

White Oak Construction & Restoration, LLC

P. O. Box 6800
Maryville, TN 37802

Client: Bluedress, Inc
Property:
Knoxville, TN 37922

Operator Info:
Operator: DAVID2

Estimator: David Appleby

Type of Estimate:
Date Entered: 6/7/2013 Date Assigned:

Price List: TNKN7X_JUN13
Restoration/Service/Remodel

Estimate: BLUEDRESS

This estimate is valid for 10 days.

This estimate does not cover mold remediation nor gives any warranty implied or otherwise for microbial issues or conditions related to mold or microbial issues.

This estimate does not cover code upgrades or permits required by the city, county, state or any government agency at any time throughout the process of the repair unless defined in this estimate.

This estimate does not cover any lead remediation nor gives any warranty implied or otherwise for lead issues or conditions related to lead unless defined in this estimate.

This estimate does not cover asbestos remediation nor gives any warranty implied or otherwise for asbestos abatement and or issues or conditions related to asbestos unless defined in this estimate.

This estimate does not cover any sub surface or ground conditions such as sink holes and land slides nor gives any warranty implied or otherwise for sink hole and land slide ground movement unless defined in this estimate.

As a condition of employing White Oak Construction & Restoration, LLC property owner indemnifies White Oak Construction & Restoration, LLC for all cost and remedies related to or associated with the above mentioned mold, microbial, lead, asbestos issues, sink hole and/or land slide or ground movement.

In event there are any disputes over quality of workmanship the Residential Construction Performance Guidelines for Professional Builders & Remodelers Fourth Edition published by the National Association of Home Builders shall be used to resolve said dispute(s).

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CONTINUED - Kitchen/Dining Room

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
7. (Install) Cabinetry - lower (base) units	13.00 LF	0.00	20.12	261.56
8. (Install) Cabinetry - lower (base) units - Island	11.33 LF	0.00	20.12	227.96
9. (Install) Countertop - flat laid plastic laminate	24.33 LF	0.00	6.94	168.85
10. (Install) Trash compactor	1.00 EA	0.00	44.98	44.98
11. (Install) Sink - double	1.00 EA	0.00	74.95	74.95
12. (Install) Sink faucet - Kitchen	1.00 EA	0.00	49.00	49.00
13. (Install) Dishwasher connection	1.00 EA	0.00	69.99	69.99
14. (Install) Dishwasher	1.00 EA	0.00	81.66	81.66
15. (Install) Cooktop	1.00 EA	0.00	51.70	51.70
16. (Install) Refrigerator - Remove & reset	1.00 EA	0.00	24.06	24.06
17. (Install) Microwave oven - over range w/built-in hood	1.00 EA	0.00	59.98	59.98
18. (Install) Built-in oven	1.00 EA	0.00	44.98	44.98
19. Detach & Reset Interior door - Colonist - slab only	2.00 EA	0.00	0.00	22.08
20. R&R Base shoe	102.50 LF	0.11	0.91	104.56
21. Seal & paint base shoe or quarter round	102.50 LF	0.00	0.45	46.13
22. Oak flooring - #1 common - no finish	330.00 SF	0.00	5.93	1,956.90
23. Sand, stain, and finish wood floor	434.20 SF	0.00	2.75	1,194.05
24. Add for dustless floor sanding	434.20 SF	0.00	1.00	434.20
25. R&R Underlayment - 5/8" particle board	217.10 SF	0.66	1.17	397.30

1-800-Water will be removing the damaged wood flooring, removing cabinets and appliances as well.

This is an estimate on the amount of wood flooring and sub floor that will need to be replaced. Once they have removed all the damaged areas we will be able to adjust the estimate to the actual amount of flooring that needs to be replaced.

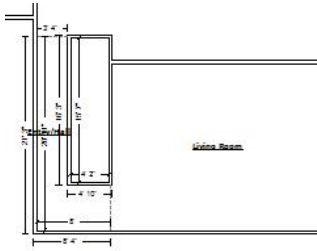
We will need to refinish the rest of the floors in this room, the hall and living room to match the new wood.

