	18.00	18.00

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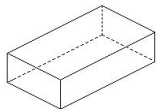
### CONTINUED - Bedroom 2

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
201. Paint window opening - 2 coats (per side)	2.00 EA	0.00	18.29	36.58
202. Seal & paint wood window (per side)	1.00 EA	0.00	25.98	25.98
Flooring				
203. Carpet pad - High grade	181.25 SF	0.00	0.91	164.94
204. Carpet - High grade	181.25 SF	0.00	4.47	810.19
205. Waste Item - Carpet - High grade	44.04 SF	0.00	4.47	196.87
Waste Xpert - Carpet Waste: The following cuts will produce the specified line item prices:				
Cut #1 Room Name: Family Room Dimensions: 14'6" X 12'0"				
Cut #2 Room Name: Family Room Dimensions: 14'6" X 12'0"				
Cut #3 Room Name: Bedroom 1 Dimensions: 14'4" X 11'9"				
Cut #4 Room Name: Bedroom 2 Dimensions: 14'9" X 12'0"				
Cut #5 Room Name: Family Room & Hallway & Bedroom 2 Dimensions: 7'5" X 10'3"				
Totals: Bedroom 2				5,669.83

### Attached Deck

#### Front Elevation Covered Patio

LxWxH 38'0" x 10'0" x 8'0"



768.00 SF Walls	380.00 SF Ceiling
1,148.00 SF Walls & Ceiling	380.00 SF Floor
42.22 SY Flooring	96.00 LF Floor Perimeter
304.00 SF Long Wall	80.00 SF Short Wall
96.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
206. Concrete pier or footing with post anchor	6.00 EA	0.00	66.07	396.42
207. General Laborer - per hour to prep slab on grade - 2 men x 3 hrs	6.00 HR	0.00	35.11	210.66
208. Walk behind drum compactor and operator	4.00 HR	0.00	72.44	289.76
209. Concrete slab on grade - 4" - finished in place; includes waste	380.00 SF	0.00	3.85	1,463.00
210. 4" x 6" square wood post - Labor only	40.00 LF	0.00	3.09	123.60
211. Header, 4x8	38.00 LF	0.00	4.45	169.10
212. Joist - floor or ceiling - 2x6	380.00 SF	0.00	1.48	562.40

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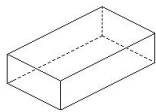
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**CONTINUED - Front Elevation Covered Patio**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
213. 2" x 6" lumber (1 BF per LF) - ledger & rimjoist	38.00 LF	0.00	1.45	55.10
214. Sheathing - 2" x 6" - tongue and groove	380.00 SF	0.00	5.92	2,249.60
215. Block - 8" x 8" x 16" - in place Paint	81.00 SF	0.00	7.19	582.39
216. Prime & paint exterior ceiling - exposed rafters	380.00 SF	0.00	1.87	710.60
217. Paint/finish - post - wood	6.00 EA	0.00	10.62	63.72
218. Paint concrete the floor - Red	380.00 SF	0.00	0.39	148.20
219. Paint masonry Screen - All sides	81.00 SF	0.00	0.60	48.60
220. 2" x 6" lumber - treated (1 BF per LF)	54.00 LF	0.00	1.71	92.34
221. 2" x 6" lumber (1 BF per LF)	150.00 LF	0.00	1.45	217.50
222. Patio/pool Enclosure - Rescreen	324.00 SF	0.00	0.85	275.40
<b>Totals: Front Elevation Covered Patio</b>				<b>7,658.39</b>

**Rear Elevation Covered Patio**

**LxWxH 10'8" x 9'0" x 8'0"**



314.67 SF Walls	96.00 SF Ceiling
410.67 SF Walls & Ceiling	96.00 SF Floor
10.67 SY Flooring	39.33 LF Floor Perimeter
85.33 SF Long Wall	72.00 SF Short Wall
39.33 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
223. Concrete pier or footing with post anchor	2.00 EA	0.00	66.07	132.14
224. General Laborer - per hour to prep slab on grade - 2 men x 3 hrs	6.00 HR	0.00	35.11	210.66
225. Walk behind drum compactor and operator	4.00 HR	0.00	72.44	289.76
226. Concrete slab on grade - 4" - finished in place; includes waste	96.00 SF	0.00	3.85	369.60
227. 4" x 6" x 8' - fir/larch post - material only	2.00 EA	0.00	20.21	40.42

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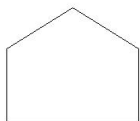
**CONTINUED - Rear Elevation Covered Patio**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
228. 4" x 6" square wood post - Labor only	16.00 LF	0.00	3.09	49.44
229. Header, 4x8	10.67 LF	0.00	4.45	47.47
230. Joist - floor or ceiling - 2x6	96.00 SF	0.00	1.48	142.08
231. 2" x 6" lumber (1 BF per LF) - ledger & rimjoist	10.67 LF	0.00	1.45	15.47
232. Sheathing - 2" x 6" - tongue and groove	96.00 SF	0.00	5.92	568.32
233. Waterproof paneling w/trim - Commercial (FRP) - corrugated	314.67 SF	0.00	3.10	975.47
Paint				
234. Prime & paint exterior ceiling - exposed rafters	96.00 SF	0.00	1.87	179.52
235. Paint/finish - post - wood	2.00 EA	0.00	10.62	21.24
236. Paint concrete the floor - Red	96.00 SF	0.00	0.39	37.44
Screen - All sides				
237. 2" x 4" lumber - treated (.667 BF per LF)	30.33 LF	0.00	1.37	41.56
238. 2" x 4" lumber (.667 BF per LF)	86.33 LF	0.00	1.09	94.10
239. Patio/pool Enclosure - Rescreen	242.67 SF	0.00	0.85	206.27
240. Wall or roof panel - corrugated	60.67 SF	0.00	2.06	124.97
<b>Totals: Rear Elevation Covered Patio</b>				<b>3,545.93</b>
<b>Total: Attached Deck</b>				<b>11,204.32</b>
<b>Total: Interior</b>				<b>52,631.12</b>

**Exterior**

**Front Elevation**

**Formula Elevation 38'0" x ... x 8'0"**



304.00 SF Walls  
 304.00 SF Long Wall  
 38.00 LF Ceil. Perimeter

38.00 LF Floor Perimeter  
 304.00 SF Short Wall

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
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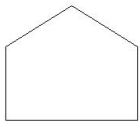
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**CONTINUED - Front Elevation**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Paint				
241. Seal block with masonry sealer, including chimney	347.20 SF	0.00	0.54	187.49
242. Paint masonry, including chimney	347.20 SF	0.00	0.60	208.32
243. Prime & paint door slab only - exterior (per side)	2.00 EA	0.00	27.61	55.22
244. Paint door/window trim & jamb - 2 coats (per side)	5.00 EA	0.00	18.29	91.45
245. Prime & paint exterior soffit - exposed rafters	57.00 SF	0.00	1.87	106.59
246. Prime & paint exterior fascia - wood, 4"- 6" wide	38.00 LF	0.00	1.00	38.00
Totals: Front Elevation				687.07

**Right Elevation**

**Formula Elevation 30'0" x ... x 8'0"**



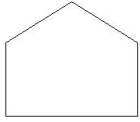
315.00 SF Walls  
 315.00 SF Long Wall  
 31.62 LF Ceil. Perimeter

