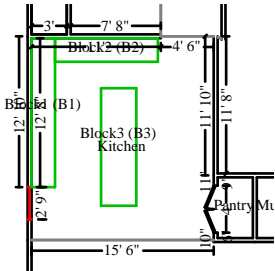


CA Department of Insurance License #

**APPRAISAL**

**Main Level**



**Kitchen**

**Height: 9"**

34.63 SF Walls	266.83 SF Ceiling
301.46 SF Walls & Ceiling	266.83 SF Floor
29.65 SY Flooring	46.17 LF Floor Perimeter
50.17 LF Ceil. Perimeter	

<b>Window</b>	<b>2' 9" X 5'</b>	<b>Opens into Exterior</b>
<b>Missing Wall</b>	<b>15' 6" X 9"</b>	<b>Opens into GREAT_ROOM</b>
<b>Door</b>	<b>4' X 6' 8"</b>	<b>Opens into PANTRY</b>
<b>Missing Wall</b>	<b>4' 6" X 9"</b>	<b>Opens into HALLWAY</b>

**DESCRIPTION**

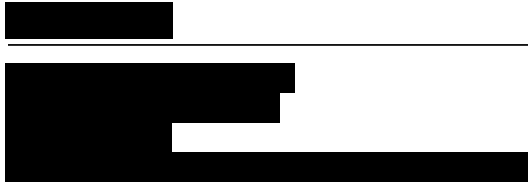
**QTY**

1. Inventory, Packing, Boxing, and Moving charge - per hour	4.00 HR
2. Provide box, packing paper & tape - medium size	20.00 EA
3. Detach & Reset Sink faucet - Kitchen	1.00 EA
4. R&R Sink - double - Premium grade undermount	1.00 EA
Double sink glued to plywood decking/granite in island - damaged upon removal	
5. Garbage disposer - Detach & reset	1.00 EA
6. Microwave oven - over range type - Detach & reset	1.00 EA
7. Detach & Reset Cooktop - gas	1.00 EA
8. Detach & Reset Built-in double oven	1.00 EA
9. Detach & Reset Range hood - oversized	1.00 EA
10. Refrigerator - Remove & reset	1.00 EA
11. Refrig. water line - Disconnect & reconnect	1.00 EA
12. Detach & Reset Wine Refrigerator - compact (under counter) - Detach and Reset	1.00 EA
13. Install Dishwasher - Reset and attach supply line	1.00 EA
14. R&R Countertop subdeck - plywood	77.14 SF
15. R&R Corbel - wood - 2" to 4" wide	5.00 EA
16. R&R Countertop - Granite Island	45.14 SF
Counter top for island only- can not be matched	
17. R&R Countertop - Granite Main Lower Cabs	32.00 SF
Granite countertop "L" - Granite can not be matched with island	
18. R&R Countertop - Granite Stove Backsplash	16.67 SF
Granite behind stovetop - island granite can not be matched	



**CONTINUED - Kitchen**

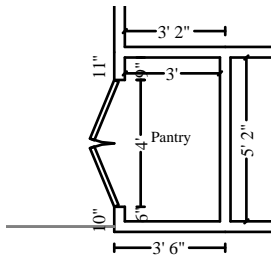
DESCRIPTION	QTY
19. R&R Countertop - Granite 6" backsplash	6.00 SF
20. Add on for undermount sink cutout & polish - double basin	1.00 EA
21. Add on Granite or Marble - edge treatment Existing granite had compound edge treatment	45.00 LF
22. Tile/stone sealer	175.95 SF
23. Remove Laminate - simulated wood flooring Remove remaining laminate flooring in hall portion of kitchen	55.00 SF
24. Laminate - simulated wood flooring - High grade	266.83 SF
25. Base shoe	29.50 LF
Replace baseboard at island, behind refrigerator and along long wall	
26. R&R 110 volt copper wiring run, box and outlet Rewire electrical to island - one interior outlet, disposal, and one exterior outlet - all damaged and shorting after loss	3.00 EA
27. Recessed light fixture - Detach & reset trim only To paint ceiling	6.00 EA
28. Light fixture - Detach & reset For ceiling painting	3.00 EA
29. Heat/AC register - Mechanically attached - Detach & reset	1.00 EA
30. R&R 1/2" drywall - hung, taped, ready for texture Replace 1/2" drywall at island pony wall	30.00 SF
31. Texture drywall - light hand texture Texture entire island wall to match patched area	30.00 SF
32. Seal/prime then paint the surface area twice (3 coats) Seal and prime new drywall at island	40.00 SF
33. Paint the ceiling - one coat	266.83 SF
34. Paint long wall opposite island- one coat	94.50 SF
35. Seal & paint baseboard w/cap &/or shoe - two coats	29.50 LF
36. Stain & finish corbel	5.00 EA
37. Cabinetry Note Timberlake "Rushmore" Select maple cabinets with chocolate glaze - finish is no longer offered. Damaged island cabinets can not be matched to achieve a reasonably uniform appearance, thus all cabinets will require replacement. Cabinet end panels have thin engineered wood over particle board construction, thus can not be sanded and refinished. <a href="https://p.widencdn.net/iwctw1/Spec-Guide_Winter-2019">https://p.widencdn.net/iwctw1/Spec-Guide_Winter-2019</a>	1.00 EA
38. R&R Custom cabinets - base units - Premium grade	19.00 LF