Totals: Kitchen/Dining Room

5,314.89

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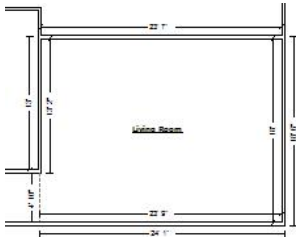
Entry/Hall

Height: 8'

400.00 SF Walls	92.28 SF Ceiling
492.28 SF Walls & Ceiling	92.28 SF Floor
10.25 SY Flooring	50.00 LF Floor Perimeter
50.00 LF Ceil. Perimeter	

Missing Wall: 1 - 4' 10" X 8' Opens into LIVING Goes to Floor/Ceiling
 Missing Wall: 1 - 3' 4" X 8' Opens into KITCHEN_DINI Goes to Floor/Ceiling

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
26. R&R Base shoe	50.00 LF	0.11	0.91	51.00
27. Seal & paint base shoe or quarter round	50.00 LF	0.00	0.45	22.50
28. Sand, stain, and finish wood floor	92.28 SF	0.00	2.75	253.77
29. Add for dustless floor sanding	92.28 SF	0.00	1.00	92.28
Totals: Entry/Hall				419.55



Living Room

Height: 8'

628.00 SF Walls	425.31 SF Ceiling
1,053.31 SF Walls & Ceiling	425.31 SF Floor
47.26 SY Flooring	78.50 LF Floor Perimeter
78.50 LF Ceil. Perimeter	

Missing Wall: 1 - 4' 10" X 8' Opens into ENTRY_HALL Goes to Floor/Ceiling

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
30. R&R Base shoe	78.50 LF	0.11	0.91	80.08
31. Seal & paint base shoe or quarter round	78.50 LF	0.00	0.45	35.33
32. Sand, stain, and finish wood floor	425.31 SF	0.00	2.75	1,169.60
33. Add for dustless floor sanding	425.31 SF	0.00	1.00	425.31
Totals: Living Room				1,710.32

Basement

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
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CONTINUED - Basement

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
34. R&R Stair tread - up to 4'	1.00 EA	3.20	14.52	17.72
35. R&R Stair riser - up to 4'	1.00 EA	2.18	11.36	13.54
One tread and one riser at the top of the stairs to the basement are damaged and need to be replaced.				
36. Cleaning Technician - per hour	3.00 HR	0.00	26.32	78.96
This is to clean and scrape block masonry wall and prepare for paint.				
37. Seal block with masonry sealer	144.00 SF	0.00	0.57	82.08
38. Paint the surface area - two coats - block wall	144.00 SF	0.00	0.62	89.28
39. Content Manipulation charge - per hour	2.00 HR	0.00	26.49	52.98
40. FRAMING & ROUGH CARPENTRY	1.00 EA			OPEN ITEM
Several floor trusses have been damaged and will need to be repaired or replaced. When sub floor is removed we will be able to evaluate and determine the extent of the damage.				
Totals: Basement				334.56

Miscellaneous

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
41. CONTENT MANIPULATION	1.00 EA			OPEN ITEM
The contents in dining room and living room will need to be packed and stored off site while the work is being completed.				
We will bill for costs incurred.				
42. Haul debris - per pickup truck load - including dump fees	1.00 EA	92.16	0.00	92.16
43. Cleaning Technician - per hour	16.00 HR	0.00	26.32	421.12
We will be using a "dustless floor sanding" method but this does not collect 100% of the dust and we will still need to clean the house after the job is completed.				
44. HEAT, VENT & AIR CONDITIONING	1.00 EA			OPEN ITEM
The ducts will need to be cleaned and may need some repair. When 1-800-Water is done with their demo we will know if their is additional damage that needs to be repaired.				
Totals: Miscellaneous				513.28
Total: Main Level				8,585.13
Line Item Subtotals: BLUEDRESS				8,585.13

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Adjustments for Base Service Charges	Adjustment
Carpenter - Finish, Trim/Cabinet	91.68
Carpenter - General Framer	106.92
Electrician	122.16
Flooring Installer	71.72
Wood Flooring Installer	81.66
General Laborer	26.49
Plumber	166.32
Painter	84.24
Total Adjustments for Base Service Charges:	
	751.19
Line Item Totals: BLUEDRESS	
	9,336.32

Grand Total Areas:

2,105.33 SF Walls	1,006.78 SF Ceiling	3,112.12 SF Walls and Ceiling
1,006.78 SF Floor	111.86 SY Flooring	263.17 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	263.17 LF Ceil. Perimeter
1,006.78 Floor Area	1,081.12 Total Area	2,105.33 Interior Wall Area
1,627.50 Exterior Wall Area	180.83 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

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Summary

Line Item Total				8,585.13
Total Adjustments for Base Service Charges				751.19
Material Sales Tax	@	9.250% x	2,727.24	252.27
Subtotal				9,588.59
Overhead	@	10.0% x	9,588.59	958.86
Profit	@	10.0% x	9,588.59	958.86
Replacement Cost Value				\$11,506.31
Net Claim				\$11,506.31

David Appleby

