



Reconstruction & Recovery Advisors Inc

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

BUILDING CODE UPGRADE ESTIMATE

The following are excerpts from a 39 page estimate identifying and valuing known building code upgrades for a specific property. Building code upgrade costs (Law and Ordinance) vary greatly depending upon the date of original construction, subsequent improvements, city, county and state requirements. The pages herein reflect only a small portion of known code upgrades for this home and area. Only a licensed contractor can provide cost assessment for known code upgrades

Insured:
Property:



Estimator: Kelly Konzelman
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: Hector Vizcarra
Company: VCD Corp
Business: 200 N. Glendora Avenue, Suite G
Glendora, CA 91741

Business: (626) 852-9889
E-mail: hvizcarra@vcdcorp.net

Claim Number: 5004478987-1-1

Policy Number:

Type of Loss: Fire

Date of Loss: 10/9/2017
Date Inspected:

Date Received:
Date Entered: 6/1/2018 5:21 PM

Price List: CASO8X_MAY18

Estimate:



NOTE- This estimate is for required BUILDING CODE UPGRADES required for the rebuilding of this single family home. The code upgrades as specified reflect the cost difference for labor and materials between the existing structure and the proposed replacement structure. Code upgrades were determined by comparing the specifications detailed in the original build plans with current building codes under the Uniform Building Code (UBC), California Uniform Building Code (CUBC), California Title 24, and local codes specific to City of Santa Rosa.



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SKETCH1

Main Level

Main Level

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

NOTE- The following Building Code Upgrades represent the additional costs which Insured will be required to expense as a condition to rebuilding. Additional Building Code Upgrades may be incurred subject to the engineer's submitted plans and specifications.

The scope of Building Code Upgrades described indicates the difference in cost from the "as built" structure, and those of present day building codes. "As built" descriptions and specifications were established using the original engineered building plans and details.

BUILDING CODE UPGRADES

1. Stud wall - 2" x 6" x 8' - 12" oc	1855.66	SF	1.65	1,840.93	980.54	5,883.31	(0.00)	5,883.31
NOTE- This is the difference between the cost of the existing 2X4 exterior walls and new 2x6 exterior walls required by code								
2. Pre-manufactured shear panel - raised floor	54.00	SF	33.41	100.78	380.98	2,285.90	(0.00)	2,285.90
3. Framing strap - 24" long	12.00	EA	26.54	2.48	64.20	385.16	(0.00)	385.16
4. Sheathing - 1 1/8" - tongue and groove	1948.13	SF	1.11	321.32	496.74	2,980.48	(0.00)	2,980.48
NOTE- This is the cost difference between existing 3/4" floor sheathing and new 1 1/8" T&G per code								
5. Batt insulation - 6" - R19 - paper faced	1418.13	SF	1.00	72.59	298.14	1,788.86	(0.00)	1,788.86
NOTE- This is for underfloor insulation per Title 24- Excludes Garage								
6. Batt insulation - 12" - R38 - paper faced	1948.13	SF	1.54	163.03	632.62	3,795.77	(0.00)	3,795.77
NOTE- This is for upgraded ceiling insulation per Title 24								
7. Batt insulation - 6" - R19 - paper faced	1855.66	SF	1.00	94.99	390.14	2,340.79	(0.00)	2,340.79
NOTE- This is for upgraded wall insulation for new 6" framed walls per Title 24								

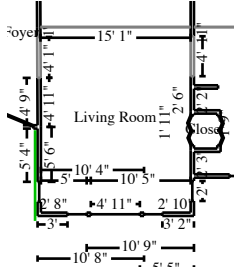
Building Code Upgrades Totals:				2596.12	3243.36	19,460.27		19,460.27
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Total: Main Level				2,596.12	3,243.36	19,460.27	0.00	19,460.27
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Living Room

Height: 9'

344.97 SF Walls	279.00 SF Ceiling
623.97 SF Walls & Ceiling	279.00 SF Floor
31.00 SY Flooring	41.09 LF Floor Perimeter
52.17 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	4' 1" X 6' 8"	Opens into ENTRY_FOYER
Missing Wall	15' 9/16" X 9'	Opens into DINING_ROOM
Missing Wall - Goes to Floor	4' X 6' 8"	Opens into FAMILY_ROOM
Door	1' 5" X 6' 8"	Opens into ROOM9
Door	1' 7" X 6' 8"	Opens into ROOM9
Window	2' X 4'	Opens into Exterior
Window	1' 10" X 4'	Opens into Exterior
Window	4' 11" X 4'	Opens into Exterior
Window	1' 11" X 4'	Opens into Exterior
Window	2' X 4'	Opens into Exterior

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

NOTE- All standard glazed windows must now be upgraded to higher performance, low-E glazing. In addition, local codes are requiring tempered glass in all urban wildland designated areas for fire prevention.