CONTINUED - Kitchen

DESCRIPTION	QTY
39. R&R Custom cabinets - wall units - 42" tall - Premium grade	16.00 LF
40. R&R Custom cabinets - full height units - Premium grade	6.00 LF
41. R&R Cabinet panels - side, end, or back - Premium grade	100.00 SF
42. Add for pull out trash bin	1.00 EA
43. Add for prefinished crown molding - w/detail per LF	16.00 LF
44. R&R Cabinet drawer slides - full ext. soft close	18.00 EA
45. R&R Toe kick - pre-finished wood - 1/2"	26.00 LF
46. Cabinet knobs or pulls - Detach & reset	43.00 EA
47. R&R Under-cabinet lighting	1.00 EA

NOTES:



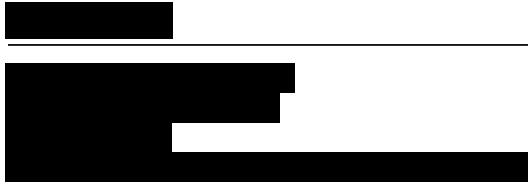
**Pantry**

**Height: 9'**

120.33 SF Walls	15.50 SF Ceiling
135.83 SF Walls & Ceiling	15.50 SF Floor
1.72 SY Flooring	12.33 LF Floor Perimeter
16.33 LF Ceil. Perimeter	

**Door 4' X 6' 8" Opens into KITCHEN**

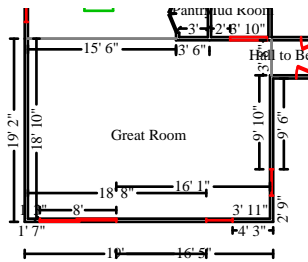
DESCRIPTION	QTY
48. Inventory, Packing, Boxing, and Moving charge - per hour Pack pantry contents into boxes and move to storage container	1.50 HR
49. Provide box, packing paper & tape - small size	8.00 EA
50. Interior door - Detach & reset - slab only Removed double doors to access flooring replacement	2.00 EA
51. Paint door/window trim & jamb - Large - 1 coat (per side)	1.00 EA



CONTINUED - Pantry

DESCRIPTION	QTY
52. Paint door slab only - 1 coat (per side) Paint double doors- both sides	4.00 EA
53. R&R Laminate - simulated wood flooring - High grade	15.50 SF
54. Paint walls and ceiling - one coat	120.33 SF
55. R&R Base shoe	12.33 LF
56. Seal & paint baseboard w/cap &/or shoe, oversized- 2 coats	12.33 LF

NOTES:



Great Room

Height: 9"

43.00 SF Walls	476.08 SF Ceiling
519.08 SF Walls & Ceiling	476.08 SF Floor
52.90 SY Flooring	57.33 LF Floor Perimeter
69.17 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	3' 10" X 6' 8"	Opens into MUD_ROOM
Missing Wall	15' 6" X 9"	Opens into KITCHEN
Window	2' 9" X 5' 4"	Opens into Exterior
Door	8' X 8'	Opens into Exterior
Window	2' 9" X 5' 4"	Opens into Exterior
Missing Wall	3' 8" X 9"	Opens into HALL_TO_BEDR

