

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION

1621 Forrest Avenue

November 15, 2017

Application: Demolition

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08310016300

Applicant: Todd Austin, owner

Project Lead: paul.hoffman@nashville.gov

Description of Project: The applicant requests full demolition of a principal building based on economic hardship. The house suffered fire damage in June 2017.

Recommendation Summary:

Staff recommends disapproval of the application for full demolition finding that it does not meet Section III.B.2.a for appropriate demolition.

Staff suggests that the applicant work with the current permit (issued in September) which allows for reconstruction of the fire damaged portion of the house and rehab of the front portion of the house or defer the request for full demolition and provide the following information:

- *An engineer's report that is conducted after cleaning of the structure and provides information needed by an estimator*
- *An estimate for rehabilitation based on the new engineer's report and a thorough analysis of the property and calculated by a contractor with a demonstrated expertise in historic rehabilitation.*

Attachments

- A:** Biographies
- B:** Photographs
- C:** Inspection notes and Consultant Reports
- D:** Jorge's resume
- E:** Engineer Report Jorge report
- F:** Insurance Documentation
- G:** Estimates for repair
- H:** Comps provided by applicant
- I:** Additional information submitted by applicant

Applicable Design Guidelines:

III.B. Demolition

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.



Figure 1. 1621 Forrest Avenue following fire

Background: 1621 Forrest Avenue was built circa 1925 and is a contributing building in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

According to the property owner, the fire took place in June of 2017. The applicant applied for a building permit to reconstruct the entire house with the Codes Department on August 7, 2017; however, it was rejected due to lack of plans. A demolition permit was requested the same day. At that time, there was a request of MHZC staff to sign-off

on the demolition permit; however, staff had not yet received an application for demolition.

On August 30, Blue Chip Restoration sent an application with plans for reconstruction but no information with which to review the demolition request. Demolition must be approved before reconstruction can be contemplated. The applicant was informed that, at a minimum, an engineer's report would be needed in order to apply for demolition. The applicant was told that an interior-only demo could be obtained from the Codes Department, as that action does not require a Preservation Permit. MHZC Executive Director and Staff visited the property on September 1 and September 5th to observe the interior and exterior and found the front half of the home to be sound but again requested an engineer's report in order to conduct a proper analysis. In an attempt to further assist the property owner, the Director spoke with the owner's insurance company and the engineer hired by the owner to conduct the report. MHZC staff issued a permit to demolish the rear of the home where the fire damage was evident and to reconstruct the rear of the home. Staff inspected the building again on October 5 and 6 with Greg Davis of the MCR Group, working with Blue Chip, to facilitate the project. Mr. Davis stated that he thought the front half of the home was salvageable, which corresponds with the engineer's report submitted by the applicant.

Staff also reviewed the home on 10/12 with building consultant Pierre Howell and on 10/20 with general contractor Lisa Jorge.

Analysis and Findings:

Explanation of Economic Hardship and Application Requirements: Since it is the Commission's primary goal to ensure the preservation of historic buildings, demolition requests are reviewed by staff in great detail providing not only an analysis of the information given but an analysis of what questions remain. It is the responsibility of the applicant to prove hardship rather than for staff to disprove hardship. According to articles published by the National Trust for Historic Preservation and the National Alliance of Preservation Commissions, economic hardship requires a property owner to establish that disapproval of demolition denies them of all reasonable beneficial use or return on the property. The design guidelines define economic hardship as "a condition that warrants the demolition of a contributing structure where the cost of a structure plus the cost of repairs to make it habitable are greater than the market value of the structure. Economic hardship may be caused by, but not limited to structural damage, termite damage and fire damage. This exception shall not apply to any property owner who creates a hardship condition or situation as a consequence of their own neglect or negligence." Among the criteria listed in the ordinance for the Commission to consider, is that the hardship is not self-imposed. Staff finds that in this case, the fire damage is not a self-imposed hardship; however, repairs and upgrades not associated with the fire are not appropriate considerations since their condition may be due to deferred maintenance which would be a self-imposed hardship. The current owner has owned the property since 1995.

In this case, the contractor and engineer have submitted information regarding their general expertise in their respective fields but no information showing an expertise in preservation technologies and craftsmanship. In Staff's experience, rehabilitation of historic structures benefits from experience in problem solving and in-depth knowledge of historic methods of construction that is not necessarily a requirement for building or evaluation of new construction.

Staff is also concerned that the engineer's report was conducted prior to clearing the building of debris and is not complete enough to guide estimators. MCR, the provider of the second rehab estimate stated that the current engineer's report is not complete enough to provide a true estimate and they typically have an engineer provide guidance on what has to be replaced and in what manner, and what can be repaired. The building has since been cleared out.

In the engineer's summary of the Structural Evaluation of Residence (Attachment B) submitted, he states that there is "some salvage soundness" to the front section of the building (approximately back to the rear wall of the front room). He notes that the perimeter stone foundation, front porch and rear deck were not compromised by the fire. Based on that information, Staff issued a permit for rehab of the front half of the house, demolition of the rear of the house and reconstruction of the rear of the house on 9-15-17. This analysis was supported by consultant Pierre Howell, contractor Greg Davis with MCR and contractor Lisa Jorge with A&M Builders. (Jorge is a paid consultant of the MHZC.) Staff is not aware of any other economic hardship case where there was so much evidence that the building has the potential for rehabilitation.

Two rehab estimates have been provided, one from BlueChip and one from MCR. The companies have some cross-over in ownership. In addition, the two estimates have been made without clear information and are therefore guestimates more than true estimates. In fact, MCR's documentation is labeled "guestimate." For example, to our knowledge, no one has actually investigated the level of charring on the roof framing to determine the percentage of required replacement. To Staff's knowledge, it has only been observed from the main level, with the exception of the engineer. However the engineer's report does not provide specific information. Contractor, Lisa Jorge explained to Staff that true estimates, for a house this size, can take between 15 and 20 hours to create and should include estimates from subcontractors such as an electrician, plumber and roofer. For these two reasons, staff recommends another estimate. Staff further recommends that the estimate be provided by a contractor with experience in rehabilitation, for reasons explained previously.

Engineer's Report Analysis:

In Part I, the "Front Porch" section, the engineer notes that the main beam has twisted and is in need of replacement. It is unclear if this is related to the fire, or is a result of time and/or deferred maintenance. Deferred maintenance is considered a "self-imposed" hardship and therefore not an expense to be calculated in economic hardship. In addition,

at some point the presumably larger front porch posts were replaced with open metal columns, which were not centered under the porch beam to carry the load of the roof system appropriately. It may be that the beam could be salvaged if sturdier posts replaced the metal columns.

The report notes that the original tongue-and-groove ceiling is in need of replacement but the review of the photograph and staff's review of the building indicate that repair is likely feasible. The only "damage" noted was some soot that can be cleaned.

Section I provides information about replacement of the front door and side lights but does not provide any information regarding fire or water damage. Staff did not observe any damage beyond soot that can be cleaned.

Part III notes mold caused by water damage; however, staff did not observe any water or water damage in the basement. Consultant Jorge stated that what looked like mold could be residue left over from firefighting chemicals but that an analysis from a mold expert would be required.

The report states that foundation support wood posts in the front portion of the house need to be reinforced and/or replaced; however, two construction consultants, one being a former Codes inspector, find that the majority of supports are working as required.

The report notes that the perimeter stone foundations and rear elevated steel deck are sound, stable and "for the most part not compromised by the fire." Therefore staff removed expenses to repair or replace these features from the provided estimates.

Repair Estimates Analysis Overview: The two repair estimates provided vary greatly. This may be due to the lack of detail of the engineer's report. MCR admitted that their estimates are high because they did not have enough information for a true estimate and did not want to underestimate, which might surprise the property owner during or after the work has been completed with additional expenses. A true line-by-line comparison of the two estimates is not possible because one is general and the other is broken out by line-item. It is not known which line items from the specific estimate are included in which more general line estimate of the other. Each estimate is analyzed individually, with revised estimates to illustrate a potential range of basic estimates to meet code.

BlueChip Rehab Analysis: Blue Chip states that their rehab estimate is based on retaining the front porch, living room, basement, fireplace and chimney, patio/carport, and the exterior wall framing and rear gable framing; however many of the details of these portions of the building are noted as being replaced or repaired.

Staff has reviewed the BlueChip rehab estimate, finding a number of line items that may be overestimated as "high-end" finishes are noted, are not required for the building to meet code, or were not damaged by the fire. For the purpose of this review, only damage caused by fire and the actions required to meet code and basic habitability are appropriate

for an economic hardship review. It is not within the scope of economic hardship review to improve elements of the building that were acceptable prior to the fire but are now desired to be replaced or upgraded. Staff's revision is in no way meant to imply that the revised estimate is a true estimate as there are too many unknown variables but instead serves to show that the current estimates include the repair/replacement of portions of the building that were not damaged by fire or that are not required to meet code.

Based on the general review in the following table, Staff finds that the estimate might be as much as 108,000 more than it may cost to simply bring the home up to code. The review results in a potential new estimate from BlueChip of \$220,500.

Items to be removed or reduced

Line Item	Description	Estimate	Amount to be removed from estimate	Note	Image Ref
1-7	Roofing shingle replacement	6920.06	3460	Acknowledging that more than half of the existing structure is repairable, staff cut the roofing estimate by 50%. The roofing has not been directly inspected, just a visual inspection from the ground, therefore a more complete engineer report may provide better guidance on costs.	2
8-16	Soffit, Fascia & Gutter/Painting of same	9996.42	5583	Acknowledging that more than half of the existing structure is repairable, staff cut the roofing materials estimate by 50%.	2
27-28	Security System	662.50	666	Security system is not required for habitability.	
29-34	Support Posts, removal of existing posts and associated concrete work	7337.10	2446	All but approximately 1 of the existing posts appears to be in good condition. Recognizing that the reconstruction of the rear will require new supports and that at least two	

				existing rows of supports are fine as-is, staff cut the estimate by 1/3	
44	Insulation in basement	1487.17	1487	There is no evidence there was insulation in the basement originally.	
45-56	Roof framing	17773.09	8887	Acknowledging that more than half of the existing structure is repairable, staff cut the roofing materials estimate by 50%.	2
59	Upgrade floor joists	764.80	764.80	Not required to meet code	
60	Upgrade roof framing	2458.81	2459	Not required to meet code	
76	Plumbing	9087.11	3635	This may be over estimated at 10 fixtures. Assuming 3 fixtures in 1 bathroom, 2 in the kitchen, and 1 in the basement for laundry, staff lowered this estimate by 4 fixtures.	
83-84	Doorbell	163.80	164	Not required to meet code	
109-110	Exterior light fixture	199.63	200	Staff did not observe damaged exterior lights.	1-5
111	Detach and reset corbel	79.81	80	Staff did not observe a need for this action	
112	Attic vent "high-grade"	1245.58	1245.58	The vent does not appear to be damaged by the fire	5
113	Security grill	165.88	166	Not required to meet code and not damaged by fire	
116-119	Removal and replacement of siding	14746.86	13517	Asbestos siding appears to be in good repair except for the area around the garage door. Asbestos is only dangerous when it is friable. Estimating that the area around the garage door is 1/12 th of the siding, staff removed 11/12 ^{ths} of the estimate. (Staff observed existing wood siding under asbestos shingles is in	1-5

				good condition that could also be retained and repaired.)	
120-123	Trim	1865.64	981.37	Acknowledging that more than half of the existing structure is repairable, staff cut the roofing materials estimate by 50%.	1-5
125-127	Windows	18747.69	4818	The majority of windows appear to need to be cleaned and repainted but may not need to be replaced. Several windows on the left side were removed due to the fire, according to the property owner. Staff estimates that at least 9 of the double hung windows (right side and front, estimated at \$802.93 (removal and replacement) each do not need to be replaced. It is likely that more can also be repaired.	6-8
128	Window grids	610.00	610	Not required to meet code, especially if the front windows are repaired.	1
130-131	Front door/sidelights	5,354.63	5355	Staff observed that these are in good condition and may be retained.	±
132	Rear door	1078.26	1078	No evidence it was damaged by fire. Currently operational.	
133-134	Door locks	614.02	614	Front and rear doors are operational therefore no new locks required.	
135	Storm door	434.97	435	No evidence it was damaged by fire.	
136-137	Garage door	6,279.30	500.00	Mid-range garage doors were located on-line for approximately \$400.	13
138	Garage door opener "high-	451.25	451.25	Not required to meet code	

	grade”				
149-155/157-159	Front porch demo/replacement/re pair	3539.97	3540	Front porch bead board shows some wear not associated with the fire and possible smoke damage, but it is Staff’s assessment that it does not require replacement.	2
156	Mailbox	48.58	48.58	Mailbox not damaged by fire.	
160-161	Exterior light fixtures	199.63	200	Not damaged by fire.	
176	Replace molding in front room	291.08	291	Soot damage can be cleaned. No evidence of fire or water damage	11-12
178-185/	Window and door trim in interior of living room	1273.10	637	Acknowledging that more than half of the existing structure is repairable, staff cut the roofing materials estimate by 50%.	10
196-197/240-241,290-292314-315,341-342,366-367,420-421/488-490543-544,608-609/,638,639	Light fixtures	4146.10	3900	Including the basement there are 6 rooms in the house. Estimate based on 6 x \$40 for a mid-range ceiling fixture, even though it is not likely that all rooms had ceiling fixtures. BlueChip’s estimate includes ceiling fans that may not have been in place originally, and a “high-end” chandelier and “premium grade” and “high-grade” fixtures 23 -	
207-216	Chimney and Fireplace 1	4,003.76	4004	The chimney and fireplace were not noted in the engineer’s report as	14

				suffering from fire damage	
221	Wallpaper	414.31	414	Wallpaper in dining room would not be required.	
223-231	Window and door trim in interior of dining room	934.99	935	Not damaged by fire or water.	8
265	Dishwasher	741.27	741	Not required to meet code	
306-308, 353, 400-402, 470-471, 523	Interior doors	2774.49	1333	There were six interior doors. A mid-range door available at home improvement store is approximately \$70	
456-457	Toilet and seat	520.02	300	Mid-range toilets and seats are available for approximately \$200	
461-462	Bathroom vanity and sink	1262.26	600	A mid-range vanity with included faucets and top are available for approximately half the price.	
468-469	Premium grade bath accessory and robe hook	371.33	370	Not required for code	
556	Closet shelving	400.33	400	Not required for code	
572-577	Fireplace 2 repair	1222.25	1222	The chimney and fireplace were not noted in the engineer's report as suffering from fire damage. Painting of the mantle was not deducted as that may be required for odor abatement.	
579-582	Patio cleaning, painting and sealing	2157.5	2158	Patio was not damaged in fire	
594-596	Basement laundry tub	101.78	102	Not required to meet code	
600-602	Basement cabinets	1521.89	1522	Not required to meet code	
621-646	Parking including	25236.87	25236	Not damaged by fire or water	

	fencing, lighting, structural repairs				
	TOTAL	328517.42	107556.60		

MCR Rehab Analysis

The applicant received a second estimate for repair for \$332,530.00 from Greg Davis, Senior Project Manager with the MCR Group. Staff reviewed this bid, with the lines indicated below revalued per Staff's estimate, similar to the analysis shown previously for the BlueChip estimate. Mr. Davis acknowledges that there is co-ownership between Blue Chip and MCR. If the items noted previously are all reduced by approximately \$66,190 for the reasons described below, the new MCR estimate is \$266,340.

Description	Estimate	Amount to Be Removed from Estimate	Note
Lead/Asbestos Testing	1,200	1200	Lead can be encapsulated and the asbestos already appears to appropriately encapsulated; therefore testing is not necessary.
Permits	2,100	600	Cost of permits was overestimated. Based on the cost of work, a lower permit cost was provided according to Metro's permit fee schedule.
Framing	80,000	40,000	Recognizing that least 50% of the building is repairable, staff cut the estimate by 50%
Roofing	16,700	8350	Recognizing that at least 50% of the building is repairable, staff cut the estimate by 50%
Tile	3,000	1,200	Photos show that previously there was tile in the bathroom and vinyl in the kitchen. This estimate might include tile in the kitchen so an amount was deducted to make it similar to BlueChip's which is obviously bathroom floor and shower surround only.
Accessories	500.00	500	Hooks, bars and other accessories are not required to meet code.
Electrical fixtures	3000	2760	Including the basement there are 6 rooms in the house. Estimate

			based on 6 x \$40 for a mid-range ceiling fixture, even though it is not likely that all rooms had ceiling fixtures.
Cabinetry	14,000	4000	BlueChip's estimate is for approx. \$4000 for kitchen cabinetry and there is a second estimate for basement cabinetry. MCR's estimate may include both kitchen and basement cabinetry so has been reduced to be similar to BlueChip's kitchen-only estimate
Appliances	6000	5000	BlueChips detailed estimate of appliances is approx. 1000
Window treatments	1000	1000	Not required to meet code/not included in BlueChip estimate
Closet organization	500	500	Not required to meet code
Interior doors and hardware	1500	1080	There were six interior doors. A mid-range door available at home improvement store is approximately \$70
TOTAL	\$332,530	66190	

Post-Rehab Valuation Analysis:

Staff researched comparable sales with the following criteria:

1. Within one mile of subject property
2. Within neighborhood conservation overlay
3. Sold within last year
4. Building in rehabbed condition

Address	Date of construction	Sale Date	Sale Price/Sq Ft	Living Area	Total
1621 Forrest Avenue	1925	1995		1,278	
404 Avondale Place	1928	2017	248.24	1418	352,000
1426 Gartland Ave	1909	2016	282.18	1173	331,000
111 Lindsley Park Drive	1940	2017	292.89	1195	350,000

1414 Forrest Ave	1924	2016	243.48	1458	355,000
1414 Gartland Ave	1930	2016	249.10	1391	346,500
600 Rudolph Ave	1935	2017	268.15	1350	362,000
1606 Fatherland St	1899	2016	336.86	1039	350,000
1810 Fatherland St	1930	2017	224.13	1488	333,500
1807 Lillian St	1923	2017	273.36	1284	351,000
109 S 13 th St	1915	2017	307.25	1406	432,000
1619 Shelby Ave	1920	2017	223.05	1060	236,437
1904 Boscobel St	1922	2017	274.77	1197	328,900
1624 Shelby Ave	1905	2017	321.46	1291	415,000
1206 Fatherland St	1910	2017	237.45	1474	350,000
AVERAGE			270.17		

The average sales price per square foot is \$270.17. At the same square footage, the resulting value of the subject property could be \$345,276.

The purchase price in 1995 was \$87,525.

	MCR	BlueChip
Purchase price	87,525	87,525
Revised Estimate	266,340	220,960
TOTAL EXPENSES	353,865	308,485
Less Potential Post Rehab Value	345,276	345,276
POTENTIAL PROFIT	8,589	3,6791

Applying the revised estimates to purchase price and comparing that to estimated post-rehab value, the information currently available shows that a profit is possible. Since a reasonable return is possible; full demolition does not meet the design guidelines. The applicant currently has a permit for partial-demolition and rehabilitation.

BlueChip Reconstruction Analysis

In addition to a rehab estimate, BlueChip submitted a repair for complete reconstruction for a full comparison of options. The reconstruction estimate is \$263,342.07. Staff is concerned that the reconstruction estimate does not include all costs. The foundation is not a line item. For rehabilitation the foundation works as-is but if the entire house is demolished there are likely actions required to bring the foundation up to code. For instance, core-fill for the foundation may be necessary since the back wall is more than 5 blocks tall or the cast iron sewer connection in the basement may be required to be replaced.

Hazardous materials do not always need to be removed but can be encapsulated so that they are not dangerous, such as painting over lead paint in the case of rehabilitation; however, demolition requires that each material be removed by an expert.

In addition, staff maintains that a true reconstruction is not possible as some materials are irreplaceable or require a great deal of expense to be replaced at equal quality. For instance, the original framing, cladding and its trim was milled from old-growth wood which is no longer available. Old growth wood has a tighter grain than currently available wood and so lasts longer than new wood.

Recommendation:

Staff recommends disapproval of the application for full demolition finding that it does not meet Section III.B.2.a for appropriate demolition.

Staff suggests that the applicant work with the current permit (issued in September) which allows for reconstruction of the fire damaged portion of the house and rehab of the front portion of the house or defer the request for full demolition and provide the following information:

- *An engineer's report that is conducted after cleaning of the structure and provides information needed by an estimator*
- *An estimate for rehabilitation based on the new engineer's report and a thorough analysis of the property and calculated by a contractor with a demonstrated expertise in historic rehabilitation.*

ATTACHMENT A
BIOGRPAHIES FOR REPORT RESEARCH & WRITERS

Tim Walker is the Director of the Metropolitan Historical Commission, which is the steward of two commissions which guide historic preservation projects for Metropolitan Nashville and Davidson County. Walker has a Bachelor of Architecture (Magna Cum Laude) from the University of Tennessee at Knoxville and a Master of Science in Public Service Management from Cumberland University. Tim has 25 years of experience in the fields of architecture and historic preservation.

Robin Zeigler is the Historic Zoning Administrator with the Metropolitan Historic Zoning Commission. She has been a local preservation specialist for more than 12 years working as the Senior Historic Preservation Planner for the Planning Division of the Salt Lake City Corporation and the Preservation Planner for the City of Bowling Green in Kentucky. In addition she has taught historic preservation planning as an adjunct professor at Western Kentucky University. She is a former board member of the National Alliance of Preservation Commissions. Zeigler holds a graduate degree from Middle Tennessee State University's Public History Program.

Paul Hoffman is a Historic Preservationist 1 with the Metropolitan Historic Zoning Commission. For more than a decade prior to joining MHZC, he worked on rehabilitation and preservation projects on historic structures in middle Tennessee, including the Tennessee State Capitol, Ryman Auditorium, Belmont Mansion, and Rosenwald schools in Sumner County. Paul earned his M.A. in the historic preservation program at Middle Tennessee State University, specializing in early Tennessee history and building pathology.

Pierre Howell was a zoning examiner for three years, a building inspector for 11 years and a property standard and housing inspector for 7 years all with Metro Nashville. He is a graduate of the Nashville State Technical Institute. He has the following National and International certifications: ICC BUILDING CODE INSPECTOR, ICC RESIDENTIAL COMBINATION INSPECTOR, ICC CERTIFIED HOUSING CODE OFFICIAL, ICC PROPERTY MAINTENANCE & HOUSING INSPECTOR, CABO ONE & TWO FAMILY INSPECTOR, CABO BUILDING INSPECTOR, LEGAL and MANAGEMENT, STATE OF TENNESSEE BUILDING INSPECTOR LICENSE, CONTINUING EDUCATION HOURS FOR STATE AND NATIONAL REQUIREMENTS

Lisa de Araujo Jorge is a licensed contractor with A&M Builders, Inc. She is certified in Water Mitigation and Fire and Smoke Restoration by the Institute of Inspection, Cleaning and Restoration and is a Nudura certified and trained installer of insulated concrete forms. She is a member of the Cumberland County, TN Homebuilders Association and former Vice President. See resume attached.

ATTACHMENT B: PHOTOGRAPHS



Image 1: Home prior to fire damage.



Image 2: Front of the house after fire damage.



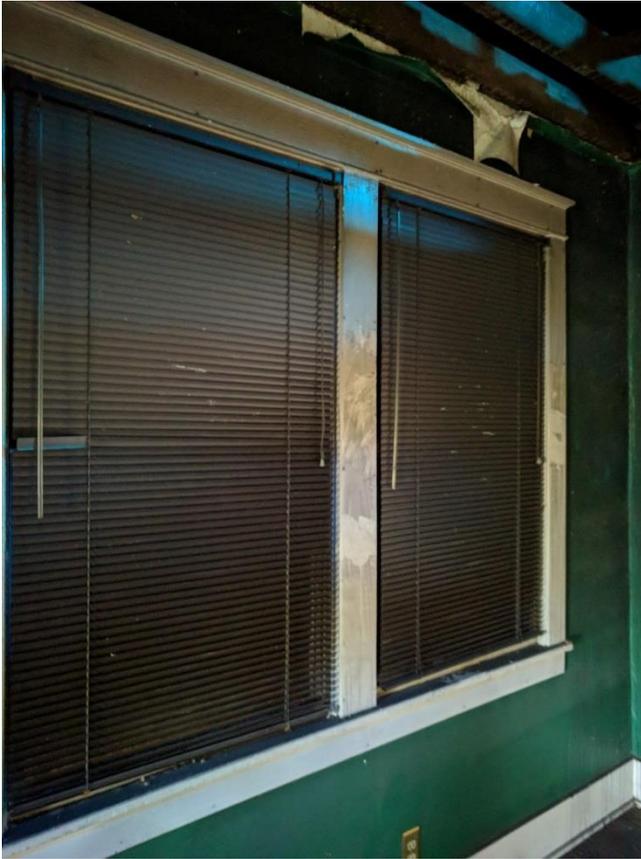
Image 3: Left side of house after fire damage



Image 4: Right side, seen from the rear, after fire damage.



Image 5: Right side of house seen after fire damage.



Images 6 and 7: Windows in living room, right side of house.



Image 8: Windows in middle room, right side of house

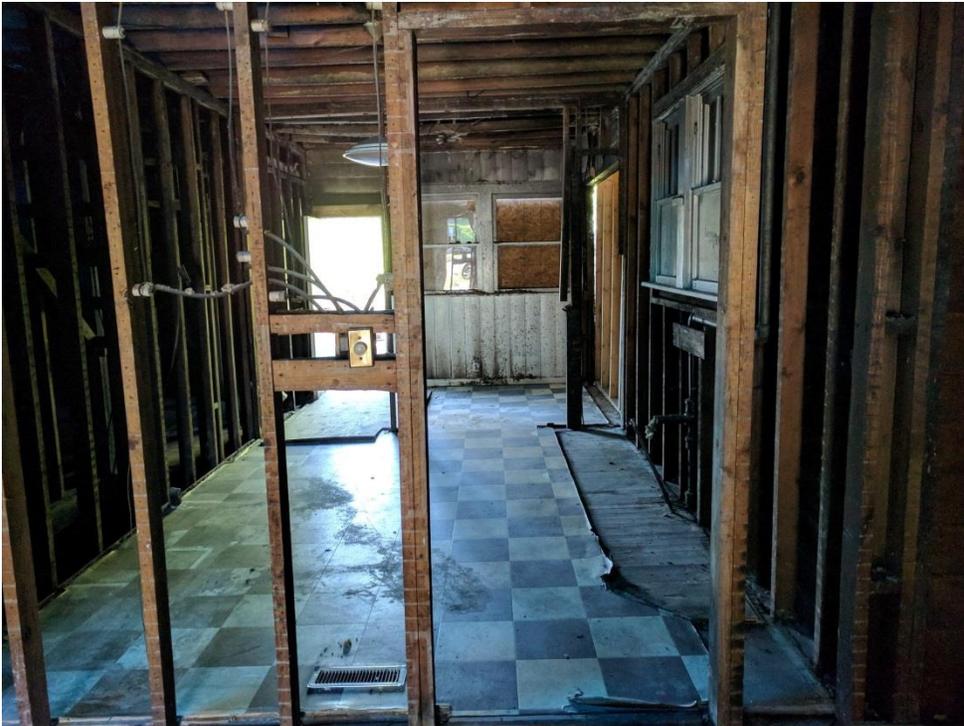


Image 9: Looking from middle room back to kitchen and rear entrance.



Image 10: Trim in front room shows soot but no fire or water damage.



Images 11 and 12: Wall in front room shows soot but no fire or water damage.



Image 12: Floor in front and middle room have some water damage but are repairable.



Image 13: Area around garage door requires siding repair.



Image 14: Front room/living room

ATTACHMENT C

Robin Zeigler's notes made during Pierre Howell's inspection on 10/13/17

- First row of supports towards the front of the house are stable and do not need to be replaced.
- There is no water damage in the basement.
- Smoke odor may be able to be abated with a chemical and may not need sanding or soda blast. Representative of contractor noted that the wood is treated with a thin type of creosote so sanding is not possible.
- No sill plate is needed as the building was constructed without and it is appropriate as-is
- The girder does not be removed but a new header in the middle of the house, close to where the rear of the home will be reconstruction would be a good idea
- Only a tiny section of roofing is salvageable so therefore full replacement is recommended
- Wall studs and wood siding appear to be in good condition
- Asbestos siding is not required to be removed
- Building will be required to meet current energy code
- Recommended more than one estimate

From: **Pierre Howell** <pierre2inspect@gmail.com>

Date: Fri, Oct 13, 2017 at 7:59 AM

Subject: 1621 Forrest Avenue

To: Pierre Howell <pierre2inspect@gmail.com>

October 12, 2017

Inspection Report

**Subject Property: 1621 Forrest Avenue
Nashville, Tennessee 37206**

This report is created to give a professional opinion of the structural integrity for the above subject property damaged by fire. This report is focus on the feasibility of rehabilitating the structure, as it sits with existing fire damaged conditions as viewed.

This report by no means is intended to contradict any other professional opinion or fact. Hopefully it is intended to broaden the possibility of restoring structural integrity for the above referenced property, if desired and feasible.

Foundation Wall: Appears to be in a reasonable sound condition and unaffected by the fire.

Wood Floor System: Heavily charred and smoke damaged for the majority of the remaining structural floor components. The front one third (1/3 approximate) floor area is not showing the damage as the rear two third (2/3 approximate). However,

replacement suggested for many floor system components to insure structural integrity and compliance with today's current Building Code criterion.

Wood Walls and Ceiling System: Heavily charred and smoke damaged for many of the remaining components. Replacement suggested for most of these structural components throughout the middle and rear portions of the structure. However, a front area where wall covering is mostly smoke damaged, some structure members within these cavities could be considered usable components. This area is only about one third (1/3 approximate) of the overall structure.

Roof System: Heavily charred and smoke damaged for most of the remaining members. Replacement suggested for all roof components.

In closing, where replacement suggested was noted, it is intended to insure a safe, sound code worthy structure that might be more economically feasible to achieve if the rehabilitation of this structure on its existing foundation is desired. Keeping in mind that a great deal of safety preparation, environmental mediation and current code criteria should be considered when evaluating the rehabilitation of a structure with this magnitude of damage. Also time can be an important factor to consider with such a labor intense project to rehab as it stands.

I hope this report and its comments are helpful in your determination. Please contact me if any further clarity is needed.

Sincerely

Pierre Howell [\(615\) 490 5563](tel:6154905563)
P H Residential Services
1228 Bell Grimes Lane
Nashville, Tennessee, 37207

Notes from Lisa de Araujo Jorge's walk-thru on 20 October, 2017

- There are multiple tools for remediation of smoke and char. Three possibilities are baking soda, dry ice, or walnut shells. There is cleanup factor with soda treatment that you do not have with dry ice. At the historic Fire Hall for Engine Co. No 18 at 1220 Gallatin Avenue, she used ground up glass to clean soot/smoke damage.
- She assumed that there is likely lead paint on the remaining interior trim. She recommended removal of that paint as one phase since it will require contractors who specialize in lead paint removal and then the cleaning of the smoke residue as a second phase.

- Based on what she could tell from the main floor, the majority of the roofing system seemed repairable with the removal of charred sections. She stated that there are some rafters/joists in the middle that are damaged, but that the worst parts could be removed and new sections sistered in due to the type of framing where the ceiling joist are set in pockets.
- There is a psychological condition where an owner of fire damaged home smells smoke forever, when no one else does, because of the trauma of the event; however there are multiple options for removing the smell, first would be the cleaning of the framing members with the dry ice or baking soda method; 2nd placing odor absorbents in the wall cavities prior to drywall and once restoration is almost complete or completed setting up an ozone machine for 2 to 3 days in both the basement and the main floor. When using the ozone machines, all entrances must remain locked with notices posted -No Entrance/Hazard . The ozone does produce an odor that dissipates within a few hours. She recommended setting up an ozone machine for probably 3 days and then allowing the building to air out for a couple of hours.
- She found the majority of the floor joists to be in good repair with the exception of the rear back corner near the garage door. She stated that what was indicated as mold might actually be foam residue from treating the fire and that it would be cleared with the smoke remediation; however, no substance can be identified as mold from a visual inspection. A sample would have to be submitted for testing.
- There is no apparent damage to the foundation blocks, which sometimes you do see when there's been a structure fire.
- She recommended a full assessment of the house once it's really clean.
- She stated that she didn't see anything on the exterior of the home that can't be fixed. She believes that the cost of demolition, removing hazardous materials, preparing the foundation to meet modern codes and reconstruction the house will be more costly than the repairs.
- She stated that if she owned the house, she would not see the need or want to spend the money to tear it down. Lumber is more expensive, labor is in shortage. Lots of reasons not to tear it down, but for her it would be the cost of labor alone.

Lisa de Araujo Jorge

Lisa de Araujo Jorge/A & M Builders Inc

178 Cages Ferry Rd

Lebanon, TN 37087

615-668-0023

WORK HISTORY

October 2011 – Present *President/Owner A & M Builders Inc*

Notable Projects: The Station – Restoration of Historic Fire Hall No.18 – Gallatin Rd, Nashville TN
Portland Housing Authority Project 1 (Federal Project) –
Portland Housing Authority Project 2 (Federal Project) – General Modernization
Hardy – East Nashville – Historic Overlay - Whole House Remodel
Clarksville Housing Authority (Federal Project) – 38 Buildings

May 2009 - August 2011 *Project Manager/Sales, Ambassador Construction Inc., Mt. Juliet, TN*

Notable Projects: Belle Meade Terrace Condominiums - Structural Flood Repair and Mitigation
Residential Flood Mitigation and Repairs

May 2004 – May 2009 *Project Manager/Sales, J & S Construction Inc., Cookeville, TN*

- Prepare repair/valuation estimates for the restoration of properties damaged by fire, water or storms
- Review blueprints for errors and omissions
- Manage the construction of 13 new single family homes from the design phase through completion ranging in value from \$250,000 to \$580,000
- Manage the construction of commercial projects from the ground up with projects ranging in value from \$300,000 to \$1,000,000

Notable Projects: Six Bay Commercial Transmission Repair Shop - Ground Up to Completion
ICF Foundation/Basement for Strip Mall (Cookeville) 36,000 SF
Celina Methodist Church Expansion
Seventh Day Adventist Church - Lebanon TN - Ground Up to Completion
Restoration of Pre-Civil War Home and addition of 2 Story ICF Pool House
Remodel of 3 story Office Building (Crossville, TN)

May 1999 – May 2004 *Manager, Farthing Construction Co., LLC, Lebanon, TN*

- Coordinated single and multi-family residential construction projects (production and custom) from the planning stage to completion, including scheduling and on-site quality control, responsible for preparing company budget, estimating, vendor contracts, accounts payable and receivables

March 1995 – May 1999 *Construction Manager, Cumberland Homes, Inc., Lebanon, TN*

- Assisted in the selection and approval of property for subdivision development
- Estimate and prepare budgets, material procurement, vendor and subcontractor cost negotiations
- Oversee daily construction activities of approximately 200 single family homes

Notable Projects: Westlynn Chase, Lebanon TN
Spring Meadows, Lebanon, TN
Saddlebrook, Lebanon TN

CERTIFICATIONS

- Institute of Inspection, Cleaning and Restoration Certification (IICRC)
- Certified in Water Mitigation and Fire and Smoke Restoration

- Nudura – Trained ICF (Insulated Concrete Forms) Installer

ORGANIZATIONS AND ASSOCIATIONS

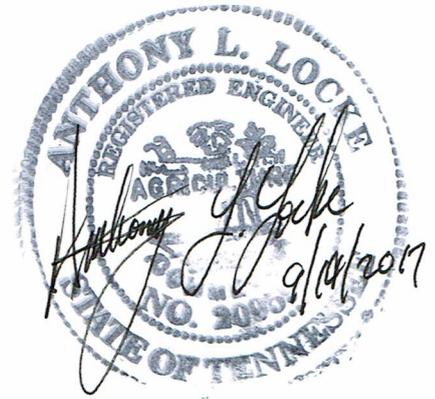
- **Cumberland County, TN Homebuilders Association**
Offices Held – Director of the Board, Vice President

September 14, 2017

Tony Brandon
Blue Chip Restoration
2120 Utopia Avenue
Nashville, Tennessee 37211

STRUCTURAL EVALUATION OF RESIDENCE

1621 Forrest Avenue
Nashville, Tennessee
Project #217220



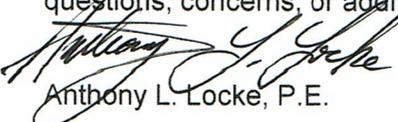
An engineering observation was performed to review the residence at the above referenced location. The structures' appearance and physical condition were observed. The main purpose for this observation was to review the condition of the framing damage that had occurred due to recently fire exposure and overall structural stability for the residence. Foundations for this structure consist of masonry stone foundation perimeter walls and interior wood post piers. The building superstructures were built with wood joist framing, wood sub-floor decking, and wood roof framing. The structure appears to be of common construction for this era.

This observation was performed without removing or damaging elements of existing construction and, hence, without examination of concealed conditions. It cannot be speculated as to the adequacy of concealed and uninspected portions of the structure, since the conditions of construction may vary. Further, it is assumed that all design and construction was completed in accordance with all applicable governmental regulations and statutes as well as all standards and practices representing reasonable practice at the time of construction.

The cleanup of the fire damage for the residence was not completed at the time of this observation. The damage of the fire was mostly in the rear section of the structure, but the roof was exposed to considerable fire spread damage. The water used to put-out the fire has exposed the residence and contents to consider amount of water damage. At the time of this observation the contents had been not been completely removed. The exposed roof framing revealed a considerable amount of fire damage on the majority of roof rafters as well as the roof decking. Several of the ceiling joists located in the center of the residence revealed fire damage. Based on the conditions of the observed fire damage the framing and decking for the entire roof should be removed and replaced. The main level floor framing and center support piers require replacement for the majority of the structure due to the fire damage. The perimeter stone foundations, front porch and rear elevated steel deck were observed to be sound and stable for the most part and not compromised by the fire.

The front section of the residence main floor framing had some salvage soundness but the wood post piers require reinforcement to insure proper support bearing to insure rebuild code loading and applicable performance; therefore it was discussed that replacement of the residence would be easier and cost less to completely replace the entire framing. It is understood that the residence is a historical overlay that requires replacement to be back to original profile. The need to complete this has been in discussion as to how to complete this and insure code standard construction for the replaced fire damage framing. If care is completed to remove all the roof and framing of the damaged floor it is possible to maintain a section of the front two rooms of the residence along with the front porch and rear elevated deck. Foundation support wood posts in this front saved section need to be reinforced and/or replaced. Additionally the selected damaged ceiling joists should be replaced in this salvaged area. The roof framing replacement creates the requirement for rebuilding of the existing header lintels in a few of the existing load bearing walls, which will require the ceiling joists at these lintels to be reframed.

Once rebuilding of the structure is complete, normal maintenance should include site runoff, rainwater drainage, and roof downspouts be maintained and directed away from the foundations. If there are any questions, concerns, or additional information required, please feel free to call.



Anthony L. Locke, P.E.

Engineered Solutions
945-9119

1928 Tinnin Road

Goodlettsville, Tennessee 37072

ENGINEERED SOLUTIONS
1928 Tinnin Road
Goodlettsville, Tennessee
(615) 945-9119



Report Date: September 30, 2017

Structural Evaluation of Residence

Tony Locke, Principal Consultant

1621 Forrest Avenue Nashville, TN 37206



*Photo of residence prior to fire damage

Introduction

Engineered Solutions was hired by Blue Chip Restoration, Inc. to assess the fire damage to the interior and exterior of the residence at 1621 Forrest Ave. The property is located in Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. Any and all changes to the exterior must be approved of by the Metro Nashville Historic Commission.

