



Empire Estimators

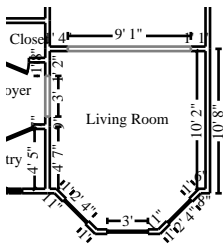
116 West 23rd Street 5th Floor
New York, NY 10011

EMPIRE_ESTIMATORS

1st Floor

1st Floor

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
1. R&R Labor to frame 2" x 4" non-bearing wall - 16" oc	376.48 SF		0.27	1.27	60.01	115.96	755.75
2. Tear off plaster on wood lath	5,279.77 SF		2.01	0.00	1,098.37	2,122.46	13,833.17
3. R&R Two coat plaster over 1/2" gypsum core blueboard	5,279.77 SF		1.35	7.90	5,054.71	9,767.58	63,660.16
4. R&R 1/4" drywall floated, ready for paint	5,279.77 SF		0.85	3.24	2,235.00	4,318.86	28,148.11
5. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	5,279.77 SF		0.00	1.68	918.05	1,774.00	11,562.06
6. Masonry acid wash	4,145.78 SF		0.00	0.52	223.13	431.16	2,810.10
7. Clean stud wall	4,145.78 SF		0.00	0.63	270.32	522.36	3,404.52
8. Seal stud wall for odor control	4,145.78 SF		0.00	0.92	394.76	762.82	4,971.70
9. R&R Blown-in insulation - 8" depth - R19	1,133.99 SF		0.95	0.64	186.62	360.62	2,350.28
10. Clean floor or roof joist system	1,133.99 SF		0.00	0.78	91.55	176.90	1,152.96
11. Seal floor or ceiling joist system	1,133.99 SF		0.00	1.33	156.10	301.64	1,965.95
Total: 1st Floor					10,688.62	20,654.36	134,614.76



Living Room

Height: 8' 7"

261.03 SF Walls	139.50 SF Ceiling
400.53 SF Walls & Ceiling	139.50 SF Floor
15.50 SY Flooring	33.74 LF Floor Perimeter
45.82 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

3' X 6' 8"

Opens into FOYER

Window

2' 4" X 5' 9"

Opens into Exterior

Window

3' X 5' 9"

Opens into Exterior

Window

2' 4" X 5' 9"

Opens into Exterior

Missing Wall - Goes to Floor

9' 1" X 8' 1"

Opens into DINING_ROOM

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
12. R&R Casing - 4" - hardwood	45.00 LF		0.63	3.92	21.19	40.96	266.90
13. Clean stud wall - Heavy	261.03 SF		0.00	1.09	29.45	56.90	370.87
14. Stain & finish door/window trim & jamb (per side)	3.00 EA		0.00	44.34	13.76	26.60	173.38

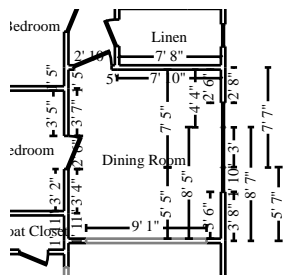


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CONTINUED - Living Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
15. Window drapery - hardware - Detach & reset	3.00 EA		0.00	38.27	11.88	22.96	149.65
16. R&R Ceiling fan & light - High grade	1.00 EA		23.42	453.74	49.39	95.42	621.97
17. R&R Door chime	1.00 EA		6.25	154.42	16.63	32.14	209.44
18. R&R Outlet	2.00 EA		6.25	16.69	4.76	9.18	59.82
19. R&R Switch	1.00 EA		6.25	16.74	2.38	4.60	29.97
20. Clean window unit (per side) 10 - 20 SF	3.00 EA		0.00	12.27	3.80	7.36	47.97
Totals: Living Room					153.24	296.12	1,929.97



Dining Room

Height: 8' 7"

273.25 SF Walls	146.63 SF Ceiling
419.88 SF Walls & Ceiling	146.63 SF Floor
16.29 SY Flooring	34.08 LF Floor Perimeter
48.50 LF Ceil. Perimeter	

