



Barrier Free Accessibility

Client: Kenneth Norman
Property: 22323 S. County Line
Blanchard, MI 49310

Home: (555) 555-5555

Operator: DEFAULT

Estimator: Tom Balmes
Company: REPS
Business: 26215 Pattow
Roseville, MI 48066

Business: (586) 859-8042

Type of Estimate: Home Modification
Date Entered: 7/13/2014
Date Est. Completed: 2/7/2015

Date Assigned: 7/11/2014
Date Job Completed:

Price List: MIMP8X_FEB14
Labor Efficiency: Restoration/Service/Remodel
Estimate: SAMPLE-MID_MOD-SUB
File Number: 73



SAMPLE-MID_MOD-SUB

Existing - Plan View

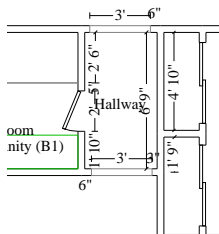
Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Demo/Removal					
1. Remove Ornamental iron handrail w/ twisted pickets, 3' high	9.00 LF	1.45	0.00	0.00	13.05
2. Tree - removal - under 12" diameter / large canopy	1.00 EA	374.84	0.00	0.00	374.84
3. Tree stump grinding - under 12" diameter - per stump	1.00 EA	36.13	0.00	0.00	36.13
Totals: Exterior				0.00	424.02

Main Level

Hallway

Height: 8'



112.00 SF Walls	24.19 SF Ceiling
136.19 SF Walls & Ceiling	24.19 SF Floor
2.69 SY Flooring	12.67 LF Floor Perimeter
20.67 LF Ceil. Perimeter	

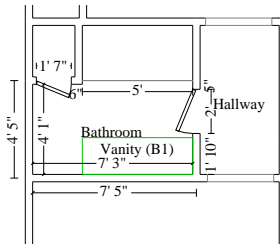
Door	2' X 6' 8"	Opens into BATHROOM
Missing Wall - Goes to Floor	3' X 6' 8"	Opens into KITCHEN
Missing Wall - Goes to Floor	3' X 6' 8"	Opens into LAUNDRY_ROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Prep Items					
4. Floor protection - corrugated cardboard and tape	24.19 SF	0.00	0.42	0.29	10.45
5. Dust control barrier per square foot Drape over openings to keep dust out of adjacent rooms	64.00 SF	0.00	0.00	0.00	0.00
Detach & Store for Reinstallation					
6. Remove Baseboard - 2 1/4"	8.00 LF	0.31	0.00	0.00	2.48



CONTINUED - Hallway

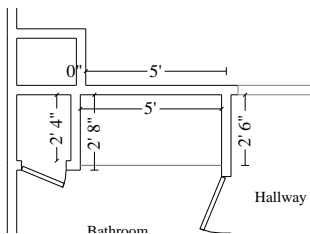
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Demolition Items					
7. Drywall Installer / Finisher - per hour Remove drywall 16" on right side of door and above door to ceiling to widen opening for tub clearance	1.00 HR	0.00	52.90	0.00	52.90
8. Floor protection - self-adhesive plastic film	24.19 SF	0.00	0.40	0.17	9.85
Totals: Hallway				0.46	75.68



Bathroom **Height: 8'**

98.78 SF Walls	30.44 SF Ceiling
129.22 SF Walls & Ceiling	22.10 SF Floor
2.46 SY Flooring	7.58 LF Floor Perimeter
17.83 LF Ceil. Perimeter	

Door **1' 7" X 6' 8"** **Opens into LINEN_CLOSET**
Door **2' X 6' 8"** **Opens into HALLWAY**



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

81.33 SF Walls	12.50 SF Ceiling
93.83 SF Walls & Ceiling	12.50 SF Floor
1.39 SY Flooring	10.17 LF Floor Perimeter
10.17 LF Ceil. Perimeter	

Missing Wall **5' X 8'** **Opens into BATHROOM**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Prep Items					
9. Floor protection - corrugated cardboard and tape	34.60 SF	0.00	0.42	0.42	14.95
10. Dust control barrier per square foot Dust protection for cabinets, mirror, shower & tub during demo work	80.00 SF	0.00	0.00	0.00	0.00