30.00 LF Floor Perimeter  
 315.00 SF Short Wall

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Paint				
247. Seal block with masonry sealer	315.00 SF	0.00	0.54	170.10
248. Paint masonry	315.00 SF	0.00	0.60	189.00
249. Paint door/window trim & jamb - 2 coats (per side)	5.00 EA	0.00	18.29	91.45
250. Prime & paint exterior soffit - exposed rafters	47.43 SF	0.00	1.87	88.70
251. Prime & paint exterior fascia - wood, 4"- 6" wide	31.62 LF	0.00	1.00	31.62
Totals: Right Elevation				570.87

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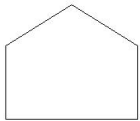
### Rear Elevation

### Formula Elevation 38'0" x ... x 8'0"

304.00 SF Walls  
 304.00 SF Long Wall  
 38.00 LF Ceil. Perimeter

38.00 LF Floor Perimeter  
 304.00 SF Short Wall

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Paint				
252. Seal block with masonry sealer	304.00 SF	0.00	0.54	164.16
253. Paint masonry	304.00 SF	0.00	0.60	182.40
254. Prime & paint door slab only - exterior (per side)	2.00 EA	0.00	27.61	55.22
255. Paint door/window trim & jamb - 2 coats (per side)	5.00 EA	0.00	18.29	91.45
256. Prime & paint exterior soffit - exposed rafters	57.00 SF	0.00	1.87	106.59
257. Prime & paint exterior fascia - wood, 4"- 6" wide	38.00 LF	0.00	1.00	38.00
Totals: Rear Elevation				637.82



### Left Elevation

### Formula Elevation 30'0" x ... x 8'0"

315.00 SF Walls  
 315.00 SF Long Wall  
 31.62 LF Ceil. Perimeter

30.00 LF Floor Perimeter  
 315.00 SF Short Wall

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Paint				
258. Seal block with masonry sealer; includes utility/pantry & utility/pantry bath	459.00 SF	0.00	0.54	247.86
259. Paint masonry; includes utility/pantry & utility/pantry bath	459.00 SF	0.00	0.60	275.40
260. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	18.29	36.58
261. Prime & paint exterior soffit - exposed rafters	47.43 SF	0.00	1.87	88.70

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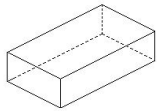
### CONTINUED - Left Elevation

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
262. Prime & paint exterior fascia - wood, 4" - 6" wide	31.62 LF	0.00	1.00	31.62
Totals: Left Elevation				680.16
Total: Exterior				2,575.92

### Flatwork

#### Patio

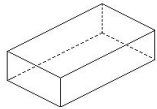
LxWxH 38'0" x 9'0" x 6"



47.00 SF Walls	342.00 SF Ceiling
389.00 SF Walls & Ceiling	342.00 SF Floor
38.00 SY Flooring	94.00 LF Floor Perimeter
19.00 SF Long Wall	4.50 SF Short Wall
94.00 LF Ceil. Perimeter	

#### Subroom 1: Rear Porch

LxWxH 10'8" x 9'0" x 6"



19.67 SF Walls	96.00 SF Ceiling
115.67 SF Walls & Ceiling	96.00 SF Floor
10.67 SY Flooring	39.33 LF Floor Perimeter
5.33 SF Long Wall	4.50 SF Short Wall
39.33 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
263. Building foundation excavation	10.95 CY	0.00	6.57	71.94
264. Bedding sand	6.00 CY	0.00	35.48	212.88
265. Concrete slab reinforcement - 6" x 6", #10 wire mesh; material only	438.00 SF	0.00	0.15	65.70
266. General Laborer - per hour to install sand, mesh and visqueen (4 men x 2 hrs)	8.00 HR	0.00	35.11	280.88
267. Concrete slab on grade - 4" - finished in place; includes waste	438.00 SF	0.00	3.50	1,533.00
268. Walk behind plate compactor and operator	4.00 HR	0.00	56.75	227.00
269. Concrete pump setup	1.00 EA	0.00	350.00	350.00
Totals: Patio				2,741.40

# Bob Rettig Construction and Consulting

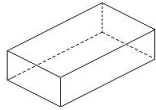
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Total: Flatwork

2,741.40

## Driveways

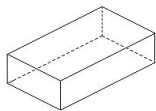
**LxWxH 540'0" x 16'0" x 6"**



556.00 SF Walls	8,640.00 SF Ceiling
9,196.00 SF Walls & Ceiling	8,640.00 SF Floor
960.00 SY Flooring	1,112.00 LF Floor Perimeter
270.00 SF Long Wall	8.00 SF Short Wall
1,112.00 LF Ceil. Perimeter	

## Subroom 1: Driveway #2

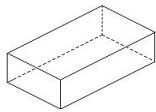
**LxWxH 999'0" x 16'0" x 6"**



1,015.00 SF Walls	15,984.00 SF Ceiling
16,999.00 SF Walls & Ceiling	15,984.00 SF Floor
1,776.00 SY Flooring	2,030.00 LF Floor Perimeter
499.50 SF Long Wall	8.00 SF Short Wall
2,030.00 LF Ceil. Perimeter	

## Subroom 2: Driveway #2 offset

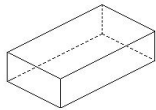
**LxWxH 21'0" x 16'0" x 6"**



37.00 SF Walls	336.00 SF Ceiling
373.00 SF Walls & Ceiling	336.00 SF Floor
37.33 SY Flooring	74.00 LF Floor Perimeter
10.50 SF Long Wall	8.00 SF Short Wall
74.00 LF Ceil. Perimeter	

## Subroom 3: Driveway #3

**LxWxH 300'0" x 16'0" x 6"**



316.00 SF Walls	4,800.00 SF Ceiling
5,116.00 SF Walls & Ceiling	4,800.00 SF Floor
533.33 SY Flooring	632.00 LF Floor Perimeter
150.00 SF Long Wall	8.00 SF Short Wall
632.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
270. Building foundation excavation	744.00 CY	0.00	6.57	4,888.08
271. Riding drum compactor and operator	24.00 HR	0.00	67.50	1,620.00
272. Decomposed granite - materials only - basic sand color	298.00 TN	0.00	40.00	11,920.00
273. Delivery charge per truck (12 yards)	24.83 EA	0.00	85.00	2,110.83

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**CONTINUED - Driveways**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
Totals: Driveways				20,538.91

**Landscaping**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
274. Bid for landscape - (ALLOWANCE)	1.00 BD	0.00	40,000.00	40,000.00
Totals: Landscaping				40,000.00

**General Conditions**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
275. Supervision - 4 hrs per day	692.80 HR	0.00	49.00	33,947.20
276. General and progressive clean - up	173.20 HR	0.00	30.67	5,312.04
277. Final cleanup crew - 4 laborers + supervisor	1.00 DA	0.00	963.20	963.20
278. Delivery & pick-up of temporary toilets (\$50 to deliver/\$50 to pick up)	1.00 EA	0.00	100.00	100.00
279. Temporary toilet (per month)	8.00 MO	0.00	105.07	840.56
280. R&R Temporary power - hookup	1.00 EA	39.26	349.20	388.46
281. Temporary power usage (per month)	8.00 MO	0.00	89.22	713.76
282. Temporary storage container	8.00 MO	0.00	80.00	640.00
283. Forklift - 36' Champ or equal (add \$ 150 for local pick up) - per day	4.00 DA	0.00	250.00	1,000.00
284. Survey - Property line layout, set building corners, etc. (Allowance)	1.00 EA	0.00	2,500.00	2,500.00
285. Survey Fee - per hr - (2 man crew)	4.00 HR	0.00	150.00	600.00
286. Architectural & Engineering fees (including Title 24 calculations) - 6% of construction costs - ALLOWANCE	1.00 EA	0.00	22,421.52	22,421.52
Totals: General Conditions				69,426.74

