



United Services Automobile Association

PROPERTY CLAIM SETTLEMENT

ANDREW F CARTER
7503 BILLSAM CT
LORTON VA 22079-1614

Review Your Claim Settlement Details

October 25, 2022

Dear Chief Warrant Officer Carter,

Thank you for trusting us with your insurance needs. We've issued a check in the amount of \$126,779.16 for the following claim:

Claim number:	012544544-010
Date of loss:	October 15, 2022
Loss location:	Lorton, Virginia

Here's how we determined your payment:

Replacement cost:	\$167,470.75
Less recoverable depreciation:	\$-40,191.59
Less deductible:	\$-500.00
Actual cash value settlement:	\$126,779.16

What is Recoverable Depreciation?

The Loss Settlement Provision of your policy provides that we will pay for the cost to repair or replace damaged property due to a covered loss; however your initial payment may consist of the actual cash value only. This will be the replacement cost less deduction for depreciation based on the age and condition of the damaged property. Once the repair or replacement is complete, you will be able to claim the recoverable depreciation which will be **the lesser of** the amount necessary to repair or replace the damaged property **or** the amount you actually spent, minus your deductible and any amount already paid for the damaged property.

What Documentation Is Required to Claim Recoverable Depreciation?

Please send us copies of the repair contract, invoice, repair bill and any receipts. These documents should include:

- An itemized list of the work done and description of any items replaced.
- Documentation of all costs.
- The completion date for work done and replacement date of any items replaced.

What Happens if the Repair Cost Exceeds the Insurance Estimate?

You must provide us a copy of your estimate if the expected cost of repair or replacement is greater than our estimate. We must agree to any increased amount before you have the repair or replacement completed; otherwise, you may pay more out of pocket than necessary to repair or replace your damaged property.

Questions About Your Settlement?

While we've processed your claim, we're here for you if you have any questions during the repair process. You can still use the USAA Mobile App, Claims Center, or claim email address to:

- Communicate with your adjuster
- Submit a supplement for additional damage or costs
- Submit your final invoice for recoverable depreciation payment (if applicable)

Get answers to commonly asked questions here:

Watch: [Review commonly asked claim settlement questions](#)

Mortgagee Clause

All policies insuring a dwelling contain a mortgagee clause that requires protection of a lender's interest in the mortgaged property. Accordingly, your mortgage company is being included as a payee on the check. Because lenders differ in their criteria for ensuring repairs to the property, please contact your mortgage company's insurance division for further instructions and provide them a copy of the repair estimate. We can't intervene with your lender on your behalf due to privacy laws.

Important Legal Information

Your policy's Suit Against Us Provision prohibits you from taking any action against us unless you have given us notice of the loss, complied with all policy provisions, and started legal action within two (2) years after the date of loss.

How to Contact Us

Please send any correspondence or questions to us using one of the following options and include the claim number on each page:



usaa.com or our mobile app:

Upload documents or post a secure message to your claim file through the Claim Communication Center.



Email:

Send an email or attachments to your claim file at 4ljdpwd37p38@claims.usaa.com. Do not send private information via this channel.



Address:

USAA Claims Department
P.O. Box 33490
San Antonio, TX 78265



Fax:

1-800-531-8669



Phone:

1-800-531-8722

USAA is committed to providing excellent service and delivering on our mission to facilitate your financial security.

Sincerely,

Christopher Jay Gehring

Christopher
Large Loss 9
United Services Automobile Association

USAA means United Services Automobile Association (USAA) and its affiliates. Property and casualty insurance is provided by United Services Automobile Association, USAA Casualty Insurance Company, USAA General Indemnity Company, Garrison Property and Casualty Insurance Company, USAA County Mutual Insurance Company, Noblr Reciprocal Exchange, USAA Limited, USAA S.A. and USAA S.A. UK Branch.

Attached: INITIAL USAA STAFF ESTIMATE -CHRIS

USAA
PO BOX 33490
San Antonio, TX 78265
800-531-8722
800-531-8669 Fax
10/25/2022

Insured: CARTER, CW3 ANDREW
Property: 7503 Billsam Ct
Lorton, VA 22079
Home: 7503 BILLSAM CT
LORTON, VA 22079

Home: (703) 339-6008
Business: (703) 472-2630
Cell: (703) 472-2630
E-mail: drew7ster@gmail.com

Claim Rep.: Chris
Business: P.O. Box 33490
San Antonio, TX 78265

Cellular: (240) 798-1627

Estimator: Chris
Business: P.O. Box 33490
San Antonio, TX 78265

Cellular: (240) 798-1627

Member Number: 012544544

Policy Number: 012544544/90A

L/R Number: 010

Type of Loss: FIR-UNDT

Cause of Loss: Other

Insurance Company: United Services Automobile Association

Coverage	Deductible	Policy Limit
Dwelling	\$500.00	\$408,000.00
Dwelling - Building Ordinance or Law Coverage	\$0.00	\$20,400.00
Dwelling - Trees, Shrubs and Other Plants	\$0.00	\$20,400.00
Contents	\$0.00	\$306,000.00
Other Structures	\$0.00	\$102,000.00
Loss of Use	\$0.00	\$0.00

Date Contacted: 10/15/2022 1:28 PM

Date of Loss: 10/15/2022 12:00 AM

Date Received: 10/17/2022 12:00 AM

Date Inspected: 10/18/2022 11:04 AM

Date Entered: 10/17/2022 6:20 PM

Date Est. Completed: 10/25/2022 4:17 PM

Price List: VAAR8X_OCT22
Restoration/Service/Remodel

Summary for Dwelling

Line Item Total	131,415.17
Material Sales Tax	2,561.20
Subtotal	133,976.37
Overhead	20,096.52
Profit	13,397.86
Replacement Cost Value	\$167,470.75

USAA

CARTER, CW3 ANDREW

10/25/2022

Page: 2

Less Depreciation	(40,191.59)
Actual Cash Value	\$127,279.16
Less Deductible	(500.00)
Net Claim	\$126,779.16
Total Recoverable Depreciation	40,191.59
Net Claim if Depreciation is Recovered	\$166,970.75

Chris
Property General Adjuster

USAA

CARTER, CW3 ANDREW

10/25/2022

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Insured: CARTER, CW3 ANDREW
Property: 7503 Billsam Ct
Lorton, VA 22079
Home: 7503 BILLSAM CT
LORTON, VA 22079

Home: (703) 339-6008
Business: (703) 472-2630
Cell: (703) 472-2630
E-mail: drew7ster@gmail.com

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Member Number: 012544544

Policy Number: 012544544/90A

L/R Number: 010

Type of Loss: FIR-UNDT

Cause of Loss: Other

Insurance Company: United Services Automobile Association

Coverage	Deductible	Policy Limit
Dwelling	\$500.00	\$408,000.00
Dwelling - Building Ordinance or Law Coverage	\$0.00	\$20,400.00
Dwelling - Trees, Shrubs and Other Plants	\$0.00	\$20,400.00
Contents	\$0.00	\$306,000.00
Other Structures	\$0.00	\$102,000.00
Loss of Use	\$0.00	\$0.00

Date Contacted: 10/15/2022 1:28 PM

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Date Inspected: 10/18/2022 11:04 AM

Date Entered: 10/17/2022 6:20 PM

Date Est. Completed: 10/25/2022 4:17 PM

Price List: VAAR8X_OCT22
Restoration/Service/Remodel

Summary for Dwelling - Trees, Shrubs and Other Plants

Line Item Total	458.87
Material Sales Tax	13.92
Replacement Cost Value	\$472.79
Net Claim	\$472.79

Dwelling - Additional Coverage Limit Recap

Description	Single Item Limit	Aggregate Limit	RCV	Overage
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Description	Single Item Limit	Aggregate Limit	RCV	Overage
Dwelling - Trees, Shrubs and Other Plants	\$20,400.00	\$20,400.00	\$472.79	\$0.00
			\$472.79	\$0.00

Chris
Property General Adjuster

"IT IS A CRIME TO KNOWINGLY PROVIDE FALSE, INCOMPLETE OR MISLEADING INFORMATION TO AN INSURANCE COMPANY FOR THE PURPOSE OF DEFRAUDING THE COMPANY. PENALTIES INCLUDE IMPRISONMENT, FINES AND DENIAL OF INSURANCE BENEFITS." VA CODE §52-40

Please contact our adjuster if you believe a supplement to this estimate is needed. Before we will consider a supplement to this estimate, we must have the opportunity to re-inspect the damages prior to the supplemental work being done.

