

Residential Condition Assessment

PROJECT FILE NO.
16801

STRUCTURE IDENTIFICATION

Chao James Tseng Hui
4032 Leon Drive
Plano, Texas 75074

PREPARED FOR

Randy Lackner, P.E.
Datum Engineers, Inc.
6516 Forest Park Road
Dallas, Texas 78731

1-877-850-8765

www.nelsonforensics.com



March 21, 2016

Randy Lackner, P.E.
Datum Engineers, Inc.
6516 Forest Park Road
Dallas, Texas 78731

File: CHAO JAMES TSENG HUI
4032 Leon Drive
Plano, Texas 75074

Nelson File No.: 16801

Dear Mr. Lackner:

Nelson Forensics, LLC is pleased to submit this report for the above-referenced file. By signature below, this report was authored by and prepared under the direct supervision of the undersigned professionals.

Please contact us if you have any questions regarding this report.

With kindest regards,

NELSON FORENSICS, LLC
Texas Certificate of Registration F-17167
Nationwide Experts and Consultants


Kenneth D. Franch, AIA, S.E., P.E.
Senior Project Director



David D. Cannon, AIA, NCARB
Technical Director
(Reviewing Engineer)



Nelson: Report1-16801.doc.

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REPORT

REPORT

INTRODUCTION

GENERAL INFORMATION

Dates of Investigations: February 29, 2016 and March 3, 2016

Present at Investigation: February 29, 2016:
Kenneth D. Franch, AIA, P.E., S.E. (Nelson Forensics, LLC)
Randy Lackner, P.E. (Datum Engineers, Inc.)
Kyle Watson, Property Standards Specialist (City of Plano)
Sheryl Wilson, Inspection Services Supervisor (City of Plano)

March 3, 2016:
Kenneth D. Franch, AIA, P.E., S.E. (Nelson Forensics, LLC)
Roman M. Lipiec, CPE (Nelson Forensics, LLC)
Kyle Watson, Property Standards Specialist (City of Plano)

AUTHORIZATION AND PURPOSE

Nelson Forensics, LLC (Nelson) was authorized by Mr. Randy Lackner with Datum Engineers, Inc. (client) to observe architectural and structural modifications to the Chao James Tseng Hui (homeowner) residence in Plano, Texas and review its general accordance with standards of construction.

SCOPE OF INVESTIGATION

Nelson conducted a visual evaluation of the subject structure's exterior, interior, attic, and roof. Nelson photographically documented general site conditions and observed distress. Destructive testing was outside the scope of this investigation and was not performed by Nelson.

This report was not prepared for use in a real estate transaction. It was prepared for the purpose and for the client as indicated above. Any and all usage or reliance upon this report by parties other than the client is expressly prohibited.

DESCRIPTION OF STRUCTURE

The subject structure was a one and one-half story residence. Neither design nor construction documentation was available for review at the time of this writing. Based on Nelson's observations and available data, the structure generally consisted of the following:

Foundation: Concrete slab-on-grade

Framing: Wood

Interior: Exposed wood studs and partial gypsum board walls; exposed ceiling rafters and partial gypsum board ceiling finishes; exposed concrete slab and partial tile and carpet floor finishes

Veneer: Brick masonry and wood siding

Roof: Composition shingles and composition shingles over wood shakes

Age: Built in 1978 (CCAD 2016)



Figure 1: Front of residence (north elevation)



Figure 2: Rear of residence (south elevation)

RECEIVED INFORMATION

In addition to on-site observations, the opinions presented in this report may be based on the following information received by our office:

Photos of second floor spaces taken by Kyle Watson, Property Standards Specialist, City of Plano, undated.

REPORTED INFORMATION

Nelson representatives conducted an informal interview with the City of Plano personnel, present at the site investigations, regarding background information pertaining to the structure. The reported information is their account and not Nelson's opinions or observations. The City of Plano reported the following:

- The homeowner had been performing numerous architectural and structural modifications to the residence for over 10 years;
- Permits for the work had been not obtained or had been falsely requested;
- The homeowner has been evicted;
- The homeowner had been living in the second floor area, which he has secured by lock and was inaccessible;
- The City of Plano had temporarily accessed the second floor space and had taken photos.

OBSERVATIONS

For discussion purposes, the front of the structure was assumed to face **north**. Photographic documentation of the structure are being maintained in Nelson's file. Select photographs are included within the body of this report, and may be presented for information only or for a general representation of the condition of the structure.

Nelson observed the following:

SITE

- Landscaping was not maintained;
- Various construction materials and equipment were located on property;

EXTERIOR

- The front entry was extended with modifications to the existing masonry courtyard walls and roof (**Figure 3**);
- The glazing over the front entry was not set in a window frame (**Figure 4**);
- The modified roof at the north elevation was visible from the courtyard east of the front entry (**Figure 5**);
- The east elevation was missing wood siding and had exposed sheathing (**Figure 6**);
- The south elevation had deteriorated wood siding. Brick veneer was missing and exposed sheathing was visible (**Figure 7**, **Figure 8**, **Figure 9**, and **Figure 10**);
- The west elevation was missing brick veneer and had exposed sheathing (**Figure 11**);
- At the west elevation, near the garage, the brick veneer was distressed (**Figure 12**);
- The garage entry was located at the west elevation near the front of the residence (**Figure 13**);
- A concrete sidewalk along the south elevation was constructed with reinforcement exposed near the surface (**Figure 14**);

ROOF

- Gutters and downspouts were not installed;
- Composition shingles were installed over a previous roof constructed of wood shakes;
- The roof/second story wall modifications were not completed at the south elevation (**Figure 15**);
- A different color composition roof was installed over the modified patio space at the south elevation (**Figure 16**);

INTERIOR

- Incomplete wall/roof construction at the modified patio space caused openings in the weather barrier (**Figure 17**);
- Due to the unfinished ceiling construction, wood shakes were visible at the roof framing (**Figure 18**);
- Modified structural framing, including roof framing, beams, and bearing wall framing were visible in the modified patio space (**Figure 19** and **Figure 20**);
- The majority of spaces at the interior of the first floor were under construction or re-construction (**Figure 21**, **Figure 22**, **Figure 23**, and **Figure 24**);
- The original front entry was extended to the original front courtyard walls. New and modified roof, ceiling, and wall framing was installed (**Figure 25**, **Figure 26**, and **Figure 27**);
- Termite damage was evident in the wood framing (**Figure 28** and **Figure 29**);
- The second floor rooms were not accessible;

ATTIC

- Roof framing was modified in areas (**Figure 30** and **Figure 31**);
- A mechanical system for the residence was not installed (**Figure 32**).



Figure 3: Renovated extended front entrance on north elevation



Figure 4: Glazing without window frame over front entrance



Figure 5: Courtyard at front entrance; modified roof over front entry



Figure 6: East elevation with missing wood siding



Figure 7: Partial south elevation at east corner



Figure 8: South elevation



Figure 9: Deteriorated wood siding; exposed wall sheathing



Figure 10: Exposed wall sheathing



Figure 11: Partial west elevation with exposed wall sheathing



Figure 12: Brick veneer distress

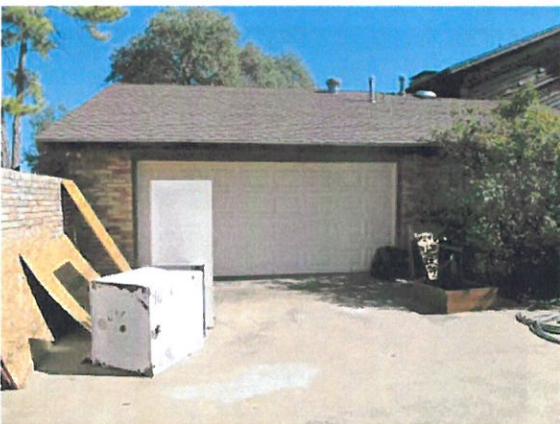


Figure 13: Garage entry at west elevation

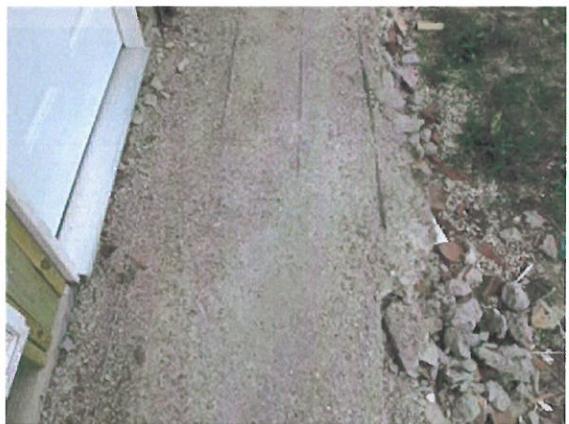


Figure 14: Exposed reinforcement in concrete sidewalk



Figure 15: incomplete second story wall construction



Figure 16: Different colored roof shingles

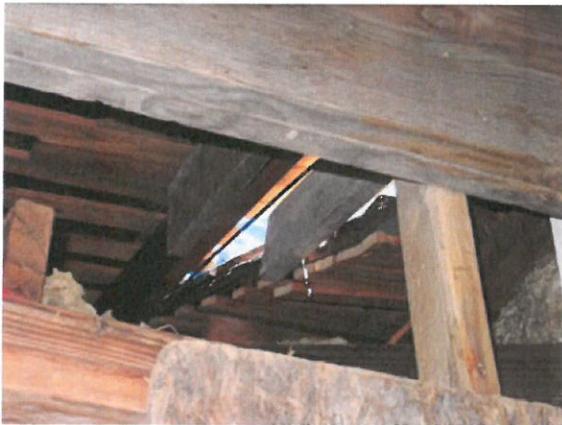


Figure 17: Incomplete roof/wall construction



Figure 18: Wood shake roof under composition shingles at patio; modified roof framing

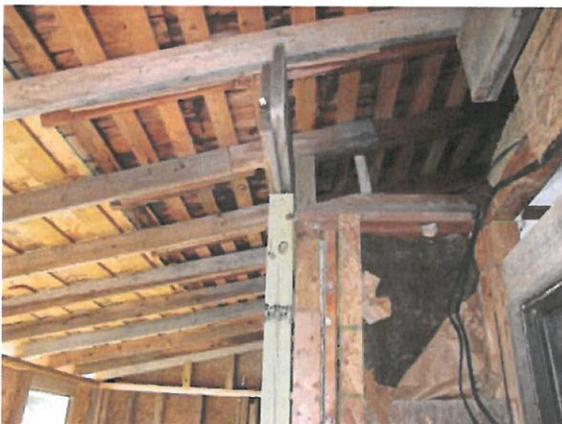


Figure 19: Modified roof framing, beams, and bearing wall framing



Figure 20: Modified roof framing, beams, and bearing wall framing



Figure 21: Partial gypsum board walls and exposed wall framing



Figure 22: Incomplete construction in kitchen

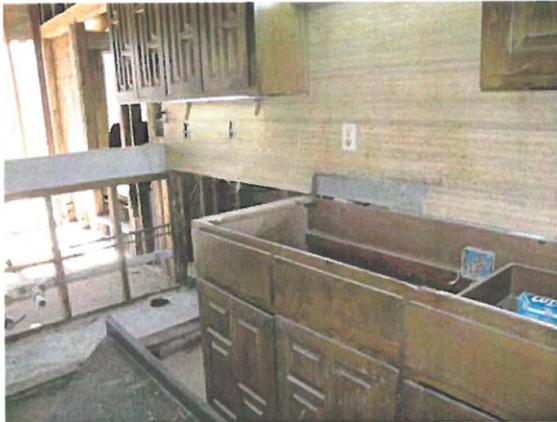


Figure 23: Incomplete construction in kitchen



Figure 24: Partially finished bathroom



Figure 25: New ceiling and wall framing at extended front entry room



Figure 26: New ceiling and wall framing at extended front entry room



Figure 27: New ceiling framing at extended front entry room; modified roof rafter bearing ends



Figure 28: Termite damage at wood header



Figure 29: Termite damage at wood studs

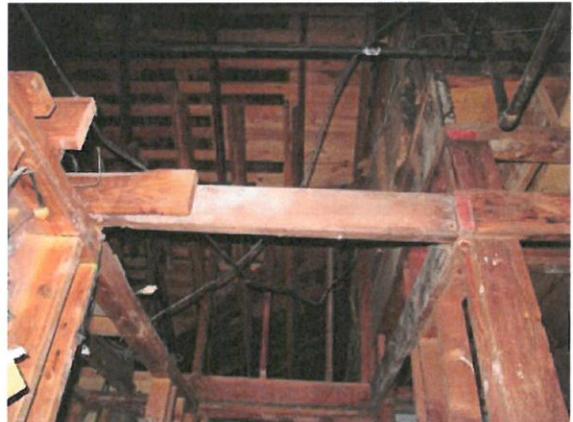


Figure 30: Attic framing

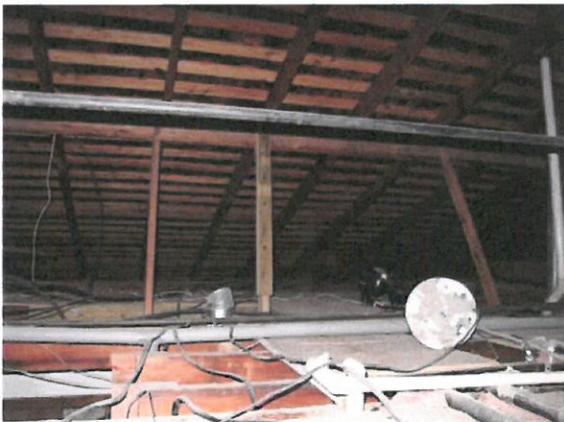


Figure 31: Attic framing



Figure 32: Flex ductwork debris in attic

REVIEW OF RECEIVED INFORMATION

The photos of the second floor living spaces taken by Kyle Watson, Property Standards Specialist, City of Plano, indicated that, in addition to the first floor, modifications to the second floor had also been initiated. The spaces were more complete than the first floor, and architectural and structural modifications had been initiated (**Figure 33** to **Figure 36**).



