



Reconstruction & Recovery Advisors Inc

1955 Cleaveland Avenue, Suite #205
Santa Rosa, CA 95401
(707) 277-2228
CSLB # (B)1041473

SAMPLE SCOPE OF WORK (LOSS)

The following estimate is provided as an example of a line-item, Xactimate estimate that has been separated by coverage. These are 13 selected pages from an 123 page estimate for reconstruction of a two-story track home. Estimate is for comparison use only, and represents the line-item format, separated by coverage, as requested by most carriers.

Insured: [REDACTED]
Property: [REDACTED]
Santa Rosa, CA 95404

Claim Rep.: AAA Auto Club

Estimator: Kelly Konzelman
Position: Managing Director
Company: Reconstruction & Recovery Advisors, Inc.
Business: 200 N. Glendora Avenue, Suite G
Glendora, CA 91741

Business: (800) 298-6978
E-mail: kelly@RRAadvisors.com

Contractor: Kelly Konzelman
Company: Reconstruction & Recovery Advisors Inc
Business: 1955 Cleveland Avenue
Santa Rosa, CA 95401

Business: (707) 277-2228
E-mail: kelly@RRAadvisors.com

Claim Number: [REDACTED]

Policy Number:

Type of Loss: Fire

Date of Loss: 10/8/2017

Date Received: 4/23/2018

Date Inspected:

Date Entered: 5/2/2018 11:10 AM

Price List: CASO8X_SEP18
Restoration/Service/Remodel

Estimate: [REDACTED]

REVISED ESTIMATE 1/17/2019

This is a two-story, single family residence with 3,330 SF of Dwelling with an attached garage that was burned to the ground by the wildfire event. The house was a high-end, tract house with 9' ceilings, clearstory windows, and upgraded stone floors.

NOTE- This estimate DOES NOT include any costs for demolition, abatement and site cleanup (already completed by others).

All foundations, footings, slabs, driveways and retaining walls have been removed, along with the top 6" of contaminated topsoil. There is presently a soil saturation issue at the site due to the removal of all walls, drains, concrete work on this and neighboring sites. This building site is located at the lowest point of all homes on this street. Site de-watering will be required, and the cost and scope proposed herein. The removed topsoil will have to be replaced with clean, imported soil, and the entire 8,090 SF site re compacted to geotechnical engineer's specifications.

Structure was built on a raised foundation with crawlspace and attic. Structure used conventional wood framing, cement Hardi siding, and a high profile, 30 year composition shingle roof. The entire site was professionally landscaped and hard-scaped, and used both traditional and drip irrigation.



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Site Work and Foundations

Site Work and Foundations

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<u>DWELLING</u>							
1. Footings - labor & materials	36.63	CY	498.49	502.87	3,752.52	22,515.08	(0.00) 22,515.08
NOTE- This is a concrete grade beam foundation tied to underlying, drilled friction piles. Grade beam foundation estimated to be 30" x 14"							
2. Concrete Piles - 18" diameter	300.00	LF	86.10	316.45	5,229.30	31,375.75	(0.00) 31,375.75
NOTE- Drilled 18" concrete friction piles underly concrete grade beam foundation. Piles spaced 6'-0" OC. Average depth to bedrock estimated at 8'-0" deep.							
3. Steel rebar - j-bar - #4, 2' 6"	289.00	EA	3.92	23.18	231.22	1,387.28	(0.00) 1,387.28
4. Concrete wall - labor & materials	3.65	CY	380.87	44.11	286.86	1,721.15	(0.00) 1,721.15
NOTE- For concrete stem wall							
5. Steel rebar - #4 (1/2")	638.41	LF	1.26	22.02	165.28	991.70	(0.00) 991.70
6. Steel rebar - #4 (1/2")	650.20	LF	1.26	22.43	168.34	1,010.02	(0.00) 1,010.02
7. Steel rebar - #4 (1/2")	1057.67	LF	1.26	36.49	273.84	1,642.99	(0.00) 1,642.99
8. Backhoe loader and operator	8.00	HR	118.75	0.00	190.00	1,140.00	(0.00) 1,140.00
NOTE- This is to dig new 12" x 24" footings in newly compacted earth							
9. Backfill foundations	593.41	LF	4.69	0.00	556.62	3,339.71	(0.00) 3,339.71
NOTE- New stem wall foundations and grade beams will require backfilling on both sides after form removal							
13. Footings - labor and materials	14.92	CY	443.40	182.51	1,359.60	8,157.64	(0.00) 8,157.64
NOTE- For Garage footings							
14. Concrete slab on grade - finished in place	9.24	CY	417.63	125.07	796.80	4,780.77	(0.00) 4,780.77
NOTE- For garage slab							
<u>BUILDING CODE UPGRADES</u>							
10. Concrete anchor bolt - 5/8" x 12"	148.35	EA	7.59	35.44	232.28	1,393.70	(0.00) 1,393.70
NOTE- Current codes require foundation bolts spaced at 24" OC							
11. Foundation mechanical exhaust/ventilation system	1.00	EA	857.14	32.59	177.94	1,067.67	(0.00) 1,067.67
NOTE- This is a building code upgrade. Mechanical crawlspace ventilation is required in addition to passive venting for indoor air quality issues.							
12. Radon barrier for crawl space or under slab	1957.04	SF	1.11	50.64	444.58	2,667.53	(0.00) 2,667.53
Dwelling Totals:				1275.13	13010.38	78,062.09	78,062.09
Building Code Upgrades Totals:				118.67	854.80	5,128.90	5,128.90
Total: Site Work and Foundations				1,393.80	13,865.18	83,190.99	0.00 83,190.99