Summary

An engineering observation was performed to review the residence at the above referenced location. The structure's appearance and physical condition were observed. The main purpose for this observation was to review the condition of the framing damage that had occurred due to recent fire exposure and overall structural stability for the residence. Foundations for this structure consist of masonry stone foundation, perimeter walls and interior wood post piers. The building superstructures were built with wood joist framing, wood sub-floor decking and wood roof framing. The structure appears to be of common construction for this era.

This observation was performed without removing or damaging elements of existing construction and, hence, without examination of concealed conditions. It cannot be speculated as to the adequacy of concealed and uninspected portions of the structure, since the conditions of construction may vary. Further, it is assumed that all design and construction was completed in accordance with all applicable governmental regulations and statutes as well as standards and practices representing reasonable practice at the time of construction.

Part I: Front Porch

Front Porch (1)



The front porch slab has not been affected by the fire and is in good condition and will be salvaged.

The cleanup of the fire damage for the residence was not completed nor had the contents been removed at the time of this observation.

Front Porch (2)



The wrought iron on the front porch has not been affected by the fire and is in good condition and will be salvaged.

Front Porch (3)



The main beam on the front porch has twisted outward and in need of replacement, see picture "Front Porch (3) & (5)"

Front Porch (4)



The tongue and groove bead board ceiling has been compromised by the fire and water and in need of replacement, see picture "Front Porch 4"

Front Porch (5)



The front door and windows will be replaced with like and kind. Pictured below, original on left and new on right. Our supplier, Warren Brothers has the front door and window pictured in stock.



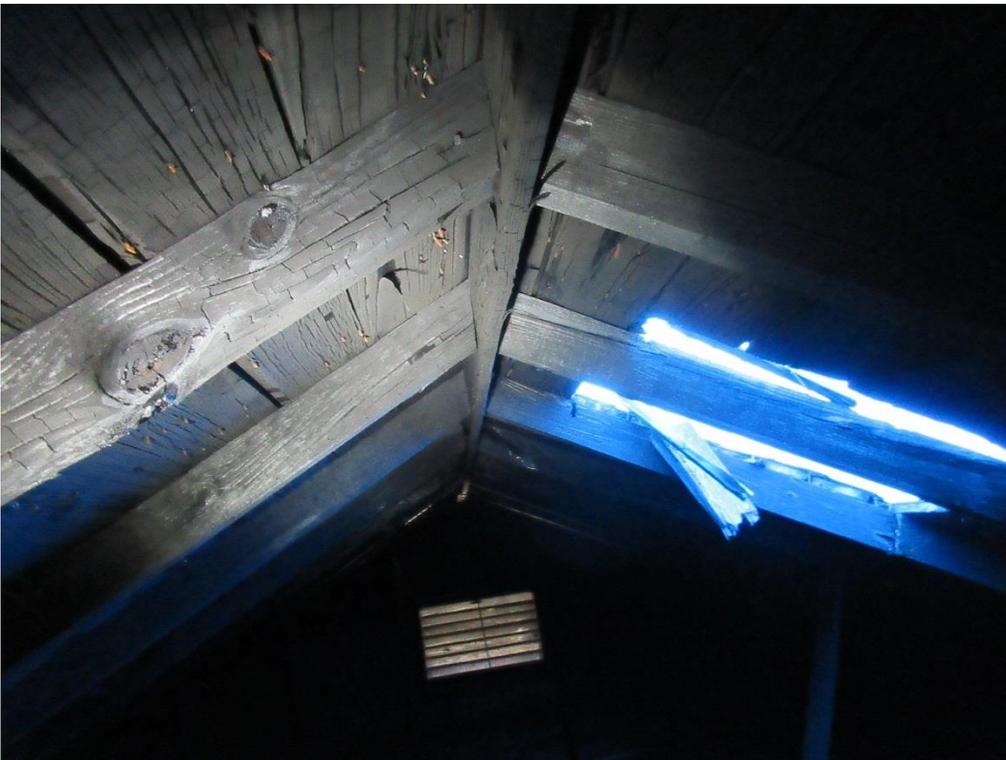
Part II: Roof Framing*

Roof Framing - Front Section (1)



*Roof diagram of structure can be found on page 28.

Roof Framing - Front Section (2)



Framing of roof is not structurally sound and does not meet today's codes requirements. The rafters are made of 2" x 4" and are 24" on center.

Roof Framing - Front Section (3)



The main ridges are heavily charred and undersized measuring 1" x 6"

Roof Framing - Front Section (4)



Roof Framing - Middle Section (1)



The rafters are undersized and the span of the rafters is greater than the sized lumber is required.

Roof Framing - Middle Section (2)



The front, middle and rear sections of the roof have significant fire / charred and smoke damage.

Roof Framing - Middle Section (3)



Roof Framing - Middle Section (4)



The damage to the roofing structure makes it highly improbable that any of it can be salvaged.

Roof Framing - Middle Section (5)



The damage of the fire was mostly in the rear section of the structure, but the roof was exposed to considerable fire spread damage

Roof Framing - Rear Section (1)



Charred/
unsalvageable
framing.

Roof Framing - Rear Section (2)



Roof Framing - Rear Section (3)



Roof Framing - Rear Section (4)



Based on the conditions of the observed fire damage the framing and decking for the entire roof should be removed and replaced.

Roof will be replaced with like and kind to today's codes requirements - rafters that are 16" oc, a 2" x 8" main ridge. The pitch and layout of the roof will stay the same as will the asphalt shingles.

Part III Floor Framing*

Heavy soot and smoke penetrated the cracks in the subfloor comprised of 1x6 planks of wood. Cost to clean would be excessive without the ability to guarantee full removal of odor. Photos were taken from basement looking up and are broken down into sections: front, front-middle rear-middle and rear section. Please see color coded sketch: Main Level for breakdown.

Floor Framing – Front Section (1)



*Sketch of Floor Plan can be found on page 29.

Smoke has permeated rough sawn wood. It is difficult to warranty and accept the liability of the smoke removal pictured below.

Floor Framing - Front Section (2)



Floor Framing - Front Section (3)



Floor Framing - Front Section (4)



Floor Framing - Front Section (5)



Floor Framing - Front Section (6)



Floor Framing – Front-Middle Section (1)



Presence of excessive mold growth originated from water that extinguished fire.

Floor Framing – Front-Middle Section (2)



Mold

Floor Framing – Front-Middle Section (3)



Floor Framing – Front-Middle Section (4)



The water used to put out the fire has exposed the residence and contents to a considerable amount of water damage as a result, mold growth is present in the basement.

Floor Framing – Rear-Middle Section (1)



Floor Framing – Rear-Middle Section (2)



Floor Framing – Rear-Middle Section (3)



Floor Framing – Rear-Middle Section (4)



Floor Framing – Rear-Middle Section (5)



Floor Framing – Rear Section (1)



The main level floor framing and center support piers require replacement for the majority of the structure due to the fire damage.

Floor Framing – Rear Section (2)



Section IV – Interior Main Floor



Main floor Interior – dining room floor and walls



Smoke from basement rose through sub floor, hardwoods, baseboards, spilling in and through all creases, cracks and crevices. The full removal of this extent of smoke is unlikely to be successful.

Main floor- Interior Window Frame



Braided pulley wood frame windows. Evidence of smoke in and around frame. Due to construction of window there is no way to guarantee removal of smoke from window cavity.

Main floor Interior – flooring corner to left of fireplace



Smoke damage and soot present on floors, baseboards and up walls.

Main floor Interior – Fireplace



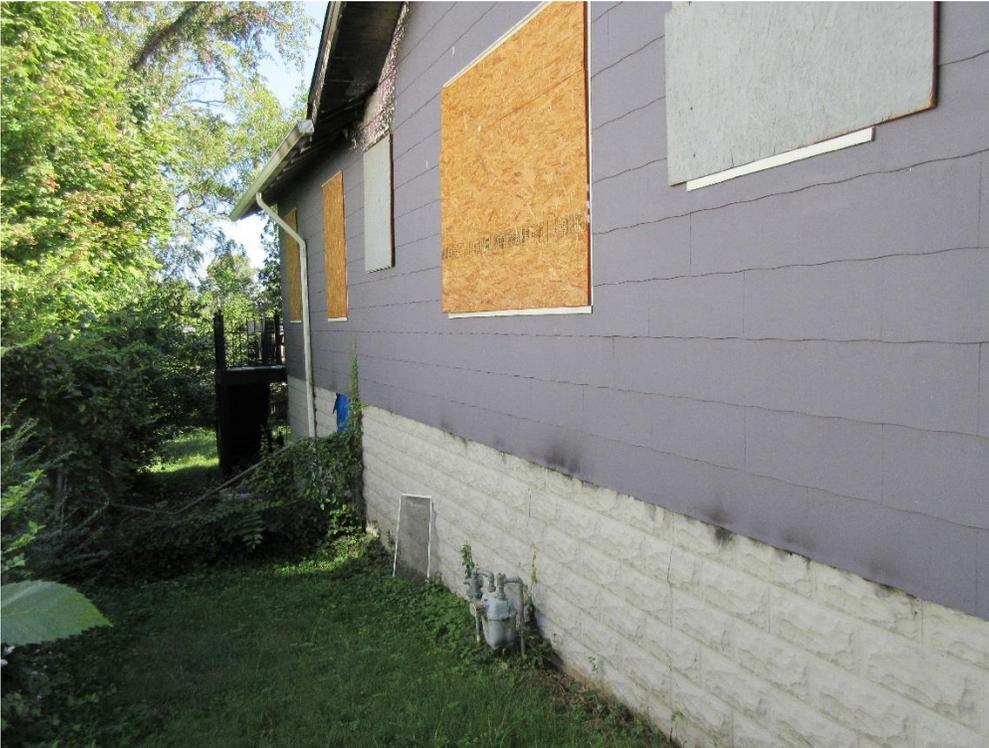
Contractor will make all attempts to salvage mantel and antique light fixture.

Main floor Interior – Chandelier – wallpaper



Section V – Exterior Side

Exterior Side – Left Side of House



The pressure of the smoke from the basement caused it to exit the home through the walls and siding.

Exterior – siding close up



Smoke and soot present under each layer of asbestos shingles, felt barrier and lap siding.

Section VI – Exterior Rear

Elevated Patio – Carport (1)



The perimeter stone foundations, front porch and rear elevated steel deck were observed to be sound and stable for the most part and not compromised by the fire.

Elevated Patio – Carport (2)



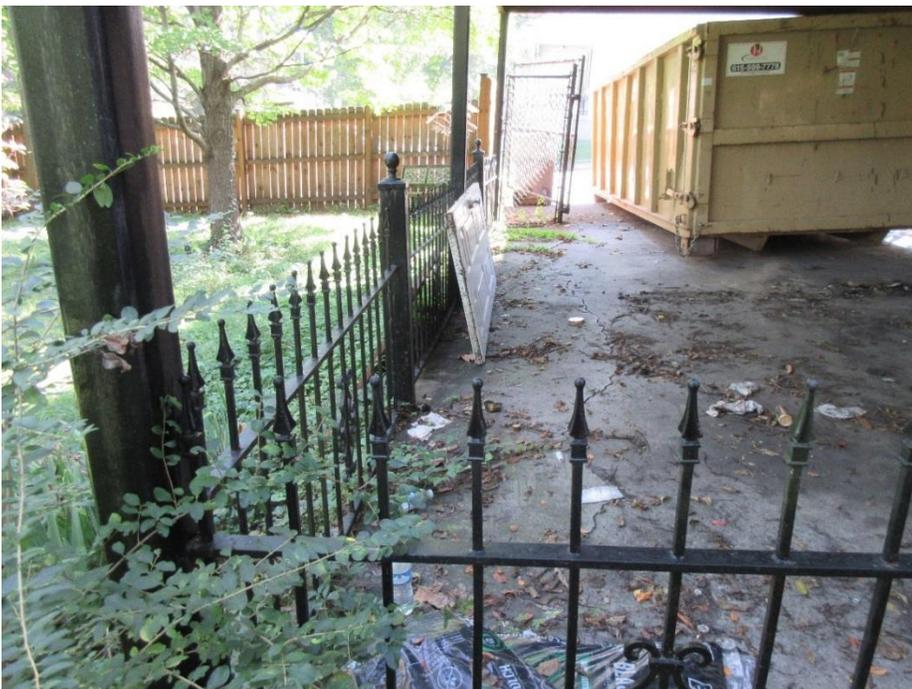
Repairs will be made to salvage elevated carport.

Elevated Patio – Carport (3)

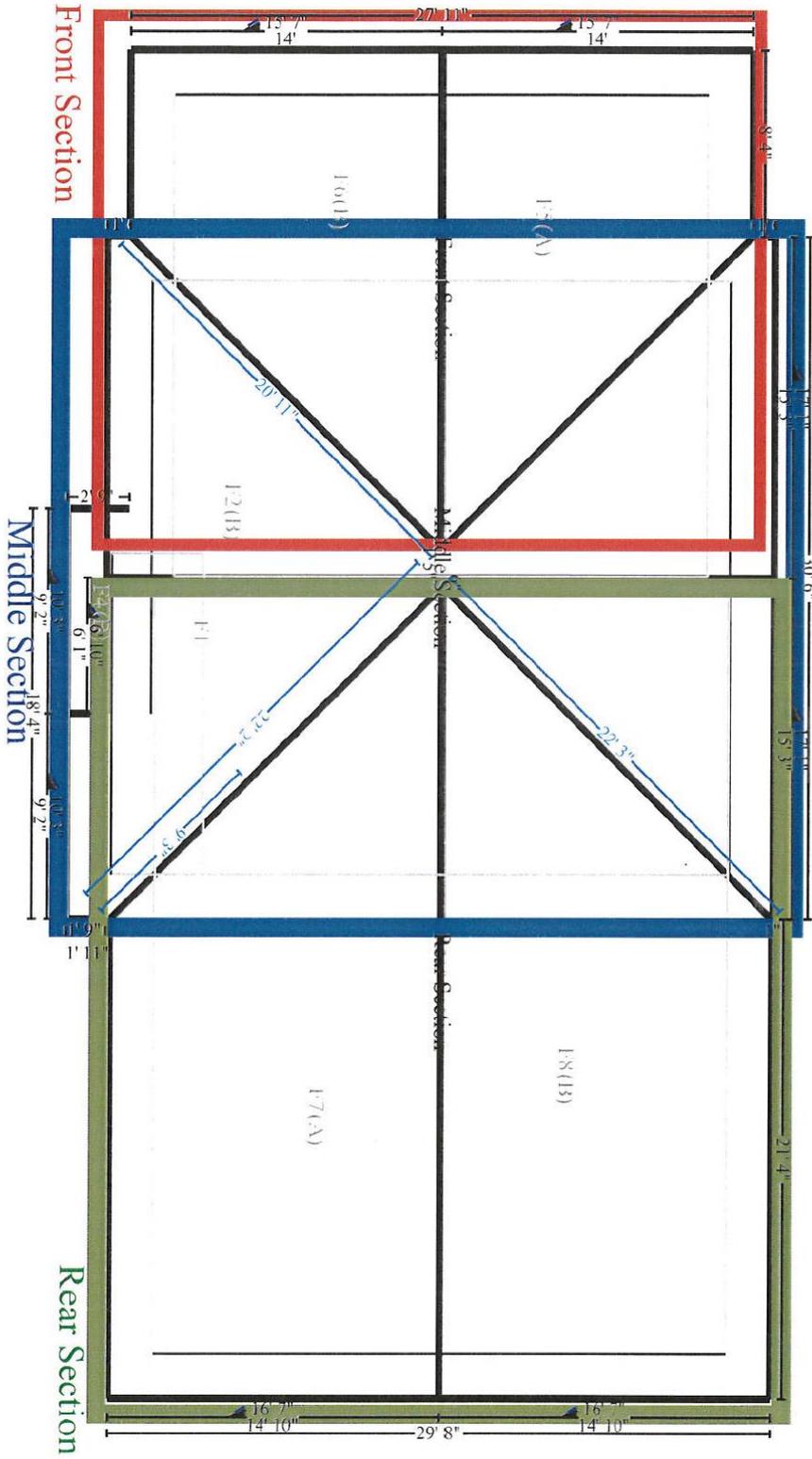


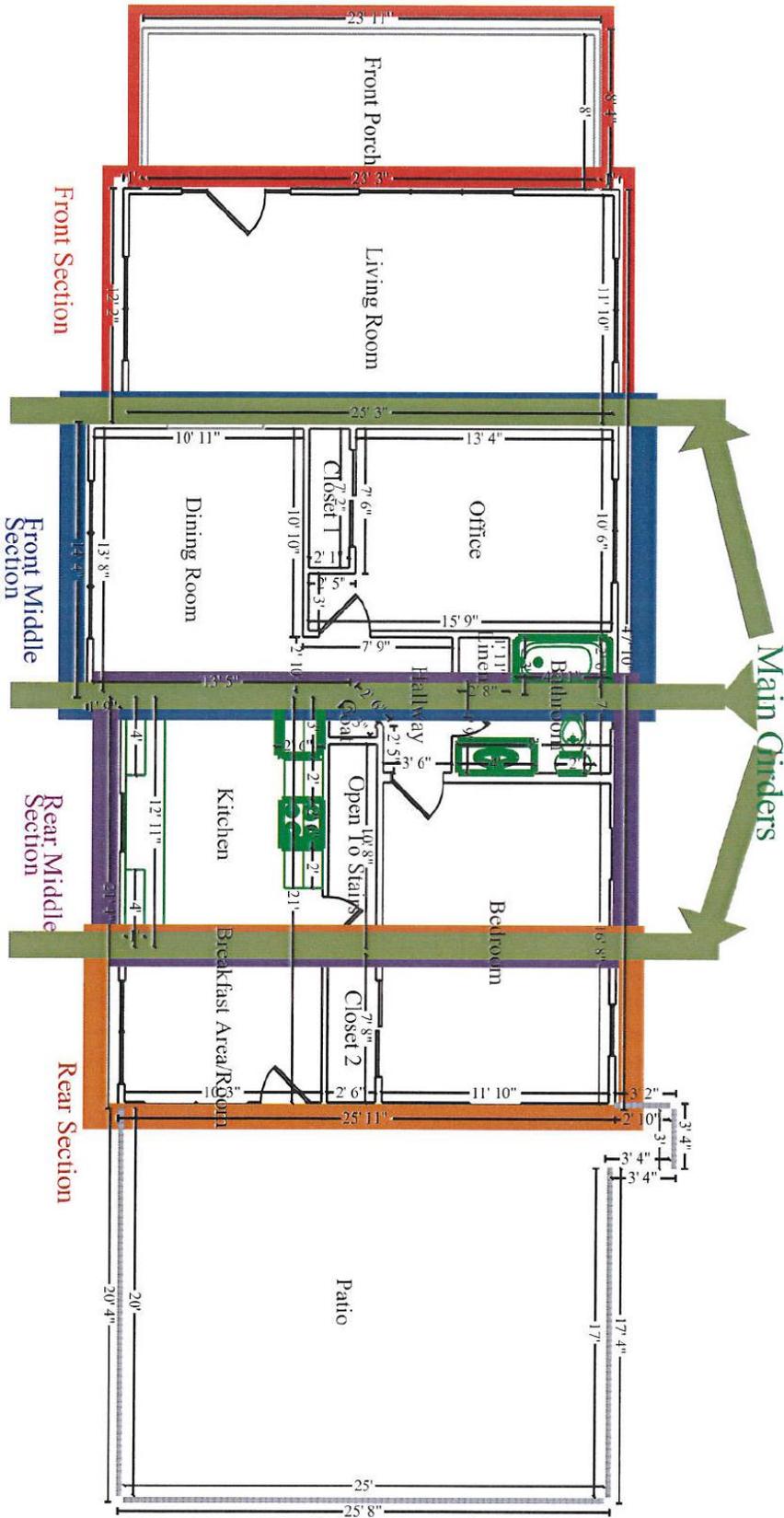
The entire carport/elevated patio will be raised in order to pour footers.

Elevated Patio – Carport (4)



Once rebuilding of the structure is complete, normal maintenance should include site runoff, rainwater, drainage and roof downspouts be maintained and directed away from the foundations.





In Conclusion

The front section of the residence main floor framing had some salvage soundness but the wood post piers require reinforcement to insure proper support bearing to insure rebuild code loading and applicable performance; therefore, it was discussed that replacement of the residence would be easier and cost less to completely replace the entire framing. It is understood that the residence is in an historical overlay that requires replacement to be back to original profile. The need to complete this has been in discussion as to how to complete this and insure code standard construction for the replaced fire damaged framing. If care is completed to remove all the roof and framing of the damaged floor it is possible to maintain a section of the front two rooms of the residence along with the front porch and rear elevated deck. Foundation support wood posts in this front saved section need to be reinforced and/or replaced. Additionally, the selected damaged ceiling joists should be replaced in this salvaged area. The roof framing replacement creates the requirement for rebuilding of the existing header lintels in a few of the existing load bearing walls, which will require the ceiling joists at these lintels to be reframed.

AUSTIN, WILLIAM

42-0471-C25

Insured: AUSTIN, WILLIAM
Property: 1621 Forrest Ave
Nashville, TN 37206-1934
Home: 615-650-1700
Business: 615-519-3273
Cellular: 615-519-3273

Estimate: 42-0471-C25
Claim Number: 420471C25
Policy Number: 42-GB-3683-1
Price List: TNNA28_JUN17
New Construction

Type of Loss: Fire
Deductible: \$0.00
Date of Loss: 6/16/2017
Date Inspected: 6/20/2017

Summary for Building - Coverage A - Dwelling - 33 Fire, Lightning, & Removal

Line Item Total	205,039.72
Material Sales Tax	9,689.38
Subtotal	214,729.10
General Contractor Overhead	21,473.47
General Contractor Profit	21,473.47
Replacement Cost Value (Including General Contractor Overhead and Profit)	257,676.04
Less Depreciation (Including Taxes)	(38,319.27)
Less General Contractor Overhead & Profit on Recoverable & Non-recoverable Depreciation	(7,664.18)
Less Deductible	(0.00)
Net Actual Cash Value Payment	<u>\$211,692.59</u>

Maximum Additional Amounts Available If Incurred:

Total Line Item Depreciation (Including Taxes)	38,319.27
General Contractor O&P on Depreciation	7,664.18
Replacement Cost Benefits	45,983.45
Less Amount Over Limit(s)	(39,952.04)
Total Maximum Additional Amount Available If Incurred	<u>6,031.41</u>
Total Amount of Claim If Incurred	<u>\$217,724.00</u>

Taylor, Cody
615-692-7385

ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND LIMITS OF YOUR POLICY.

AUSTIN, WILLIAM

42-0471-C25

Insured: AUSTIN, WILLIAM
Property: 1621 Forrest Ave
Nashville, TN 37206-1934
Home: 615-650-1700
Business: 615-519-3273
Cellular: 615-519-3273

Estimate: 42-0471-C25
Claim Number: 420471C25
Policy Number: 42-GB-3683-1
Price List: TNNA28_JUN17
New Construction

Type of Loss: Fire
Deductible: \$1,060.00
Date of Loss: 6/16/2017
Date Inspected: 6/20/2017

Summary for Building - Coverage A - Dwelling - 33 Fire, Lightning, & Removal - Debris Removal

Line Item Total	14,881.04
General Contractor Overhead	1,488.10
General Contractor Profit	1,488.10
Replacement Cost Value (Including General Contractor Overhead and Profit)	17,857.24
Less Deductible	(1,060.00)
Less Amount Over Limit(s)	(3,733.80)
Net Payment	\$13,063.44

Taylor, Cody
615-692-7385

ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND LIMITS OF YOUR POLICY.

AUSTIN, WILLIAM

42-0471-C25

Insured: AUSTIN, WILLIAM
Property: 1621 Forrest Ave
Nashville, TN 37206-1934
Home: 615-650-1700
Business: 615-519-3273
Cellular: 615-519-3273

Estimate: 42-0471-C25
Claim Number: 420471C25
Policy Number: 42-GB-3683-1
Price List: TNNA28_JUN17
New Construction

Type of Loss: Fire
Deductible: \$0.00
Date of Loss: 6/16/2017
Date Inspected: 6/20/2017

Summary for Building - Coverage A - Dwelling - 33 Fire, Lightning, & Removal - Trees, Shrubs, Plants

Line Item Total	1,213.09
Material Sales Tax	65.35
Subtotal	1,278.44
General Contractor Overhead	127.85
General Contractor Profit	127.85
Replacement Cost Value (Including General Contractor Overhead and Profit)	1,534.14
Less Deductible	(0.00)
Net Payment	\$1,534.14

Taylor, Cody
615-692-7385

ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND LIMITS OF YOUR POLICY.



Blue Chip Restoration, Inc.

2120 Utopia Avenue
Nashville, TN. 37211
www.bluechiprestoration.com

Insured: Todd Austin
Property: 1621 Forrest Avenue
Nashville, TN 37206
Home: 1621 Forrest Avenue
Nashville, TN 37206

Cellular: (615) 519-3273
Business: (615) 297-9559
E-mail: toddzillarocks@comcast.net

Estimator: Tony Brandon
Company: Blue Chip Restoration, Inc.
Business: 2120 Utopia Avenue
Nashville, TN 37211

Cellular: (615) 289-8669
E-mail: tony@bluechiprestoration.com

Reference:
Company: State Farm Insurance

Business: (888) 620-5212
E-mail: statefarmclaims@statefarm.com

Contractor: Don Knarr
Company: Blue Chip Restoration, Inc.
Business: 2120 Utopia Avenue
Nashville, TN 37211

Business: (615) 566-2390
E-mail: don@bluechiprestoration.com

Claim Number: 42-0471-C25

Policy Number: 42-GB-3683-1

Type of Loss: Fire

Date Contacted: 6/23/2017

Date of Loss: 6/16/2017

Date Inspected: 6/26/2017

Date Received: 6/23/2017

Date Entered: 6/28/2017 1:12 PM

Price List: TNNA8X_JUN17
Restoration/Service/Remodel
Estimate: AUSTIN_TODD_REPAIR_4

The attached estimate is as stated and based on salvaging portions of the home. The following describes the portions of the home to be salvaged.

- 1.) Front Porch - Concrete slab, deco pieces, wrought iron support post.
- 2.) Living Room - All framing / stud walls, floor joist, subfloor.
- 3.) Chimney -
- 4.) Basement - Foundation walls, concrete slab.
- 5.) Elevated Patio - All related components.
- 6.) Carport - All related components.
- 7.) General - All exterior walls framing and rear gable framing.

NOTE: Salvaging of the exterior wall will be difficult as the sub-floor, floor joist, and outer band beneath will need to be replaced. Supporting and stabilizing exterior walls while other portions of the structure beneath are to be replaced can be labor intensive. Also codes may require that a seal plate be installed and properly anchored to the foundation.

Other concerns relate to codes requiring 2" x 10" floor joist on the back 2/3's of the home which is one size larger than the floor joist to be saved beneath the living room area. This will cause the ceiling heights in the basement area to be offset if codes will allow that the 3 main girders be notched at the ends to offset the difference in the floor joist.

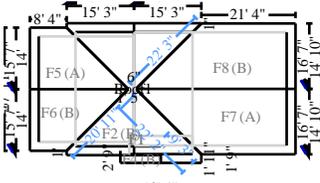


Blue Chip Restoration, Inc.

2120 Utopia Avenue
 Nashville, TN. 37211
 www.bluechiprestoration.com

AUSTIN_TODD_REPAIR_4

Roof



Roof1

2,043.65 Surface Area
 208.86 Total Perimeter Length

20.44 Number of Squares
 90.13 Total Ridge Length

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
<u>Roofing</u>							
1. Remove 3 tab - 25 yr. - comp. shingle roofing - w/out felt	20.44 SQ		36.36	0.00	0.00	148.64	891.84
2. 3 tab - 25 yr. - comp. shingle roofing - w/out felt	22.67 SQ		0.00	161.99	155.95	765.66	4,593.92
3. Roofing felt - 15 lb.	20.44 SQ		0.00	24.41	10.63	101.90	611.47
4. Roll roofing	2.59 SQ		0.00	80.62	11.70	44.10	264.61
Used In Valleys							
5. Flashing - pipe jack	2.00 EA		0.00	30.94	1.35	12.66	75.89
6. Step flashing	12.00 LF		0.00	7.94	1.82	19.42	116.52
7. R&R Chimney flashing - average (32" x 36")	1.00 EA		11.66	287.98	5.31	61.00	365.95
<u>Soffit, Fascia & Gutter</u>							
8. R&R Soffit - box framing - 2' overhang	144.05 LF		1.17	4.79	13.06	174.32	1,045.92
9. R&R Fascia - 1" x 8" - #1 pine	144.05 LF		0.21	6.00	24.65	183.86	1,103.06
10. Trim board - 1" x 2" - installed (pine) - Fascia Trim	144.05 LF		0.00	1.79	9.73	53.52	321.10
11. R&R Frieze board - 1" x 8" - #1 pine	65.36 LF		0.21	6.00	11.19	83.42	500.50
12. R&R Gutter / downspout - aluminum - 7" to 8"	162.00 LF		0.31	13.50	158.84	479.20	2,875.26
13. R&R Soffit - wood - tongue & groove	428.82 SF		0.29	7.33	191.19	691.78	4,150.58
<u>Painting</u>							
14. Prime & paint exterior fascia - wood, 6"- 8" wide	144.05 LF		0.00	1.44	2.53	41.98	251.94
15. Prime & paint exterior soffit - wood	288.10 SF		0.00	1.53	9.33	90.02	540.14
16. Prime & paint exterior soffit - exposed rafters	140.72 SF		0.00	2.17	8.20	62.72	376.28

Totals: Roof1 615.48 3,014.20 18,084.98



Blue Chip Restoration, Inc.

2120 Utopia Avenue
Nashville, TN. 37211
www.bluechiprestoration.com

Total: Roof	615.48	3,014.20	18,084.98
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Generals

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
17. Taxes, insurance, permits & fees (Bid item)	1.00 EA		0.00	750.00	0.00	150.00	900.00
Line item represents estimated amount for permits. Final invoice to reflect actuals be it more or less.							
18. Engineering fees (Bid item)	1.00 EA		0.00	800.00	0.00	160.00	960.00
19. Architectural/Drafting fees (Bid Item)	1.00 EA		0.00	2,500.00	0.00	500.00	3,000.00
Only needed if required by codes.							
20. R&R Temporary power - hookup	1.00 EA		41.44	349.86	0.00	78.26	469.56
21. Temporary power usage (per month)	6.00 MO		0.00	104.88	53.28	136.52	819.08
Line item represents estimated amount for temporary power usage. Final invoice to reflect actuals be it more or less.							
22. Temporary toilet (per month)	6.00 MO		0.00	125.14	0.00	150.16	901.00
Line item represents estimated amount for temporary toilet. Final invoice to reflect actuals be it more or less.							
23. Dumpster load - Approx. 30 yards, 5-7 tons of debris	6.00 EA		551.00	0.00	0.00	661.20	3,967.20
Line item represents estimated amount for dumpsters. Final invoice to reflect actuals be it more or less.							
24. General Demolition - per hour	96.00 HR		31.09	0.00	0.00	596.92	3,581.56
Line item represents estimated amount to remove contents. Final invoice to reflect actuals be it more or less.							
25. Dumpster load - Approx. 30 yards, 5-7 tons of debris	3.00 EA		551.00	0.00	0.00	330.60	1,983.60
Line item represents estimated amount for dumpsters used for contents. Final invoice to reflect actuals be it more or less.							
26. Electrical - Security Systems (Open Item)	1.00 EA		0.00	0.00	0.00	0.00	0.00
27. R&R Security system - key pad - High grade	1.00 EA		1.75	199.44	11.56	42.56	255.31
28. R&R Security system - contact w/wire (per opening)- High grade	4.00 EA		1.75	81.69	5.55	67.88	407.19
Totals: Generals					70.39	2,874.10	17,244.50

Framing

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
<u>Framing & Insulation - Floor System, Stud Walls & Ceiling Joist</u>							
29. Remove Log post	67.50 LF		3.88	0.00	0.00	52.38	314.28
30. Schedule 40 steel post	9.00 EA		0.00	324.56	163.18	616.84	3,701.06



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CONTINUED - Framing

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
31. Concrete floor sawing - 4" slab	72.00 LF		0.00	10.60	0.00	152.64	915.84
Line item represents cutting concrete slab for installation of 9 footers for 9 steel post.							
32. Concrete Finisher - per hour	10.00 HR		0.00	90.11	0.00	180.22	1,081.32
Line item represents digging footers for schedule 40 post, by hand.							
33. Concrete pier or footing	9.00 EA		0.00	83.40	22.67	154.66	927.93
34. Wedge anchor bolt - 1/2" x 8 1/2"	36.00 EA		0.00	8.99	6.93	66.10	396.67
35. R&R Joist - floor - 2x8 - w/blocking - 16" oc	1,156.28 SF		0.56	2.00	87.70	609.56	3,657.34
36. Remove Sheathing - 1" x 6" - tongue and groove	1,156.28 SF		0.42	0.00	0.00	97.12	582.76
37. Sheathing - OSB - 3/4" - T&G - High grade eng. wtr resist.	1,156.28 SF		0.00	2.06	126.21	501.62	3,009.77
38. R&R Stud wall - 2" x 4" - 16" oc	1,514.34 SF		0.14	1.69	91.05	572.46	3,434.75
39. Clean stud wall - Heavy	1,511.10 SF		0.00	0.65	2.80	197.00	1,182.02
40. Seal stud wall for odor control (shellac)	1,511.10 SF		0.00	0.72	33.55	224.32	1,345.86
41. R&R Stud wall - 2" x 6" - 16" oc	435.50 SF		0.21	2.54	39.88	247.52	1,485.03
42. R&R Joist - ceiling - 2x6 - w/blocking - 16" oc	1,342.28 SF		0.42	1.54	81.95	542.58	3,255.40
43. R&R Blown-in insulation - 8" depth - R19	1,156.28 SF		0.48	0.62	39.57	262.30	1,573.77
44. R&R Batt insulation - 6" - R19 - paper faced	1,156.28 SF		0.18	0.84	59.90	247.86	1,487.17
Insulation in basement.							
<u>Framing - Roof Structure</u>							
45. Remove Sheathing - spaced 1" x 6"	2,043.65 SF		0.39	0.00	0.00	159.40	956.42
46. Sheathing - OSB - 5/8"	2,043.65 SF		0.00	1.66	115.31	701.56	4,209.33
47. Remove Rafters - 2x4 - 24" OC (3-5/12 Gable, per SF of floor)	1,678.32 SF		0.46	0.00	0.00	154.40	926.43
48. Rafters - 2x4 - 24" OC (3-5/12 Gable, per SF of floor)	1,678.32 SF		0.00	1.40	68.31	483.60	2,901.56
49. Remove Add-on lab & mat - 2x4 - 5/12 to 9/12 slope - 24" OC	1,678.32 SF		0.15	0.00	0.00	50.36	302.11
50. Add-on lab & mat - 2x4 - 5/12 to 9/12 slope - 24" OC	1,678.32 SF		0.00	0.37	7.76	125.76	754.50
51. R&R Hip or roof intersection 6/12 slope (hip/valley length)	86.37 LF		14.58	43.34	99.87	1,020.50	6,122.92
52. R&R Saddle or cricket - up to 25 SF	1.00 EA		15.55	92.19	2.40	22.04	132.18
53. R&R Stud wall - 2" x 4" - 24" oc	155.60 SF		0.11	1.47	8.06	50.78	304.69

Framing for gables.