Figure 33: Second floor living space

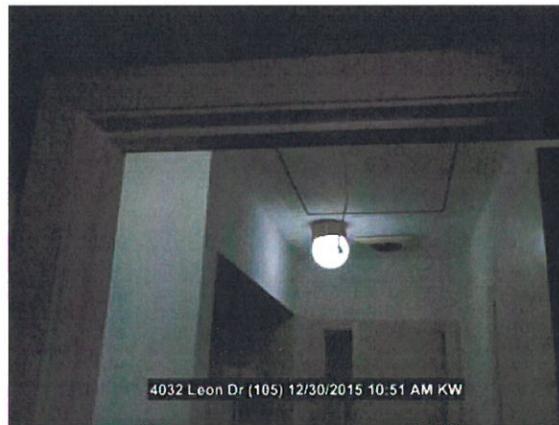


Figure 34: Second floor living space



Figure 35: Second floor living space

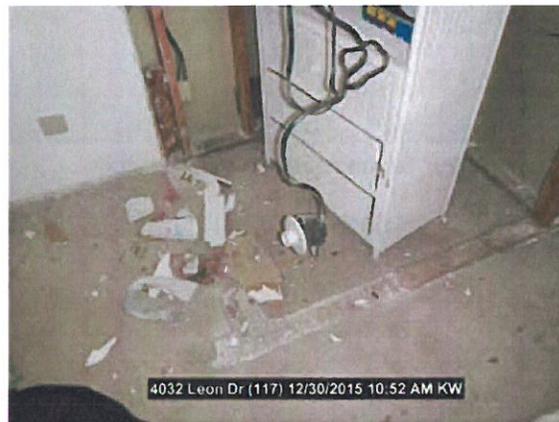


Figure 36: Second floor living space

ANALYSIS AND CONCLUSIONS

The residence has undergone extensive modifications to the site, and architectural, structural, mechanical, electrical, and plumbing elements from its original construction. The modifications are incomplete and do not meet design/construction standards. These modifications include, but are not limited to:

□ Site elements:

- The sidewalk constructed at the south elevation is of poor concrete quality and has exposed reinforcing steel at its surface;
- Trees in close proximity to the residence require trimming and previously cut down trees require exposed stumps to be removed;

□ Architectural elements:

- The exterior of the residence is in disrepair from either incomplete construction or lack of maintenance:
 - Wood siding has deteriorated and requires replacement;
 - Wood window mullions have deteriorated and require replacement;
 - The exterior patio has been modified into an enclosed space which requires completion of the exterior wall, including repair of improperly installed windows and doors, proper installation of a weather barrier including flashing at wall openings, and installation of exterior finish material (brick veneer or wood siding);
 - The roof/wall intersection weather barrier at the south elevation requires completion;
 - Brick veneer at the west wall near the garage requires repair;
 - Improperly installed glazing above the front entry requires replacement with a complete window assembly;
 - The brick masonry courses added to the previous screen walls are poorly constructed with various thicknesses of mortar joints and have questionable structural integrity;
 - The windows at the courtyard side of the front entry expansion are improperly installed, including a lack of flashing;

- The upper section (above the masonry veneer) of the west wall is incomplete, missing a proper weather barrier, flashing and exterior finish material;
- Composition roof shingles have been installed over a wood shake roof system;
- The soffits are in disrepair and require replacement;
- The interior of the residence is in disrepair from incomplete construction:
 - The exterior walls at the enclosed patio and the extended front entry are incomplete, lacking wall cavity insulation, gypsum board with finishes, and trim at windows, doors, ceilings and floor;
 - The interior walls under modification are incomplete, lacking gypsum board with finishes, door installation, and trim at doors, ceilings, and floor;
 - The ceilings are incomplete, lacking insulation and sheet rock with finishes;
 - Floor finishes are incomplete;
 - The modifications to cabinets in the kitchen and bathrooms are incomplete;
- Structural elements:
 - The roof framing and the supporting beams and bearing walls in the enclosed patio are improperly constructed and pose a life safety concern. The existing roof framing has been raised to change the roof slope and allow for clearance height at the exterior wall by modifying the interior bearing elements. New wood beams, posts, and wall studs have been added, but are not properly integrated for structural stability. The roof framing has been extended by splicing new wood rafters to the existing rafters with nailed wood splices. All these modifications pose a life safety concern;
 - The existing roof framing has been modified to accommodate the extended front entry. A new ceiling has been framed in this area with non-standard framing techniques and pose a life safety concern;
 - Termite damage is visible which causes concern for the overall structural integrity of the wood framing;

□ Mechanical, Electrical, and Plumbing elements:

- A mechanical system for conditioning the space was not observed. A previous system has been installed in the attic, but is no longer present;
- Electrical wiring is exposed and loosely attached in the areas of renovation. Light fixtures are unattached and dangling in some areas;
- Plumbing pipes are exposed in the areas of renovation. Plumbing fixtures are detached in some areas.

It is Nelson's opinion that the modifications to the residence are not constructed per standard design/construction methods and were not submitted to the City of Plano Building Inspections Department for review and approval. It is also Nelson's opinion that the residence is uninhabitable in its current state and poses a life safety risk. The improper techniques utilized have rendered results that include a compromised weather barrier at the modified areas, deficiently constructed structural elements at the modified areas, and uninhabitable spaces due to incomplete installation of walls, ceilings, floors, doors, finishes, mechanical, electrical and plumbing systems.

Per the City of Plano's Building Inspections Department instructions for permitting on residential projects - additions and alterations, building permits/inspections would have been required for all structural modifications, brick veneer work, re-roof work, and mechanical/electrical/plumbing modifications. These provisions were in effect as of September 1, 2001.

The described deficiencies discuss lack of general accordance with construction standards and warrant further investigation to determine specific standards of construction and possible code violations.

Cost Analysis

Nelson has produced a Cost Valuation analysis and a probable construction cost analysis. The results are available in the **Appendix** section of this report.

LIMITATIONS

The items observed and documented in this report are intended to be representative of the architectural and structural condition at this residence. No attempt has been made to document the condition of every structural and nonstructural element. Only visible items were observed and documented. Destructive testing was not performed by Nelson.

This document is the rendering of a professional service, the essence of which is the provision of advice, judgment, opinion, or professional skill.

This report was prepared in order to document distress observed in the residence. The opinions presented herein are based on site observations, field information and measurements taken, written and verbal information, and experience, where applicable. No complete review of this structure's conformance to current or previously applicable building codes was performed. However, specific items that may be at issue with the applicable building code requirements may be noted.

This report should not be construed as an assessment of total damages to the structure at the time of site observation. In addition to the observed and documented items of distress, hidden defects may exist that were not readily visible. Also, some damaged areas may have been previously repaired and, unless otherwise noted, were not visible at the time of observation. However, these areas may experience future distress. No representation, guarantee, or warranty as to the future performance of this structure is made, intended, or implied.

This report has been prepared as a basis for an opinion of probable construction cost of repair or replacement. Additional construction documents prepared by a design professional may be required and are beyond the scope of this assignment.

In the event that additional information becomes available that could affect the conclusions reached in this investigation, this office reserves the right to review, and, if required, change some or all of the opinions presented herein.

This report has been prepared for exclusive use of the client and its representatives. No unauthorized re-use or reproduction of this report, in part or whole, shall be permitted without prior written consent.

Alteration of this document in any way by anyone other than the professionals whose seals appear on the documents, in either hard copy or electronic form, is strictly prohibited and may constitute a violation of state and/or federal laws.

REFERENCES

City of Plano Building Inspections. 2016. <http://www.plano.gov/223/Building-Inspections>.
Accessed March 2016.

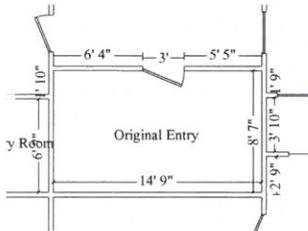
Collin County Appraisal District (CCAD). 2016. <http://www.collincad.org>.
Accessed March 2016.

APPENDIX

2740 Dallas Parkway, Suite 220
 Plano, Texas 75093
 469.429.9000 voice
 469.326.5200 fax

CONTINUED - New Entry

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Paint door slab only - 2 coats (per side)	2.00 EA	25.36	1.06	10.36	62.14	(0.00)	62.14
Prime & paint door slab only - exterior (per side)	2.00 EA	31.26	1.83	12.86	77.21	(0.00)	77.21
Totals: New Entry			174.92	1,305.92	7,835.23	0.00	7,835.23



Original Entry

Height: 8'

353.87 SF Walls	127.02 SF Ceiling
480.90 SF Walls & Ceiling	127.02 SF Floor
14.11 SY Flooring	43.74 LF Floor Perimeter
46.72 LF Ceil. Perimeter	

Door

2' 11 3/4" X 6' 8"

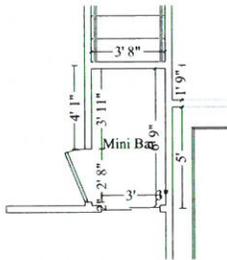
Opens into NEW_ENTRY

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Blown-in insulation - 12" depth - R30	127.02 SF	0.84	5.87	22.52	135.09	(0.00)	135.09
Aluminum window - Detach & reset	2.00 EA	69.93	1.14	28.20	169.20	(0.00)	169.20
R&R Stud wall - 2" x 4" - 16" oc	176.94 SF	2.10	9.05	76.14	456.76	(0.00)	456.76
Reframing 50% of the walls.							
R&R Joist - floor or ceiling - 2x10 - w/blocking - 24" oc	63.51 SF	2.38	3.56	30.96	185.67	(0.00)	185.67
Floor leveling cement - Average	127.02 SF	1.58	8.80	41.90	251.39	(0.00)	251.39
Tile floor covering	127.02 SF	7.04	39.82	186.80	1,120.84	(0.00)	1,120.84
R&R Baseboard - 2 1/4"	43.74 LF	2.30	2.56	20.66	123.82	(0.00)	123.82
Seal & paint baseboard - two coats	43.74 LF	0.99	0.36	8.74	52.40	(0.00)	52.40
1/2" drywall - hung, taped, ready for texture	480.90 SF	1.40	16.66	138.00	827.92	(0.00)	827.92
Texture drywall - light hand texture	480.90 SF	0.42	1.98	40.80	244.76	(0.00)	244.76
Seal/prime then paint the walls and ceiling (2 coats)	480.90 SF	0.69	5.95	67.56	405.33	(0.00)	405.33
Rewire - average residence - copper wiring	127.02 SF	2.98	3.14	76.32	457.98	(0.00)	457.98
Outlet	2.00 EA	12.85	0.22	5.18	31.10	(0.00)	31.10
Switch	2.00 EA	12.89	0.23	5.20	31.21	(0.00)	31.21
Light fixture	2.00 EA	64.49	5.45	26.90	161.33	(0.00)	161.33
Interior door - Detach & reset	1.00 EA	56.08	0.07	11.24	67.39	(0.00)	67.39
Paint door or window opening - 2 coats (per side)	4.00 EA	20.90	1.26	16.98	101.84	(0.00)	101.84

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CONTINUED - Living Area

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Aluminum window - Detach & reset	2.00 EA	69.93	1.14	28.20	169.20	(0.00)	169.20
Interior door - Detach & reset	3.00 EA	56.08	0.20	33.68	202.12	(0.00)	202.12
Paint door or window opening - 2 coats (per side)	4.00 EA	20.90	1.26	16.98	101.84	(0.00)	101.84
Paint door slab only - 2 coats (per side)	4.00 EA	25.36	2.11	20.70	124.25	(0.00)	124.25
Totals: Living Area			125.06	959.66	5,757.80	0.00	5,757.80



Mini Bar

Height: 8'

137.98 SF Walls	25.02 SF Ceiling
163.00 SF Walls & Ceiling	25.02 SF Floor
2.78 SY Flooring	18.29 LF Floor Perimeter
20.92 LF Ceil. Perimeter	

Door

2' 7 9/16" X 6' 8"

Opens into LIVING_AREA

Window

2' 11 1/2" X 4'

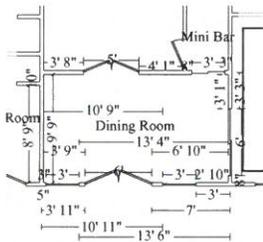
Opens into DINING_ROOM

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Floor leveling cement - Average	25.02 SF	1.58	1.73	8.24	49.50	(0.00)	49.50
Tile floor covering	25.02 SF	7.04	7.84	36.78	220.76	(0.00)	220.76
R&R Baseboard - 2 1/4"	18.29 LF	2.30	1.07	8.64	51.78	(0.00)	51.78
Seal & paint baseboard - two coats	18.29 LF	0.99	0.15	3.66	21.92	(0.00)	21.92
1/2" drywall - hung, taped, with smooth wall finish	163.00 SF	2.12	5.78	70.28	421.62	(0.00)	421.62
Texture drywall - light hand texture	163.00 SF	0.42	0.67	13.84	82.97	(0.00)	82.97
Seal/prime then paint the ceiling (2 coats)	25.02 SF	0.69	0.31	3.52	21.09	(0.00)	21.09
R&R Wallpaper	137.98 SF	2.74	11.61	77.94	467.62	(0.00)	467.62
Rewire - average residence - copper wiring	25.02 SF	2.98	0.62	15.04	90.22	(0.00)	90.22
Outlet	2.00 EA	12.85	0.22	5.18	31.10	(0.00)	31.10
Switch	2.00 EA	12.89	0.23	5.20	31.21	(0.00)	31.21
Light fixture	2.00 EA	64.49	5.45	26.90	161.33	(0.00)	161.33
Aluminum window - Detach & reset	1.00 EA	69.93	0.57	14.10	84.60	(0.00)	84.60
Interior door - Detach & reset	2.00 EA	56.08	0.13	22.46	134.75	(0.00)	134.75
Paint door or window opening - 2 coats (per side)	2.00 EA	20.90	0.63	8.48	50.91	(0.00)	50.91
Paint door slab only - 2 coats (per side)	2.00 EA	25.36	1.06	10.36	62.14	(0.00)	62.14

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CONTINUED - Mini Bar

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
R&R Cabinetry - lower (base) units	7.33 LF	162.53	78.60	253.98	1,523.92	(0.00)	1,523.92
R&R Countertop - flat laid plastic laminate	7.33 LF	37.87	15.41	58.60	351.60	(0.00)	351.60
R&R Sink - single	1.00 EA	236.99	11.22	49.64	297.85	(0.00)	297.85
R&R Sink faucet - Kitchen	1.00 EA	214.16	11.38	45.12	270.66	(0.00)	270.66
Totals: Mini Bar			154.68	737.96	4,427.55	0.00	4,427.55



Dining Room

Height: 8'

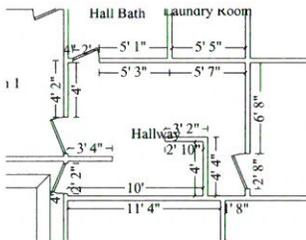
260.09 SF Walls	161.30 SF Ceiling
421.39 SF Walls & Ceiling	161.30 SF Floor
17.92 SY Flooring	35.62 LF Floor Perimeter
52.63 LF Ceil. Perimeter	

Door	6' X 6' 8"	Opens into DEN
Window	2' 11 1/2" X 4'	Opens into MINI_BAR
Door	5' 1/8" X 6' 8"	Opens into LIVING_AREA
Window	2' 11 3/4" X 6'	Opens into Exterior
Door	5' 11 7/8" X 6' 8"	Opens into Exterior
Window	2' 11 3/4" X 6'	Opens into Exterior

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
R&R Stud wall - 2" x 4" - 16" oc	130.04 SF	2.10	6.65	55.96	335.70	(0.00)	335.70
Reframing 50% of the walls.							
R&R Joist - floor or ceiling - 2x10 - w/blocking - 24" oc	161.30 SF	2.38	9.05	78.60	471.54	(0.00)	471.54
Batt insulation - 4" - R15 - paper faced	130.04 SF	0.86	6.97	23.76	142.56	(0.00)	142.56
Floor leveling cement - Average	161.30 SF	1.58	11.18	53.22	319.25	(0.00)	319.25
Tile floor covering	161.30 SF	7.04	50.57	237.24	1,423.36	(0.00)	1,423.36
R&R Baseboard - 2 1/4"	35.62 LF	2.30	2.09	16.82	100.83	(0.00)	100.83
Seal & paint baseboard - two coats	35.62 LF	0.99	0.29	7.12	42.67	(0.00)	42.67
1/2" drywall - hung, taped, ready for texture	421.39 SF	1.40	14.60	120.92	725.47	(0.00)	725.47
Texture drywall - light hand texture	421.39 SF	0.42	1.74	35.74	214.46	(0.00)	214.46
Seal/prime then paint the walls and ceiling (2 coats)	421.39 SF	0.69	5.21	59.20	355.17	(0.00)	355.17
Rewire - average residence - copper wiring	161.30 SF	2.98	3.99	96.94	581.60	(0.00)	581.60