BUILDING CODE UPGRADES

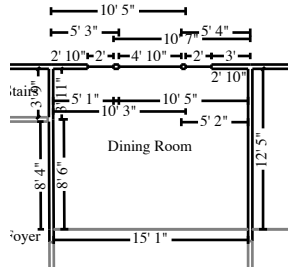
9. 5/8" drywall - hung, taped, heavy texture, ready for paint	623.97	SF	0.15	34.47	25.62	153.69	(0.00)	153.69
NOTE- This is the difference between existing 1/2" drywall and 5/8" type X drywall required by local fire prevention code. All exterior walls and ceilings must be one hour rated. where there is wood or composition siding.								
10. Wood window - casement, 3-11 sf, Premium grade	3.00	EA	583.35	112.72	372.56	2,235.33	(0.00)	2,235.33
11. Wood window - casement, 24-32 sf, Premium grade	1.00	EA	1,405.78	101.78	301.52	1,809.08	(0.00)	1,809.08
12. Wood window - picture (fixed), 3-11 sf, Premium grade	4.00	EA	741.46	208.98	634.96	3,809.78	(0.00)	3,809.78
NOTE- These are the transom windows								
13. Add on for "Low E" glass	109.00	SF	1.71	15.14	40.30	241.83	(0.00)	241.83
14. Add on for tempered glass - per pane	218.00	SF	1.18	20.90	55.62	333.76	(0.00)	333.76

Building Code Upgrades Totals:				493.99	1430.58	8,583.47		8,583.47
Totals: Living Room				493.99	1,430.58	8,583.47	0.00	8,583.47



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Dining Room

Height: 9'

323.91 SF Walls	187.13 SF Ceiling
511.04 SF Walls & Ceiling	187.13 SF Floor
20.79 SY Flooring	39.92 LF Floor Perimeter
39.92 LF Ceil. Perimeter	

Window	2' X 4'	Opens into Exterior
Window	4' 10" X 4'	Opens into Exterior
Window	2' X 4'	Opens into Exterior
Missing Wall	15' 9/16" X 9'	Opens into LIVING_ROOM

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

NOTE- All standard glazed windows must now be upgraded to higher performance, low-E glazing. In addition, local codes are requiring tempered glass in all urban wildland designated areas for fire prevention.

BUILDING CODE UPGRADES

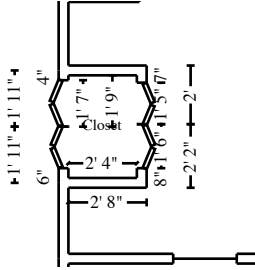
15. 5/8" drywall - hung, taped, heavy texture, ready for paint	511.04	SF	0.15	28.24	20.98	125.88	(0.00)	125.88
NOTE- This is the difference between existing 1/2" drywall and 5/8" type X drywall required by local fire prevention code. All exterior walls and ceilings must be one hour rated. where there is wood or composition siding.								
16. Wood window - casement, 3-11 sf, Premium grade	2.00	EA	583.35	75.15	248.38	1,490.23	(0.00)	1,490.23
17. Wood window - casement, 24-32 sf, Premium grade	1.00	EA	1,405.78	101.78	301.52	1,809.08	(0.00)	1,809.08
18. Wood window - picture (fixed), 3-11 sf, Premium grade	3.00	EA	741.46	156.74	476.22	2,857.34	(0.00)	2,857.34
NOTE- These are the transom windows								
19. Add on for "Low E" glass	87.00	SF	1.71	12.09	32.18	193.04	(0.00)	193.04
20. Add on for tempered glass - per pane	174.00	SF	1.18	16.68	44.40	266.40	(0.00)	266.40

Building Code Upgrades Totals:				390.68	1123.68	6,741.97		6,741.97
Totals: Dining Room				390.68	1,123.68	6,741.97	0.00	6,741.97



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Closet

Height: 9'