Recap of Taxes, Overhead and Profit

	Overhead (15%)	Profit (10%)	Material Sales Tax (6%)	Manuf. Home Tax (6%)	Storage Rental Tax (6%)	Food Tax (2.5%)
Line Items	20,096.52	13,397.86	2,575.12	0.00	0.00	0.00
Total	20,096.52	13,397.86	2,575.12	0.00	0.00	0.00

CARTER__CW3_ANDREW1

General Condition

Description	Quantity	Unit Price	RCV	Depreciation	ACV
1. Electrical (Bid Item)					
1	1.00 EA				OPEN ITEM
TBD after truss removal and megohm meter test					
2. Megohmmeter check electrical circuits - average residence					
1	1.00 EA	1,073.47	1,073.47	(0.00)	1,073.47
3. Dumpster load - Approx. 40 yards, 7-8 tons of debris					
2	2.00 EA	759.00	1,518.00	(0.00)	1,518.00
Shingle disposal and hauling included in removal line item					
4. Material Only Sheathing - OSB - 1/2"					
6*32	192.00 SF	1.10	211.20	(21.12)	190.08
To protect driveway / street					
5. Taxes, insurance, permits & fees (Bid Item)					
1	1.00 EA				IF INCURRED
6. Temporary toilet (per month)					
6	6.00 MO	168.42	1,010.52	(0.00)	1,010.52
7. Temporary power usage (per month)					
6	6.00 MO	146.50	879.00	(0.00)	879.00
8. Crane and operator - 14 ton capacity - 65' extension boom					
8	8.00 HR	147.83	1,182.64	(0.00)	1,182.64
includes 2 hours travel . And setup / take-down and installing trusses					
9. General Demolition - per hour					
8	8.00 HR	49.71	397.68	(0.00)	397.68
Cleanup exterior debris from fire					
Totals: General Condition			6,272.51	21.12	6,251.39

SKETCH1 (CARTER__CW3_ANDREW1)

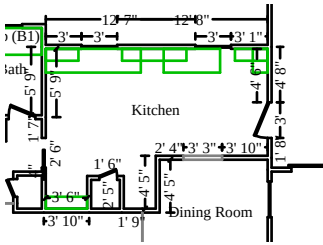
Main Level

Main Level

Description	Quantity	Unit Price	RCV	Depreciation	ACV
10. R&R Blown-in insulation - 6" depth - R13					
C	1,589.82 SF	1.51	2,400.63	(334.92)	2,065.71
11. R&R Batt insulation - 12" - R38 - unfaced batt					
C	1,589.82 SF	2.54	4,038.14	(335.45)	3,702.69
On top of blown-in and truss bottom cord					
12. Clean truss system - up to 5/12 - Heavy					
C/2	794.91 SF	3.00	2,384.73	(0.00)	2,384.73

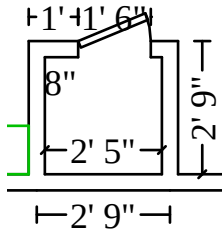
CONTINUED - Main Level

Description	Quantity	Unit Price	RCV	Depreciation	ACV
13. Seal truss system - up to 5/12 C/2	794.91 SF	1.89	1,502.38	(500.79)	1,001.59
14. Furring strip - 1" x 3" C/2	794.91 SF	1.15	914.15	(91.42)	822.73
Rat runs, bracing, and as existing					
15. R&R Batt insulation - 4" - R13 - paper / foil faced W43.SF+W46. SF+W56. SF+W48. SF+W55. SF+W32.SF	459.00 SF	1.30	596.70	(47.74)	548.96
16. Clean stud wall W28.SF+W33. SF+W61. SF+W43. SF+W31. SF+W54. SF+W45. SF+W56. SF+W48. SF+W52. SF+W50. SF+W44. SF+W49. SF+W46. SF+W55. SF+W32.SF	845.43 SF	0.95	803.16	(0.00)	803.16
Front and rear bedroom and 1st floor bath					
17. Seal stud wall for odor control (shellac) W28.SF+W33. SF+W61. SF+W43. SF+W31. SF+W54. SF+W45. SF+W56. SF+W48. SF+W52. SF+W50. SF+W44. SF+W49. SF+W46. SF+W55. SF+W32.SF	845.43 SF	1.26	1,065.24	(355.08)	710.16
Front and rear bedroom and 1st floor bath					
Total: Main Level			13,705.13	1,665.40	12,039.73

**Kitchen****Height: 8'**

427.75 SF Walls	200.73 SF Ceiling
628.48 SF Walls & Ceiling	184.73 SF Floor
20.53 SY Flooring	51.74 LF Floor Perimeter
69.74 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into HALL
Missing Wall	3' 3" X 8'	Opens into DINING_ROOM
Door	3' X 6' 8"	Opens into GARAGE
Window	3' X 3' 3"	Opens into Exterior
Window	3' X 3' 3"	Opens into Exterior

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

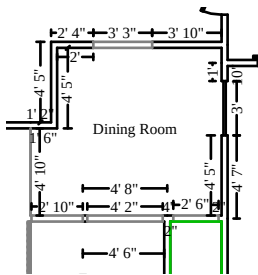
77.33 SF Walls	5.84 SF Ceiling
83.17 SF Walls & Ceiling	5.84 SF Floor
0.65 SY Flooring	9.67 LF Floor Perimeter
9.67 LF Ceil. Perimeter	

Door	1' 6" X 6' 8"	Opens into KITCHEN
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Description	Quantity	Unit Price	RCV	Depreciation	ACV
18. Clean the walls and ceiling - Light					
WC	711.66 SF	0.34	241.96	(0.00)	241.96
19. Clean light fixture - fluorescent - Large - Light					
1	1.00 EA	18.71	18.71	(0.00)	18.71
20. Clean recessed light fixture - Light					
4	4.00 EA	9.54	38.16	(0.00)	38.16
21. Clean cabinetry - full height - inside and out					
1	1.00 LF	32.18	32.18	(0.00)	32.18
22. Detach & Reset Cabinetry - full height unit					
3.5	3.50 LF	73.71	257.99	(0.00)	257.99
23. Clean cabinetry - lower - inside and out					
14	14.00 LF	18.41	257.74	(0.00)	257.74
24. Clean cabinetry - upper - inside and out					
11	11.00 LF	18.41	202.51	(0.00)	202.51
25. Clean countertop - Light					
16*2	32.00 SF	0.61	19.52	(0.00)	19.52
26. Clean dishwasher - interior and exterior - Light					
1	1.00 EA	26.38	26.38	(0.00)	26.38
27. Clean window blind - horizontal or vertical - Light					
12	12.00 SF	1.13	13.56	(0.00)	13.56
28. Seal/prime then paint part of the walls and ceiling twice (3 coats) - 2 colors					
WC-45.67	665.99 SF	1.88	1,252.06	(417.35)	834.71

CONTINUED - Kitchen

Description	Quantity	Unit Price	RCV	Depreciation	ACV
29. Paint crown molding - one coat					
PC	79.41 LF	1.18	93.70	(31.23)	62.47
30. Paint door or window opening - 1 coat (per side)					
3	3.00 EA	25.15	75.45	(25.15)	50.30
31. Paint door/window trim & jamb - 2 coats (per side)					
2	2.00 EA	37.25	74.50	(24.83)	49.67
32. Paint baseboard - one coat					
PF	61.41 LF	1.14	70.01	(23.34)	46.67
33. R&R Oak flooring - select grade - no finish					
F	190.57 SF	13.12	2,500.27	(402.10)	2,098.17
34. Vapor barrier - 15# felt					
F	190.57 SF	0.28	53.36	(40.02)	13.34
35. Sand, stain, and finish wood floor					
F	190.57 SF	4.51	859.47	(644.60)	214.87
36. Add for dustless floor sanding					
F	190.57 SF	1.00	190.57	(142.93)	47.64
37. Quarter round - 3/4" - hardwood					
PF	61.41 LF	2.74	168.26	(16.83)	151.43
38. Stain & finish base shoe or quarter round					
PF	61.41 LF	1.50	92.12	(30.71)	61.41
39. Detach & Reset Cabinetry - lower (base) units					
14	14.00 LF	74.03	1,036.42	(0.00)	1,036.42
Wood floor runs under base cabinets					
40. Countertop - solid surface/granite - Detach & reset					
2*16	32.00 SF	36.91	1,181.12	(0.00)	1,181.12
41. Detach & Reset Sink faucet - Kitchen					
1	1.00 EA	186.66	186.66	(0.00)	186.66
42. Garbage disposer - Detach & reset					
1	1.00 EA	249.38	249.38	(0.00)	249.38
43. Dishwasher - Detach & reset					
1	1.00 EA	363.78	363.78	(0.00)	363.78
44. P-trap assembly - ABS (plastic)					
1	1.00 EA	92.60	92.60	(55.56)	37.04
45. Angle stop valve					
3	3.00 EA	49.47	148.41	(22.26)	126.15
46. Final cleaning - construction - Residential					
F	190.57 SF	0.33	62.89	(0.00)	62.89
Totals: Kitchen			9,859.74	1,876.91	7,982.83

**Dining Room****Height: 8'**

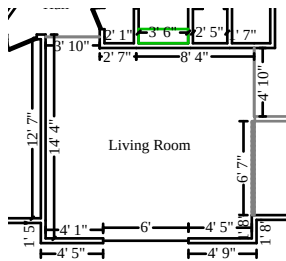
278.42 SF Walls	91.16 SF Ceiling
369.58 SF Walls & Ceiling	91.16 SF Floor
10.13 SY Flooring	34.80 LF Floor Perimeter
34.80 LF Ceil. Perimeter	

Missing Wall	3' 3" X 8'	Opens into KITCHEN
Window	3' X 3' 3"	Opens into Exterior
Missing Wall - Goes to Floor	2' 6" X 6' 8"	Opens into STAIRS_DOWN
Missing Wall - Goes to Floor	4' 2" X 6' 8"	Opens into FOYER
Missing Wall - Goes to Ceiling	2' 10" X 5'	Opens into FOYER
Missing Wall	4' 9 3/4" X 8'	Opens into LIVING_ROOM