CONTINUED - Dining Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Outlet	4.00 EA	12.85	0.44	10.36	62.20	(0.00)	62.20
Switch	2.00 EA	12.89	0.23	5.20	31.21	(0.00)	31.21
Light fixture	2.00 EA	64.49	5.45	26.90	161.33	(0.00)	161.33
Aluminum window - Detach & reset	2.00 EA	69.93	1.14	28.20	169.20	(0.00)	169.20
Window stool & apron	6.00 LF	5.37	1.25	6.70	40.17	(0.00)	40.17
Seal & paint window sill	6.00 LF	1.70	0.10	2.06	12.36	(0.00)	12.36
Interior door - Detach & reset	2.00 EA	56.08	0.13	22.46	134.75	(0.00)	134.75
Exterior door - Detach & reset	2.00 EA	96.32	0.33	38.58	231.55	(0.00)	231.55
Paint door or window opening - 2 coats (per side)	4.00 EA	20.90	1.26	16.98	101.84	(0.00)	101.84
Paint French door slab only - 2 coats (per side)	4.00 EA	47.29	2.13	38.26	229.55	(0.00)	229.55
Paint full louvered door slab only - 2 coats (per side)	4.00 EA	34.21	2.13	27.78	166.75	(0.00)	166.75
Totals: Dining Room			126.93	1,009.00	6,053.52	0.00	6,053.52



Hallway

Height: 8'

471.88 SF Walls	125.56 SF Ceiling
597.44 SF Walls & Ceiling	125.67 SF Floor
13.96 SY Flooring	57.41 LF Floor Perimeter
66.87 LF Ceil. Perimeter	

Door	1' 11 11/16" X 6' 8"	Opens into HALL_BATH
Door	2' 7 9/16" X 6' 8"	Opens into FOYER_ENTRY
Door	2' 2 1/2" X 6' 8"	Opens into MASTER_BEDRO
Door	2' 7 13/16" X 6' 8"	Opens into BEDROOM_1

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Blown-in insulation - 12" depth - R30	125.56 SF	0.84	5.80	22.26	133.53	(0.00)	133.53
Floor leveling cement - Average	125.67 SF	1.58	8.71	41.46	248.73	(0.00)	248.73
Remove Carpet	125.67 SF	0.18	0.00	4.52	27.14	(0.00)	27.14
Carpet	144.52 SF	2.79	27.06	86.06	516.33	(0.00)	516.33
15 % waste added for Carpet.							
R&R Carpet pad	125.67 SF	0.61	4.67	16.28	97.61	(0.00)	97.61
R&R Baseboard - 2 1/4"	57.41 LF	2.30	3.36	27.10	162.50	(0.00)	162.50

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CONTINUED - Hallway

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Seal & paint baseboard - two coats	57.41 LF	0.99	0.47	11.46	68.77	(0.00)	68.77
1/2" drywall - hung, taped, ready for texture	597.44 SF	1.40	20.70	171.42	1,028.54	(0.00)	1,028.54
Texture drywall - light hand texture	597.44 SF	0.42	2.46	50.68	304.06	(0.00)	304.06
Seal/prime then paint the walls and ceiling (2 coats)	597.44 SF	0.69	7.39	83.92	503.54	(0.00)	503.54
Rewire - average residence - copper wiring	125.67 SF	2.98	3.11	75.52	453.13	(0.00)	453.13
Outlet	1.00 EA	12.85	0.11	2.60	15.56	(0.00)	15.56
Switch	1.00 EA	12.89	0.11	2.60	15.60	(0.00)	15.60
Light fixture	1.00 EA	64.49	2.72	13.44	80.65	(0.00)	80.65
Paint door or window opening - 2 coats (per side)	4.00 EA	20.90	1.26	16.98	101.84	(0.00)	101.84
Paint door slab only - 2 coats (per side)	4.00 EA	25.36	2.11	20.70	124.25	(0.00)	124.25
Totals: Hallway			90.04	647.00	3,881.78	0.00	3,881.78



Laundry Room

Height: 8'

172.19 SF Walls	35.75 SF Ceiling
207.94 SF Walls & Ceiling	35.75 SF Floor
3.97 SY Flooring	21.02 LF Floor Perimeter
24.04 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

3' 3/16" X 6' 8"

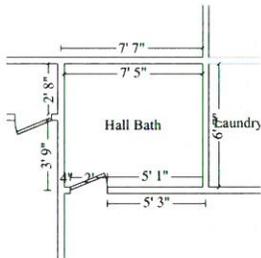
Opens into UTILITY_ROOM

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Blown-in insulation - 12" depth - R30	35.75 SF	0.84	1.65	6.34	38.02	(0.00)	38.02
R&R Stud wall - 2" x 4" - 16" oc Reframing 50% of the walls.	86.10 SF	2.10	4.40	37.06	222.27	(0.00)	222.27
Floor leveling cement - Average	35.75 SF	1.58	2.48	11.80	70.77	(0.00)	70.77
Tile floor covering	35.75 SF	7.04	11.21	52.58	315.47	(0.00)	315.47
R&R Baseboard - 2 1/4"	21.02 LF	2.30	1.23	9.92	59.50	(0.00)	59.50
Seal & paint baseboard - two coats	21.02 LF	0.99	0.17	4.20	25.18	(0.00)	25.18
1/2" drywall - hung, taped, ready for texture	207.94 SF	1.40	7.20	59.66	357.98	(0.00)	357.98
Texture drywall - light hand texture	207.94 SF	0.42	0.86	17.64	105.83	(0.00)	105.83
Seal/prime then paint the walls and ceiling (2 coats)	207.94 SF	0.69	2.57	29.22	175.27	(0.00)	175.27

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CONTINUED - Laundry Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Rewire - average residence - copper wiring	35.75 SF	2.98	0.89	21.48	128.91	(0.00)	128.91
R&R Outlet	2.00 EA	16.21	0.22	6.52	39.16	(0.00)	39.16
R&R Switch	1.00 EA	16.25	0.11	3.28	19.64	(0.00)	19.64
R&R Light fixture	1.00 EA	70.05	2.72	14.56	87.33	(0.00)	87.33
Interior door - Detach & reset	1.00 EA	56.08	0.07	11.24	67.39	(0.00)	67.39
Paint door or window opening - 2 coats (per side)	3.00 EA	20.90	0.95	12.74	76.39	(0.00)	76.39
Paint door slab only - 2 coats (per side)	3.00 EA	25.36	1.58	15.54	93.20	(0.00)	93.20
R&R Washing machine outlet box with valves	1.00 EA	214.86	2.54	43.48	260.88	(0.00)	260.88
Totals: Laundry Room			40.85	357.26	2,143.19	0.00	2,143.19



Hall Bath

Height: 8'

210.64 SF Walls	48.76 SF Ceiling
259.40 SF Walls & Ceiling	48.76 SF Floor
5.42 SY Flooring	26.00 LF Floor Perimeter
27.98 LF Ceil. Perimeter	

Door

1' 11 11/16" X 6' 8"

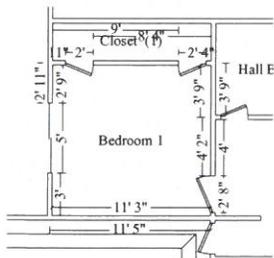
Opens into HALLWAY

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Blown-in insulation - 12" depth - R30	48.76 SF	0.84	2.25	8.66	51.87	(0.00)	51.87
R&R Stud wall - 2" x 4" - 16" oc	157.98 SF	2.10	8.08	67.96	407.80	(0.00)	407.80
Reframing 50% of the walls.							
Floor leveling cement - Average	48.76 SF	1.58	3.38	16.08	96.50	(0.00)	96.50
Tile floor covering	48.76 SF	7.04	15.29	71.72	430.28	(0.00)	430.28
R&R Baseboard - 2 1/4"	26.00 LF	2.30	1.52	12.26	73.58	(0.00)	73.58
Seal & paint baseboard - two coats	26.00 LF	0.99	0.21	5.18	31.13	(0.00)	31.13
1/2" drywall - hung, taped, with smooth wall finish	259.40 SF	2.12	9.20	111.82	670.95	(0.00)	670.95
Texture drywall - light hand texture	48.76 SF	0.42	0.20	4.14	24.82	(0.00)	24.82
Seal/prime then paint the ceiling (2 coats)	48.76 SF	0.69	0.60	6.84	41.08	(0.00)	41.08
R&R Wallpaper	210.64 SF	2.74	17.73	118.96	713.84	(0.00)	713.84
Rewire - average residence - copper wiring	48.76 SF	2.98	1.21	29.30	175.81	(0.00)	175.81
Outlet	2.00 EA	12.85	0.22	5.18	31.10	(0.00)	31.10

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CONTINUED - Hall Bath

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Switch	2.00 EA	12.89	0.23	5.20	31.21	(0.00)	31.21
Light fixture	2.00 EA	64.49	5.45	26.90	161.33	(0.00)	161.33
Interior door - Detach & reset	1.00 EA	56.08	0.07	11.24	67.39	(0.00)	67.39
Paint door or window opening - 2 coats (per side)	1.00 EA	20.90	0.32	4.24	25.46	(0.00)	25.46
Paint door slab only - 2 coats (per side)	1.00 EA	25.36	0.53	5.18	31.07	(0.00)	31.07
R&R Bathtub	1.00 EA	777.73	29.96	161.56	969.25	(0.00)	969.25
R&R Bathtub faucet (no shower)	1.00 EA	204.66	5.20	41.98	251.84	(0.00)	251.84
R&R Vanity	3.50 LF	130.56	28.30	97.04	582.31	(0.00)	582.31
R&R Vanity top - one sink - cultured marble	3.60 LF	67.72	14.36	51.64	309.79	(0.00)	309.79
R&R Sink faucet - Bathroom	1.00 EA	195.11	9.81	40.98	245.90	(0.00)	245.90
R&R Mirror - 1/4" plate glass	15.75 SF	11.63	10.21	38.68	232.06	(0.00)	232.06
R&R Shower door	1.00 EA	334.88	21.33	71.24	427.45	(0.00)	427.45
Shower pan	1.00 EA	142.58	4.13	29.34	176.05	(0.00)	176.05
R&R Shower faucet	1.00 EA	229.81	10.73	48.10	288.64	(0.00)	288.64
R&R Tile shower - 65 to 100 SF	1.00 EA	1,241.19	39.36	256.12	1,536.67	(0.00)	1,536.67
Seal & paint closet shelving - single shelf - Large closet	1.00 EA	44.53	0.43	8.98	53.94	(0.00)	53.94
R&R Exhaust fan	1.00 EA	188.48	4.19	38.54	231.21	(0.00)	231.21
Totals: Hall Bath			244.50	1,395.06	8,370.33	0.00	8,370.33



Bedroom 1

Height: 8'

289.33 SF Walls	121.97 SF Ceiling
411.30 SF Walls & Ceiling	121.97 SF Floor
13.55 SY Flooring	37.59 LF Floor Perimeter
44.19 LF Ceil. Perimeter	

Window

5' 7/16" X 4'

Opens into Exterior

Door

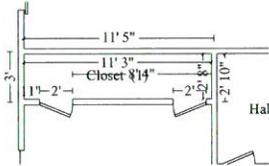
2' 7 13/16" X 6' 8"

Opens into HALLWAY

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Subroom: Closet (1)

Height: 8'

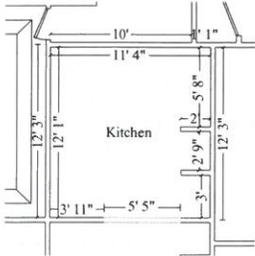


197.30 SF Walls
 227.77 SF Walls & Ceiling
 3.39 SY Flooring
 27.95 LF Ceil. Perimeter
 30.47 SF Ceiling
 30.47 SF Floor
 24.00 LF Floor Perimeter

Door 1' 11 11/16" X 6' 8" **Opens into BEDROOM_1**
Door 1' 11 11/16" X 6' 8" **Opens into BEDROOM_1**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Blown-in insulation - 12" depth - R30	152.43 SF	0.84	7.04	27.00	162.08	(0.00)	162.08
R&R Stud wall - 2" x 4" - 16" oc	243.32 SF	2.10	12.45	104.70	628.12	(0.00)	628.12
Batt insulation - 4" - R15 - paper faced	243.32 SF	0.86	13.05	44.48	266.79	(0.00)	266.79
Floor leveling cement - Average	152.43 SF	1.58	10.56	50.28	301.68	(0.00)	301.68
Remove Carpet	152.43 SF	0.18	0.00	5.48	32.92	(0.00)	32.92
Carpet	175.30 SF	2.79	32.83	104.38	626.30	(0.00)	626.30
15 % waste added for Carpet.							
R&R Carpet pad	152.43 SF	0.61	5.66	19.74	118.38	(0.00)	118.38
R&R Baseboard - 2 1/4"	61.59 LF	2.30	3.61	29.06	174.33	(0.00)	174.33
Seal & paint baseboard - two coats	61.59 LF	0.99	0.51	12.30	73.78	(0.00)	73.78
1/2" drywall - hung, taped, ready for texture	639.07 SF	1.40	22.14	183.36	1,100.20	(0.00)	1,100.20
Texture drywall - light hand texture	639.07 SF	0.42	2.64	54.20	325.25	(0.00)	325.25
Seal/prime then paint the walls and ceiling (2 coats)	639.07 SF	0.69	7.91	89.78	538.65	(0.00)	538.65
Rewire - average residence - copper wiring	152.43 SF	2.98	3.77	91.60	549.61	(0.00)	549.61
Outlet	4.00 EA	12.85	0.44	10.36	62.20	(0.00)	62.20
Switch	2.00 EA	12.89	0.23	5.20	31.21	(0.00)	31.21
Light fixture	4.00 EA	64.49	10.89	53.78	322.63	(0.00)	322.63
Interior door - Detach & reset	3.00 EA	56.08	0.20	33.68	202.12	(0.00)	202.12
Paint door or window opening - 2 coats (per side)	5.00 EA	20.90	1.58	21.22	127.30	(0.00)	127.30
Paint door slab only - 2 coats (per side)	5.00 EA	25.36	2.64	25.88	155.32	(0.00)	155.32
R&R Closet shelf and rod package	11.25 LF	19.02	3.53	43.48	260.99	(0.00)	260.99
Aluminum window - Detach & reset	3.00 EA	69.93	1.72	42.30	253.81	(0.00)	253.81
Window stool & apron	9.00 LF	5.37	1.87	10.04	60.24	(0.00)	60.24
Seal & paint window sill	9.00 LF	1.70	0.16	3.10	18.56	(0.00)	18.56
Seal & paint closet shelving - single shelf - Large closet	1.00 EA	44.53	0.43	8.98	53.94	(0.00)	53.94
Totals: Bedroom 1			145.86	1,074.38	6,446.41	0.00	6,446.41

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Kitchen

Height: 8'

402.68 SF Walls	134.93 SF Ceiling
537.61 SF Walls & Ceiling	135.04 SF Floor
15.00 SY Flooring	49.44 LF Floor Perimeter
54.81 LF Ceil. Perimeter	

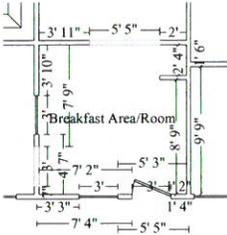
Missing Wall - Goes to Floor

5' 4 1/2" X 6' 8"