65.56 SF Walls	8.17 SF Ceiling
73.72 SF Walls & Ceiling	8.17 SF Floor
0.91 SY Flooring	5.75 LF Floor Perimeter
11.67 LF Ceil. Perimeter	

Door	1' 5" X 6' 8"	Opens into LIVING_ROOM
Door	1' 7" X 6' 8"	Opens into LIVING_ROOM
Door	1' 5" X 6' 8"	Opens into FAMILY_ROOM
Door	1' 6" X 6' 8"	Opens into FAMILY_ROOM

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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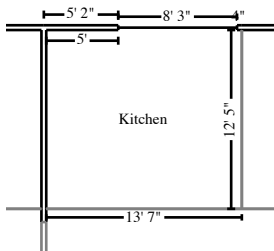
BUILDING CODE UPGRADES

26. 5/8" drywall - hung, taped, heavy texture, ready for paint	73.72 SF	0.15	4.07	3.04	18.17	(0.00)	18.17
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NOTE- This is the difference between existing 1/2" drywall and 5/8" type X drywall required by local fire prevention code. All exterior walls and ceilings must be one hour rated. where there is wood or composition siding.

Building Code Upgrades Totals:			4.07	3.04	18.17		18.17
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Totals: Closet			4.07	3.04	18.17	0.00	18.17
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Kitchen

Height: 9'

201.00 SF Walls	168.66 SF Ceiling
369.66 SF Walls & Ceiling	168.66 SF Floor
18.74 SY Flooring	26.00 LF Floor Perimeter
26.00 LF Ceil. Perimeter	

Window	8' 3" X 4'	Opens into Exterior
Missing Wall	13' 7" X 9'	Opens into FAMILY_ROOM
Missing Wall	12' 5" X 9'	Opens into NOOK

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

NOTE- All standard glazed windows must now be upgraded to higher performance, low-E glazing. In addition, local codes are requiring tempered glass in all urban wildland designated areas for fire prevention.

BUILDING CODE UPGRADES

27. 5/8" drywall - hung, taped, heavy texture, ready for paint	369.66 SF	0.15	20.42	15.18	91.05	(0.00)	91.05
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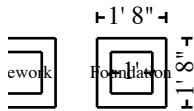
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CONTINUED - Sitework

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Building Code Upgrades Totals:			341.47	1968.58	11,811.41		11,811.41
Totals: Sitework			341.47	1,968.58	11,811.41	0.00	11,811.41

Foundation

Height: 1'



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

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
DWELLING							
GARAGE FLOOR/SLAB POST TENSION							
BUILDING CODE UPGRADES							
63. Concrete anchor bolt - 5/8" x 12"	117.50 EA	8.08	26.45	195.18	1,171.03	(0.00)	1,171.03
NOTE- This is for additional anchor bolts with 24" OC spacing at all exterior shear walls							
64. Footings - labor & materials - Reinforced	17.41 CY	498.49	225.16	1,780.78	10,684.65	(0.00)	10,684.65
NOTE- Existing footings were 12" x 16". New codes for foundation/ footing/ stem walls require 10" x 24" minimum reinforced footing							
65. Steel rebar - #4 (1/2")	470.00 LF	1.26	15.28	121.50	728.98	(0.00)	728.98
NOTE- This is for the two additional sections of rebar per CA code							
66. Framing post cap connector - 4"	16.00 EA	19.16	9.31	63.18	379.05	(0.00)	379.05
NOTE- This is a code upgrade for positive connection between pier posts and girders							
67. Concrete post tensioning - 1' grid	530.00 SF	2.77	55.55	304.74	1,828.39	(0.00)	1,828.39
68. Concrete slab reinforcement - #4 (1/2") - grid, 24" ea way	530.00 SF	1.35	18.52	146.80	880.82	(0.00)	880.82
69. Crawlspace mechanical ventilation - whole house - installed	1.00 EA	857.14	30.70	177.56	1,065.40	(0.00)	1,065.40
NOTE- This is a building code upgrade. Mechanical crawlspace ventilation is required in addition to passive venting for indoor air quality issues.							
70. Automatic foundation vent louver	6.00 EA	136.30	21.59	167.88	1,007.27	(0.00)	1,007.27
NOTE- Local building codes now require mechanical ventilation with limited foundation vents for fire prevention. Crawlspace ventilation must be active (non-passive) and self closing.							
71. Polyethylene vapor barrier, seam taping & joint caulking	1418.00 SF	0.43	13.83	124.70	748.27	(0.00)	748.27
NOTE- This is a code upgrade for radon gas intrusion barrier under all raised foundations (dwellings)							