**Line Item Totals: SAMPLE\_C\_COVA** **326,206.90**

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### Grand Total Areas:

13,712.83	SF Walls	37,258.16	SF Ceiling	50,971.00	SF Walls and Ceiling
36,208.25	SF Floor	4,023.14	SY Flooring	5,560.50	LF Floor Perimeter
6,802.75	SF Long Wall	5,443.33	SF Short Wall	5,626.67	LF Ceil. Perimeter
0.00	Floor Area	0.00	Total Area	0.00	Interior Wall Area
0.00	Exterior Wall Area	0.00	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

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### Summary for Dwelling

Line Item Total			326,206.90
Material Sales Tax	@	7.750%	8,072.17
Subtotal			334,279.07
Overhead	@	10.0%	33,159.48
Profit	@	10.0%	33,159.48
<b>Replacement Cost Value</b>			<b>\$400,598.03</b>
<b>Net Claim</b>			<b>\$400,598.03</b>

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Rettig, Bob

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### Recap by Room

**Estimate: SAMPLE\_C\_COVA**

<b>Debris Removal</b>	<b>24,334.67</b>	<b>7.46%</b>
<b>Grading &amp; Earthwork</b>	<b>5,817.75</b>	<b>1.78%</b>
<b>Foundation</b>	<b>14,885.14</b>	<b>4.56%</b>
<b>Block Wall (House Walls)</b>	<b>22,950.40</b>	<b>7.04%</b>
<b>Framing</b>	<b>30,988.96</b>	<b>9.50%</b>
<b>Electrical</b>	<b>6,911.51</b>	<b>2.12%</b>
<b>Plumbing</b>	<b>8,145.17</b>	<b>2.50%</b>
<b>Doors &amp; Windows</b>	<b>8,018.99</b>	<b>2.46%</b>
<b>Insulation</b>	<b>1,107.55</b>	<b>0.34%</b>
<b>Roofing</b>	<b>5,719.33</b>	<b>1.75%</b>
<b>Fire Place</b>	<b>9,413.34</b>	<b>2.89%</b>
<b>Area: Interior</b>		
<b>Family Room</b>	<b>4,732.44</b>	<b>1.45%</b>
<b>Bedroom 1</b>	<b>5,898.81</b>	<b>1.81%</b>
<b>Bathroom</b>	<b>4,194.84</b>	<b>1.29%</b>
<b>Pantry / Utility Room</b>	<b>2,468.67</b>	<b>0.76%</b>
<b>Hallway</b>	<b>2,743.87</b>	<b>0.84%</b>
<b>Kitchen / Dining Room</b>	<b>15,131.26</b>	<b>4.64%</b>
<b>Utility bath</b>	<b>587.08</b>	<b>0.18%</b>
<b>Bedroom 2</b>	<b>5,669.83</b>	<b>1.74%</b>
<b>Area: Attached Deck</b>		
<b>Front Elevation Covered Patio</b>	<b>7,658.39</b>	<b>2.35%</b>
<b>Rear Elevation Covered Patio</b>	<b>3,545.93</b>	<b>1.09%</b>
<hr/>		
<b>Area Subtotal: Attached Deck</b>	<b>11,204.32</b>	<b>3.43%</b>
<hr/>		
<b>Area Subtotal: Interior</b>	<b>52,631.12</b>	<b>16.13%</b>
<b>Area: Exterior</b>		
<b>Front Elevation</b>	<b>687.07</b>	<b>0.21%</b>
<b>Right Elevation</b>	<b>570.87</b>	<b>0.18%</b>
<b>Rear Elevation</b>	<b>637.82</b>	<b>0.20%</b>
<b>Left Elevation</b>	<b>680.16</b>	<b>0.21%</b>
<hr/>		
<b>Area Subtotal: Exterior</b>	<b>2,575.92</b>	<b>0.79%</b>
<b>Area: Flatwork</b>		
<b>Patio</b>	<b>2,741.40</b>	<b>0.84%</b>
<hr/>		
<b>Area Subtotal: Flatwork</b>	<b>2,741.40</b>	<b>0.84%</b>
<b>Driveways</b>	<b>20,538.91</b>	<b>6.30%</b>
<b>SAMPLE_C_COVA</b>	<b>10/14/2015</b>	<b>Page: 28</b>



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<b>Landscaping</b>	<b>40,000.00</b>	<b>12.26%</b>
<b>General Conditions</b>	<b>69,426.74</b>	<b>21.28%</b>
<hr/>	<hr/>	<hr/>
<b>Subtotal of Areas</b>	<b>326,206.90</b>	<b>100.00%</b>
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<b>Total</b>	<b>326,206.90</b>	<b>100.00%</b>

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### Recap by Category

O&P Items	Total	%
APPLIANCES	727.04	0.18%
AWNINGS & PATIO COVERS	4,617.67	1.15%
CABINETS	17,638.25	4.40%
CLEANING	6,275.24	1.57%
CONCRETE & ASPHALT	16,955.72	4.23%
GENERAL DEMOLITION	22,305.98	5.57%
DOORS	3,328.56	0.83%
ELECTRICAL	7,716.71	1.93%
EQUIPMENT	7,981.78	1.99%
EXCAVATION	24,105.65	6.02%
FLOOR COVERING - CARPET	4,185.92	1.04%
FLOOR COVERING - VINYL	1,989.00	0.50%
FLOOR COVERING - WOOD	52.13	0.01%
PERMITS AND FEES	23,121.52	5.77%
FINISH CARPENTRY / TRIMWORK	2,791.80	0.70%
FINISH HARDWARE	396.56	0.10%
FIREPLACES	9,413.34	2.35%
FRAMING & ROUGH CARPENTRY	35,240.89	8.80%
HEAT, VENT & AIR CONDITIONING	58.64	0.01%
INSULATION	1,107.55	0.28%
LABOR ONLY	35,702.70	8.91%
LIGHT FIXTURES	1,469.34	0.37%
LANDSCAPING	40,000.00	9.99%
MASONRY	23,532.79	5.87%
MIRRORS & SHOWER DOORS	112.92	0.03%
METAL STRUCTURES & COMPONENTS	124.97	0.03%
PLUMBING	10,630.79	2.65%
PANELING & WOOD WALL FINISHES	4,354.65	1.09%
PAINTING	8,988.45	2.24%
ROOFING	1,583.33	0.40%
TIMBER FRAMING	216.57	0.05%
TEMPORARY REPAIRS	2,643.52	0.66%
WINDOWS - ALUMINUM	314.66	0.08%
WINDOWS - WOOD	4,022.26	1.00%
<b>O&amp;P Items Subtotal</b>	<b>323,706.90</b>	<b>80.81%</b>
<b>Non-O&amp;P Items</b>	<b>Total</b>	<b>%</b>
PERMITS AND FEES	2,500.00	0.62%

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<b>Non-O&amp;P Items</b>				<b>Total</b>	<b>%</b>
<b>Non-O&amp;P Items Subtotal</b>				<b>2,500.00</b>	<b>0.62%</b>
<b>O&amp;P Items Subtotal</b>				<b>323,706.90</b>	<b>80.81%</b>
<b>Material Sales Tax</b>	@	<b>7.750%</b>	<b>8,072.17</b>	<b>2.02%</b>	
<b>Overhead</b>	@	<b>10.0%</b>	<b>33,159.48</b>	<b>8.28%</b>	
<b>Profit</b>	@	<b>10.0%</b>	<b>33,159.48</b>	<b>8.28%</b>	
<b>Total</b>				<b>400,598.03</b>	<b>100.00%</b>