Door	2' 10" X 6' 8"	Opens into HALLWAY
Door	2' 6" X 6' 8"	Opens into FRONT_BEDROOM
Missing Wall - Goes to Floor	9' 1" X 8' 1"	Opens into LIVING_ROOM
Window	1' 10" X 5' 9"	Opens into Exterior
Window	3' X 5' 9"	Opens into Exterior
Window	1' 10" X 5' 9"	Opens into Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
21. R&R Casing - 4" - hardwood	45.00 LF		0.63	3.92	21.19	40.96	266.90
22. Clean stud wall - Heavy	273.25 SF		0.00	1.09	30.83	59.56	388.23
23. Stain & finish door/window trim & jamb (per side)	3.00 EA		0.00	44.34	13.76	26.60	173.38
24. Window drapery - hardware - Detach & reset	3.00 EA		0.00	38.27	11.88	22.96	149.65
25. R&R Ceiling fan & light - High grade	1.00 EA		23.42	453.74	49.39	95.42	621.97
26. R&R Outlet	3.00 EA		6.25	16.69	7.12	13.78	89.72
27. R&R Switch	1.00 EA		6.25	16.74	2.38	4.60	29.97
28. Clean window unit (per side) 10 - 20 SF	3.00 EA		0.00	12.27	3.80	7.36	47.97
29. Radiator unit - Detach & reset	1.00 EA		0.00	344.61	35.66	68.92	449.19

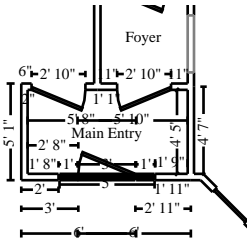


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CONTINUED - Dining Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
30. R&R Thermostat	1.00 EA		6.90	132.44	14.42	27.86	181.62
31. R&R Smoke detector	1.00 EA		13.78	58.43	7.48	14.44	94.13
32. R&R Phone, TV, or speaker outlet	1.00 EA		5.82	20.17	2.69	5.20	33.88
33. R&R Door opening (jamb & casing) - 32" to 36" wide - hardwood	1.00 EA		7.81	164.65	17.84	34.50	224.80
Totals: Dining Room					218.44	422.16	2,751.41



Main Entry

Height: 9' 4"

163.44 SF Walls	37.17 SF Ceiling
200.62 SF Walls & Ceiling	37.17 SF Floor
4.13 SY Flooring	16.00 LF Floor Perimeter
25.67 LF Ceil. Perimeter	

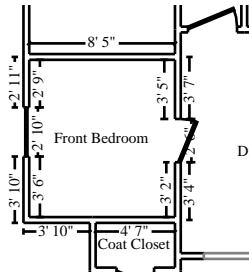
Window	1' X 6' 8"	Opens into Exterior
Window	5' X 1'	Opens into Exterior
Door	3' X 6' 8"	Opens into Exterior
Window - Goes to Floor	1' X 6' 8"	Opens into Exterior
Door	2' 10" X 6' 8"	Opens into FOYER
Door	2' 10" X 6' 8"	Opens into Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
34. Clean the walls and ceiling	200.62 SF		0.00	0.29	6.02	11.64	75.84
35. Clean baseboard	16.00 LF		0.00	0.29	0.48	0.92	6.04
36. Clean base shoe	16.00 LF		0.00	0.25	0.42	0.80	5.22
37. Sand and seal wood floor	37.17 SF		0.00	3.47	13.34	25.80	168.12
38. Clean window unit (per side) 10 - 20 SF	3.00 EA		0.00	12.27	3.80	7.36	47.97
39. Finish door slab only - 1 coat urethane (per side)	1.00 EA		0.00	23.32	2.41	4.66	30.39
40. Finish wood window - 1 coat urethane (per side)	3.00 EA		0.00	41.35	12.84	24.82	161.71
Totals: Main Entry					39.31	76.00	495.29



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Front Bedroom

Height: 9' 4"

294.65 SF Walls	76.45 SF Ceiling
371.10 SF Walls & Ceiling	76.45 SF Floor
8.49 SY Flooring	32.50 LF Floor Perimeter
35.00 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

Opens into DINING_ROOM

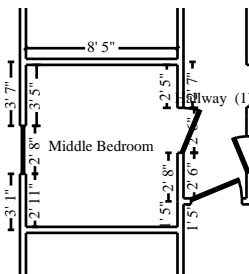
Window

2' 10" X 5' 5"