DESCRIPTION	QTY
57. Inventory, Packing, Boxing, and Moving charge - per hour Move and reset furniture (including large free standing safe) and pack contents into boxes and move to storage	5.00 HR
58. Provide box, packing paper & tape - medium size	5.00 EA
59. Provide box, packing paper & tape - small size	10.00 EA
60. Provide picture-frame box, packing paper & tape	8.00 EA



CONTINUED - Great Room

DESCRIPTION	QTY
61. Provide TV box, packing paper & tape	1.00 EA
62. Mask and prep for paint - plastic, paper, tape (per LF)	110.50 LF
63. Recessed light fixture - Detach & reset trim only	4.00 EA
64. Heat/AC register - Mechanically attached - Detach & reset	2.00 EA
65. Window blind - horizontal or vertical - Detach & reset	4.00 EA
66. Window drapery - hardware - Detach & reset	2.00 EA
67. TV Brackets - Wall or ceiling mounted - Detach & reset	1.00 EA
68. R&R Laminate - simulated wood flooring - High grade	476.08 SF
69. R&R Base shoe	57.33 LF
70. Paint walls and ceiling - one coat	519.08 SF
71. Seal & paint base shoe or quarter round	57.33 LF

NOTES:



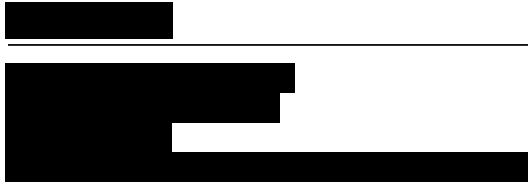
Hallway

Height: 19' 3"

644.09 SF Walls	85.31 SF Ceiling
729.40 SF Walls & Ceiling	85.31 SF Floor
9.48 SY Flooring	22.36 LF Floor Perimeter
39.19 LF Ceil. Perimeter	

Missing Wall	9' 5" X 19' 3"	Opens into FRONT_ROOM
Door	4' 3" X 6' 8"	Opens into Exterior
Missing Wall	4 5/16" X 19' 3"	Opens into Exterior
Missing Wall	4' 6" X 19' 3"	Opens into KITCHEN
Missing Wall	3' 5" X 19' 3"	Opens into Exterior
Missing Wall	3' 2" X 19' 3"	Opens into STAIRS

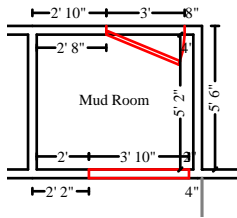
DESCRIPTION	QTY
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CONTINUED - Hallway

DESCRIPTION	QTY
72. Content Manipulation charge - per hour	1.00 HR
73. R&R Laminate - simulated wood flooring - High grade	85.31 SF
74. R&R Base shoe	22.36 LF
75. Paint walls and ceiling - one coat	729.40 SF
76. Seal & paint baseboard w/cap &/or shoe - two coats	22.36 LF
77. Paint door/window trim & jamb - Large - 1 coat (per side)	1.00 EA
78. Paint door slab only - 1 coat (per side)	2.00 EA

NOTES:



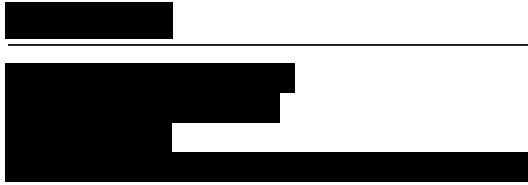
**Mud Room**

**Height: 9"**

11.63 SF Walls	31.00 SF Ceiling
42.63 SF Walls & Ceiling	31.00 SF Floor
3.44 SY Flooring	15.50 LF Floor Perimeter
22.33 LF Ceil. Perimeter	

<b>Door</b>	<b>3' X 6' 8"</b>	<b>Opens into Exterior</b>
<b>Missing Wall - Goes to Floor</b>	<b>3' 10" X 6' 8"</b>	<b>Opens into GREAT_ROOM</b>

DESCRIPTION	QTY
79. Contents - move out then reset - Small room	1.00 EA
80. Mask and prep for paint - plastic, paper, tape (per LF)	22.33 LF
81. R&R Laminate - simulated wood flooring - High grade	31.00 SF
82. R&R Base shoe	15.50 LF
83. Paint walls and ceiling - one coat	11.63 SF
84. Seal & paint baseboard w/cap &/or shoe - two coats	15.50 LF