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Client: Sample D, Cov A  
Home: Main St.  
Anytown, CA

Operator Info:  
Operator: ROB

Estimator: Bob

Reference:  
Company: Bob Rettig Construction & Consulting

Type of Estimate: Fire

Price List: CABD2S5C  
Labor Efficiency: New Construction  
Estimate: SAMPLE\_D\_COVA

### **Coverage A**

**This estimate is a guide only to be representative of the cost and scope of work required to replace a moderate, 2-Story home of approximately 1373 square feet. Each home is unique in it's construction and finishes and costs must be adjusted for these and other considerations on a home by home basis.**

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**SAMPLE\_D\_COVA****Debris Removal**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
Owner states that the insurance carrier has paid for the fire debris to be removed.				
Totals: Debris Removal				0.00

**Soil Preparation**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
The existing topsoil contains fire debris.				
1. Dirt export and dump	50.00 CY	0.00	8.00	400.00
2. Topsoil (per CY)	25.00 CY	0.00	18.60	465.00
3. General Laborer - per hour to spread topsoil	24.00 HR	0.00	35.21	845.04
4. Compaction & Soil preparation, 6" lifts	50.00 CY	0.00	19.60	980.00
Totals: Soil Preparation				2,690.04

**Foundation**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
5. Building foundation excavation	14.52 CY	0.00	6.61	95.97
6. Walk behind plate compactor and operator	7.25 HR	0.00	58.79	426.23
7. R&R Footings - labor & materials - Reinforced	14.75 CY	115.19	257.61	5,498.80
8. Footings - labor & materials - Reinforced for addon	7.00 CY	0.00	257.61	1,803.27
9. Concrete anchor bolt - 5/8" x 12"	121.50 EA	0.00	3.88	471.42
10. R&R Concrete slab on grade - 6" - finished in place for attached shed	72.00 SF	2.56	5.85	605.52
11. Concrete slab reinforcement - 6" x 6", #10 wire mesh	72.00 SF	0.00	0.36	25.92
12. R&R Block - 6" x 8" x 16" - in place - reinforced	245.00 SF	1.60	7.52	2,234.40

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**CONTINUED - Foundation**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
13. Block - Add if vertical reinforcement is 24" OC	245.00 SF	0.00	2.90	710.50
14. R&R Stone veneer - natural stone	245.00 SF	4.22	19.04	5,698.70
15. Concrete pier or footing with post anchor	6.00 EA	0.00	54.06	324.36
16. Concrete pump setup charge	1.00 EA	0.00	250.00	250.00
17. Concrete pump per yard	22.65 CY	0.00	10.00	226.50
18. Dump truck and operator - 10 ton	7.00 HR	0.00	68.02	476.14
19. Dump and landfill fees - (per ton)	65.47 EA	46.61	0.00	3,051.56
Totals: Foundation				21,899.29

**Framing**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
Framing Lumber				
20. Lumber for framing	1.00 BD	0.00	17,743.83	17,743.83
21. Lumber delivery	1.00 EA	0.00	150.00	150.00
Framing Labor				
22. Carpenter - General Frammer - per hour	501.33 HR	0.00	45.00	22,559.75
Totals: Framing				40,453.58

**Roofing**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
23. Chimney flashing - average (32" x 36")	1.00 EA	0.00	179.93	179.93
24. Flue cap	1.00 EA	0.00	93.92	93.92
25. Flashing - pipe jack	3.00 EA	0.00	22.15	66.45
26. Wood shingles - taper sawn - #1 cedar	8.00 SQ	0.00	495.48	3,963.84
Totals: Roofing				4,304.14

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### Windows & Doors

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Windows & Doors				
Owner states that the window sizes were 2'-0" x 3'-0" with a quantity of 20				
27. Vinyl window, horizontal sliding, 3-11 sf	20.00 EA	0.00	169.59	3,391.80
Doors				
28. Exterior door - wood - High grade	3.00 EA	0.00	284.93	854.79
29. French double doors - Exterior - pre-hung unit	2.00 EA	0.00	1,174.18	2,348.36
30. Interior door unit - Solid	7.00 EA	0.00	219.39	1,535.73
31. Door lockset - interior	7.00 EA	0.00	32.90	230.30
32. Door lockset & deadbolt - exterior	2.00 EA	0.00	101.07	202.14
33. Door lockset & deadbolt - exterior - on french door	2.00 EA	0.00	101.07	202.14

Totals: Windows & Doors 8,765.26

### Plumbing

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Rough Plumbing items				
34. Galvanized pipe, 3/4" for tie in	50.00 LF	0.00	6.93	346.50
35. Rough in plumbing - includes supply and waste lines	1,373.00 SF	0.00	3.25	4,462.25
36. Black pipe with fitting and hanger, 1" - Tie in	50.00 LF	0.00	6.77	338.50
37. Black pipe with fitting and hanger, 3/4" throughout dwelling	50.00 LF	0.00	6.39	319.50
Owner states that he has recently paid \$1000. for the tankless water heater.				
38. Water heater - tankless	1.00 EA	0.00	1,000.00	1,000.00
39. Exterior faucet	3.00 EA	0.00	32.61	97.83
40. Drain line - ABS pipe with fitting and hanger, 4"	50.00 LF	0.00	9.91	495.50

Note: At the time of this estimate, certification of the septic system had not yet been done. The cost below is an allowance that reflects the replacement of the septic tank and leach field.

41. Septic system - includes leach field - ALLOWANCE	1.00 EA	0.00	6,000.00	6,000.00
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**CONTINUED - Plumbing**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
See Rooms for Finish plumbing items.				
Totals: Plumbing				13,060.08

**Electrical**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
42. Rewire - average residence - copper wiring	1,373.00 SF	0.00	3.65	5,011.45
43. Breaker panel - 200 amp	1.00 EA	0.00	1,059.64	1,059.64
44. Grounding rod - copper clad with clamp, 8'	1.00 EA	0.00	72.41	72.41
45. Meter base and main disconnect - 200 amp	1.00 EA	0.00	304.72	304.72
46. Meter mast for overhead power - 2" conduit	1.00 EA	0.00	317.68	317.68
47. Trunk cable - Heavy gauge copper conductors	25.00 LF	0.00	8.57	214.25
48. Phone / low voltage copper wiring	250.00 LF	0.00	0.90	225.00
49. Coaxial TV cable	250.00 LF	0.00	0.93	232.50
50. 220 volt copper wiring run, box and receptacle	1.00 EA	0.00	91.55	91.55
51. Exterior outlet or switch	2.00 EA	0.00	13.93	27.86
52. Outlet or switch	45.00 EA	0.00	10.06	452.70
53. Phone, TV, or speaker outlet	5.00 EA	0.00	13.45	67.25
54. Door chime	1.00 EA	0.00	98.18	98.18
55. Door chime button (button only)	1.00 EA	0.00	13.39	13.39
Lighting fixtures and quantities are located in each room				
Totals: Electrical				8,188.58

**Heat, Vent, & Cool**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Owner states that he has recently paid \$3400 for the central heat and humidifier.				