Opens into Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
41. Stain & finish door/window trim & jamb (per side)	3.00 EA		0.00	44.34	13.76	26.60	173.38
42. Window drapery - hardware - Detach & reset	3.00 EA		0.00	38.27	11.88	22.96	149.65
43. R&R Light fixture	1.00 EA		10.35	73.87	8.71	16.86	109.79
44. R&R Outlet	1.00 EA		6.25	16.69	2.38	4.60	29.92
45. R&R Switch	1.00 EA		6.25	16.74	2.38	4.60	29.97
46. Clean window unit (per side) 10 - 20 SF	3.00 EA		0.00	12.27	3.80	7.36	47.97
47. Radiator unit - Detach & reset	1.00 EA		0.00	344.61	35.66	68.92	449.19
48. R&R Thermostat	1.00 EA		6.90	132.44	14.42	27.86	181.62
49. R&R Smoke detector	1.00 EA		13.78	58.43	7.48	14.44	94.13
50. R&R Phone, TV, or speaker outlet	1.00 EA		5.82	20.17	2.69	5.20	33.88
51. R&R Door opening (jamb & casing) - 32" to 36" wide - hardwood	1.00 EA		7.81	164.65	17.84	34.50	224.80
52. Clean door (per side)	2.00 EA		0.00	5.89	1.22	2.36	15.36
53. Stain & finish door slab only (per side)	2.00 EA		0.00	63.21	13.08	25.28	164.78

Totals: Front Bedroom					135.30	261.54	1,704.44
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Middle Bedroom

Height: 9' 4"

293.11 SF Walls	75.75 SF Ceiling
368.86 SF Walls & Ceiling	75.75 SF Floor
8.42 SY Flooring	32.33 LF Floor Perimeter
34.83 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

Opens into HALLWAY

Window

2' 8" X 5' 9"

Opens into Exterior

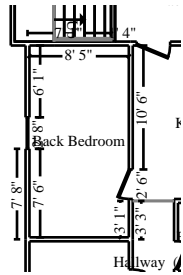


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CONTINUED - Middle Bedroom

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
54. R&R Storm window - aluminum, 12-24 sf	1.00 EA		14.06	167.39	18.78	36.30	236.53
55. R&R Wood window - double hung, 13-19 sf	1.00 EA		51.93	641.44	71.76	138.66	903.79
56. R&R Window trim set (casing & stop)	3.00 LF		0.63	4.00	1.44	2.78	18.11
57. Additional charge for a retrofit window, 12-23 sf	1.00 EA		0.00	120.77	12.50	24.16	157.43
58. R&R Window stool & apron	3.50 LF		0.94	6.63	2.74	5.30	34.54
59. Stain & finish wood window (per side)	1.00 EA		0.00	83.85	8.68	16.78	109.31
60. Seal & paint wood window (per side)	1.00 EA		0.00	60.66	6.28	12.14	79.08
61. R&R Interior door - solid fir door w/paint-grade jamb & case	1.00 EA		24.18	302.86	33.85	65.42	426.31
62. R&R Door knob - interior	1.00 EA		15.53	45.69	6.34	12.24	79.80
63. R&R Shelving - 12" - in place	7.17 LF		0.47	9.41	7.33	14.18	92.35
64. R&R Light fixture	1.00 EA		10.35	73.87	8.71	16.86	109.79
65. R&R Outlet	2.00 EA		6.25	16.69	4.76	9.18	59.82
66. R&R Switch	1.00 EA		6.25	16.74	2.38	4.60	29.97
Totals: Middle Bedroom					185.55	358.60	2,336.83



Back Bedroom

Height: 9' 4"

428.44 SF Walls	136.77 SF Ceiling
565.22 SF Walls & Ceiling	136.77 SF Floor
15.20 SY Flooring	46.83 LF Floor Perimeter
49.33 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

Opens into KITCHEN

Window

2' 8" X 5' 9"

Opens into Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
67. R&R Storm window - aluminum, 12-24 sf	1.00 EA		14.06	167.39	18.78	36.30	236.53
68. R&R Wood window - double hung, 13-19 sf	1.00 EA		51.93	641.44	71.76	138.66	903.79
69. R&R Window trim set (casing & stop)	3.00 LF		0.63	4.00	1.44	2.78	18.11
70. Additional charge for a retrofit window, 12-23 sf	1.00 EA		0.00	120.77	12.50	24.16	157.43