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CONTINUED - Sitework

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
NOTE- Presently there is a 4"-6" of standing water in the center of this lot due to runoff from neighboring lots and a depression caused by the removal of footings, walls and foundations. Entire lot is over-saturated and topsoil will need to be removed, and replaced with new, dry soil. Site geologic conditions show an average of 48"-60" of saturated earth over bedrock hardpan. Site slope and neighboring runoff has flooded a large portion of this site. There is no present method for water evacuation.							
NOTE- No allowance for new French drains or swails are included in this estimate pending geotechnical engineering specifications. French or subterranean drains to be estimated upon delivery of approved soils and geological plan							
20. Engineered fill (per CY)	599.63	CY	27.67	1,005.40	3,519.44	21,116.60	(0.00) 21,116.60
Dwelling Totals:			1005.40	31749.68	190,498.02		190,498.02
Totals: Sitework			1,005.40	31,749.68	190,498.02	0.00	190,498.02
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Area Dwelling Total:			2,280.53	44,760.06	268,560.11		268,560.11
Area Building Code Upgrades Total:			118.67	854.80	5,128.90		5,128.90
Totals: Site Work and Foundations			2,399.20	45,614.86	273,689.01	0.00	273,689.01

General Items

General Items

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<u>DWELLING</u>							
21. Final cleaning - construction - Residential	3329.65	SF	0.25	0.00	166.48	998.89	(0.00) 998.89
22. Dumpster load - Approx. 40 yards, 7-8 tons of debris	3.00	EA	1,236.00	0.00	741.60	4,449.60	(0.00) 4,449.60
NOTE- This is for construction debris, boxes, pallets and masking materials							
23. Residential Supervision / Project Management - per hour	500.00	HR	67.00	0.00	6,700.00	40,200.00	(0.00) 40,200.00
NOTE- Projected build time projected at 10 months or 200 build days. Extensive supervision will be required daily during first 3 months, while all site work, underground work, forms, foundations, concrete and framing are being laid out and completed. Supervision requirement will gradually decrease as build progresses. This considers an average of 2.5 hours per day of on-site or off-site supervision for duration of build.							
24. Scaffold - per section - frame only (per month)	216.00	MO	42.00	0.00	1,814.40	10,886.40	(0.00) 10,886.40
NOTE- This is scaffolding rental for the entire project (interior and exterior). Labor to set up and take down is included in each room or area. Scaffold labor includes setting up and taking down multiple times for framing, drywall, siding, insulation and interior and exterior painting.							
25. Fall protection harness and lanyard - per week	72.00	WK	22.00	0.00	316.80	1,900.80	(0.00) 1,900.80
NOTE- OSHA fall protection harness and lanyard (two sets) for 24 weeks							
Dwelling Totals:			0.00	9739.28	58,435.69		58,435.69
Total: General Items			0.00	9,739.28	58,435.69	0.00	58,435.69

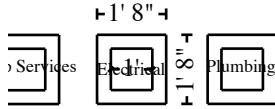


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Electrical

Height: 1'



4.00 SF Walls
 5.00 SF Walls & Ceiling
 0.11 SY Flooring
 4.00 LF Ceil. Perimeter

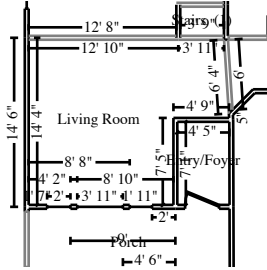
1.00 SF Ceiling
 1.00 SF Floor
 4.00 LF Floor Perimeter