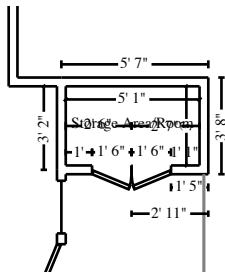


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CONTINUED - Balcony

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Dwelling Totals:			9.73	39.16	235.03		235.03
Totals: Balcony			9.73	39.16	235.03	0.00	235.03



Storage Area/Room

Height: 8'

109.45 SF Walls	15.29 SF Ceiling
124.74 SF Walls & Ceiling	15.29 SF Floor
1.70 SY Flooring	13.18 LF Floor Perimeter
16.18 LF Ceil. Perimeter	

Door	1' 6" X 6' 8"	Opens into BALCONY
Door	1' 6" X 6' 8"	Opens into BALCONY

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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BUILDING CODE UPGRADES

118. 5/8" drywall - hung, taped, heavy texture, ready for paint	124.74 SF	0.15	6.89	5.12	30.72	(0.00)	30.72
NOTE- This is the difference between existing 1/2" drywall and 5/8" type X drywall required by local fire prevention code. All exterior walls and ceilings must be one hour rated. where there is wood or composition siding.							

Building Code Upgrades Totals:			6.89	5.12	30.72		30.72
Totals: Storage Area/Room			6.89	5.12	30.72	0.00	30.72

Area Dwelling Total:			14.60	58.76	352.57		352.57
Area Building Code Upgrades Total:			6,782.72	8,537.72	51,225.38		51,225.38
Totals: Second Floor			6,797.32	8,596.48	51,577.95	0.00	51,577.95

Elevations



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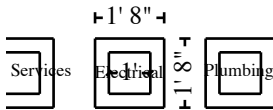
CONTINUED - Second Floor Elevation

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
NOTE- UBC and local codes require all exterior walls to be one hour rated. Standard cementous siding does not qualify for a one house rating without a layer of 5/8" type X drywall as an underlayment.							
Dwelling Totals:			368.95	1530.86	9,185.17		9,185.17
Totals: Second Floor Elevation			368.95	1,530.86	9,185.17	0.00	9,185.17
Area Dwelling Total:			649.56	2,712.92	16,277.32		16,277.32
Area Other Structures Total:			8.16	36.66	219.88		219.88
Totals: Elevations			657.72	2,749.58	16,497.20	0.00	16,497.20

General Items

Electrical

Height: 1'



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

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
BUILDING CODE UPGRADES							
126. Breaker panel - 200 amp w/arc fault breakers	1.00 EA	2,169.59	100.45	454.02	2,724.06	(0.00)	2,724.06
127. 220 volt exterior wiring/conduit, box, outlet, switch	1.00 EA	435.69	9.90	89.12	534.71	(0.00)	534.71
NOTE- This is a building code upgrade requirement to pre-wire for future electric vehicle charging							
128. PVC schedule 40 conduit, 1 1/4"	30.00 LF	5.25	1.49	31.80	190.79	(0.00)	190.79
NOTE- This is a building code upgrade to pre-wire for future roof mounted solar panels							
129. #8 gauge copper wire - stranded or solid	90.00 LF	1.07	2.56	19.78	118.64	(0.00)	118.64
NOTE- This is a building code upgrade to pre-wire for future roof mounted solar panels							
Building Code Upgrades Totals:			114.40	594.72	3,568.20		3,568.20
Totals: Electrical			114.40	594.72	3,568.20	0.00	3,568.20

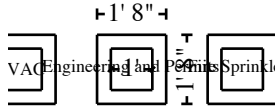


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Engineering and Permits

Height: 1'