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CONTINUED - Framing

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
<u>Codes Upgrades - Framing & Insulation</u>							
54. Sheathing - additional cost for H-clips	2,043.65 SF		0.00	0.09	3.78	37.54	225.25
55. Drip edge	208.86 LF		0.00	1.78	11.40	76.64	459.81
56. 2" x 8" lumber - treated (1.33 BF per LF)	152.00 LF		0.00	2.51	16.73	79.64	477.89
Line item represents sill plate.							
57. Concrete anchor bolt - 5/8" x 12"	49.00 EA		0.00	6.72	11.56	68.18	409.02
Line item represents bolting sill plate to block foundation.							
58. Joist - floor - 2x10 - w/blocking - 16" oc	1,156.28 EA		0.00	0.30	10.70	71.52	429.10
Line item represents additional labor and materials to upgrade floor joist to a 2" x 10".							
59. Joist - ceiling - 2x8 - w/blocking - 16" oc	1,342.28 EA		0.00	0.46	19.87	127.48	764.80
Line item represents additional labor and materials to upgrade ceiling joist to a 2" x 8".							
60. Rafters - 2x8 - 16" OC (3-5/12 Gable, per SF of floor)	1,678.32 EA		0.00	1.17	85.38	409.80	2,458.81
Line item represents additional labor and materials to upgrade roof framing from 24"OC to 16"OC and from a 2"x4" rafter to a 2"x8" rafter.							
61. Add-on lab & mat - 2x8 - 5/12 to 9/12 slope - 16" OC	1,678.32 EA		0.00	0.40	13.97	137.06	822.36
62. Framing hurricane tie	63.00 EA		0.00	5.16	5.94	66.20	397.22
63. Stud wall - 2" x 4" - 16" oc	311.19 EA		0.00	0.22	2.59	14.22	85.27
Framing for gables.							
64. House wrap (air/moisture barrier)	2,087.25 SF		0.00	0.28	28.96	122.68	736.07
65. Blown-in insulation - 12" depth - R30	1,156.28 EA		0.00	0.26	24.60	65.04	390.27
Line item represents additional labor and materials to upgrade insulation to R-30.							
66. Batt insulation - 4" - R13 - paper faced	1,361.88 SF		0.00	0.65	51.65	187.38	1,124.25
Exterior walls only.							
Totals: Framing					1,344.23	8,956.96	53,741.23

Mechanicals

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
<u>Heating & Air Conditioning</u>							
67. R&R Air handler - with heat element and A/C coil - 3 ton	1.00 EA		42.40	1,759.70	100.40	380.50	2,283.00



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CONTINUED - Mechanicals

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
68. R&R Heat pump - exterior coil unit - 3 ton - 14 SEER	1.00 EA		25.98	2,069.62	157.03	450.52	2,703.15
69. R&R Ductwork system - hot or cold air - 1200 to 1599 SF home	1.00 EA		282.63	3,550.73	136.54	793.96	4,763.86
70. R&R Emergency drip pan	1.00 EA		5.39	35.35	2.77	8.72	52.23
71. Condensate drain line	20.00 EA		0.00	40.46	8.33	163.50	981.03
72. R&R Condenser pad - 24" x 24"	1.00 EA		3.10	50.37	3.41	11.38	68.26
73. Central air cond. system - refrigerant evacuation	1.00 EA		0.00	123.43	0.00	24.68	148.11
74. R&R Disconnect box - 30 amp - non fused	1.00 EA		13.56	116.16	1.24	26.20	157.16
75. R&R Thermostat - electric heat - High grade	1.00 EA		5.19	83.39	4.40	18.60	111.58
Totals: Mechanicals					414.12	1,878.06	11,268.38

Plumbing

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
<u>Plumbing</u>							
76. Rough in plumbing - per fixture	10.00 EA		0.00	750.00	72.59	1,514.52	9,087.11
77. Exterior faucet / hose bibb - frost free	2.00 EA		0.00	57.11	3.85	23.62	141.69
78. Water pressure regulator valve - 1"	1.00 EA		0.00	114.32	7.37	24.34	146.03
<u>Codes Upgrades - Plumbing</u>							
79. Thermal expansion tank - 2 gallon	1.00 EA		0.00	177.03	4.35	36.28	217.66
80. Water heater platform - metal	1.00 EA		0.00	72.80	4.81	15.52	93.13
Totals: Plumbing					92.97	1,614.28	9,685.62

Electrical

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
<u>Electrical</u>							
81. R&R Breaker panel - 125 amp	1.00 EA		112.57	599.88	18.47	146.20	877.12
82. R&R Circuit breaker - main disconnect - 125 amp	1.00 EA		8.09	185.84	13.61	41.50	249.04
83. R&R Door bell/chime	1.00 EA		3.13	111.49	3.70	23.66	141.98



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CONTINUED - Electrical

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
84. R&R Door bell/chime button (button only)	1.00 EA		0.89	16.50	0.79	3.64	21.82
85. R&R Meter mast for overhead power - 2" conduit	1.00 EA		56.28	380.88	9.74	89.38	536.28
86. R&R Meter base - 100 - 125 amp	1.00 EA		37.53	193.40	5.55	47.30	283.78
87. Grounding rod - copper clad with clamp, 8'	1.00 EA		0.00	84.52	1.65	17.24	103.41
<u>General</u>							
88. Rewire - average residence - copper wiring	1,156.28 SF		0.00	2.54	34.23	594.24	3,565.42
89. R&R 110 volt copper wiring run and box - rough in only	25.00 EA		3.34	39.21	19.49	216.66	1,299.90
90. Outlet	42.00 EA		0.00	10.97	5.32	93.20	559.26
91. 220 volt outlet	2.00 EA		0.00	24.11	1.50	9.94	59.66
92. Switch	14.00 EA		0.00	11.04	1.85	31.30	187.71
93. Dimmer switch	1.00 EA		0.00	30.12	1.90	6.40	38.42
94. Phone, TV, or speaker outlet	5.00 EA		0.00	14.63	2.33	15.10	90.58
95. Phone/low voltage outlet rough-in	5.00 EA		0.00	38.26	2.27	38.72	232.29
<u>Codes Upgrades - Electrical</u>							
96. Breaker panel - 200 amp w/arc fault breakers	1.00 EA		0.00	1,239.99	90.02	266.00	1,596.01
Line item represents codes upgrades to a 200 amp with arc fault breakers.							
97. Circuit breaker - main disconnect - 150 to 200 amp	1.00 EA		0.00	13.32	0.07	2.68	16.07
Line item represents codes upgrade to a 200 amp disconnect.							
98. Meter base - 200 amp	1.00 EA		0.00	79.53	6.48	17.20	103.21
Line item represents codes upgrades to a 200 amp meter base.							
99. Smoke detector	5.00 EA		0.00	46.19	10.42	48.28	289.65
100. Ground fault interrupter (GFI) outlet	5.00 EA		0.00	25.01	6.63	26.34	158.02
101. Exterior outlet or switch	3.00 EA		0.00	17.36	2.15	10.86	65.09
102. Outlet - tamper resistant	42.00 EA		0.00	1.90	7.38	17.44	104.62
Line item represents additional labor and materials to upgrade electrical outlets to tamper resistant.							
103. 110 volt copper wiring run and box - rough in only	7.00 EA		0.00	39.21	5.46	56.00	335.93
104. Outlet	4.00 EA		0.00	10.97	0.51	8.88	53.27
105. Switch	3.00 EA		0.00	11.04	0.40	6.70	40.22
106. Bathroom ventilation fan - High grade	1.00 EA		0.00	143.29	10.40	30.74	184.43



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CONTINUED - Electrical

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
107. Ductwork - hot or cold air - 4" round	12.00 LF		0.00	9.80	2.65	24.06	144.31
108. Exterior cover for ventilation duct, 5" or 6"	1.00 EA		0.00	43.20	2.08	9.06	54.34
109. Exterior light fixture	2.00 EA		0.00	77.77	7.77	32.66	195.97
110. Light bulb - Incand. small or medium globe - mat. only	2.00 EA		0.00	1.39	0.26	0.62	3.66
Totals: Electrical					275.08	1,932.00	11,591.47

Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
111. Detach & Reset Corbel - wood - over 4" wide w/ intricate detail	2.00 EA	33.25	0.00	0.00	0.01	13.30	79.81
112. R&R Attic vent - gable end - wood - Large - High grade	4.00 EA		5.19	235.71	74.38	207.60	1,245.58
113. Detach & Reset Ornamental iron - security grill - window	18.00 SF	7.68	0.00	0.00	0.00	27.64	165.88
114. Remove Tear off asbestos siding (no haul off)	2,087.25 SF		2.52	0.00	27.03	1,057.38	6,344.28
115. Debris disposal - (Bid Item) - "Asbestos"	1.00 EA		1,400.00	0.00	0.00	280.00	1,680.00
116. Remove Siding - beveled - pine or equal (clapboard)	2,087.25 SF		0.27	0.00	0.00	112.72	676.28
117. Sheathing - OSB - 1/2"	2,087.25 SF		0.00	1.03	84.95	446.98	2,681.80
118. R&R House wrap (air/moisture barrier)	2,087.25 SF		0.03	0.25	28.96	122.68	736.07
119. Fiber cement lap siding - 6"	2,087.25 SF		0.00	4.08	368.77	1,776.96	10,661.71

The following represents window, door, garage door and siding trim.

120. R&R Trim board - 1" x 2" - installed (pine)	75.00 LF		0.22	1.79	5.06	31.18	186.99
121. R&R Trim board - 1" x 4" - installed (pine)	259.00 LF		0.24	2.51	31.62	148.78	892.65
122. R&R Trim board - 1" x 6" - installed (pine)	173.00 LF		0.26	3.33	33.93	131.00	786.00
123. R&R 2" x 10" lumber - treated (1.67 BF per LF)	24.00 LF		0.59	2.66	2.93	16.18	97.11

Openings for garage door.

124. R&R 2" x 8" lumber - treated (1.33 BF per LF)	30.00 LF		0.50	2.51	3.30	18.72	112.32
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Openings for basement windows.



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CONTINUED - Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
125. R&R Wood window - awning, 3-6 sf	3.00 EA		21.06	355.30	80.71	241.96	1,451.75
126. R&R Wood window - double hung, 13-19 sf	19.00 EA		26.01	595.43	905.73	2,542.62	15,255.71
127. R&R Wood window - double hung, 9-12 sf	3.00 EA		21.06	505.36	120.93	340.04	2,040.23
128. Add on for grid (double or triple glazed windows)	198.00 SF		0.00	2.35	43.04	101.66	610.00
129. Add on for "Low E" glass	312.00 SF		0.00	1.71	49.35	116.58	699.45
130. R&R Exterior door - Deluxe grade - wood w/detail - pre-hung	1.00 EA		13.33	1,986.21	178.81	435.66	2,614.01
131. R&R Exterior door sidelite - sidelite only - Deluxe grade	2.00 EA		27.21	1,025.96	177.52	456.76	2,740.62
132. R&R Exterior door - metal - insulated / wood - High grade	2.00 EA		13.33	403.53	64.82	179.72	1,078.26
133. Door lockset - exterior	2.00 EA		0.00	46.82	5.65	19.86	119.15
134. Door lockset & deadbolt - exterior - Deluxe grade	1.00 EA		0.00	379.20	33.19	82.48	494.87
135. R&R Storm door assembly - Premium grade - Wrought Iron	1.00 EA		10.98	326.79	24.70	72.50	434.97
136. R&R Overhead door, 8' x 7' - hardwood overlay	1.00 EA		46.64	4,466.43	391.94	980.98	5,885.99
137. Add for decorative window - overhead door - per window	8.00 EA		0.00	37.50	27.75	65.56	393.31
138. R&R Overhead (garage) door opener - High grade	1.00 EA		13.81	343.74	18.50	75.20	451.25
<u>Painting</u>							
139. Seal & paint wood siding	2,087.25 SF		0.00	0.98	71.44	423.38	2,540.33
140. Seal & paint trim - two coats	533.00 LF		0.00	0.96	4.93	103.32	619.93
141. Prime & paint door slab only - exterior (per side)	3.00 EA		0.00	32.17	3.21	19.94	119.66
142. Seal & paint wood window (per side)	24.00 EA		0.00	37.49	11.19	182.20	1,093.15
143. Paint wood window grid	165.00 LF		0.00	0.77	0.76	25.58	153.39
144. Paint overhead door - 2 coats (per side)	1.00 EA		0.00	85.07	3.21	17.66	105.94
145. Prime & paint ornamental iron grill	18.00 SF		0.00	1.61	0.12	5.82	34.92
146. Paint door or window opening - 2 coats (per side)	30.00 EA		0.00	21.22	10.57	129.44	776.61
147. Seal & paint single garage door opening & trim	1.00 EA		0.00	67.01	0.61	13.52	81.14
Totals: Exterior					2,889.62	11,023.56	66,141.12



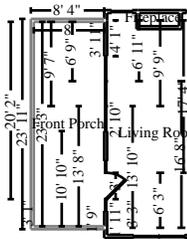
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Landscaping

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
148. Landscaping (Bid Item)	1.00 EA						OPEN ITEM
Totals: Landscaping					0.00	0.00	0.00

Main Level



Front Porch

Height: 9'

228.50 SF Walls	186.00 SF Ceiling
414.50 SF Walls & Ceiling	186.00 SF Floor
20.67 SY Flooring	20.25 LF Floor Perimeter
62.50 LF Ceil. Perimeter	

- Missing Wall - Goes to Floor** **8' X 8'** **Opens into Exterior**
- Missing Wall - Goes to Floor** **23' 3" X 8'** **Opens into Exterior**
- Missing Wall - Goes to Floor** **8' X 8'** **Opens into Exterior**
- Door** **3' X 6' 8"** **Opens into LIVING_ROOM**

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
149. Demolish/remove - bedroom/room (over 200 sf)	186.00 SF		2.59	0.00	0.00	96.34	578.08
150. T & G paneling - double beaded vee (unfinished)	186.00 SF		0.00	5.97	70.02	236.08	1,416.52
151. Crown molding - 2 1/4"	62.50 LF		0.00	2.26	4.34	29.12	174.71
152. Ceiling hook	2.00 EA		0.00	8.35	0.41	3.42	20.53
153. Trim board - 1" x 6" - installed (pine) Used to wrap beam.	72.00 LF		0.00	3.33	14.12	50.78	304.66
154. Trim board - 1" x 12" - installed (pine) Used to wrap beam.	48.00 LF		0.00	6.03	20.51	61.98	371.93
155. Detach & Reset House numbers/letters - plastic or metal - up to 4"	4.00 EA	9.40	0.00	0.00	0.00	7.52	45.12
156. Wall mount mailbox	1.00 EA		0.00	38.15	2.33	8.10	48.58
157. Remove Ornamental iron support post	48.00 LF		3.10	0.00	0.00	29.76	178.56
158. Install Ornamental iron support post	48.00 LF		0.00	7.19	0.00	69.02	414.14
159. Final cleaning - construction - Residential	186.00 SF		0.00	0.16	0.00	5.96	35.72

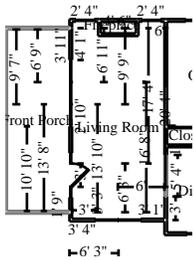


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CONTINUED - Front Porch

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
<u>Light Fixtures</u>							
160. Exterior light fixture	2.00 EA		0.00	77.77	7.77	32.66	195.97
161. Light bulb - Incand. small or medium globe - mat. only	2.00 EA		0.00	1.39	0.26	0.62	3.66
<u>Painting</u>							
162. Exterior - seal or prime then paint with two finish coats	186.00 SF		0.00	1.09	6.37	41.82	250.93
163. Seal & paint crown molding - two coats	62.50 LF		0.00	1.00	0.64	12.62	75.76
164. Prime & paint ornamental iron columns	32.00 LF		0.00	7.42	8.58	49.20	295.22
165. Seal & paint wood beam	84.00 SF		0.00	1.31	1.40	22.28	133.72
166. Clean with pressure/chemical spray - Heavy	186.00 SF		0.00	0.35	0.17	13.06	78.33
167. Paint concrete the floor	186.00 SF		0.00	0.65	2.92	24.76	148.58
Totals: Front Porch					139.84	795.10	4,770.72



Living Room

Height: 9'

644.94 SF Walls	289.32 SF Ceiling
934.26 SF Walls & Ceiling	289.32 SF Floor
32.15 SY Flooring	69.50 LF Floor Perimeter
77.83 LF Ceil. Perimeter	

Door **3' X 6' 8"** **Opens into FRONT_PORCH**
Missing Wall - Goes to Floor **5' 4" X 6' 8"** **Opens into DINING_ROOM**

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
168. Demolish/remove - bedroom/room (over 200 sf)	289.32 SF		2.59	0.00	0.00	149.86	899.20
169. Clean stud wall - Heavy	644.94 SF		0.00	0.65	1.19	84.08	504.48
170. Clean floor underlayment	289.32 SF		0.00	0.27	0.27	15.68	94.07
171. Sand exposed framing - Floor	289.32 SF		0.00	1.79	0.54	103.68	622.10
172. Seal stud wall for odor control (shellac)	644.94 SF		0.00	0.72	14.32	95.74	574.42
173. Seal underlayment for odor control	578.64 SF		0.00	0.40	3.21	46.94	281.61
174. 1/2" drywall - hung, taped, floated, ready for paint	934.26 SF		0.00	1.25	35.43	240.64	1,443.90



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CONTINUED - Living Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
175. Texture drywall - light hand texture	289.32 SF		0.00	0.30	1.07	17.58	105.45
176. Crown molding - 3 1/4"	77.83 LF		0.00	3.00	9.07	48.52	291.08
177. Window blind - aluminum - 1" - 7.1 to 14 SF - High grade	7.00 EA						CUSTOMER
<u>Windows, Doors & Trim</u>							
178. Trim board - 1" x 6" - installed (hardwood - oak or =) - Window Header Piece 1 of 3	28.00 LF		0.00	4.99	9.79	29.90	179.41
179. Trim board - 1" x 2" - installed (hardwood - oak or =) - Window Header Pieces 2 of 3	56.00 LF		0.00	2.40	6.94	28.26	169.60
180. Trim board - 1" x 6" - installed (hardwood - oak or =) - Window Casing	55.00 LF		0.00	4.99	19.23	58.74	352.42
181. Trim board - 1" x 4" - installed (hardwood - oak or =) - Window Stool	28.00 LF		0.00	3.77	6.68	22.46	134.70
182. Trim board - 1" x 6" - installed (hardwood - oak or =) - Window Apron	28.00 LF		0.00	4.99	9.79	29.90	179.41
183. Door jamb per LF - interior - hardwood - 4 9/16"	20.00 LF		0.00	4.23	5.37	18.00	107.97
184. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Header Piece 1 of 3	12.00 LF		0.00	4.99	4.20	12.82	76.90
185. Trim board - 1" x 2" - installed (hardwood - oak or =) - Door Header Pieces 2 of 3	24.00 LF		0.00	2.40	2.97	12.12	72.69
186. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Casing	42.00 LF		0.00	4.99	14.69	44.86	269.13
187. Wood bracket - decorative	2.00 EA		0.00	94.93	13.88	40.76	244.50
188. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Hardwood	6.00 EA		0.00	8.35	2.30	10.48	62.88
189. Trim board - 1" x 6" - installed (hardwood - oak or =) - Baseboard	69.50 LF		0.00	4.99	24.30	74.22	445.33
190. Base shoe - hardwood	69.50 LF		0.00	1.35	4.89	19.74	118.46
191. R&R Oak flooring - #1 common - no finish	289.32 SF		1.46	6.86	114.81	504.38	3,026.34
192. Sand, stain, and finish wood floor	289.32 SF		0.00	3.57	23.28	211.24	1,267.39
193. Add for dustless floor sanding	289.32 SF		0.00	1.00	0.00	57.86	347.18
194. Vapor barrier - 15# felt	289.32 SF		0.00	0.22	1.34	13.00	77.99
195. Final cleaning - construction - Residential	289.32 SF		0.00	0.16	0.00	9.26	55.55
<u>Light Fixtures</u>							



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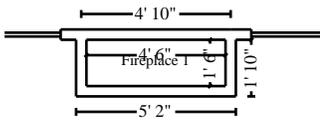
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CONTINUED - Living Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
196. Ceiling fan & light - High grade	1.00 EA		0.00	373.57	20.81	78.88	473.26
197. Light bulb - Incand. small or medium globe - mat. only	3.00 EA		0.00	1.39	0.39	0.92	5.48
<u>Painting</u>							
198. Seal/prime then paint the walls and ceiling twice (3 coats)	934.26 SF		0.00	0.91	20.74	174.18	1,045.10
199. Seal & paint crown molding - two coats	77.83 LF		0.00	1.00	0.79	15.72	94.34
200. Seal & paint wood window (per side)	9.00 EA		0.00	37.49	4.20	68.32	409.93
201. Paint wood window grid	67.50 LF		0.00	0.77	0.31	10.46	62.75
202. Prime & paint door slab only - exterior (per side)	2.00 EA		0.00	32.17	2.14	13.28	79.76
203. Paint door or window opening - 2 coats (per side)	10.00 EA		0.00	21.22	3.52	43.14	258.86
204. Paint door or window opening - Large - 2 coats (per side)	1.00 EA		0.00	24.99	0.42	5.08	30.49
205. Seal & paint baseboard, oversized - two coats	69.50 LF		0.00	1.08	0.90	15.20	91.16
206. Seal & paint base shoe or quarter round	69.50 LF		0.00	0.54	0.58	7.62	45.73
Totals: Living Room					384.36	2,433.52	14,601.02

Fireplace 1

Height: 9'



108.00 SF Walls	6.75 SF Ceiling
114.75 SF Walls & Ceiling	6.75 SF Floor
0.75 SY Flooring	12.00 LF Floor Perimeter
12.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
207. R&R Masonry fireplace & chimney - single story home	1.00 EA						SALVAGE
It is intended and estimated to temporarily support, clean and salvage chimney. The following line items represents temporarily supporting and cleaning of chimney and fireplace.							
208. Carpenter - General Framer - per hour	8.00 HR		0.00	51.78	0.00	82.84	497.08
209. Carpentry - General Laborer - per hour	8.00 HR		0.00	30.04	0.00	48.06	288.38
210. Soda blasting - Extra heavy	200.00 SF		0.00	2.43	11.84	99.56	597.40

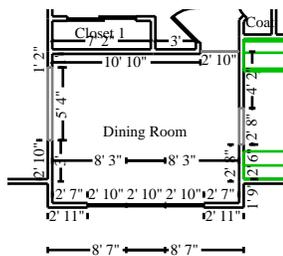


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CONTINUED - Fireplace 1

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
211. R&R Fireplace - chimney cap - concrete	1.00 EA		23.33	164.90	2.25	38.10	228.58
212. R&R Flue cap	1.00 EA		10.36	99.26	7.59	23.46	140.67
213. R&R Fireplace grate	1.00 EA		3.21	54.87	4.62	12.54	75.24
214. R&R Fireplace hearth - tile	7.50 SF		1.95	14.16	4.49	25.06	150.38
215. R&R Fireplace face, tile	22.00 SF		1.56	15.33	7.04	75.72	454.34
216. R&R Fireplace mantel - stain grade or hardwood - custom	1.00 EA		33.30	1,185.24	91.21	261.94	1,571.69
Totals: Fireplace 1					129.04	667.28	4,003.76



Dining Room

Height: 9'

365.17 SF Walls	149.67 SF Ceiling
514.83 SF Walls & Ceiling	149.67 SF Floor
16.63 SY Flooring	38.50 LF Floor Perimeter
46.50 LF Ceil. Perimeter	

Missing Wall

2' 10" X 9'

Opens into HALLWAY

Missing Wall - Goes to Floor

5' 4" X 6' 8"

Opens into LIVING_ROOM

Missing Wall - Goes to Floor

2' 8" X 6' 8"

Opens into KITCHEN

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
217. Demolish/remove - bedroom/room (over 200 sf)	149.67 SF		2.59	0.00	0.00	77.54	465.19
218. 1/2" drywall - hung, taped, floated, ready for paint	514.83 SF		0.00	1.25	19.52	132.60	795.66
219. Texture drywall - light hand texture	149.67 SF		0.00	0.30	0.55	9.10	54.55
220. Crown molding - 3 1/4"	46.50 LF		0.00	3.00	5.42	28.98	173.90
221. Wallpaper - High grade	145.44 SF		0.00	2.25	18.03	69.04	414.31
222. Window blind - aluminum - 1" - 7.1 to 14 SF - High grade	3.00 EA						CUSTOMER
Windows, Doors & Trim							
223. Trim board - 1" x 6" - installed (hardwood - oak or =) - Window Header Piece 1 of 3	12.00 LF		0.00	4.99	4.20	12.82	76.90
224. Trim board - 1" x 2" - installed (hardwood - oak or =) - Window Header Pieces 2 of 3	24.00 LF		0.00	2.40	2.97	12.12	72.69



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CONTINUED - Dining Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
225. Trim board - 1" x 6" - installed (hardwood - oak or =) - Window Casing	20.00 LF		0.00	4.99	6.99	21.36	128.15
226. Trim board - 1" x 4" - installed (hardwood - oak or =) - Window Stool	12.00 LF		0.00	3.77	2.86	9.62	57.72
227. Trim board - 1" x 6" - installed (hardwood - oak or =) - Window Apron	12.00 LF		0.00	4.99	4.20	12.82	76.90
228. Door jamb per LF - interior - hardwood - 4 9/16"	18.00 LF		0.00	4.23	4.83	16.18	97.15
229. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Header Piece 1 of 3	14.00 LF		0.00	4.99	4.90	14.96	89.72
230. Trim board - 1" x 2" - installed (hardwood - oak or =) - Door Header Pieces 2 of 3	22.00 LF		0.00	2.40	2.73	11.10	66.63
231. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Casing	42.00 LF		0.00	4.99	14.69	44.86	269.13
232. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Hardwood	4.00 EA		0.00	8.35	1.54	6.98	41.92
233. Trim board - 1" x 6" - installed (hardwood - oak or =) - Baseboard	38.50 LF		0.00	4.99	13.46	41.12	246.70
234. Base shoe - hardwood	38.50 LF		0.00	1.35	2.71	10.94	65.63
235. R&R Oak flooring - #1 common - no finish	149.67 SF		1.46	6.86	59.39	260.92	1,565.57
236. Sand, stain, and finish wood floor	149.67 SF		0.00	3.57	12.04	109.26	655.62
237. Add for dustless floor sanding	149.67 SF		0.00	1.00	0.00	29.94	179.61
238. Vapor barrier - 15# felt	149.67 SF		0.00	0.22	0.69	6.72	40.34
239. Final cleaning - construction - Residential	149.67 SF		0.00	0.16	0.00	4.80	28.75
<u>Light Fixtures</u>							
240. Chandelier - High grade	1.00 EA		0.00	326.39	21.37	69.56	417.32
At the customers request line item represents salvaging the original light fixture which will be rewired and cleaned.							
241. Light bulb - Incand. small or medium globe - mat. only	4.00 EA		0.00	1.39	0.51	1.22	7.29
<u>Painting</u>							
242. Seal/prime then paint part of the walls and ceiling twice (3 coats)	369.39 SF		0.00	0.91	8.20	68.86	413.20
243. Seal the surface area w/latex based stain blocker - one coat	145.44 SF		0.00	0.42	0.94	12.40	74.42
244. Seal & paint crown molding - two coats	46.50 LF		0.00	1.00	0.47	9.40	56.37
245. Seal & paint wood window (per side)	3.00 EA		0.00	37.49	1.40	22.78	136.65

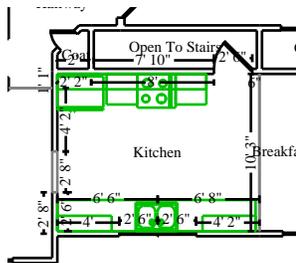


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CONTINUED - Dining Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
246. Paint door slab only - 2 coats (per side)	1.00 EA		0.00	25.71	0.59	5.26	31.56
247. Paint door or window opening - 2 coats (per side)	5.00 EA		0.00	21.22	1.76	21.58	129.44
248. Paint door or window opening - Large - 2 coats (per side)	1.00 EA		0.00	24.99	0.42	5.08	30.49
249. Seal & paint baseboard, oversized - two coats	38.50 LF		0.00	1.08	0.50	8.42	50.50
250. Seal & paint base shoe or quarter round	38.50 LF		0.00	0.54	0.32	4.22	25.33
Totals: Dining Room					218.20	1,172.56	7,035.31



Kitchen

Height: 9'

294.81 SF Walls	134.96 SF Ceiling
429.76 SF Walls & Ceiling	134.96 SF Floor
15.00 SY Flooring	31.42 LF Floor Perimeter
36.58 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into OPEN_TO_STAI
Missing Wall - Goes to Floor	2' 8" X 6' 8"	Opens into DINING_ROOM
Missing Wall	10' 3" X 9'	Opens into BREAKFAST_AR

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
251. Demolish/remove - bedroom/room (over 200 sf)	134.96 SF		2.59	0.00	0.00	69.92	419.47
252. 1/2" drywall - hung, taped, floated, ready for paint	429.76 SF		0.00	1.25	16.30	110.70	664.20
253. Texture drywall - light hand texture	134.96 SF		0.00	0.30	0.50	8.20	49.19
254. Crown molding - 3 1/4"	36.58 LF		0.00	3.00	4.26	22.80	136.80
255. Remove Custom cabinets - wall units - 30" tall	10.50 LF		4.66	0.00	0.00	9.78	58.71
256. Remove Custom cabinets - wall units - 42" tall	5.17 LF		4.66	0.00	0.00	4.82	28.91
257. Cabinetry - upper (wall) units	16.67 LF		0.00	108.41	130.03	387.44	2,324.66
258. Remove Custom cabinets - full height units	1.83 LF		5.61	0.00	0.00	2.06	12.33
259. R&R Shelving - 12" - in place	6.00 LF		0.24	6.53	1.56	8.44	50.62
260. Cabinet knob or pull	26.00 EA		0.00	6.42	8.06	35.00	209.98



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CONTINUED - Kitchen

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
261. R&R Countertop - post formed plastic laminate	17.00 LF		2.59	41.82	51.33	161.24	967.54
262. R&R Cabinetry - lower (base) units	15.00 LF		4.66	151.08	176.21	502.46	3,014.77
263. R&R Refrigerator/icemaker water supply box with valve	1.00 EA		3.10	99.14	4.36	21.32	127.92
264. R&R Range hood	1.00 EA		7.83	169.83	10.16	37.56	225.38
265. R&R Dishwasher	1.00 EA		16.66	557.20	43.85	123.56	741.27
266. Sink faucet - Kitchen - High grade	1.00 EA		0.00	262.45	19.66	56.44	338.55
267. Soap dispenser	1.00 EA		0.00	52.18	3.89	11.22	67.29
268. R&R Sink - double - High grade	1.00 EA		12.44	443.24	34.13	97.94	587.75
269. Sink drain assembly with stop - High grade	2.00 EA		0.00	51.84	5.90	21.92	131.50
270. R&R P-trap assembly - ABS (plastic)	1.00 EA		4.66	40.71	0.56	9.20	55.13
271. R&R Plumbing fixture supply line	2.00 EA		3.10	14.13	1.01	7.10	42.57
272. R&R Angle stop valve	2.00 EA		3.10	24.53	1.33	11.32	67.91
<u>Windows, Doors & Trim</u>							
273. Trim board - 1" x 6" - installed (hardwood - oak or =) - Window Header Piece 1 of 3	8.00 LF		0.00	4.99	2.80	8.54	51.26
274. Trim board - 1" x 2" - installed (hardwood - oak or =) - Window Header Pieces 2 of 3	16.00 LF		0.00	2.40	1.98	8.08	48.46
275. Trim board - 1" x 6" - installed (hardwood - oak or =) - Window Casing	15.00 LF		0.00	4.99	5.24	16.02	96.11
276. Trim board - 1" x 4" - installed (hardwood - oak or =) - Window Stool	8.00 LF		0.00	3.77	1.91	6.42	38.49
277. Trim board - 1" x 6" - installed (hardwood - oak or =) - Window Apron	8.00 LF		0.00	4.99	2.80	8.54	51.26
278. Remove Door jamb per LF - interior - hardwood - 4 9/16"	44.00 LF		0.24	0.00	0.00	2.12	12.68
279. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Header Piece 1 of 3	4.00 LF		0.00	4.99	1.40	4.28	25.64
280. Trim board - 1" x 2" - installed (hardwood - oak or =) - Door Header Pieces 2 of 3	8.00 LF		0.00	2.40	0.99	4.04	24.23
281. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Casing	14.00 LF		0.00	4.99	4.90	14.96	89.72
282. Remove Trim board - 1" x 4" - installed (pine)	28.00 LF		0.24	0.00	0.00	1.34	8.06



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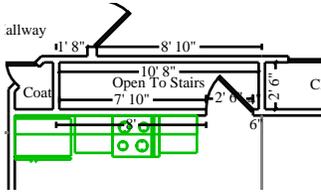
CONTINUED - Kitchen

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Opening into breakfast area.							
283. Remove Trim board - 1" x 8" - installed (pine)	9.00 LF		0.27	0.00	0.00	0.48	2.91
284. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Hardwood	2.00 EA		0.00	8.35	0.77	3.50	20.97
285. Trim board - 1" x 6" - installed (hardwood - oak or =) - Baseboard	13.92 LF		0.00	4.99	4.87	14.88	89.21
286. Base shoe - hardwood	31.42 LF		0.00	1.35	2.21	8.92	53.55
287. Vinyl floor covering (sheet goods)	155.20 SF		0.00	2.84	27.71	93.70	562.18
15 % waste added for Vinyl floor covering (sheet goods).							
288. Underlayment - 1/4" lauan/mahogany plywood	134.96 SF		0.00	1.26	6.24	35.26	211.55
289. Final cleaning - construction - Residential	134.96 SF		0.00	0.16	0.00	4.32	25.91
<u>Light Fixtures</u>							
290. Hanging light fixture	1.00 EA		0.00	68.27	3.01	14.26	85.54
291. Light bulb - Incand. small or medium globe - mat. only	2.00 EA		0.00	1.39	0.26	0.62	3.66
292. Puck light - shallow	3.00 EA		0.00	82.68	9.62	51.52	309.18
<u>Painting</u>							
293. Seal/prime then paint the walls and ceiling twice (3 coats)	429.76 SF		0.00	0.91	9.54	80.12	480.74
294. Seal & paint crown molding - two coats	36.58 LF		0.00	1.00	0.37	7.40	44.35
295. Seal & paint wood window (per side)	2.00 EA		0.00	37.49	0.93	15.18	91.09
296. Paint wood window grid	10.00 LF		0.00	0.77	0.05	1.56	9.31
297. Paint door or window opening - 2 coats (per side)	4.00 EA		0.00	21.22	1.41	17.26	103.55
298. Seal & paint baseboard, oversized - two coats	13.92 LF		0.00	1.08	0.18	3.04	18.25
299. Seal & paint base shoe or quarter round	31.42 LF		0.00	0.54	0.26	3.46	20.69
300. Seal & paint cabinetry - upper - faces only	16.67 LF		0.00	12.39	4.21	42.14	252.89
301. Seal & paint cabinetry - lower - faces only	15.00 LF		0.00	14.85	4.52	45.46	272.73
Totals: Kitchen					611.28	2,237.86	13,426.62



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Open To Stairs

Height: 9'

219.60 SF Walls	26.57 SF Ceiling
246.17 SF Walls & Ceiling	26.57 SF Floor
2.95 SY Flooring	23.75 LF Floor Perimeter
26.25 LF Ceil. Perimeter	

DOOR	2' 6" X 6' 8"			Opens into KITCHEN				
	DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
302.	Demolish/remove - bedroom/room (over 200 sf)	26.57 SF		2.59	0.00	0.00	13.76	82.58
303.	1/2" drywall - hung, taped, floated, ready for paint	246.17 SF		0.00	1.25	9.34	63.40	380.45
304.	Texture drywall - light hand texture	26.57 SF		0.00	0.30	0.10	1.62	9.69
305.	Stairway - disappearing (folding) /attic ladder- High grade	1.00 EA		0.00	353.67	23.14	75.36	452.17
<u>Windows, Doors & Trim</u>								
306.	Interior door - solid core Colonist - pre-hung unit	1.00 EA		0.00	265.64	21.07	57.34	344.05
307.	Door knob - interior - High grade	1.00 EA		0.00	51.12	3.32	10.88	65.32
308.	Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Header Piece 1 of 3	4.00 LF		0.00	4.99	1.40	4.28	25.64
309.	Trim board - 1" x 2" - installed (hardwood - oak or =) - Door Header Pieces 2 of 3	8.00 LF		0.00	2.40	0.99	4.04	24.23
310.	Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Casing	14.00 LF		0.00	4.99	4.90	14.96	89.72
311.	Plinth block - 3/4" x 3 1/2" x 6 1/2" - Hardwood	2.00 EA		0.00	8.35	0.77	3.50	20.97
312.	Trim board - 1" x 6" - installed (hardwood - oak or =) - Baseboard	7.50 LF		0.00	4.99	2.62	8.00	48.05
313.	Final cleaning - construction - Residential	26.57 SF		0.00	0.16	0.00	0.86	5.11
<u>Light Fixtures</u>								
314.	Porcelain light fixture	1.00 EA		0.00	22.75	0.51	4.66	27.92
315.	Light bulb - Incand. small or medium globe - mat. only	1.00 EA		0.00	1.39	0.13	0.30	1.82
<u>Painting</u>								
316.	Seal/prime then paint the walls and ceiling twice (3 coats)	246.17 SF		0.00	0.91	5.46	45.90	275.37
317.	Paint door slab only - 2 coats (per side)	1.00 EA		0.00	25.71	0.59	5.26	31.56

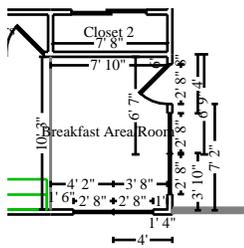


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CONTINUED - Open To Stairs

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
318. Paint door or window opening - 2 coats (per side)	1.00 EA		0.00	21.22	0.35	4.32	25.89
319. Seal & paint baseboard, oversized - two coats	23.75 LF		0.00	1.08	0.31	5.20	31.16
Totals: Open To Stairs					75.00	323.64	1,941.70



Breakfast Area/Room

Height: 9'

215.47 SF Walls	80.29 SF Ceiling
295.76 SF Walls & Ceiling	80.29 SF Floor
8.92 SY Flooring	23.25 LF Floor Perimeter
25.92 LF Ceil. Perimeter	

Door **2' 8" X 6' 8"** **Opens into PATIO**
Missing Wall **10' 3" X 9'** **Opens into KITCHEN**

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
320. Demolish/remove - bedroom/room (over 200 sf)	80.29 SF		2.59	0.00	0.00	41.60	249.55
321. 1/2" drywall - hung, taped, floated, ready for paint	80.29 SF		0.00	1.25	3.05	20.70	124.11
322. Texture drywall - light hand texture	80.29 SF		0.00	0.30	0.30	4.88	29.27
323. Crown molding - 3 1/4"	25.92 LF		0.00	3.00	3.02	16.16	96.94
324. 1/2" drywall - hung, taped, floated, ready for paint	215.47 SF		0.00	1.25	8.17	55.50	333.01
Windows, Doors & Trim							
325. Trim board - 1" x 6" - installed (hardwood - oak or =) - Window Header Piece 1 of 3	16.00 LF		0.00	4.99	5.59	17.08	102.51
326. Trim board - 1" x 2" - installed (hardwood - oak or =) - Window Header Pieces 2 of 3	32.00 LF		0.00	2.40	3.97	16.16	96.93
327. Trim board - 1" x 6" - installed (hardwood - oak or =) - Window Casing	30.00 LF		0.00	4.99	10.49	32.04	192.23
328. Trim board - 1" x 4" - installed (hardwood - oak or =) - Window Stool	16.00 LF		0.00	3.77	3.82	12.82	76.96
329. Trim board - 1" x 6" - installed (hardwood - oak or =) - Window Apron	16.00 LF		0.00	4.99	5.59	17.08	102.51
330. Remove Trim board - 1" x 4" - installed (pine)	28.00 LF		0.24	0.00	0.00	1.34	8.06



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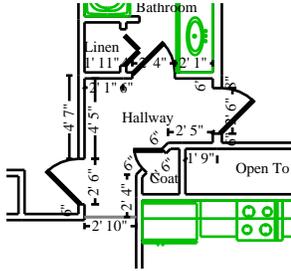
CONTINUED - Breakfast Area/Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Opening into kitchen area.							
331. Remove Trim board - 1" x 8" - installed (pine)	9.00 LF		0.27	0.00	0.00	0.48	2.91
332. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Header Piece 1 of 3	4.00 LF		0.00	4.99	1.40	4.28	25.64
333. Trim board - 1" x 2" - installed (hardwood - oak or =) - Door Header Pieces 2 of 3	8.00 LF		0.00	2.40	0.99	4.04	24.23
334. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Casing	14.00 LF		0.00	4.99	4.90	14.96	89.72
335. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Hardwood	2.00 EA		0.00	8.35	0.77	3.50	20.97
336. Trim board - 1" x 6" - installed (hardwood - oak or =) - Baseboard	23.25 LF		0.00	4.99	8.13	24.82	148.97
337. Base shoe	23.25 LF		0.00	0.97	0.88	4.70	28.13
338. Vinyl floor covering (sheet goods)	92.34 SF		0.00	2.84	16.49	55.76	334.50
15 % waste added for Vinyl floor covering (sheet goods).							
339. Underlayment - 1/4" lauan/mahogany plywood	80.29 SF		0.00	1.26	3.71	20.98	125.86
340. Final cleaning - construction - Residential	80.29 SF		0.00	0.16	0.00	2.58	15.43
<u>Light Fixtures</u>							
341. Ceiling fan & light	1.00 EA		0.00	270.43	11.79	56.44	338.66
342. Light bulb - Incand. small or medium globe - mat. only	4.00 EA		0.00	1.39	0.51	1.22	7.29
<u>Painting</u>							
343. Seal/prime then paint the walls and ceiling twice (3 coats)	295.76 SF		0.00	0.91	6.57	55.14	330.85
344. Seal & paint crown molding - two coats	25.92 LF		0.00	1.00	0.26	5.24	31.42
345. Paint door slab only - 2 coats (per side)	1.00 EA		0.00	25.71	0.59	5.26	31.56
346. Paint door or window opening - 2 coats (per side)	5.00 EA		0.00	21.22	1.76	21.58	129.44
347. Seal & paint baseboard, oversized - two coats	23.25 LF		0.00	1.08	0.30	5.08	30.49
348. Seal & paint base shoe or quarter round	23.25 LF		0.00	0.54	0.19	2.56	15.31
Totals: Breakfast Area/Room					103.24	523.98	3,143.46



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Hallway

Height: 9'

171.65 SF Walls	37.96 SF Ceiling
209.61 SF Walls & Ceiling	37.96 SF Floor
4.22 SY Flooring	16.78 LF Floor Perimeter
25.62 LF Ceil. Perimeter	

Door	2' 4" X 6' 8"	Opens into BATHROOM
Door	2' 6" X 6' 8"	Opens into OFFICE
Missing Wall	2' 10" X 9'	Opens into DINING_ROOM
Door	1' 6" X 6' 8"	Opens into COAT
Door	2' 6" X 6' 8"	Opens into BEDROOM