Detach & Store for Reinstallation



CONTINUED - Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
11. Remove Toilet paper dispenser - single roll	1.00 EA	11.03	0.00	0.00	11.03
12. Remove Window drapery - hardware	1.00 EA	3.70	0.00	0.00	3.70
13. Remove Mirror - 1/8" plate glass	16.00 SF	0.21	0.00	0.00	3.36
14. Remove Towel bar - Standard grade	1.00 EA	4.60	0.00	0.00	4.60
15. Remove Soap dish - Wall mounted	1.00 EA	4.60	0.00	0.00	4.60
16. Remove Shower curtain rod	1.00 EA	4.60	0.00	0.00	4.60
17. Remove Interior door unit	1.00 EA	13.80	0.00	0.00	13.80
18. Remove Vanity top - one sink - cultured marble Remove vanity to make room for tub installation	5.00 LF	0.98	0.00	0.00	4.90
19. Remove Vanity	5.00 LF	5.52	0.00	0.00	27.60
Demolition Items					
20. Plumber - per hour Labor to cut and temp cap vanity supply and tub/shower lines for rerouting	1.00 HR	0.00	74.86	0.00	74.86
21. Remove Baseboard - 2 1/4" stain grade	10.17 LF	0.31	0.00	0.00	3.15
22. Remove Toilet	1.00 EA	18.40	0.00	0.00	18.40
23. Remove Shower head only	1.00 EA	5.52	0.00	0.00	5.52
24. Remove Tile tub surround - up to 60 SF	1.00 EA	88.19	0.00	0.00	88.19
25. Remove Bathtub	1.00 EA	55.20	0.00	0.00	55.20
26. Remove Ceramic tile - bullnose - 3/4" x 6" - Standard grade	17.75 LF	1.55	0.00	0.00	27.51
27. Remove Tub/shower faucet	1.00 EA	18.40	0.00	0.00	18.40
28. Carpenter - General Frammer - per hour Remove framing to widen opening for clearance to bring tub into bathroom	1.00 HR	0.00	52.51	0.00	52.51
29. Drywall Installer / Finisher - per hour Remove drywall behind tile, and 16" on left side of door and above door to ceiling to widen opening for tub.	2.00 HR	0.00	52.90	0.00	105.80
Totals: Bathroom				0.42	542.68



Plumbing - Demo

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
30. Remove Water heater - 40 gallon - Gas - 9 yr	1.00 EA	42.57	0.00	0.00	42.57
Totals: Plumbing - Demo				0.00	42.57
Total: Main Level				0.88	660.93
Total: Existing - Plan View				0.88	1,084.95

Proposed - Plan View

Exterior

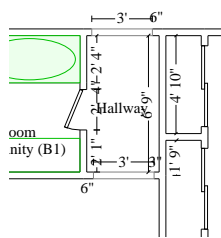
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Rear Elevation Porch					
31. Handrail - round / oval - hardwood - wall mounted 2 handrails @ 6' each mounted on exterior walls. Includes returns to wall	12.00 LF	0.00	9.13	3.40	112.96
32. Stain & finish handrail - wall mounted	12.00 LF	0.00	1.39	0.23	16.91
33. Ornamental iron handrail w/ twisted pickets, 3' high Replace with new railings for safety and to meet code	12.00 LF	0.00	26.52	10.99	329.23
34. Prime & paint ext. railing - 2 coats primer, 2 coats paint Protect metal from rust	12.00 LF	0.00	8.46	0.44	101.96
Front Elevation Porch					
35. Shovel footings	0.25 CY	0.00	139.17	1.75	36.54
36. Concrete pier or footing with post anchor	2.00 EA	0.00	48.67	3.10	100.44
37. Post anchor - 4" To mount railing post to porch slab	2.00 EA	0.00	14.64	1.21	30.49
38. Deck guard rail - treated lumber	10.00 LF	0.00	21.93	5.71	225.01
39. Handrail - round / oval - hardwood - wall mounted 2 handrails @ 5' each mounted to 2" x 6" guard rail Includes returns	10.00 LF	0.00	9.13	2.83	94.13
40. Stain/finish deck handrail	10.00 LF	0.00	4.42	0.59	44.79