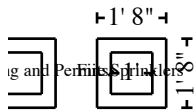


4.00 SF Walls	1.00 SF Ceiling
5.00 SF Walls & Ceiling	1.00 SF Floor
0.11 SY Flooring	4.00 LF Floor Perimeter
4.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
BUILDING CODE UPGRADES							
130. Engineering fees (Bid Item) Fire suppression design and engineering	3353.00	SF	0.75	0.00	502.96	3,017.71	(0.00) 3,017.71
131. Engineering fees (Bid Item) Geotechnical	1.00	EA	4,150.00	0.00	830.00	4,980.00	(0.00) 4,980.00
132. Engineering fees (Bid Item)-Deputy Inspections	8.00	EA	185.00	0.00	296.00	1,776.00	(0.00) 1,776.00
NOTE- This is for occasional deputy inspections to verify all City site and building requirements related to waste management, storm runoff, low VOC adhesives and finishes have been met. Assumes four separate site visits with minimum of 2 hours billed per inspection.							
133. Architectural/Drafting fees - Landscape Plan	1.00	EA	1,850.00	0.00	370.00	2,220.00	(0.00) 2,220.00
NOTE- Landscape Architectural plans required per WELO							
Building Code Upgrades Totals:				0.00	1998.96	11,993.71	11,993.71
Totals: Engineering and Permits				0.00	1,998.96	11,993.71	0.00 11,993.71

Fire Sprinklers

Height: 1'



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

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
BUILDING CODE UPGRADES							
134. Intruder alarm panel	1.00	EA	513.37	21.86	107.06	642.29	(0.00) 642.29
135. Concealed fire sprinkler system (SF of bldg)	3353.00	SF	3.74	318.74	2,571.78	15,430.74	(0.00) 15,430.74
136. Ball valve - brass - 1"	2.00	EA	50.82	2.84	20.88	125.36	(0.00) 125.36
Building Code Upgrades Totals:				343.44	2699.72	16,198.39	16,198.39
Totals: Fire Sprinklers				343.44	2,699.72	16,198.39	0.00 16,198.39



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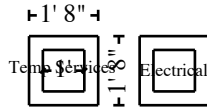
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CONTINUED - Plumbing

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV	
144. Direct vent termination cap - galvanized	1.00	EA	223.40	11.92	47.06	282.38	(0.00)	282.38
145. Backflow preventer - 1" - Dual check valve	1.00	EA	159.61	8.04	33.52	201.17	(0.00)	201.17
NOTE- This is for the main water service connection at meter								
Building Code Upgrades Totals:			161.57	808.06	4,848.38		4,848.38	
Totals: Plumbing			161.57	808.06	4,848.38	0.00	4,848.38	

Temp Services

Height: 1'



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

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV	
BUILDING CODE UPGRADES								
146. Erosion control - sand or gravel bag	345.00	EA	6.40	89.70	459.54	2,757.24	(0.00)	2,757.24
NOTE- Required to comply with regional clean water act related to storm runoff from development sites								
147. Erosion control - wattle	560.00	LF	3.75	49.14	429.82	2,578.96	(0.00)	2,578.96
NOTE- Required to comply with regional clean water act related to storm runoff from development sites								
Building Code Upgrades Totals:			138.84	889.36	5,336.20		5,336.20	
Totals: Temp Services			138.84	889.36	5,336.20	0.00	5,336.20	
Area Building Code Upgrades Total:			1,293.55	7,628.22	45,769.21		45,769.21	
Totals: General Items			1,293.55	7,628.22	45,769.21	0.00	45,769.21	

Other Structures



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Grand Total Areas:

12,788.07 SF Walls	6,946.65 SF Ceiling	19,734.73 SF Walls and Ceiling
6,828.12 SF Floor	758.68 SY Flooring	1,473.48 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	1,722.83 LF Ceil. Perimeter
6,828.12 Floor Area	7,291.12 Total Area	12,834.60 Interior Wall Area
9,445.79 Exterior Wall Area	1,097.07 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	

Coverage	Item Total	%	ACV Total	%
Dwelling	20,684.93	7.95%	20,684.93	7.95%
Other Structures	35,145.64	13.51%	35,145.67	13.51%
Contents	0.00	0.00%	0.00	0.00%
Building Code Upgrades	204,352.42	78.54%	204,352.42	78.54%
Debris Removal	0.00	0.00%	0.00	0.00%
Landscaping	0.00	0.00%	0.00	0.00%
Total	260,182.99	100.00%	260,183.02	100.00%



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Summary for Building Code Upgrades

Line Item Total	155,612.06
Material Sales Tax	14,681.34
Subtotal	170,293.40
Overhead	17,029.51
Profit	17,029.51
Replacement Cost Value	\$204,352.42
Net Claim	\$204,352.42

Kelly Konzelman