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
DWELLING							
28. Circuit breaker - main disconnect - 150 to 200 amp	1.00	EA	207.63	11.72	43.86	263.21	(0.00) 263.21
29. Phone/low voltage outlet rough-in	10.00	EA	51.58	4.23	104.00	624.03	(0.00) 624.03
31. PVC schedule 40 conduit, 2"	40.00	LF	6.82	2.90	55.14	330.84	(0.00) 330.84
32. Television cable outlet	7.00	EA	70.25	10.93	100.54	603.22	(0.00) 603.22
33. 2/0 gauge copper cable	120.00	LF	4.76	27.74	119.78	718.72	(0.00) 718.72
35. Wire - average residence - copper wiring	3329.65	SF	5.21	313.03	3,532.10	21,192.61	(0.00) 21,192.61
36. Exterior outlet or switch	8.00	EA	20.65	4.97	34.04	204.21	(0.00) 204.21
37. Monitored security system - contact w/wire (per opening)	28.00	EA	108.23	35.98	613.28	3,679.70	(0.00) 3,679.70
NOTE- Existing security system was pre-wired whole house system with sensors on each exterior window and door							
38. Intercommunication - speakers	9.00	EA	292.12	104.02	546.62	3,279.72	(0.00) 3,279.72
NOTE- Intercom system was installed in each bedroom, kitchen, garage and front door							
BUILDING CODE UPGRADES							
26. 220 volt exterior wiring/conduit, box, outlet, switch	1.00	EA	435.69	10.50	89.24	535.43	(0.00) 535.43
NOTE- This is a building code upgrade requirement to pre-wire for future electric vehicle charging							
27. Breaker panel - 200 amp w/arc fault breakers	1.00	EA	2,169.58	106.63	455.24	2,731.45	(0.00) 2,731.45
30. PVC schedule 40 conduit, 1 1/4"	60.00	LF	5.25	3.16	63.64	381.80	(0.00) 381.80
NOTE- This is a building code upgrade to pre-wire for future roof mounted solar panels							
34. #8 gauge copper wire - stranded or solid	180.00	LF	1.07	5.43	39.60	237.63	(0.00) 237.63
NOTE- This is a building code upgrade to pre-wire for future roof mounted solar panels							
Dwelling Totals:			515.52		5149.36	30,896.26	30,896.26
Building Code Upgrades Totals:			125.72		647.72	3,886.31	3,886.31
Totals: Electrical			641.24		5,797.08	34,782.57	0.00 34,782.57



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Living Room

Height: 9' 4"

328.28 SF Walls	206.51 SF Ceiling
534.78 SF Walls & Ceiling	206.51 SF Floor
22.95 SY Flooring	39.37 LF Floor Perimeter
39.37 LF Ceil. Perimeter	

Window	2' X 5'	Opens into PORCH
Window	3' 11" X 5'	Opens into PORCH
Window	1' 11" X 5'	Opens into PORCH
Missing Wall	12' 10" X 9' 4"	Opens into DINING_ROOM
Missing Wall	3' 11" X 9' 4"	Opens into ROOM5
Missing Wall	6' 4 1/8" X 9' 4"	Opens into HALLWAY

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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DWELLING