Description	Quantity	Unit Price	RCV	Depreciation	ACV
47. Clean the walls and ceiling - Light					
WC	369.58 SF	0.34	125.66	(0.00)	125.66
48. Clean chandelier					
1	1.00 EA	54.15	54.15	(0.00)	54.15
49. Clean window blind - horizontal or vertical - Light					
6	6.00 SF	1.13	6.78	(0.00)	6.78
50. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors					
WC	369.58 SF	1.88	694.81	(231.60)	463.21
51. Crown molding - 2-piece					
PC	34.80 LF	11.50	400.20	(40.02)	360.18
52. Seal & paint crown molding, oversized - three coats					
PC	34.80 LF	2.83	98.48	(32.83)	65.65
53. Paint chair rail - one coat					
PF	34.80 LF	1.15	40.02	(13.34)	26.68
54. Paint door or window opening - 1 coat (per side)					
2	2.00 EA	25.15	50.30	(16.77)	33.53
55. Paint baseboard - one coat					
PF	34.80 LF	1.14	39.67	(13.22)	26.45
56. Seal & paint trim - two coats					
PF*2+20	89.60 LF	1.70	152.32	(50.77)	101.55
Trim on wall to make look like raised panel					
57. R&R Oak flooring - select grade - no finish					
F	91.16 SF	13.12	1,196.02	(192.35)	1,003.67
58. Vapor barrier - 15# felt					
F	91.16 SF	0.28	25.52	(19.14)	6.38
59. Sand, stain, and finish wood floor					
F	91.16 SF	4.51	411.13	(308.35)	102.78
60. Add for dustless floor sanding					
F	91.16 SF	1.00	91.16	(68.37)	22.79
61. Quarter round - 3/4" - hardwood					
PF	34.80 LF	2.74	95.35	(9.54)	85.81

CONTINUED - Dining Room

Description	Quantity	Unit Price	RCV	Depreciation	ACV
62. Stain & finish base shoe or quarter round PF	34.80 LF	1.50	52.20	(17.40)	34.80
63. Window blind - horizontal or vertical - Detach & reset 1	1.00 EA	38.74	38.74	(0.00)	38.74
64. Final cleaning - construction - Residential F	91.16 SF	0.33	30.08	(0.00)	30.08
Totals: Dining Room			3,602.59	1,013.70	2,588.89



Living Room

Height: 8'

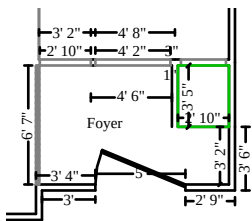
336.88 SF Walls	199.02 SF Ceiling
535.90 SF Walls & Ceiling	199.02 SF Floor
22.11 SY Flooring	42.11 LF Floor Perimeter
42.11 LF Ceil. Perimeter	

Missing Wall	4' 9 3/4" X 8'	Opens into DINING_ROOM
Missing Wall	6' 7 1/4" X 8'	Opens into FOYER
Window	6' X 4' 6"	Opens into Exterior
Missing Wall	3' 9 11/16" X 8'	Opens into HALL

Description	Quantity	Unit Price	RCV	Depreciation	ACV
65. Clean the walls and ceiling - Light WC	535.90 SF	0.34	182.21	(0.00)	182.21
66. Clean ceiling fan and light - Light 1	1.00 EA	25.00	25.00	(0.00)	25.00
67. Ceiling fan - Detach & reset 1	1.00 EA	249.45	249.45	(0.00)	249.45
Higher grade see photo					
68. Clean window blind - horizontal or vertical - Light 18	18.00 SF	1.13	20.34	(0.00)	20.34
69. 1/2" drywall - hung, taped, floated, ready for paint C/2	99.51 SF	2.93	291.56	(97.19)	194.37
Due to roof truss replacement					
70. Crown molding - 2-piece PC	42.11 LF	11.50	484.27	(48.43)	435.84
71. Seal & paint crown molding, oversized - three coats PC	42.11 LF	2.83	119.17	(39.72)	79.45

CONTINUED - Living Room

Description	Quantity	Unit Price	RCV	Depreciation	ACV
72. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors WC	535.90 SF	1.88	1,007.49	(335.83)	671.66
73. Paint door or window opening - Large - 1 coat (per side) 1	1.00 EA	29.59	29.59	(9.86)	19.73
74. Paint baseboard - one coat PF	42.11 LF	1.14	48.01	(16.00)	32.01
75. Vapor barrier - 15# felt F	199.02 SF	0.28	55.73	(41.80)	13.93
76. R&R Oak flooring - select grade - no finish F	199.02 SF	13.12	2,611.14	(419.93)	2,191.21
77. Sand, stain, and finish wood floor F	199.02 SF	4.51	897.58	(673.19)	224.39
78. Add for dustless floor sanding F	199.02 SF	1.00	199.02	(149.27)	49.75
79. Quarter round - 3/4" - hardwood PF	42.11 LF	2.74	115.38	(11.54)	103.84
80. Stain & finish base shoe or quarter round PF	42.11 LF	1.50	63.17	(21.06)	42.11
81. Window drapery - hardware - Detach & reset 1	1.00 EA	38.74	38.74	(0.00)	38.74
82. Window blind - horizontal or vertical - Detach & reset 3	3.00 EA	38.74	116.22	(0.00)	116.22
83. Final cleaning - construction - Residential F	199.02 SF	0.33	65.68	(0.00)	65.68
Totals: Living Room			6,619.75	1,863.82	4,755.93



Foyer

Height: 10' 9"

250.33 SF Walls	58.87 SF Ceiling
309.20 SF Walls & Ceiling	58.87 SF Floor
6.54 SY Flooring	19.70 LF Floor Perimeter
31.30 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

4' 2" X 6' 8"

Opens into DINING_ROOM

Missing Wall - Goes to Ceiling

2' 10" X 7' 9"

Opens into DINING_ROOM

Missing Wall

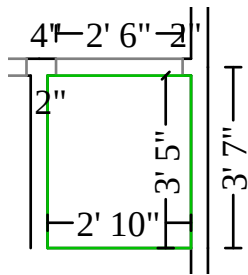
6' 7 1/4" X 10' 9"

Opens into LIVING_ROOM

Door

5' X 6' 8"

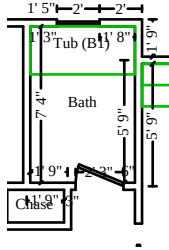
Opens into Exterior

**Subroom: Stairs down (1)****Height: 10' 9"**

103.69 SF Walls	9.65 SF Ceiling
113.34 SF Walls & Ceiling	9.65 SF Floor
1.07 SY Flooring	9.65 LF Floor Perimeter
9.65 LF Ceil. Perimeter	

Missing Wall**2' 10" X 10' 9"****Opens into FOYER****Missing Wall - Goes to Floor****2' 6" X 6' 8"****Opens into DINING_ROOM**

Description	Quantity	Unit Price	RCV	Depreciation	ACV
84. Clean the walls and ceiling - Light					
WC	422.54 SF	0.34	143.66	(0.00)	143.66
85. Clean floor - tile - Light clean					
F	68.52 SF	0.64	43.85	(0.00)	43.85
86. Clean recessed light fixture - Light					
4	4.00 EA	9.54	38.16	(0.00)	38.16
87. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors					
WC	422.54 SF	1.88	794.38	(264.79)	529.59
88. Crown molding - 2-piece					
PC	40.95 LF	11.50	470.93	(47.09)	423.84
89. Seal & paint crown molding, oversized - three coats					
PC	40.95 LF	2.83	115.89	(38.63)	77.26
90. Paint door/window trim & jamb - 2 coats (per side)					
1	1.00 EA	37.25	37.25	(12.42)	24.83
91. Paint baseboard - one coat					
PF	29.34 LF	1.14	33.45	(11.15)	22.30
92. Floor protection - cardboard and tape					
F	68.52 SF	0.73	50.02	(16.67)	33.35
To protect ceramic tile floor					
93. Additional cost for high wall or ceiling - 11' to 14'					
C+W*.5	245.53 SF	0.07	17.19	(5.73)	11.46
94. Final cleaning - construction - Residential					
F	68.52 SF	0.33	22.61	(0.00)	22.61
Totals: Foyer			1,767.39	396.48	1,370.91

**Bath****Height: 8'**

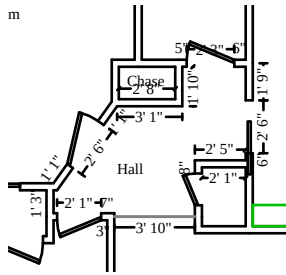
177.09 SF Walls	36.02 SF Ceiling
213.11 SF Walls & Ceiling	24.97 SF Floor
2.77 SY Flooring	15.08 LF Floor Perimeter
24.49 LF Ceil. Perimeter	

Door	2' 3" X 6' 8"	Opens into HALL
Window	2' X 3' 3"	Opens into Exterior

Description	Quantity	Unit Price	RCV	Depreciation	ACV
95. Demolish/remove - bathroom (up to 50 sf)					
F	24.97 SF	14.96	373.55	(0.00)	373.55
96. 1/2" drywall - hung, taped, floated, ready for paint					
WC	213.11 SF	2.93	624.41	(208.14)	416.27
97. Interior door unit					
1	1.00 EA	321.01	321.01	(0.00)	321.01
98. Door knob - interior					
1	1.00 EA	44.04	44.04	(33.03)	11.01
99. Heat/AC register - Mechanically attached					
1	1.00 EA	30.46	30.46	(18.28)	12.18
100. Porcelain light fixture					
1	1.00 EA	38.21	38.21	(28.66)	9.55
Porcelain / pull chain see photos					
101. Light bulb - Incand. standard bulb - 1000 hr - mat. only					
1	1.00 EA	1.08	1.08	(0.81)	0.27
102. Bathroom ventilation fan, light, and heater					
1	1.00 EA	363.00	363.00	(272.25)	90.75
103. Seal/prime then paint part of the ceiling twice (3 coats)					
C-2.5*4,11	23.73 SF	1.54	36.54	(12.18)	24.36
104. Seal the walls w/PVA primer - one coat					
W	177.09 SF	0.69	122.19	(40.73)	81.46
105. Paint the surface area - two coats					
12,11*3,10	49.51 SF	1.15	56.94	(18.98)	37.96
106. Paint door slab only - 2 coats (per side)					
1	1.00 EA	44.36	44.36	(14.79)	29.57
107. Paint door/window trim & jamb - 2 coats (per side)					
1	1.00 EA	37.25	37.25	(12.42)	24.83
108. Window blind - PVC - 2" - up to 7 SF - High grade					
1	1.00 EA	100.86	100.86	(75.65)	25.21
109. Pedestal sink - Detach & reset					
1	1.00 EA	441.17	441.17	(0.00)	441.17
110. Detach & Reset Sink faucet - Bathroom					
1	1.00 EA	186.66	186.66	(0.00)	186.66
111. Toilet - Detach & reset					
1	1.00 EA	375.89	375.89	(0.00)	375.89