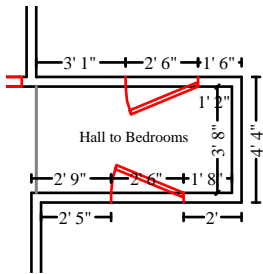


CONTINUED - Mud Room

DESCRIPTION

QTY

NOTES:



Hall to Bedrooms

Height: 9"

9.25 SF Walls	24.75 SF Ceiling
34.00 SF Walls & Ceiling	24.75 SF Floor
2.75 SY Flooring	12.33 LF Floor Perimeter
17.33 LF Ceil. Perimeter	

<b>Missing Wall</b>	<b>3' 8" X 9"</b>	<b>Opens into GREAT_ROOM</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into Exterior</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into Exterior</b>

DESCRIPTION

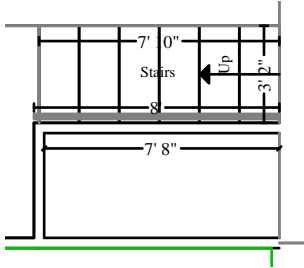
QTY

85. Mask and prep for paint - plastic, paper, tape (per LF)	17.33 LF
86. R&R Laminate - simulated wood flooring - High grade	24.75 SF
87. R&R Base shoe	12.33 LF
88. Paint walls and ceiling - one coat	9.25 SF
89. Seal & paint baseboard w/cap &/or shoe - two coats	12.33 LF

NOTES:







**Stairs**

**Height: 12' 4"**

81.23 SF Walls	24.81 SF Ceiling
106.04 SF Walls & Ceiling	39.44 SF Floor
4.38 SY Flooring	8.87 LF Floor Perimeter
8.00 LF Ceil. Perimeter	

Missing Wall

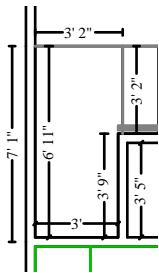
3' 2" X 12' 4 1/2"

Opens into HALLWAY

Missing Wall

7' 10" X 12' 4 1/2"

Opens into FRONT\_ROOM



**Subroom: Stairs1 (1)**

**Height: 8'**

109.33 SF Walls	21.28 SF Ceiling
130.61 SF Walls & Ceiling	21.28 SF Floor
2.36 SY Flooring	13.67 LF Floor Perimeter
13.67 LF Ceil. Perimeter	

Missing Wall

3' 2" X 8'

Opens into STAIRS

Missing Wall

3' 2" X 8'

Opens into FRONT\_ROOM

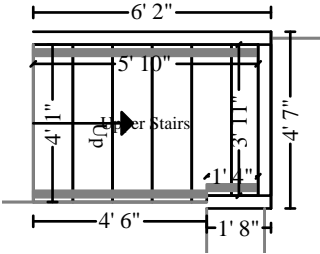
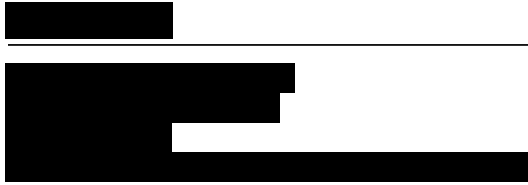
**DESCRIPTION**

**QTY**

105. Floor protection - self-adhesive plastic film	60.72 SF
106. Mask and prep for paint - plastic, paper, tape (per LF)	21.67 LF
107. Paint the walls - one coat	190.56 SF

NOTES:

**Level 2**



**Upper Stairs**

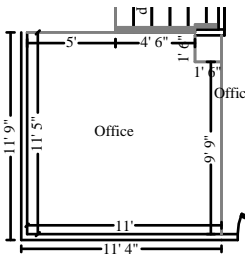
**Height: 12' 4"**

71.84 SF Walls	23.60 SF Ceiling
95.44 SF Walls & Ceiling	43.56 SF Floor
4.84 SY Flooring	8.39 LF Floor Perimeter
7.17 LF Ceil. Perimeter	

<b>Missing Wall</b>	<b>4' 1" X 12' 4 1/2"</b>	<b>Opens into Exterior</b>
<b>Missing Wall - Goes to Ceiling</b>	<b>4' 6" X 9' 4 1/2"</b>	<b>Opens into OFFICE</b>