CONTINUED - Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
41. Stain & finish handrail - wall mounted	10.00 LF	0.00	1.39	0.19	14.09
Totals: Exterior				30.44	1,106.55

Main Level



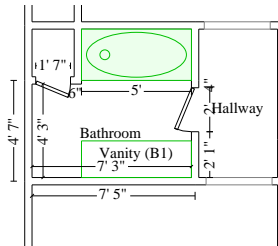
Hallway

Height: 8'

112.00 SF Walls	24.19 SF Ceiling
136.19 SF Walls & Ceiling	24.19 SF Floor
2.69 SY Flooring	12.67 LF Floor Perimeter
20.67 LF Ceil. Perimeter	

Door	2' X 6' 8"	Opens into BATHROOM
Missing Wall - Goes to Floor	3' X 6' 8"	Opens into KITCHEN
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DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Walls, Ceilings, Doors & Trim					
42. 1/2" drywall - hung, taped, ready for texture	16.00 SF	0.00	1.22	0.41	19.93
43. Drywall tape joint/repair - per LF Tape seams around patched drywall	10.50 LF	0.00	4.05	0.17	42.70
44. Texture drywall - smooth / skim coat Texture to match existing	16.00 SF	0.00	0.70	0.09	11.29
45. Baseboard - 2 1/4" stain grade	8.00 LF	0.00	2.28	0.53	18.77
Painting & Finishing					
46. Mask and prep for paint - tape only (per LF) Mask ceiling and baseboard for paint	67.33 LF	0.00	0.36	0.16	24.40
47. Seal/prime then paint the surface area (2 coats) Seal and paint new drywall and feathered areas	26.50 SF	0.00	0.63	0.24	16.94
48. Paint the walls - one coat	112.00 SF	0.00	0.43	0.74	48.90
Totals: Hallway				2.34	182.93



Bathroom

Height: 8'

101.44 SF Walls	31.65 SF Ceiling
133.09 SF Walls & Ceiling	23.31 SF Floor
2.59 SY Flooring	7.92 LF Floor Perimeter
18.17 LF Ceil. Perimeter	

Door

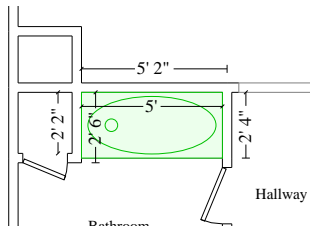
1' 7" X 6' 8"

Opens into LINEN_CLOSET

Door

2' X 6' 8"

Opens into HALLWAY



Subroom: Bathroom (1)

Height: 8'

78.67 SF Walls	11.67 SF Ceiling
90.33 SF Walls & Ceiling	9.83 LF Floor Perimeter
9.83 LF Ceil. Perimeter	

Missing Wall

5' X 8'

Opens into BATHROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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Rough Items

49. Rough in plumbing - per fixture Includes running new supply lines to walk-in mobility tub faucet and shower valves and to replace/relocate drain	2.00 EA	0.00	369.74	9.16	748.64
50. 2" x 6" x 10' #2 & better Fir / Larch (material only)	1.00 EA	0.00	5.50	0.33	5.83
51. Carpenter - General Framing - per hour Install blocking in wall for grab bar reinforcement. Rebuild framing to left of door	2.00 HR	0.00	52.51	0.00	105.02
52. 2" x 4" x 8' #2 & better Fir / Larch (material only)	4.00 EA	0.00	3.27	0.78	13.86

Walls, Ceilings, Doors & Trim

53. 1/2" drywall - hung, taped, ready for texture	131.33 SF	0.00	1.22	3.39	163.61
54. Texture drywall - smooth / skim coat Texture to match existing around door	14.00 SF	0.00	0.70	0.08	9.88