105. Wood door frame & trim (for a 2" x 4" wall)	21.33	LF	9.69	7.36	42.82	256.87	(0.00)	256.87
NOTE- This is for the paint grade jamb and casing at the living room/hallway cased opening								
106. 5/8" drywall - hung, taped, heavy texture, ready for paint	534.78	SF	2.44	30.44	267.06	1,602.36	(0.00)	1,602.36
107. Add for bullnose (rounded) corners	534.78	SF	0.18	0.46	19.36	116.08	(0.00)	116.08
108. Dimmer switch	3.00	EA	33.97	5.31	21.44	128.66	(0.00)	128.66
109. Stone floor covering - High grade	206.51	SF	24.31	183.64	1,040.78	6,244.68	(0.00)	6,244.68
110. Mortar bed for tile floors	206.51	SF	4.83	38.83	207.24	1,243.51	(0.00)	1,243.51
111. Baseboard - 5 1/4"	39.37	LF	4.41	6.82	36.08	216.52	(0.00)	216.52
112. Window stool & apron	12.50	LF	7.16	2.73	18.44	110.67	(0.00)	110.67
113. Recessed light fixture - LED	4.00	EA	144.48	19.55	119.50	716.97	(0.00)	716.97
114. Paint baseboard - two coats	39.37	LF	1.70	0.37	13.46	80.76	(0.00)	80.76
115. Paint door/window trim & jamb - 2 coats (per side)	2.00	EA	36.00	0.65	14.54	87.19	(0.00)	87.19
116. Paint door or window opening - 2 coats (per side)	3.00	EA	36.00	0.98	21.80	130.78	(0.00)	130.78
117. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	534.78	SF	1.80	11.07	194.74	1,168.41	(0.00)	1,168.41
118. Seal & paint window stool and apron	12.50	LF	4.67	0.32	11.74	70.44	(0.00)	70.44
119. Labor to set up and take down scaffold - per section	12.00	EA	29.90	0.00	71.76	430.56	(0.00)	430.56
NOTE- Scaffold set up three times, once for electrical, HVAC, once for Insulation and drywall, and once for painting.								
120. Window blind - wood - 2" - 7.1 to 14 SF - High grade	2.00	EA	145.23	17.21	61.54	369.21	(0.00)	369.21
121. Window blind - wood - 2" - 14.1 to 20 SF - High grade	2.00	EA	176.26	22.12	74.92	449.56	(0.00)	449.56
122. Window drapery - hardware - Extra large	2.00	EA	149.36	16.35	63.02	378.09	(0.00)	378.09

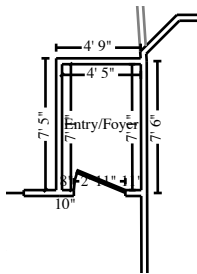


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CONTINUED - Living Room

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV	
BUILDING CODE UPGRADES								
123. Vinyl window - double hung, 13-19 sf - Premium grade	2.00	EA	479.14	63.76	204.42	1,226.46	(0.00)	1,226.46
NOTE- This is a building code upgrade. Original double hung aluminum windows must be upgraded to higher performance, insulated vinyl, low-E and argon filled per Title 24								
NOTE- In locations on the sketch having large window openings, there were typically two, side-by-side double hung windows to match the general shingle style elevations								
124. Vinyl window, picture/fixd, 3-11 sf - Premium grade	2.00	EA	262.23	30.85	111.08	666.39	(0.00)	666.39
NOTE- Fixed picture window is stacked above opening double hung unit								
NOTE- This is a building code upgrade. Original double hung aluminum windows must be upgraded to higher performance, insulated vinyl, low-E and argon filled per Title 24								
NOTE- In locations on the sketch having large window openings, there were typically two, side-by-side double hung windows to match the general shingle style elevations								
Dwelling Totals:			364.21	2300.24	13,801.32		13,801.32	
Building Code Upgrades Totals:			94.61	315.50	1,892.85		1,892.85	
Totals: Living Room			458.82	2,615.74	15,694.17	0.00	15,694.17	



Entry/Foyer

Height: 9' 4"

196.97 SF Walls	31.84 SF Ceiling
228.82 SF Walls & Ceiling	31.84 SF Floor
3.54 SY Flooring	20.27 LF Floor Perimeter
23.19 LF Ceil. Perimeter	

DESCRIPTION	QTY	UNIT PRICE	TAX	Opens into PORCH				
				O&P	RCV	DEPREC.	ACV	
DWELLING								
125. Exterior door - fiberglass / wood w/detail - Premium grade	1.00	EA	910.34	70.01	196.06	1,176.41	(0.00)	1,176.41
126. 5/8" drywall - hung, taped, heavy texture, ready for paint	228.82	SF	2.44	13.03	114.26	685.61	(0.00)	685.61
127. Add for bullnose (rounded) corners	228.82	SF	0.18	0.20	8.28	49.67	(0.00)	49.67
128. 120 volt to 9 volt doorbell transformer	1.00	EA	66.50	0.00	13.30	79.80	(0.00)	79.80
129. Dimmer switch	1.00	EA	33.97	1.77	7.16	42.90	(0.00)	42.90
130. Stone floor covering - High grade	31.84	SF	24.31	28.31	160.46	962.80	(0.00)	962.80