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**CONTINUED - Heat, Vent, & Cool**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
56. Central heat & humidifier	1.00 BD	0.00	3,400.00	3,400.00
57. Furnace vent - double wall, 5"	20.00 LF	0.00	19.27	385.40
58. Furnace vent - rain cap and storm collar, 5"	1.00 EA	0.00	28.01	28.01
59. Ductwork - hot or cold air for range hood ducting & bathroom vents	30.00 LF	0.00	8.32	249.60
Totals: Heat, Vent, & Cool				4,063.01

**Insulation**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
60. Batt insulation - 4" - R11	1,244.00 SF	0.00	0.51	634.44
61. Batt insulation - 6" - R19	513.00 SF	0.00	0.73	374.49
62. Batt insulation - 6" - R19 under raised floor	860.00 SF	0.00	0.73	627.80
Totals: Insulation				1,636.73

**Siding**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
Owner states that he has recently paid \$6000 for the log siding.				
63. Log siding	1.00 BD	0.00	6,000.00	6,000.00
Totals: Siding				6,000.00

**Fireplace**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
64. Masonry fireplace & chimney - two story home	1.00 EA	0.00	5,137.81	5,137.81
65. Fireplace hearth - rock	14.00 SF	0.00	22.18	310.52

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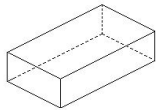
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**CONTINUED - Fireplace**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
66. Fireplace face, river rock	56.00 SF	0.00	17.66	988.96
Totals: Fireplace				6,437.29

**Deck**

**LxWxH 23'0" x 8'0" x 3'0"**



186.00 SF Walls	184.00 SF Ceiling
370.00 SF Walls & Ceiling	184.00 SF Floor
20.44 SY Flooring	62.00 LF Floor Perimeter
69.00 SF Long Wall	24.00 SF Short Wall
62.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Attached deck				
67. Joist - floor or ceiling - 2x8 - w/blocking - 16" oc redwood	312.00 SF	0.00	2.88	898.56
68. 4" x 4" wood post - redwood (1.33 BF per LF)	96.00 LF	0.00	7.70	739.20
69. Timber joist, 4x12	30.00 LF	0.00	11.46	343.80
70. Concrete pier or footing with post anchor	8.00 EA	0.00	54.06	432.48
71. Deck planking - redwood (per SF)	312.00 SF	0.00	6.22	1,940.64
Stairs				
72. Stairway - redwood stringers and treads (per tread)	12.00 EA	0.00	73.72	884.64
Deck & Stair Railing				
73. Deck handrail - redwood	78.00 LF	0.00	31.64	2,467.92
Totals: Deck				7,707.24

**Exterior**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
74. Stain & finish fascia	128.00 LF	0.00	0.86	110.08

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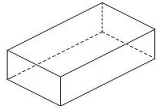
**CONTINUED - Exterior**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
75. Prime & paint exterior soffit - exposed rafters	256.00 SF	0.00	1.73	442.88
76. Stain and finish door slab only - exterior (per side)	3.00 EA	0.00	45.88	137.64
77. Stain & finish French door slab only - (per side)	8.00 EA	0.00	77.22	617.76
78. Exterior - stain two coats wood siding	1,244.00 SF	0.00	1.03	1,281.32
79. Stain & finish door/window trim & jamb (per side)	24.00 EA	0.00	22.75	546.00
80. Exterior light fixture - High grade	3.00 EA	0.00	87.72	263.16
Totals: Exterior				3,398.84

**Interior  
 First Floor**

**Entry/Foyer**

**LxWxH 6'0" x 3'0" x 8'0"**



144.00 SF Walls	18.00 SF Ceiling
162.00 SF Walls & Ceiling	18.00 SF Floor
2.00 SY Flooring	18.00 LF Floor Perimeter
48.00 SF Long Wall	24.00 SF Short Wall
18.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Ceiling				
81. T & G paneling - (unfinished)	18.00 SF	0.00	3.40	61.20
Walls				
82. T & G paneling - (unfinished)	144.00 SF	0.00	3.40	489.60
Paint				
83. Stain & finish paneling	162.00 SF	0.00	0.92	149.04
84. Paint baseboard - two coats	18.00 LF	0.00	0.80	14.40
85. Stain & finish door/window trim & jamb (per side)	10.00 EA	0.00	22.75	227.50
86. Stain & finish door slab only (per side)	1.00 EA	0.00	32.46	32.46
Flooring				

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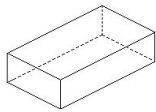
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**CONTINUED - Entry/Foyer**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
87. Baseboard - 4" - stain grade	9.00 LF	0.00	3.08	27.72
88. Carpet	1.00 LS	0.00	70.56	70.56
89. Carpet pad	1.00 LS	0.00	15.26	15.26
90. Waste Item - Carpet	0.15 LS	0.00	70.56	10.58
Totals: Entry/Foyer				1,098.32

**Living Room**

**LxWxH 30'0" x 14'0" x 8'0"**

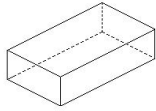


704.00 SF Walls	420.00 SF Ceiling
1,124.00 SF Walls & Ceiling	420.00 SF Floor
46.67 SY Flooring	88.00 LF Floor Perimeter
240.00 SF Long Wall	112.00 SF Short Wall
88.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Ceiling				
91. T & G paneling - (unfinished)	420.00 SF	0.00	3.40	1,428.00
Walls				
92. T & G paneling - (unfinished)	704.00 SF	0.00	3.40	2,393.60
Paint				
93. Stain & finish paneling	1,124.00 SF	0.00	0.92	1,034.08
94. Paint baseboard - two coats	88.00 LF	0.00	0.80	70.40
95. Stain & finish door/window trim & jamb (per side)	4.00 EA	0.00	22.75	91.00
96. Stain & finish French door slab only - (per side)	4.00 EA	0.00	77.22	308.88
Flooring				
97. Baseboard - 4" - stain grade	9.00 LF	0.00	3.08	27.72
98. Carpet	1.00 LS	0.00	1,406.64	1,406.64
99. Carpet pad	1.00 LS	0.00	304.29	304.29
100. Waste Item - Carpet	0.15 LS	0.00	1,406.64	211.00
Totals: Living Room				7,275.61

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### Kitchen

LxWxH 18'0" x 10'0" x 8'0"

412.00 SF Walls	180.00 SF Ceiling
592.00 SF Walls & Ceiling	180.00 SF Floor
20.00 SY Flooring	51.50 LF Floor Perimeter
144.00 SF Long Wall	80.00 SF Short Wall
51.50 LF Ceil. Perimeter	

### Missing Wall - Goes to Floor/Ceiling

4' 6" X 8'

Opens into Exterior

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
<b>Ceiling</b>				
101. T & G paneling - (unfinished)	180.00 SF	0.00	3.40	612.00
<b>Walls</b>				
102. T & G paneling - (unfinished)	412.00 SF	0.00	3.40	1,400.80
103. Two coat plaster over 1/2" gypsum lath	206.00 SF	0.00	3.76	774.56
104. Baseboard - 3 1/4"	51.50 LF	0.00	2.02	104.03
<b>Electrical</b>				
105. Track Lighting - track only	4.00 LF	0.00	14.90	59.60
106. Fixture (can) for track lighting	3.00 EA	0.00	30.11	90.33
107. Recessed light fixture	6.00 EA	0.00	88.11	528.66
108. Light fixture	2.00 EA	0.00	46.49	92.98
<b>Cabinetry</b>				
109. Cabinetry - lower (base) units - Maple	14.00 LF	0.00	180.54	2,527.56
110. Cabinetry - upper (wall) units - Maple	12.00 LF	0.00	142.07	1,704.84
<b>Countertop</b>				
111. Countertop - Granite or Marble - Average grade	37.33 SF	0.00	85.85	3,205.07
<b>Finish Plumbing Items</b>				
112. Sink - double	1.00 EA	0.00	242.82	242.82
113. Sink faucet - Kitchen	1.00 EA	0.00	110.32	110.32
114. Angle stop	2.00 EA	0.00	20.95	41.90
<b>Appliances</b>				
115. Cooktop	1.00 EA	0.00	413.44	413.44
116. Range hood	1.00 EA	0.00	167.59	167.59
117. Dishwasher	1.00 EA	0.00	377.67	377.67