Opens into BREAKFAST_AR

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Blown-in insulation - 12" depth - R30	134.93 SF	0.84	6.23	23.90	143.47	(0.00)	143.47
R&R Stud wall - 2" x 4" - 16" oc	201.34 SF	2.10	10.30	86.62	519.74	(0.00)	519.74
Reframing 50% of the walls.							
Floor leveling cement - Average	135.04 SF	1.58	9.36	44.56	267.28	(0.00)	267.28
Tile floor covering	135.04 SF	7.04	42.33	198.60	1,191.61	(0.00)	1,191.61
R&R Baseboard - 2 1/4"	49.44 LF	2.30	2.90	23.32	139.93	(0.00)	139.93
Seal & paint baseboard - two coats	49.44 LF	0.99	0.41	9.88	59.24	(0.00)	59.24
1/2" drywall - hung, taped, ready for texture	537.61 SF	1.40	18.63	154.26	925.54	(0.00)	925.54
Texture drywall - light hand texture	537.61 SF	0.42	2.22	45.60	273.62	(0.00)	273.62
Seal/prime then paint the walls and ceiling (2 coats)	537.61 SF	0.69	6.65	75.54	453.14	(0.00)	453.14
Rewire - average residence - copper wiring	135.04 SF	2.98	3.34	81.14	486.90	(0.00)	486.90
Outlet	8.00 EA	12.85	0.88	20.74	124.42	(0.00)	124.42
Switch	4.00 EA	12.89	0.45	10.42	62.43	(0.00)	62.43
Light fixture	4.00 EA	64.49	10.89	53.78	322.63	(0.00)	322.63
Paint door or window opening - 2 coats (per side)	2.00 EA	20.90	0.63	8.48	50.91	(0.00)	50.91
R&R Cabinetry - lower (base) units	15.08 LF	162.53	161.70	522.54	3,135.19	(0.00)	3,135.19
R&R Cabinetry - upper (wall) units	12.08 LF	118.86	86.01	304.36	1,826.20	(0.00)	1,826.20
R&R Countertop - flat laid plastic laminate	15.08 LF	37.87	31.71	120.56	723.35	(0.00)	723.35
R&R Backsplash - plastic laminate	30.17 SF	6.13	6.60	38.30	229.84	(0.00)	229.84
R&R Cabinetry - full height unit	5.67 LF	264.23	104.47	320.54	1,923.20	(0.00)	1,923.20
R&R Sink - double	1.00 EA	344.66	19.52	72.82	437.00	(0.00)	437.00
R&R Sink faucet - Kitchen	1.00 EA	214.16	11.38	45.12	270.66	(0.00)	270.66
R&R Garbage disposer	1.00 EA	237.18	10.64	49.56	297.38	(0.00)	297.38
R&R Dishwasher	1.00 EA	588.82	38.35	125.46	752.63	(0.00)	752.63
R&R Built-in oven	1.00 EA	1,019.71	76.68	219.28	1,315.67	(0.00)	1,315.67
R&R Range - drop in	1.00 EA	1,136.72	85.36	244.42	1,466.50	(0.00)	1,466.50
R&R Range hood	1.00 EA	190.20	9.06	39.86	239.12	(0.00)	239.12
Totals: Kitchen			756.70	2,939.66	17,637.60	0.00	17,637.60

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Breakfast Area/Room

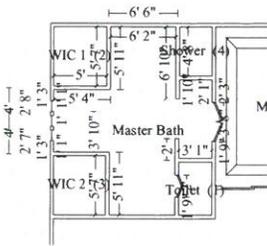
Height: 8'

283.64 SF Walls	127.65 SF Ceiling
411.29 SF Walls & Ceiling	127.70 SF Floor
14.19 SY Flooring	38.03 LF Floor Perimeter
49.40 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	5' 4 1/2" X 6' 8"	Opens into KITCHEN
Window	2' 11 3/4" X 6'	Opens into ENCLOSED_PAT
Missing Wall - Goes to Floor	3' 1/2" X 6' 8"	Opens into ENCLOSED_PAT
Door	2' 11 1/2" X 6' 8"	Opens into Exterior
Window	2' 11 3/4" X 6'	Opens into Exterior

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Blown-in insulation - 12" depth - R30	127.65 SF	0.84	5.90	22.62	135.75	(0.00)	135.75
R&R Stud wall - 2" x 4" - 16" oc	141.82 SF	2.10	7.25	61.04	366.11	(0.00)	366.11
Reframing 50% of the walls.							
R&R Joist - floor or ceiling - 2x10 - w/blocking - 24" oc	127.65 SF	2.38	7.16	62.20	373.17	(0.00)	373.17
Batt insulation - 4" - R15 - paper faced	141.82 SF	0.86	7.60	25.92	155.49	(0.00)	155.49
Floor leveling cement - Average	127.70 SF	1.58	8.85	42.14	252.76	(0.00)	252.76
Tile floor covering	127.70 SF	7.04	40.03	187.80	1,126.84	(0.00)	1,126.84
R&R Baseboard - 2 1/4"	38.03 LF	2.30	2.23	17.94	107.64	(0.00)	107.64
Seal & paint baseboard - two coats	38.03 LF	0.99	0.31	7.60	45.56	(0.00)	45.56
1/2" drywall - hung, taped, ready for texture	411.29 SF	1.40	14.25	118.02	708.08	(0.00)	708.08
Texture drywall - light hand texture	411.29 SF	0.42	1.70	34.88	209.32	(0.00)	209.32
Seal/prime then paint the walls and ceiling (2 coats)	411.29 SF	0.69	5.09	57.78	346.66	(0.00)	346.66
Rewire - average residence - copper wiring	127.70 SF	2.98	3.16	76.76	460.47	(0.00)	460.47
Outlet	3.00 EA	12.85	0.33	7.78	46.66	(0.00)	46.66
Switch	2.00 EA	12.89	0.23	5.20	31.21	(0.00)	31.21
Light fixture	4.00 EA	64.49	10.89	53.78	322.63	(0.00)	322.63
Paint door or window opening - 2 coats (per side)	2.00 EA	20.90	0.63	8.48	50.91	(0.00)	50.91
Aluminum window - Detach & reset	1.00 EA	69.93	0.57	14.10	84.60	(0.00)	84.60
Exterior door - Detach & reset	1.00 EA	96.32	0.17	19.30	115.79	(0.00)	115.79
Prime & paint door slab only - exterior (per side)	2.00 EA	31.26	1.83	12.86	77.21	(0.00)	77.21
R&R 6-0 6-8 bronze sliding patio door	1.00 EA	615.09	37.38	130.50	782.97	(0.00)	782.97
Totals: Breakfast Area/Room			155.56	966.70	5,799.83	0.00	5,799.83

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Master Bath

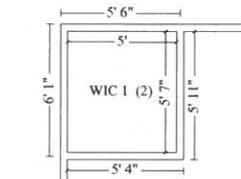
Height: 8'

532.12 SF Walls	165.67 SF Ceiling
697.80 SF Walls & Ceiling	165.73 SF Floor
18.41 SY Flooring	67.06 LF Floor Perimeter
72.77 LF Ceil. Perimeter	

- Window
- Window
- Window
- Door

- 1' X 4'
- 1' X 4'
- 1' X 4'
- 3' 8 3/16" X 6' 8"

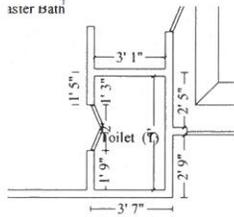
- Opens into Exterior
- Opens into Exterior
- Opens into Exterior
- Opens into MASTER_BEDRO



Subroom: WIC 1 (2)

Height: 8'

170.05 SF Walls	28.16 SF Ceiling
198.22 SF Walls & Ceiling	28.16 SF Floor
3.13 SY Flooring	21.26 LF Floor Perimeter
21.26 LF Ceil. Perimeter	



Subroom: Toilet (1)

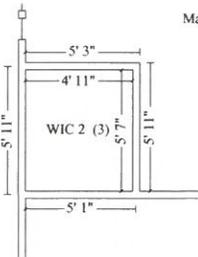
Height: 8'

116.69 SF Walls	15.65 SF Ceiling
132.34 SF Walls & Ceiling	15.65 SF Floor
1.74 SY Flooring	14.25 LF Floor Perimeter
16.27 LF Ceil. Perimeter	

- Door

- 2' 1/4" X 6' 8"

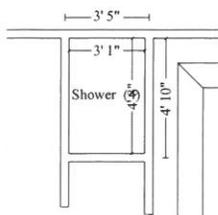
- Opens into MASTER_BATH



Subroom: WIC 2 (3)

Height: 8'

168.95 SF Walls	27.77 SF Ceiling
196.72 SF Walls & Ceiling	27.77 SF Floor
3.09 SY Flooring	21.12 LF Floor Perimeter
21.12 LF Ceil. Perimeter	



Subroom: Shower (4)

Height: 8'

123.20 SF Walls	14.19 SF Ceiling
137.39 SF Walls & Ceiling	14.19 SF Floor
1.58 SY Flooring	15.40 LF Floor Perimeter
15.40 LF Ceil. Perimeter	

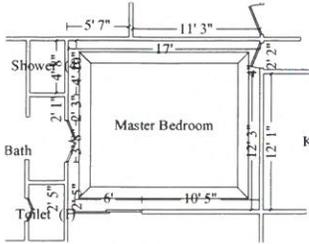
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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Blown-in insulation - 12" depth - R30	251.44 SF	0.84	11.62	44.56	267.39	(0.00)	267.39
R&R Stud wall - 2" x 4" - 16" oc	555.51 SF	2.10	28.41	239.00	1,433.98	(0.00)	1,433.98
Reframing 50% of the walls.							
Batt insulation - 4" - R15 - paper faced	555.51 SF	0.86	29.79	101.50	609.03	(0.00)	609.03
Floor leveling cement - Average	251.50 SF	1.58	17.43	82.96	497.76	(0.00)	497.76
Tile floor covering	251.50 SF	7.04	78.85	369.90	2,219.31	(0.00)	2,219.31
R&R Baseboard - 2 1/4"	139.09 LF	2.30	8.15	65.64	393.70	(0.00)	393.70
Seal & paint baseboard - two coats	139.09 LF	0.99	1.15	27.78	166.63	(0.00)	166.63
1/2" drywall - hung, taped, with smooth wall finish	1,362.46 SF	2.12	48.33	587.34	3,524.09	(0.00)	3,524.09
Texture drywall - light hand texture	251.44 SF	0.42	1.04	21.32	127.96	(0.00)	127.96
Seal/prime then paint the ceiling (2 coats)	251.44 SF	0.69	3.11	35.32	211.92	(0.00)	211.92
R&R Wallpaper	1,111.02 SF	2.74	93.49	627.54	3,765.22	(0.00)	3,765.22
Rewire - average residence - copper wiring	251.50 SF	2.98	6.22	151.14	906.83	(0.00)	906.83
Outlet	4.00 EA	12.85	0.44	10.36	62.20	(0.00)	62.20
Switch	6.00 EA	12.89	0.68	15.60	93.62	(0.00)	93.62
Light fixture	6.00 EA	64.49	16.34	80.64	483.92	(0.00)	483.92
Interior door - Detach & reset	1.00 EA	56.08	0.07	11.24	67.39	(0.00)	67.39
Paint door or window opening - 2 coats (per side)	7.00 EA	20.90	2.21	29.70	178.21	(0.00)	178.21
Paint door slab only - 2 coats (per side)	7.00 EA	25.36	3.70	36.24	217.46	(0.00)	217.46
R&R Bathtub	1.00 EA	777.73	29.96	161.56	969.25	(0.00)	969.25
R&R Bathtub faucet (no shower)	1.00 EA	204.66	5.20	41.98	251.84	(0.00)	251.84
R&R Vanity	12.00 LF	130.56	97.02	332.74	1,996.48	(0.00)	1,996.48
R&R Vanity top - two sinks - cultured marble	12.00 LF	92.93	72.27	237.50	1,424.93	(0.00)	1,424.93
R&R Sink faucet - Bathroom	2.00 EA	195.11	19.62	81.96	491.80	(0.00)	491.80
R&R Mirror - 1/4" plate glass	54.00 SF	11.63	35.02	132.62	795.66	(0.00)	795.66
R&R Toilet	1.00 EA	406.93	18.19	85.02	510.14	(0.00)	510.14
R&R Closet shelf and rod package	46.00 LF	19.02	14.42	177.86	1,067.20	(0.00)	1,067.20
R&R Shower door	1.00 EA	334.88	21.33	71.24	427.45	(0.00)	427.45
Shower pan	1.00 EA	142.58	4.13	29.34	176.05	(0.00)	176.05
R&R Shower faucet	1.00 EA	229.81	10.73	48.10	288.64	(0.00)	288.64
R&R Tile shower - 65 to 100 SF	1.00 EA	1,241.19	39.36	256.12	1,536.67	(0.00)	1,536.67
Seal & paint closet shelving - single shelf - Large closet	1.00 EA	44.53	0.43	8.98	53.94	(0.00)	53.94
R&R Exhaust fan	1.00 EA	188.48	4.19	38.54	231.21	(0.00)	231.21
Totals: Master Bath			722.90	4,241.34	25,447.88	0.00	25,447.88

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Master Bedroom

Height: Tray

480.48 SF Walls	276.05 SF Ceiling
756.53 SF Walls & Ceiling	254.54 SF Floor
28.28 SY Flooring	52.09 LF Floor Perimeter
63.94 LF Ceil. Perimeter	

Door	2' 2 1/2" X 6' 8"	Opens into HALLWAY
Door	3' 8 3/16" X 6' 8"	Opens into MASTER_BATH
Door	5' 11 1/2" X 6' 8"	Opens into ENCLOSED_PAT

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Blown-in insulation - 12" depth - R30	276.05 SF	0.84	12.75	48.94	293.57	(0.00)	293.57
R&R Stud wall - 2" x 4" - 16" oc	240.24 SF	2.10	12.29	103.36	620.15	(0.00)	620.15
Floor leveling cement - Average	254.54 SF	1.58	17.64	83.96	503.77	(0.00)	503.77
Remove Carpet	254.54 SF	0.18	0.00	9.16	54.98	(0.00)	54.98
Carpet	292.72 SF	2.79	54.82	174.30	1,045.81	(0.00)	1,045.81
15 % waste added for Carpet.							
R&R Carpet pad	254.54 SF	0.61	9.45	32.96	197.68	(0.00)	197.68
R&R Baseboard - 2 1/4"	52.09 LF	2.30	3.05	24.58	147.44	(0.00)	147.44
Seal & paint baseboard - two coats	52.09 LF	0.99	0.43	10.40	62.40	(0.00)	62.40
R&R Crown molding - 3 1/4"	63.94 LF	3.52	6.65	46.34	278.06	(0.00)	278.06
Paint crown molding - two coats	63.94 LF	0.98	0.58	12.66	75.90	(0.00)	75.90
1/2" drywall - hung, taped, ready for texture	756.53 SF	1.40	26.21	217.06	1,302.41	(0.00)	1,302.41
Texture drywall - light hand texture	756.53 SF	0.42	3.12	64.16	385.02	(0.00)	385.02
Seal/prime then paint the walls and ceiling (2 coats)	756.53 SF	0.69	9.36	106.28	637.65	(0.00)	637.65
Rewire - average residence - copper wiring	254.54 SF	2.98	6.30	152.96	917.79	(0.00)	917.79
Outlet	4.00 EA	12.85	0.44	10.36	62.20	(0.00)	62.20
Switch	2.00 EA	12.89	0.23	5.20	31.21	(0.00)	31.21
Light fixture	4.00 EA	64.49	10.89	53.78	322.63	(0.00)	322.63
Interior door - Detach & reset	2.00 EA	56.08	0.13	22.46	134.75	(0.00)	134.75
Paint door or window opening - 2 coats (per side)	2.00 EA	20.90	0.63	8.48	50.91	(0.00)	50.91
Paint door slab only - 2 coats (per side)	1.00 EA	25.36	0.53	5.18	31.07	(0.00)	31.07
Paint full louvered door slab only - 2 coats (per side)	2.00 EA	34.21	1.07	13.90	83.39	(0.00)	83.39
R&R 6-0 6-8 bronze sliding patio door	1.00 EA	615.09	37.38	130.50	782.97	(0.00)	782.97
Totals: Master Bedroom			213.95	1,336.98	8,021.76	0.00	8,021.76

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Living Room

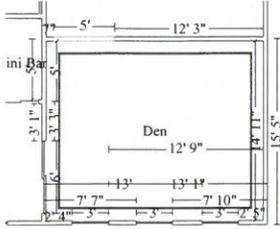
Height: Sloped

945.23 SF Walls	418.16 SF Ceiling
1363.39 SF Walls & Ceiling	385.96 SF Floor
42.88 SY Flooring	66.24 LF Floor Perimeter
82.53 LF Ceil. Perimeter	