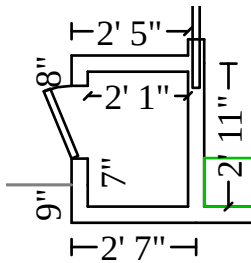
CONTINUED - Bath

Description	Quantity	Unit Price	RCV	Depreciation	ACV
112. P-trap assembly - ABS (plastic)					
1	1.00 EA	92.60	92.60	(55.56)	37.04
113. Clean tub					
1	1.00 EA	26.41	26.41	(0.00)	26.41
114. Tub/shower faucet (finish trim) - Detach & reset					
1	1.00 EA	142.73	142.73	(0.00)	142.73
115. Shower head only					
1	1.00 EA	74.63	74.63	(55.97)	18.66
116. Angle stop valve					
3	3.00 EA	49.47	148.41	(22.26)	126.15
117. Medicine cabinet - Detach & reset					
1	1.00 EA	55.50	55.50	(0.00)	55.50
118. Ceramic/porcelain tile					
W-12,11*3,10+2. 5*4,11	139.87 SF	13.56	1,896.64	(189.66)	1,706.98
119. Tile - soap dish					
7	7.00 EA	30.80	215.60	(21.56)	194.04
4 of 7 to allow for ceramic shelves					
120. Tile - toilet paper holder					
1	1.00 EA	33.39	33.39	(3.34)	30.05
121. Tile - towel bar					
2	2.00 EA	39.31	78.62	(7.86)	70.76
122. Add-on for tile feature strip - High grade					
PF	15.08 LF	11.72	176.74	(17.67)	159.07
123. Shower curtain rod - Detach & reset					
1	1.00 EA	18.10	18.10	(0.00)	18.10
124. Clean floor - tile					
F	24.97 SF	0.87	21.72	(0.00)	21.72
Floor and base of studs					
125. Floor protection - cardboard and tape					
F	24.97 SF	0.73	18.23	(6.08)	12.15
To protect ceramic tile floor					
126. Tile/stone sealer					
F	24.97 SF	0.97	24.22	(18.17)	6.05
127. Final cleaning - construction - Residential					
F	24.97 SF	0.33	8.24	(0.00)	8.24
Totals: Bath			6,229.40	1,134.05	5,095.35

**Hall****Height: 8'**

211.39 SF Walls	39.79 SF Ceiling
251.17 SF Walls & Ceiling	39.79 SF Floor
4.42 SY Flooring	26.42 LF Floor Perimeter
26.42 LF Ceil. Perimeter	

Door	2' 3" X 6' 8"	Opens into BATH
Door	2' 6" X 6' 8"	Opens into REAR_BEDROOM
Door	2' 1" X 6' 8"	Opens into FRONT_BED1
Missing Wall	3' 9 11/16" X 8'	Opens into LIVING_ROOM
Door	2' 6" X 6' 8"	Opens into KITCHEN

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

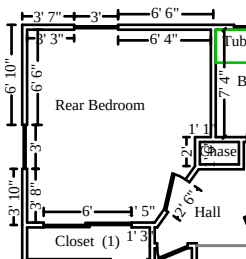
77.58 SF Walls	5.75 SF Ceiling
83.33 SF Walls & Ceiling	5.75 SF Floor
0.64 SY Flooring	9.70 LF Floor Perimeter
9.70 LF Ceil. Perimeter	

Door	1' 6" X 6' 8"	Opens into HALL
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Description	Quantity	Unit Price	RCV	Depreciation	ACV
128. R&R 1/2" drywall - hung, taped, floated, ready for paint					
C	45.54 SF	3.38	153.92	(44.48)	109.44
129. Crown molding - 2-piece					
PC	36.12 LF	11.50	415.38	(41.54)	373.84
130. Light fixture					
1	1.00 EA	85.70	85.70	(64.28)	21.42
131. Light bulb - Compact Fluorescent stand. type - mat. only					
2	2.00 EA	8.37	16.74	(12.56)	4.18
132. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors					
WC	334.51 SF	1.88	628.88	(209.63)	419.25
133. Seal & paint crown molding - three coats					
PC	36.12 LF	2.69	97.16	(32.39)	64.77
134. Paint door/window trim & jamb - 2 coats (per side)					
1	1.00 EA	37.25	37.25	(12.42)	24.83
135. Paint door slab only - 2 coats (per side)					
5	5.00 EA	44.36	221.80	(73.93)	147.87
136. Seal & paint baseboard - two coats					
PF	36.12 LF	1.78	64.29	(21.43)	42.86
137. Seal underlayment for odor control					
F	45.54 SF	0.71	32.33	(10.78)	21.55
138. R&R Oak flooring - select grade - no finish					
F	45.54 SF	13.12	597.49	(96.09)	501.40

CONTINUED - Hall

Description	Quantity	Unit Price	RCV	Depreciation	ACV
139. Vapor barrier - 15# felt F	45.54 SF	0.28	12.75	(9.56)	3.19
140. Sand, stain, and finish wood floor F	45.54 SF	4.51	205.39	(154.04)	51.35
141. Add for dustless floor sanding F	45.54 SF	1.00	45.54	(34.16)	11.38
142. Quarter round - 3/4" - hardwood PF	36.12 LF	2.74	98.97	(9.90)	89.07
143. Stain & finish base shoe or quarter round PF	36.12 LF	1.50	54.18	(18.06)	36.12
144. Final cleaning - construction - Residential F	45.54 SF	0.33	15.03	(0.00)	15.03
Totals: Hall			2,782.80	845.25	1,937.55



Rear Bedroom

Height: 8'

356.45 SF Walls	153.58 SF Ceiling
510.03 SF Walls & Ceiling	153.58 SF Floor
17.06 SY Flooring	43.56 LF Floor Perimeter
49.56 LF Ceil. Perimeter	

Window

3' X 3' 3"

Opens into Exterior

Door

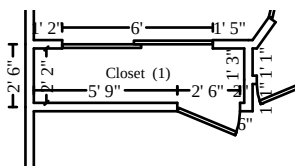
2' 6" X 6' 8"

Opens into HALL

Window

3' X 3' 3"

Opens into Exterior



Subroom: Closet (1)

Height: 8'

128.75 SF Walls	18.16 SF Ceiling
146.91 SF Walls & Ceiling	18.16 SF Floor
2.02 SY Flooring	15.09 LF Floor Perimeter
21.09 LF Ceil. Perimeter	

Door

6' X 6' 8"

Opens into REAR_BEDROOM

Door

2' 6" X 6' 8"

Opens into FRONT_BED1

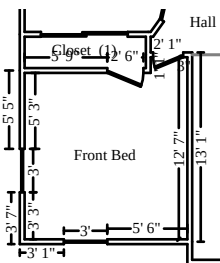
Description	Quantity	Unit Price	RCV	Depreciation	ACV
145. Demolish/remove - bedroom/room (up to 200 sf) F	171.73 SF	5.29	908.45	(0.00)	908.45

CONTINUED - Rear Bedroom

Description	Quantity	Unit Price	RCV	Depreciation	ACV
146. Clean floor underlayment / wood subfloor					
F	171.73 SF	0.54	92.73	(0.00)	92.73
Floor and base of studs					
147. 1/2" drywall - hung, taped, floated, ready for paint					
WC	656.93 SF	2.93	1,924.80	(641.60)	1,283.20
148. Baseboard - 2 1/4"					
PF	58.65 LF	3.35	196.48	(19.65)	176.83
149. Crown molding - 2-piece					
PC	70.65 LF	11.50	812.48	(81.25)	731.23
150. Door opening (jamb & casing) - 36"to60"wide - paint grade					
1	1.00 EA	207.69	207.69	(20.77)	186.92
151. Casing - 3 1/4"					
38	38.00 LF	3.59	136.42	(13.64)	122.78
152. Window stool & apron					
6	6.00 LF	8.70	52.20	(5.22)	46.98
153. Interior door unit					
1	1.00 EA	321.01	321.01	(0.00)	321.01
154. Door knob - interior					
1	1.00 EA	44.04	44.04	(33.03)	11.01
155. Detach & Reset Bypass mirrored door set					
1	1.00 EA	34.24	34.24	(0.00)	34.24
156. Heat/AC register - Mechanically attached					
2	2.00 EA	30.46	60.92	(36.55)	24.37
157. Light fixture - High grade					
1	1.00 EA	124.92	124.92	(93.69)	31.23
Higher grade see photo LED					
158. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors					
WC	656.93 SF	1.88	1,235.03	(411.68)	823.35
159. Seal & paint crown molding - three coats					
PC	70.65 LF	2.69	190.05	(63.35)	126.70
160. Seal & paint door or window opening (per side)					
3	3.00 EA	37.50	112.50	(37.50)	75.00
161. Paint door slab only - 2 coats (per side)					
1	1.00 EA	44.36	44.36	(14.79)	29.57
162. Paint door/window trim & jamb - 2 coats (per side)					
1	1.00 EA	37.25	37.25	(12.42)	24.83
163. Seal & paint baseboard - two coats					
PF	58.65 LF	1.78	104.40	(34.80)	69.60
164. Shelving - wire (vinyl coated)					
8	8.00 LF	10.55	84.40	(8.44)	75.96
165. R&R Oak flooring - select grade - no finish					
F	171.73 SF	13.12	2,253.10	(362.35)	1,890.75