CONTINUED - Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
55. Ceramic/porcelain tile	87.83 SF	0.00	8.69	20.39	783.63
56. Ceramic tile - bullnose - 3/4" x 6" - Standard grade	17.75 LF	0.00	6.00	2.43	108.93
57. (Install) Interior door unit Reverse door to open into hallway	1.00 EA	0.00	34.89	0.00	34.89
58. Baseboard - 2 1/4" stain grade	7.92 LF	0.00	2.28	0.53	18.59
Painting & Finishing					
59. Mask wall - plastic, paper, tape (per LF) Mask ceiling perimeter, doors, and window	93.75 LF	0.00	0.75	1.24	71.55
60. Seal the surface area w/PVA primer - one coat Seal drywall for application of tile	131.33 SF	0.00	0.38	0.39	50.30
61. Seal/prime then paint the surface area (2 coats) Seal and paint new drywall and feathered areas	14.00 SF	0.00	0.63	0.13	8.95
62. Paint part of the walls - one coat Paint drywall repairs and walls above tile line	92.28 SF	0.00	0.43	0.61	40.29
63. Stain & finish baseboard	17.75 LF	0.00	0.99	0.17	17.74
64. Seal grout on tile wall	74.00 SF	0.00	0.93	0.67	69.49
Fixtures					
65. (Install) Toilet paper dispenser - single roll	1.00 EA	0.00	14.70	0.00	14.70
66. (Install) Window drapery - hardware	1.00 EA	0.00	29.79	0.00	29.79
67. (Install) Mirror - 1/8" plate glass	16.00 SF	0.00	3.54	0.00	56.64
68. (Install) Towel bar - Standard grade	1.00 EA	0.00	9.44	0.00	9.44
69. (Install) Soap dish - Wall mounted	1.00 EA	0.00	7.07	0.00	7.07
70. (Install) Shower curtain rod	1.00 EA	0.00	9.44	0.00	9.44
71. Toilet - High grade	1.00 EA	0.00	437.78	19.19	456.97
72. Caulking - silicone Caulk base of toilet to meet code	5.00 LF	0.00	2.12	0.05	10.65
73. Toilet seat - High grade	1.00 EA	0.00	55.70	2.53	58.23
74. Plumbing (Bid Item) Rane RH4 Stockton walk-in hydrotherapy tub	1.00 EA	0.00	7,574.00	454.44	8,028.44



Barrier Free Accessibility

CONTINUED - Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
75. Handicap grab bar - Stainless steel, 1 1/2" x 30" Install next to toilet	1.00 EA	0.00	44.16	1.86	46.02
76. Handicap grab bar - Stainless steel, 1 1/2" x 48" Install on wall vertically across from toilet	1.00 EA	0.00	62.14	2.93	65.07
77. Shower faucet - Premium grade Chrome, washerless design. Adjustable spray or detachable shower head. Anti scald balance valve required for safety from scalding or burns	1.00 EA	0.00	342.21	17.00	359.21
78. Shower head only - Premium grade Hand held shower head and riser rod. Includes installation	1.00 EA	0.00	161.82	8.75	170.57
79. (Install) Vanity top - one sink - cultured marble	5.00 LF	0.00	22.61	0.00	113.05
80. (Install) Vanity	5.00 LF	0.00	23.86	0.00	119.30
Totals: Bathroom				547.05	11,805.79

Plumbing

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
81. Water heater - 75 gallon - Gas	1.00 EA	0.00	1,106.63	51.98	1,158.61
Totals: Plumbing				51.98	1,158.61
Total: Main Level				601.37	13,147.33

Final Cleanup

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
82. Cleaning Technician - per hour Final cleanup of bathroom, hallway and floor protection materials	8.00 HR	0.00	26.21	0.00	209.68
Totals: Final Cleanup				0.00	209.68
Total: Proposed - Plan View				631.81	14,463.56