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
349. Demolish/remove - bedroom/room (over 200 sf)	37.96 SF		2.59	0.00	0.00	19.66	117.98
350. 1/2" drywall - hung, taped, floated, ready for paint	209.61 SF		0.00	1.25	7.95	54.00	323.96
351. Texture drywall - light hand texture	37.96 SF		0.00	0.30	0.14	2.30	13.83
352. Crown molding - 3 1/4"	25.62 LF		0.00	3.00	2.99	15.98	95.83
<u>Windows, Doors & Trim</u>							
353. Interior door - solid core Colonist - pre-hung unit	1.00 EA		0.00	265.64	21.07	57.34	344.05
354. Door knob - interior - High grade	1.00 EA		0.00	51.12	3.32	10.88	65.32
355. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Header Piece 1 of 3	16.00 LF		0.00	4.99	5.59	17.08	102.51
356. Trim board - 1" x 2" - installed (hardwood - oak or =) - Door Header Pieces 2 of 3	32.00 LF		0.00	2.40	3.97	16.16	96.93
357. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Casing	56.00 LF		0.00	4.99	19.58	59.80	358.82
358. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Hardwood	8.00 EA		0.00	8.35	3.07	13.98	83.85
359. Trim board - 1" x 6" - installed (hardwood - oak or =) - Baseboard	16.78 LF		0.00	4.99	5.87	17.92	107.52
360. Base shoe - hardwood	16.78 LF		0.00	1.35	1.18	4.78	28.61
361. R&R Oak flooring - #1 common - no finish	37.96 SF		1.46	6.86	15.06	66.18	397.07
362. Sand, stain, and finish wood floor	37.96 SF		0.00	3.57	3.06	27.72	166.30
363. Add for dustless floor sanding	37.96 SF		0.00	1.00	0.00	7.60	45.56
364. Vapor barrier - 15# felt	37.96 SF		0.00	0.22	0.18	1.72	10.25
365. Final cleaning - construction - Residential	37.96 SF		0.00	0.16	0.00	1.22	7.29

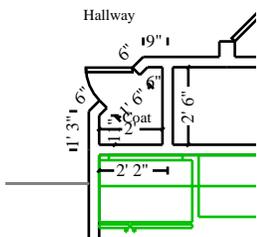


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CONTINUED - Hallway

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
<u>Light Fixtures</u>							
366. Hanging light fixture - Premium grade	1.00 EA		0.00	125.77	8.33	26.82	160.92
Homeowner described the light fixture in this room to be a wrought iron hanging light fixture.							
367. Light bulb - Incand. small or medium globe - mat. only	2.00 EA		0.00	1.39	0.26	0.62	3.66
<u>Painting</u>							
368. Seal/prime then paint the walls and ceiling twice (3 coats)	209.61 SF		0.00	0.91	4.65	39.10	234.50
369. Seal & paint crown molding - two coats	25.62 LF		0.00	1.00	0.26	5.18	31.06
370. Paint door slab only - 2 coats (per side)	4.00 EA		0.00	25.71	2.35	21.04	126.23
371. Paint door or window opening - 2 coats (per side)	4.00 EA		0.00	21.22	1.41	17.26	103.55
372. Seal & paint baseboard, oversized - two coats	16.78 LF		0.00	1.08	0.22	3.66	22.00
373. Seal & paint base shoe or quarter round	16.78 LF		0.00	0.54	0.14	1.84	11.04
Totals: Hallway					110.65	509.84	3,058.64



Coat

Height: 9'

63.52 SF Walls	3.89 SF Ceiling
67.41 SF Walls & Ceiling	3.89 SF Floor
0.43 SY Flooring	6.67 LF Floor Perimeter
8.17 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	1' 6" X 6' 8"		Opens into HALLWAY		TOTAL
				REPLACE	TAX	O&P		
374. Demolish/remove - bedroom/room (over 200 sf)	3.89 SF		2.59	0.00	0.00	2.02	12.10	
375. 1/2" drywall - hung, taped, floated, ready for paint	67.41 SF		0.00	1.25	2.56	17.38	104.20	
376. Texture drywall - light hand texture	3.89 SF		0.00	0.30	0.01	0.24	1.42	
377. Closet shelf and rod package	4.50 LF		0.00	13.96	1.67	12.90	77.39	

Windows, Doors & Trim

378. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Header	4.00 LF		0.00	4.99	1.40	4.28	25.64
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Piece 1 of 3



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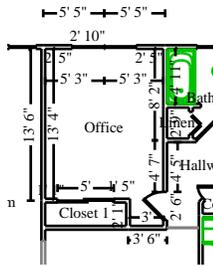
CONTINUED - Coat

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
379. Trim board - 1" x 2" - installed (hardwood - oak or =) - Door Header Pieces 2 of 3	8.00 LF		0.00	2.40	0.99	4.04	24.23
380. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Casing	14.00 LF		0.00	4.99	4.90	14.96	89.72
381. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Hardwood	2.00 EA		0.00	8.35	0.77	3.50	20.97
382. Trim board - 1" x 6" - installed (hardwood - oak or =) - Baseboard	6.67 LF		0.00	4.99	2.33	7.12	42.73
383. Base shoe - hardwood	6.67 LF		0.00	1.35	0.47	1.90	11.37
384. R&R Oak flooring - #1 common - no finish	3.89 SF		1.46	6.86	1.54	6.78	40.69
385. Sand, stain, and finish wood floor	3.89 SF		0.00	3.57	0.31	2.84	17.04
386. Add for dustless floor sanding	3.89 SF		0.00	1.00	0.00	0.78	4.67
387. Vapor barrier - 15# felt	3.89 SF		0.00	0.22	0.02	0.18	1.06
388. Final cleaning - construction - Residential	3.89 SF		0.00	0.16	0.00	0.12	0.74
<u>Light Fixtures</u>							
<u>Painting</u>							
389. Seal/prime then paint the walls and ceiling twice (3 coats)	67.41 SF		0.00	0.91	1.50	12.56	75.40
390. Paint door slab only - 2 coats (per side)	1.00 EA		0.00	25.71	0.59	5.26	31.56
391. Paint door or window opening - 2 coats (per side)	1.00 EA		0.00	21.22	0.35	4.32	25.89
392. Seal & paint wood shelving, 12"- 24" width	4.50 LF		0.00	3.04	0.17	2.78	16.63
393. Seal & paint baseboard, oversized - two coats	6.67 LF		0.00	1.08	0.09	1.46	8.75
394. Seal & paint base shoe or quarter round	6.67 LF		0.00	0.54	0.06	0.74	4.40
Totals: Coat					19.73	106.16	636.60



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Office

Height: 9'

422.50 SF Walls	147.15 SF Ceiling
569.65 SF Walls & Ceiling	147.15 SF Floor
16.35 SY Flooring	45.00 LF Floor Perimeter
52.50 LF Ceil. Perimeter	

Door	5' X 6' 8"	Opens into CLOSET_1
Door	2' 6" X 6' 8"	Opens into HALLWAY

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
395. Demolish/remove - bedroom/room (over 200 sf)	147.15 SF		2.59	0.00	0.00	76.22	457.34
396. 1/2" drywall - hung, taped, floated, ready for paint	569.65 SF		0.00	1.25	21.60	146.74	880.40
397. Texture drywall - light hand texture	147.15 SF		0.00	0.30	0.54	8.94	53.63
398. Crown molding - 3 1/4"	52.50 LF		0.00	3.00	6.12	32.72	196.34
399. Window blind - aluminum - 1" - 7.1 to 14 SF - High grade	2.00 EA						CUSTOMER
<u>Windows, Doors & Trim</u>							
400. Interior door - solid core Colonist - pre-hung unit	1.00 EA		0.00	265.64	21.07	57.34	344.05
401. Door knob - interior - High grade	1.00 EA		0.00	51.12	3.32	10.88	65.32
402. Bypass mirrored door set - High grade	1.00 EA		0.00	383.55	31.45	83.02	498.02
403. Trim board - 1" x 6" - installed (hardwood - oak or =) - Window Header Piece 1 of 3	8.00 LF		0.00	4.99	2.80	8.54	51.26
404. Trim board - 1" x 2" - installed (hardwood - oak or =) - Window Header Pieces 2 of 3	16.00 LF		0.00	2.40	1.98	8.08	48.46
405. Trim board - 1" x 6" - installed (hardwood - oak or =) - Window Casing	15.00 LF		0.00	4.99	5.24	16.02	96.11
406. Trim board - 1" x 4" - installed (hardwood - oak or =) - Window Stool	8.00 LF		0.00	3.77	1.91	6.42	38.49
407. Trim board - 1" x 6" - installed (hardwood - oak or =) - Window Apron	8.00 LF		0.00	4.99	2.80	8.54	51.26
408. Door jamb per LF - interior - hardwood - 4 9/16"	22.00 LF		0.00	4.23	5.90	19.80	118.76
409. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Header Piece 1 of 3	10.00 LF		0.00	4.99	3.50	10.68	64.08
410. Trim board - 1" x 2" - installed (hardwood - oak or =) - Door Header Pieces 2 of 3	20.00 LF		0.00	2.40	2.48	10.10	60.58



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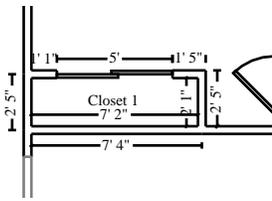
CONTINUED - Office

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
411. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Casing	28.00 LF		0.00	4.99	9.79	29.90	179.41
412. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Hardwood	4.00 EA		0.00	8.35	1.54	6.98	41.92
413. Trim board - 1" x 6" - installed (hardwood - oak or =) - Baseboard	45.00 LF		0.00	4.99	15.73	48.06	288.34
414. Base shoe - hardwood	45.00 LF		0.00	1.35	3.16	12.80	76.71
415. R&R Oak flooring - #1 common - no finish	147.15 SF		1.46	6.86	58.39	256.54	1,539.22
416. Sand, stain, and finish wood floor	147.15 SF		0.00	3.57	11.84	107.42	644.59
417. Add for dustless floor sanding	147.15 SF		0.00	1.00	0.00	29.44	176.59
418. Vapor barrier - 15# felt	147.15 SF		0.00	0.22	0.68	6.62	39.67
419. Final cleaning - construction - Residential	147.15 SF		0.00	0.16	0.00	4.70	28.24
<u>Light Fixtures</u>							
420. Ceiling fan & light - High grade	1.00 EA		0.00	373.57	20.81	78.88	473.26
421. Light bulb - Incand. small or medium globe - mat. only	4.00 EA		0.00	1.39	0.51	1.22	7.29
<u>Painting</u>							
422. Seal/prime then paint the walls and ceiling twice (3 coats)	569.65 SF		0.00	0.91	12.65	106.22	637.25
423. Seal & paint crown molding - two coats	52.50 LF		0.00	1.00	0.53	10.60	63.63
424. Seal & paint wood window (per side)	2.00 EA		0.00	37.49	0.93	15.18	91.09
425. Paint door slab only - 2 coats (per side)	1.00 EA		0.00	25.71	0.59	5.26	31.56
426. Paint door or window opening - 2 coats (per side)	3.00 EA		0.00	21.22	1.06	12.96	77.68
427. Paint door or window opening - Large - 2 coats (per side)	1.00 EA		0.00	24.99	0.42	5.08	30.49
428. Seal & paint baseboard, oversized - two coats	45.00 LF		0.00	1.08	0.58	9.84	59.02
429. Seal & paint base shoe or quarter round	45.00 LF		0.00	0.54	0.37	4.94	29.61
Totals: Office					250.29	1,256.68	7,539.67



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Closet 1

Height: 9'

133.90 SF Walls	15.02 SF Ceiling
148.91 SF Walls & Ceiling	15.02 SF Floor
1.67 SY Flooring	13.58 LF Floor Perimeter
18.58 LF Ceil. Perimeter	

DESCRIPTION	QTY	5' X 6' 8"			Opens into OFFICE			TOTAL
		RESET	REMOVE	REPLACE	TAX	O&P		
430. Demolish/remove - bedroom/room (over 200 sf)	15.02 SF		2.59	0.00	0.00	7.78	46.68	
431. 1/2" drywall - hung, taped, floated, ready for paint	148.91 SF		0.00	1.25	5.65	38.36	230.15	
432. Texture drywall - light hand texture	15.02 SF		0.00	0.30	0.06	0.92	5.49	
433. Organized closet shelving	42.72 SF		0.00	6.98	11.50	61.94	371.63	
<u>Windows, Doors & Trim</u>								
434. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Header Piece 1 of 3	6.00 LF		0.00	4.99	2.10	6.40	38.44	
435. Trim board - 1" x 2" - installed (hardwood - oak or =) - Door Header Pieces 2 of 3	12.00 LF		0.00	2.40	1.49	6.06	36.35	
436. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Casing	14.00 LF		0.00	4.99	4.90	14.96	89.72	
437. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Hardwood	2.00 EA		0.00	8.35	0.77	3.50	20.97	
438. Trim board - 1" x 6" - installed (hardwood - oak or =) - Baseboard	13.58 LF		0.00	4.99	4.75	14.52	87.03	
439. Base shoe - hardwood	13.58 LF		0.00	1.35	0.95	3.86	23.14	
440. R&R Oak flooring - #1 common - no finish	15.02 SF		1.46	6.86	5.96	26.18	157.11	
441. Sand, stain, and finish wood floor	15.02 SF		0.00	3.57	1.21	10.96	65.79	
442. Add for dustless floor sanding	15.02 SF		0.00	1.00	0.00	3.00	18.02	
443. Vapor barrier - 15# felt	15.02 SF		0.00	0.22	0.07	0.68	4.05	
444. Final cleaning - construction - Residential	15.02 SF		0.00	0.16	0.00	0.48	2.88	
<u>Painting</u>								
445. Seal/prime then paint the walls and ceiling twice (3 coats)	148.91 SF		0.00	0.91	3.31	27.76	166.58	
446. Paint door or window opening - Large - 2 coats (per side)	1.00 EA		0.00	24.99	0.42	5.08	30.49	
447. Seal & paint baseboard, oversized - two coats	13.58 LF		0.00	1.08	0.18	2.98	17.83	

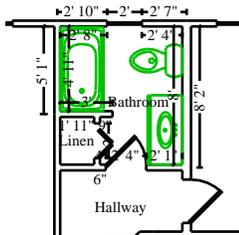


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 Nashville, TN. 37211
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CONTINUED - Closet 1

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
448. Seal & paint base shoe or quarter round	13.58 LF		0.00	0.54	0.11	1.48	8.92
Totals: Closet 1					43.43	236.90	1,421.27



Bathroom

Height: 9'

254.36 SF Walls	48.78 SF Ceiling
303.14 SF Walls & Ceiling	48.78 SF Floor
5.42 SY Flooring	27.14 LF Floor Perimeter
31.47 LF Ceil. Perimeter	

Door 2' X 6' 8" Opens into LINEN
Door 2' 4" X 6' 8" Opens into HALLWAY

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
449. Demolish/remove - bathroom (over 50 sf)	48.78 SF		7.35	0.00	0.00	71.70	430.23
450. 1/2" mold resistant - hung, taped, floated ready for paint	303.14 SF		0.00	1.38	15.14	86.68	520.15
451. Texture drywall - light hand texture	48.78 SF		0.00	0.30	0.18	2.96	17.77
452. Tub/shower faucet	1.00 EA		0.00	245.10	12.95	51.62	309.67
453. Bathtub	1.00 EA		0.00	683.93	36.83	144.14	864.90
454. Tile tub surround - up to 60 SF	1.00 EA		0.00	973.43	34.83	201.64	1,209.90
455. 1/2" Cement board	60.00 SF		0.00	3.57	7.33	44.30	265.83
456. Toilet	1.00 EA		0.00	362.41	21.21	76.72	460.34
457. Toilet seat	1.00 EA		0.00	46.83	2.91	9.94	59.68
458. Plumbing fixture supply line	1.00 EA		0.00	14.13	0.51	2.92	17.56
459. R&R Angle stop valve	1.00 EA		3.10	24.53	0.67	5.66	33.96
460. Mirror - 1/4" plate glass	12.00 SF		0.00	11.68	8.72	29.78	178.66
461. Sink faucet - Bathroom	1.00 EA		0.00	168.85	11.00	35.98	215.83
462. Vanity top - one sink - cultured marble	4.00 LF		0.00	77.73	17.89	65.76	394.57
463. R&R Vanity	4.00 LF		4.66	122.08	36.26	108.64	651.86
464. Cabinet knob or pull	7.00 EA		0.00	6.42	2.17	9.42	56.53
465. P-trap assembly - ABS (plastic)	1.00 EA		0.00	40.71	0.56	8.26	49.53
466. Plumbing fixture supply line	2.00 EA		0.00	14.13	1.01	5.86	35.13
467. R&R Angle stop valve	2.00 EA		3.10	24.53	1.33	11.32	67.91



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CONTINUED - Bathroom

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
468. Bath accessory - Premium grade	5.00 EA		0.00	54.61	20.55	58.74	352.34
469. Robe hook	1.00 EA		0.00	15.01	0.82	3.16	18.99
<u>Windows, Doors & Trim</u>							
470. Interior door - solid fir door w/paint-grade jamb & case	1.00 EA		0.00	290.64	23.38	62.80	376.82
471. Bifold door - solid fir 4 or 6 panel - Single	1.00 EA		0.00	185.00	14.04	39.80	238.84
472. Door jamb per LF - interior - hardwood - 4 9/16"	20.00 LF		0.00	4.23	5.37	18.00	107.97
473. Door knob - interior - High grade	1.00 EA		0.00	51.12	3.32	10.88	65.32
474. Trim board - 1" x 6" - installed (hardwood - oak or =) - Window Header Piece 1 of 3	4.00 LF		0.00	4.99	1.40	4.28	25.64
475. Trim board - 1" x 2" - installed (hardwood - oak or =) - Window Header Pieces 2 of 3	8.00 LF		0.00	2.40	0.99	4.04	24.23
476. Trim board - 1" x 6" - installed (hardwood - oak or =) - Window Casing	10.00 LF		0.00	4.99	3.50	10.68	64.08
477. Trim board - 1" x 4" - installed (hardwood - oak or =) - Window Stool	4.00 LF		0.00	3.77	0.95	3.22	19.25
478. Trim board - 1" x 6" - installed (hardwood - oak or =) - Window Apron	4.00 LF		0.00	4.99	1.40	4.28	25.64
479. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Header Piece 1 of 3	8.00 LF		0.00	4.99	2.80	8.54	51.26
480. Trim board - 1" x 2" - installed (hardwood - oak or =) - Door Header Pieces 2 of 3	16.00 LF		0.00	2.40	1.98	8.08	48.46
481. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Casing	28.00 LF		0.00	4.99	9.79	29.90	179.41
482. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Hardwood	4.00 EA		0.00	8.35	1.54	6.98	41.92
483. Trim board - 1" x 6" - installed (hardwood - oak or =) - Baseboard	11.14 LF		0.00	4.99	3.90	11.90	71.39
484. Base shoe - hardwood	17.14 LF		0.00	1.35	1.21	4.86	29.21
485. Mosaic - ceramic/porcelain tile	36.28 SF		0.00	14.34	25.54	109.16	654.96
486. 1/2" Cement board	48.78 SF		0.00	3.57	5.96	36.02	216.12
487. Final cleaning - construction - Residential	48.78 SF		0.00	0.16	0.00	1.56	9.36
<u>Light Fixtures</u>							
488. Hanging light fixture - High grade	1.00 EA		0.00	88.77	4.90	18.74	112.41

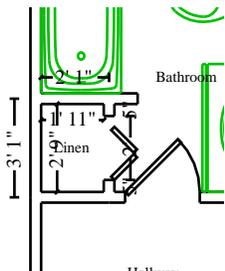


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CONTINUED - Bathroom

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
489. Light bar - 3 lights - High grade	1.00 EA		0.00	147.22	10.31	31.50	189.03
490. Light bulb - Incand. small or medium globe - mat. only	5.00 EA		0.00	1.39	0.64	1.52	9.11
<u>Painting</u>							
491. Seal/prime then paint the walls and ceiling twice (3 coats)	303.14 SF		0.00	0.91	6.73	56.52	339.11
492. Seal & paint wood window (per side)	1.00 EA		0.00	37.49	0.47	7.60	45.56
493. Paint wood window grid	5.00 LF		0.00	0.77	0.02	0.78	4.65
494. Paint door slab only - 2 coats (per side)	1.00 EA		0.00	25.71	0.59	5.26	31.56
495. Paint bifold door set - slab only - 2 coats (per side)	1.00 EA		0.00	35.01	1.14	7.22	43.37
496. Paint door or window opening - 2 coats (per side)	3.00 EA		0.00	21.22	1.06	12.96	77.68
497. Seal & paint baseboard, oversized - two coats	11.14 LF		0.00	1.08	0.14	2.42	14.59
498. Seal & paint base shoe or quarter round	17.14 LF		0.00	0.54	0.14	1.88	11.28
Totals: Bathroom					366.08	1,556.58	9,339.57



Linen

Height: 9'

71.40 SF Walls	5.38 SF Ceiling
76.78 SF Walls & Ceiling	5.38 SF Floor
0.60 SY Flooring	7.41 LF Floor Perimeter
9.41 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
499. Demolish/remove - bathroom (over 50 sf)	5.38 SF		7.35	0.00	0.00	7.90	47.44
500. 1/2" mold resistant - hung, taped, floated ready for paint	76.78 SF		0.00	1.38	3.84	21.96	131.76
501. Texture drywall - light hand texture	5.38 SF		0.00	0.30	0.02	0.32	1.95
502. Closet package - hall/linen (4 shelves 3' wide)	1.00 EA		0.00	105.61	5.32	22.18	133.11

Windows, Doors & Trim



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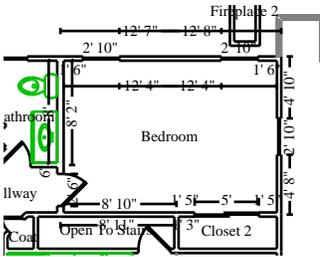
CONTINUED - Linen

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
503. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Header Piece 1 of 3	4.00 LF		0.00	4.99	1.40	4.28	25.64
504. Trim board - 1" x 2" - installed (hardwood - oak or =) - Door Header Pieces 2 of 3	8.00 LF		0.00	2.40	0.99	4.04	24.23
505. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Casing	14.00 LF		0.00	4.99	4.90	14.96	89.72
506. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Hardwood	2.00 EA		0.00	8.35	0.77	3.50	20.97
507. Trim board - 1" x 6" - installed (hardwood - oak or =) - Baseboard	7.41 LF		0.00	4.99	2.59	7.92	47.49
508. Base shoe - hardwood	7.41 LF		0.00	1.35	0.52	2.10	12.62
509. Mosaic - ceramic/porcelain tile	5.38 SF		0.00	14.34	3.79	16.20	97.14
510. 1/2" Cement board	5.38 SF		0.00	3.57	0.66	3.98	23.85
511. Final cleaning - construction - Residential	5.38 SF		0.00	0.16	0.00	0.18	1.04
<u>Light Fixtures</u>							
<u>Painting</u>							
512. Seal/prime then paint the walls and ceiling twice (3 coats)	76.78 SF		0.00	0.91	1.70	14.32	85.89
513. Paint bifold door set - slab only - 2 coats (per side)	1.00 EA		0.00	35.01	1.14	7.22	43.37
514. Paint door or window opening - 2 coats (per side)	1.00 EA		0.00	21.22	0.35	4.32	25.89
515. Seal & paint closet shelving - linen closet	1.00 EA		0.00	60.61	1.06	12.34	74.01
516. Seal & paint baseboard, oversized - two coats	7.41 LF		0.00	1.08	0.10	1.62	9.72
517. Seal & paint base shoe or quarter round	7.41 LF		0.00	0.54	0.06	0.82	4.88
Totals: Linen					29.21	150.16	900.72



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Bedroom

Height: 9'

462.27 SF Walls
 659.01 SF Walls & Ceiling
 21.86 SY Flooring
 56.92 LF Ceil. Perimeter

196.74 SF Ceiling
 196.74 SF Floor
 49.42 LF Floor Perimeter

Door **2' 6" X 6' 8"** **Opens into HALLWAY**
Door **5' X 6' 8"** **Opens into CLOSET_2**

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
518. Demolish/remove - bedroom/room (over 200 sf)	196.74 SF		2.59	0.00	0.00	101.92	611.48
519. 1/2" drywall - hung, taped, floated, ready for paint	659.01 SF		0.00	1.25	24.99	169.76	1,018.51
520. Texture drywall - light hand texture	196.74 SF		0.00	0.30	0.73	11.94	71.69
521. Crown molding - 3 1/4"	56.92 LF		0.00	3.00	6.63	35.48	212.87
522. Window blind - aluminum - 1" - 7.1 to 14 SF	3.00 EA						CUSTOMER
Windows, Doors & Trim							
523. Interior door - solid core Colonist - pre-hung unit	1.00 EA		0.00	265.64	21.07	57.34	344.05
524. Door knob - interior - High grade	1.00 EA		0.00	51.12	3.32	10.88	65.32
525. Bypass mirrored door set - High grade	1.00 EA		0.00	383.55	31.45	83.02	498.02
526. Trim board - 1" x 6" - installed (hardwood - oak or =) - Window Header Piece 1 of 3	12.00 LF		0.00	4.99	4.20	12.82	76.90
527. Trim board - 1" x 2" - installed (hardwood - oak or =) - Window Header Pieces 2 of 3	24.00 LF		0.00	2.40	2.97	12.12	72.69
528. Trim board - 1" x 6" - installed (hardwood - oak or =) - Window Casing	30.00 LF		0.00	4.99	10.49	32.04	192.23
529. Trim board - 1" x 4" - installed (hardwood - oak or =) - Window Stool	12.00 LF		0.00	3.77	2.86	9.62	57.72
530. Trim board - 1" x 6" - installed (hardwood - oak or =) - Window Apron	12.00 LF		0.00	4.99	4.20	12.82	76.90
531. Door jamb per LF - interior - hardwood - 4 9/16"	22.00 LF		0.00	4.23	5.90	19.80	118.76
532. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Header Piece 1 of 3	10.00 LF		0.00	4.99	3.50	10.68	64.08
533. Trim board - 1" x 2" - installed (hardwood - oak or =) - Door Header Pieces 2 of 3	20.00 LF		0.00	2.40	2.48	10.10	60.58



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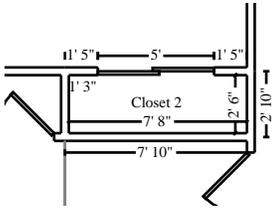
CONTINUED - Bedroom

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
534. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Casing	28.00 LF		0.00	4.99	9.79	29.90	179.41
535. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Hardwood	4.00 EA		0.00	8.35	1.54	6.98	41.92
536. Trim board - 1" x 6" - installed (hardwood - oak or =) - Baseboard	49.42 LF		0.00	4.99	17.28	52.78	316.67
537. Base shoe - hardwood	49.42 LF		0.00	1.35	3.47	14.04	84.23
538. R&R Oak flooring - #1 common - no finish	196.74 SF		1.46	6.86	78.07	342.98	2,057.93
539. Sand, stain, and finish wood floor	196.74 SF		0.00	3.57	15.83	143.64	861.83
540. Add for dustless floor sanding	196.74 SF		0.00	1.00	0.00	39.34	236.08
541. Vapor barrier - 15# felt	196.74 SF		0.00	0.22	0.91	8.84	53.03
542. Final cleaning - construction - Residential	196.74 SF		0.00	0.16	0.00	6.30	37.78
<u>Light Fixtures</u>							
543. Ceiling fan & light - High grade	1.00 EA		0.00	373.57	20.81	78.88	473.26
544. Light bulb - Incand. small or medium globe - mat. only	4.00 EA		0.00	1.39	0.51	1.22	7.29
<u>Painting</u>							
545. Seal/prime then paint the walls and ceiling twice (3 coats)	659.01 SF		0.00	0.91	14.63	122.86	737.19
546. Seal & paint crown molding - two coats	56.92 LF		0.00	1.00	0.58	11.50	69.00
547. Seal & paint wood window (per side)	3.00 EA		0.00	37.49	1.40	22.78	136.65
548. Paint door slab only - 2 coats (per side)	1.00 EA		0.00	25.71	0.59	5.26	31.56
549. Paint door or window opening - 2 coats (per side)	4.00 EA		0.00	21.22	1.41	17.26	103.55
550. Paint door or window opening - Large - 2 coats (per side)	1.00 EA		0.00	24.99	0.42	5.08	30.49
551. Seal & paint baseboard, oversized - two coats	49.42 LF		0.00	1.08	0.64	10.80	64.81
552. Seal & paint base shoe or quarter round	49.42 LF		0.00	0.54	0.41	5.42	32.52
Totals: Bedroom					293.08	1,516.20	9,097.00



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Closet 2

Height: 9'

149.67 SF Walls	19.17 SF Ceiling
168.83 SF Walls & Ceiling	19.17 SF Floor
2.13 SY Flooring	15.33 LF Floor Perimeter
20.33 LF Ceil. Perimeter	

DESCRIPTION	QTY	5' X 6' 8"			Opens into BEDROOM			TOTAL
		RESET	REMOVE	REPLACE	TAX	O&P		
553. Demolish/remove - bedroom/room (over 200 sf)	19.17 SF		2.59	0.00	0.00	9.94	59.59	
554. 1/2" drywall - hung, taped, floated, ready for paint	168.83 SF		0.00	1.25	6.40	43.48	260.92	
555. Texture drywall - light hand texture	19.17 SF		0.00	0.30	0.07	1.18	7.00	
556. Organized closet shelving	46.02 SF		0.00	6.98	12.39	66.72	400.33	
<u>Windows, Doors & Trim</u>								
557. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Header Piece 1 of 3	6.00 LF		0.00	4.99	2.10	6.40	38.44	
558. Trim board - 1" x 2" - installed (hardwood - oak or =) - Door Header Pieces 2 of 3	12.00 LF		0.00	2.40	1.49	6.06	36.35	
559. Trim board - 1" x 6" - installed (hardwood - oak or =) - Door Casing	14.00 LF		0.00	4.99	4.90	14.96	89.72	
560. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Hardwood	2.00 EA		0.00	8.35	0.77	3.50	20.97	
561. Trim board - 1" x 6" - installed (hardwood - oak or =) - Baseboard	15.33 LF		0.00	4.99	5.36	16.38	98.24	
562. Base shoe - hardwood	15.33 LF		0.00	1.35	1.08	4.36	26.14	
563. R&R Oak flooring - #1 common - no finish	19.17 SF		1.46	6.86	7.61	33.42	200.53	
564. Sand, stain, and finish wood floor	19.17 SF		0.00	3.57	1.54	13.98	83.96	
565. Add for dustless floor sanding	19.17 SF		0.00	1.00	0.00	3.84	23.01	
566. Vapor barrier - 15# felt	19.17 SF		0.00	0.22	0.09	0.86	5.17	
567. Final cleaning - construction - Residential	19.17 SF		0.00	0.16	0.00	0.62	3.69	
<u>Painting</u>								
568. Seal/prime then paint the walls and ceiling twice (3 coats)	168.83 SF		0.00	0.91	3.75	31.48	188.87	
569. Paint door or window opening - Large - 2 coats (per side)	1.00 EA		0.00	24.99	0.42	5.08	30.49	
570. Seal & paint baseboard, oversized - two coats	15.33 LF		0.00	1.08	0.20	3.36	20.12	



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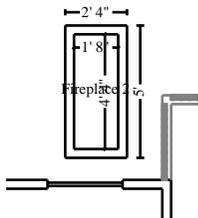
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CONTINUED - Closet 2

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
571. Seal & paint base shoe or quarter round	15.33 LF		0.00	0.54	0.13	1.68	10.09
Totals: Closet 2					48.30	267.30	1,603.63

Fireplace 2

Height: 9'



108.00 SF Walls	7.22 SF Ceiling
115.22 SF Walls & Ceiling	7.22 SF Floor
0.80 SY Flooring	12.00 LF Floor Perimeter
12.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
572. Remove Masonry fireplace & chimney - single story home	1.00 EA		932.70	0.00	0.00	186.54	1,119.24
573. Remove Fireplace - chimney cap - concrete	1.00 EA		23.33	0.00	0.00	4.66	27.99
574. Remove Flue cap	1.00 EA		10.36	0.00	0.00	2.08	12.44
575. Remove Fireplace grate	1.00 EA		3.21	0.00	0.00	0.64	3.85
576. Remove Fireplace hearth - brick	7.50 SF		1.95	0.00	0.00	2.92	17.55
577. Remove Fireplace face, tile	22.00 SF		1.56	0.00	0.00	6.86	41.18
578. Remove Fireplace mantel - paint grade - custom	1.00 EA		33.30	0.00	0.00	6.66	39.96
Totals: Fireplace 2					0.00	210.36	1,262.21



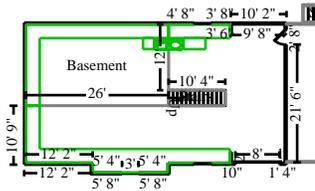
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CONTINUED - Basement

Subroom: Basement (1)

Height: 7' 6"



792.35 SF Walls	798.49 SF Ceiling
1,590.84 SF Walls & Ceiling	798.49 SF Floor
88.72 SY Flooring	104.82 LF Floor Perimeter
118.32 LF Ceil. Perimeter	

Missing Wall	2' 10" X 7' 6"	Opens into STAIRS
Missing Wall	10' 4" X 7' 6"	Opens into STAIRS
Missing Wall	12' X 7' 6"	Opens into BASEMENT
Door	2' 8" X 6' 8"	Opens into PARKING
Door	8' X 7'	Opens into Exterior
Missing Wall	26' X 7' 6"	Opens into BASEMENT
Missing Wall	10' 4" X 7' 6"	Opens into STAIRS

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
583. Soda blasting - Extra heavy	2,906.87 SF		0.00	2.43	172.09	1,447.16	8,682.94
Includes floor joist beneath the living room.							
584. Sand exposed framing - Floor	296.07 SF		0.00	1.79	0.55	106.12	636.64
585. Clean floor or roof joist system - Heavy	296.07 SF		0.00	0.81	0.55	48.08	288.45
586. R&R Washing machine outlet box with valves	1.00 EA		16.97	162.00	2.96	36.40	218.33
587. R&R Clothes dryer vent cover	1.00 EA		2.34	27.01	0.58	5.98	35.91
588. R&R Water heater - 40 gallon - Gas - 9 yr	1.00 EA		35.96	834.63	53.51	184.82	1,108.92
589. Water heater platform - wood frame	1.00 EA		0.00	219.92	5.02	44.98	269.92
590. R&R Flexible gas supply line connector - 1/2" - 49" to 72"	1.00 EA		1.56	60.25	4.96	13.38	80.15
591. Natural gas service line	20.00 LF		0.00	10.50	0.00	42.00	252.00
592. R&R Ductwork - hot or cold air - 6" round	12.00 LF		0.93	13.12	3.69	34.46	206.75
593. R&R Exterior cover for ventilation duct, 5" or 6"	1.00 EA		2.34	43.20	2.08	9.52	57.14
594. R&R Laundry tub	1.00 EA		23.33	236.55	8.61	53.70	322.19
595. Sink strainer and drain assembly	1.00 EA		0.00	37.96	1.66	7.94	47.56
596. Sink faucet - Kitchen	1.00 EA		0.00	187.90	12.76	40.14	240.80
597. R&R P-trap assembly - ABS (plastic)	1.00 EA		4.66	40.71	0.56	9.20	55.13
598. R&R Plumbing fixture supply line	2.00 EA		3.10	14.13	1.01	7.10	42.57



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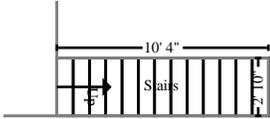
CONTINUED - Basement

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
599. R&R Angle stop valve	2.00 EA		3.10	24.53	1.33	11.32	67.91
600. R&R Cabinetry - lower (base) units	6.00 LF		4.66	151.08	70.49	201.00	1,205.93
601. R&R Countertop - flat laid plastic laminate	6.00 LF		2.68	34.31	14.44	47.28	283.66
602. Cabinet knob or pull	4.00 EA		0.00	6.42	1.24	5.38	32.30
603. Concrete floor sawing - 4" slab	92.00 LF		0.00	10.60	0.00	195.04	1,170.24
Line item represents cutting concrete slab for installation of footers at the back walls of the home.							
604. Concrete Finisher - per hour	20.00 HR		0.00	90.11	0.00	360.44	2,162.64
Line item represents digging footers for back wall of home.							
605. Footings - labor & materials - Reinforced	7.00 CY		0.00	391.86	80.32	564.66	3,388.00
606. Block - 10" x 8" x 16" - in place - reinforced	61.18 SF		0.00	7.94	21.00	101.36	608.13
607. Final cleaning - construction - Residential	1,184.27 SF		0.00	0.16	0.00	37.90	227.38
<u>Light Fixtures</u>							
608. R&R Fluorescent - two tube - 4' - fixture w/lens	8.00 EA		8.66	92.37	41.88	170.04	1,020.16
609. Light bulb - Fluorescent tube - 4' soft white - mat. only	16.00 EA		0.00	5.62	8.32	19.64	117.88
<u>Painting</u>							
610. Seal the walls w/latex based stain blocker - one coat	1,098.60 SF		0.00	0.42	7.11	93.70	562.22
611. Seal floor or ceiling joist system (shellac)	296.07 SF		0.00	0.96	7.67	58.38	350.28
612. Paint the walls - two coats	1,098.60 SF		0.00	0.67	19.31	151.08	906.45
613. Epoxy finish - two coats over concrete floor - non-slip	1,184.27 SF		0.00	2.65	56.96	639.06	3,834.34
614. Seal & paint wood window (per side)	3.00 EA		0.00	37.49	1.40	22.78	136.65
615. Paint door slab only - 2 coats (per side)	1.00 EA		0.00	25.71	0.59	5.26	31.56
616. Paint door or window opening - 2 coats (per side)	4.00 EA		0.00	21.22	1.41	17.26	103.55
Totals: Basement					604.06	4,792.56	28,754.68



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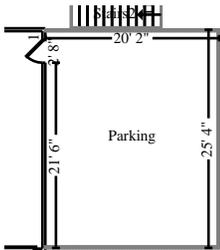
Stairs

Height: 17'

29.28 SF Walls & Ceiling	29.28 SF Ceiling
3.42 SY Flooring	30.81 SF Floor

Missing Wall	2' 10" X 17'	Opens into BASEMENT
Missing Wall	10' 4" X 17'	Opens into BREAKFAST_AR
Missing Wall	2' 10" X 17'	Opens into BREAKFAST_AR
Missing Wall	10' 4" X 17'	Opens into BREAKFAST_AR

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
617. R&R Stairway - 3' wide (8' rise plus joist)	1.00 EA		116.60	436.02	18.44	114.20	685.26
618. R&R Handrail - round / oval - softwood - wall mounted	12.00 LF		0.50	7.30	3.12	19.34	116.06
619. Final cleaning - construction - Residential	30.81 SF		0.00	0.16	0.00	0.98	5.91
Painting							
620. Stain & finish handrail - wall mounted	12.00 LF		0.00	1.49	0.40	3.66	21.94
Totals: Stairs					21.96	138.18	829.17



Parking

Height: 8'

186.22 SF Walls	510.89 SF Ceiling
697.11 SF Walls & Ceiling	510.89 SF Floor
56.77 SY Flooring	22.83 LF Floor Perimeter
25.50 LF Ceil. Perimeter	