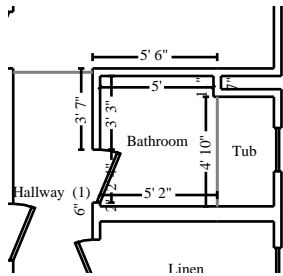


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CONTINUED - Back Bedroom

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
71. R&R Window stool & apron	3.50 LF		0.94	6.63	2.74	5.30	34.54
72. Stain & finish wood window (per side)	1.00 EA		0.00	83.85	8.68	16.78	109.31
73. Seal & paint wood window (per side)	1.00 EA		0.00	60.66	6.28	12.14	79.08
74. R&R Interior door - solid fir door w/paint-grade jamb & case	1.00 EA		24.18	302.86	33.85	65.42	426.31
75. On site door prep. for full mortised lockset - Labor only	1.00 EA		0.00	98.63	10.21	19.72	128.56
76. R&R Shelving - 12" - in place	7.17 LF		0.47	9.41	7.33	14.18	92.35
77. R&R Ceiling fan & light	1.00 EA		23.42	356.24	39.30	75.92	494.88
78. R&R Outlet	2.00 EA		6.25	16.69	4.76	9.18	59.82
79. R&R Switch	1.00 EA		6.25	16.74	2.38	4.60	29.97
80. Baseboard heat - steam/hot wtr cover only - Detach & reset	4.00 EA		0.00	17.84	7.38	14.28	93.02
81. Paint baseboard heater	4.00 LF		0.00	7.43	3.07	5.94	38.73
82. R&R Phone, TV, or speaker outlet	1.00 EA		5.82	20.17	2.69	5.20	33.88
Totals: Back Bedroom					233.15	450.56	2,936.31



Bathroom

Height: 8' 7"

135.78 SF Walls	29.56 SF Ceiling
165.33 SF Walls & Ceiling	29.56 SF Floor
3.28 SY Flooring	14.50 LF Floor Perimeter
21.67 LF Ceil. Perimeter	

Door

2' 4" X 6' 8"

Opens into HALLWAY

Missing Wall

4' 10" X 8' 7"

Opens into TUB

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
83. R&R Acoustic ceiling tile	78.54 SF		0.74	3.49	34.38	66.44	433.04
84. R&R Interior door - solid fir door w/paint-grade jamb & case	1.00 EA		24.18	302.86	33.85	65.42	426.31
85. R&R Door knob - interior	1.00 EA		15.53	45.69	6.34	12.24	79.80
86. R&R Tile base	7.25 LF		2.62	15.83	13.85	26.76	174.38
87. R&R Vanity	2.00 LF		9.32	137.72	30.44	58.80	383.32
88. Vanity top - Detach and reset	2.17 LF		0.00	42.81	9.61	18.58	121.09
89. R&R P-trap assembly - ABS (plastic)	1.00 EA		9.32	75.04	8.72	16.86	109.94

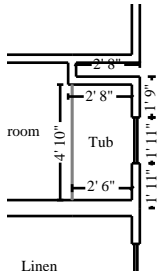


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CONTINUED - Bathroom

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
90. R&R Plumbing fixture supply line	3.00 EA		6.21	23.90	9.35	18.06	117.74
91. Detach & Reset Toilet	1.00 EA	306.67	0.00	0.00	31.74	61.34	399.75
92. Clean toilet	1.00 EA		0.00	17.77	1.84	3.56	23.17
93. R&R Toilet seat	1.00 EA		8.47	59.46	7.04	13.60	88.57
94. R&R Tile - soap dish	1.00 EA		6.21	27.86	3.53	6.82	44.42
95. R&R Toilet paper holder	1.00 EA		6.21	27.27	3.47	6.70	43.65
96. R&R Towel bar	2.00 EA		7.76	28.49	7.50	14.50	94.50
97. R&R Medicine cabinet	1.00 EA		22.36	169.44	19.85	38.36	250.01
Totals: Bathroom					221.51	428.04	2,789.69



Tub

Height: 7' 2"

65.12 SF Walls	12.08 SF Ceiling
77.20 SF Walls & Ceiling	12.08 SF Floor
1.34 SY Flooring	10.00 LF Floor Perimeter
14.83 LF Ceil. Perimeter	

Missing Wall

4' 10" X 7' 2"

Opens into BATHROOM

Window

1' 11" X 3' 5"