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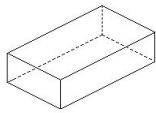
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### CONTINUED - Kitchen

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
118. Refrigerator - 25 cf	1.00 EA	0.00	1,039.09	1,039.09
119. Garbage disposer	1.00 EA	0.00	148.24	148.24
Paint				
120. Stain & finish paneling	592.00 SF	0.00	0.92	544.64
121. Paint baseboard - two coats	51.50 LF	0.00	0.80	41.20
122. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	17.27	34.54
Flooring				
123. Baseboard - 3 1/4"	51.50 LF	0.00	2.02	104.03
124. 1/4" Cement board	180.00 SF	0.00	2.87	516.60
125. Tile floor covering	180.00 SF	0.00	7.69	1,384.20
Totals: Kitchen				16,266.71

### Bedroom

LxWxH 16'0" x 12'0" x 8'0"



448.00 SF Walls	192.00 SF Ceiling
640.00 SF Walls & Ceiling	192.00 SF Floor
21.33 SY Flooring	56.00 LF Floor Perimeter
128.00 SF Long Wall	96.00 SF Short Wall
56.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Ceiling				
126. T & G paneling - (unfinished)	192.00 SF	0.00	3.40	652.80
Walls				
127. T & G paneling - (unfinished)	448.00 SF	0.00	3.40	1,523.20
Electrical				
128. Light fixture	1.00 EA	0.00	46.49	46.49
Paint				
129. Stain & finish paneling	640.00 SF	0.00	0.92	588.80
130. Paint baseboard - two coats	56.00 LF	0.00	0.80	44.80
131. Stain & finish door/window trim & jamb (per side)	4.00 EA	0.00	22.75	91.00

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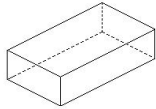
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### CONTINUED - Bedroom

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
132. Stain & finish door slab only (per side)	2.00 EA	0.00	32.46	64.92
Flooring				
133. Baseboard - 4" - stain grade	9.00 LF	0.00	3.08	27.72
134. Carpet	1.00 LS	0.00	549.43	549.43
135. Carpet pad	1.00 LS	0.00	118.51	118.51
136. Waste Item - Carpet	0.15 LS	0.00	549.43	82.41
Totals: Bedroom				3,790.08

### Bathroom

LxWxH 10'0" x 5'0" x 8'0"



240.00 SF Walls	50.00 SF Ceiling
290.00 SF Walls & Ceiling	50.00 SF Floor
5.56 SY Flooring	30.00 LF Floor Perimeter
80.00 SF Long Wall	40.00 SF Short Wall
30.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Ceiling				
137. T & G paneling - (unfinished)	50.00 SF	0.00	3.40	170.00
Walls				
138. T & G paneling - (unfinished)	240.00 SF	0.00	3.40	816.00
Electrical				
139. Light fixture	1.00 EA	0.00	46.49	46.49
Cabinetry				
140. Medicine cabinet	1.00 EA	0.00	109.65	109.65
141. Vanity - Maple	4.00 LF	0.00	160.63	642.52
Countertop				
142. Countertop - Granite or Marble - Average grade	8.00 SF	0.00	85.85	686.80
Finish Plumbing Items				
143. Sink - single - antique	2.00 EA	0.00	225.03	450.06
144. Sink faucet - Bathroom - antique	2.00 EA	0.00	136.33	272.66

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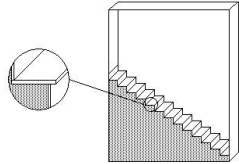
**CONTINUED - Bathroom**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
145. Angle stop	5.00 EA	0.00	20.95	104.75
146. Toilet - antique	1.00 EA	0.00	366.18	366.18
147. Toilet seat	1.00 EA	0.00	27.55	27.55
148. Tub/shower faucet - antique	1.00 EA	0.00	216.05	216.05
149. Shower valve	1.00 EA	0.00	75.08	75.08
150. Bathtub	1.00 EA	0.00	458.14	458.14
151. Mortar bed for slate tile - tub surround	55.00 SF	0.00	3.67	201.85
152. Slate tile tub surround	1.00 EA	0.00	869.13	869.13
Mirrors, Shower Doors and Finish Hardware				
153. Towel bar - antique	1.00 EA	0.00	26.62	26.62
154. Toilet paper holder - antique	1.00 EA	0.00	28.05	28.05
155. Mirror - 1/4" plate glass	8.00 SF	0.00	7.46	59.68
Paint				
156. Stain & finish paneling	290.00 SF	0.00	0.92	266.80
157. Paint baseboard - two coats	30.00 LF	0.00	0.80	24.00
158. Stain & finish door/window trim & jamb (per side)	1.00 EA	0.00	22.75	22.75
159. Stain & finish door slab only (per side)	1.00 EA	0.00	32.46	32.46
Flooring				
160. Baseboard - 3 1/4"	30.00 LF	0.00	2.02	60.60
161. 1/4" Cement board	50.00 SF	0.00	2.87	143.50
162. Tile floor covering	50.00 SF	0.00	7.69	384.50
Totals: Bathroom				6,561.87



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## Stairway

## Formula Stairway 12'0" x 3'0" x 8'2"

128.00 SF Walls	43.55 SF Ceiling
171.55 SF Walls & Ceiling	62.94 SF Floor
6.99 SY Flooring	21.03 LF Floor Perimeter
21.03 LF Ceil. Perimeter	

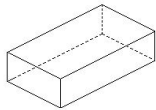
Missing Wall - Goes to Floor/Ceiling	3' X 8'	Opens into Exterior
Missing Wall - Goes to Floor/Ceiling	3' X 8'	Opens into Exterior
Missing Wall - Goes to Floor/Ceiling	8' X 8'	Opens into Exterior

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Ceiling & Walls				
Wall covering has been accounted for in the Living room dimensions				
Finish Carpentry				
163. Balustrade	12.00 LF	0.00	90.99	1,091.88
Electrical				
164. Light fixture	1.00 EA	0.00	46.49	46.49
<b>Totals: Stairway</b>				<b>1,138.37</b>
<b>Total: First Floor</b>				<b>36,130.96</b>

## Second Floor

### Hallway

### LxWxH 10'0" x 3'0" x 8'0"



208.00 SF Walls	30.00 SF Ceiling
238.00 SF Walls & Ceiling	30.00 SF Floor
3.33 SY Flooring	26.00 LF Floor Perimeter
80.00 SF Long Wall	24.00 SF Short Wall
26.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Ceiling				
165. T & G paneling - (unfinished)	30.00 SF	0.00	3.40	102.00
Walls				
166. T & G paneling - (unfinished)	208.00 SF	0.00	3.40	707.20

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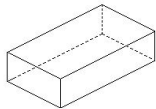
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### CONTINUED - Hallway