DESCRIPTION	QTY
108. Floor protection - self-adhesive plastic film	43.56 SF
109. Mask and prep for paint - plastic, paper, tape (per LF)	7.17 LF
110. Paint the walls - one coat	71.84 SF
111. Additional cost for high wall or ceiling - Over 14'	71.84 SF

NOTES:



**Office**

**Height: 9'**

230.25 SF Walls	123.08 SF Ceiling
353.33 SF Walls & Ceiling	123.08 SF Floor
13.68 SY Flooring	31.92 LF Floor Perimeter
22.42 LF Ceil. Perimeter	

<b>Missing Wall</b>	<b>1' 6" X 9'</b>	<b>Opens into Exterior</b>
<b>Missing Wall - Goes to Ceiling</b>	<b>4' 6" X 6'</b>	<b>Opens into UPPER_STAIRS</b>
<b>Missing Wall - Goes to Ceiling</b>	<b>5' X 6'</b>	<b>Opens into Exterior</b>
<b>Missing Wall</b>	<b>9' 9" X 9'</b>	<b>Opens into OFFICE_HALLW</b>
<b>Missing Wall</b>	<b>1' 6" X 9'</b>	<b>Opens into Exterior</b>

DESCRIPTION	QTY
112. Contents - move and reset to paint	1.00 EA
113. Mask and prep for paint - plastic, paper, tape (per LF)	15.00 LF
114. Floor protection - corrugated cardboard and tape	123.08 SF



CONTINUED - Office

DESCRIPTION	QTY
115. Paint the walls - one coat	230.25 SF
116. R&R Carpet -transition strip @ laminate	12.00 LF

NOTES:

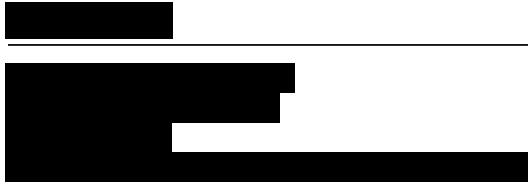


**Office Hallway** **Height: 9'**

146.29 SF Walls	69.10 SF Ceiling
215.39 SF Walls & Ceiling	69.10 SF Floor
7.68 SY Flooring	17.83 LF Floor Perimeter
20.83 LF Ceil. Perimeter	

Missing Wall	9' 9" X 9'	Opens into OFFICE
Missing Wall	1' 6" X 9'	Opens into Exterior
Missing Wall	4' 3" X 9'	Opens into Exterior
Missing Wall	3' 10" X 9'	Opens into HALL_TO_ROOM
Door	3' X 6' 8"	Opens into Exterior

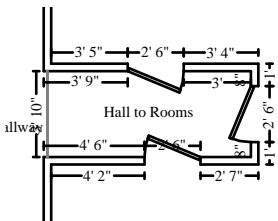
DESCRIPTION	QTY
117. Mask and prep for paint - plastic, paper, tape (per LF)	20.83 LF
118. Thermostat - Detach & reset	1.00 EA
119. R&R Laminate - simulated wood flooring - High grade	69.10 SF
Clear view from open loft upstairs to downstairs area with matching laminate. Need to R&R laminate in open upstairs to maintain a reasonably uniform appearance.	
120. R&R Base shoe	17.83 LF
121. Paint the walls - one coat	146.29 SF
122. Seal & paint baseboard w/cap &/or shoe - two coats	17.83 LF



CONTINUED - Office Hallway

**DESCRIPTION** **QTY**

NOTES:



**Hall to Rooms**

**Height: 9'**

151.00 SF Walls	34.82 SF Ceiling
185.82 SF Walls & Ceiling	34.82 SF Floor
3.87 SY Flooring	14.83 LF Floor Perimeter
22.33 LF Ceil. Perimeter	

<b>Missing Wall</b>	<b>3' 10" X 9'</b>	<b>Opens into OFFICE_HALLW</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into Exterior</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into Exterior</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into Exterior</b>