CONTINUED - Rear Bedroom

Description	Quantity	Unit Price	RCV	Depreciation	ACV
166. Seal underlayment for odor control					
F	171.73 SF	0.71	121.93	(40.64)	81.29
167. Vapor barrier - 15# felt					
F	171.73 SF	0.28	48.08	(36.06)	12.02
168. Sand and seal wood floor					
F	171.73 SF	3.31	568.43	(426.32)	142.11
169. Add for dustless floor sanding					
F	171.73 SF	1.00	171.73	(128.80)	42.93
170. Quarter round - 3/4" - hardwood					
PF	58.65 LF	2.74	160.70	(16.07)	144.63
171. Stain & finish base shoe or quarter round					
PF	58.65 LF	1.50	87.98	(29.33)	58.65
172. Window drapery - hardware - Detach & reset					
2	2.00 EA	38.74	77.48	(0.00)	77.48
173. Window blind - PVC - 2" - 7.1 to 14 SF - High grade					
2	2.00 EA	128.64	257.28	(192.96)	64.32
174. Carpet					
FLR_RPL	222.08 SF	3.92	870.55	(652.91)	217.64
175. Carpet pad					
F	171.73 SF	0.67	115.06	(86.30)	28.76
176. Final cleaning - construction - Residential					
F	171.73 SF	0.33	56.67	(0.00)	56.67
Totals: Rear Bedroom			11,513.36	3,500.12	8,013.24



Front Bed

Height: 8'

381.33 SF Walls	132.12 SF Ceiling
513.46 SF Walls & Ceiling	132.12 SF Floor
14.68 SY Flooring	47.67 LF Floor Perimeter
47.67 LF Ceil. Perimeter	

Window

3' X 4'

Opens into Exterior

Window

3' X 3' 3"

Opens into Exterior

Door

2' 6" X 6' 8"

Opens into CLOSET2

Door

2' 1" X 6' 8"

Opens into HALL

Description	Quantity	Unit Price	RCV	Depreciation	ACV
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CONTINUED - Front Bed

Description	Quantity	Unit Price	RCV	Depreciation	ACV
177. Demolish/remove - bedroom/room (up to 200 sf)					
F	132.12 SF	5.29	698.91	(0.00)	698.91
178. 1/2" drywall - hung, taped, floated, ready for paint					
WC	513.46 SF	2.93	1,504.44	(501.48)	1,002.96
179. Baseboard - 2 1/4"					
PF	47.67 LF	3.35	159.69	(15.97)	143.72
180. Crown molding - 2-piece					
PC	47.67 LF	11.50	548.21	(54.82)	493.39
181. Door opening (jamb & casing) - 36"to60"wide - paint grade					
1	1.00 EA	207.69	207.69	(20.77)	186.92
182. Casing - 3 1/4"					
38	38.00 LF	3.59	136.42	(13.64)	122.78
183. Window stool & apron					
6	6.00 LF	8.70	52.20	(5.22)	46.98
184. Interior door unit					
2	2.00 EA	321.01	642.02	(0.00)	642.02
185. Door knob - interior					
2	2.00 EA	44.04	88.08	(66.06)	22.02
186. Heat/AC register - Mechanically attached					
2	2.00 EA	30.46	60.92	(36.55)	24.37
187. Ceiling fan - Detach & reset					
1	1.00 EA	249.45	249.45	(0.00)	249.45
188. Clean ceiling fan and light - Light					
1	1.00 EA	25.00	25.00	(0.00)	25.00
189. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors					
WC	513.46 SF	1.88	965.30	(321.77)	643.53
190. Seal & paint crown molding - three coats					
PC	47.67 LF	2.69	128.23	(42.74)	85.49
191. Seal & paint door or window opening (per side)					
3	3.00 EA	37.50	112.50	(37.50)	75.00
192. Paint door slab only - 2 coats (per side)					
3	3.00 EA	44.36	133.08	(44.36)	88.72
193. Paint door/window trim & jamb - 2 coats (per side)					
3	3.00 EA	37.25	111.75	(37.25)	74.50
194. Seal & paint baseboard - two coats					
PF	47.67 LF	1.78	84.85	(28.28)	56.57
195. Clean floor underlayment / wood subfloor					
F+PF*2	227.46 SF	0.54	122.83	(0.00)	122.83
Floor and base of studs					
196. Seal underlayment for odor control					
F	132.12 SF	0.71	93.81	(31.27)	62.54
197. R&R Oak flooring - select grade - no finish					
F	132.12 SF	13.12	1,733.42	(278.77)	1,454.65

CONTINUED - Front Bed

Description	Quantity	Unit Price	RCV	Depreciation	ACV
198. Vapor barrier - 15# felt F	132.12 SF	0.28	36.99	(27.74)	9.25
199. Sand and seal wood floor F	132.12 SF	3.31	437.32	(327.99)	109.33
200. Add for dustless floor sanding F	132.12 SF	1.00	132.12	(99.09)	33.03
201. Quarter round - 3/4" - hardwood PF	47.67 LF	2.74	130.62	(13.06)	117.56
202. Stain & finish base shoe or quarter round PF	47.67 LF	1.50	71.51	(23.84)	47.67
203. Window blind - PVC - 2" - 7.1 to 14 SF - High grade 2	2.00 EA	128.64	257.28	(192.96)	64.32
204. Carpet pad F	132.12 SF	0.67	88.52	(66.39)	22.13
205. Carpet FLR_RPL	172.83 SF	3.92	677.49	(508.12)	169.37
206. Final cleaning - construction - Residential F	132.12 SF	0.33	43.60	(0.00)	43.60
Totals: Front Bed			9,734.25	2,795.64	6,938.61

Total: Main Level	65,814.41	15,091.37	50,723.04
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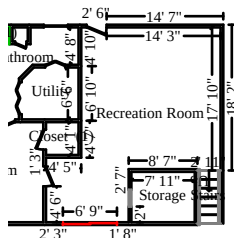
Lower Level

Lower Level

Description	Quantity	Unit Price	RCV	Depreciation	ACV
207. Batt insulation - 4" - R11 - paper / foil faced W25.SF+W10. SF+W30. SF+W14. SF+W16. SF+W13. SF+W24. SF+W21.SF	411.69 SF	0.87	358.17	(35.82)	322.35

CONTINUED - Lower Level

Description	Quantity	Unit Price	RCV	Depreciation	ACV
208. Clean stud wall					
W17.SF+W14. SF+W15. SF+W16. SF+W9. SF+W32. SF+W25. SF+W21. SF+W10. SF+W30. SF+W24. SF+W23. SF+W13.SF	566.29 SF	0.95	537.98	(0.00)	537.98
209. Seal stud wall for odor control (shellac)					
W17.SF+W14. SF+W15. SF+W16. SF+W9. SF+W32. SF+W25. SF+W21. SF+W10. SF+W30. SF+W24. SF+W23. SF+W13.SF	566.29 SF	1.26	713.53	(237.84)	475.69
Total: Lower Level			1,609.68	273.66	1,336.02

**Recreation Room****Height: 7' 3"**

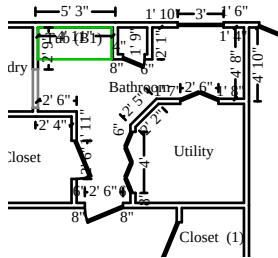
648.84 SF Walls	382.83 SF Ceiling
1031.66 SF Walls & Ceiling	382.83 SF Floor
42.54 SY Flooring	89.49 LF Floor Perimeter
89.49 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into BEDROOM
Window	6' 9" X 2' 6"	Opens into Exterior
Missing Wall - Goes to Floor	2' 1" X 6' 8"	Opens into STORAGE
Missing Wall	2' 10 11/16" X 7' 3"	Opens into STAIRS
Door	2' 6" X 6' 8"	Opens into Exterior

Description	Quantity	Unit Price	RCV	Depreciation	ACV
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CONTINUED - Recreation Room

Description	Quantity	Unit Price	RCV	Depreciation	ACV
210. Paint door/window trim & jamb - 2 coats (per side)					
2	2.00 EA	37.25	74.50	(24.83)	49.67
211. Paint door slab only - 2 coats (per side)					
2	2.00 EA	44.36	88.72	(29.57)	59.15
212. Seal/prime then paint the walls twice (3 coats)					
W	648.84 SF	1.54	999.21	(333.07)	666.14
213. Final cleaning - construction - Residential					
F	382.83 SF	0.33	126.33	(0.00)	126.33
Totals: Recreation Room			1,288.76	387.47	901.29



Bathroom

Height: 7' 3"

385.08 SF Walls	85.10 SF Ceiling
470.18 SF Walls & Ceiling	75.07 SF Floor
8.34 SY Flooring	44.13 LF Floor Perimeter
53.11 LF Ceil. Perimeter	

Missing Wall	2' 6" X 7' 3"	Opens into LAUNDRY
Door	2' 6" X 6' 8"	Opens into CLOSET
Door	2' 6" X 6' 8"	Opens into BEDROOM
Door	4' X 6' 8"	Opens into UTILITY
Door	2' 6" X 6' 8"	Opens into UTILITY
Window	3' X 3' 3"	Opens into Exterior
Door	1' 5" X 6' 8"	Opens into LINEN