Window	2' 11 3/4" X 6'	Opens into VERANDA
Missing Wall - Goes to Floor	5' 1/8" X 6' 8"	Opens into VERANDA
Window	2' 11 3/4" X 6'	Opens into VERANDA
Door	2' 7 15/16" X 6' 8"	Opens into FOYER_ENTRY
Missing Wall - Goes to Floor	5' 5/16" X 6' 8"	Opens into DEN

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
R&R Stud wall - 2" x 4" - 16" oc	236.31 SF	2.10	12.09	101.68	610.02	(0.00)	610.02
Remove Carpet	385.96 SF	0.18	0.00	13.90	83.37	(0.00)	83.37
Carpet	443.85 SF	2.79	83.12	264.28	1,585.74	(0.00)	1,585.74
15 % waste added for Carpet.							
R&R Carpet pad	385.96 SF	0.61	14.33	49.94	299.71	(0.00)	299.71
R&R Baseboard - 2 1/4"	66.24 LF	2.30	3.88	31.26	187.49	(0.00)	187.49
Seal & paint baseboard - two coats	66.24 LF	0.99	0.55	13.24	79.37	(0.00)	79.37
1/2" drywall - hung, taped, ready for texture	472.62 SF	1.40	16.38	135.62	813.67	(0.00)	813.67
Texture drywall - light hand texture	472.62 SF	0.42	1.95	40.10	240.55	(0.00)	240.55
Seal/prime then paint the walls and ceiling (2 coats)	1,363.39 SF	0.69	16.87	191.52	1,149.13	(0.00)	1,149.13
Rewire - average residence - copper wiring	385.96 SF	2.98	9.55	231.96	1,391.67	(0.00)	1,391.67
Outlet	4.00 EA	12.85	0.44	10.36	62.20	(0.00)	62.20
Switch	2.00 EA	12.89	0.23	5.20	31.21	(0.00)	31.21
Light fixture	2.00 EA	64.49	5.45	26.90	161.33	(0.00)	161.33
Aluminum window - Detach & reset	2.00 EA	69.93	1.14	28.20	169.20	(0.00)	169.20
Paint door or window opening - 2 coats (per side)	2.00 EA	20.90	0.63	8.48	50.91	(0.00)	50.91
Paint door slab only - 2 coats (per side)	1.00 EA	25.36	0.53	5.18	31.07	(0.00)	31.07
Totals: Living Room			167.14	1,157.82	6,946.64	0.00	6,946.64

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Den

Height: Tray

528.56 SF Walls	376.27 SF Ceiling
904.83 SF Walls & Ceiling	266.47 SF Floor
29.61 SY Flooring	54.54 LF Floor Perimeter
65.57 LF Ceil. Perimeter	

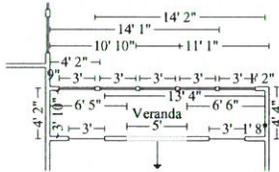
Window	2' 11 3/4" X 6'	Opens into Exterior
Window	2' 11 3/4" X 6'	Opens into Exterior
Window	2' 11 3/4" X 6'	Opens into Exterior
Door	6' X 6' 8"	Opens into DINING_ROOM
Missing Wall - Goes to Floor	5' 5/16" X 6' 8"	Opens into LIVING_ROOM

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Drywall Repair - Minimum Charge - Labor and Material	1.00 EA	282.94	1.07	56.80	340.81	(0.00)	340.81
Seal/prime then paint the walls and ceiling (2 coats)	904.83 SF	0.69	11.20	127.10	762.63	(0.00)	762.63
Rewire - average residence - copper wiring	266.47 SF	2.98	6.60	160.14	960.82	(0.00)	960.82
Outlet	4.00 EA	12.85	0.44	10.36	62.20	(0.00)	62.20
Switch	2.00 EA	12.89	0.23	5.20	31.21	(0.00)	31.21
Light fixture	2.00 EA	64.49	5.45	26.90	161.33	(0.00)	161.33
R&R 6-0 6-8 bronze sliding patio door	1.00 EA	615.09	37.38	130.50	782.97	(0.00)	782.97
R&R Carpet pad	266.47 SF	0.61	9.89	34.50	206.93	(0.00)	206.93
Remove Carpet	266.47 SF	0.18	0.00	9.60	57.56	(0.00)	57.56
Carpet	306.44 SF	2.79	57.39	182.48	1,094.84	(0.00)	1,094.84
15 % waste added for Carpet.							

Totals: Den			129.65	743.58	4,461.30	0.00	4,461.30
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Veranda

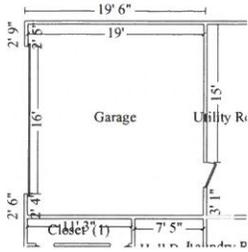
Height: 8'

188.92 SF Walls	68.57 SF Ceiling
257.50 SF Walls & Ceiling	68.57 SF Floor
7.62 SY Flooring	38.42 LF Floor Perimeter
43.42 LF Ceil. Perimeter	

Window	2' 11 3/4" X 6'	Opens into Exterior
Window	2' 11 3/4" X 6'	Opens into Exterior
Window	2' 11 3/4" X 6'	Opens into Exterior
Window	2' 11 3/4" X 6'	Opens into Exterior
Window	2' 11 3/4" X 6'	Opens into Exterior
Window	2' 11 3/4" X 6'	Opens into LIVING_ROOM
Missing Wall - Goes to Floor	5' 1/8" X 6' 8"	Opens into LIVING_ROOM
Window	2' 11 3/4" X 6'	Opens into LIVING_ROOM

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
R&R Stud wall - 2" x 4" - 16" oc	94.46 SF	2.10	4.83	40.62	243.81	(0.00)	243.81
Reframing 50% of the walls.							
Batt insulation - 4" - R15 - paper faced	94.46 SF	0.86	5.07	17.26	103.57	(0.00)	103.57
Floor leveling cement - Average	68.57 SF	1.58	4.75	22.62	135.71	(0.00)	135.71
Tile floor covering	68.57 SF	7.04	21.50	100.84	605.07	(0.00)	605.07
R&R Baseboard - 2 1/4"	38.42 LF	2.30	2.25	18.14	108.76	(0.00)	108.76
Seal & paint baseboard - two coats	38.42 LF	0.99	0.32	7.66	46.02	(0.00)	46.02
1/2" drywall - hung, taped, ready for texture	257.50 SF	1.40	8.92	73.88	443.30	(0.00)	443.30
Texture drywall - light hand texture	257.50 SF	0.42	1.06	21.86	131.07	(0.00)	131.07
Seal/prime then paint the walls and ceiling (2 coats)	257.50 SF	0.69	3.19	36.18	217.05	(0.00)	217.05
Rewire - average residence - copper wiring	68.57 SF	2.98	1.70	41.20	247.24	(0.00)	247.24
Outlet	2.00 EA	12.85	0.22	5.18	31.10	(0.00)	31.10
Switch	2.00 EA	12.89	0.23	5.20	31.21	(0.00)	31.21
Light fixture	1.00 EA	64.49	2.72	13.44	80.65	(0.00)	80.65
Aluminum window - Detach & reset	5.00 EA	69.93	2.86	70.52	423.03	(0.00)	423.03
Window stool & apron	15.00 LF	5.37	3.12	16.74	100.41	(0.00)	100.41
Seal & paint window sill	15.00 LF	1.70	0.26	5.16	30.92	(0.00)	30.92
Paint door or window opening - 2 coats (per side)	4.00 EA	20.90	1.26	16.98	101.84	(0.00)	101.84
Totals: Veranda			64.26	513.48	3,080.76	0.00	3,080.76

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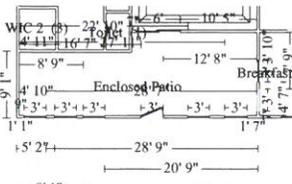
Garage

Height: 8'

505.72 SF Walls	393.61 SF Ceiling
899.32 SF Walls & Ceiling	393.61 SF Floor
43.73 SY Flooring	60.77 LF Floor Perimeter
79.43 LF Ceil. Perimeter	

Door 2' 7 15/16" X 6' 8" **Opens into UTILITY_ROOM**
Door 16' X 7' **Opens into Exterior**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1/2" drywall - hung, taped, ready for texture	899.32 SF	1.40	31.16	258.06	1,548.27	(0.00)	1,548.27
Texture drywall - light hand texture	899.32 SF	0.42	3.71	76.28	457.70	(0.00)	457.70
Seal/prime then paint the walls and ceiling (2 coats)	899.32 SF	0.69	11.13	126.32	757.98	(0.00)	757.98
Totals: Garage			46.00	460.66	2,763.95	0.00	2,763.95



Enclosed Patio

Height: 8'

510.80 SF Walls	324.64 SF Ceiling
835.44 SF Walls & Ceiling	324.64 SF Floor
36.07 SY Flooring	75.25 LF Floor Perimeter
87.25 LF Ceil. Perimeter	

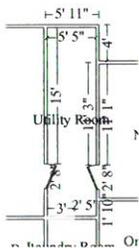
Window 2' 11 3/4" X 6' **Opens into Exterior**
Window 2' 11 3/4" X 6' **Opens into Exterior**
Door 3' X 6' 8" **Opens into Exterior**
Window 2' 11 3/4" X 6' **Opens into Exterior**
Window 2' 11 3/4" X 6' **Opens into Exterior**
Window 2' 11 3/4" X 6' **Opens into Exterior**
Window 2' 11 3/4" X 6' **Opens into BREAKFAST_AR**
Missing Wall - Goes to Floor 3' 1/2" X 6' 8" **Opens into BREAKFAST_AR**
Door 5' 11 1/2" X 6' 8" **Opens into MASTER_BEDRO**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
R&R Stud wall - 2" x 4" - 16" oc	510.80 SF	2.10	26.13	219.76	1,318.57	(0.00)	1,318.57
Reframing 50% of the walls.							
R&R Joist - floor or ceiling - 2x10 - w/blocking - 24" oc	324.64 SF	2.38	18.21	158.16	949.02	(0.00)	949.02

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CONTINUED - Enclosed Patio

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
R&R Batt insulation - 6" - R19 - unfaced batt	324.64 SF	1.02	13.93	69.00	414.06	(0.00)	414.06
Batt insulation - 4" - R15 - paper faced	255.40 SF	0.86	13.70	46.66	280.00	(0.00)	280.00
Floor leveling cement - Average	324.64 SF	1.58	22.50	107.08	642.51	(0.00)	642.51
Tile floor covering	324.64 SF	7.04	101.77	477.46	2,864.70	(0.00)	2,864.70
R&R Baseboard - 2 1/4"	75.25 LF	2.30	4.41	35.50	212.99	(0.00)	212.99
Seal & paint baseboard - two coats	75.25 LF	0.99	0.62	15.02	90.14	(0.00)	90.14
1/2" drywall - hung, taped, ready for texture	835.44 SF	1.40	28.95	239.72	1,438.29	(0.00)	1,438.29
Texture drywall - light hand texture	835.44 SF	0.42	3.45	70.88	425.21	(0.00)	425.21
Seal/prime then paint the walls and ceiling (2 coats)	835.44 SF	0.69	10.34	117.36	704.15	(0.00)	704.15
Rewire - average residence - copper wiring	324.64 SF	2.98	8.03	195.08	1,170.54	(0.00)	1,170.54
Outlet	4.00 EA	12.85	0.44	10.36	62.20	(0.00)	62.20
Switch	2.00 EA	12.89	0.23	5.20	31.21	(0.00)	31.21
Light fixture	4.00 EA	64.49	10.89	53.78	322.63	(0.00)	322.63
Paint door or window opening - 2 coats (per side)	2.00 EA	20.90	0.63	8.48	50.91	(0.00)	50.91
Aluminum window - Detach & reset	5.00 EA	69.93	2.86	70.52	423.03	(0.00)	423.03
Exterior door - Detach & reset	1.00 EA	96.32	0.17	19.30	115.79	(0.00)	115.79
Prime & paint door slab only - exterior (per side)	2.00 EA	31.26	1.83	12.86	77.21	(0.00)	77.21
Totals: Enclosed Patio			269.09	1,932.18	11,593.16	0.00	11,593.16



Utility Room

Height: 8'

362.87 SF Walls	112.20 SF Ceiling
475.07 SF Walls & Ceiling	112.20 SF Floor
12.47 SY Flooring	43.97 LF Floor Perimeter
52.28 LF Ceil. Perimeter	

- Door** 2' 7 9/16" X 6' 8"
- Missing Wall - Goes to Floor** 3' 3/16" X 6' 8"
- Door** 2' 7 15/16" X 6' 8"

- Opens into NEW_ENTRY**
- Opens into LAUNDRY_ROOM**
- Opens into GARAGE**

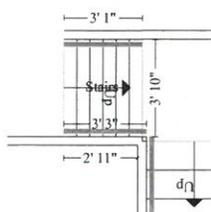
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
R&R Stud wall - 2" x 4" - 16" oc	181.43 SF	2.10	9.28	78.06	468.34	(0.00)	468.34

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CONTINUED - Utility Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Reframing 50% of the walls.							
R&R Joist - floor or ceiling - 2x10 - w/blocking - 24" oc	112.20 SF	2.38	6.29	54.68	328.01	(0.00)	328.01
Batt insulation - 4" - R15 - paper faced	181.43 SF	0.86	9.73	33.14	198.90	(0.00)	198.90
Floor leveling cement - Average	112.20 SF	1.58	7.78	37.02	222.08	(0.00)	222.08
Tile floor covering	112.20 SF	7.04	35.17	165.02	990.08	(0.00)	990.08
R&R Baseboard - 2 1/4"	43.97 LF	2.30	2.58	20.74	124.45	(0.00)	124.45
Seal & paint baseboard - two coats	43.97 LF	0.99	0.36	8.78	52.67	(0.00)	52.67
1/2" drywall - hung, taped, ready for texture	475.07 SF	1.40	16.46	136.32	817.88	(0.00)	817.88
Texture drywall - light hand texture	475.07 SF	0.42	1.96	40.30	241.79	(0.00)	241.79
Seal/prime then paint the walls and ceiling (2 coats)	475.07 SF	0.69	5.88	66.74	400.42	(0.00)	400.42
Rewire - average residence - copper wiring	112.20 SF	2.98	2.78	67.44	404.58	(0.00)	404.58
R&R Outlet	2.00 EA	16.21	0.22	6.52	39.16	(0.00)	39.16
R&R Switch	1.00 EA	16.25	0.11	3.28	19.64	(0.00)	19.64
R&R Light fixture	1.00 EA	70.05	2.72	14.56	87.33	(0.00)	87.33
Interior door - Detach & reset	1.00 EA	56.08	0.07	11.24	67.39	(0.00)	67.39
Paint door or window opening - 2 coats (per side)	3.00 EA	20.90	0.95	12.74	76.39	(0.00)	76.39
Paint door slab only - 2 coats (per side)	3.00 EA	25.36	1.58	15.54	93.20	(0.00)	93.20
Totals: Utility Room			103.92	772.12	4,632.31	0.00	4,632.31

Foyer/Entry



Missing Wall

Stairs

Height: 17'

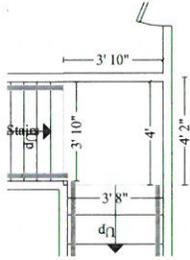
92.30 SF Walls	11.61 SF Ceiling
103.92 SF Walls & Ceiling	29.67 SF Floor
3.30 SY Flooring	10.11 LF Floor Perimeter
6.28 LF Ceil. Perimeter	

3' 9 5/8" X 17'

Opens into FOYER_ENTRY

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Subroom: Landing (2)

Height: 17'

