

2020-06-14-1348

Electrical

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
1. R&R Bathroom ventilation fan	1.00 EA		13.85	91.86	4.34	110.05
<i>Per report, ventilation fan in hall bathroom not functioning and requires replacement.</i>						
2. R&R Outlet or switch cover	6.00 EA		0.49	2.64	0.30	19.08
<i>Per report, outlet/switch covers damaged in multiple rooms and require replacement.</i>						
<i>-2 in master bedroom</i>						
<i>-1 in guest bedroom</i>						
<i>-2 in kitchen</i>						
<i>-1 in laundry room</i>						
3. R&R Smoke detector	2.00 EA		8.73	50.74	3.41	122.35
<i>Per report, home is missing 2 smoke detectors. If any additional smoke detectors are needed, total per smoke detector is \$61.17.</i>						
4. R&R Exterior outlet or switch cover	1.00 EA		0.49	9.02	0.58	10.09
<i>Per report, exterior outlet cover on rear side of home damaged and requires replacement.</i>						
5. R&R Ground fault interrupter (GFI) outlet	2.00 EA		3.96	28.74	2.50	67.90
<i>Per report, hall bathroom requires installation of 2 GFI outlets.</i>						
6. Electrical Labor Minimum	1.00 EA		0.00	54.85	0.00	54.85
Totals: Electrical					11.13	384.32

Plumbing

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
7. R&R Exterior faucet / hose bibb	1.00 EA		10.73	62.76	0.57	74.06
<i>Per report, exterior hose bibb on front of home damaged and requires replacement.</i>						
8. R&R Sink sprayer attachment - side pull - High grade	1.00 EA		6.01	125.73	7.84	139.58
<i>Per report, side sprayer attachment in kitchen no longer functioning. Those units cannot be repaired and requires replacement.</i>						
9. R&R Garbage disposer	1.00 EA		19.68	239.36	10.64	269.68
<i>Per report, garbage disposer in kitchen not functioning and requires replacement.</i>						
10. Toilet tank repair kit - interior components	1.00 EA		0.00	67.83	1.98	69.81
<i>Per report, toilet tank components in hall bathroom not functioning properly.</i>						
11. R&R Washing machine outlet box with valves	1.00 EA		21.47	231.26	2.58	255.31
<i>Per report, current washing machine outlet box has multiple cracks and requires replacement.</i>						

CONTINUED - Plumbing

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
12. Detach & Reset Washer/Washing Machine - Front-loading	1.00 EA	29.60	0.00	0.00	0.00	29.60
<i>To detach and reset to allow for installation of new washing machine outlet box.</i>						
Totals: Plumbing					23.61	838.04

HVAC

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
13. Furnace - check, clean, replace filters and service	1.00 EA		0.00	127.59	0.48	128.07
<i>Per report, cleaning of furnace unit along with cleaning of ducts warranted.</i>						
14. Clean ductwork - per Room	8.00 EA		0.00	26.71	0.07	213.75
<i>Per report, cleaning of furnace unit along with cleaning of ducts warranted. 8 rooms in total. Rooms include 3 bedrooms, 2 bathrooms, living room, kitchen, and dining room.</i>						
15. Heat/AC register - Mechanically attached	1.00 EA		0.00	20.71	0.74	21.45
<i>Per report, missing registers in home. Exact amount missing was not clarified. Current estimate reflects one missing register with cost being \$21.45 for each additional missing register in home.</i>						
16. R&R Cold air return cover - Large	1.00 EA		4.95	29.92	1.30	36.17
<i>Per report, current cold air return cover damaged and requires replacement.</i>						
17. Comb/straighten a/c cond. fins - w/trip charge - Large	1.00 EA		0.00	198.27	0.00	198.27
<i>Per report, fins on exterior HVAC unit damaged and require combing.</i>						
18. Heat, Vent, & Air Conditioning Labor Minimum	1.00 EA		0.00	85.38	0.00	85.38
Totals: HVAC					2.59	683.09

Roof/Gutters

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
19. Remove Laminated - comp. shingle rfg (per SHINGLE)	14.00 EA		5.95	0.00	0.00	83.30
<i>Two separate repairs. 8 shingles for missing or damaged shingles on left facing slope. 6 shingles to properly install split boot around meter mast.</i>						
20. Laminated - comp. shingle rfg (per SHINGLE)	14.00 EA		0.00	13.84	2.33	196.09
<i>Two separate repairs. 8 shingles for missing or damaged shingles on left facing slope. 6 shingles to properly install split boot around meter mast.</i>						
21. R&R Rain cap - 4" to 5"	2.00 EA		3.93	30.85	2.56	72.12
<i>Per report, both HVAC caps on roof had minor hail damage and requires replacement.</i>						

CONTINUED - Roof/Gutters

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
22. R&R Flashing - pipe jack - split boot	1.00 EA		5.54	69.71	3.22	78.47
<i>Per report, split boot around meter mast on rear of home shows wear and tear and requires replacement.</i>						
23. Gutter guard/screen	12.00 LF		0.00	2.88	1.15	35.71
<i>Per report, gutters on front elevation of home missing 12' of gutter guards.</i>						
24. Gutter / downspout - Detach & reset	6.00 LF		0.00	3.43	0.00	20.58
<i>Per report, a 6' section of downspout extension on rear elevation next to exterior HVAC unit warrants removal and reinstallation. If 6' section requires replacement, approximate cost would be \$36.67</i>						
25. R&R Gutter / downspout - aluminum - up to 5"	15.00 LF		0.39	5.51	3.17	91.67
<i>Per report, three 5' extensions on front of home crimped and no longer draining water. 15' total of downspout to be replaced.</i>						
26. Roofing and Gutter Labor Minimum	1.00 EA		0.00	289.46	0.00	289.46
Totals: Roof/Gutters					12.43	867.40