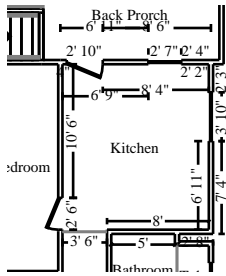
Opens into Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
98. R&R Ceramic/porcelain tile	77.20 SF		2.23	11.62	110.66	213.86	1,393.74
99. Clean tub	1.00 EA		0.00	17.21	1.78	3.44	22.43
100. Refinish bathtub	1.00 EA		0.00	613.34	63.48	122.66	799.48
101. Clean window unit (per side) 10 - 20 SF	1.00 EA		0.00	12.27	1.27	2.46	16.00
102. R&R Bathroom ventilation fan	1.00 EA		21.87	119.52	14.64	28.28	184.31
103. R&R Light fixture - High grade	1.00 EA		10.35	110.62	12.52	24.20	157.69
104. R&R Outlet	2.00 EA		6.25	16.69	4.76	9.18	59.82
105. Clean radiator unit	1.00 EA		0.00	28.67	2.96	5.74	37.37
106. R&R Switch	1.00 EA		6.25	16.74	2.38	4.60	29.97
107. Prime & paint radiator unit	1.00 EA		0.00	71.73	7.43	14.34	93.50
Totals: Tub					221.88	428.76	2,794.31



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Kitchen

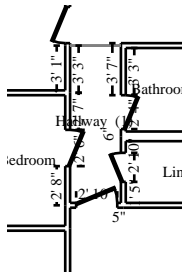
Height: 8'

309.24 SF Walls	150.08 SF Ceiling
459.33 SF Walls & Ceiling	150.08 SF Floor
16.68 SY Flooring	40.33 LF Floor Perimeter
49.17 LF Ceil. Perimeter	

- Window
- Door
- Window
- Door

- 3' 10" X 3' 2"
- 2' 6" X 6' 8"
- 2' 7" X 3' 3"
- 2' 10" X 6' 8"

- Opens into Exterior
- Opens into BACK_BEDROOM
- Opens into BACK_PRORCH
- Opens into BACK_PRORCH



Subroom: Hallway (1)

Height: 8' 7"

155.04 SF Walls	37.92 SF Ceiling
192.96 SF Walls & Ceiling	37.92 SF Floor
4.21 SY Flooring	15.67 LF Floor Perimeter
28.83 LF Ceil. Perimeter	

- Door
- Missing Wall
- Door
- Door
- Door

- 2' 4" X 6' 8"
- 3' 6" X 8' 7"
- 2' 6" X 6' 8"
- 2' 10" X 6' 8"
- 2' X 6' 8"

- Opens into BATHROOM
- Opens into KITCHEN
- Opens into MIDDLE_BEDRO
- Opens into DINING_ROOM
- Opens into LINEN

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
108. R&R Acoustic ceiling tile	252.00 SF		0.74	3.49	110.33	213.20	1,389.49
109. R&R 1/2" Cement board	188.00 SF		1.03	4.13	100.40	194.00	1,264.48
110. R&R Tile floor covering	188.00 SF		3.11	9.85	252.18	487.30	3,175.96
111. R&R Interior door - solid fir door w/paint-grade jamb & case	1.00 EA		24.18	302.86	33.85	65.42	426.31
112. On site door prep. for full mortised lockset - Labor only	1.00 EA		0.00	98.63	10.21	19.72	128.56
113. R&R Block - 6" x 8" x 16" - in place	8.60 SF		2.81	6.56	8.34	16.12	105.05
114. R&R Vinyl window - double hung, 9-12 sf	1.00 EA		28.04	264.77	30.31	58.56	381.68
115. R&R Cabinetry - upper (wall) units	13.33 LF		9.32	140.92	207.28	400.54	2,610.52
116. R&R Cabinet valance	5.33 LF		2.68	44.25	25.89	50.04	326.06
117. R&R Cabinetry - lower (base) units	16.67 LF		9.32	173.86	316.04	610.74	3,980.39
118. R&R Cabinet knob or pull	23.00 EA		1.45	8.33	23.28	45.00	293.22