133.52 SF Walls	15.41 SF Ceiling
148.93 SF Walls & Ceiling	15.42 SF Floor
1.71 SY Flooring	7.85 LF Floor Perimeter
7.85 LF Ceil. Perimeter	

Missing Wall

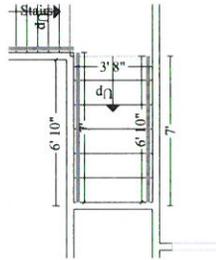
3' 9 5/8" X 17'

Opens into STAIRS

Missing Wall

3' 8 1/2" X 17'

Opens into STAIRS2



Subroom: Stairs2 (1)

Height: 17'

249.96 SF Walls	25.24 SF Ceiling
275.19 SF Walls & Ceiling	42.85 SF Floor
4.76 SY Flooring	19.55 LF Floor Perimeter
17.49 LF Ceil. Perimeter	

Missing Wall

3' 8 1/2" X 17'

Opens into LANDING

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Floor leveling cement - Average	87.95 SF	1.58	6.10	29.02	174.08	(0.00)	174.08
Remove Carpet	87.95 SF	0.18	0.00	3.16	18.99	(0.00)	18.99
Carpet	101.14 SF	2.79	18.94	60.22	361.34	(0.00)	361.34
15 % waste added for Carpet.							
R&R Carpet pad	87.95 SF	0.61	3.27	11.38	68.30	(0.00)	68.30
Add on charge for "edge wrap" carpet installation	15.00 EA	2.91	0.00	8.74	52.39	(0.00)	52.39
R&R Baseboard - 2 1/4"	37.51 LF	2.30	2.20	17.70	106.17	(0.00)	106.17
Seal & paint baseboard - two coats	37.51 LF	0.99	0.31	7.48	44.92	(0.00)	44.92
1/2" drywall - hung, taped, ready for texture	528.04 SF	1.40	18.30	151.52	909.08	(0.00)	909.08
Texture drywall - light hand texture	528.04 SF	0.42	2.18	44.80	268.76	(0.00)	268.76
Seal/prime then paint the walls and ceiling (2 coats)	528.04 SF	0.69	6.53	74.18	445.06	(0.00)	445.06
Rewire - average residence - copper wiring	87.95 SF	2.98	2.18	52.86	317.13	(0.00)	317.13
Outlet	1.00 EA	12.85	0.11	2.60	15.56	(0.00)	15.56
Switch	1.00 EA	12.89	0.11	2.60	15.60	(0.00)	15.60
Light fixture	1.00 EA	64.49	2.72	13.44	80.65	(0.00)	80.65
Paint door or window opening - 2 coats (per side)	4.00 EA	20.90	1.26	16.98	101.84	(0.00)	101.84
Paint door slab only - 2 coats (per side)	4.00 EA	25.36	2.11	20.70	124.25	(0.00)	124.25

Totals: Stairs **66.32** **517.38** **3,104.12** **0.00** **3,104.12**

Total: Main Level **4,005.45** **24,605.86** **147,630.73** **0.00** **147,630.73**

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2nd Story



2nd story

Height: 8'

792.28 SF Walls	603.24 SF Ceiling
1395.52 SF Walls & Ceiling	603.24 SF Floor
67.03 SY Flooring	99.04 LF Floor Perimeter
99.04 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
This area was inaccessible at the time of NF site visit. Items below have been estimated based on photographs provided by the City of Plano.							
R&R Stud wall - 2" x 4" - 16" oc	396.14 SF	2.10	20.26	170.44	1,022.59	(0.00)	1,022.59
Reframing 50% of the walls.							
Batt insulation - 4" - R15 - paper faced	792.28 SF	0.86	42.49	144.78	868.63	(0.00)	868.63
R&R Blown-in insulation - 12" depth - R30	603.24 SF	1.49	27.87	185.34	1,112.04	(0.00)	1,112.04
R&R Underlayment - 5/8" OSB	603.24 SF	2.10	26.38	258.64	1,551.82	(0.00)	1,551.82
Tile floor covering	301.62 SF	7.04	94.56	443.60	2,661.56	(0.00)	2,661.56
25% of the flooring assumed tiles, 75% carpet.							
Remove Carpet	452.43 SF	0.18	0.00	16.28	97.72	(0.00)	97.72
Carpet	520.29 SF	2.79	97.44	309.80	1,858.85	(0.00)	1,858.85
15 % waste added for Carpet.							
R&R Carpet pad	603.24 SF	0.61	22.40	78.08	468.45	(0.00)	468.45
R&R Baseboard - 2 1/4"	99.04 LF	2.30	5.80	46.72	280.31	(0.00)	280.31
Seal & paint baseboard - two coats	99.04 LF	0.99	0.82	19.78	118.65	(0.00)	118.65
1/2" drywall - hung, taped, with smooth wall finish	1,395.52 SF	2.12	49.51	601.60	3,609.61	(0.00)	3,609.61
Texture drywall - light hand texture	603.24 SF	0.42	2.49	51.18	307.03	(0.00)	307.03
Seal/prime then paint the ceiling (2 coats)	603.24 SF	0.69	7.47	84.74	508.45	(0.00)	508.45
R&R Wallpaper	792.28 SF	2.74	66.67	447.52	2,685.03	(0.00)	2,685.03
Rewire - average residence - copper wiring	603.24 SF	2.98	14.93	362.52	2,175.11	(0.00)	2,175.11
Outlet	10.00 EA	12.85	1.10	25.92	155.52	(0.00)	155.52
Switch	6.00 EA	12.89	0.68	15.60	93.62	(0.00)	93.62
Light fixture	6.00 EA	64.49	16.34	80.64	483.92	(0.00)	483.92
Interior door - Detach & reset	4.00 EA	56.08	0.27	44.92	269.51	(0.00)	269.51
Paint door or window opening - 2 coats (per side)	8.00 EA	20.90	2.53	33.94	203.67	(0.00)	203.67
Paint door slab only - 2 coats (per side)	8.00 EA	25.36	4.22	41.42	248.52	(0.00)	248.52
R&R Bathtub	1.00 EA	777.73	29.96	161.56	969.25	(0.00)	969.25
R&R Bathtub faucet (no shower)	1.00 EA	204.66	5.20	41.98	251.84	(0.00)	251.84
R&R Tile tub surround - up to 60 SF	1.00 EA	812.37	27.77	168.02	1,008.16	(0.00)	1,008.16
R&R Vanity	6.00 LF	130.56	48.51	166.38	998.25	(0.00)	998.25
R&R Vanity top - two sinks - cultured marble	6.00 LF	92.93	36.14	118.74	712.46	(0.00)	712.46
R&R Sink faucet - Bathroom	2.00 EA	195.11	19.62	81.96	491.80	(0.00)	491.80
R&R Mirror - 1/4" plate glass	27.00 SF	11.63	17.51	66.30	397.82	(0.00)	397.82

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CONTINUED - 2nd story

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
R&R Toilet	1.00 EA	406.93	18.19	85.02	510.14	(0.00)	510.14
R&R Closet shelf and rod package	23.00 LF	19.02	7.21	88.94	533.61	(0.00)	533.61
Seal & paint closet shelving - single shelf - Large closet	1.00 EA	44.53	0.43	8.98	53.94	(0.00)	53.94
R&R Exhaust fan	1.00 EA	188.48	4.19	38.54	231.21	(0.00)	231.21
Aluminum window - Detach & reset	5.00 EA	69.93	2.86	70.52	423.03	(0.00)	423.03
Totals: 2nd story			721.82	4,560.40	27,362.12	0.00	27,362.12
Total: 2nd Story			721.82	4,560.40	27,362.12	0.00	27,362.12

Roof

Roof

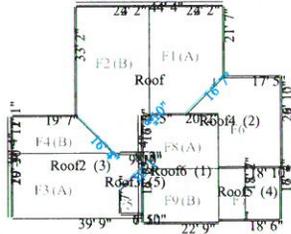
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Items below are for re-framing of approximately 50% of the roof, calculated by Xactimate, based on the roof drawing.							
2" x 10" x 20' #2 & better Fir / Larch (material only)	2.00 EA	17.50	2.89	7.58	45.47	(0.00)	45.47
2" x 10" x 12' #2 & better Fir / Larch (material only)	1.00 EA	10.54	0.87	2.28	13.69	(0.00)	13.69
2" x 8" x 20' #2 & better Fir / Larch (material only)	84.00 EA	12.40	85.93	225.50	1,353.03	(0.00)	1,353.03
2" x 8" x 8' #2 & better Fir / Larch (material only)	32.00 EA	4.96	13.09	34.36	206.17	(0.00)	206.17
2" x 8" x 12' #2 & better Fir / Larch (material only)	16.00 EA	7.47	9.86	25.88	155.26	(0.00)	155.26
2" x 8" x 10' #2 & better Fir / Larch (material only)	1.00 EA	6.20	0.51	1.34	8.05	(0.00)	8.05
2" x 6" x 20' #2 & better Fir / Larch (material only)	10.00 EA	10.41	8.59	22.54	135.23	(0.00)	135.23
2" x 6" x 8' #2 & better Fir / Larch (material only)	3.00 EA	3.74	0.93	2.42	14.57	(0.00)	14.57
2" x 6" x 12' #2 & better Fir / Larch (material only)	3.00 EA	5.63	1.39	3.66	21.94	(0.00)	21.94
R&R Rafters - 2x8 - Labor only - (using rafter length)	2,171.77 LF	2.97	5.37	1,291.12	7,746.65	(0.00)	7,746.65
R&R Additional labor - 2x8-2x12 - 5/12 to 9/12 slope	2,188.10 LF	1.14	0.00	498.90	2,993.33	(0.00)	2,993.33
R&R Rafters - 2x10 - Labor only - (using rafter length)	65.61 LF	3.31	0.16	43.48	260.81	(0.00)	260.81
R&R Rafters - 2x6 - Labor only - (using rafter length)	286.76 LF	2.54	0.71	145.82	874.90	(0.00)	874.90

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CONTINUED - Roof

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
R&R Additional labor - 2x4-2x6 - 5/12 to 9/12 slope	286.76 LF	0.74	0.00	42.44	254.64	(0.00)	254.64
2" x 4" x 20' #2 & better Fir / Larch (material only)	3.00 EA	7.48	1.85	4.86	29.15	(0.00)	29.15
2" x 4" x 14' #2 & better Fir / Larch (material only)	3.00 EA	5.24	1.30	3.40	20.42	(0.00)	20.42
2" x 4" x 12' #2 & better Fir / Larch (material only)	14.00 EA	4.48	5.17	13.58	81.47	(0.00)	81.47
2" x 4" x 10' #2 & better Fir / Larch (material only)	4.00 EA	3.72	1.23	3.22	19.33	(0.00)	19.33
2" x 4" x 8' #2 & better Fir / Larch (material only)	18.00 EA	2.98	4.43	11.60	69.67	(0.00)	69.67
2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)	35.00 EA	2.88	8.32	21.82	130.94	(0.00)	130.94
R&R Sheathing - OSB - 1/2"	608.00 SF	1.53	20.06	190.06	1,140.36	(0.00)	1,140.36
R&R Labor to frame 2" x 4" non-bearing wall - 16" oc	595.26 SF	1.42	0.98	169.24	1,015.49	(0.00)	1,015.49
2" x 10" x 16' #2 & better Fir / Larch (material only)	1.00 EA	13.89	1.15	3.02	18.06	(0.00)	18.06
2" x 10" x 18' #2 & better Fir / Larch (material only)	1.00 EA	15.91	1.31	3.44	20.66	(0.00)	20.66
2" x 8" x 18' #2 & better Fir / Larch (material only)	1.00 EA	11.27	0.93	2.44	14.64	(0.00)	14.64
2" x 8" x 16' #2 & better Fir / Larch (material only)	1.00 EA	9.84	0.81	2.12	12.77	(0.00)	12.77
2" x 8" x 14' #2 & better Fir / Larch (material only)	1.00 EA	8.73	0.72	1.88	11.33	(0.00)	11.33
2" x 6" x 16' #2 & better Fir / Larch (material only)	1.00 EA	7.41	0.61	1.60	9.62	(0.00)	9.62
2" x 6" x 14' #2 & better Fir / Larch (material only)	1.00 EA	6.58	0.54	1.42	8.54	(0.00)	8.54
2" x 6" x 10' #2 & better Fir / Larch (material only)	1.00 EA	4.67	0.39	1.02	6.08	(0.00)	6.08
R&R Rafters - hip - 10" - Labor only (use hip length)	16.33 LF	23.24	0.05	75.94	455.50	(0.00)	455.50
2" x 4" x 116 5/8" pre-cut stud (for 10' wall, mat only)	4.00 EA	3.61	1.19	3.12	18.75	(0.00)	18.75
2" x 4" x 104 5/8" pre-cut stud (for 9' wall, mat only)	2.00 EA	3.24	0.53	1.40	8.41	(0.00)	8.41
Total: Roof			181.87	2,862.50	17,174.93	0.00	17,174.93

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Roof

4538.45 Surface Area
 434.98 Total Perimeter Length
 45.38 Number of Squares
 86.79 Total Ridge Length

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Remove Tear off, haul and dispose of comp. shingles - Laminated	47.84 SQ	38.93	0.00	372.48	2,234.89	(0.00)	2,234.89
Remove Tear off, haul and dispose of wood shakes/shingles	47.84 SQ	43.13	0.00	412.66	2,476.00	(0.00)	2,476.00
Sheathing - plywood - 1/2" CDX	47.84 SF	1.50	2.49	14.86	89.11	(0.00)	89.11
Existing laminated shingles are installed over wood shakes.							
Laminated - comp. shingle rfg. - w/ felt	55.33 SQ	182.44	421.14	2,103.10	12,618.65	(0.00)	12,618.65
Asphalt starter - universal starter course	220.38 LF	1.42	9.09	64.40	386.43	(0.00)	386.43
R&R Ridge cap - composition shingles	92.00 LF	4.89	7.06	91.40	548.34	(0.00)	548.34
R&R Drip edge	449.00 LF	1.80	23.34	166.30	997.84	(0.00)	997.84
R&R Valley metal	52.00 LF	4.13	7.04	44.36	266.16	(0.00)	266.16
R&R Flashing - pipe jack	6.00 EA	32.16	4.26	39.46	236.68	(0.00)	236.68
R&R Furnace vent - rain cap and storm collar, 6"	2.00 EA	67.00	4.25	27.66	165.91	(0.00)	165.91
R&R Roof vent - turtle type - Metal	16.00 EA	46.12	19.80	151.54	909.26	(0.00)	909.26
R&R Flashing - L flashing - galvanized	73.00 LF	3.49	7.77	52.52	315.06	(0.00)	315.06
Step flashing	57.00 LF	6.70	7.85	77.96	467.71	(0.00)	467.71
R&R Soffit & fascia - wood - 1' overhang	449.00 LF	8.17	125.94	758.84	4,553.11	(0.00)	4,553.11
Prime & paint exterior fascia - wood, 6"- 8" wide	449.00 LF	1.41	6.67	127.96	767.72	(0.00)	767.72
Prime & paint exterior soffit - wood	449.00 SF	1.50	12.59	137.22	823.31	(0.00)	823.31
Totals: Roof			659.29	4,642.72	27,856.18	0.00	27,856.18
Total: Roof			841.16	7,505.22	45,031.11	0.00	45,031.11

Front Elevation

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
R&R Brick veneer	183.00 SF	9.49	53.75	358.10	2,148.52	(0.00)	2,148.52
Re-point masonry	763.90 SF	3.69	3.78	564.52	3,387.09	(0.00)	3,387.09
R&R Siding - shiplap - cedar	81.10 SF	4.54	13.52	76.34	458.06	(0.00)	458.06
Stain & finish wood siding	81.10 SF	1.13	2.27	18.78	112.69	(0.00)	112.69
R&R Builder board - 1/2" (composition or fiberboard sheathing)	81.10 SF	1.60	4.95	26.94	161.65	(0.00)	161.65