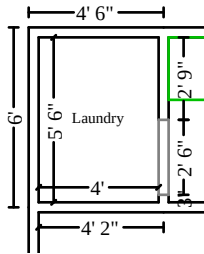
Description	Quantity	Unit Price	RCV	Depreciation	ACV
214. Demolish/remove - bathroom (over 50 sf)					
F	75.07 SF	12.95	972.16	(0.00)	972.16
215. 1/2" drywall - hung, taped, floated, ready for paint					
WC	470.18 SF	2.93	1,377.63	(459.21)	918.42
216. Interior door unit					
2	2.00 EA	321.01	642.02	(0.00)	642.02
217. Door knob - interior					
2	2.00 EA	44.04	88.08	(66.06)	22.02
218. Heat/AC register - Mechanically attached					
1	1.00 EA	30.46	30.46	(18.28)	12.18
219. Porcelain light fixture					
1	1.00 EA	38.21	38.21	(28.66)	9.55

CONTINUED - Bathroom

Description	Quantity	Unit Price	RCV	Depreciation	ACV
Porcelain / pull chain see photos					
220. Light bulb - Incand. standard bulb - 1000 hr - mat. only					
1	1.00 EA	1.08	1.08	(0.81)	0.27
221. Detach & Reset Light fixture					
1	1.00 EA	70.04	70.04	(0.00)	70.04
222. Clean light fixture					
1	1.00 EA	13.25	13.25	(0.00)	13.25
223. Bathroom ventilation fan, light, and heater					
1	1.00 EA	363.00	363.00	(272.25)	90.75
224. Bathroom ventilation fan w/light					
1	1.00 EA	182.23	182.23	(136.67)	45.56
225. Light bulb - Compact Fluorescent stand. type - mat. only					
3	3.00 EA	8.37	25.11	(18.83)	6.28
226. Seal/prime then paint part of the ceiling twice (3 coats)					
C-2.5*4,11	72.81 SF	1.54	112.13	(37.38)	74.75
227. Seal the walls w/PVA primer - one coat					
W	385.08 SF	0.69	265.71	(88.57)	177.14
228. Paint more than the ceiling perimeter - two coats					
PC*3.25	172.62 SF	1.15	198.51	(66.17)	132.34
229. Paint door slab only - 2 coats (per side)					
2	2.00 EA	44.36	88.72	(29.57)	59.15
230. Paint door/window trim & jamb - 2 coats (per side)					
2	2.00 EA	37.25	74.50	(24.83)	49.67
231. Detach & Reset Bifold door set - Colonist - Double					
1	1.00 EA	41.05	41.05	(0.00)	41.05
232. Detach & Reset Bifold door - Colonist - Single					
1	1.00 EA	19.40	19.40	(0.00)	19.40
233. Window blind - PVC - 2" - up to 7 SF - High grade					
1	1.00 EA	100.86	100.86	(75.65)	25.21
234. Pedestal sink - Detach & reset					
1	1.00 EA	441.17	441.17	(0.00)	441.17
235. Detach & Reset Sink faucet - Bathroom					
1	1.00 EA	186.66	186.66	(0.00)	186.66
236. Toilet - Detach & reset					
1	1.00 EA	375.89	375.89	(0.00)	375.89
237. P-trap assembly - ABS (plastic)					
1	1.00 EA	92.60	92.60	(55.56)	37.04
238. Fiberglass tub & shower combination					
1	1.00 EA	1,351.92	1,351.92	(405.58)	946.34
239. Tub/shower faucet (finish trim) - Detach & reset					
1	1.00 EA	142.73	142.73	(0.00)	142.73
240. Shower head only					
1	1.00 EA	74.63	74.63	(55.97)	18.66

CONTINUED - Bathroom

Description	Quantity	Unit Price	RCV	Depreciation	ACV
241. Angle stop valve					
3	3.00 EA	49.47	148.41	(22.26)	126.15
242. Medicine cabinet - Detach & reset					
1	1.00 EA	55.50	55.50	(0.00)	55.50
243. Ceramic/porcelain tile					
PF*4+2,10*4,10+ 1,1*2,10+6.5*.25	194.91 SF	13.56	2,642.98	(264.30)	2,378.68
Includes ceiling above tub and area around tub					
244. Add-on for tile feature strip - High grade					
17	17.00 LF	11.72	199.24	(19.92)	179.32
This is for 34 ea 6" accent tiles					
245. Tile - soap dish					
1	1.00 EA	30.80	30.80	(3.08)	27.72
4 of 7 to allow for ceramic shelves					
246. Tile - toilet paper holder					
1	1.00 EA	33.39	33.39	(3.34)	30.05
247. Tile - towel bar					
2	2.00 EA	39.31	78.62	(7.86)	70.76
248. Towel bar					
1	1.00 EA	28.82	28.82	(8.65)	20.17
249. Shower curtain rod					
1	1.00 EA	31.48	31.48	(9.44)	22.04
250. Clean floor - tile					
F	75.07 SF	0.87	65.31	(0.00)	65.31
Floor and base of studs					
251. Floor protection - cardboard and tape					
F	75.07 SF	0.73	54.80	(18.27)	36.53
To protect ceramic tile floor					
252. Final cleaning - construction - Residential					
F	75.07 SF	0.33	24.77	(0.00)	24.77
Totals: Bathroom			10,763.87	2,197.17	8,566.70

**Laundry****Height: 7' 3"**

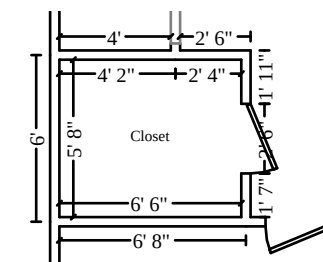
137.75 SF Walls	22.00 SF Ceiling
159.75 SF Walls & Ceiling	22.00 SF Floor
2.44 SY Flooring	19.00 LF Floor Perimeter
19.00 LF Ceil. Perimeter	

Missing Wall**2' 6" X 7' 3"****Opens into BATHROOM**

Description	Quantity	Unit Price	RCV	Depreciation	ACV
253. Demolish/remove - bedroom/room (up to 200 sf)					
F	22.00 SF	5.29	116.38	(0.00)	116.38
254. 1/2" drywall - hung, taped, floated, ready for paint					
WC	159.75 SF	2.93	468.07	(156.02)	312.05
255. Heat/AC register - Mechanically attached					
1	1.00 EA	30.46	30.46	(18.28)	12.18
256. Recessed light fixture					
1	1.00 EA	154.46	154.46	(115.85)	38.61
257. Shelving - wire (vinyl coated)					
4	4.00 LF	10.55	42.20	(4.22)	37.98
258. Shelving - Detach & reset					
4	4.00 LF	9.12	36.48	(0.00)	36.48
D&R shelf standards, brackets / supports and Melamine shelf					
259. Seal/prime then paint the ceiling twice (3 coats)					
C	22.00 SF	1.54	33.88	(11.29)	22.59
260. Seal the walls w/PVA primer - one coat					
W	137.75 SF	0.69	95.05	(31.68)	63.37
261. Paint part of the walls - two coats					
W-29	108.75 SF	1.15	125.06	(41.69)	83.37
262. Ceramic/porcelain tile					
4*7.25	29.00 SF	13.56	393.24	(39.32)	353.92
263. Add-on for tile feature strip - High grade					
4	4.00 LF	11.72	46.88	(4.69)	42.19
264. Clean floor - tile					
F	22.00 SF	0.87	19.14	(0.00)	19.14
Floor and base of studs					
265. Floor protection - cardboard and tape					
F	22.00 SF	0.73	16.06	(5.35)	10.71
To protect ceramic tile floor					
266. Detach & Reset Washer/Washing Machine - Front-loading					
1	1.00 EA	50.59	50.59	(0.00)	50.59
267. Detach & Reset Dryer - Electric					
1	1.00 EA	39.00	39.00	(0.00)	39.00
268. Final cleaning - construction - Residential					
F	22.00 SF	0.33	7.26	(0.00)	7.26
Totals: Laundry			1,674.21	428.39	1,245.82

CONTINUED - Bedroom

Description	Quantity	Unit Price	RCV	Depreciation	ACV
280. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors					
WC	690.94 SF	1.88	1,298.97	(432.99)	865.98
281. Seal & paint door or window opening (per side)					
2	2.00 EA	37.50	75.00	(25.00)	50.00
282. Paint door slab only - 2 coats (per side)					
4	4.00 EA	44.36	177.44	(59.15)	118.29
283. Paint door/window trim & jamb - 2 coats (per side)					
4	4.00 EA	37.25	149.00	(49.67)	99.33
284. Seal & paint baseboard - two coats					
PF	68.18 LF	1.78	121.36	(40.45)	80.91
285. Snaplock Laminate - simulated wood flooring					
F	184.40 SF	5.85	1,078.74	(431.50)	647.24
286. Underlayment - sound/crack membrane - up to 40 mil					
F	184.40 SF	2.05	378.02	(252.01)	126.01
287. Quarter round - for wood flooring					
PF	68.18 LF	3.75	255.68	(102.27)	153.41
288. R&R Reducer strip - for wood flooring					
3	3.00 LF	7.95	23.85	(9.02)	14.83
289. Window drapery - hardware - Detach & reset					
2	2.00 EA	38.74	77.48	(0.00)	77.48
290. Shelving - Detach & reset					
3*8	24.00 LF	9.12	218.88	(0.00)	218.88
D&R shelf standards, brackets / supports and 8 Melamine shelves					
291. Closet rod					
2*4,1	8.17 LF	4.94	40.36	(4.04)	36.32
292. Final cleaning - construction - Residential					
F	184.40 SF	0.33	60.85	(0.00)	60.85
Totals: Bedroom			9,192.62	2,717.13	6,475.49



Closet

Height: 7' 3"