**DESCRIPTION** **QTY**

123. Mask and prep for paint - plastic, paper, tape (per LF)	22.33 LF
124. R&R Laminate - simulated wood flooring - High grade	34.82 SF
Clear view from upstairs loft to downstairs entryway. Need to R&R upstairs laminate to maintain a reasonably uniform appearance.	
125. R&R Base shoe	14.83 LF
126. Paint the walls - one coat	151.00 SF
127. Seal & paint baseboard w/cap &/or shoe - two coats	14.83 LF

NOTES:



**General Items**

DESCRIPTION	QTY
128. PERMITS AND FEES- open item as incurred	1.00 EA
129. Temporary toilet - Minimum rental charge	1.00 EA
130. Job-site moving/storage container - 16' long - per month	1.00 MO
131. Job-site cargo container - pick up/del. (each way) 16'-40'	2.00 EA
132. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA
133. R&R Security system - control panel and keypad detach and reset	1.00 EA
134. Final cleaning - construction - Residential	1373.00 SF
135. Residential Supervision / Project Management - per hour	30.00 HR

NOTES:

**Labor Minimums Applied**

DESCRIPTION	QTY
136. Drywall labor minimum	1.00 EA

NOTES:

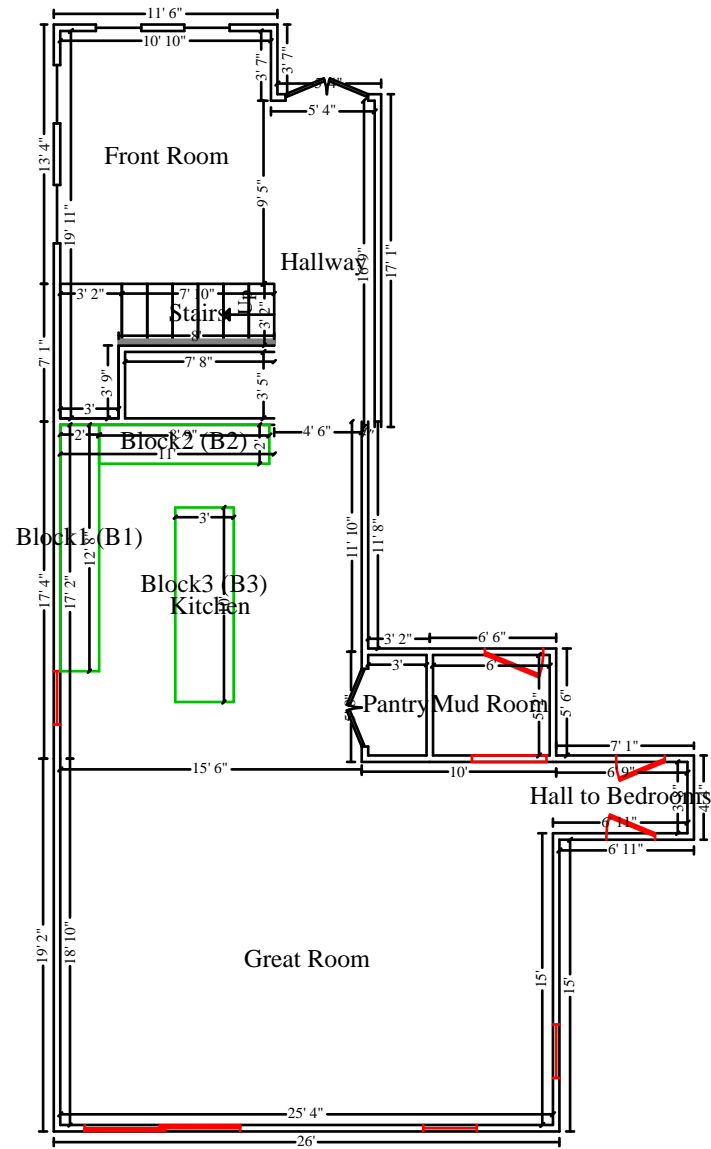
**Grand Total Areas:**

2,311.21 SF Walls	1,338.56 SF Ceiling	3,649.77 SF Walls and Ceiling
1,373.16 SF Floor	152.57 SY Flooring	288.95 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	347.36 LF Ceil. Perimeter
1,373.16 Floor Area	1,436.90 Total Area	1,880.63 Interior Wall Area
1,780.97 Exterior Wall Area	261.05 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	

[REDACTED]

[REDACTED]

Revised 6/4/19 - to include overhead and profit



Main Level