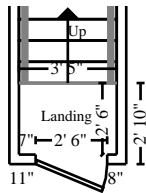


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CONTINUED - Kitchen

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
119. R&R Countertop - Granite or Marble	33.33 SF		6.69	61.72	236.00	456.02	2,972.13
120. Add on for undermount sink cutout & polish - double basin	1.00 EA		0.00	246.51	25.51	49.30	321.32
121. R&R Sink - double	1.00 EA		24.82	385.84	42.51	82.12	535.29
122. R&R P-trap assembly - ABS (plastic)	1.00 EA		9.32	75.04	8.72	16.86	109.94
123. R&R Plumbing fixture supply line	2.00 EA		6.21	23.90	6.22	12.04	78.48
124. R&R Outlet	5.00 EA		6.25	16.69	11.88	22.96	149.54
125. R&R Door jamb switch (open-on / close-off)	1.00 EA		6.25	82.48	9.18	17.76	115.67
126. R&R Switch	2.00 EA		6.25	16.74	4.77	9.20	59.95
127. Painter - per hour	3.00 HR		0.00	83.52	25.93	50.12	326.61
Prep & Finish Storage Closet in Hall							
128. R&R Ceiling fan & light	1.00 EA		23.42	356.24	39.30	75.92	494.88
129. Light bulb - Compact Fluorescent stand. type - mat. only	4.00 EA		0.00	5.80	2.40	4.64	30.24
130. R&R Recessed light fixture	2.00 EA		13.83	135.11	30.84	59.58	388.30
131. R&R Window blind - PVC - 2" - 7.1 to 14 SF	2.00 EA		12.50	88.09	20.83	40.24	262.25
132. Clean radiator unit	1.00 EA		0.00	28.67	2.96	5.74	37.37
133. Prime & paint radiator unit	1.00 EA		0.00	71.73	7.43	14.34	93.50
Totals: Kitchen					1,592.59	3,077.48	20,057.19



Landing

Height: 9' 4"

61.89 SF Walls	8.54 SF Ceiling
70.43 SF Walls & Ceiling	8.54 SF Floor
0.95 SY Flooring	5.92 LF Floor Perimeter
8.42 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Door				2' 6" X 6' 8"			
Missing Wall				3' 5" X 9' 4"			
134. Sand, stain, and finish wood floor	8.54 SF		0.00	4.71	4.16	8.04	52.42
135. Clean door (per side)	2.00 EA		0.00	5.89	1.22	2.36	15.36

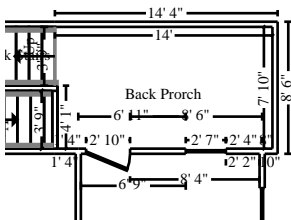


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CONTINUED - Landing

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
136. Clean door / window opening (per side)	1.00 EA		0.00	10.60	1.09	2.12	13.81
137. Stain & finish door/window trim & jamb (per side)	2.00 EA		0.00	44.34	9.18	17.74	115.60
138. Finish wood window - 1 coat urethane (per side)	2.00 EA		0.00	41.35	8.56	16.54	107.80
Totals: Landing					24.21	46.80	304.99



Back Prorch

Height: 10' 9"

356.13 SF Walls	108.99 SF Ceiling
465.12 SF Walls & Ceiling	108.99 SF Floor
12.11 SY Flooring	36.89 LF Floor Perimeter
39.72 LF Ceil. Perimeter	

Window

2' 7" X 3' 3"

Opens into KITCHEN

Door

2' 10" X 6' 8"

Opens into KITCHEN

Missing Wall

3' 9 3/8" X 10' 9"

Opens into BACK_STAIRS

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
139. R&R Walk-in Cooler - wall/ceiling panels and floor	1.00 SF		5.58	110.16	11.98	23.16	150.88
140. Seal & paint stair tread - per side - per LF	LF		0.00	5.79	0.00	0.00	0.00
141. R&R Underlayment - 1/4" lauan/mahogany plywood	108.99 SF		1.63	1.87	39.48	76.30	497.24
142. Rewire - average residence - copper wiring	465.12 SF		0.00	3.86	185.82	359.08	2,340.26
143. Masonry acid wash	356.13 SF		0.00	0.52	19.16	37.04	241.39
Totals: Back Prorch					256.44	495.58	3,229.77

Total: 1st Floor

13,970.24 26,996.00 175,944.96

2nd Floor

2nd Floor

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
144. R&R Labor to frame 2" x 4" non-bearing wall - 16" oc	376.48 SF		0.27	1.27	60.01	115.96	755.75
145. Tear off plaster on wood lath	5,069.04 SF		2.01	0.00	1,054.54	2,037.76	13,281.07