General



CONTINUED - General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Debris Removal					
83. Dumpster load - Approx. 12 yards, 1-3 tons of debris Additional dumpsters as needed	1.00 EA	352.14	0.00	0.00	352.14
General Trades					
84. Residential Supervision / Project Management - per hour Time and labor spent on project planning, supervision, and safety:	40.00 HR	0.00	55.16	0.00	2,206.40
1. Pre-construction responsibilities including:					
A. Determine/review project scope					
B. Obtain samples					
C. Analyze, locate, and price materials					
D. Coordinate scheduling for material and equipment delivery					
E. Schedule install dates with subcontractors and customer.					
2. On-site project management responsibilities include:					
A. Quality control and on-site subcontractor coordination					
B. Oversee job safety and compliance with OSHA regulations					
C. Perform final inspection					
D. Obtain photos of completed work.					
3. Post-construction responsibilities include:					
A. Present CoC, warranty, change orders/supplements, final invoice etc., with customer for review and signatures/endorsements/sign-offs					
85. Content Manipulation charge - per hour Remove items from cabinets and replace items when work is complete	2.00 HR	0.00	31.41	0.00	62.82
Permits					
86. Taxes, insurance, permits & fees (Bid item) Building Permit (estimated amount)	1.00 EA	0.00	120.00	0.00	120.00
87. Taxes, insurance, permits & fees (Bid item) Plumbing Permit (estimated amount)	1.00 EA	0.00	100.00	0.00	100.00
88. Taxes, insurance, permits & fees (Bid item) Electrical Permit (estimated amount)	1.00 EA	0.00	250.00	0.00	250.00
Totals: General				0.00	3,091.36

Labor Minimums Applied



CONTINUED - Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
89. Toilet & bath accessory labor minimum	1.00 EA	0.00	89.18	0.00	89.18
90. Miscellaneous concrete labor minimum	1.00 EA	0.00	55.52	0.00	55.52
91. Finish hardware labor minimum	1.00 EA	0.00	71.01	0.00	71.01
92. Mirror/shower door labor minimum	1.00 EA	0.00	45.48	0.00	45.48
Totals: Labor Minimums Applied				0.00	261.19
Line Item Totals: SAMPLE-MID_MOD-SUB				632.69	18,901.06

Grand Total Areas:

5,758.49 SF Walls	1,937.85 SF Ceiling	7,696.34 SF Walls and Ceiling
2,096.66 SF Floor	232.96 SY Flooring	788.74 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	864.72 LF Ceil. Perimeter
2,096.66 Floor Area	2,201.33 Total Area	4,999.99 Interior Wall Area
2,076.00 Exterior Wall Area	201.33 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	



Summary

Line Item Total	18,268.37
Material Sales Tax	632.69
Replacement Cost Value	\$18,901.06
Net Claim	\$18,901.06

Tom Balmes



Recap of Taxes

	Material Sales Tax (6%)	Storage Tax (6%)
Line Items	632.69	0.00
Total	632.69	0.00