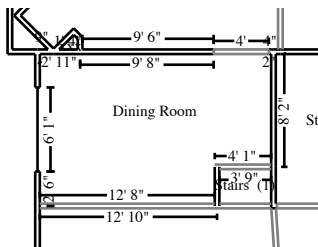


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CONTINUED - Entry/Foyer

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
NOTE- Upgraded granite tile over mud base							
131. Mortar bed for tile floors	31.84	SF	4.83	5.99	31.96	191.74	(0.00) 191.74
132. Baseboard - 5 1/4"	20.27	LF	4.41	3.51	18.58	111.48	(0.00) 111.48
133. Casing - oversized - 3 1/4"	34.00	LF	2.82	4.90	20.16	120.94	(0.00) 120.94
134. Door lockset & deadbolt - exterior - Premium grade	1.00	EA	218.27	16.34	46.92	281.53	(0.00) 281.53
135. Door threshold	1.00	EA	44.85	1.38	9.26	55.49	(0.00) 55.49
136. Chandelier - Premium grade	1.00	EA	1,250.00	33.23	256.64	1,539.87	(0.00) 1,539.87
NOTE- Large, two tiered chandelier as existing							
137. Paint baseboard - two coats	20.27	LF	1.70	0.19	6.94	41.59	(0.00) 41.59
138. Stain & finish door slab only (per side)	1.00	EA	67.75	0.68	13.70	82.13	(0.00) 82.13
139. Paint door/window trim & jamb - 2 coats (per side)	2.00	EA	36.00	0.65	14.54	87.19	(0.00) 87.19
140. Floor protection - heavy paper and tape	31.84	SF	0.50	0.14	3.20	19.26	(0.00) 19.26
141. Paint door or window opening - 2 coats (per side)	2.00	EA	36.00	0.65	14.54	87.19	(0.00) 87.19
142. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	228.82	SF	1.80	4.74	83.32	499.94	(0.00) 499.94
143. Labor to set up and take down scaffold - per section	9.00	EA	29.90	0.00	53.82	322.92	(0.00) 322.92
NOTE- Scaffold set up three times, once for electrical, HVAC, once for Insulation and drywall, and once for painting.							
Dwelling Totals:			185.72	1073.10	6,438.46		6,438.46
Totals: Entry/Foyer			185.72	1,073.10	6,438.46	0.00	6,438.46



Dining Room

Height: 9' 4"

313.78 SF Walls	169.89 SF Ceiling
483.67 SF Walls & Ceiling	169.89 SF Floor
18.88 SY Flooring	35.08 LF Floor Perimeter
39.08 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

4' X 6' 8"

Opens into FAMILY_ROOM

Window

6' 1" X 4'

Opens into Exterior

Missing Wall

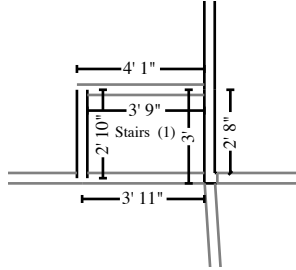
12' 8" X 9' 4"

Opens into LIVING_ROOM



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Subroom: Stairs (1)

Height: 9' 4"

54.44 SF Walls	9.38 SF Ceiling
63.82 SF Walls & Ceiling	9.38 SF Floor
1.04 SY Flooring	5.83 LF Floor Perimeter
5.83 LF Ceil. Perimeter	

Missing Wall

3' 9" X 9' 4"

Opens into DINING_ROOM

Missing Wall

3' 9" X 9' 4"