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Electrical				
167. Light fixture	2.00 EA	0.00	46.49	92.98
Paint				
168. Stain & finish paneling	238.00 SF	0.00	0.92	218.96
169. Paint baseboard - two coats	26.00 LF	0.00	0.80	20.80
170. Stain & finish door/window trim & jamb (per side)	10.00 EA	0.00	22.75	227.50
171. Stain & finish door slab only (per side)	1.00 EA	0.00	32.46	32.46
Flooring				
172. Baseboard - 4" - stain grade	9.00 LF	0.00	3.08	27.72
173. Carpet	1.00 LS	0.00	93.35	93.35
174. Carpet pad	1.00 LS	0.00	20.19	20.19
175. Waste Item - Carpet	0.15 LS	0.00	93.35	14.00
Totals: Hallway				1,557.16

### Bathroom

LxWxH 5'0" x 3'0" x 8'0"



128.00 SF Walls	15.00 SF Ceiling
143.00 SF Walls & Ceiling	15.00 SF Floor
1.67 SY Flooring	16.00 LF Floor Perimeter
40.00 SF Long Wall	24.00 SF Short Wall
16.00 LF Ceil. Perimeter	

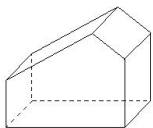
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Ceiling				
176. T & G paneling - (unfinished)	15.00 SF	0.00	3.40	51.00
Walls				
177. T & G paneling - (unfinished)	128.00 SF	0.00	3.40	435.20
Electrical				
178. Light fixture	1.00 EA	0.00	46.49	46.49
Cabinetry				
179. Vanity	2.00 LF	0.00	108.91	217.82

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### CONTINUED - Bathroom

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
<b>Countertop</b>				
180. Countertop - Granite or Marble - Average grade	6.00 SF	0.00	85.85	515.10
<b>Finish Plumbing Items</b>				
181. Sink - single	1.00 EA	0.00	127.70	127.70
182. Sink faucet - Bathroom	1.00 EA	0.00	90.53	90.53
183. Angle stop	3.00 EA	0.00	20.95	62.85
184. Toilet	1.00 EA	0.00	259.97	259.97
185. Toilet seat	1.00 EA	0.00	27.55	27.55
<b>Mirrors, Shower Doors and Finish Hardware</b>				
186. Towel bar	1.00 EA	0.00	19.75	19.75
187. Toilet paper holder	1.00 EA	0.00	20.91	20.91
188. Mirror - 1/4" plate glass	6.00 SF	0.00	7.46	44.76
<b>Paint</b>				
189. Seal then paint the walls and ceiling twice (3 coats)	143.00 SF	0.00	0.77	110.11
190. Paint baseboard - two coats	16.00 LF	0.00	0.80	12.80
191. Stain & finish door/window trim & jamb (per side)	2.00 EA	0.00	22.75	45.50
192. Stain & finish door slab only (per side)	1.00 EA	0.00	32.46	32.46
<b>Flooring</b>				
193. Baseboard - 3 1/4"	16.00 LF	0.00	2.02	32.32
194. Carpet	1.00 LS	0.00	41.53	41.53
195. Carpet pad	1.00 LS	0.00	8.98	8.98
196. Waste Item - Carpet	0.15 LS	0.00	41.53	6.23
<b>Totals: Bathroom</b>				<b>2,209.56</b>



### Bedroom

### Formula Peaked 30'0" x 14'0" x 8'0"

764.00 SF Walls  
 1,188.17 SF Walls & Ceiling  
 46.67 SY Flooring  
 88.60 LF Ceil. Perimeter

424.17 SF Ceiling  
 420.00 SF Floor  
 88.00 LF Floor Perimeter

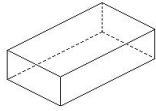
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## CONTINUED - Bedroom

### Subroom 1: Closet

LxWxH 8'0" x 6'0" x 8'0"



224.00 SF Walls	48.00 SF Ceiling
272.00 SF Walls & Ceiling	48.00 SF Floor
5.33 SY Flooring	28.00 LF Floor Perimeter
64.00 SF Long Wall	48.00 SF Short Wall
28.00 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Ceiling				
197. T & G paneling - (unfinished)	472.17 SF	0.00	3.40	1,605.37
Walls				
198. T & G paneling - (unfinished)	988.00 SF	0.00	3.40	3,359.20
Electrical				
199. Ceiling fan & light	2.00 EA	0.00	224.95	449.90
200. Light fixture	4.00 EA	0.00	46.49	185.96
Finish Carpentry				
Closet door are listed with Doors				
201. Closet shelf and rod package	20.00 LF	0.00	16.26	325.20
Paint				
202. Stain & finish paneling	1,460.17 SF	0.00	0.92	1,343.36
203. Paint baseboard - two coats	116.00 LF	0.00	0.80	92.80
204. Stain & finish door/window trim & jamb (per side)	5.00 EA	0.00	22.75	113.75
205. Stain & finish door slab only (per side)	2.00 EA	0.00	32.46	64.92
206. Paint - closet package (shelf, jamb & casing) - Large	1.00 EA	0.00	35.25	35.25
Flooring				
207. Baseboard - 3 1/4"	116.00 LF	0.00	2.02	234.32
208. Carpet	1.00 LS	0.00	1,615.56	1,615.56
209. Carpet pad	1.00 LS	0.00	349.49	349.49
210. Waste Item - Carpet	1.00 LS	0.00	745.64	745.64
211. Waste Item - Carpet	0.15 LS	0.00	1,615.56	242.33
Totals: Bedroom				10,763.05

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Total: Second Floor 14,529.77

Total: Interior 50,660.73

### General Conditions

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
212. Time to obtain permit and resubmittals as necessary	16.00 HR	0.00	45.00	720.00
213. Supervision - per hour (4 hrs per day for 7 months)	606.20 HR	0.00	49.00	29,703.80
214. General and progressive clean - up	151.55 HR	0.00	30.23	4,581.36
215. Final cleanup crew - 4 laborers + supervisor	1.00 DA	0.00	963.20	963.20
216. Delivery & pick-up of temporary toilets (\$50 to deliver/\$50 to pick up)	1.00 EA	0.00	100.00	100.00
217. Temporary toilet (per month)	7.00 MO	0.00	87.62	613.34
218. R&R Temporary power - hookup	1.00 EA	36.30	156.98	193.28
219. Temporary power usage (per month)	7.00 MO	0.00	89.22	624.54
220. Temporary storage container	7.00 MO	0.00	80.00	560.00
221. Temporary fencing	300.00 LF	0.00	4.83	1,449.00
222. Single axle dump truck - per load - including dump fees	4.00 EA	196.85	0.00	787.40
223. Survey - layout & setup	1.00 EA	0.00	3,559.41	3,559.41
The following Fire Sprinkler code upgrade is an allowance. Residential fire sprinklers are required in some areas by the County of San Bernardino. At this point in time, it is unknown if this property lies within an affected area. Determination will be made during the final approval process by the County.				
224. Fire sprinklers per SF of house - ALLOWANCE	1,373.00 EA	0.00	2.50	3,432.50
Note: The following are NON Overhead/Profit Items:				
225. Architectural & Engineering fees (including Title 24 calculations) - 6% of construction costs - ALLOWANCE	1.00 EA	0.00	13,759.39	13,759.39
226. Taxes, insurance, permits & fees - 1.5% of construction costs - ALLOWANCE	1.00 EA	0.00	3,439.85	3,439.85
227. Soils Testing Fee - OPEN	1.00 EA	0.00	0.00	0.00
228. Hazardous Waste testing/abatement - OPEN	1.00 EA	0.00	0.00	0.00
229. General Conditions prorated credit for Coverage B	1.00 EA	0.00	-1,418.64	-1,418.64