Door	2' 8" X 6' 8"	Opens into BREAKFAST_AR
Missing Wall	20' 2" X 8'	Opens into Exterior
Missing Wall	25' 4" X 8'	Opens into Exterior
Missing Wall	20' 2" X 8'	Opens into Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
621. Detach & Reset Ornamental iron handrail w/ straight pickets, 3' high	45.00 LF	14.30	0.00	0.00	1.21	128.94	773.65



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CONTINUED - Parking

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
622. R&R Chain link fence w/posts & top rail - 6' high - 9 gauge	20.00 LF		2.03	16.68	18.30	78.50	471.00
623. R&R Concrete slab on grade - 4" - finished in place	910.89 SF		1.95	3.96	121.33	1,100.92	6,605.61
624. Concrete slab reinforcement - 6" x 6", #10 wire mesh	910.89 SF		0.00	0.52	15.17	97.78	586.61
625. Single axle dump truck - per load - including dump fees	1.00 EA		207.94	0.00	0.00	41.58	249.52
626. Clean balustrade	65.68 LF		0.00	1.58	0.12	20.78	124.67
627. Soda blasting - Heavy	510.89 SF		0.00	2.05	26.94	214.84	1,289.10
The following represents temporarily supporting of carport and jacking up to add footers beneath 6 post. And repairs to steel components of carport.							
628. R&R Stud wall - 2" x 4" - 12" oc	208.00 SF		0.15	1.92	14.24	88.96	533.76
629. Shoring for suspended concrete	510.89 SF		0.00	11.79	17.49	1,208.18	7,249.06
630. Concrete Finisher - per hour	12.00 HR		0.00	90.11	0.00	216.26	1,297.58
Line item represents digging footers for support post, by hand.							
631. Footings - labor & materials - Reinforced	2.00 CY		0.00	391.86	22.95	161.34	968.01
632. Wedge anchor bolt - 1/2" x 8 1/2"	24.00 EA		0.00	8.99	4.62	44.08	264.46
633. Structural Steel Installer - per hour	8.00 HR		0.00	54.34	0.00	86.94	521.66
Line item represents labor for a day to make repairs as needed to carports steel components.							
634. Structural Steel - General Laborer - per hour	8.00 HR		0.00	30.04	0.00	48.06	288.38
<u>Painting</u>							
635. Prime & paint ornamental fence - per SF	270.00 SF		0.00	2.48	24.23	138.76	832.59
636. Prime & paint chain link fence - per SF	240.00 SF		0.00	2.48	21.53	123.34	740.07
637. Exterior - seal or prime then paint with two finish coats	510.89 SF		0.00	1.09	17.49	114.88	689.24
<u>Light Fixtures</u>							
638. R&R Fluorescent - two tube - 4' - fixture w/lens	2.00 EA		8.66	92.37	10.47	42.50	255.03
639. R&R Spot light fixture - double - w/motion sensor	1.00 EA		8.66	121.85	4.62	27.04	162.17
640. 110 volt copper wiring run and box - rough in only	3.00 EA		0.00	39.21	2.34	23.98	143.95
641. Light bulb - Fluorescent tube - 4' soft white - mat. only	4.00 EA		0.00	5.62	2.08	4.92	29.48
642. Light bulb - Halogen spot/flood (PAR30) - mat. only	2.00 EA		0.00	5.42	1.00	2.36	14.20

Totals: Parking					326.13	4,014.94	24,089.80
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Stairs2

Height: 17'

4.03 SY Flooring

36.25 SF Floor



Missing Wall	3' 4" X 17'	Opens into Exterior
Missing Wall	10' 5" X 17'	Opens into Exterior
Missing Wall	3' 4" X 17'	Opens into Exterior
Missing Wall	10' 5" X 17'	Opens into Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
643. Steel Worker - per hour	12.00 HR		0.00	54.34	0.00	130.42	782.50
Line item represents labor only to salvage / detach stairs to patio and re-install at a later date.							
644. Clean with pressure/chemical spray - Very heavy	36.25 SF		0.00	0.51	0.03	3.70	22.22
645. Clean balustrade	24.00 LF		0.00	1.58	0.04	7.58	45.54
<u>Painting</u>							
646. Prime & paint ornamental fence - per SF	48.00 SF		0.00	2.48	4.31	24.66	148.01
647. Seal & paint stair tread - per side - per LF	33.00 LF		0.00	3.69	2.23	24.80	148.80
Totals: Stairs2					6.61	191.16	1,147.07
Total: Basement					958.76	9,136.84	54,820.72
Line Item Totals: AUSTIN_TODD_REPAIR_4					9,542.88	54,753.72	328,517.42



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Grand Total Areas:

5,385.89 SF Walls	3,590.44 SF Ceiling	8,976.33 SF Walls and Ceiling
3,628.23 SF Floor	403.14 SY Flooring	603.46 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	732.88 LF Ceil. Perimeter
3,628.23 Floor Area	3,820.24 Total Area	5,468.34 Interior Wall Area
2,748.08 Exterior Wall Area	421.14 Exterior Perimeter of Walls	
2,043.65 Surface Area	20.44 Number of Squares	0.00 Total Perimeter Length
90.13 Total Ridge Length	0.00 Total Hip Length	

Coverage	Item Total	%	ACV Total	%
Dwelling	262,267.80	79.83%	262,267.80	79.83%
Other Structures	14,571.86	4.44%	14,571.86	4.44%
Contents	5,565.16	1.69%	5,565.16	1.69%
Codes Upgrades	25,886.45	7.88%	25,886.45	7.88%
Debris Removal	20,226.15	6.16%	20,226.15	6.16%
Landscaping	0.00	0.00%	0.00	0.00%
Total	328,517.42	100.00%	328,517.42	100.00%



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Summary for Dwelling

Line Item Total	209,941.68
Material Sales Tax	8,614.04
Subtotal	218,555.72
Overhead	21,856.04
Profit	21,856.04
Replacement Cost Value	\$262,267.80
Net Claim	\$262,267.80

Tony Brandon



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Summary for Other Structures

Line Item Total	11,853.93
Material Sales Tax	289.33
Subtotal	12,143.26
Overhead	1,214.30
Profit	1,214.30
Replacement Cost Value	\$14,571.86
Net Claim	\$14,571.86

Tony Brandon



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Summary for Contents

Line Item Total	4,637.64
Overhead	463.76
Profit	463.76
Replacement Cost Value	\$5,565.16
Net Claim	\$5,565.16

Tony Brandon



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Summary for Codes Upgrades

Line Item Total	20,959.49
Material Sales Tax	612.48
Subtotal	21,571.97
Overhead	2,157.24
Profit	2,157.24
Replacement Cost Value	\$25,886.45
Net Claim	\$25,886.45

Tony Brandon



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Summary for Debris Removal

Line Item Total	16,828.08
Material Sales Tax	27.03
Subtotal	16,855.11
Overhead	1,685.52
Profit	1,685.52
Replacement Cost Value	\$20,226.15
Net Claim	\$20,226.15

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Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (9.25%)	P Ppty Material Tax (9.25%)	P Ppty Cleaning Tax (9.25%)	Storage Rental Tax (9.25%)	Food Tax (7.25%)
Line Items	27,376.86	27,376.86	9,542.88	0.00	0.00	0.00	0.00
Total	27,376.86	27,376.86	9,542.88	0.00	0.00	0.00	0.00



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Recap by Room

Estimate: AUSTIN_TODD_REPAIR_4

Area: Roof

Roof1			14,455.30	5.47%
Coverage: Dwelling	94.86% =		13,712.10	
Coverage: Debris Removal	5.14% =		743.20	
<hr/>				
Area Subtotal: Roof			14,455.30	5.47%
Coverage: Dwelling	94.86% =		13,712.10	
Coverage: Debris Removal	5.14% =		743.20	
Generals			14,300.01	5.41%
Coverage: Dwelling	44.45% =		6,356.37	
Coverage: Contents	32.43% =		4,637.64	
Coverage: Debris Removal	23.12% =		3,306.00	
Framing			43,440.04	16.44%
Coverage: Dwelling	72.20% =		31,365.45	
Coverage: Codes Upgrades	22.49% =		9,768.15	
Coverage: Debris Removal	5.31% =		2,306.44	
Mechanicals			8,976.20	3.40%
Coverage: Dwelling	100.00% =		8,976.20	
Plumbing			7,978.37	3.02%
Coverage: Dwelling	96.87% =		7,728.54	
Coverage: Codes Upgrades	3.13% =		249.83	
Electrical			9,384.39	3.55%
Coverage: Dwelling	71.93% =		6,749.79	
Coverage: Codes Upgrades	28.07% =		2,634.60	
Exterior			52,227.94	19.77%
Coverage: Dwelling	86.17% =		45,004.51	
Coverage: Debris Removal	13.83% =		7,223.43	

Area: Main Level

Front Porch			3,835.78	1.45%
Coverage: Dwelling	100.00% =		3,835.78	
Living Room			11,783.14	4.46%
Coverage: Dwelling	93.64% =		11,033.80	
Coverage: Debris Removal	6.36% =		749.34	
Fireplace 1			3,207.44	1.21%
Coverage: Dwelling	100.00% =		3,207.44	
Dining Room			5,644.55	2.14%
Coverage: Dwelling	93.13% =		5,256.90	
Coverage: Debris Removal	6.87% =		387.65	
Kitchen			10,577.48	4.00%
Coverage: Dwelling	96.70% =		10,227.93	
Coverage: Debris Removal	3.30% =		349.55	



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Open To Stairs		1,543.06	0.58%
Coverage: Dwelling	95.54% =	1,474.24	
Coverage: Debris Removal	4.46% =	68.82	
Breakfast Area/Room		2,516.24	0.95%
Coverage: Dwelling	91.74% =	2,308.29	
Coverage: Debris Removal	8.26% =	207.95	
Hallway		2,438.15	0.92%
Coverage: Dwelling	95.97% =	2,339.83	
Coverage: Debris Removal	4.03% =	98.32	
Coat		510.71	0.19%
Coverage: Dwelling	98.03% =	500.63	
Coverage: Debris Removal	1.97% =	10.08	
Office		6,032.70	2.28%
Coverage: Dwelling	93.68% =	5,651.58	
Coverage: Debris Removal	6.32% =	381.12	
Closet 1		1,140.94	0.43%
Coverage: Dwelling	96.59% =	1,102.04	
Coverage: Debris Removal	3.41% =	38.90	
Bathroom		7,416.91	2.81%
Coverage: Dwelling	95.17% =	7,058.38	
Coverage: Debris Removal	4.83% =	358.53	
Linen		721.35	0.27%
Coverage: Dwelling	94.52% =	681.81	
Coverage: Debris Removal	5.48% =	39.54	
Bedroom		7,287.72	2.76%
Coverage: Dwelling	93.01% =	6,778.16	
Coverage: Debris Removal	6.99% =	509.56	
Closet 2		1,288.03	0.49%
Coverage: Dwelling	96.15% =	1,238.38	
Coverage: Debris Removal	3.85% =	49.65	
Fireplace 2		1,051.85	0.40%
Coverage: Dwelling	100.00% =	1,051.85	
Patio		1,737.40	0.66%
Coverage: Dwelling	46.90% =	814.84	
Coverage: Other Structures	53.10% =	922.56	

Area Subtotal: Main Level		68,733.45	26.01%
Coverage: Dwelling	93.93% =	64,561.88	
Coverage: Other Structures	1.34% =	922.56	
Coverage: Debris Removal	4.73% =	3,249.01	

Area: Basement			
Basement		23,358.06	8.84%
Coverage: Dwelling	73.34% =	17,131.95	
Coverage: Codes Upgrades	26.66% =	6,226.11	
Stairs		669.03	0.25%



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Coverage: Dwelling	100.00% =	669.03	
Parking		19,748.73	7.47%
Coverage: Dwelling	38.92% =	7,685.86	
Coverage: Other Structures	50.55% =	9,982.07	
Coverage: Codes Upgrades	10.54% =	2,080.80	
Stairs2		949.30	0.36%
Coverage: Other Structures	100.00% =	949.30	
<hr/>			
Area Subtotal: Basement		44,725.12	16.93%
Coverage: Dwelling	56.99% =	25,486.84	
Coverage: Other Structures	24.44% =	10,931.37	
Coverage: Codes Upgrades	18.57% =	8,306.91	
<hr/>			
Subtotal of Areas		264,220.82	100.00%
Coverage: Dwelling	79.46% =	209,941.68	
Coverage: Other Structures	4.49% =	11,853.93	
Coverage: Contents	1.76% =	4,637.64	
Coverage: Codes Upgrades	7.93% =	20,959.49	
Coverage: Debris Removal	6.37% =	16,828.08	
<hr/>			
Total		264,220.82	100.00%



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Recap by Category

O&P Items			Total	%
APPLIANCES			727.03	0.22%
Coverage: Dwelling	@	100.00% =	727.03	
CABINETRY			6,622.53	2.02%
Coverage: Dwelling	@	100.00% =	6,622.53	
CLEANING			11,351.41	3.46%
Coverage: Dwelling	@	89.36% =	10,143.91	
Coverage: Other Structures	@	10.64% =	1,207.50	
CONCRETE & ASPHALT			20,647.84	6.29%
Coverage: Dwelling	@	31.18% =	6,437.42	
Coverage: Other Structures	@	19.76% =	4,080.78	
Coverage: Codes Upgrades	@	49.06% =	10,129.64	
GENERAL DEMOLITION			33,245.93	10.12%
Coverage: Dwelling	@	29.27% =	9,729.45	
Coverage: Other Structures	@	6.17% =	2,050.76	
Coverage: Contents	@	13.95% =	4,637.64	
Coverage: Debris Removal	@	50.62% =	16,828.08	
DOORS			12,587.45	3.83%
Coverage: Dwelling	@	100.00% =	12,587.45	
DRYWALL			6,176.02	1.88%
Coverage: Dwelling	@	100.00% =	6,176.02	
ELECTRICAL			9,606.66	2.92%
Coverage: Dwelling	@	74.67% =	7,173.55	
Coverage: Other Structures	@	1.22% =	117.63	
Coverage: Codes Upgrades	@	24.10% =	2,315.48	
MISC. EQUIPMENT - COMMERCIAL			2,921.04	0.89%
Coverage: Dwelling	@	100.00% =	2,921.04	
FLOOR COVERING - VINYL			974.24	0.30%
Coverage: Dwelling	@	100.00% =	974.24	
FLOOR COVERING - WOOD			10,006.45	3.05%
Coverage: Dwelling	@	100.00% =	10,006.45	
PERMITS AND FEES			4,050.00	1.23%
Coverage: Dwelling	@	100.00% =	4,050.00	
FENCING			333.60	0.10%
Coverage: Other Structures	@	100.00% =	333.60	
FINISH CARPENTRY / TRIMWORK			12,349.70	3.76%
Coverage: Dwelling	@	100.00% =	12,349.70	
FINISH HARDWARE			1,122.98	0.34%
Coverage: Dwelling	@	100.00% =	1,122.98	
FIREPLACES			1,947.73	0.59%
Coverage: Dwelling	@	100.00% =	1,947.73	
FRAMING & ROUGH CARPENTRY			25,938.44	7.90%
Coverage: Dwelling	@	80.21% =	20,804.77	
Coverage: Codes Upgrades	@	19.79% =	5,133.67	
AUSTIN_TODD_REPAIR_4			10/9/2017	Page: 52



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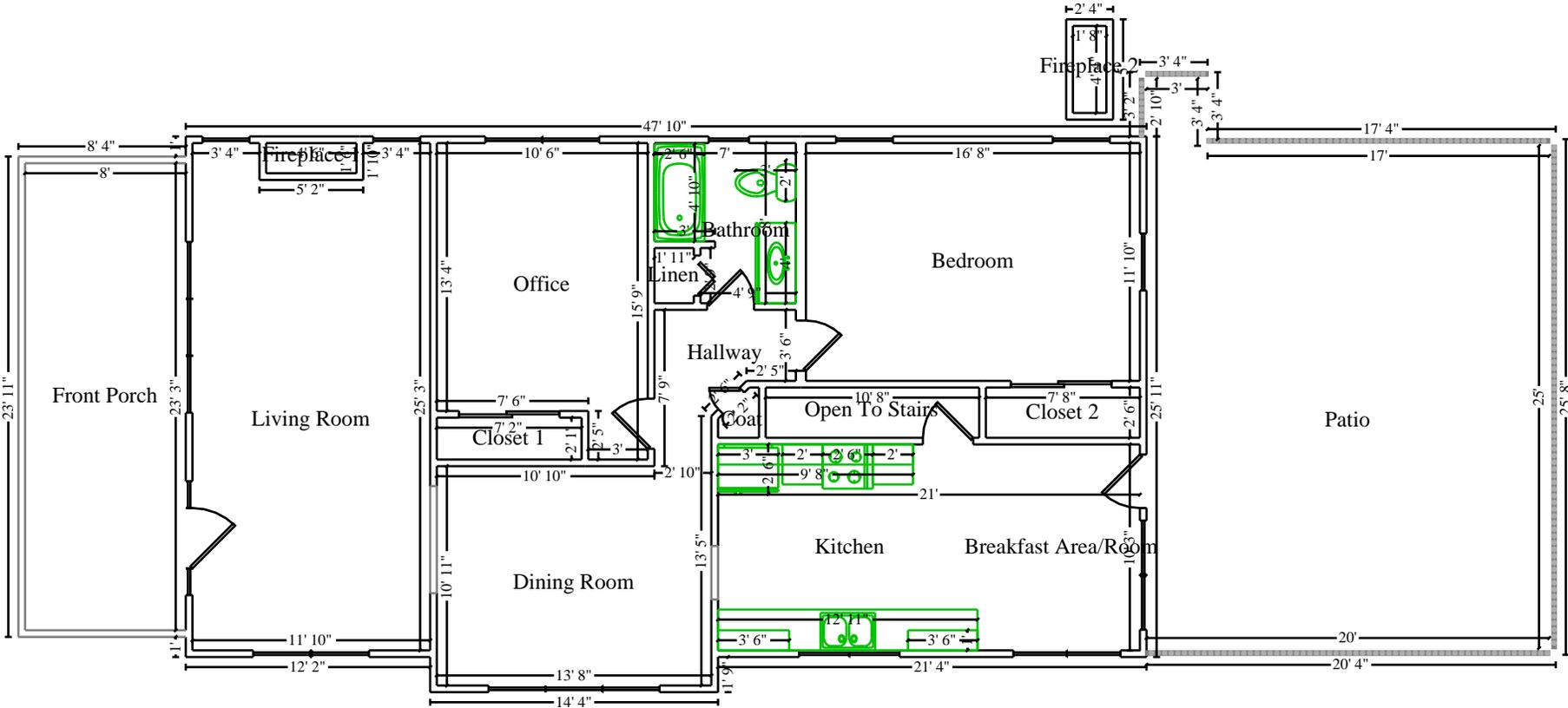
O&P Items			Total	%
HAZARDOUS MATERIAL REMEDIATION			1,047.85	0.32%
Coverage: Dwelling	@	100.00% =	1,047.85	
HEAT, VENT & AIR CONDITIONING			8,786.85	2.67%
Coverage: Dwelling	@	98.17% =	8,626.05	
Coverage: Codes Upgrades	@	1.83% =	160.80	
INSULATION			3,395.83	1.03%
Coverage: Dwelling	@	65.08% =	2,209.98	
Coverage: Codes Upgrades	@	34.92% =	1,185.85	
LABOR ONLY			652.08	0.20%
Coverage: Other Structures	@	100.00% =	652.08	
LIGHT FIXTURES			3,944.09	1.20%
Coverage: Dwelling	@	87.37% =	3,445.86	
Coverage: Other Structures	@	8.62% =	339.91	
Coverage: Codes Upgrades	@	4.01% =	158.32	
MASONRY			485.77	0.15%
Coverage: Codes Upgrades	@	100.00% =	485.77	
MARBLE - CULTURED OR NATURAL			310.92	0.09%
Coverage: Dwelling	@	100.00% =	310.92	
MIRRORS & SHOWER DOORS			140.16	0.04%
Coverage: Dwelling	@	100.00% =	140.16	
ORNAMENTAL IRON			1,126.86	0.34%
Coverage: Dwelling	@	42.89% =	483.36	
Coverage: Other Structures	@	57.11% =	643.50	
PLUMBING			12,516.04	3.81%
Coverage: Dwelling	@	98.00% =	12,266.21	
Coverage: Codes Upgrades	@	2.00% =	249.83	
PANELING & WOOD WALL FINISHES			1,110.42	0.34%
Coverage: Dwelling	@	100.00% =	1,110.42	
PAINTING			23,569.12	7.17%
Coverage: Dwelling	@	89.70% =	21,140.95	
Coverage: Other Structures	@	10.30% =	2,428.17	
ROOFING			8,773.36	2.67%
Coverage: Dwelling	@	93.67% =	8,217.66	
Coverage: Codes Upgrades	@	6.33% =	555.70	
SIDING			10,043.25	3.06%
Coverage: Dwelling	@	94.18% =	9,458.82	
Coverage: Codes Upgrades	@	5.82% =	584.43	
SOFFIT, FASCIA, & GUTTER			7,276.71	2.22%
Coverage: Dwelling	@	100.00% =	7,276.71	
SPECIALTY ITEMS			38.15	0.01%
Coverage: Dwelling	@	100.00% =	38.15	
STEEL COMPONENTS			675.04	0.21%
Coverage: Dwelling	@	100.00% =	675.04	



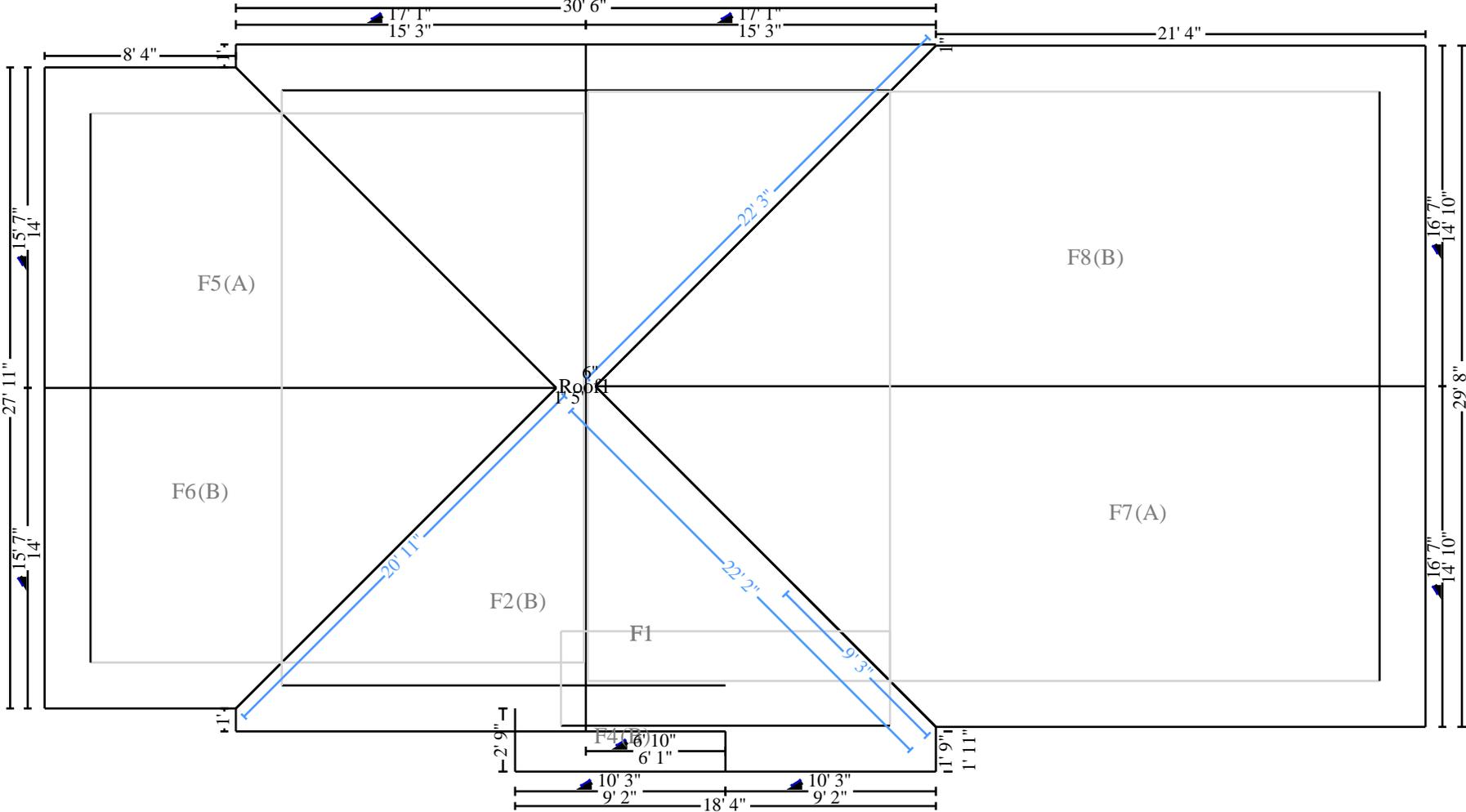
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O&P Items			Total	%
STAIRS			789.69	0.24%
Coverage: Dwelling	@	100.00% =	789.69	
TILE			1,978.39	0.60%
Coverage: Dwelling	@	100.00% =	1,978.39	
TEMPORARY REPAIRS			1,729.98	0.53%
Coverage: Dwelling	@	100.00% =	1,729.98	
WINDOWS - VINYL			533.52	0.16%
Coverage: Dwelling	@	100.00% =	533.52	
WINDOWS - WOOD			14,360.45	4.37%
Coverage: Dwelling	@	100.00% =	14,360.45	
WALLPAPER			327.24	0.10%
Coverage: Dwelling	@	100.00% =	327.24	
O&P Items Subtotal			264,220.82	80.43%
Material Sales Tax			9,542.88	2.90%
Coverage: Dwelling	@	90.27% =	8,614.04	
Coverage: Other Structures	@	3.03% =	289.33	
Coverage: Codes Upgrades	@	6.42% =	612.48	
Coverage: Debris Removal	@	0.28% =	27.03	
Overhead			27,376.86	8.33%
Coverage: Dwelling	@	79.83% =	21,856.04	
Coverage: Other Structures	@	4.44% =	1,214.30	
Coverage: Contents	@	1.69% =	463.76	
Coverage: Codes Upgrades	@	7.88% =	2,157.24	
Coverage: Debris Removal	@	6.16% =	1,685.52	
Profit			27,376.86	8.33%
Coverage: Dwelling	@	79.83% =	21,856.04	
Coverage: Other Structures	@	4.44% =	1,214.30	
Coverage: Contents	@	1.69% =	463.76	
Coverage: Codes Upgrades	@	7.88% =	2,157.24	
Coverage: Debris Removal	@	6.16% =	1,685.52	
Total			328,517.42	100.00%



Main Level



Roof

THE  GROUP
FULL SERVICE CONTRACTOR

(615) 485-5496
www.mcrsouth.com

P.O. Box 40504.
Nashville, TN. 37204

(615) 832-5300
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Todd Austin
1621 Forrest Ave
Nashville, Tn 37206
615.297.9559 (office)
615.519.3273 (cell)
toddzillarocks@comast.net

10/27/2017

RE: Estimate for Repairs (Fire Damage)

Structural Engineer Report: None at this time
Architect: None at this time
Lead/Asbestos Testing: None at this time
Historical Commission: Paul Hoffman
paul.hoffman@nashville.gov
615.862.7970

Permits	Guesstimate	\$ 2,100.00
Portable Toilets		\$ 800.00
Lead/Asbestos Testing		\$ 1,200.00
Demolition Prep/Clean-Up/Debris Removal/Dumpsters/Deliveries **leave existing siding/exterior walls**		\$18,500.00
Scaffolding/Lift/Ladder Rental		\$ 6,000.00

Lead/Asbestos Remediation		
***no testing at this time ***	Guesstimate	\$ 3,000.00
Framing		
Install new floor joists/girders from first girder back (NORTH)		
Install new sub floor (up to last floor joist-to-band)		
Install roof rafters/3/4" decking (main ridge back to NORTH)		
All overhangs (fly rafters) will be T & G 1 x 4 flat decking)		
Install new wood basement wall (under rear portion)		
Install new ceiling joists and some interior walls		
***no structural engineering report at this time ***		
		\$80,000.00
Structural		
Install new schedule 40 metal post on concrete footings		
***no report at this time for footings/piers ***		
		\$ 4,500.00
Roofing		
Install three tab shingle to match existing		
**client is aware that because of existing shingle color/bleaching		
New roof will not match exactly **		
		\$16,700.00
Gutters/Downspouts		\$ 2,100.00
Windows/Doors		
Install ONLY windows that were removed due to fire		
will need to obtain pictures of actual doors/windows		
	Guesstimate	\$ 3,800.00
Window/Door Installation	Guesstimate	\$ 1,000.00
Fire/Smoke Remediation		
Install applied barrier or paint to repel smoke		
		\$ 5,000.00
Mold Remediation		
Have framing to be cleaned professionally		
		\$ 5,000.00
Insulation		
Install R-13 in existing exterior walls		
Install R-38 in ceiling		
Install R-19 in floors		
		\$ 6,400.00

Gas Mechanical

Install 2.5 ton split system/ductwork
Install (1) bathroom exhaust vent fan
Install (1) dryer vent
Install (1) stove ventilation hood

Guesstimate \$ 12,900.00

Plumbing

Install (1) toilet
(1) Bathroom sink
(1) Tub/shower/combo
(1) Kitchen sink
(1) Dishwasher
(1) Ice maker line
(1) Washer box
(1) Water heater
(2) Hose bibs

\$ 6,350.00

Electrical

Install (1) 200 Amp Service
Install temporary electrical pole
Install single lights in every room
Plugs/switches
***no electrical schematic at this time **

\$14,600.00

Drywall

Install drywall/sand/finish

\$10,900.00

Interior Trim

Install 3 part headers/side casings
Install plinth blocks
Install baseboards/shoemolding

\$ 8,800.00

Flooring

Install 1 1/2" White Oak (3/4" thick) flooring/sand/finish

\$10,000.00

Tile (Installation)

Install tile in bathroom floor and tub surround
***no details at this time **

\$ 3,000.00

Painting

Install interior/exterior painting
pressure washing existing exterior
no details at this time *

\$17,000.00

Accessories (labor)	
Install robe hooks/towel bars/mirrors/etc	
no details at this time *	\$ 500.00
Project Management	\$ 7,000.00

SUB TOTAL \$247,150.00

Percentage Fees	
10% Profit	\$24,715.00
10% Overhead	\$24,715.00

ALLOWANCES

PLUMBING	\$ 4,000.00
ELECTRICAL	\$ 3,000.00
CABINETRY/HARDWARE	\$14,000.00
COUNTERTOPS	\$ 4,000.00
ACCESSORIES	\$ 750.00
APPLIANCES	\$ 6,000.00
TILE	\$ 1,200.00
WINDOW TREATMENTS	\$ 1,000.00
CLOSET ORGANIZATION	\$ 500.00
INTERIOR DOORS/HARDWARE	\$ 1,500.00

TOTAL ALLOWANCES	\$35,950.00
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GRAND TOTAL \$332,530.00

Greg Davis
615-596-2625
The MCR Group
gregd@mcrsouth.com



Blue Chip Restoration, Inc.

2120 Utopia Avenue
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Insured: Todd Austin
Property: 1621 Forrest Avenue
Nashville, TN 37206
Home: 1621 Forrest Avenue
Nashville, TN 37206

Cellular: (615) 519-3273
Business: (615) 297-9559
E-mail: toddzillarocks@comcast.net

Estimator: Tony Brandon
Company: Blue Chip Restoration, Inc.
Business: 2120 Utopia Avenue
Nashville, TN 37211

Cellular: (615) 289-8669
E-mail: tony@bluechiprestoration.com

Reference:
Company: State Farm Insurance

Business: (888) 620-5212
E-mail: statefarmclaims@statefarm.com

Contractor: Don Knarr
Company: Blue Chip Restoration, Inc.
Business: 2120 Utopia Avenue
Nashville, TN 37211

Business: (615) 566-2390
E-mail: don@bluechiprestoration.com

Claim Number: 42-0471-C25

Policy Number: 42-GB-3683-1

Type of Loss: Fire

Date Contacted: 6/23/2017

Date of Loss: 6/16/2017

Date Inspected: 6/26/2017

Date Received: 6/23/2017

Date Entered: 6/28/2017 1:12 PM

Price List: TNNA8X_JUN17
Restoration/Service/Remodel
Estimate: AUSTIN_TODD_ACTUALS



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CONTINUED - Roof1

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Totals: Roof1					521.91	2,722.18	16,332.87
Total: Roof					521.91	2,722.18	16,332.87

Generals

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
18. Taxes, insurance, permits & fees (Bid item)	1.00 EA		0.00	750.00	0.00	150.00	900.00
Line item represents estimated amount for permits. Final invoice to reflect actuals be it more or less.							
19. Engineering fees (Bid item)	1.00 EA						OPEN ITEM
20. Architectural/Drafting fees (Bid Item)	1.00 EA						OPEN ITEM
Only needed if required by codes.							
21. R&R Temporary power - hookup	1.00 EA		41.44	349.86	0.00	78.26	469.56
22. Temporary power usage (per month)	6.00 MO		0.00	104.88	53.28	136.52	819.08
Line item represents estimated amount for temporary power usage. Final invoice to reflect actuals be it more or less.							
23. Temporary toilet (per month)	6.00 MO		0.00	125.14	0.00	150.16	901.00
Line item represents estimated amount for temporary toilet. Final invoice to reflect actuals be it more or less.							
24. Dumpster load - Approx. 30 yards, 5-7 tons of debris	6.00 EA		551.00	0.00	0.00	661.20	3,967.20
Line item represents estimated amount for dumpsters. Final invoice to reflect actuals be it more or less.							
25. General Demolition - per hour	96.00 HR		31.09	0.00	0.00	596.92	3,581.56
Line item represents estimated amount to remove contents. Final invoice to reflect actuals be it more or less.							
26. Dumpster load - Approx. 30 yards, 5-7 tons of debris	3.00 EA		551.00	0.00	0.00	330.60	1,983.60
Line item represents estimated amount for dumpsters used for contents. Final invoice to reflect actuals be it more or less.							
27. Security system (Bid Item)	1.00 EA		0.00	0.00	0.00	0.00	0.00
Totals: Generals					53.28	2,103.66	12,622.00

Framing

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
<u>Framing & Insulation - Floor System, Stud Walls & Ceiling Joist</u>							
28. R&R Log post	67.50 LF		3.88	30.24	102.59	481.14	2,886.83



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CONTINUED - Framing

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
29. R&R Joist - floor - 2x8 - w/blocking - 16" oc	1,156.28 SF		0.56	2.00	87.70	609.56	3,657.34
30. Remove Sheathing - 1" x 6" - tongue and groove	1,156.28 SF		0.42	0.00	0.00	97.12	582.76
31. Sheathing - OSB - 3/4" - T&G - High grade eng. wtr resist.	1,156.28 SF		0.00	2.06	126.21	501.62	3,009.77
32. R&R Stud wall - 2" x 4" - 16" oc	2,869.65 SF		0.14	1.69	172.54	1,084.80	6,508.80
33. R&R Stud wall - 2" x 6" - 16" oc	435.50 SF		0.21	2.54	39.88	247.52	1,485.03
34. R&R Joist - ceiling - 2x6 - w/blocking - 16" oc	1,342.28 SF		0.42	1.54	81.95	542.58	3,255.40
35. Blown-in insulation - 8" depth - R19	1,156.28 SF		0.00	0.62	39.57	151.30	907.76
36. R&R Batt insulation - 6" - R19 - paper faced	1,156.28 SF		0.18	0.84	59.90	247.86	1,487.17
Insulation in basement.							
<u>Framing - Roof Structure</u>							
37. Remove Sheathing - spaced 1" x 6"	2,043.65 SF		0.39	0.00	0.00	159.40	956.42
38. Sheathing - OSB - 5/8"	2,043.65 SF		0.00	1.66	115.31	701.56	4,209.33
39. Remove Rafters - 2x4 - 24" OC (3-5/12 Gable, per SF of floor)	1,678.32 SF		0.46	0.00	0.00	154.40	926.43
40. Rafters - 2x4 - 24" OC (3-5/12 Gable, per SF of floor)	1,678.32 SF		0.00	1.40	68.31	483.60	2,901.56
41. Remove Add-on lab & mat - 2x4 - 5/12 to 9/12 slope - 24" OC	1,678.32 SF		0.15	0.00	0.00	50.36	302.11
42. Add-on lab & mat - 2x4 - 5/12 to 9/12 slope - 24" OC	1,678.32 SF		0.00	0.37	7.76	125.76	754.50
43. R&R Hip or roof intersection 6/12 slope (hip/valley length)	86.37 LF		14.58	43.34	99.87	1,020.50	6,122.92
44. R&R Saddle or cricket - up to 25 SF	1.00 EA		15.55	92.19	2.40	22.04	132.18
45. R&R Stud wall - 2" x 4" - 24" oc	311.19 SF		0.11	1.47	16.12	101.56	609.36
Framing for gables.							
<u>Codes Upgrades - Framing & Insulation</u>							
46. Sheathing - additional cost for H-clips	2,043.65 SF		0.00	0.09	3.78	37.54	225.25
47. Drip edge	208.86 LF		0.00	1.78	11.40	76.64	459.81
48. 2" x 8" lumber - treated (1.33 BF per LF)	152.00 LF		0.00	2.51	16.73	79.64	477.89
Line item represents sill plate.							
49. Concrete anchor bolt - 5/8" x 12"	49.00 EA		0.00	6.72	11.56	68.18	409.02
Line item represents bolting sill plate to block foundation.							