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CONTINUED - Front Elevation

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
R&R House wrap (air/moisture barrier)	81.10 SF	0.29	0.94	4.88	29.34	(0.00)	29.34
Totals: Front Elevation			79.21	1,049.56	6,297.35	0.00	6,297.35

Left Elevation

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Re-point masonry	631.20 SF	3.69	3.12	466.44	2,798.69	(0.00)	2,798.69
R&R Siding - shiplap - cedar	428.40 SF	4.54	71.39	403.26	2,419.59	(0.00)	2,419.59
Stain & finish wood siding	428.40 SF	1.13	12.02	99.22	595.33	(0.00)	595.33
R&R Builder board - 1/2" (composition or fiberboard sheathing)	428.40 SF	1.60	26.15	142.32	853.91	(0.00)	853.91
R&R House wrap (air/moisture barrier)	428.40 SF	0.29	4.95	25.86	155.04	(0.00)	155.04
Totals: Left Elevation			117.63	1,137.10	6,822.56	0.00	6,822.56

Right Elevation

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Re-point masonry	528.00 SF	3.69	2.61	390.18	2,341.11	(0.00)	2,341.11
R&R Siding - shiplap - cedar	237.60 SF	4.54	39.60	223.66	1,341.96	(0.00)	1,341.96
Stain & finish wood siding	237.60 SF	1.13	6.66	55.04	330.19	(0.00)	330.19
R&R Builder board - 1/2" (composition or fiberboard sheathing)	237.60 SF	1.60	14.51	78.94	473.61	(0.00)	473.61
R&R House wrap (air/moisture barrier)	237.60 SF	0.29	2.74	14.32	85.97	(0.00)	85.97
R&R Concrete slab on grade - 4" - finished in place	112.00 SF	5.17	12.47	118.32	709.83	(0.00)	709.83
Concrete walkway.							
Totals: Right Elevation			78.59	880.46	5,282.67	0.00	5,282.67

Rear Elevation

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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CONTINUED - Rear Elevation

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Re-point masonry	190.00 SF	3.69	0.94	140.40	842.44	(0.00)	842.44
R&R Siding - shiplap - cedar	914.70 SF	4.54	152.43	861.04	5,166.21	(0.00)	5,166.21
Stain & finish wood siding	914.70 SF	1.13	25.66	211.86	1,271.13	(0.00)	1,271.13
R&R Builder board - 1/2" (composition or fiberboard sheathing)	914.70 SF	1.60	55.84	303.88	1,823.24	(0.00)	1,823.24
R&R House wrap (air/moisture barrier)	914.70 SF	0.29	10.56	55.16	330.98	(0.00)	330.98
R&R Concrete slab on grade - 4" - finished in place	320.00 SF	5.17	35.64	338.00	2,028.04	(0.00)	2,028.04
Concrete walkway.							
Totals: Rear Elevation			281.07	1,910.34	11,462.04	0.00	11,462.04

MEP

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
R&R Ductwork system - hot or cold air - 2200 to 2500 SF home	1.00 EA	5,670.67	187.97	1,171.74	7,030.38	(0.00)	7,030.38
R&R Ductwork system - hot or cold air - up to 900 SF home	1.00 EA	2,726.66	82.79	561.90	3,371.35	(0.00)	3,371.35
Ductwork for the second story.							
R&R Furnace - forced air - 100,000 BTU	1.00 EA	1,910.84	99.87	402.16	2,412.87	(0.00)	2,412.87
R&R Furnace - forced air - 60 - 75,000 BTU	1.00 EA	1,720.69	84.18	360.98	2,165.85	(0.00)	2,165.85
R&R Coil - 5 ton - cased	1.00 EA	841.50	50.49	178.40	1,070.39	(0.00)	1,070.39
R&R Coil - 2 ton - cased	1.00 EA	585.52	29.37	122.98	737.87	(0.00)	737.87
R&R Central air - condenser unit - 5 ton - 14-15 SEER	1.00 EA	2,670.45	179.12	569.92	3,419.49	(0.00)	3,419.49
R&R Central air - condenser unit - 2 ton - 14-15 SEER	1.00 EA	1,538.65	98.47	327.44	1,964.56	(0.00)	1,964.56
R&R Refrigerant lineset - 3/8" x 1" tubing - 31' to 50'	2.00 EA	541.83	55.53	227.82	1,367.01	(0.00)	1,367.01
Rough in plumbing - includes supply and waste lines	2,911.00 SF	3.06	211.34	1,823.80	10,942.80	(0.00)	10,942.80
R&R Water heater - 50 gallon - Gas - 9 yr	1.00 EA	1,028.56	53.02	216.32	1,297.90	(0.00)	1,297.90
R&R Water heater overflow drain pan	1.00 EA	46.26	1.65	9.60	57.51	(0.00)	57.51
R&R Breaker panel - 200 amp w/arc fault breakers	1.00 EA	2,027.64	90.13	423.54	2,541.31	(0.00)	2,541.31
200 amps breaker panel. Rewiring included in each room.							
R&R Meter base and main disconnect - 200 amp	1.00 EA	455.77	12.36	93.62	561.75	(0.00)	561.75

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CONTINUED - MEP

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
R&R Smoke detector - High grade	10.00 EA	76.93	33.93	160.64	963.87	(0.00)	963.87
Totals: MEP			1,270.22	6,650.86	39,904.91	0.00	39,904.91

General

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Residential Supervision / Project Management - per hour	40.00 HR	51.96	0.00	415.68	2,494.08	(0.00)	2,494.08
Content Manipulation charge - per hour	32.00 HR	29.16	0.00	186.62	1,119.74	(0.00)	1,119.74
Chimney sweep - clean and service fireplace	1.00 EA	140.82	13.94	28.16	182.92	(0.00)	182.92
Scaffold - per section (per week) 10 sections for 4 weeks.	40.00 WK	48.00	0.00	384.00	2,304.00	(0.00)	2,304.00
Scaffolding Setup & Take down - per hour	48.00 HR	29.16	0.00	279.94	1,679.62	(0.00)	1,679.62
Taxes, insurance, permits & fees (Bid item) Estimated at 2%.	1.00 EA	6,000.00	0.00	1,200.00	7,200.00	(0.00)	7,200.00
Engineering fees (Bid item) Estimated at 3%.	1.00 EA	9,000.00	0.00	1,800.00	10,800.00	(0.00)	10,800.00
Contingency* Allowance for unforeseen or hidden damage.	1.00 EA	30,000.00	0.00	6,000.00	36,000.00	(0.00)	36,000.00
Landscaping (Bid Item) Allowance for landscaping expenses: tree trimming, lawn re-sodding, tree stump grinding, etc.	1.00 EA	7,500.00	0.00	1,500.00	9,000.00	(0.00)	9,000.00
R&R Temporary power - hookup	1.00 EA	356.42	0.00	71.28	427.70	(0.00)	427.70
Temporary power usage (per month)	2.00 MO	120.57	19.82	52.18	313.14	(0.00)	313.14
Temporary toilet (per month)	2.00 MO	179.44	0.00	71.78	430.66	(0.00)	430.66
Final cleaning - construction - Residential	3,782.00 SF	0.19	71.14	143.72	933.44	(0.00)	933.44
Totals: General			104.90	12,133.36	72,885.30	0.00	72,885.30
Line Item Totals: 16801_CHAO_JAMES_TSE			7,500.05	60,433.16	362,678.79	0.00	362,678.79

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Grand Total Areas:

9,718.45 SF Walls	4,320.53 SF Ceiling	14,038.98 SF Walls and Ceiling
4,193.04 SF Floor	465.89 SY Flooring	1,150.37 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	1,327.69 LF Ceil. Perimeter
4,193.04 Floor Area	4,444.46 Total Area	9,258.53 Interior Wall Area
4,966.09 Exterior Wall Area	386.30 Exterior Perimeter of Walls	
4,538.45 Surface Area	45.38 Number of Squares	869.95 Total Perimeter Length
86.79 Total Ridge Length	0.00 Total Hip Length	

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Summary for Dwelling

Line Item Total	294,745.58
Material Sales Tax	7,414.97
Subtotal	302,160.55
Overhead	30,216.58
Profit	30,216.58
Cleaning Sales Tax	85.08
Replacement Cost Value	\$362,678.79
Net Claim	\$362,678.79

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Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (8.25%)	Cleaning Mtl Tax (8.25%)	Cleaning Sales Tax (8.25%)	Manuf. Home Tax (5%)	Storage Rental Tax (8.25%)
Line Items	30,216.58	30,216.58	7,414.97	0.00	85.08	0.00	0.00
Total	30,216.58	30,216.58	7,414.97	0.00	85.08	0.00	0.00

Recap by Room

Estimate: 16801_CHAO_JAMES_TSE

Area: Main Level

New Entry	6,354.39	2.16%
Original Entry	3,964.53	1.35%
Foyer/Entry	3,516.24	1.19%
Living Area	4,673.08	1.59%
Mini Bar	3,534.91	1.20%
Dining Room	4,917.59	1.67%
Hallway	3,144.74	1.07%
Laundry Room	1,745.08	0.59%
Hall Bath	6,730.77	2.28%
Bedroom 1	5,226.17	1.77%
Kitchen	13,941.24	4.73%
Breakfast Area/Room	4,677.57	1.59%
Master Bath	20,483.64	6.95%
Master Bedroom	6,470.83	2.20%
Living Room	5,621.68	1.91%
Den	3,588.07	1.22%
Veranda	2,503.02	0.85%
Garage	2,257.29	0.77%
Enclosed Patio	9,391.89	3.19%
Utility Room	3,756.27	1.27%
Stairs	2,520.42	0.86%

Area Subtotal: Main Level	119,019.42	40.38%
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Area: 2nd Story

2nd story	22,079.90	7.49%
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Area Subtotal: 2nd Story	22,079.90	7.49%
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Area: Roof

Roof	22,554.17	7.65%
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Area Subtotal: Roof	36,684.73	12.45%
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Front Elevation	5,168.58	1.75%
Left Elevation	5,567.83	1.89%
Right Elevation	4,323.62	1.47%
Rear Elevation	9,270.63	3.15%
MEP	31,983.83	10.85%
General	60,647.04	20.58%

NELSON Nelson Forensics

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Subtotal of Areas	294,745.58	100.00%
Total	294,745.58	100.00%

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Recap by Category

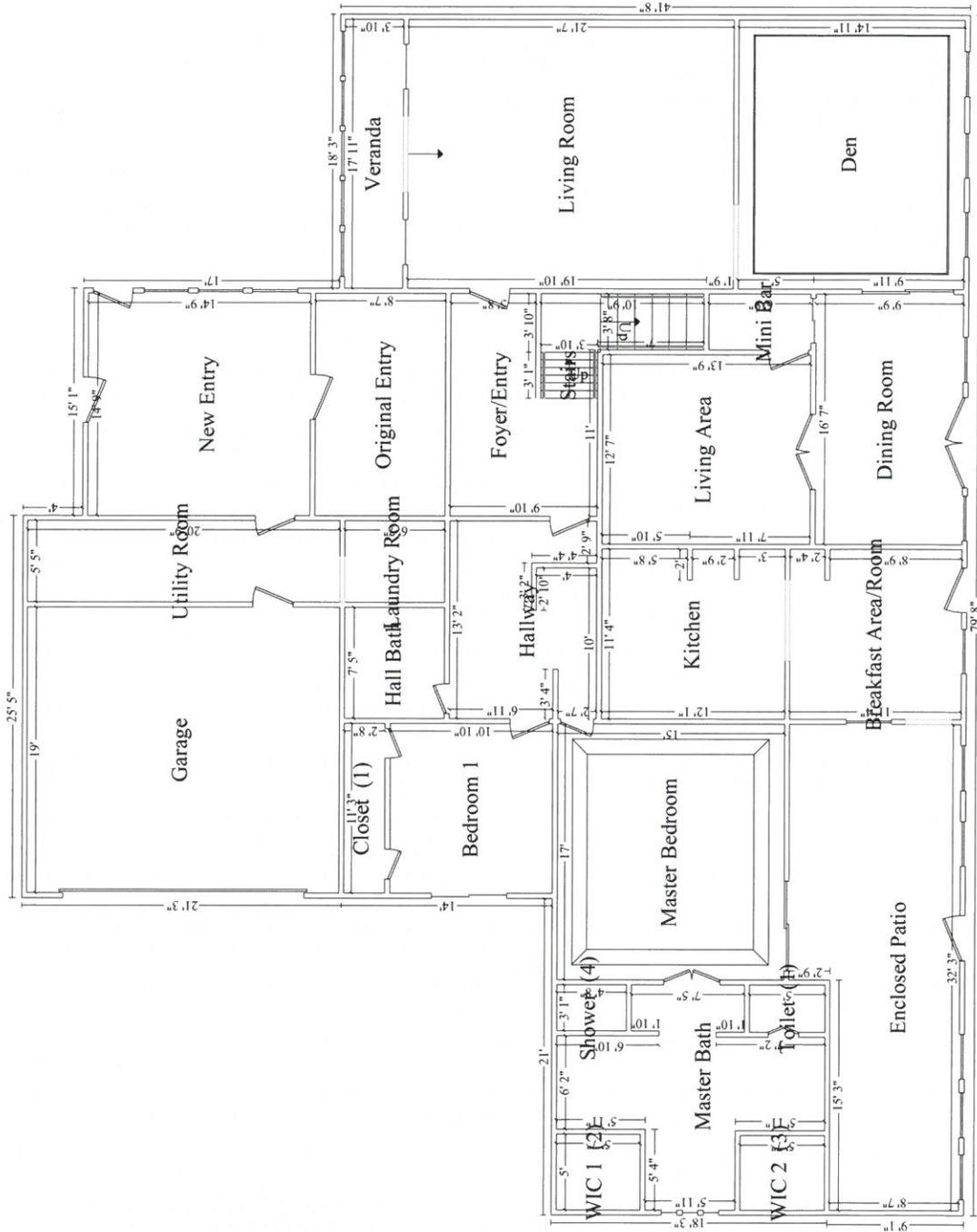
O&P Items	Total	%
APPLIANCES	3,098.05	0.85%
CABINETRY	10,019.74	2.76%
CLEANING	859.40	0.24%
CONCRETE & ASPHALT	1,356.48	0.37%
CONTENT MANIPULATION	933.12	0.26%
GENERAL DEMOLITION	17,290.17	4.77%
DOORS	2,063.11	0.57%
DRYWALL	23,967.92	6.61%
ELECTRICAL	16,433.11	4.53%
FLOOR COVERING - CARPET	7,631.14	2.10%
FLOOR COVERING - CERAMIC TILE	17,650.31	4.87%
FLOOR COVERING - VINYL	729.92	0.20%
PERMITS AND FEES	45,000.00	12.41%
FINISH CARPENTRY / TRIMWORK	3,770.75	1.04%
FRAMING & ROUGH CARPENTRY	23,396.24	6.45%
HEAT, VENT & AIR CONDITIONING	18,006.92	4.96%
INSULATION	4,327.87	1.19%
LABOR ONLY	2,078.40	0.57%
LIGHT FIXTURES	3,546.95	0.98%
LANDSCAPING	7,500.00	2.07%
MASONRY	9,255.85	2.55%
MARBLE - CULTURED OR NATURAL	1,897.09	0.52%
MIRRORS & SHOWER DOORS	1,750.14	0.48%
PLUMBING	16,262.85	4.48%
PAINTING	16,071.05	4.43%
ROOFING	13,094.07	3.61%
SCAFFOLDING	3,319.68	0.92%
SIDING	7,494.73	2.07%
SOFFIT, FASCIA, & GUTTER	3,349.54	0.92%
TILE	2,989.91	0.82%
TEMPORARY REPAIRS	906.74	0.25%
WINDOWS - ALUMINUM	2,307.69	0.64%
WINDOWS - SLIDING PATIO DOORS	1,770.21	0.49%
WALLPAPER	4,616.43	1.27%
O&P Items Subtotal	294,745.58	81.27%
Material Sales Tax	7,414.97	2.04%
Overhead	30,216.58	8.33%
Profit	30,216.58	8.33%
Cleaning Sales Tax	85.08	0.02%
16801_CHAO_JAMES_TSE	3/21/2016	Page: 37