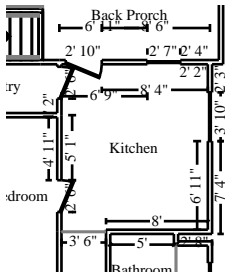


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CONTINUED - 2nd Floor

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
146. R&R Two coat plaster over 1/2" gypsum core blueboard	5,069.04 SF		1.35	7.90	4,852.98	9,377.72	61,119.32
147. Seal/prime then paint the walls and ceiling twice (3 coats)	5,069.04 SF		0.00	1.37	718.76	1,388.92	9,052.26
148. R&R Furring strip - 1" x 2"	3,983.49 SF		0.51	0.83	552.46	1,067.58	6,957.92
149. Masonry acid wash	3,983.49 SF		0.00	0.52	214.39	414.28	2,700.08
150. Clean stud wall	3,983.49 SF		0.00	0.63	259.74	501.92	3,271.26
151. Seal stud wall for odor control	3,983.49 SF		0.00	0.92	379.31	732.96	4,777.08
152. R&R Blown-in insulation - 8" depth - R19	1,085.55 SF		0.95	0.64	178.64	345.22	2,249.88
153. Clean floor or roof joist system	1,089.19 SF		0.00	0.78	87.94	169.92	1,107.43
154. Seal floor or ceiling joist system	1,089.19 SF		0.00	1.33	149.93	289.72	1,888.27
155. R&R Felt and sleepers/underlay - wood floor over concrete	1,122.41 SF		0.47	2.88	389.17	752.00	4,901.24
156. R&R Oak flooring - #1 common - no finish	1,122.41 SF		2.91	7.67	1,229.07	2,375.02	15,479.18
157. Seal the floor w/latex based stain blocker - one coat	1,122.41 SF		0.00	0.66	76.67	148.16	965.62
158. Rewire - average residence - copper wiring	1,122.41 SF		0.00	3.86	448.42	866.50	5,647.42
Total: 2nd Floor					10,652.03	20,583.64	134,153.78



Kitchen

Height: 9' 5"

357.27 SF Walls	150.08 SF Ceiling
507.35 SF Walls & Ceiling	150.08 SF Floor
16.68 SY Flooring	37.83 LF Floor Perimeter
45.67 LF Ceil. Perimeter	

- Window
- Door
- Door
- Window
- Door

- 3' 10" X 3' 2"
- 2' 6" X 6' 8"
- 2' 6" X 6' 8"
- 2' 7" X 3' 3"
- 2' 10" X 6' 8"

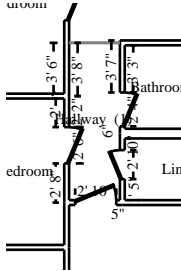
- Opens into Exterior
- Opens into BACK_BEDROOM
- Opens into PANTRY
- Opens into BACK_PRORCH
- Opens into BACK_PRORCH



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116 West 23rd Street 5th Floor
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CONTINUED - Kitchen



Subroom: Hallway (1)

Height: 9' 5"

174.11 SF Walls	37.92 SF Ceiling
212.03 SF Walls & Ceiling	37.92 SF Floor
4.21 SY Flooring	15.67 LF Floor Perimeter
25.33 LF Ceil. Perimeter	

Door	2' 4" X 6' 8"	Opens into BATHROOM
Missing Wall	3' 6" X 9' 5"	Opens into KITCHEN
Door	2' 6" X 6' 8"	Opens into MIDDLE_BEDRO
Door	2' 10" X 6' 8"	Opens into DINING_ROOM
Door	2' X 6' 8"	Opens into LINEN