176.64 SF Walls
 213.55 SF Walls & Ceiling
 4.10 SY Flooring
 24.36 LF Ceil. Perimeter

36.91 SF Ceiling
 36.91 SF Floor
 24.36 LF Floor Perimeter

Door

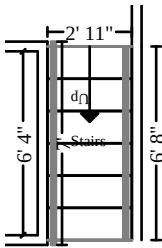
2' 6" X 6' 8"

Opens into BATHROOM

Description	Quantity	Unit Price	RCV	Depreciation	ACV
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CONTINUED - Closet

Description	Quantity	Unit Price	RCV	Depreciation	ACV
293. Demolish/remove - bedroom/room (up to 200 sf)					
F	36.91 SF	5.29	195.25	(0.00)	195.25
294. 1/2" drywall - hung, taped, floated, ready for paint					
WC	213.55 SF	2.93	625.70	(208.57)	417.13
295. Heat/AC register - Mechanically attached					
2	2.00 EA	30.46	60.92	(36.55)	24.37
296. Shelving - wire (vinyl coated)					
4	4.00 LF	10.55	42.20	(4.22)	37.98
297. Shelving - Detach & reset					
9*2+6*4	42.00 LF	9.12	383.04	(0.00)	383.04
D&R shelf standards, brackets / supports and Melamine shelf					
298. Closet rod					
6.5*3	19.50 LF	4.94	96.33	(9.63)	86.70
299. Seal/prime then paint the walls and ceiling twice (3 coats)					
WC	213.55 SF	1.54	328.87	(109.62)	219.25
300. Clean floor - tile					
F	36.91 SF	0.87	32.11	(0.00)	32.11
Floor and base of studs					
301. Floor protection - cardboard and tape					
F	36.91 SF	0.73	26.94	(8.98)	17.96
To protect ceramic tile floor					
302. Final cleaning - construction - Residential					
F	36.91 SF	0.33	12.18	(0.00)	12.18
Totals: Closet			1,803.54	377.57	1,425.97



Stairs

Height: 17'

170.14 SF Walls	19.17 SF Ceiling
189.30 SF Walls & Ceiling	45.90 SF Floor
5.10 SY Flooring	20.60 LF Floor Perimeter
13.59 LF Ceil. Perimeter	

Missing Wall

2' 10 11/16" X 17'

Opens into RECREATION_R

Missing Wall

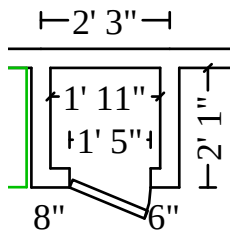
2' 10 11/16" X 17'

Opens into Exterior

Description	Quantity	Unit Price	RCV	Depreciation	ACV
303. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors					
WC	189.30 SF	1.88	355.88	(118.63)	237.25

CONTINUED - Stairs

Description	Quantity	Unit Price	RCV	Depreciation	ACV
304. Final cleaning - construction - Residential F	45.90 SF	0.33	15.15	(0.00)	15.15
Totals: Stairs			371.03	118.63	252.40



Linen

Height: 8'

58.75 SF Walls	3.36 SF Ceiling
62.11 SF Walls & Ceiling	3.36 SF Floor
0.37 SY Flooring	7.34 LF Floor Perimeter
7.34 LF Ceil. Perimeter	

Door

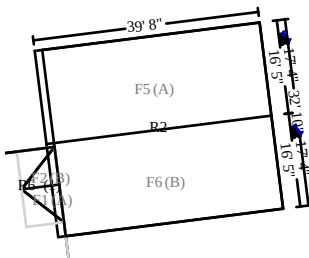
1' 5" X 6' 8"

Opens into BATHROOM

Description	Quantity	Unit Price	RCV	Depreciation	ACV
305. Cabinetry - full height unit 2	2.00 LF	345.78	691.56	(138.31)	553.25
306. Final cleaning - construction - Residential F	3.36 SF	0.33	1.11	(0.00)	1.11
Totals: Linen			692.67	138.31	554.36
Total: Lower Level			27,396.38	6,638.33	20,758.05
Total: SKETCH1 (CARTER__CW3_ANDREW1)			93,210.79	21,729.70	71,481.09

Source - Eagle View (CARTER__CW3_ANDREW1)

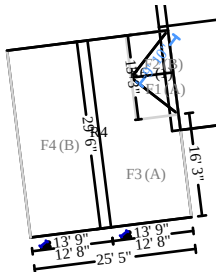
Source - Eagle View



R2

1372.76 Surface Area	13.73 Number of Squares
148.55 Total Perimeter Length	39.66 Total Ridge Length

Description	Quantity	Unit Price	RCV	Depreciation	ACV
307. Remove Laminated - comp. shingle rfg. - w/ felt R3.SQ	13.73 SQ	63.48	871.58	(0.00)	871.58
308. Laminated - comp. shingle rfg. - w/out felt R3.SQ	15.33 SQ	282.60	4,332.26	(2,166.13)	2,166.13
309. Roofing felt - 15 lb. R3.SQ-2.38	11.35 SQ	38.64	438.56	(328.92)	109.64
310. R&R Drip edge P	148.55 LF	3.41	506.56	(194.18)	312.38
311. Ice & water barrier EAVE*3	237.96 SF	1.84	437.85	(218.93)	218.92
312. R&R Fascia - 1" x 6" - #2 pine EAVE+RAKE	148.55 LF	8.76	1,301.30	(249.56)	1,051.74
313. Fascia - metal - 8" RAKE+EAVE	148.55 LF	7.83	1,163.15	(348.95)	814.20
314. Soffit - vinyl RAKE+EAVE+1 .25*21.5+18	193.42 SF	6.79	1,313.32	(394.00)	919.32
315. Gutter / downspout - aluminum - up to 5" EAVE+20	99.32 LF	10.19	1,012.07	(607.24)	404.83
316. Roof mount power attic vent 1	1.00 EA	248.81	248.81	(124.41)	124.40
317. R&R Sheathing - plywood - 1/2" CDX R3.SF/2	686.38 SF	3.87	2,656.30	(223.07)	2,433.23
318. R&R Truss - 4/12 slope TR:	690.00 LF	9.99	6,893.10	(575.46)	6,317.64
319. Continuous ridge vent - shingle-over style R	39.66 LF	11.47	454.90	(194.96)	259.94
320. Hip / Ridge cap - composition shingles R	39.66 LF	5.27	209.01	(125.41)	83.60
Laminated shingle					
321. Flashing - pipe jack 2	2.00 EA	53.12	106.24	(45.53)	60.71
322. Detach & Reset Roof mount power attic vent 1	1.00 EA	206.57	206.57	(0.00)	206.57
323. R&R Furnace vent - rain cap and storm collar, 8" 1	1.00 EA	119.61	119.61	(64.72)	54.89
324. R&R Furnace vent - double wall, 8" 12	12.00 LF	65.74	788.88	(462.82)	326.06
Totals: R2			23,060.07	6,324.29	16,735.78

**R4**

811.84 Surface Area
98.29 Total Perimeter Length

8.12 Number of Squares
36.15 Total Ridge Length

Description	Quantity	Unit Price	RCV	Depreciation	ACV
325. Remove Laminated - comp. shingle rfg. - w/ felt					
SQ	8.12 SQ	63.48	515.46	(0.00)	515.46
326. Laminated - comp. shingle rfg. - w/out felt					
SQ	9.00 SQ	282.60	2,543.40	(1,271.70)	1,271.70
327. Roofing felt - 15 lb.					
SQ-1.3	6.82 SQ	38.64	263.52	(197.64)	65.88
328. R&R Drip edge					
P	98.29 LF	3.41	335.16	(128.48)	206.68
329. Ice & water barrier					
EAVE*3	129.79 SF	1.84	238.81	(119.41)	119.40
330. Continuous ridge vent - shingle-over style					
R	36.15 LF	11.47	414.64	(177.70)	236.94
331. Hip / Ridge cap - composition shingles					
R	36.15 LF	5.27	190.51	(114.31)	76.20
Laminated shingle					
332. Step flashing					
15	15.00 LF	11.48	172.20	(73.80)	98.40
Totals: R4			4,673.70	2,083.04	2,590.66
Total: Source - Eagle View			27,733.77	8,407.33	19,326.44
Total: Source - Eagle View (CARTER_CW3_ANDREW1)			27,733.77	8,407.33	19,326.44

Left Elevation

Description	Quantity	Unit Price	RCV	Depreciation	ACV
333. Shutters - simulated wood (polystyrene)					
2	2.00 EA	155.40	310.80	(155.40)	155.40
334. Wrap wood window frame & trim with aluminum sheet					
2	2.00 EA	260.69	521.38	(156.41)	364.97
335. R&R Siding - vinyl					
270	270.00 SF	5.72	1,544.40	(424.44)	1,119.96
Base on Hover report					

CONTINUED - Left Elevation

Description	Quantity	Unit Price	RCV	Depreciation	ACV
336. R&R Attic vent - gable end - vinyl					
1	1.00 EA	153.49	153.49	(80.19)	73.30
337. House wrap (air/moisture barrier)					
270	270.00 SF	0.43	116.10	(11.61)	104.49
Totals: Left Elevation			2,646.17	828.05	1,818.12

Right Elevation

Description	Quantity	Unit Price	RCV	Depreciation	ACV
338. Wrap wood window frame & trim with aluminum sheet					
1	1.00 EA	260.69	260.69	(78.21)	182.48
339. R&R Siding - vinyl					
185	185.00 SF	5.72	1,058.20	(290.82)	767.38
Base on Hover report					
340. R&R Attic vent - gable end - vinyl					
1	1.00 EA	153.49	153.49	(80.19)	73.30
341. House wrap (air/moisture barrier)					
185	185.00 SF	0.43	79.55	(7.96)	71.59
Totals: Right Elevation			1,551.93	457.18	1,094.75