Windows/Doors

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
27. R&R Window screen, 1 - 9 SF	2.00 EA		2.97	35.30	5.17	81.71
<i>Per report, 2 window screens on left side of home damaged or missing.</i>						
28. Window Labor Minimum	1.00 EA		0.00	188.86	0.00	188.86
Totals: Windows/Doors					5.17	270.57

Painting

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
29. Prime & paint cold air return (cover)	1.00 EA		0.00	17.08	0.36	17.44
<i>Painting of new cold air return cover required.</i>						
30. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA		0.00	31.40	0.33	31.73
<i>Per report, front door and trim require painting due to the current condition. Masking is included in this item.</i>						
31. Paint door slab only - 2 coats (per side)	1.00 EA		0.00	37.07	0.55	37.62
<i>Per report, front door and trim require painting due to the current condition. Masking is included in this item.</i>						
32. Door lockset & deadbolt - exterior - Detach & reset	1.00 EA		0.00	22.99	0.00	22.99

CONTINUED - Painting

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
<i>To detach and reset lockset prior to painting and after painting.</i>						
33. Painting Labor Minimum	1.00 EA		0.00	159.17	0.00	159.17
Totals: Painting					1.24	268.95

Fencing/Landscaping

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
34. R&R Wood gate 5'- 6' high - treated	3.00 LF		4.93	39.92	3.75	138.30
<i>Per report, 3' wooden gate on left side of home damaged and warrants replacement.</i>						
35. R&R Wood fence slat 5' - 6' high - treated	6.00 EA		1.02	4.79	1.06	35.92
<i>Per report, 6 damaged or missing fence slats found on the property. If any additional slats are found damaged, total cost per single slat is \$5.99.</i>						
36. General Laborer - per hour	2.00 HR		0.00	36.01	0.00	72.02
<i>Per report, address numbers on home are either partially or wholly obscured by tree branches. Two labor hours to trim tree and remove debris.</i>						
37. R&R Sprinkler head - fixed spray - 4" plastic pop-up	3.00 EA		5.90	24.03	0.88	90.67
<i>Per report, 3 damaged or missing sprinkler heads on property.</i>						
38. Fencing and Landscaping Labor Minimum	53.99 EA		0.00	0.00	0.00	0.00
Totals: Fencing/Landscaping					5.69	336.91

Miscellaneous

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	TOTAL
39. Bowling alley - per lane	1.00 EA		0.00	42,160.00	3,300.00	45,460.00
<i>Per report of very specialty items, even uncommon items like Dumbwaiters or Bowling Alley lanes can be included.</i>						
40. R&R Dumbwaiter - two story - motorized	1.00 EA		364.34	10,173.08	565.13	11,102.55
<i>Per report of very specialty items, even uncommon items like Dumbwaiters or Bowling Alley lanes can be included.</i>						
41. Allowance for Shed	1.00 EA		0.00	500.00	0.00	500.00
<i>\$500 allowance, as agreed upon by both parties, for non-structural damage to metal shed in backyard.</i>						
Totals: Miscellaneous					3,865.13	57,062.55
Line Item Totals: 2020-06-14-1348					3,926.99	60,711.83

Summary for Dwelling

Line Item Total	56,784.84
Material Sales Tax	3,926.99
Replacement Cost Value	\$60,711.83
Net Claim	\$60,711.83

FAQ

1) How do you determine the cost of materials and labor?

The estimating software that we use currently researches and reports on structural repair and cleaning cost information for more than 500 geographic regions on three continents. When determining how to price items, the software will gather data (labor and materials cost) from the property address but will also gather data for other cities and/or zip codes in the area. It will use that information to build a pricing list for that city or zip code. The software updates pricing lists at the beginning of each month to ensure the information is as accurate and up to date as possible.

2) What is a Labor Minimum charge?

A labor minimum is the lowest charge a contractor would accept to cover drive time, setup time, materials, and labor. For example, if an estimate shows \$100 in painting repairs are needed but the painter will not complete a job for less than \$200, then an additional \$100 labor minimum charge is required to ensure that repairs can be completed. The labor minimum charge is a way to make sure that even the smallest jobs can still be completed by most of your local contractors.

3) Can you explain how to understand the estimate?

Our estimates are professionally built and organized to make them as informative as possible without making them too complex. When we build our estimates, we separate the items by trade. Being able to see all items associated with electrical or plumbing vs having all the items grouped together makes it much easier to understand. Within those trade groups is where you will see items. Most of the items are self explanatory but you will see “**R&R**” at the beginning of several items. This means “**Remove and Replace.**” To “**R&R**” a lightbulb would simply entail unscrewing the old bulb and installing a new one. This would include the labor and materials associated as well. Below each item you will see a description in italics. It will state the reason that item has been included in the estimate. Some items may be straightforward while others may take several items to address. For example, if a light fixture needs to be replaced our estimate will state to remove and replace a light fixture. However, if there is some water damage to the ceiling that would require a few more items to address those repairs. You would see an item to repair the drywall, texture the drywall, seal the drywall and then paint the ceiling.

4) What do I do if the estimate needs to be changed?

In most cases, our estimates are used as a tool during negotiations to provide you with a more accurate understanding of issues on the specified property and therefore do not require revisions. However, we understand that not every situation is the same and revisions may arise from time to time. If you need an estimate revised please send an email to support@scopedestimating.com. In the subject line include “**Revision to Order #xxxxx**” so that we may respond to your request sooner. Please note, revisions are used to make adjustments to the current items already included on the estimate. If you are looking to add additional items to the estimate, you may be subject to additional charges.