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CONTINUED - Framing

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
50. Joist - floor - 2x10 - w/blocking - 16" oc	1,156.28 EA		0.00	0.30	10.70	71.52	429.10
Line item represents additional labor and materials to upgrade floor joist to a 2" x 10".							
51. Joist - ceiling - 2x8 - w/blocking - 16" oc	1,342.28 EA		0.00	0.46	19.87	127.48	764.80
Line item represents additional labor and materials to upgrade ceiling joist to a 2" x 8".							
52. Rafters - 2x8 - 16" OC (3-5/12 Gable, per SF of floor)	1,678.32 EA		0.00	1.17	85.38	409.80	2,458.81
Line item represents additional labor and materials to upgrade roof framing from 24"OC to 16"OC and from a 2"x4" rafter to a 2"x8" rafter.							
53. Add-on lab & mat - 2x8 - 5/12 to 9/12 slope - 16" OC	1,678.32 EA		0.00	0.40	13.97	137.06	822.36
54. Framing hurricane tie	63.00 EA		0.00	5.16	5.94	66.20	397.22
55. Stud wall - 2" x 4" - 16" oc	311.19 EA		0.00	0.22	2.59	14.22	85.27
Framing for gables.							
56. House wrap (air/moisture barrier)	2,087.25 SF		0.00	0.28	28.96	122.68	736.07
57. Blown-in insulation - 12" depth - R30	1,156.28 EA		0.00	0.26	24.60	65.04	390.27
Line item represents additional labor and materials to upgrade insulation to R-30.							
58. Batt insulation - 4" - R13 - paper faced	1,361.88 SF		0.00	0.65	51.65	187.38	1,124.25
Exterior walls only.							
Totals: Framing					1,307.24	8,246.06	49,475.79

Mechanicals

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
<u>Heating & Air Conditioning</u>							
59. R&R Air handler - with heat element and A/C coil - 3 ton	1.00 EA		42.40	1,759.70	100.40	380.50	2,283.00
60. R&R Heat pump - exterior coil unit - 3 ton - 14 SEER	1.00 EA		25.98	2,069.62	157.03	450.52	2,703.15
61. R&R Ductwork system - hot or cold air - 1200 to 1599 SF home	1.00 EA		282.63	3,550.73	136.54	793.96	4,763.86
62. R&R Emergency drip pan	1.00 EA		5.39	35.35	2.77	8.72	52.23
63. Condensate drain line	20.00 EA		0.00	40.46	8.33	163.50	981.03
64. R&R Condenser pad - 24" x 24"	1.00 EA		3.10	50.37	3.41	11.38	68.26
65. Central air cond. system - refrigerant evacuation	1.00 EA		0.00	123.43	0.00	24.68	148.11



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CONTINUED - Mechanicals

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
66. R&R Disconnect box - 30 amp - non fused	1.00 EA		13.56	116.16	1.24	26.20	157.16
67. R&R Thermostat - electric heat - High grade	1.00 EA		5.19	83.39	4.40	18.60	111.58
Totals: Mechanicals					414.12	1,878.06	11,268.38

Plumbing

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
<u>Plumbing</u>							
68. Rough in plumbing - per fixture	10.00 EA		0.00	411.82	72.59	838.16	5,028.95
69. Exterior faucet / hose bibb - frost free	2.00 EA		0.00	57.11	3.85	23.62	141.69
70. Water pressure regulator valve - 1"	1.00 EA		0.00	114.32	7.37	24.34	146.03
<u>Codes Upgrades - Plumbing</u>							
71. Thermal expansion tank - 2 gallon	1.00 EA		0.00	177.03	4.35	36.28	217.66
72. Water heater platform - metal	1.00 EA		0.00	72.80	4.81	15.52	93.13
Totals: Plumbing					92.97	937.92	5,627.46

Electrical

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
<u>Electrical</u>							
73. R&R Breaker panel - 125 amp	1.00 EA		112.57	599.88	18.47	146.20	877.12
74. R&R Circuit breaker - main disconnect - 125 amp	1.00 EA		8.09	185.84	13.61	41.50	249.04
75. R&R Door bell/chime	1.00 EA		3.13	111.49	3.70	23.66	141.98
76. R&R Door bell/chime button (button only)	1.00 EA		0.89	16.50	0.79	3.64	21.82
77. R&R Meter mast for overhead power - 2" conduit	1.00 EA		56.28	380.88	9.74	89.38	536.28
78. R&R Meter base - 100 - 125 amp	1.00 EA		37.53	193.40	5.55	47.30	283.78
79. Grounding rod - copper clad with clamp, 8'	1.00 EA		0.00	84.52	1.65	17.24	103.41
<u>General</u>							
80. Rewire - average residence - copper wiring	1,156.28 SF		0.00	2.54	34.23	594.24	3,565.42



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CONTINUED - Electrical

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
81. R&R 110 volt copper wiring run and box - rough in only	25.00 EA		3.34	39.21	19.49	216.66	1,299.90
82. Outlet	42.00 EA		0.00	10.97	5.32	93.20	559.26
83. 220 volt outlet	2.00 EA		0.00	24.11	1.50	9.94	59.66
84. Switch	14.00 EA		0.00	11.04	1.85	31.30	187.71
85. Dimmer switch	1.00 EA		0.00	30.12	1.90	6.40	38.42
86. Phone, TV, or speaker outlet	5.00 EA		0.00	14.63	2.33	15.10	90.58
87. Phone/low voltage outlet rough-in	5.00 EA		0.00	38.26	2.27	38.72	232.29
<u>Codes Upgrades - Electrical</u>							
88. Breaker panel - 200 amp w/arc fault breakers	1.00 EA		0.00	1,239.99	90.02	266.00	1,596.01
Line item represents codes upgrades to a 200 amp with arc fault breakers.							
89. Circuit breaker - main disconnect - 150 to 200 amp	1.00 EA		0.00	13.32	0.07	2.68	16.07
Line item represents codes upgrade to a 200 amp disconnect.							
90. Meter base - 200 amp	1.00 EA		0.00	79.53	6.48	17.20	103.21
Line item represents codes upgrades to a 200 amp meter base.							
91. Smoke detector	5.00 EA		0.00	46.19	10.42	48.28	289.65
92. Ground fault interrupter (GFI) outlet	5.00 EA		0.00	25.01	6.63	26.34	158.02
93. Exterior outlet or switch	3.00 EA		0.00	17.36	2.15	10.86	65.09
94. Outlet - tamper resistant	42.00 EA		0.00	1.90	7.38	17.44	104.62
Line item represents additional labor and materials to upgrade electrical outlets to tamper resistant.							
95. 110 volt copper wiring run and box - rough in only	7.00 EA		0.00	39.21	5.46	56.00	335.93
96. Outlet	4.00 EA		0.00	10.97	0.51	8.88	53.27
97. Switch	3.00 EA		0.00	11.04	0.40	6.70	40.22
98. Bathroom ventilation fan - High grade	1.00 EA		0.00	143.29	10.40	30.74	184.43
99. Ductwork - hot or cold air - 4" round	12.00 LF		0.00	9.80	2.65	24.06	144.31
100. Exterior cover for ventilation duct, 5" or 6"	1.00 EA		0.00	43.20	2.08	9.06	54.34
101. Exterior light fixture	2.00 EA		0.00	77.77	7.77	32.66	195.97
102. Light bulb - Incand. small or medium globe - mat. only	2.00 EA		0.00	1.39	0.26	0.62	3.66
Totals: Electrical					275.08	1,932.00	11,591.47



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Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
103. Detach & Reset Corbel - wood - over 4" wide w/ intricate detail	2.00 EA	33.25	0.00	0.00	0.01	13.30	79.81
104. R&R Attic vent - gable end - wood - Large - High grade	4.00 EA		5.19	235.71	74.38	207.60	1,245.58
105. Detach & Reset Ornamental iron - security grill - window	18.00 SF	7.68	0.00	0.00	0.00	27.64	165.88
106. Remove Tear off asbestos siding (no haul off)	2,087.25 SF		2.52	0.00	27.03	1,057.38	6,344.28
107. Debris disposal - (Bid Item) - "Asbestos"	1.00 EA		1,400.00	0.00	0.00	280.00	1,680.00
108. Remove Siding - beveled - pine or equal (clapboard)	2,087.25 SF		0.27	0.00	0.00	112.72	676.28
109. Sheathing - OSB - 1/2"	2,087.25 SF		0.00	1.03	84.95	446.98	2,681.80
110. House wrap (air/moisture barrier)	2,087.25 SF		0.00	0.25	28.96	110.16	660.93
111. Siding - fiber cement - shingle type panel	2,087.25 SF						CHANGED
112. Fiber cement lap siding - 6"	2,087.25 SF		0.00	4.08	368.77	1,776.96	10,661.71
The following represents window, door, garage door and siding trim.							
113. Remove Trim board - 1" x 2" - installed (pine)	75.00 LF		0.22	0.00	0.00	3.30	19.80
114. Siding trim - 1" x 2" fiber cement trim board	75.00 LF		0.00	4.77	9.44	73.44	440.63
115. Remove Trim board - 1" x 4" - installed (pine)	259.00 LF		0.24	0.00	0.00	12.44	74.60
116. Siding trim - 1" x 4" fiber cement trim board	259.00 LF		0.00	4.77	32.58	253.60	1,521.61
117. Remove Trim board - 1" x 6" - installed (pine)	173.00 LF		0.26	0.00	0.00	9.00	53.98
118. Siding trim - 1" x 6" fiber cement trim board	173.00 LF		0.00	5.84	33.61	208.78	1,252.71
119. R&R 2" x 10" lumber - treated (1.67 BF per LF)	24.00 LF		0.59	2.66	2.93	16.18	97.11
Openings for garage door.							
120. R&R 2" x 8" lumber - treated (1.33 BF per LF)	30.00 LF		0.50	2.51	3.30	18.72	112.32
Openings for basement windows.							
121. R&R Wood window - awning, 3-6 sf	3.00 EA		21.06	355.30	80.71	241.96	1,451.75
122. R&R Wood window - double hung, 13-19 sf	15.00 EA		26.01	595.43	715.05	2,007.36	12,044.01
123. R&R Wood window - double hung, 9-12 sf	6.00 EA		21.06	505.36	241.87	680.10	4,080.49



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CONTINUED - Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
124. Add on for grid (double or triple glazed windows)	158.00 SF		0.00	2.35	34.35	81.14	486.79
125. R&R Vinyl window - double hung, 13-19 sf	3.00 EA						CHANGED
126. R&R Vinyl window - double hung, 9-12 sf	4.00 EA						CHANGED
127. Add on for "Low E" glass	285.00 SF		0.00	1.71	45.08	106.50	638.93
128. R&R Exterior door - Deluxe grade - wood w/detail - pre-hung	1.00 EA		13.33	1,986.21	178.81	435.66	2,614.01
129. R&R Exterior door sidelite - sidelite only - Deluxe grade	2.00 EA		27.21	1,025.96	177.52	456.76	2,740.62
130. Remove Exterior door - metal - insulated - flush or panel style	2.00 EA		13.33	0.00	0.00	5.34	32.00
131. French door - Exterior - pre-hung unit	1.00 EA		0.00	633.84	53.71	137.50	825.05
132. Exterior door - metal - insulated / wood - High grade	1.00 EA		0.00	403.53	32.41	87.18	523.12
133. Door lockset & deadbolt - exterior	2.00 EA		0.00	80.90	10.65	34.50	206.95
134. Door lockset & deadbolt - exterior - Deluxe grade	1.00 EA		0.00	379.20	33.19	82.48	494.87
135. R&R Storm door assembly - Premium grade - Wrought Iron	1.00 EA		10.98	326.79	24.70	72.50	434.97
136. Remove Overhead door, 8' x 7' - hardwood overlay	1.00 EA		46.64	0.00	0.00	9.32	55.96
137. Overhead door & hardware - 8' x 7' - Premium grade	1.00 EA		0.00	901.24	64.75	193.20	1,159.19
138. Add for square window - overhead door - per window	8.00 EA		0.00	24.79	18.34	43.32	259.98
139. Overhead (garage) door opener - High grade	1.00 EA		0.00	343.74	18.50	72.44	434.68
<u>Painting</u>							
140. Seal & paint wood siding	2,087.25 SF		0.00	0.98	71.44	423.38	2,540.33
141. Seal & paint trim - two coats	507.00 LF		0.00	0.96	4.69	98.28	589.69
142. Prime & paint door slab only - exterior (per side)	3.00 EA		0.00	32.17	3.21	19.94	119.66
143. Seal & paint wood window (per side)	23.00 EA		0.00	37.49	10.72	174.60	1,047.59
144. Paint wood window grid	148.50 LF		0.00	0.77	0.69	23.02	138.06
145. Paint overhead door - 2 coats (per side)	1.00 EA		0.00	85.07	3.21	17.66	105.94
146. Prime & paint ornamental iron grill	18.00 SF		0.00	1.61	0.12	5.82	34.92
147. Paint door or window opening - 2 coats (per side)	30.00 EA		0.00	21.22	10.57	129.44	776.61



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CONTINUED - Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
148. Seal & paint single garage door opening & trim	1.00 EA		0.00	67.01	0.61	13.52	81.14
Totals: Exterior					2,500.86	10,281.12	61,686.34

Landscaping

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
149. Landscaping (Bid Item)	1.00 EA						OPEN ITEM
Totals: Landscaping					0.00	0.00	0.00

Main Level



Front Porch

Height: 9'

228.50 SF Walls	186.00 SF Ceiling
414.50 SF Walls & Ceiling	186.00 SF Floor
20.67 SY Flooring	20.25 LF Floor Perimeter
62.50 LF Ceil. Perimeter	

- Missing Wall - Goes to Floor** **8' X 8'** **Opens into Exterior**
- Missing Wall - Goes to Floor** **23' 3" X 8'** **Opens into Exterior**
- Missing Wall - Goes to Floor** **8' X 8'** **Opens into Exterior**
- Door** **3' X 6' 8"** **Opens into LIVING_ROOM**

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
150. Demolish/remove - bedroom/room (over 200 sf)	186.00 SF		2.59	0.00	0.00	96.34	578.08
151. T & G paneling - double beaded vee (unfinished)	186.00 SF		0.00	5.97	70.02	236.08	1,416.52
152. Crown molding - 2 1/4"	62.50 LF		0.00	2.26	4.34	29.12	174.71
153. Ceiling hook	2.00 EA		0.00	8.35	0.41	3.42	20.53
154. Trim board - 1" x 6" - installed (pine) Used to wrap beam.	72.00 LF		0.00	3.33	14.12	50.78	304.66
155. Trim board - 1" x 12" - installed (pine) Used to wrap beam.	48.00 LF		0.00	6.03	20.51	61.98	371.93

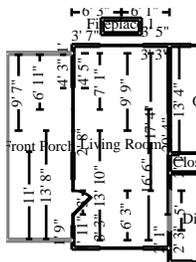


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CONTINUED - Front Porch

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
156. Detach & Reset House numbers/letters - plastic or metal - up to 4"	4.00 EA	9.40	0.00	0.00	0.00	7.52	45.12
157. Wall mount mailbox	1.00 EA		0.00	38.15	2.33	8.10	48.58
158. Ornamental iron support post	48.00 LF		0.00	34.36	120.63	353.98	2,123.89
159. Final cleaning - construction - Residential	186.00 SF		0.00	0.16	0.00	5.96	35.72
<u>Light Fixtures</u>							
160. Exterior light fixture	2.00 EA		0.00	77.77	7.77	32.66	195.97
161. Light bulb - Incand. small or medium globe - mat. only	2.00 EA		0.00	1.39	0.26	0.62	3.66
<u>Painting</u>							
162. Exterior - seal or prime then paint with two finish coats	186.00 SF		0.00	1.09	6.37	41.82	250.93
163. Seal & paint crown molding - two coats	62.50 LF		0.00	1.00	0.64	12.62	75.76
164. Prime & paint ornamental iron columns	32.00 LF		0.00	7.42	8.58	49.20	295.22
165. Seal & paint wood beam	84.00 SF		0.00	1.31	1.40	22.28	133.72
166. Paint concrete the floor	186.00 SF		0.00	0.65	2.92	24.76	148.58
Totals: Front Porch					260.30	1,037.24	6,223.58



Living Room

Height: 9'

614.17 SF Walls	298.79 SF Ceiling
912.96 SF Walls & Ceiling	298.79 SF Floor
33.20 SY Flooring	66.17 LF Floor Perimeter
74.17 LF Ceil. Perimeter	

Door

3' X 6' 8"

Opens into FRONT_PORCH

Missing Wall - Goes to Floor

5' X 6' 8"

Opens into DINING_ROOM

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
167. Demolish/remove - bedroom/room (over 200 sf)	298.79 SF		2.59	0.00	0.00	154.78	928.65
168. 1/2" drywall - hung, taped, floated, ready for paint	912.96 SF		0.00	1.25	34.62	235.16	1,410.98
169. Texture drywall - light hand texture	298.79 SF						NOT IN SCOPE
170. Crown molding - 3 1/4"	74.17 LF		0.00	3.00	8.64	46.22	277.37



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CONTINUED - Living Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
171. Window blind - aluminum - 1" - 7. 1 to 14 SF - High grade	7.00 EA						CUSTOMER
<u>Windows, Doors & Trim</u>							
172. Trim board - 1" x 6" - installed (pine) - Window Header Pieces 1 of 3	24.50 LF		0.00	3.33	4.80	17.28	103.67
173. Trim board - 1" x 2" - installed (pine) - Window Header Pieces 2 of 3	49.00 LF		0.00	1.79	3.31	18.20	109.22
174. Trim board - 1" x 6" - installed (pine) - Window Casing	55.00 LF		0.00	3.33	10.79	38.80	232.74
175. Trim board - 1" x 4" - installed (pine) - Window Stool	24.50 LF		0.00	2.51	2.99	12.90	77.39
176. Trim board - 1" x 6" - installed (pine) - Window Apron	24.50 LF		0.00	3.33	4.80	17.28	103.67
177. Door jamb per LF - interior - paint grade - 4 9/16"	20.00 LF		0.00	2.98	3.05	12.54	75.19
178. Trim board - 1" x 6" - installed (pine) - Door Header Piece 1 of 3	12.00 LF		0.00	3.33	2.35	8.48	50.79
179. Trim board - 1" x 2" - installed (pine) - Door Header Pieces 2 of 3	24.00 LF		0.00	1.79	1.62	8.92	53.50
180. Trim board - 1" x 6" - installed (pine) - Door Casing	42.00 LF		0.00	3.33	8.24	29.62	177.72
181. Wood bracket - decorative	2.00 EA		0.00	94.93	13.88	40.76	244.50
182. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Pine	6.00 EA		0.00	7.63	1.90	9.54	57.22
183. Trim board - 1" x 6" - installed (pine) - Baseboard	66.17 LF		0.00	3.33	12.98	46.68	280.01
184. Base shoe	66.17 LF		0.00	0.97	2.51	13.34	80.03
185. Remove Oak flooring - clear grade - no finish	298.79 SF		1.46	0.00	0.00	87.24	523.47
186. Oak flooring - #1 common - no finish	298.79 SF		0.00	6.86	118.57	433.66	2,601.93
187. Sand, stain, and finish wood floor	298.79 SF		0.00	3.57	24.05	218.16	1,308.89
188. Add for dustless floor sanding	298.79 SF		0.00	1.00	0.00	59.76	358.55
189. Vapor barrier - 15# felt	298.79 SF		0.00	0.22	1.38	13.42	80.53
190. Final cleaning - construction - Residential	298.79 SF		0.00	0.16	0.00	9.56	57.37
<u>Light Fixtures</u>							
191. Ceiling fan & light - High grade	1.00 EA		0.00	373.57	20.81	78.88	473.26
192. Light bulb - Incand. small or medium globe - mat. only	3.00 EA		0.00	1.39	0.39	0.92	5.48
<u>Painting</u>							
193. Seal/prime then paint the walls and ceiling twice (3 coats)	912.96 SF		0.00	0.91	20.27	170.22	1,021.28



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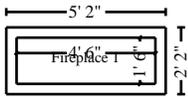
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CONTINUED - Living Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
194. Seal & paint crown molding - two coats	74.17 LF		0.00	1.00	0.75	15.00	89.92
195. Seal & paint wood window (per side)	9.00 EA		0.00	37.49	4.20	68.32	409.93
196. Paint wood window grid	67.50 LF						INCLUDED
197. Prime & paint door slab only - exterior (per side)	2.00 EA		0.00	32.17	2.14	13.28	79.76
198. Paint door or window opening - 2 coats (per side)	10.00 EA		0.00	21.22	3.52	43.14	258.86
199. Paint door or window opening - Large - 2 coats (per side)	1.00 EA		0.00	24.99	0.42	5.08	30.49
200. Seal & paint baseboard, oversized - two coats	66.17 LF		0.00	1.08	0.86	14.48	86.80
201. Seal & paint base shoe or quarter round	66.17 LF		0.00	0.54	0.55	7.26	43.54
Totals: Living Room					314.39	1,948.88	11,692.71

Fireplace 1

Height: 9'



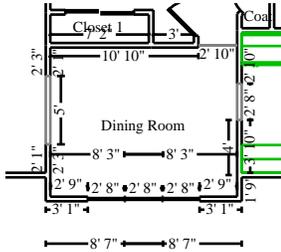
- 108.00 SF Walls
- 114.75 SF Walls & Ceiling
- 0.75 SY Flooring
- 12.00 LF Ceil. Perimeter
- 6.75 SF Ceiling
- 6.75 SF Floor
- 12.00 LF Floor Perimeter

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
202. Remove Masonry fireplace & chimney - single story home	1.00 EA		932.70	0.00	0.00	186.54	1,119.24
203. Remove Fireplace - chimney cap - concrete	1.00 EA		23.33	0.00	0.00	4.66	27.99
204. Remove Flue cap	1.00 EA		10.36	0.00	0.00	2.08	12.44
205. Remove Fireplace grate	1.00 EA		3.21	0.00	0.00	0.64	3.85
206. Remove Fireplace hearth - tile	7.50 SF		1.95	0.00	0.00	2.92	17.55
207. Remove Fireplace face, tile	22.00 SF		1.56	0.00	0.00	6.86	41.18
208. Remove Fireplace mantel - stain grade or hardwood - custom	1.00 EA		33.30	0.00	0.00	6.66	39.96
Totals: Fireplace 1					0.00	210.36	1,262.21



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Dining Room

Height: 9'

367.39 SF Walls	149.67 SF Ceiling
517.06 SF Walls & Ceiling	149.67 SF Floor
16.63 SY Flooring	38.83 LF Floor Perimeter
46.50 LF Ceil. Perimeter	

Missing Wall

2' 10" X 9'

Opens into HALLWAY

Missing Wall - Goes to Floor

5' X 6' 8"

Opens into LIVING_ROOM

Missing Wall - Goes to Floor

2' 8" X 6' 8"

Opens into KITCHEN

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
209. Demolish/remove - bedroom/room (over 200 sf)	149.67 SF		2.59	0.00	0.00	77.54	465.19
210. 1/2" drywall - hung, taped, floated, ready for paint	517.06 SF		0.00	1.25	19.61	133.18	799.12
211. Texture drywall - light hand texture	149.67 SF						NOT IN SCOPE
212. Crown molding - 3 1/4"	46.50 LF		0.00	3.00	5.42	28.98	173.90
213. Wallpaper - High grade	SF						NOT IN SCOPE
214. Window blind - aluminum - 1" - 7.1 to 14 SF - High grade	3.00 EA						CUSTOMER
Windows, Doors & Trim							
215. Trim board - 1" x 6" - installed (pine) - Window Header Pieces 1 of 3	10.50 LF		0.00	3.33	2.06	7.42	44.45
216. Trim board - 1" x 2" - installed (pine) - Window Header Pieces 2 of 3	21.00 LF		0.00	1.79	1.42	7.80	46.81
217. Trim board - 1" x 6" - installed (pine) - Window Casing	20.00 LF		0.00	3.33	3.92	14.10	84.62
218. Trim board - 1" x 4" - installed (pine) - Window Stool	10.50 LF		0.00	2.51	1.28	5.54	33.18
219. Trim board - 1" x 6" - installed (pine) - Window Apron	10.50 LF		0.00	3.33	2.06	7.42	44.45
220. Door jamb per LF - interior - paint grade - 4 9/16"	18.00 LF		0.00	2.98	2.75	11.28	67.67
221. Trim board - 1" x 6" - installed (pine) - Door Header Piece 1 of 3	9.50 LF		0.00	3.33	1.86	6.70	40.20
222. Trim board - 1" x 2" - installed (pine) - Door Header Pieces 2 of 3	19.00 LF		0.00	1.79	1.28	7.06	42.35
223. Trim board - 1" x 6" - installed (pine) - Door Casing	28.00 LF		0.00	3.33	5.49	19.74	118.47
224. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Pine	6.00 EA		0.00	7.63	1.90	9.54	57.22
225. Trim board - 1" x 6" - installed (pine) - Baseboard	38.83 LF		0.00	3.33	7.61	27.38	164.29
226. Base shoe	38.83 LF		0.00	0.97	1.47	7.84	46.98



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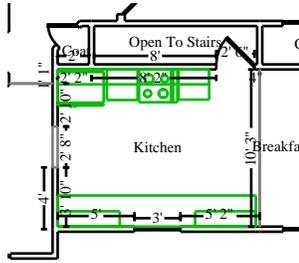
CONTINUED - Dining Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
227. Remove Oak flooring - clear grade - no finish	149.67 SF		1.46	0.00	0.00	43.70	262.22
228. Oak flooring - #1 common - no finish	149.67 SF		0.00	6.86	59.39	217.22	1,303.35
229. Sand, stain, and finish wood floor	149.67 SF		0.00	3.57	12.04	109.26	655.62
230. Add for dustless floor sanding	149.67 SF		0.00	1.00	0.00	29.94	179.61
231. Vapor barrier - 15# felt	149.67 SF		0.00	0.22	0.69	6.72	40.34
232. Final cleaning - construction - Residential	149.67 SF		0.00	0.16	0.00	4.80	28.75
<u>Light Fixtures</u>							
233. Chandelier - High grade	1.00 EA		0.00	326.39	21.37	69.56	417.32
At the customers request line item represents salvaging the original light fixture which will be rewired and cleaned.							
234. Light bulb - Incand. small or medium globe - mat. only	4.00 EA		0.00	1.39	0.51	1.22	7.29
<u>Painting</u>							
235. Seal/prime then paint the walls and ceiling twice (3 coats)	517.06 SF		0.00	0.91	11.48	96.40	578.40
236. Seal & paint crown molding - two coats	46.50 LF		0.00	1.00	0.47	9.40	56.37
237. Seal & paint wood window (per side)	3.00 EA		0.00	37.49	1.40	22.78	136.65
238. Paint door slab only - 2 coats (per side)	1.00 EA						NOT NEEDED
239. Paint door or window opening - 2 coats (per side)	4.00 EA		0.00	21.22	1.41	17.26	103.55
240. Paint door or window opening - Large - 2 coats (per side)	1.00 EA		0.00	24.99	0.42	5.08	30.49
241. Seal & paint baseboard, oversized - two coats	38.83 LF		0.00	1.08	0.50	8.48	50.92
242. Seal & paint base shoe or quarter round	38.83 LF		0.00	0.54	0.32	4.26	25.55
Totals: Dining Room					168.13	1,017.60	6,105.33



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Kitchen

Height: 9'

294.81 SF Walls	134.96 SF Ceiling
429.76 SF Walls & Ceiling	134.96 SF Floor
15.00 SY Flooring	31.42 LF Floor Perimeter
36.58 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

Opens into ROOM2

Missing Wall - Goes to Floor

2' 8" X 6' 8"

Opens into DINING_ROOM

Missing Wall

10' 3" X 9'

Opens into BREAKFAST_AR

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
243. Demolish/remove - bedroom/room (over 200 sf)	134.96 SF		2.59	0.00	0.00	69.92	419.47
244. 1/2" drywall - hung, taped, floated, ready for paint	429.76 SF		0.00	1.25	16.30	110.70	664.20
245. Texture drywall - light hand texture	134.96 SF						NOT IN SCOPE
246. Crown molding - 3 1/4"	36.58 LF		0.00	3.00	4.26	22.80	136.80
247. Remove Custom cabinets - wall units - 30" tall	10.50 LF		4.66	0.00	0.00	9.78	58.71
248. Remove Custom cabinets - wall units - 42" tall	5.17 LF		4.66	0.00	0.00	4.82	28.91
249. Custom cabinets - wall units - 42" tall	17.83 LF		0.00	155.21	212.28	595.94	3,575.61
250. Remove Custom cabinets - full height units	1.83 LF		5.61	0.00	0.00	2.06	12.33
251. Remove Shelving - 12" - in place	5.83 LF		0.24	0.00	0.00	0.28	1.68
252. Cabinet knob or pull	26.00 EA		0.00	6.42	8.06	35.00	209.98
253. Remove Countertop - post formed plastic laminate	15.67 LF		2.59	0.00	0.00	8.12	48.71
254. Countertop - post formed plastic laminate	17.00 LF		0.00	41.82	51.33	152.44	914.71
255. Remove Custom cabinets - base units	13.67 LF		4.66	0.00	0.00	12.74	76.44
256. Cabinetry - lower (base) units	15.00 LF		0.00	151.08	176.21	488.48	2,930.89
257. R&R Refrigerator/icemaker water supply box with valve	1.00 EA		3.10	99.14	4.36	21.32	127.92
258. R&R Range hood	1.00 EA		7.83	169.83	10.16	37.56	225.38
259. R&R Dishwasher	1.00 EA		16.66	557.20	43.85	123.56	741.27
260. Sink faucet - Kitchen - High grade	1.00 EA		0.00	262.45	19.66	56.44	338.55
261. Soap dispenser	1.00 EA		0.00	52.18	3.89	11.22	67.29
262. R&R Sink - double - High grade	1.00 EA		12.44	443.24	34.13	97.94	587.75



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CONTINUED - Kitchen

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
263. Sink drain assembly with stop - High grade	2.00 EA		0.00	51.84	5.90	21.92	131.50
264. R&R P-trap assembly - ABS (plastic)	1.00 EA		4.66	40.71	0.56	9.20	55.13
265. R&R Plumbing fixture supply line	2.00 EA		3.10	14.13	1.01	7.10	42.57
266. R&R Angle stop valve	2.00 EA		3.10	24.53	1.33	11.32	67.91
<u>Windows, Doors & Trim</u>							
267. Trim board - 1" x 6" - installed (pine) - Window Header Pieces 1 of 3	4.00 LF		0.00	3.33	0.78	2.82	16.92
268. Trim board - 1" x 2" - installed (pine) - Window Header Pieces 2 of 3	8.00 LF		0.00	1.79	0.54	2.96	17.82
269. Trim board - 1" x 6" - installed (pine) - Window Casing	10.00 LF		0.00	3.33	1.96	7.06	42.32
270. Trim board - 1" x 4" - installed (pine) - Window Stool	4.00 LF		0.00	2.51	0.49	2.10	12.63
271. Trim board - 1" x 6" - installed (pine) - Window Apron	4.00 LF		0.00	3.33	0.78	2.82	16.92
272. Door jamb per LF - interior - hardwood - 4 9/16"	44.00 LF						NOT NEEDED
273. Trim board - 1" x 6" - installed (pine) - Door Header Piece 1 of 3	3.50 LF		0.00	3.33	0.69	2.48	14.83
274. Trim board - 1" x 2" - installed (pine) - Door Header Pieces 2 of 3	7.00 LF		0.00	1.79	0.47	2.60	15.60
275. Trim board - 1" x 6" - installed (pine) - Door Casing	14.00 LF		0.00	3.33	2.75	9.88	59.25
276. Trim board - 1" x 4" - installed (pine) Opening into breakfast area.	28.00 LF						NOT NEEDED
277. Trim board - 1" x 8" - installed (pine)	9.00 LF						NOT NEEDED
278. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Pine	2.00 EA		0.00	7.63	0.63	3.18	19.07
279. Trim board - 1" x 6" - installed (pine) - Baseboard	14.42 LF		0.00	3.33	2.83	10.16	61.01
280. Base shoe	41.42 LF		0.00	0.97	1.57	8.36	50.11
281. Vinyl floor covering (sheet goods) 10 % waste added for Vinyl floor covering (sheet goods).	148.45 SF		0.00	2.84	26.50	89.62	537.72
282. Underlayment - 1/4" lauan/mahogany plywood	134.96 SF		0.00	1.26	6.24	35.26	211.55
283. Final cleaning - construction - Residential	134.96 SF		0.00	0.16	0.00	4.32	25.91
<u>Light Fixtures</u>							
284. Hanging light fixture	1.00 EA		0.00	68.27	3.01	14.26	85.54



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CONTINUED - Breakfast Area/Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
300. 1/2" drywall - hung, taped, floated, ready for paint	295.76 SF		0.00	1.25	11.22	76.18	457.10
301. Texture drywall - light hand texture	80.29 SF						NOT IN SCOPE
302. Crown molding - 3 1/4"	25.92 LF		0.00	3.00	3.02	16.16	96.94
303. T & G paneling - knotty pine paneling (unfinished)	80.29 SF						NOT IN SCOPE
<u>Windows, Doors & Trim</u>							
304. Trim board - 1" x 6" - installed (pine) - Window Header Pieces 1 of 3	16.00 LF		0.00	3.33	3.14	11.28	67.70
305. Trim board - 1" x 2" - installed (pine) - Window Header Pieces 2 of 3	32.00 LF		0.00	1.79	2.16	11.90	71.34
306. Trim board - 1" x 6" - installed (pine) - Window Casing	30.00 LF		0.00	3.33	5.88	21.16	126.94
307. Trim board - 1" x 4" - installed (pine) - Window Stool	16.00 LF		0.00	2.51	1.95	8.44	50.55
308. Trim board - 1" x 6" - installed (pine) - Window Apron	16.00 LF		0.00	3.33	3.14	11.28	67.70
309. Trim board - 1" x 4" - installed (pine)	28.00 LF						NOT NEEDED
Opening into kitchen area.							
310. Trim board - 1" x 8" - installed (pine)	9.00 LF						NOT NEEDED
311. Trim board - 1" x 6" - installed (pine) - Door Header Piece 1 of 3	3.50 LF		0.00	3.33	0.69	2.48	14.83
312. Trim board - 1" x 2" - installed (pine) - Door Header Pieces 2 of 3	7.00 LF		0.00	1.79	0.47	2.60	15.60
313. Trim board - 1" x 6" - installed (pine) - Door Casing	14.00 LF		0.00	3.33	2.75	9.88	59.25
314. Trim board - 1" x 6" - installed (pine) - Baseboard	23.25 LF		0.00	3.33	4.56	16.40	98.38
315. Base shoe	23.25 LF		0.00	0.97	0.88	4.70	28.13
316. Vinyl floor covering (sheet goods)	88.32 SF		0.00	2.84	15.77	53.32	319.92
10 % waste added for Vinyl floor covering (sheet goods).							
317. Underlayment - 1/4" lauan/mahogany plywood	80.29 SF		0.00	1.26	3.71	20.98	125.86
318. Final cleaning - construction - Residential	80.29 SF		0.00	0.16	0.00	2.58	15.43
<u>Light Fixtures</u>							
319. Ceiling fan & light	1.00 EA		0.00	270.43	11.79	56.44	338.66
320. Light bulb - Incand. small or medium globe - mat. only	4.00 EA		0.00	1.39	0.51	1.22	7.29
<u>Painting</u>							

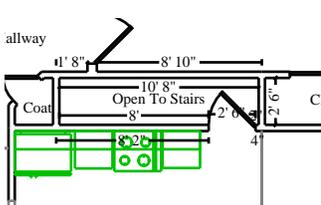


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CONTINUED - Breakfast Area/Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
321. Seal/prime then paint the walls and ceiling twice (3 coats)	295.76 SF		0.00	0.91	6.57	55.14	330.85
322. Seal & paint crown molding - two coats	25.92 LF		0.00	1.00	0.26	5.24	31.42
323. Paint door slab only - 2 coats (per side)	1.00 EA		0.00	25.71	0.59	5.26	31.56
324. Paint door or window opening - 2 coats (per side)	5.00 EA		0.00	21.22	1.76	21.58	129.44
325. Paint door or window opening - Large - 2 coats (per side)	2.00 EA					NOT NEEDED	
326. Seal & paint baseboard - two coats	23.25 LF		0.00	1.01	0.22	4.74	28.44
327. Seal & paint base shoe or quarter round	23.25 LF		0.00	0.54	0.19	2.56	15.31
Totals: Breakfast Area/Room					81.23	463.12	2,778.19



Open To Stairs

Height: 9'

219.60 SF Walls	26.57 SF Ceiling
246.17 SF Walls & Ceiling	26.57 SF Floor
2.95 SY Flooring	23.75 LF Floor Perimeter
26.25 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
328. Demolish/remove - bedroom/room (over 200 sf)	26.57 SF		2.59	0.00	0.00	13.76	82.58
329. 1/2" drywall - hung, taped, floated, ready for paint	246.17 SF		0.00	1.25	9.34	63.40	380.45
330. Texture drywall - light hand texture	26.57 SF					NOT IN SCOPE	
331. Stairway - disappearing (folding) /attic ladder- High grade	1.00 EA		0.00	353.67	23.14	75.36	452.17
Windows, Doors & Trim							
332. Interior door - solid core Colonist - pre-hung unit	1.00 EA		0.00	265.64	21.07	57.34	344.05
333. Door knob - interior - High grade	1.00 EA		0.00	51.12	3.32	10.88	65.32
334. Trim board - 1" x 6" - installed (pine) - Door Header Piece 1 of 3	3.50 LF		0.00	3.33	0.69	2.48	14.83
335. Trim board - 1" x 2" - installed (pine) - Door Header Pieces 2 of 3	7.00 LF		0.00	1.79	0.47	2.60	15.60



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CONTINUED - Hallway

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
348. Texture drywall - light hand texture	37.98 SF						NOT IN SCOPE
349. Crown molding - 3 1/4"	25.61 LF		0.00	3.00	2.98	15.96	95.77
<u>Windows, Doors & Trim</u>							
350. Interior door - solid core Colonist - pre-hung unit	2.00 EA		0.00	265.64	42.14	114.68	688.10
351. Door knob - interior - High grade	2.00 EA		0.00	51.12	6.63	21.76	130.63
352. Trim board - 1" x 6" - installed (pine) - Door Header Piece 1 of 3	14.00 LF		0.00	3.33	2.75	9.88	59.25
353. Trim board - 1" x 2" - installed (pine) - Door Header Pieces 2 of 3	28.00 LF		0.00	1.79	1.89	10.40	62.41
354. Trim board - 1" x 6" - installed (pine) - Door Casing	56.00 LF		0.00	3.33	10.98	39.50	236.96
355. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Pine	10.00 EA		0.00	7.63	3.17	15.90	95.37
356. Trim board - 1" x 6" - installed (pine) - Baseboard	17.95 LF		0.00	3.33	3.52	12.66	75.95
357. Base shoe	17.95 LF		0.00	0.97	0.68	3.62	21.71
358. Remove Oak flooring - clear grade - no finish	37.98 SF		1.46	0.00	0.00	11.10	66.55
359. Oak flooring - #1 common - no finish	37.98 SF		0.00	6.86	15.07	55.12	330.73
360. Sand, stain, and finish wood floor	37.98 SF		0.00	3.57	3.06	27.74	166.39
361. Add for dustless floor sanding	37.98 SF		0.00	1.00	0.00	7.60	45.58
362. Vapor barrier - 15# felt	37.98 SF		0.00	0.22	0.18	1.72	10.26
363. Final cleaning - construction - Residential	37.98 SF		0.00	0.16	0.00	1.22	7.30
<u>Light Fixtures</u>							
364. Hanging light fixture - Premium grade	1.00 EA		0.00	125.77	8.33	26.82	160.92
Homeowner described the light fixture in this room to be a wrought iron hanging light fixture.							
365. Light bulb - Incand. small or medium globe - mat. only	2.00 EA		0.00	1.39	0.26	0.62	3.66
<u>Painting</u>							
366. Seal/prime then paint the walls and ceiling twice (3 coats)	217.38 SF		0.00	0.91	4.83	40.52	243.17
367. Seal & paint crown molding - two coats	25.61 LF		0.00	1.00	0.26	5.18	31.05
368. Paint door slab only - 2 coats (per side)	4.00 EA		0.00	25.71	2.35	21.04	126.23
369. Paint door or window opening - 2 coats (per side)	4.00 EA		0.00	21.22	1.41	17.26	103.55

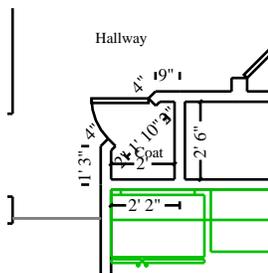


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CONTINUED - Hallway

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
370. Seal & paint baseboard, oversized - two coats	17.95 LF		0.00	1.08	0.23	3.92	23.54
371. Seal & paint base shoe or quarter round	17.95 LF		0.00	0.54	0.15	1.98	11.82
Totals: Hallway					119.11	541.86	3,250.90



Coat

Height: 9'