Opens into LIVING_ROOM

DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
DWELLING								
144. 5/8" drywall - hung, taped, heavy texture, ready for paint	547.49	SF	2.44	31.17	273.42	1,640.47	(0.00)	1,640.47
145. Add for bullnose (rounded) corners	547.49	SF	0.18	0.47	19.82	118.84	(0.00)	118.84
146. Dimmer switch	1.00	EA	33.97	1.77	7.16	42.90	(0.00)	42.90
147. Carpet - Premium grade	206.16	SF	6.70	103.31	296.92	1,781.50	(0.00)	1,781.50
15 % waste added for Carpet - Premium grade.								
148. Carpet pad - Premium grade	179.27	SF	1.14	15.77	44.04	264.18	(0.00)	264.18
149. Sand, stain, and finish steps and/or risers	24.00	LF	18.61	1.53	89.62	537.79	(0.00)	537.79
150. Baseboard - 5 1/4"	40.92	LF	4.41	7.09	37.52	225.07	(0.00)	225.07
151. Balustrade - High grade	12.67	LF	238.12	116.39	626.68	3,760.05	(0.00)	3,760.05
NOTE- Hardwood balustrade								
152. Balustrade top rail - High grade - material only	12.67	LF	21.00	22.95	57.82	346.84	(0.00)	346.84
153. Finish Carpenter - per hour	2.00	HR	95.00	0.00	38.00	228.00	(0.00)	228.00
154. Window stool & apron	6.50	LF	7.16	1.42	9.58	57.54	(0.00)	57.54
155. Chandelier - Premium grade	1.00	EA	985.00	33.23	203.64	1,221.87	(0.00)	1,221.87
156. Paint baseboard - two coats	40.92	LF	1.70	0.39	14.00	83.95	(0.00)	83.95
157. Stain & finish balustrade	12.67	LF	34.28	4.09	87.68	526.10	(0.00)	526.10
158. Paint door/window trim & jamb - 2 coats (per side)	2.00	EA	36.00	0.65	14.54	87.19	(0.00)	87.19
159. Paint door or window opening - 2 coats (per side)	7.00	EA	36.00	2.29	50.86	305.15	(0.00)	305.15
160. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	547.49	SF	1.80	11.33	199.36	1,196.17	(0.00)	1,196.17
161. Seal & paint window stool and apron	6.50	LF	4.67	0.17	6.12	36.65	(0.00)	36.65
162. Labor to set up and take down scaffold - per section	9.00	EA	29.90	0.00	53.82	322.92	(0.00)	322.92
NOTE- Scaffold set up three times, once for electrical, HVAC, once for Insulation and drywall, and once for painting.								
163. Stairway - 3' 6" wide (8' rise plus joist)	0.50	EA	741.98	11.30	76.46	458.75	(0.00)	458.75
164. Stair riser - hardwood - up to 4' - High grade	12.00	EA	50.16	32.24	126.82	760.98	(0.00)	760.98
165. Stair stringer - softwood	8.00	LF	6.86	1.42	11.26	67.56	(0.00)	67.56
166. Stair tread - hardwood - up to 4'	12.00	EA	80.51	51.85	203.60	1,221.57	(0.00)	1,221.57

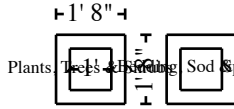


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Plants, Trees & Shrubs

Height: 1'



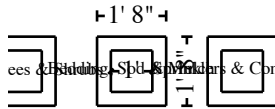
4.00 SF Walls
 5.00 SF Walls & Ceiling
 0.11 SY Flooring
 4.00 LF Ceil. Perimeter

1.00 SF Ceiling
 1.00 SF Floor
 4.00 LF Floor Perimeter

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
TREES & SHRUBS							
852. Plants - shrubs - deciduous - 1 gallon	16.00	EA	36.28	20.63	120.22	721.33	(0.00) 721.33
853. Plants - shrubs - deciduous - 5 gallon	16.00	EA	80.02	39.76	264.02	1,584.10	(0.00) 1,584.10
854. Plants - shrubs - evergreen - 1 gallon	16.00	EA	40.97	27.10	136.52	819.14	(0.00) 819.14
855. Plants - shrubs - evergreen - 5 gallon	16.00	EA	100.94	68.63	336.72	2,020.39	(0.00) 2,020.39
856. Tree - evergreen - 4' to 5' in height	6.00	EA	227.57	62.10	285.50	1,713.02	(0.00) 1,713.02
857. Tree - shade or flowering - 2" caliper	6.00	EA	325.30	101.43	410.64	2,463.87	(0.00) 2,463.87
Trees & Shrubs Totals:			319.65	1553.62	9,321.85		9,321.85
Totals: Plants, Trees & Shrubs			319.65	1,553.62	9,321.85	0.00	9,321.85

Bedding, Sod & Mulch

Height: 1'



4.00 SF Walls
 5.00 SF Walls & Ceiling
 0.11 SY Flooring
 4.00 LF Ceil. Perimeter

1.00 SF Ceiling
 1.00 SF Floor
 4.00 LF Floor Perimeter

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
LANDSCAPING							
858. Mulching (per CY)	460.13	CY	59.35	1,629.52	5,787.64	34,725.88	(0.00) 34,725.88
NOTE- Assumes 4" of mulch material over all non-covered/paved portions (4,224 SF) of the building lot							
859. Lawn - sod	2500.00	SF	0.80	127.22	425.44	2,552.66	(0.00) 2,552.66
Landscaping Totals:			1756.74	6213.08	37,278.54		37,278.54
Totals: Bedding, Sod & Mulch			1,756.74	6,213.08	37,278.54	0.00	37,278.54

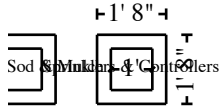


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Sprinklers & Controllers

Height: 1'