Recap by Room

Estimate: SAMPLE-MID_MOD-SUB

Area: Existing - Plan View

Exterior 424.02 2.32%

Area: Main Level

Hallway 75.22 0.41%

Bathroom 542.26 2.97%

Plumbing - Demo 42.57 0.23%

Area Subtotal: Main Level 660.05 3.61%

Area Subtotal: Existing - Plan View 1,084.07 5.93%

Area: Proposed - Plan View

Exterior 1,076.11 5.89%

Area: Main Level

Hallway 180.59 0.99%

Bathroom 11,258.74 61.63%

Plumbing 1,106.63 6.06%

Area Subtotal: Main Level 12,545.96 68.68%

Final Cleanup 209.68 1.15%

Area Subtotal: Proposed - Plan View 13,831.75 75.71%

General 3,091.36 16.92%

Labor Minimums Applied 261.19 1.43%

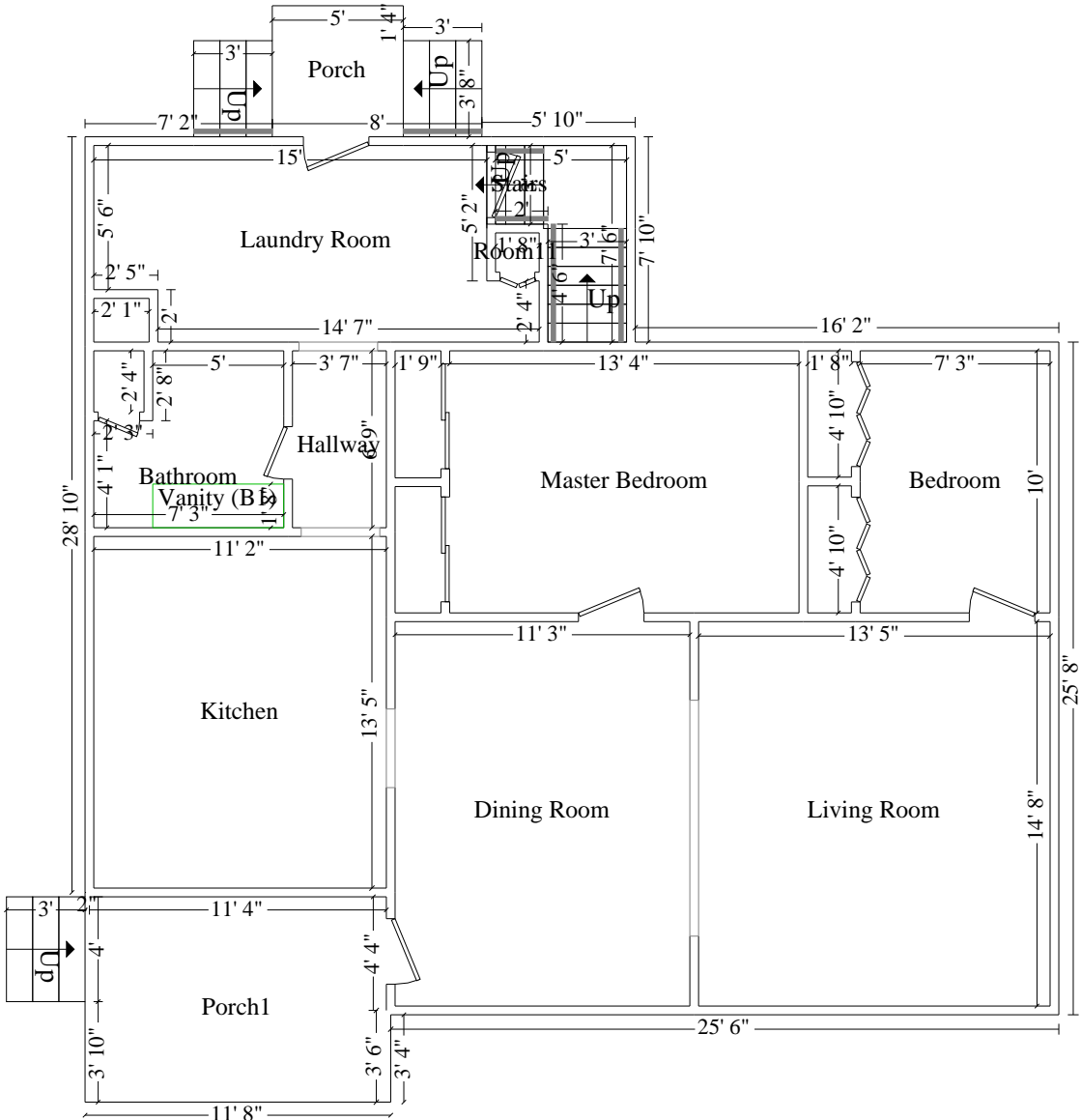
Subtotal of Areas 18,268.37 100.00%

Total 18,268.37 100.00%

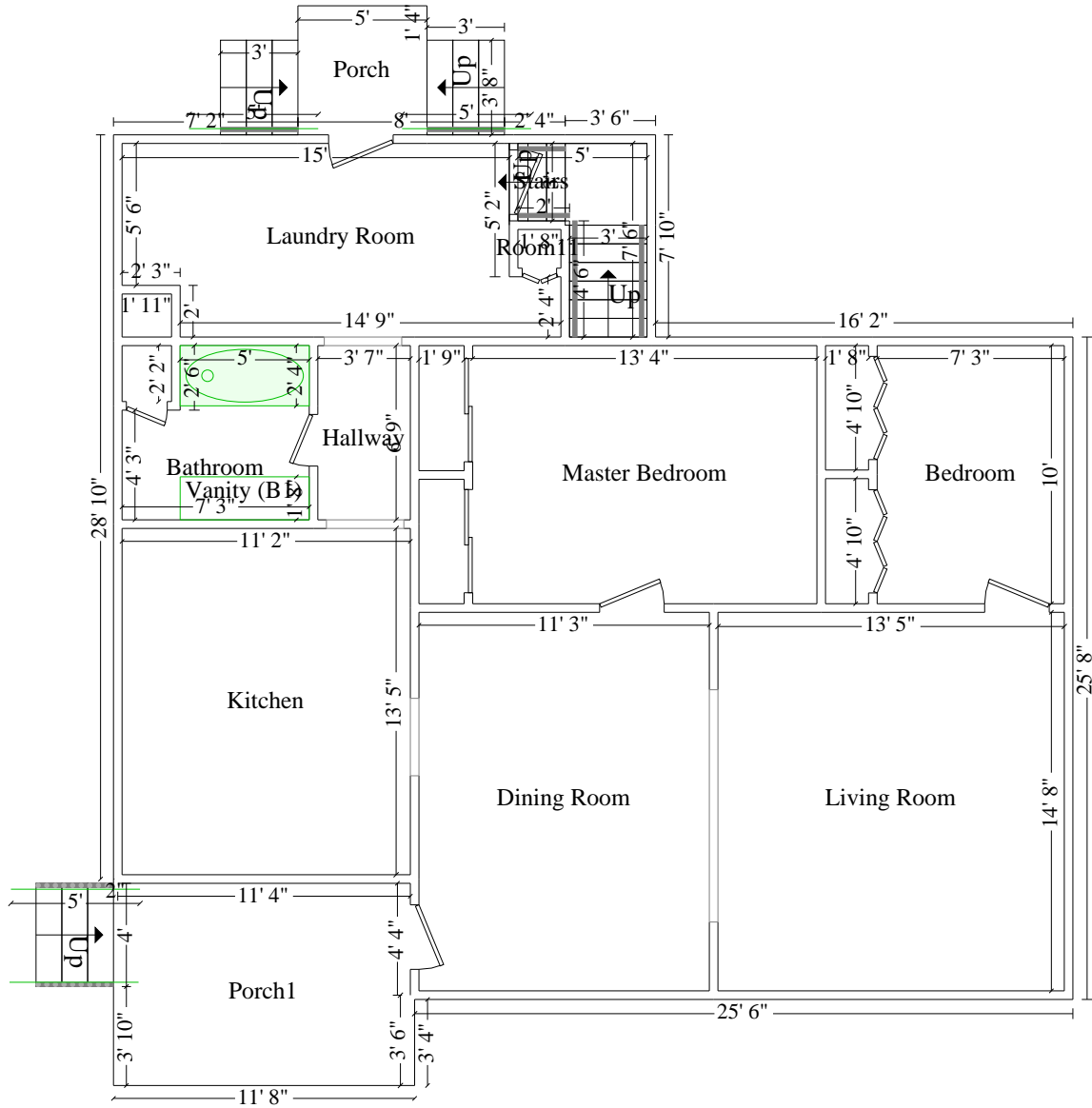


Recap by Category

Items	Total	%
CABINETRY	119.30	0.63%
CLEANING	209.68	1.11%
CONCRETE & ASPHALT	216.93	1.15%
CONTENT MANIPULATION	62.82	0.33%
GENERAL DEMOLITION	1,115.77	5.90%
DOORS	34.89	0.18%
DRYWALL	472.28	2.50%
PERMITS AND FEES	470.00	2.49%
FINISH CARPENTRY / TRIMWORK	237.16	1.25%
FINISH HARDWARE	96.96	0.51%
FRAMING & ROUGH CARPENTRY	395.41	2.09%
LABOR ONLY	2,206.40	11.67%
MARBLE - CULTURED OR NATURAL	113.05	0.60%
MOISTURE PROTECTION	10.60	0.06%
MIRRORS & SHOWER DOORS	102.12	0.54%
ORNAMENTAL IRON	318.24	1.68%
PLUMBING	10,492.48	55.51%
PAINTING	415.75	2.20%
TOILET & BATH ACCESSORIES	210.18	1.11%
TILE	938.56	4.97%
WINDOW TREATMENT	29.79	0.16%
Subtotal	18,268.37	96.65%
Material Sales Tax	632.69	3.35%
Total	18,901.06	100.00%



Main Level



Main Level