73.47 SF Walls	3.88 SF Ceiling
77.35 SF Walls & Ceiling	3.88 SF Floor
0.43 SY Flooring	8.16 LF Floor Perimeter
8.16 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
372. Demolish/remove - bedroom/room (over 200 sf)	3.88 SF		2.59	0.00	0.00	2.02	12.07
373. 1/2" drywall - hung, taped, floated, ready for paint	77.35 SF		0.00	1.25	2.93	19.92	119.54
374. Texture drywall - light hand texture	3.88 SF					NOT IN SCOPE	
375. Closet shelf and rod package	2.50 LF		0.00	13.96	0.93	7.16	42.99
<u>Windows, Doors & Trim</u>							
376. Trim board - 1" x 6" - installed (pine) - Door Header Piece 1 of 3	3.50 LF		0.00	3.33	0.69	2.48	14.83
377. Trim board - 1" x 2" - installed (pine) - Door Header Pieces 2 of 3	7.00 LF		0.00	1.79	0.47	2.60	15.60
378. Trim board - 1" x 6" - installed (pine) - Door Casing	14.00 LF		0.00	3.33	2.75	9.88	59.25
379. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Pine	2.00 EA		0.00	7.63	0.63	3.18	19.07
380. Trim board - 1" x 6" - installed (pine) - Baseboard	8.16 LF		0.00	3.33	1.60	5.76	34.53
381. Base shoe	8.16 LF		0.00	0.97	0.31	1.64	9.87
382. Remove Oak flooring - clear grade - no finish	3.88 SF		1.46	0.00	0.00	1.14	6.80
383. Oak flooring - #1 common - no finish	3.88 SF		0.00	6.86	1.54	5.62	33.78
384. Sand, stain, and finish wood floor	3.88 SF		0.00	3.57	0.31	2.84	17.00
385. Add for dustless floor sanding	3.88 SF		0.00	1.00	0.00	0.78	4.66
386. Vapor barrier - 15# felt	3.88 SF		0.00	0.22	0.02	0.18	1.05



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CONTINUED - Office

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
401. Bypass (sliding) door set - panel	1.00 EA		0.00	277.00	21.94	59.78	358.72
402. Trim board - 1" x 6" - installed (pine) - Window Header Pieces 1 of 3	7.00 LF		0.00	3.33	1.37	4.94	29.62
403. Trim board - 1" x 2" - installed (pine) - Window Header Pieces 2 of 3	14.00 LF		0.00	1.79	0.95	5.22	31.23
404. Trim board - 1" x 6" - installed (pine) - Window Casing	15.00 LF		0.00	3.33	2.94	10.58	63.47
405. Trim board - 1" x 4" - installed (pine) - Window Stool	7.00 LF		0.00	2.51	0.85	3.70	22.12
406. Trim board - 1" x 6" - installed (pine) - Window Apron	7.00 LF		0.00	3.33	1.37	4.94	29.62
407. Door jamb per LF - interior - paint grade - 4 9/16"	22.00 LF		0.00	2.98	3.36	13.80	82.72
408. Trim board - 1" x 6" - installed (pine) - Door Header Piece 1 of 3	9.50 LF		0.00	3.33	1.86	6.70	40.20
409. Trim board - 1" x 2" - installed (pine) - Door Header Pieces 2 of 3	19.00 LF		0.00	1.79	1.28	7.06	42.35
410. Trim board - 1" x 6" - installed (pine) - Door Casing	28.00 LF		0.00	3.33	5.49	19.74	118.47
411. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Pine	4.00 EA		0.00	7.63	1.27	6.36	38.15
412. Trim board - 1" x 6" - installed (pine) - Baseboard	44.83 LF		0.00	3.33	8.79	31.62	189.69
413. Base shoe	44.83 LF		0.00	0.97	1.70	9.04	54.23
414. Remove Oak flooring - clear grade - no finish	147.15 SF		1.46	0.00	0.00	42.96	257.80
415. Oak flooring - #1 common - no finish	147.15 SF		0.00	6.86	58.39	213.58	1,281.42
416. Sand, stain, and finish wood floor	147.15 SF		0.00	3.57	11.84	107.42	644.59
417. Add for dustless floor sanding	147.15 SF		0.00	1.00	0.00	29.44	176.59
418. Vapor barrier - 15# felt	147.15 SF		0.00	0.22	0.68	6.62	39.67
419. Final cleaning - construction - Residential	147.15 SF		0.00	0.16	0.00	4.70	28.24
<u>Light Fixtures</u>							
420. Ceiling fan & light - High grade	1.00 EA		0.00	373.57	20.81	78.88	473.26
421. Light bulb - Incand. small or medium globe - mat. only	4.00 EA		0.00	1.39	0.51	1.22	7.29
<u>Painting</u>							
422. Seal/prime then paint the walls and ceiling twice (3 coats)	568.54 SF		0.00	0.91	12.62	106.00	635.99
423. Seal & paint crown molding - two coats	52.50 LF		0.00	1.00	0.53	10.60	63.63
424. Seal & paint wood window (per side)	2.00 EA		0.00	37.49	0.93	15.18	91.09

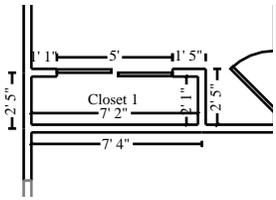


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CONTINUED - Office

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
425. Paint door slab only - 2 coats (per side)	3.00 EA		0.00	25.71	1.76	15.78	94.67
426. Paint door or window opening - 2 coats (per side)	3.00 EA		0.00	21.22	1.06	12.96	77.68
427. Paint door or window opening - Large - 2 coats (per side)	1.00 EA		0.00	24.99	0.42	5.08	30.49
428. Seal & paint baseboard, oversized - two coats	44.83 LF		0.00	1.08	0.58	9.80	58.80
429. Seal & paint base shoe or quarter round	44.83 LF		0.00	0.54	0.37	4.92	29.50
Totals: Office					215.74	1,172.24	7,033.05



Closet 1

Height: 9'

133.90 SF Walls	15.02 SF Ceiling
148.91 SF Walls & Ceiling	15.02 SF Floor
1.67 SY Flooring	13.58 LF Floor Perimeter
18.58 LF Ceil. Perimeter	

DESCRIPTION	QTY	5' X 6' 8"			Opens into OFFICE			TOTAL
		RESET	REMOVE	REPLACE	TAX	O&P		
430. Demolish/remove - bedroom/room (over 200 sf)	15.02 SF		2.59	0.00	0.00	7.78	46.68	
431. 1/2" drywall - hung, taped, floated, ready for paint	148.91 SF		0.00	1.25	5.65	38.36	230.15	
432. Texture drywall - light hand texture	15.02 SF						NOT IN SCOPE	
433. Closet shelf and rod package	7.17 LF		0.00	13.96	2.65	20.56	123.30	
Windows, Doors & Trim								
434. Trim board - 1" x 6" - installed (pine) - Door Header Piece 1 of 3	6.00 LF		0.00	3.33	1.18	4.24	25.40	
435. Trim board - 1" x 2" - installed (pine) - Door Header Pieces 2 of 3	12.00 LF		0.00	1.79	0.81	4.46	26.75	
436. Trim board - 1" x 6" - installed (pine) - Door Casing	14.00 LF		0.00	3.33	2.75	9.88	59.25	
437. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Pine	2.00 EA		0.00	7.63	0.63	3.18	19.07	
438. Trim board - 1" x 6" - installed (pine) - Baseboard	13.58 LF		0.00	3.33	2.66	9.58	57.46	
439. Base shoe	13.58 LF		0.00	0.97	0.52	2.74	16.43	

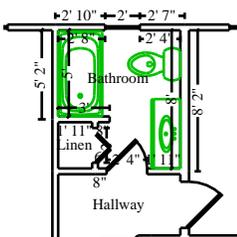


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CONTINUED - Closet 1

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
440. Remove Oak flooring - clear grade - no finish	15.02 SF		1.46	0.00	0.00	4.38	26.31
441. Oak flooring - #1 common - no finish	15.02 SF		0.00	6.86	5.96	21.80	130.80
442. Sand, stain, and finish wood floor	15.02 SF		0.00	3.57	1.21	10.96	65.79
443. Add for dustless floor sanding	15.02 SF		0.00	1.00	0.00	3.00	18.02
444. Vapor barrier - 15# felt	15.02 SF		0.00	0.22	0.07	0.68	4.05
445. Final cleaning - construction - Residential	15.02 SF		0.00	0.16	0.00	0.48	2.88
Painting							
446. Seal/prime then paint the walls and ceiling twice (3 coats)	148.91 SF		0.00	0.91	3.31	27.76	166.58
447. Paint door slab only - 2 coats (per side)	2.00 EA		0.00	25.71	1.18	10.52	63.12
448. Paint door or window opening - Large - 2 coats (per side)	1.00 EA		0.00	24.99	0.42	5.08	30.49
449. Seal & paint wood shelving, 12"-24" width	7.17 LF		0.00	3.04	0.27	4.42	26.49
450. Seal & paint baseboard, oversized - two coats	13.58 LF		0.00	1.08	0.18	2.98	17.83
451. Seal & paint base shoe or quarter round	13.58 LF		0.00	0.54	0.11	1.48	8.92
Totals: Closet 1					29.56	194.32	1,165.77



Bathroom

Height: 9'

253.42 SF Walls	48.98 SF Ceiling
302.40 SF Walls & Ceiling	48.98 SF Floor
5.44 SY Flooring	27.03 LF Floor Perimeter
31.37 LF Ceil. Perimeter	

Door **2' 4" X 6' 8"** **Opens into HALLWAY**
Door **2' X 6' 8"** **Opens into LINEN**

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
452. Demolish/remove - bathroom (over 50 sf)	48.98 SF		7.35	0.00	0.00	72.00	432.00
453. 1/2" mold resistant - hung, taped, floated ready for paint	302.40 SF		0.00	1.38	15.11	86.48	518.90
454. Texture drywall - light hand texture	48.98 SF						NOT IN SCOPE



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CONTINUED - Bathroom

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
455. Bifold door - solid fir 4 or 6 panel - Single	1.00 EA		0.00	185.00	14.04	39.80	238.84
456. Door jamb per LF - interior - paint grade - 4 9/16"	20.00 LF		0.00	2.98	3.05	12.54	75.19
457. Closet org. shelf unit- hardwood - up to 5' - Prem. gr.	1.00 EA						NOT NEEDED
458. Tub/shower faucet	1.00 EA		0.00	245.10	12.95	51.62	309.67
459. Bathtub	1.00 EA		0.00	683.93	36.83	144.14	864.90
460. Tile tub surround - up to 60 SF	1.00 EA		0.00	973.43	34.83	201.64	1,209.90
461. Toilet	1.00 EA		0.00	362.41	21.21	76.72	460.34
462. Toilet seat	1.00 EA		0.00	46.83	2.91	9.94	59.68
463. Plumbing fixture supply line	1.00 EA		0.00	14.13	0.51	2.92	17.56
464. R&R Angle stop valve	1.00 EA		3.10	24.53	0.67	5.66	33.96
465. Mirror - 1/4" plate glass	12.00 SF		0.00	11.68	8.72	29.78	178.66
466. Sink faucet - Bathroom	1.00 EA		0.00	168.85	11.00	35.98	215.83
467. Vanity top - one sink - cultured marble	4.00 LF		0.00	77.73	17.89	65.76	394.57
468. R&R Vanity	4.00 LF		4.66	122.08	36.26	108.64	651.86
469. Cabinet knob or pull	7.00 EA		0.00	6.42	2.17	9.42	56.53
470. P-trap assembly - ABS (plastic)	1.00 EA		0.00	40.71	0.56	8.26	49.53
471. Plumbing fixture supply line	2.00 EA		0.00	14.13	1.01	5.86	35.13
472. R&R Angle stop valve	2.00 EA		3.10	24.53	1.33	11.32	67.91
473. Bath accessory - High grade	5.00 EA		0.00	32.70	10.42	34.78	208.70
474. Robe hook	1.00 EA		0.00	15.01	0.82	3.16	18.99
<u>Windows, Doors & Trim</u>							
475. Trim board - 1" x 6" - installed (pine) - Window Header Pieces 1 of 3	3.50 LF		0.00	3.33	0.69	2.48	14.83
476. Trim board - 1" x 2" - installed (pine) - Window Header Pieces 2 of 3	7.00 LF		0.00	1.79	0.47	2.60	15.60
477. Trim board - 1" x 6" - installed (pine) - Window Casing	10.00 LF		0.00	3.33	1.96	7.06	42.32
478. Trim board - 1" x 4" - installed (pine) - Window Stool	3.50 LF		0.00	2.51	0.43	1.84	11.06
479. Trim board - 1" x 6" - installed (pine) - Window Apron	3.50 LF		0.00	3.33	0.69	2.48	14.83
480. Trim board - 1" x 6" - installed (pine) - Door Header Piece 1 of 3	7.00 LF		0.00	3.33	1.37	4.94	29.62
481. Trim board - 1" x 2" - installed (pine) - Door Header Pieces 2 of 3	14.00 LF		0.00	1.79	0.95	5.22	31.23
482. Trim board - 1" x 6" - installed (pine) - Door Casing	28.00 LF		0.00	3.33	5.49	19.74	118.47

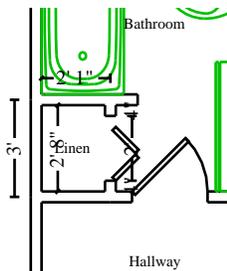


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CONTINUED - Bathroom

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
483. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Hardwood	4.00 EA		0.00	8.35	1.54	6.98	41.92
484. Trim board - 1" x 6" - installed (pine) - Baseboard	27.03 LF		0.00	3.33	5.30	19.06	114.37
485. Base shoe	27.03 LF		0.00	0.97	1.02	5.44	32.68
486. Ceramic/porcelain tile	48.98 SF		0.00	10.44	19.39	106.16	636.90
487. 1/2" Cement board	48.98 SF		0.00	3.57	5.98	36.18	217.02
488. Final cleaning - construction - Residential	48.98 SF		0.00	0.16	0.00	1.56	9.40
<u>Light Fixtures</u>							
489. Hanging light fixture - High grade	1.00 EA		0.00	88.77	4.90	18.74	112.41
490. Light bulb - Incand. small or medium globe - mat. only	2.00 EA		0.00	1.39	0.26	0.62	3.66
<u>Painting</u>							
491. Seal/prime then paint the walls and ceiling twice (3 coats)	302.40 SF		0.00	0.91	6.71	56.38	338.27
492. Seal & paint wood window (per side)	1.00 EA		0.00	37.49	0.47	7.60	45.56
493. Paint wood window grid	5.00 LF						INCLUDED
494. Paint door or window opening - 2 coats (per side)	3.00 EA		0.00	21.22	1.06	12.96	77.68
495. Seal & paint baseboard, oversized - two coats	27.03 LF		0.00	1.08	0.35	5.92	35.46
496. Seal & paint base shoe or quarter round	27.03 LF		0.00	0.54	0.22	2.96	17.78
Totals: Bathroom					291.54	1,343.34	8,059.72



Linen

Height: 9'

69.88 SF Walls	5.22 SF Ceiling
75.10 SF Walls & Ceiling	5.22 SF Floor
0.58 SY Flooring	7.25 LF Floor Perimeter
9.25 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Door		2' X 6' 8"		Opens into ROOM1			
497. Demolish/remove - bedroom/room (over 200 sf)	5.22 SF		2.59	0.00	0.00	2.70	16.22



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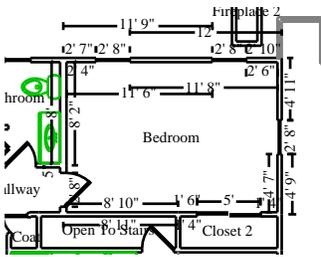
CONTINUED - Linen

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
498. 1/2" drywall - hung, taped, floated, ready for paint	75.10 SF		0.00	1.25	2.85	19.36	116.09
499. Texture drywall - light hand texture	5.22 SF						NOT IN SCOPE
500. Closet package - hall/linen (4 shelves 3' wide)	1.00 EA		0.00	105.61	5.32	22.18	133.11
<u>Windows, Doors & Trim</u>							
501. Trim board - 1" x 6" - installed (pine) - Door Header Piece 1 of 3	3.50 LF		0.00	3.33	0.69	2.48	14.83
502. Trim board - 1" x 2" - installed (pine) - Door Header Pieces 2 of 3	7.00 LF		0.00	1.79	0.47	2.60	15.60
503. Trim board - 1" x 6" - installed (pine) - Door Casing	14.00 LF		0.00	3.33	2.75	9.88	59.25
504. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Pine	2.00 EA		0.00	7.63	0.63	3.18	19.07
505. Trim board - 1" x 6" - installed (pine) - Baseboard	7.25 LF		0.00	3.33	1.42	5.10	30.66
506. Base shoe	7.25 LF		0.00	0.97	0.27	1.46	8.76
507. Ceramic/porcelain tile	5.22 SF		0.00	10.44	2.07	11.32	67.89
508. 1/2" Cement board	5.22 SF		0.00	3.57	0.64	3.84	23.12
509. Final cleaning - construction - Residential	5.22 SF		0.00	0.16	0.00	0.16	1.00
<u>Painting</u>							
510. Seal/prime then paint the walls and ceiling twice (3 coats)	75.10 SF		0.00	0.91	1.67	14.00	84.01
511. Seal & paint bifold door set - slab only (per side)	1.00 EA		0.00	35.63	1.20	7.36	44.19
512. Paint door or window opening - 2 coats (per side)	1.00 EA		0.00	21.22	0.35	4.32	25.89
513. Seal & paint wood shelving, 12"-24" width	10.00 LF		0.00	3.04	0.38	6.16	36.94
514. Seal & paint baseboard, oversized - two coats	7.25 LF		0.00	1.08	0.09	1.58	9.50
515. Seal & paint base shoe or quarter round	7.25 LF		0.00	0.54	0.06	0.80	4.78
Totals: Linen					20.86	118.48	710.91



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Bedroom

Height: 9'

461.16 SF Walls
 657.90 SF Walls & Ceiling
 21.86 SY Flooring
 56.92 LF Ceil. Perimeter

196.74 SF Ceiling
 196.74 SF Floor
 49.25 LF Floor Perimeter

Door **2' 8" X 6' 8"** **Opens into HALLWAY**
Door **5' X 6' 8"** **Opens into CLOSET_2**

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
516. Demolish/remove - bedroom/room (over 200 sf)	196.74 SF		2.59	0.00	0.00	101.92	611.48
517. 1/2" drywall - hung, taped, floated, ready for paint	657.90 SF		0.00	1.25	24.95	169.48	1,016.81
518. Texture drywall - light hand texture	196.74 SF						NOT IN SCOPE
519. Window blind - aluminum - 1" - 7.1 to 14 SF	3.00 EA						CUSTOMER
Windows, Doors & Trim							
520. Interior door - solid core Colonist - pre-hung unit	1.00 EA		0.00	265.64	21.07	57.34	344.05
521. Door knob - interior - High grade	1.00 EA		0.00	51.12	3.32	10.88	65.32
522. Bypass (sliding) door set - panel	1.00 EA		0.00	277.00	21.94	59.78	358.72
523. Trim board - 1" x 6" - installed (pine) - Window Header Pieces 1 of 3	10.50 LF		0.00	3.33	2.06	7.42	44.45
524. Trim board - 1" x 2" - installed (pine) - Window Header Pieces 2 of 3	21.00 LF		0.00	1.79	1.42	7.80	46.81
525. Trim board - 1" x 6" - installed (pine) - Window Casing	30.00 LF		0.00	3.33	5.88	21.16	126.94
526. Trim board - 1" x 4" - installed (pine) - Window Stool	10.50 LF		0.00	2.51	1.28	5.54	33.18
527. Trim board - 1" x 6" - installed (pine) - Window Apron	10.50 LF		0.00	3.33	2.06	7.42	44.45
528. Door jamb per LF - interior - paint grade - 4 9/16"	22.00 LF		0.00	2.98	3.36	13.80	82.72
529. Trim board - 1" x 6" - installed (pine) - Door Header Piece 1 of 3	9.50 LF		0.00	3.33	1.86	6.70	40.20
530. Trim board - 1" x 2" - installed (pine) - Door Header Pieces 2 of 3	19.00 LF		0.00	1.79	1.28	7.06	42.35
531. Trim board - 1" x 6" - installed (pine) - Door Casing	28.00 LF		0.00	3.33	5.49	19.74	118.47
532. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Pine	2.00 EA		0.00	7.63	0.63	3.18	19.07
533. Trim board - 1" x 6" - installed (pine) - Baseboard	49.25 LF		0.00	3.33	9.66	34.74	208.40

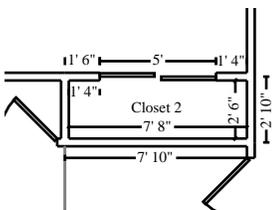


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CONTINUED - Bedroom

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
534. Base shoe	49.25 LF		0.00	0.97	1.87	9.94	59.58
535. Remove Oak flooring - clear grade - no finish	196.74 SF		1.46	0.00	0.00	57.44	344.68
536. Oak flooring - #1 common - no finish	196.74 SF		0.00	6.86	78.07	285.54	1,713.25
537. Sand, stain, and finish wood floor	196.74 SF		0.00	3.57	15.83	143.64	861.83
538. Add for dustless floor sanding	196.74 SF		0.00	1.00	0.00	39.34	236.08
539. Vapor barrier - 15# felt	196.74 SF		0.00	0.22	0.91	8.84	53.03
540. Final cleaning - construction - Residential	196.74 SF		0.00	0.16	0.00	6.30	37.78
<u>Light Fixtures</u>							
541. Ceiling fan & light - High grade	1.00 EA		0.00	373.57	20.81	78.88	473.26
542. Light bulb - Incand. small or medium globe - mat. only	4.00 EA		0.00	1.39	0.51	1.22	7.29
<u>Painting</u>							
543. Seal/prime then paint the walls and ceiling twice (3 coats)	657.90 SF		0.00	0.91	14.61	122.66	735.96
544. Seal & paint wood window (per side)	3.00 EA		0.00	37.49	1.40	22.78	136.65
545. Paint door slab only - 2 coats (per side)	3.00 EA		0.00	25.71	1.76	15.78	94.67
546. Paint door or window opening - 2 coats (per side)	4.00 EA		0.00	21.22	1.41	17.26	103.55
547. Paint door or window opening - Large - 2 coats (per side)	1.00 EA		0.00	24.99	0.42	5.08	30.49
548. Seal & paint baseboard, oversized - two coats	49.25 LF		0.00	1.08	0.64	10.76	64.59
549. Seal & paint base shoe or quarter round	49.25 LF		0.00	0.54	0.41	5.40	32.41
Totals: Bedroom					244.91	1,364.82	8,188.52



Closet 2

Height: 9'

149.67 SF Walls	19.17 SF Ceiling
168.83 SF Walls & Ceiling	19.17 SF Floor
2.13 SY Flooring	15.33 LF Floor Perimeter
20.33 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
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Door

5' X 6' 8"

Opens into BEDROOM



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CONTINUED - Closet 2

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
550. Demolish/remove - bedroom/room (over 200 sf)	19.17 SF		2.59	0.00	0.00	9.94	59.59
551. 1/2" drywall - hung, taped, floated, ready for paint	168.83 SF		0.00	1.25	6.40	43.48	260.92
552. Texture drywall - light hand texture	19.17 SF						NOT IN SCOPE
553. Closet shelf and rod package	7.67 LF		0.00	13.96	2.84	21.98	131.89
<u>Windows, Doors & Trim</u>							
554. Trim board - 1" x 6" - installed (pine) - Door Header Piece 1 of 3	6.00 LF		0.00	3.33	1.18	4.24	25.40
555. Trim board - 1" x 2" - installed (pine) - Door Header Pieces 2 of 3	12.00 LF		0.00	1.79	0.81	4.46	26.75
556. Trim board - 1" x 6" - installed (pine) - Door Casing	14.00 LF		0.00	3.33	2.75	9.88	59.25
557. Plinth block - 3/4" x 3 1/2" x 6 1/2" - Pine	2.00 EA		0.00	7.63	0.63	3.18	19.07
558. Trim board - 1" x 6" - installed (pine) - Baseboard	15.33 LF		0.00	3.33	3.01	10.82	64.88
559. Base shoe	15.33 LF		0.00	0.97	0.58	3.10	18.55
560. Remove Oak flooring - clear grade - no finish	19.17 SF		1.46	0.00	0.00	5.60	33.59
561. Oak flooring - #1 common - no finish	19.17 SF		0.00	6.86	7.61	27.82	166.94
562. Sand, stain, and finish wood floor	19.17 SF		0.00	3.57	1.54	13.98	83.96
563. Add for dustless floor sanding	19.17 SF		0.00	1.00	0.00	3.84	23.01
564. Vapor barrier - 15# felt	19.17 SF		0.00	0.22	0.09	0.86	5.17
565. Final cleaning - construction - Residential	19.17 SF		0.00	0.16	0.00	0.62	3.69
<u>Painting</u>							
566. Seal/prime then paint the walls and ceiling twice (3 coats)	168.83 SF		0.00	0.91	3.75	31.48	188.87
567. Paint door slab only - 2 coats (per side)	2.00 EA		0.00	25.71	1.18	10.52	63.12
568. Paint door or window opening - Large - 2 coats (per side)	1.00 EA		0.00	24.99	0.42	5.08	30.49
569. Seal & paint wood shelving, 12"-24" width	7.67 LF		0.00	3.04	0.29	4.72	28.33
570. Seal & paint baseboard, oversized - two coats	15.33 LF		0.00	1.08	0.20	3.36	20.12
571. Seal & paint base shoe or quarter round	15.33 LF		0.00	0.54	0.13	1.68	10.09
Totals: Closet 2					33.41	220.64	1,323.68

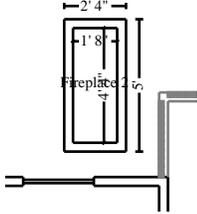


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Fireplace 2

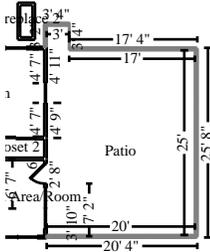
Height: 9'



108.00 SF Walls	7.22 SF Ceiling
115.22 SF Walls & Ceiling	7.22 SF Floor
0.80 SY Flooring	12.00 LF Floor Perimeter
12.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
572. Remove Masonry fireplace & chimney - single story home	0.50 EA		932.70	0.00	0.00	93.28	559.63
573. Remove Fireplace - chimney cap - concrete	1.00 EA		23.33	0.00	0.00	4.66	27.99
574. Remove Flue cap	1.00 EA		10.36	0.00	0.00	2.08	12.44
575. Remove Fireplace grate	1.00 EA		3.21	0.00	0.00	0.64	3.85
576. Remove Fireplace hearth - brick	7.50 SF		1.95	0.00	0.00	2.92	17.55
577. Remove Fireplace face, tile	22.00 SF		1.56	0.00	0.00	6.86	41.18
578. Remove Fireplace mantel - paint grade - custom	1.00 EA		33.30	0.00	0.00	6.66	39.96

Totals: Fireplace 2 0.00 117.10 702.60



Patio

Height: 8'

187.31 SF Walls	511.15 SF Ceiling
698.46 SF Walls & Ceiling	511.15 SF Floor
56.79 SY Flooring	22.97 LF Floor Perimeter
25.64 LF Ceil. Perimeter	

Missing Wall	2' 10 3/8" X 8'	Opens into Exterior
Door	2' 8" X 6' 8"	Opens into BREAKFAST_AR
Missing Wall	20' 1/2" X 8'	Opens into Exterior
Missing Wall	25' X 8'	Opens into Exterior
Missing Wall	17' X 8'	Opens into Exterior
Missing Wall	3' 4" X 8'	Opens into Exterior
Missing Wall	3' 1/2" X 8'	Opens into Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
579. R&R Ornamental iron handrail w/ straight pickets, 3' high	62.00 LF						NOT IN SCOPE
580. Clean balustrade	62.00 LF		0.00	1.58	0.11	19.62	117.69
581. Concrete pump truck (per hour)	8.00 HR						NOT IN SCOPE



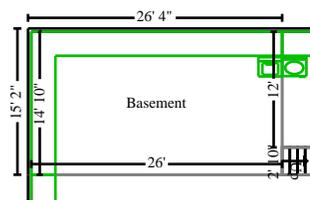
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CONTINUED - Patio

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
582. R&R Concrete slab on grade - 3" - finished in place	511.15 SF						NOT IN SCOPE
583. Concrete slab reinforcement - 6" x 6", #10 wire mesh	511.15 SF						NOT IN SCOPE
584. R&R Metal decking, 3" 18 gauge - 'B'	511.15 SF						NOT IN SCOPE
585. R&R Wide Flange Beam - 7 7/8"d. x 4"w. x 1/4"thick	65.00 LF						NOT IN SCOPE
586. R&R Wide Flange Beam - 5 7/8"d. x 4"w. x 3/16" thick	160.00 LF						NOT IN SCOPE
587. R&R Square post - w/base - 5" x 5" x .188 wall thickness	64.00 LF						NOT IN SCOPE
588. Concrete anchor bolt - 1/2" x 10"	32.00 EA						NOT IN SCOPE
589. R&R Footings - labor & materials - Reinforced	2.50 CY						NOT IN SCOPE
590. Clean with pressure/chemical spray - Very heavy	511.15 SF		0.00	0.51	0.47	52.24	313.40
<u>Painting</u>							
591. Prime & paint ornamental fence - per SF	372.00 SF						NOT IN SCOPE
Totals: Patio					0.58	71.86	431.09
Total: Main Level					2,558.15	12,644.56	75,863.47

Basement



Basement

Height: 7' 6"

306.25 SF Walls	385.67 SF Ceiling
691.92 SF Walls & Ceiling	385.67 SF Floor
42.85 SY Flooring	40.83 LF Floor Perimeter
40.83 LF Ceil. Perimeter	

Missing Wall

2' 10" X 7' 6"

Opens into STAIRS



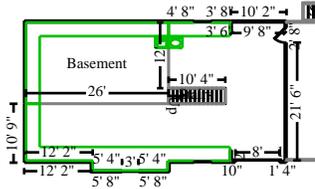
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CONTINUED - Basement

Subroom: Basement (1)

Height: 7' 6"



792.35 SF Walls	798.49 SF Ceiling
1,590.84 SF Walls & Ceiling	798.49 SF Floor
88.72 SY Flooring	104.82 LF Floor Perimeter
118.32 LF Ceil. Perimeter	

Missing Wall	2' 10" X 7' 6"	Opens into STAIRS
Missing Wall	10' 4" X 7' 6"	Opens into STAIRS
Missing Wall	12' X 7' 6"	Opens into BASEMENT
Door	2' 8" X 6' 8"	Opens into PARKING
Door	8' X 7'	Opens into Exterior
Missing Wall	26' X 7' 6"	Opens into BASEMENT
Missing Wall	10' 4" X 7' 6"	Opens into STAIRS

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
592. Soda blasting - Extra heavy	2,282.87 SF		0.00	2.43	135.15	1,136.52	6,819.04
593. R&R Washing machine outlet box with valves	1.00 EA		16.97	162.00	2.96	36.40	218.33
594. R&R Clothes dryer vent cover	1.00 EA		2.34	27.01	0.58	5.98	35.91
595. R&R Water heater - 40 gallon - Gas - 9 yr	1.00 EA		35.96	834.63	53.51	184.82	1,108.92
596. R&R Flexible gas supply line connector - 1/2" - 49" to 72"	1.00 EA		1.56	60.25	4.96	13.38	80.15
597. Natural gas service line	20.00 LF		0.00	10.50	0.00	42.00	252.00
598. R&R Ductwork - hot or cold air - 6" round	12.00 LF		0.93	13.12	3.69	34.46	206.75
599. R&R Exterior cover for ventilation duct, 5" or 6"	1.00 EA		2.34	43.20	2.08	9.52	57.14
600. R&R Laundry tub	1.00 EA		23.33	236.55	8.61	53.70	322.19
601. Sink strainer and drain assembly	1.00 EA		0.00	37.96	1.66	7.94	47.56
602. Sink faucet - Kitchen	1.00 EA		0.00	187.90	12.76	40.14	240.80
603. R&R P-trap assembly - ABS (plastic)	1.00 EA		4.66	40.71	0.56	9.20	55.13
604. R&R Plumbing fixture supply line	2.00 EA		3.10	14.13	1.01	7.10	42.57
605. R&R Angle stop valve	2.00 EA		3.10	24.53	1.33	11.32	67.91
606. Remove Cabinetry - lower (base) units	6.00 LF		4.66	0.00	0.00	5.60	33.56
607. Cabinetry - lower (base) units	6.00 LF					NOT IN SCOPE	
608. Remove Countertop - flat laid plastic laminate	6.00 LF		2.68	0.00	0.00	3.22	19.30



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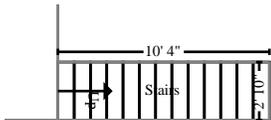
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CONTINUED - Basement

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
609. Countertop - flat laid plastic laminate	6.00 LF						NOT IN SCOPE
610. Cabinet knob or pull	4.00 EA		0.00	6.42	1.24	5.38	32.30
611. Final cleaning - construction - Residential	1,184.27 SF		0.00	0.16	0.00	37.90	227.38
<u>Light Fixtures</u>							
612. R&R Fluorescent - two tube - 4' - fixture w/lens	8.00 EA		8.66	92.37	41.88	170.04	1,020.16
613. Light bulb - Fluorescent tube - 4' soft white - mat. only	16.00 EA		0.00	5.62	8.32	19.64	117.88
<u>Painting</u>							
614. Seal the walls w/latex based stain blocker - one coat	1,098.60 SF		0.00	0.42	7.11	93.70	562.22
615. Paint the walls - two coats	1,098.60 SF		0.00	0.67	19.31	151.08	906.45
616. Epoxy finish - two coats over concrete floor	1,184.27 SF		0.00	2.53	54.77	610.20	3,661.17
617. Seal & paint wood window (per side)	3.00 EA		0.00	37.49	1.40	22.78	136.65
618. Paint door slab only - 2 coats (per side)	1.00 EA		0.00	25.71	0.59	5.26	31.56
619. Paint door or window opening - 2 coats (per side)	4.00 EA		0.00	21.22	1.41	17.26	103.55
Totals: Basement					364.89	2,734.54	16,406.58

Stairs

Height: 17'



29.28 SF Walls & Ceiling	29.28 SF Ceiling
3.42 SY Flooring	30.81 SF Floor

Missing Wall	2' 10" X 17'	Opens into BASEMENT
Missing Wall	10' 4" X 17'	Opens into BREAKFAST_AR
Missing Wall	2' 10" X 17'	Opens into BREAKFAST_AR
Missing Wall	10' 4" X 17'	Opens into BREAKFAST_AR

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
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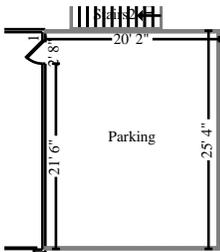


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CONTINUED - Stairs

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
620. R&R Stairway - 3' wide (8' rise plus joist)	1.00 EA		116.60	436.02	18.44	114.20	685.26
621. R&R Handrail - round / oval - softwood - wall mounted	12.00 LF		0.50	7.30	3.12	19.34	116.06
622. Final cleaning - construction - Residential	30.81 SF		0.00	0.16	0.00	0.98	5.91
<u>Painting</u>							
623. Stain & finish handrail - wall mounted	12.00 LF		0.00	1.49	0.40	3.66	21.94
Totals: Stairs					21.96	138.18	829.17



Parking

Height: 8'

186.22 SF Walls	510.89 SF Ceiling
697.11 SF Walls & Ceiling	510.89 SF Floor
56.77 SY Flooring	22.83 LF Floor Perimeter
25.50 LF Ceil. Perimeter	

Door	2' 8" X 6' 8"	Opens into BREAKFAST_AR
Missing Wall	20' 2" X 8'	Opens into Exterior
Missing Wall	25' 4" X 8'	Opens into Exterior
Missing Wall	20' 2" X 8'	Opens into Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
624. Detach & Reset Ornamental iron handrail w/ straight pickets, 3' high	45.00 LF						NOT IN SCOPE
625. R&R Chain link fence w/posts & top rail - 6' high - 9 gauge	20.00 LF						NOT IN SCOPE
626. R&R Concrete slab on grade - 4" - finished in place	910.89 SF						NOT IN SCOPE
627. Concrete slab reinforcement - 6" x 6", #10 wire mesh	910.89 SF						NOT IN SCOPE
628. Clean with pressure/chemical spray - Very heavy	510.89 SF		0.00	0.51	0.47	52.22	313.24
629. Clean balustrade	65.68 LF		0.00	1.58	0.12	20.78	124.67
<u>Painting</u>							
630. Prime & paint ornamental fence - per SF	270.00 SF						NOT IN SCOPE
631. Prime & paint chain link fence - per SF	240.00 SF						NOT IN SCOPE



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CONTINUED - Stairs2

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
642. Seal & paint stair tread - per side - per LF	33.00 LF						NOT IN SCOPE
Totals: Stairs2					0.07	11.28	67.76
Total: Basement					418.89	3,145.82	18,874.29
Line Item Totals: AUSTIN_TODD_ACTUALS					8,142.50	43,891.38	263,342.07

Grand Total Areas:

5,370.36 SF Walls	3,599.96 SF Ceiling	8,970.32 SF Walls and Ceiling
3,637.75 SF Floor	404.19 SY Flooring	602.51 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	728.93 LF Ceil. Perimeter
3,637.75 Floor Area	3,831.44 Total Area	5,451.88 Interior Wall Area
2,894.74 Exterior Wall Area	435.81 Exterior Perimeter of Walls	
2,043.65 Surface Area	20.44 Number of Squares	0.00 Total Perimeter Length
90.13 Total Ridge Length	0.00 Total Hip Length	

Coverage	Item Total	%	ACV Total	%
Dwelling	244,015.90	92.66%	244,015.90	92.66%
Other Structures	1,325.30	0.50%	1,325.30	0.50%
Contents	5,565.16	2.11%	5,565.16	2.11%
Codes Upgrades	12,435.71	4.72%	12,435.71	4.72%
Debris Removal	0.00	0.00%	0.00	0.00%
Landscaping	0.00	0.00%	0.00	0.00%
Total	263,342.07	100.00%	263,342.07	100.00%



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Summary for Dwelling

Line Item Total	195,683.66
Material Sales Tax	7,661.96
Subtotal	203,345.62
Overhead	20,335.14
Profit	20,335.14
Replacement Cost Value	\$244,015.90
Net Claim	\$244,015.90

Tony Brandon



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Summary for Other Structures

Line Item Total	1,072.85
Material Sales Tax	31.57
Subtotal	1,104.42
Overhead	110.44
Profit	110.44
Replacement Cost Value	\$1,325.30
Net Claim	\$1,325.30

Tony Brandon



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Summary for Contents

Line Item Total	4,637.64
Overhead	463.76
Profit	463.76
Replacement Cost Value	\$5,565.16
Net Claim	\$5,565.16

Tony Brandon



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Summary for Codes Upgrades

Line Item Total	9,914.04
Material Sales Tax	448.97
Subtotal	10,363.01
Overhead	1,036.35
Profit	1,036.35
Replacement Cost Value	\$12,435.71
Net Claim	\$12,435.71

Tony Brandon



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Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (9.25%)	P Ppty Material Tax (9.25%)	P Ppty Cleaning Tax (9.25%)	Storage Rental Tax (9.25%)	Food Tax (7.25%)
Line Items	21,945.69	21,945.69	8,142.50	0.00	0.00	0.00	0.00
Total	21,945.69	21,945.69	8,142.50	0.00	0.00	0.00	0.00