- 4.00 SF Walls
- 5.00 SF Walls & Ceiling
- 0.11 SY Flooring
- 4.00 LF Ceil. Perimeter
- 1.00 SF Ceiling
- 1.00 SF Floor
- 4.00 LF Floor Perimeter

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
OTHER STRUCTURES							
860. Sprinkler - controller - up to 6 valves	2.00	EA	168.05	12.94	69.80	418.84	(0.00) 418.84
861. Sprinkler head - fixed spray - 4" plastic pop-up	96.00	EA	30.30	28.32	587.42	3,524.54	(0.00) 3,524.54
862. Sprinkler - pipe - 3/4"	320.00	LF	1.39	14.35	91.84	550.99	(0.00) 550.99
863. Sprinkler - valve - plastic - 1"	12.00	EA	89.39	26.63	219.86	1,319.17	(0.00) 1,319.17
864. Sprinkler - valve box - 4 valves	3.00	EA	42.35	9.39	27.30	163.74	(0.00) 163.74
Other Structures Totals:			91.63	996.22	5,977.28		5,977.28
Totals: Sprinklers & Controllers			91.63	996.22	5,977.28	0.00	5,977.28
Area Other Structures Total:			91.63	996.22	5,977.28		5,977.28
Area Landscaping Total:			1,756.74	6,213.08	37,278.54		37,278.54
Area Trees & Shrubs Total:			319.65	1,553.62	9,321.85		9,321.85
Totals: Landscaping			2,168.02	8,762.92	52,577.67	0.00	52,577.67
Area Dwelling Total:			22,593.92	177,502.18	1,065,005.05		1,065,005.05
Area Other Structures Total:			1,209.38	7,560.94	45,364.80		45,364.80
Area Building Code Upgrades Total:			4,429.52	23,370.44	140,221.13		140,221.13
Area Landscaping Total:			1,756.74	6,213.08	37,278.54		37,278.54
Area Trees & Shrubs Total:			319.65	1,553.62	9,321.85		9,321.85
Line Item Totals:			30,309.21	216,200.26	1,297,191.37	0.00	1,297,191.37

Additional Charges

Charge

California Carpet Stewardship Assessment Fee	37.03
California Lumber Assessment Fee	569.69

Additional Charges Total

\$606.72



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Grand Total Areas:

9,710.63 SF Walls	7,311.76 SF Ceiling	17,022.39 SF Walls and Ceiling
7,311.76 SF Floor	812.42 SY Flooring	1,993.42 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	2,184.42 LF Ceil. Perimeter
7,311.76 Floor Area	7,890.47 Total Area	9,710.63 Interior Wall Area
6,744.65 Exterior Wall Area	1,169.23 Exterior Perimeter of Walls	
2,633.57 Surface Area	26.34 Number of Squares	0.00 Total Perimeter Length
58.72 Total Ridge Length	98.93 Total Hip Length	

Coverage	Item Total	%	ACV Total	%
Dwelling	1,065,005.05	82.10%	1,065,582.67	82.10%
Other Structures	45,364.80	3.50%	45,398.37	3.50%
Building Code Upgrades	140,221.13	10.81%	140,338.00	10.81%
Landscaping	37,278.54	2.87%	37,278.54	2.87%
Trees & Shrubs	9,321.85	0.72%	9,321.85	0.72%
Total	1,297,191.37	100.00%	1,297,919.43	100.00%