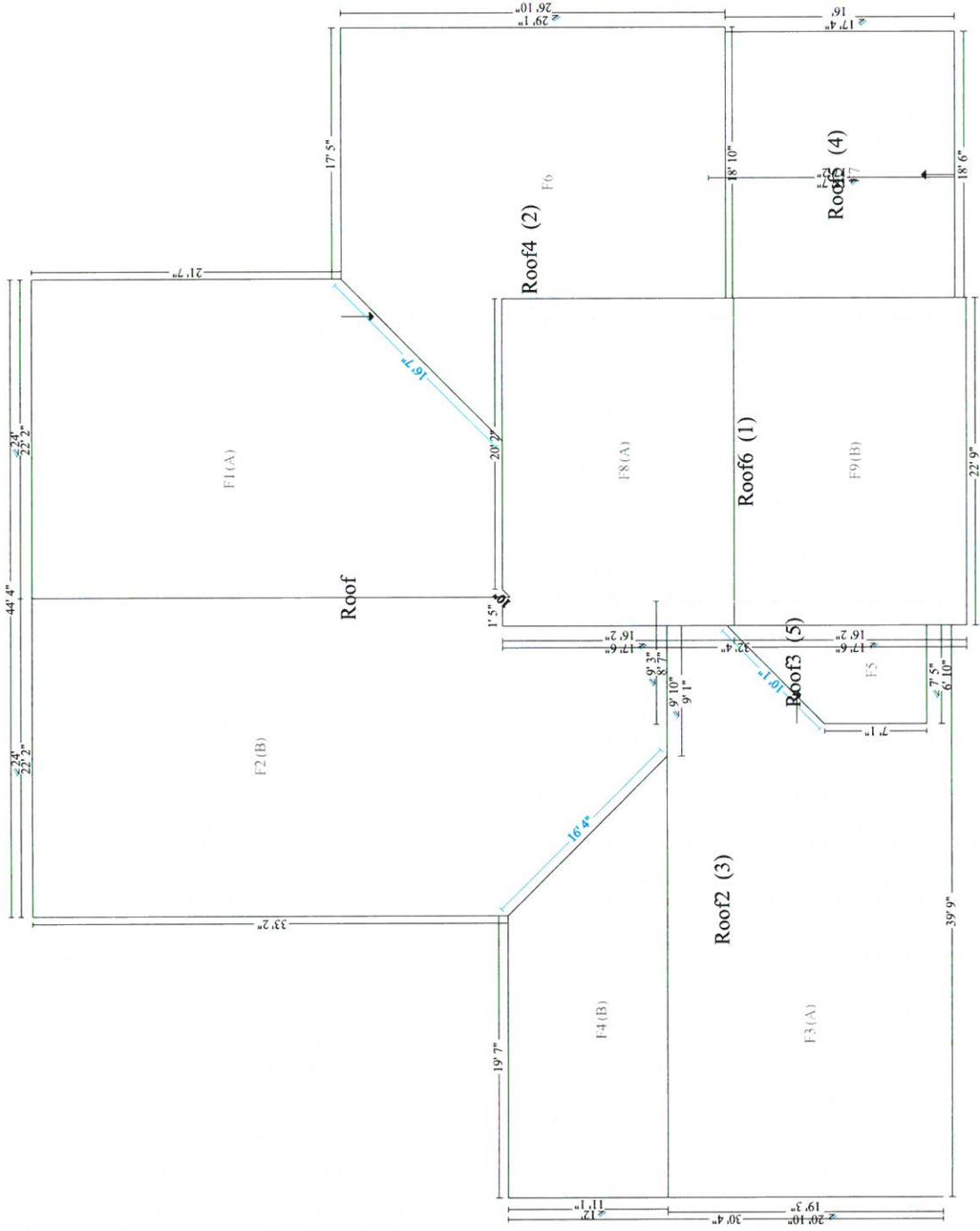
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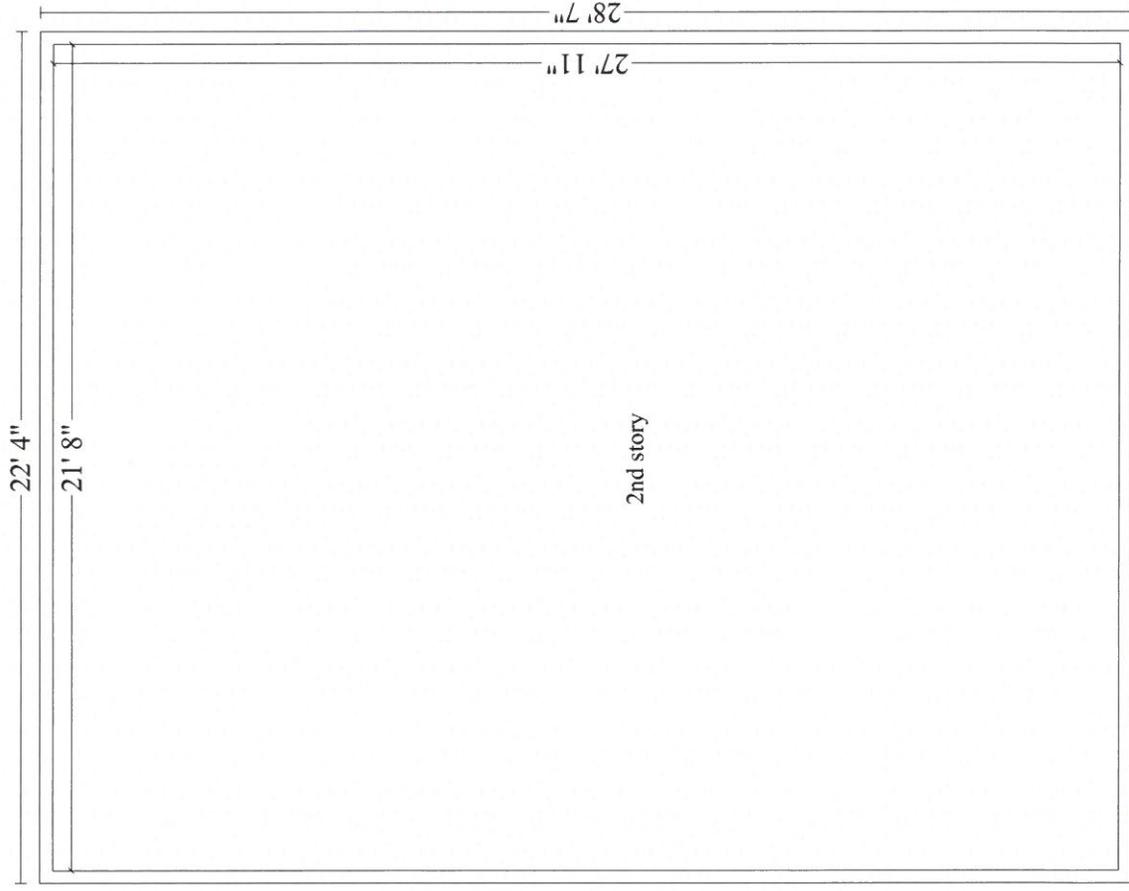
Total

362,678.79

100.00%







APPENDIX

2740 Dallas Parkway, Suite 220
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Valuation Report

Owner Information

Name:	Chao James Tseng Hui	Phone:	
Street:	4032 Leon Drive	Date Entered:	3/4/2016
City, State ZIP Code	Plano, TX 75074	Date Calculated:	3/4/2016
Country:	USA	Pricing Area:	TXDF8X_MAR16

General Information

Number of Stories:	2 Stories	Use:	Single Family Detached
Sq. Feet:	2,911.00	Year Built:	1978
Cost per Finished Sq. Ft.:	\$105.40	Agent Code:	

Foundation

Foundation Shape:	8-10 Corners - T,U,Z Shape	Foundation Type:	100% Concrete Slab
Finished Basement Pct.:	0.00%	Foundation Material:	100% Concrete
Property Slope:	None (0 - 15 degrees)	Walk-out:	No

Exterior

Roof Type: Flat
Number of Dormers: 0
Roof Material: 100% Composition - Architectural Shingle
Wall Material: 20% Siding - Cedar (Clapboard), 80% Brick Veneer

Interior

Average Wall Height: 8 Ft.
Wall Material: 100% Drywall
Floor Covering: 80% Carpet, 20% Sheet Vinyl
Wall Finish: 90% Paint, 10% Wallpaper
Ceiling Finish: 100% Paint

Key Rooms

Kitchens: 1 - Large
Bathrooms: 3 - Full Bath
Bedrooms: 1 - Extra Large, 2 - Large, 1 - Medium

Attached Structures

Garages/Carports: 2 Car Attached
Decks/Balconies: None
Patios/Porches: 299 Sq. Ft. Bare Concrete

User-Defined Features

Features: None

Additions

Additions: None

Systems

Heating:	1 Forced Air Heating System	Specialty:	1 Central Vacuum System
Air Conditioning:	1 Central Air Conditioning	Fireplaces:	1 Masonry Fireplace

Cost Breakdown

Rough Framing:	\$37,779.59	Exterior Finish:	\$67,192.06	Windows:	\$6,842.11
Roofing:	\$9,459.85	Electrical:	\$11,709.22	Plumbing:	\$10,532.80
Heating/AC:	\$9,587.31	Floor Covering:	\$13,513.04	Interior Finish:	\$61,142.19
Appliances:	\$1,700.10	Specialty Features:	\$5,720.37	Demolition and Debris Removal:	\$10,508.71

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Valuation Report

Estimated Replacement Cost (Calculated Value):	\$306,812.65
Actual Cash Value (Calculated Value):	\$179,930.97

(Replacement cost includes all applicable permits, fees, overhead, profit, and sales tax)

(Actual Cash Value equals replacement cost less depreciation)

The Replacement Cost figure represents the average estimated cost to rebuild this building after a total loss and includes such things as labor and materials to meet current building codes and general contractor profit and overhead for your location. The actual reconstruction costs for this building may differ from this figure due to changes in economic conditions, building contractor availability, and specific building contractor attributes. The estimate does not include costs for such items as excavation, land value or detached structures. This information is to be used for insurance purposes only and is provided on the condition and understanding that it represents only an estimate and that the provider is not responsible for good faith errors.

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Valuation Report

Owner Information

Name:	Chao James Tseng Hui	Phone:	
Street Address:	4032 Leon Drive	Date Entered:	3/4/2016
City, State ZIP Code	Plano, TX 75074	Date Calculated:	3/4/2016
Country:	USA	Pricing Area:	TXDF8X_MAR16

General Information

Quality:	Standard	Number of Stories:	2 Stories
Style:	Contemporary	Agent Code:	
Use:	Single Family Detached		
Sq. Feet:	2,911		
Year Built:	1978		
Cost per Finished Sq. Ft.:	\$105.40		

Foundation

Foundation Type:	100% Concrete Slab	Foundation Shape:	8-10 Corners - T,U,Z Shape
Finished Basement Pct.:	0.00%		
Basement Quality:	Standard		
Foundation Material:	100% Concrete	Walkout:	No
Property Slope:	None (0 - 15 degrees)		

Exterior

Roof Type:	Flat	Number of Dormers:	0
Roof Material:	100% Composition - Architectural Shingle	Wall Material:	20% Siding - Cedar (Clapboard), 80% Brick Veneer

Interior

Average Wall Height:	8 Ft.	Wall Material:	100% Drywall
Floor Covering:	80% Carpet, 20% Sheet Vinyl	Wall Finish:	90% Paint, 10% Wallpaper
Ceiling Finish:	100% Paint		

Garages

Garage #1			
Number of Cars:	2	Style:	Attached
Living space above garage:	0.00%		

Attached Structures

Decks: None

Porch/Patio #1

Sq. Ft.:	299	Material:	Bare Concrete
Covered:	100.00%	Enclosed:	100.00%

Other Attachments:
None

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Valuation Report

Detached (detached items are not included in the final estimated cost)

Detached Items: None

User-Defined Features

Features: None

Additions

None

Systems

Heating:	1 Forced Air Heating System	Specialty:	1 Central Vacuum System
Air Conditioning:	1 Central Air Conditioning		
Fireplaces:	Masonry Fireplace: 1 Mantel, 1 Brick Face, 1 Masonry Chimney		

Home Features

Exterior Features:	3 Exterior Doors, 2 Sliding Patio Door, 22 Vinyl Horizontal Sliding Medium (12 - 23 SF), 1 Vinyl Bay or Bow Window
Interior Features:	1 Ceiling Fan, 1 Staircase - Ornate
Additional Features:	None

Rooms

Living - Large (Above Grade Room)

Living - Large (Above Grade Room)

Bedroom/Small Living - Medium (Above Grade Room)

Bedroom/Small Living - Large (Above Grade Room)

Bedroom/Small Living - Large (Above Grade Room)

Bedroom/Small Living - Extra Large (Above Grade Room)

Kitchen - Large (Above Grade Room)

Appliances:	1 Garbage Disposal, 1 Dishwasher, 1 Range Hood, 1 Free Standing Range
Counters:	100% Plastic Laminate
Cabinet Features:	1 Peninsula Bar

Bath - Full Bath (Above Grade Room)

Counters:	100% Plastic Laminate
Fixtures / Features:	1 Ceramic Tile Tub/Shower Surr.

Bath - Full Bath (Above Grade Room)

Counters:	100% Plastic Laminate
Fixtures / Features:	1 Ceramic Tile Tub/Shower Surr.

Bath - Full Bath (Above Grade Room)

Counters:	100% Plastic Laminate
Fixtures / Features:	1 Ceramic Tile Tub/Shower Surr.

Utility - Large (Above Grade Room)

Hall - Large (Above Grade Room)

Hall - Large (Above Grade Room)

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Valuation Report

- Dining - Large (Above Grade Room)
- Entry/Foyer - Medium (Above Grade Room)
- Laundry - Medium (Above Grade Room)
- Nook - Medium (Above Grade Room)

Cost Breakdown

<i>Rough Framing:</i>	\$37,779.59	<i>Exterior Finish:</i>	\$67,192.06	<i>Windows:</i>	\$6,842.11
<i>Roofing:</i>	\$9,459.85	<i>Electrical:</i>	\$11,709.22	<i>Plumbing:</i>	\$10,532.80
<i>Heating/AC:</i>	\$9,587.31	<i>Floor Covering:</i>	\$13,513.04	<i>Interior Finish:</i>	\$61,142.19
<i>Appliances:</i>	\$1,700.10	<i>Specialty Features:</i>	\$5,720.37	<i>Demolition and Debris Removal:</i>	\$10,508.71

Estimated Replacement Cost (Calculated Value): **\$306,812.65**

Actual Cash Value (Calculated Value): **\$179,930.97**

(Replacement cost includes all applicable permits, fees, overhead, profit, and sales tax)

(Actual Cash Value equals replacement cost less depreciation)

The Replacement Cost figure represents the average estimated cost to rebuild this building after a total loss and includes such things as labor and materials to meet current building codes and general contractor profit and overhead for your location. The actual reconstruction costs for this building may differ from this figure due to changes in economic conditions, building contractor availability, and specific building contractor attributes. The estimate does not include costs for such items as excavation, land value or detached structures. This information is to be used for insurance purposes only and is provided on the condition and understanding that it represents only an estimate and that the provider is not responsible for good faith errors.



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