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Recap by Room

Estimate: AUSTIN_TODD_ACTUALS

Area: Roof

Roof1			13,088.78	6.19%
Coverage: Dwelling	100.00% =		13,088.78	
<hr/>				
Area Subtotal: Roof			13,088.78	6.19%
Coverage: Dwelling	100.00% =		13,088.78	
Generals			10,465.06	4.95%
Coverage: Dwelling	55.68% =		5,827.42	
Coverage: Contents	44.32% =		4,637.64	
Framing			39,922.49	18.89%
Coverage: Dwelling	82.39% =		32,892.88	
Coverage: Codes Upgrades	17.61% =		7,029.61	
Mechanicals			8,976.20	4.25%
Coverage: Dwelling	100.00% =		8,976.20	
Plumbing			4,596.57	2.18%
Coverage: Dwelling	94.56% =		4,346.74	
Coverage: Codes Upgrades	5.44% =		249.83	
Electrical			9,384.39	4.44%
Coverage: Dwelling	71.93% =		6,749.79	
Coverage: Codes Upgrades	28.07% =		2,634.60	
Exterior			48,904.36	23.14%
Coverage: Dwelling	100.00% =		48,904.36	

Area: Main Level

Front Porch			4,926.04	2.33%
Coverage: Dwelling	100.00% =		4,926.04	
Living Room			9,429.44	4.46%
Coverage: Dwelling	100.00% =		9,429.44	
Fireplace 1			1,051.85	0.50%
Coverage: Dwelling	100.00% =		1,051.85	
Dining Room			4,919.60	2.33%
Coverage: Dwelling	100.00% =		4,919.60	
Kitchen			11,340.83	5.37%
Coverage: Dwelling	100.00% =		11,340.83	
Breakfast Area/Room			2,233.84	1.06%
Coverage: Dwelling	100.00% =		2,233.84	
Open To Stairs			1,537.10	0.73%
Coverage: Dwelling	100.00% =		1,537.10	
Hallway			2,589.93	1.23%
Coverage: Dwelling	100.00% =		2,589.93	
Coat			456.19	0.22%



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Coverage: Dwelling	100.00% =	456.19	
Office		5,645.07	2.67%
Coverage: Dwelling	100.00% =	5,645.07	
Closet 1		941.89	0.45%
Coverage: Dwelling	100.00% =	941.89	
Bathroom		6,424.84	3.04%
Coverage: Dwelling	100.00% =	6,424.84	
Linen		571.57	0.27%
Coverage: Dwelling	100.00% =	571.57	
Bedroom		6,578.79	3.11%
Coverage: Dwelling	100.00% =	6,578.79	
Closet 2		1,069.63	0.51%
Coverage: Dwelling	100.00% =	1,069.63	
Fireplace 2		585.50	0.28%
Coverage: Dwelling	100.00% =	585.50	
Patio		358.65	0.17%
Coverage: Dwelling	100.00% =	358.65	
<hr/> Area Subtotal: Main Level		60,660.76	28.71%
Coverage: Dwelling	100.00% =	60,660.76	
Area: Basement			
Basement		13,307.15	6.30%
Coverage: Dwelling	100.00% =	13,307.15	
Stairs		669.03	0.32%
Coverage: Dwelling	100.00% =	669.03	
Parking		1,276.99	0.60%
Coverage: Dwelling	20.40% =	260.55	
Coverage: Other Structures	79.60% =	1,016.44	
Stairs2		56.41	0.03%
Coverage: Other Structures	100.00% =	56.41	
<hr/> Area Subtotal: Basement		15,309.58	7.25%
Coverage: Dwelling	92.99% =	14,236.73	
Coverage: Other Structures	7.01% =	1,072.85	
<hr/> Subtotal of Areas		211,308.19	100.00%
Coverage: Dwelling	92.61% =	195,683.66	
Coverage: Other Structures	0.51% =	1,072.85	
Coverage: Contents	2.19% =	4,637.64	
Coverage: Codes Upgrades	4.69% =	9,914.04	
<hr/> Total		211,308.19	100.00%



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Recap by Category

O&P Items				Total	%
APPLIANCES				727.03	0.28%
Coverage: Dwelling	@	100.00%	=	727.03	
CABINETRY				6,470.39	2.46%
Coverage: Dwelling	@	100.00%	=	6,470.39	
CLEANING				6,737.24	2.56%
Coverage: Dwelling	@	97.62%	=	6,577.06	
Coverage: Other Structures	@	2.38%	=	160.18	
CONCRETE & ASPHALT				329.28	0.13%
Coverage: Codes Upgrades	@	100.00%	=	329.28	
GENERAL DEMOLITION				30,884.23	11.73%
Coverage: Dwelling	@	84.90%	=	26,220.61	
Coverage: Other Structures	@	0.08%	=	25.98	
Coverage: Contents	@	15.02%	=	4,637.64	
DOORS				8,912.79	3.38%
Coverage: Dwelling	@	100.00%	=	8,912.79	
DRYWALL				5,811.99	2.21%
Coverage: Dwelling	@	100.00%	=	5,811.99	
ELECTRICAL				9,080.46	3.45%
Coverage: Dwelling	@	73.20%	=	6,647.35	
Coverage: Other Structures	@	1.30%	=	117.63	
Coverage: Codes Upgrades	@	25.50%	=	2,315.48	
FLOOR COVERING - VINYL				943.65	0.36%
Coverage: Dwelling	@	100.00%	=	943.65	
FLOOR COVERING - WOOD				10,116.87	3.84%
Coverage: Dwelling	@	100.00%	=	10,116.87	
PERMITS AND FEES				750.00	0.28%
Coverage: Dwelling	@	100.00%	=	750.00	
FINISH CARPENTRY / TRIMWORK				7,743.26	2.94%
Coverage: Dwelling	@	100.00%	=	7,743.26	
FINISH HARDWARE				1,081.59	0.41%
Coverage: Dwelling	@	100.00%	=	1,081.59	
FRAMING & ROUGH CARPENTRY				26,644.40	10.12%
Coverage: Dwelling	@	83.58%	=	22,270.05	
Coverage: Codes Upgrades	@	16.42%	=	4,374.35	
HEAT, VENT & AIR CONDITIONING				8,786.85	3.34%
Coverage: Dwelling	@	98.17%	=	8,626.05	
Coverage: Codes Upgrades	@	1.83%	=	160.80	
INSULATION				3,395.83	1.29%
Coverage: Dwelling	@	65.08%	=	2,209.98	
Coverage: Codes Upgrades	@	34.92%	=	1,185.85	



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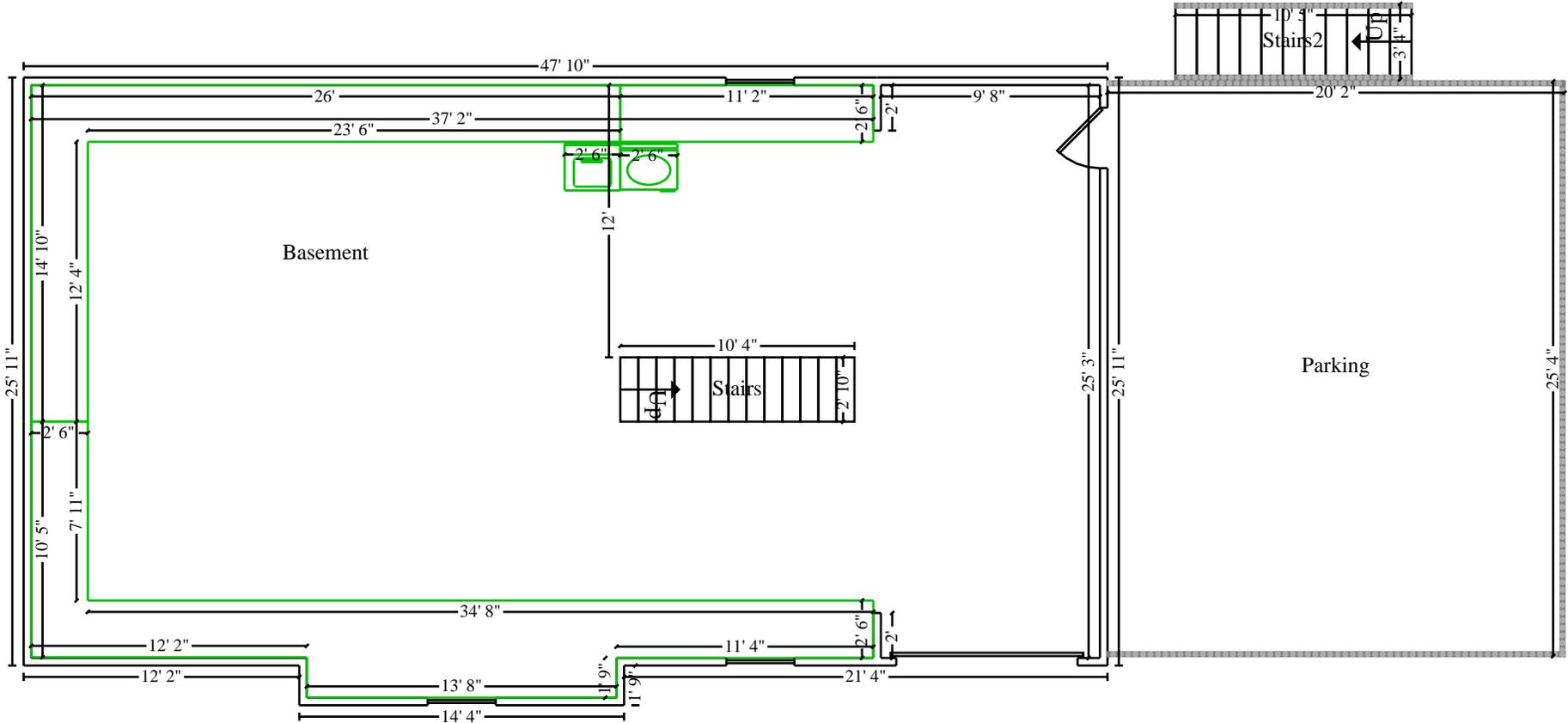
O&P Items			Total	%
LIGHT FIXTURES			4,433.49	1.68%
Coverage: Dwelling	@	88.76% =	3,935.26	
Coverage: Other Structures	@	7.67% =	339.91	
Coverage: Codes Upgrades	@	3.57% =	158.32	
MARBLE - CULTURED OR NATURAL			310.92	0.12%
Coverage: Dwelling	@	100.00% =	310.92	
MIRRORS & SHOWER DOORS			140.16	0.05%
Coverage: Dwelling	@	100.00% =	140.16	
ORNAMENTAL IRON			1,787.52	0.68%
Coverage: Dwelling	@	100.00% =	1,787.52	
PLUMBING			9,134.24	3.47%
Coverage: Dwelling	@	97.26% =	8,884.41	
Coverage: Codes Upgrades	@	2.74% =	249.83	
PANELING & WOOD WALL FINISHES			1,110.42	0.42%
Coverage: Dwelling	@	100.00% =	1,110.42	
PAINTING			18,300.96	6.95%
Coverage: Dwelling	@	97.66% =	17,871.81	
Coverage: Other Structures	@	2.34% =	429.15	
ROOFING			8,485.38	3.22%
Coverage: Dwelling	@	93.45% =	7,929.68	
Coverage: Codes Upgrades	@	6.55% =	555.70	
SIDING			12,646.75	4.80%
Coverage: Dwelling	@	95.38% =	12,062.32	
Coverage: Codes Upgrades	@	4.62% =	584.43	
SOFFIT, FASCIA, & GUTTER			6,322.53	2.40%
Coverage: Dwelling	@	100.00% =	6,322.53	
SPECIALTY ITEMS			38.15	0.01%
Coverage: Dwelling	@	100.00% =	38.15	
STAIRS			789.69	0.30%
Coverage: Dwelling	@	100.00% =	789.69	
TILE			1,732.78	0.66%
Coverage: Dwelling	@	100.00% =	1,732.78	
TIMBER FRAMING			2,041.20	0.78%
Coverage: Dwelling	@	100.00% =	2,041.20	
TEMPORARY REPAIRS			1,729.98	0.66%
Coverage: Dwelling	@	100.00% =	1,729.98	
WINDOWS - VINYL			487.35	0.19%
Coverage: Dwelling	@	100.00% =	487.35	
WINDOWS - WOOD			13,400.81	5.09%
Coverage: Dwelling	@	100.00% =	13,400.81	
O&P Items Subtotal			211,308.19	80.24%
Material Sales Tax			8,142.50	3.09%
Coverage: Dwelling	@	94.10% =	7,661.96	
Coverage: Other Structures	@	0.39% =	31.57	



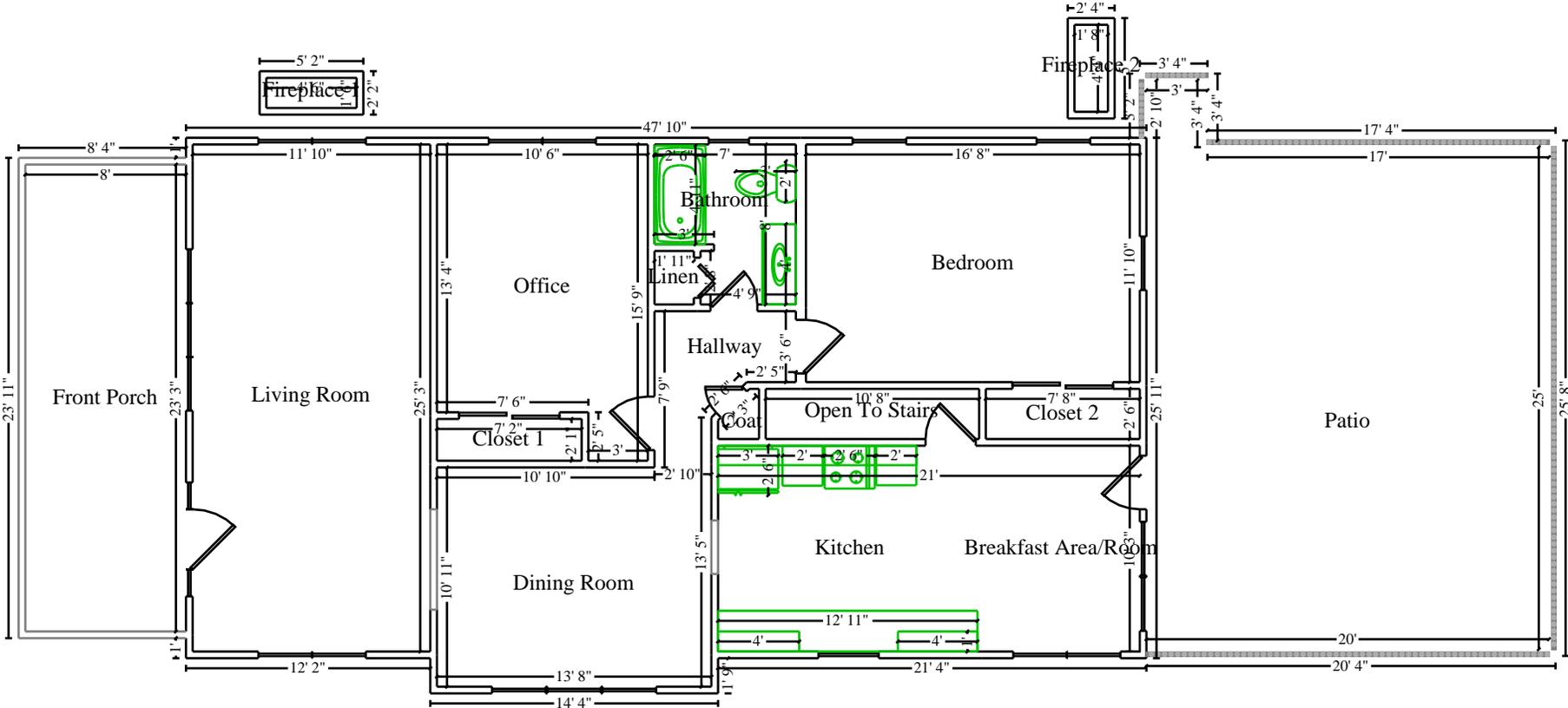
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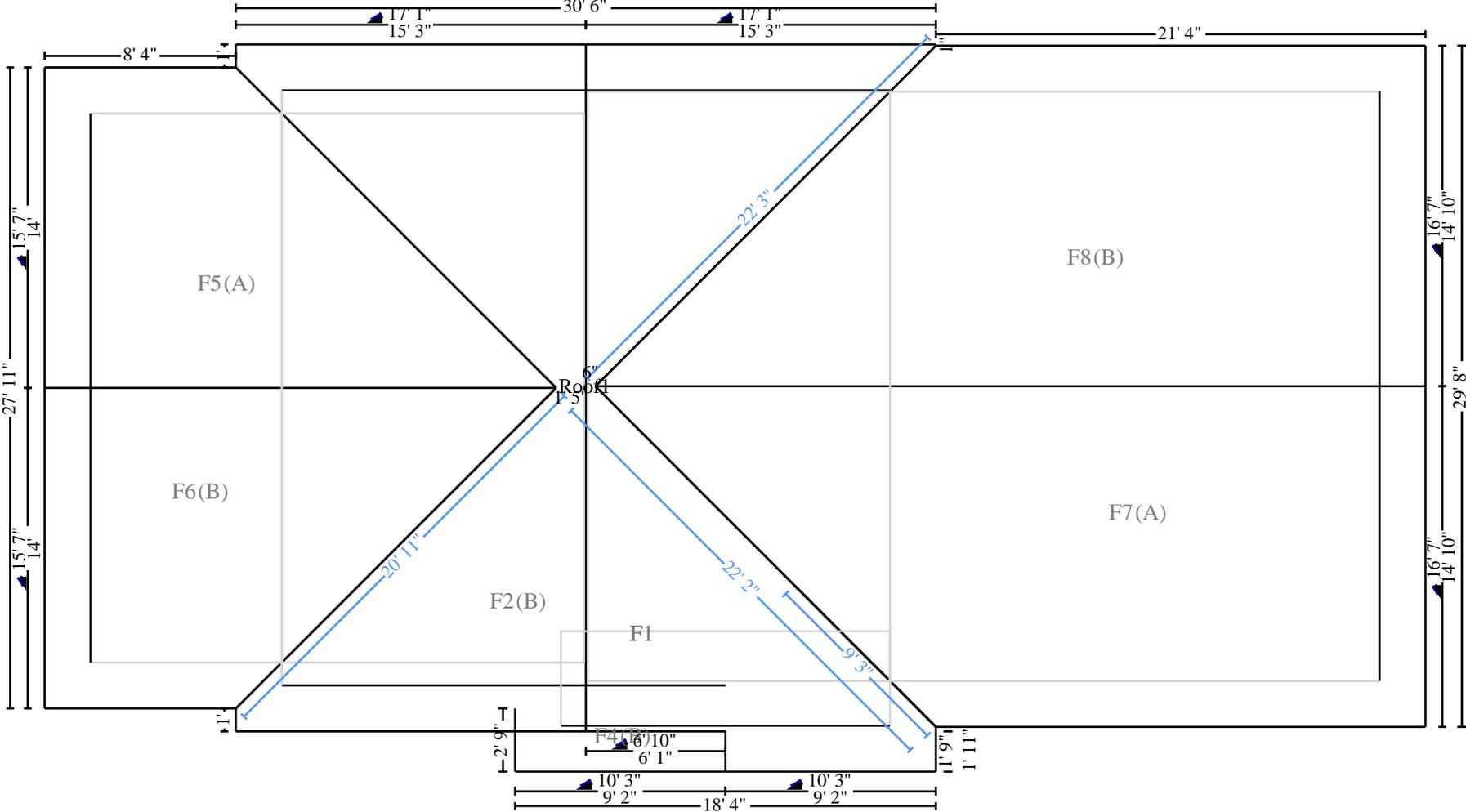
Coverage: Codes Upgrades	@	5.51% =	448.97	
Overhead			21,945.69	8.33%
Coverage: Dwelling	@	92.66% =	20,335.14	
Coverage: Other Structures	@	0.50% =	110.44	
Coverage: Contents	@	2.11% =	463.76	
Coverage: Codes Upgrades	@	4.72% =	1,036.35	
Profit			21,945.69	8.33%
Coverage: Dwelling	@	92.66% =	20,335.14	
Coverage: Other Structures	@	0.50% =	110.44	
Coverage: Contents	@	2.11% =	463.76	
Coverage: Codes Upgrades	@	4.72% =	1,036.35	
Total			263,342.07	100.00%



Basement

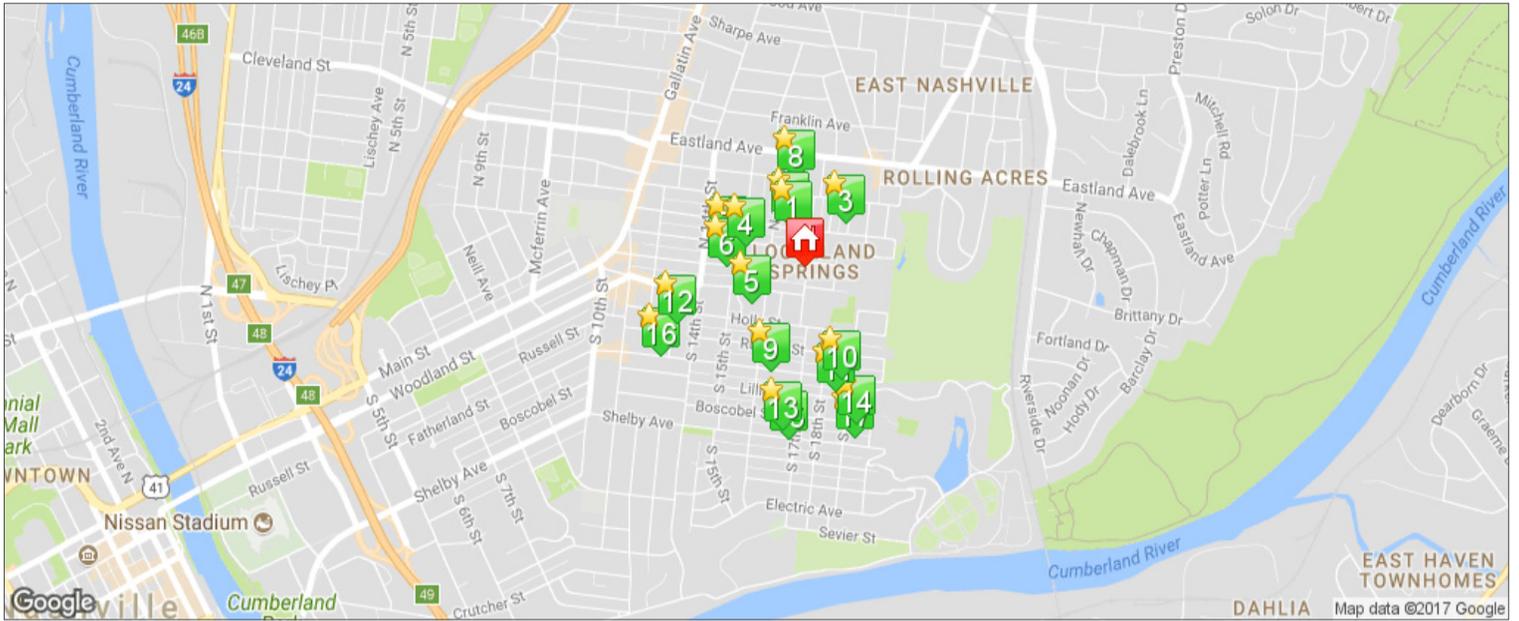


Main Level



Roof

08310016300 - 1621 FORREST AVE



Subject



Comp #1



Comp #2



Comp #3



	08310016300	08310013400	08310002400	08310008100
Map & Parcel No	08310016300	08310013400	08310002400	08310008100
Address	1621 FORREST AVE	1620 ORDWAY PL	402 RUDOLPH AVE	404 AVONDALE DR
Distance	-	636 ft	806 ft	999 ft
Sale Date	N/A	17 Jul 2017	23 May 2017	27 Apr 2017
SalePrice/SqFt	N/A	\$228.52	\$196.68	\$248.24
Living Area	1,278	1,094	1,144	1,418
Property Type	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
Neighborhood	EAST NASH RIVER TO...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...
Bedrooms	2	2	2	2
Baths	1	1	1	2
Half Baths	0	0	0	0
Year Built	1925	1940	1925	1928
Sale Price	N/A	\$250,000	\$225,000	\$352,000
App.Value/SqFt	\$173.32			

Subject**Comp #4****Comp #5****Comp #6**

Map & Parcel No	08310016300	08309034600	08309046100	08309038100
Address	1621 FORREST AVE	1426 GARTLAND AVE	111 LINDSLEY PARK DR	1414 FORREST AVE
Distance	-	1,061 ft	1,097 ft	1,351 ft
Sale Date	N/A	4 Nov 2016	28 Apr 2017	14 Oct 2016
SalePrice/SqFt	N/A	\$282.18	\$292.89	\$243.48
Living Area	1,278	1,173	1,195	1,458
Property Type	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
Neighborhood	EAST NASH RIVER TO...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...
Bedrooms	2	2	2	3
Baths	1	1	1	1
Half Baths	0	0	0	0
Year Built	1925	1909	1940	1924
Sale Price	N/A	\$331,000	\$350,000	\$355,000
App.Value/SqFt	\$173.32			

Subject



Comp #7



Comp #8



Comp #9



Map & Parcel No	08310016300	08309034000	08306033500	08314017500
Address	1621 FORREST AVE	1414 GARTLAND AVE	600 RUDOLPH AVE	1606 FATHERLAND ST
Distance	-	1,358 ft	1,436 ft	1,801 ft
Sale Date	N/A	12 Dec 2016	17 Feb 2017	19 Dec 2016
SalePrice/SqFt	N/A	\$249.1	\$268.15	\$336.86
Living Area	1,278	1,391	1,350	1,039
Property Type	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
Neighborhood	EAST NASH RIVER TO...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...
Bedrooms	2	3	2	1
Baths	1	2	1	1
Half Baths	0	0	1	0
Year Built	1925	1930	1935	1899
Sale Price	N/A	\$346,500	\$362,000	\$350,000
App.Value/SqFt	\$173.32			

Subject



Comp #10



Comp #11



Comp #12



Map & Parcel No	08310016300	08314021100	08314021800	08313005900
Address	1621 FORREST AVE	1810 FATHERLAND ST	1807 LILLIAN ST	109 S 13TH ST
Distance	-	1,955 ft	2,117 ft	2,387 ft
Sale Date	N/A	19 Jan 2017	24 Jul 2017	20 Jun 2017
SalePrice/SqFt	N/A	\$224.13	\$273.36	\$307.25
Living Area	1,278	1,488	1,284	1,406
Property Type	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
Neighborhood	EAST NASH RIVER TO...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...
Bedrooms	2	3	2	3
Baths	1	1	1	1
Half Baths	0	1	0	1
Year Built	1925	1930	1923	1915
Sale Price	N/A	\$333,500	\$351,000	\$432,000
App.Value/SqFt	\$173.32			

Subject



Comp #13



Comp #14



Comp #15



Map & Parcel No	08310016300	08314030400	08314033900	08314035900
Address	1621 FORREST AVE	1619 SHELBY AVE	1904 BOSCOBEL ST	1624 SHELBY AVE
Distance	-	0.51 miles	0.51 miles	0.53 miles
Sale Date	N/A	20 Apr 2017	1 Mar 2017	31 Jan 2017
SalePrice/SqFt	N/A	\$223.05	\$274.77	\$321.46
Living Area	1,278	1,060	1,197	1,291
Property Type	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
Neighborhood	EAST NASH RIVER TO...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...
Bedrooms	2	2	2	3
Baths	1	1	2	2
Half Baths	0	0	0	0
Year Built	1925	1920	1922	1905
Sale Price	N/A	\$236,437	\$328,900	\$415,000
App.Value/SqFt	\$173.32			

Subject



Comp #16



Comp #17



Map & Parcel No	08310016300	08313010700	08314035000
Address	1621 FORREST AVE	1206 FATHERLAND ST	1905 SHELBY AVE
Distance	-	0.54 miles	0.55 miles
Sale Date	N/A	24 Apr 2017	15 Dec 2016
SalePrice/SqFt	N/A	\$237.45	\$161.84
Living Area	1,278	1,474	1,174
Property Type	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
Neighborhood	EAST NASH RIVER TO...	EAST NASH RIVER TO SHELBY...	EAST NASH RIVER TO SHELBY...
Bedrooms	2	2	3
Baths	1	2	1
Half Baths	0	0	0
Year Built	1925	1910	1930
Sale Price	N/A	\$350,000	\$190,000
App.Value/SqFt	\$173.32		



Economic Hardship Application

Metro Historic Zoning Commission

Property Address:

1621 Forrest Ave

Nashville, TN 37206

Homeowner: Todd Austin

- Estimated cost of demolition: [\\$29,384.64](#)
- Detailed report from a licensed engineer outlining each issue and including photographs – [separate attachment](#)
 - qualifications of the engineer: [Practicing engineer for over 30 years. Specializing in residential, commercial and industrial projects. Registered licensed engineer in the State of Tennessee for 12 years. Resume available upon request.](#)
- Estimated market value of current condition and after alterations to meet basic code requirements – [comps attached pages 8-10](#)
- Estimate from an architect, developer, general contractor or other real estate professional experienced in rehab as to the economic feasibility of rehab or reuse of the structure
- Preferably, the estimates should include the preservation qualifications of the estimator- [estimator 17 years in fire and water restoration plus a combined 30+ years between the owners of Blue Chip Restoration, Inc.](#)
- Amount Paid for the property, date of purchase, who purchased from including a description of the relationship, if any, and terms of financing between seller and buyer
 - [Purchase of home: \\$89,500](#)
 - [Closed on Dec 15th 1995.](#)
 - [Previous owner: Karen Wiltz. No personal relationship with previous owner.](#)
- For income producing properties: Annual gross income for the previous two years, itemized operating and maintenance expenses for the previous two years, and depreciation deduction and annual cash flow before and after debt service. – [N/A](#)

- Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior three years - [Home refinanced in 2010. The remaining balance of the mortgage is \\$118,733.84.](#)
- Assessed value of the property according to the two most recent assessments - [found on page 5-7](#)
- Real estate taxes for the previous four years and assessed value of the property according to the two most recent assessed valuations - [found on pages 5-7](#)
- All appraisals obtained within the last two years by the owner or applicant in connection with the purchases, financing or ownership of the property – [N/A](#)
- Form of ownership or operation of the property, whether sole proprietorships, for-profit or not-for-profit corporation, limited partnership, joint venture or other – [N/A: private residence](#)
- Any listing of the property for sale or rent, price asked, and offers received if any, within the previous two years, including testimony and relevant documents regarding: any real estate broker or firm engaged to sell or lease the property, reasonableness of price or rent sought by the applicant and any advertisements placed for the sale or rent of the property – [N/A](#)
- Evidence of due diligence conducted prior to purchase, that would have revealed the existence of the overlay. – [No overlay when property purchased](#)
- Evidence of regular maintenance of the property – [photos pages 3 & 4 including Google image hyperlinks for April 2013 and March 2016. Supporting documents unsalvageable as a result of fire.](#)
- Feasibility of alternative uses for the property that could earn a reasonable economic return - [N/A](#)
- Any inspection reports conducted prior to purchase, if the building has been purchased in the last 12 months - [N/A](#)
- All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing or ownership of the property - [N/A](#)
- Real estate taxes for the previous two years - [found on page 5](#)
- Evidence that all avenues for reuse were attempted, which may include actions such as:
- Applied for 20% Rehab Tax Credits and the results - [N/A](#)
- Applied for historic preservation grant with the Tennessee Historical Commission and the results - [N/A](#)
- Researched and applied for any other financial assistance that may be available for historic resources, the business planned, or rehabilitation and the results - [N/A](#)
- Worked with MHZC Staff on the possibility of an addition that would make rehab more viable – [N/A](#)
- Considered construction of detached accessory dwelling unit – [N/A](#)

Exterior – 1621 Forrest Ave



Interior – 1621 Forrest Ave



[April 2013 Google Earth Exterior Right Side 1621 Forrest Ave](#)

[March 2016 Google Earth Front 1621 Forrest Ave](#)



1621 FORREST AVE

(C) is for separate City Tax, (C/A) for City Tax Addon
 (ADD) is for County Tax Addon
 (BK) for Bankruptcy
 (CM) for Clerk&Master
 (AP) for Under Appeal

DS 00 MapNum 83 GP 10 CtrlMap Parcel 163.00 I S-I R 000

Owner Information

Owner: AUSTIN, WILLIAM TODD
 Address: 1621 FORREST AV
 NASHVILLE, TN 37206

Land Value: \$85,000.00
 Improve Value: \$128,100.00
 Total Value: \$213,100.00
 Assessment: 25% * \$213,100.00 = \$53,275.00

Parcel Details

Deed Information	Plat Information	Property Information
Book: Page: Date: --- --- ---	--- --- --- ---	Property Address: 1621 FORREST AVE Subdivision: LOT 46 LOCKLAND Dimensions: FR:50, S1:162, SF:50 Calculated Acres: 0.1 Deeded Acres: 0.19

Parcel History

Year	Bill#	Name	Date	Base Tax	Total Paid	Balance Due	Method	Details	Payee
2016	99054	AUSTIN, WILLIAM TODD	0000-00-00	2,405.90	2,405.90	0.00	N/A	N/A	N/A
2015	104412	AUSTIN, WILLIAM TODD	2015-12-26	2,405.90	2,405.90	0.00	DIRECT	N/A	REGIONS MORTGAGE
2014	135844	AUSTIN, WILLIAM TODD		2,405.89	2,405.90	0.00	N/A	N/A	N/A
2013	80977	AUSTIN, WILLIAM TODD		2,405.89	2,405.90	0.00	N/A	N/A	N/A
2012	47812	AUSTIN, WILLIAM TODD		2,115.64	2,115.64	0.00	N/A	N/A	N/A
2011	79341	AUSTIN, WILLIAM TODD		1,875.02	1,875.02	0.00	N/A	N/A	N/A
2010	79307	AUSTIN, WILLIAM TODD		1,875.02	1,875.02	0.00	N/A	N/A	N/A
2009	115534	AUSTIN, WILLIAM T. & TARA S.		1,875.02	1,875.02	0.00	N/A	N/A	N/A
2008	171025	AUSTIN, WILLIAM T. & TARA S.		1,592.27	1,592.27	0.00	N/A	N/A	N/A
2007	102721	AUSTIN, WILLIAM T. & TARA S.		1,592.27	1,592.27	0.00	N/A	N/A	N/A
2006	29987	AUSTIN, WILLIAM T. & TARA S.		1,592.26	1,592.26	0.00	N/A	N/A	N/A

NOTICE OF PRORATED ASSESSMENT
(THIS IS NOT A TAX BILL)

The Davidson County Assessor of Property hereby notifies you that pursuant to Tennessee Code Annotated 67-5-603, the appraised and assessed values of the property identified below have been revised as a result of a change in the status of the improvement(s) located thereon. The assessment of the improvement(s) will be prorated for this year.

PROPERTY IDENTIFICATION		
08310016300	USD	1621 FORREST AVE
Map and Parcel Number	Tax District	Street Address of Property
LOT 46 LOCKLAND		
Property Description		

CLASSIFICATION AND VALUES EFFECTIVE 07/01/2017		
\$180,000	\$41,500	\$221,500
Appraised Value (Land)	Appraised Value (Improvement(s))	Total Appraised Value
RESIDENTIAL	25%	\$55,375
Classification	Ratio	Assessed Value

JANUARY 1, 2017 CLASSIFICATION AND VALUES		
\$180,000	\$138,200	\$318,200
Appraised Value (Land)	Appraised Value (Improvement(s))	Total Appraised Value
RESIDENTIAL	25%	\$79,550
Classification	Ratio	Assessed Value

YOUR APPEAL RIGHTS
<p>If you desire to appeal this decision, contact the State Board of Equalization.</p> <p align="center">STATE BOARD OF EQUALIZATION 9th FLOOR, W.R. SNODGRASS TN TOWER 312 ROSA L. PARKS AVENUE NASHVILLE, TN 37243-1102 (615) 401-7883</p> <p>You may also appeal on-line at www.comptroller.tn.gov/sboe/electronic.asp. Appeals must be postmarked or submitted to the State Board of Equalization on or before 45 days from the date of this notice. Failure to timely file an appeal will result in a loss of your right to any further appeal and the assessment stated above will become final.</p> <p>*NOTE: Any appeal to the State Board of Equalization must be filed within 45 days of the date this notice was sent.</p> <p align="center">DATE SENT: 9/15/2017</p>

(THIS IS NOT A TAX BILL)

 Kristina Ratcliff, ADA Coordinator

AUSTIN, WILLIAM TODD
 1621 FORREST AV
 NASHVILLE, TN 37206

WWW.PADCTN.ORG

Historical Details - Parcel ID: 083 10 0 163.00

Location Address: 1621 FORREST AVE NASHVILLE

Sales History

Sale Date	Sale Price	Deed Type	Deed Book & Page
10/08/2010	\$0	QUIT CLAIM	20101018-0083414
12/15/1995	\$87,525	WARRANTY DEED	00009911-0000139
08/21/1995	\$0	QUIT CLAIM	00009773-0000400
06/15/1990	\$52,500	WARRANTY DEED	00008146-0000729
11/28/1984	\$0	QUIT CLAIM	00006440-0000479
08/03/1981	\$0	WARRANTY DEED	00005778-0000364
03/21/1981	\$0	RE-RECORD	00005764-0000392
03/21/1981	\$28,000	WARRANTY DEED	00005726-0000260
06/13/1925	\$0	WARRANTY DEED	00000676-0000084

Previous Appraisals

Year	Land Use Code	Building	Yard Items	Land Value	Category	Total
2017	R11 - RES	\$41,500	\$0	\$180,000	PR	\$221,500
2017	R11 - RES	\$138,200	\$0	\$180,000	ROLL	\$318,200
2013	R11 - RES	\$128,100	\$0	\$85,000	ROLL	\$213,100
2009	R11 - RES	\$121,600	\$0	\$60,000	INF	\$181,600
2009	R11 - RES	\$138,800	\$0	\$60,000	ROLL	\$198,800
2005	R11 - RES	\$105,800	\$0	\$30,000	ROLL	\$135,800
2001	R11 - RES	\$91,100	\$0	\$17,500	ROLL	\$108,600
2000	R11 - RES	\$77,600	\$0	\$11,200	ROLL	\$88,800
1999	R11 - RES	\$77,600	\$0	\$11,200	ROLL	\$88,800

Comps to see what the current potential value is. The buyer report has pictures of homes that are similar and could be comps, the CMA is a breakdown of the numbers



Listing Update

Click [here](#) to view all of the results below in a browser.



\$215,000 **Sold**

(Last List \$199,900)

1404 Sevier Ct Lot 40, Nashville TN 37206

2 Beds, 1 Full Bath, 900 SqFt



\$250,000 **Sold**

(Last List \$250,000)

1620 Ordway Pl, Nashville TN 37206

2 Beds, 1 Full Bath, 1 Half Bath, 1094 SqFt



\$280,000 **Sold**

(Last List \$299,900)

1912 EASTSIDE AVE, NASHVILLE TN 37206

2 Beds, 1 Full Bath, 1496 SqFt



\$367,400 **Sold**

(Last List \$367,500)

1918 Electric Ave, Nashville TN 37206

2 Beds, 2 Full Baths, 1399 SqFt



\$320,000 **Sold**

(Last List \$339,933)

1803 Long Ave, Nashville TN 37206

2 Beds, 1 Full Bath, 1316 SqFt