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O&P Items			Total	%
FENCING			6,163.13	0.47%
Coverage: Other Structures	@	100.00% =	6,163.13	
FINISH CARPENTRY / TRIMWORK			24,076.77	1.86%
Coverage: Dwelling	@	100.00% =	24,076.77	
FINISH HARDWARE			1,861.75	0.14%
Coverage: Dwelling	@	100.00% =	1,861.75	
FIREPLACES			4,649.86	0.36%
Coverage: Dwelling	@	100.00% =	4,649.86	
FIRE PROTECTION SYSTEMS			18,375.58	1.42%
Coverage: Building Code Upgrades	@	100.00% =	18,375.58	
FRAMING & ROUGH CARPENTRY			143,219.30	11.03%
Coverage: Dwelling	@	76.63% =	109,746.29	
Coverage: Building Code Upgrades	@	23.37% =	33,473.01	
HEAT, VENT & AIR CONDITIONING			34,512.95	2.66%
Coverage: Dwelling	@	68.36% =	23,592.06	
Coverage: Building Code Upgrades	@	31.64% =	10,920.89	
INSULATION			15,713.27	1.21%
Coverage: Dwelling	@	52.87% =	8,308.22	
Coverage: Building Code Upgrades	@	47.13% =	7,405.05	
LABOR ONLY			33,500.00	2.58%
Coverage: Dwelling	@	100.00% =	33,500.00	
LIGHT FIXTURES			16,213.96	1.25%
Coverage: Dwelling	@	100.00% =	16,213.96	
LANDSCAPING			42,746.53	3.29%
Coverage: Other Structures	@	14.01% =	5,989.23	
Coverage: Landscaping	@	68.56% =	29,308.72	
Coverage: Trees & Shrubs	@	17.42% =	7,448.58	
MASONRY			5,484.23	0.42%
Coverage: Dwelling	@	100.00% =	5,484.23	
MOISTURE PROTECTION			2,172.31	0.17%
Coverage: Building Code Upgrades	@	100.00% =	2,172.31	
MIRRORS & SHOWER DOORS			7,505.99	0.58%
Coverage: Dwelling	@	100.00% =	7,505.99	
PERSONAL CARE & BEAUTY			259.94	0.02%
Coverage: Dwelling	@	100.00% =	259.94	
PLUMBING			47,361.32	3.65%
Coverage: Dwelling	@	77.35% =	36,633.59	
Coverage: Other Structures	@	14.15% =	6,701.41	
Coverage: Building Code Upgrades	@	8.50% =	4,026.32	
PAINTING			46,926.00	3.62%
Coverage: Dwelling	@	100.00% =	46,926.00	
ROOFING			13,649.93	1.05%
Coverage: Dwelling	@	100.00% =	13,649.93	



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O&P Items			Total	%
SCAFFOLDING			13,334.10	1.03%
Coverage: Dwelling	@	100.00% =	13,334.10	
SIDING			20,879.62	1.61%
Coverage: Dwelling	@	100.00% =	20,879.62	
SOFFIT, FASCIA, & GUTTER			4,922.15	0.38%
Coverage: Dwelling	@	100.00% =	4,922.15	
SPECIALTY ITEMS			1,708.88	0.13%
Coverage: Dwelling	@	100.00% =	1,708.88	
STAIRS			4,398.29	0.34%
Coverage: Dwelling	@	100.00% =	4,398.29	
TILE			14,804.61	1.14%
Coverage: Dwelling	@	100.00% =	14,804.61	
TEMPORARY REPAIRS			11,704.29	0.90%
Coverage: Dwelling	@	100.00% =	11,704.29	
WINDOWS - SLIDING PATIO DOORS			2,961.00	0.23%
Coverage: Dwelling	@	50.00% =	1,480.50	
Coverage: Building Code Upgrades	@	50.00% =	1,480.50	
WINDOW TREATMENT			5,951.58	0.46%
Coverage: Dwelling	@	100.00% =	5,951.58	
WINDOWS - VINYL			14,150.12	1.09%
Coverage: Dwelling	@	11.53% =	1,631.59	
Coverage: Building Code Upgrades	@	88.47% =	12,518.53	
O&P Items Subtotal			1,050,681.90	80.95%
Permits and Fees			606.72	0.05%
Coverage: Dwelling	@	79.34% =	481.36	
Coverage: Other Structures	@	4.61% =	27.97	
Coverage: Building Code Upgrades	@	16.05% =	97.39	
Material Sales Tax			30,309.21	2.34%
Coverage: Dwelling	@	74.54% =	22,593.92	
Coverage: Other Structures	@	3.99% =	1,209.38	
Coverage: Building Code Upgrades	@	14.61% =	4,429.52	
Coverage: Landscaping	@	5.80% =	1,756.74	
Coverage: Trees & Shrubs	@	1.05% =	319.65	
Overhead			108,160.80	8.33%
Coverage: Dwelling	@	82.10% =	88,799.22	
Coverage: Other Structures	@	3.50% =	3,783.27	
Coverage: Building Code Upgrades	@	10.81% =	11,694.96	
Coverage: Landscaping	@	2.87% =	3,106.54	
Coverage: Trees & Shrubs	@	0.72% =	776.81	
Profit			108,160.80	8.33%
Coverage: Dwelling	@	82.10% =	88,799.22	
Coverage: Other Structures	@	3.50% =	3,783.27	
Coverage: Building Code Upgrades	@	10.81% =	11,694.96	
Coverage: Landscaping	@	2.87% =	3,106.54	