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**CONTINUED - General Conditions**

<b>DESCRIPTION</b>	<b>QNTY</b>	<b>REMOVE</b>	<b>REPLACE</b>	<b>TOTAL</b>
Totals: General Conditions				63,068.43
<b>Line Item Totals: SAMPLE_D_COVA</b>				<b>242,333.24</b>

**Grand Total Areas:**

3,586.00 SF Walls	1,604.72 SF Ceiling	5,190.72 SF Walls and Ceiling
1,619.94 SF Floor	179.99 SY Flooring	484.53 LF Floor Perimeter
893.00 SF Long Wall	472.00 SF Short Wall	485.13 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
0.00 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

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### Summary for Dwelling

Line Item Total			242,333.24
Material Sales Tax	@	7.750%	5,132.56
Subtotal			247,465.80
Overhead	@	10.0%	23,026.66
Profit	@	10.0%	23,026.66
<b>Replacement Cost Value</b>			<b>\$293,519.12</b>
Less Depreciation			(31,440.71)
<b>Actual Cash Value</b>			<b>\$262,078.41</b>
<b>Net Claim</b>			<b>\$262,078.41</b>
Total Recoverable Depreciation			31,440.71
<b>Net Claim if Depreciation is Recovered</b>			<b>\$293,519.12</b>

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Bob

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### Recap by Room

**Estimate: SAMPLE\_D\_COVA**

<b>Soil Preparation</b>	<b>2,690.04</b>	<b>1.11%</b>
<b>Foundation</b>	<b>21,899.29</b>	<b>9.04%</b>
<b>Framing</b>	<b>40,453.58</b>	<b>16.69%</b>
<b>Roofing</b>	<b>4,304.14</b>	<b>1.78%</b>
<b>Windows &amp; Doors</b>	<b>8,765.26</b>	<b>3.62%</b>
<b>Plumbing</b>	<b>13,060.08</b>	<b>5.39%</b>
<b>Electrical</b>	<b>8,188.58</b>	<b>3.38%</b>
<b>Heat, Vent, &amp; Cool</b>	<b>4,063.01</b>	<b>1.68%</b>
<b>Insulation</b>	<b>1,636.73</b>	<b>0.68%</b>
<b>Siding</b>	<b>6,000.00</b>	<b>2.48%</b>
<b>Fireplace</b>	<b>6,437.29</b>	<b>2.66%</b>
<b>Deck</b>	<b>7,707.24</b>	<b>3.18%</b>
<b>Exterior</b>	<b>3,398.84</b>	<b>1.40%</b>
<b>Area: Interior</b>		
<b>Area: First Floor</b>		
Entry/Foyer	1,098.32	0.45%
Living Room	7,275.61	3.00%
Kitchen	16,266.71	6.71%
Bedroom	3,790.08	1.56%
Bathroom	6,561.87	2.71%
Stairway	1,138.37	0.47%
<hr/>		
<b>Area Subtotal: First Floor</b>	<b>36,130.96</b>	<b>14.91%</b>
<b>Area: Second Floor</b>		
Hallway	1,557.16	0.64%
Bathroom	2,209.56	0.91%
Bedroom	10,763.05	4.44%
<hr/>		
<b>Area Subtotal: Second Floor</b>	<b>14,529.77</b>	<b>6.00%</b>
<hr/>		
<b>Area Subtotal: Interior</b>	<b>50,660.73</b>	<b>20.91%</b>
<b>General Conditions</b>	<b>63,068.43</b>	<b>26.03%</b>
<hr/>		
<b>Subtotal of Areas</b>	<b>242,333.24</b>	<b>100.00%</b>
<hr/>		
<b>Total</b>	<b>242,333.24</b>	<b>100.00%</b>



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**Recap by Category with Depreciation**

<b>O&amp;P Items</b>	<b>RCV</b>	<b>Deprec.</b>	<b>ACV</b>
APPLIANCES	2,146.03		2,146.03
CABINETS	9,609.36	108.60	9,500.76
CLEANING	5,544.56		5,544.56
CONCRETE	7,754.90	2,397.65	5,357.25
GENERAL DEMOLITION	7,184.53		7,184.53
DOORS	4,738.88		4,738.88
ELECTRICAL	8,188.58	1,228.31	6,960.27
HEAVY EQUIPMENT	476.14		476.14
EXCAVATION	2,367.20		2,367.20
FLOOR COVERING - CARPET	5,905.98		5,905.98
FLOOR COVERING - CERAMIC TILE	2,428.80	26.41	2,402.39
PERMITS AND FEES	2,860.77		2,860.77
FINISH CARPENTRY / TRIMWORK	2,063.26	249.78	1,813.48
FINISH HARDWARE	729.91	4.77	725.14
FIREPLACES	6,531.21	2,197.14	4,334.07
FRAMING & ROUGH CARPENTRY	46,499.90	8,088.65	38,411.25
HEAT, VENT & AIR CONDITIONING	4,063.01	66.30	3,996.71
INSULATION	1,636.73		1,636.73
LABOR ONLY	30,548.84		30,548.84
LIGHT FIXTURES	1,949.53	58.89	1,890.64
MASONRY	7,217.70	2,147.37	5,070.33
MIRRORS & SHOWER DOORS	104.44	5.22	99.22
INTERIOR LATH & PLASTER	774.56		774.56
PLUMBING	19,426.69	2,189.90	17,236.79
PANELING & WOOD WALL FINISHES	15,807.17	5,216.38	10,590.79
PAINTING	9,170.02	513.01	8,657.01
ROOFING	4,210.22	378.92	3,831.30
SIDING	6,000.00		6,000.00
STAIRS	884.64	300.78	583.86
TILE	1,070.98	53.55	1,017.43
TIMBER FRAMING	343.80	116.89	226.91
TEMPORARY REPAIRS	3,503.86		3,503.86
WINDOWS - VINYL	3,391.80		3,391.80
<b>O&amp;P Items Subtotal</b>	<b>225,134.00</b>	<b>25,348.52</b>	<b>199,785.48</b>
<b>Non-O&amp;P Items</b>	<b>RCV</b>	<b>Deprec.</b>	<b>ACV</b>
<b>PERMITS AND FEES</b>	<b>17,199.24</b>		<b>17,199.24</b>

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<b>Non-O&amp;P Items</b>				<b>RCV</b>	<b>Deprec.</b>	<b>ACV</b>
<b>Non-O&amp;P Items Subtotal</b>				<b>17,199.24</b>	<b>0.00</b>	<b>17,199.24</b>
<b>O&amp;P Items Subtotal</b>				<b>225,134.00</b>	<b>25,348.52</b>	<b>199,785.48</b>
<b>Material Sales Tax</b>	@	<b>7.750%</b>	<b>5,132.56</b>	<b>852.07</b>	<b>4,280.49</b>	
<b>Overhead</b>	@	<b>10.0%</b>	<b>23,026.66</b>	<b>2,620.06</b>	<b>20,406.60</b>	
<b>Profit</b>	@	<b>10.0%</b>	<b>23,026.66</b>	<b>2,620.06</b>	<b>20,406.60</b>	
<b>Total</b>				<b>293,519.12</b>	<b>31,440.71</b>	<b>262,078.41</b>