Landscaping

Description	Quantity	Unit Price	RCV	Depreciation	ACV
342. Plants - shrubs - evergreen - 5 gallon					
1	1.00 EA	105.95	105.95	(0.00)	105.95
Boxwood at left end					
343. Tree - evergreen - 6' to 7' in height					
1	1.00 EA	352.92	352.92	(0.00)	352.92
Evergreen tree at left end					
Totals: Landscaping			458.87	0.00	458.87
Line Item Totals: CARTER__CW3_ANDREW1			131,874.04	31,443.38	100,430.66

Grand Total Areas:

6,533.51 SF Walls	2,418.30 SF Ceiling	8,951.81 SF Walls and Ceiling
2,414.36 SF Floor	268.26 SY Flooring	803.40 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	872.04 LF Ceil. Perimeter
2,414.36 Floor Area	2,620.91 Total Area	6,335.71 Interior Wall Area
6,493.83 Exterior Wall Area	813.03 Exterior Perimeter of Walls	
4,420.43 Surface Area	44.20 Number of Squares	500.43 Total Perimeter Length
152.60 Total Ridge Length	0.00 Total Hip Length	

Coverage	Item Total	%	ACV Total	%
Dwelling	131,415.17	99.65%	127,279.16	99.63%
Dwelling - Building Ordinance or Law Coverage	0.00	0.00%	0.00	0.00%
Dwelling - Trees, Shrubs and Other Plants	458.87	0.35%	472.79	0.37%
Contents	0.00	0.00%	0.00	0.00%
Other Structures	0.00	0.00%	0.00	0.00%
Loss of Use	0.00	0.00%	0.00	0.00%
Total	131,874.04	100.00%	127,751.95	100.00%

Recap by Room

Estimate: CARTER__CW3_ANDREW1

General Condition

Coverage: Dwelling	100.00% =	6,272.51	4.76%
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6,272.51

4.76%

Area: SKETCH1 (CARTER__CW3_ANDREW1)

Area: Main Level

Coverage: Dwelling	100.00% =	13,705.13	10.39%
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13,705.13

10.39%

Kitchen

Coverage: Dwelling	100.00% =	9,859.74	7.48%
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9,859.74

7.48%

Dining Room

Coverage: Dwelling	100.00% =	3,602.59	2.73%
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3,602.59

2.73%

Living Room

Coverage: Dwelling	100.00% =	6,619.75	5.02%
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6,619.75

5.02%

Foyer

Coverage: Dwelling	100.00% =	1,767.39	1.34%
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1,767.39

1.34%

Bath

Coverage: Dwelling	100.00% =	6,229.40	4.72%
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6,229.40

4.72%

Hall

Coverage: Dwelling	100.00% =	2,782.80	2.11%
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2,782.80

2.11%

Rear Bedroom

Coverage: Dwelling	100.00% =	11,513.36	8.73%
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11,513.36

8.73%

Front Bed

Coverage: Dwelling	100.00% =	9,734.25	7.38%
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9,734.25

7.38%

Area Subtotal: Main Level

Coverage: Dwelling	100.00% =	65,814.41	49.91%
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65,814.41

49.91%

Area: Lower Level

Coverage: Dwelling	100.00% =	1,609.68	1.22%
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1,609.68

1.22%

Recreation Room

Coverage: Dwelling	100.00% =	1,288.76	0.98%
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1,288.76

0.98%

Bathroom

Coverage: Dwelling	100.00% =	10,763.87	8.16%
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10,763.87

8.16%

Laundry

Coverage: Dwelling	100.00% =	1,674.21	1.27%
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1,674.21

1.27%

Bedroom

Coverage: Dwelling	100.00% =	9,192.62	6.97%
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9,192.62

6.97%

Closet

Coverage: Dwelling	100.00% =	1,803.54	1.37%
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1,803.54

1.37%

Stairs

Coverage: Dwelling	100.00% =	371.03	0.28%
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371.03

0.28%

Linen

Coverage: Dwelling	100.00% =	692.67	0.53%
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692.67

0.53%

Area Subtotal: Lower Level

USAA

CARTER, CW3 ANDREW

10/25/2022

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		27,396.38	20.77%
Coverage: Dwelling	100.00% =	27,396.38	
Area Subtotal: SKETCH1 (CARTER__CW3_ANDREW1)		93,210.79	70.68%
Coverage: Dwelling	100.00% =	93,210.79	
Area: Source - Eagle View (CARTER__CW3_ANDREW1)			
Area: Source - Eagle View			
R2		23,060.07	17.49%
Coverage: Dwelling	100.00% =	23,060.07	
R4		4,673.70	3.54%
Coverage: Dwelling	100.00% =	4,673.70	
Area Subtotal: Source - Eagle View		27,733.77	21.03%
Coverage: Dwelling	100.00% =	27,733.77	
Area Subtotal: Source - Eagle View (CARTER__CW3_ANDREW1)		27,733.77	21.03%
Coverage: Dwelling	100.00% =	27,733.77	
Left Elevation		2,646.17	2.01%
Coverage: Dwelling	100.00% =	2,646.17	
Right Elevation		1,551.93	1.18%
Coverage: Dwelling	100.00% =	1,551.93	
Landscaping		458.87	0.35%
Coverage: Dwelling - Trees, Shrubs and Other Plants	100.00% =	458.87	
Subtotal of Areas		131,874.04	100.00%
Coverage: Dwelling	99.65% =	131,415.17	
Coverage: Dwelling - Trees, Shrubs and Other Plants	0.35% =	458.87	
Total		131,874.04	100.00%

Recap by Category with Depreciation

O&P Items				RCV	Deprec.	ACV
APPLIANCES				702.75		702.75
Coverage: Dwelling	@	100.00% =		702.75		
CABINETRY				3,278.09	138.31	3,139.78
Coverage: Dwelling	@	100.00% =		3,278.09		
CLEANING				6,225.84		6,225.84
Coverage: Dwelling	@	100.00% =		6,225.84		
GENERAL DEMOLITION				6,155.86		6,155.86
Coverage: Dwelling	@	100.00% =		6,155.86		
DOORS				2,983.78		2,983.78
Coverage: Dwelling	@	100.00% =		2,983.78		
DRYWALL				8,994.98	2,991.51	6,003.47
Coverage: Dwelling	@	100.00% =		8,994.98		
ELECTRICAL				1,981.70	681.17	1,300.53
Coverage: Dwelling	@	100.00% =		1,981.70		
HEAVY EQUIPMENT				1,182.64		1,182.64
Coverage: Dwelling	@	100.00% =		1,182.64		
FLOOR COVERING - CARPET				1,751.62	1,313.72	437.90
Coverage: Dwelling	@	100.00% =		1,751.62		
FLOOR COVERING - CERAMIC TILE				24.22	18.17	6.05
Coverage: Dwelling	@	100.00% =		24.22		
FLOOR COVERING - WOOD				17,069.62	5,877.82	11,191.80
Coverage: Dwelling	@	100.00% =		17,069.62		
FINISH CARPENTRY / TRIMWORK				6,336.71	569.85	5,766.86
Coverage: Dwelling	@	100.00% =		6,336.71		
FINISH HARDWARE				420.22	216.27	203.95
Coverage: Dwelling	@	100.00% =		420.22		
FRAMING & ROUGH CARPENTRY				8,018.45	688.00	7,330.45
Coverage: Dwelling	@	100.00% =		8,018.45		
HEAT, VENT & AIR CONDITIONING				1,243.55	728.58	514.97
Coverage: Dwelling	@	100.00% =		1,243.55		
INSULATION				7,393.64	753.93	6,639.71
Coverage: Dwelling	@	100.00% =		7,393.64		
LIGHT FIXTURES				1,808.21	929.48	878.73
Coverage: Dwelling	@	100.00% =		1,808.21		
PLUMBING				4,703.77	750.98	3,952.79
Coverage: Dwelling	@	100.00% =		4,703.77		
PAINTING				18,228.64	6,076.21	12,152.43
Coverage: Dwelling	@	100.00% =		18,228.64		
ROOFING				15,142.34	5,704.58	9,437.76
Coverage: Dwelling	@	100.00% =		15,142.34		
SIDING				4,198.10	1,285.23	2,912.87
Coverage: Dwelling	@	100.00% =		4,198.10		
SOFFIT, FASCIA, & GUTTER				4,789.84	1,599.75	3,190.09
Coverage: Dwelling	@	100.00% =		4,789.84		

O&P Items				RCV	Deprec.	ACV
TILE				5,826.14	582.60	5,243.54
Coverage: Dwelling	@	100.00% =		5,826.14		
TEMPORARY REPAIRS				1,889.52		1,889.52
Coverage: Dwelling	@	100.00% =		1,889.52		
WINDOW TREATMENT				1,064.94	537.22	527.72
Coverage: Dwelling	@	100.00% =		1,064.94		
O&P Items Subtotal				131,415.17	31,443.38	99,971.79
Non-O&P Items				RCV	Deprec.	ACV
LANDSCAPING				458.87		458.87
Coverage: Dwelling - Trees, Shrubs and Other Plants	@	100.00% =		458.87		
Non-O&P Items Subtotal				458.87	0.00	458.87
O&P Items Subtotal				131,415.17	31,443.38	99,971.79
Material Sales Tax				2,575.12	709.83	1,865.29
Coverage: Dwelling	@	99.46% =		2,561.20		
Coverage: Dwelling - Trees, Shrubs and Other Plants	@	0.54% =		13.92		
Overhead				20,096.52	4,823.01	15,273.51
Coverage: Dwelling	@	100.00% =		20,096.52		
Profit				13,397.86	3,215.37	10,182.49
Coverage: Dwelling	@	100.00% =		13,397.86		
Total				167,943.54	40,191.59	127,751.95