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
159. R&R Wood window - double hung, 13-19 sf	2.00 EA		51.93	641.44	143.53	277.36	1,807.63
160. Additional charge for a retrofit window, 12-23 sf	2.00 EA		0.00	120.77	25.00	48.30	314.84
161. R&R Window trim set (casing & stop) - hardwood	38.00 LF		0.63	5.61	24.54	47.42	309.08
162. R&R Window stool & apron	8.00 LF		0.94	6.63	6.26	12.10	78.92
163. Stain & finish wood window (per side)	2.00 EA		0.00	83.85	17.35	33.54	218.59
164. Seal & paint wood window (per side)	2.00 EA		0.00	60.66	12.55	24.26	158.13
165. R&R Wood door - oak face, fire rated (mineral fiber core)	1.00 EA		10.35	399.54	42.42	81.98	534.29
166. R&R Door opening (jamb & casing) - 32" to 36" wide - hardwood	1.00 EA		7.81	164.65	17.84	34.50	224.80
167. Stain & finish door slab only (per side)	2.00 EA		0.00	63.21	13.08	25.28	164.78
168. Stain & finish door/window trim & jamb (per side)	2.00 EA		0.00	44.34	9.18	17.74	115.60
169. R&R Door lockset & deadbolt - exterior	1.00 EA		18.61	90.37	11.28	21.80	142.06
170. R&R Baseboard - 6" hardwood	40.13 LF		0.62	7.30	32.90	63.58	414.31
171. R&R Base shoe - stain grade	40.13 LF		0.21	1.49	7.07	13.64	88.93
172. Stain & finish baseboard - oversized	40.13 LF		0.00	1.91	7.93	15.34	99.92
173. Stain & finish base shoe or quarter round	40.13 LF		0.00	1.37	5.69	11.00	71.67
174. Cabinetry - upper (wall) units	6.33 LF		0.00	140.92	92.33	178.40	1,162.75
175. Cabinetry - lower (base) units	6.33 LF		0.00	173.86	113.90	220.10	1,434.53

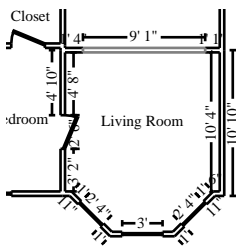


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CONTINUED - Kitchen

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
176. Cabinet knob or pull	15.00 EA		0.00	8.33	12.94	25.00	162.89
177. R&R Countertop - flat laid plastic laminate	6.33 LF		5.36	39.71	29.54	57.06	371.89
178. R&R Plumbing fixture supply line	2.00 EA		6.21	23.90	6.22	12.04	78.48
179. Sink strainer and drain assembly	2.00 EA		0.00	57.74	11.95	23.10	150.53
180. R&R P-trap assembly - ABS (plastic)	1.00 EA		9.32	75.04	8.72	16.86	109.94
181. Rough in plumbing - per fixture	1.00 EA		0.00	740.99	76.69	148.20	965.88
182. Wall heater - blue flame vent-free - up to 30,000 BTU	1.00 EA		0.00	542.50	56.15	108.50	707.15
183. Ductwork - hot or cold air - 4" round	8.00 LF		0.00	16.99	14.06	27.18	177.16
184. Bathroom ventilation fan	1.00 EA		0.00	119.52	12.37	23.90	155.79
185. R&R Chair rail - oversized - 3 1/4"	53.50 LF		0.51	3.39	21.59	41.74	271.99
186. Stain & finish chair rail	53.50 LF		0.00	1.71	9.47	18.30	119.26
187. Light fixture - High grade	2.00 EA		0.00	110.62	22.90	44.24	288.38
188. Outlet	1.00 EA		0.00	16.69	1.73	3.34	21.76
189. Refrigerator - top freezer - 22 to 24 cf	1.00 EA		0.00	873.07	90.36	174.62	1,138.05
Totals: Kitchen					957.54	1,850.42	12,059.98



Living Room

Height: 9' 5"

304.70 SF Walls	141.42 SF Ceiling
446.12 SF Walls & Ceiling	141.42 SF Floor
15.71 SY Flooring	34.57 LF Floor Perimeter
46.15 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into FRONT_BEDROO
Window	2' 4" X 5' 9"	Opens into Exterior
Window	3' X 5' 9"	Opens into Exterior
Window	2' 4" X 5' 9"	Opens into Exterior
Missing Wall - Goes to Floor	9' 1" X 8' 1"	Opens into DINING_ROOM

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
190. R&R Interior door - solid fir door w/paint-grade jamb & case	2.00 EA		24.18	302.86	67.69	130.82	852.59

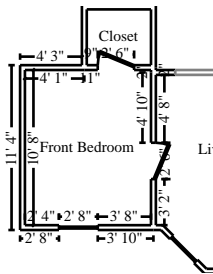


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CONTINUED - Living Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
191. On site door prep. for full mortised lockset - Labor only	2.00 EA		0.00	98.63	20.41	39.46	257.13
192. R&R Wood window - double hung, 13-19 sf	1.00 EA		51.93	641.44	71.76	138.66	903.79
193. R&R Window trim set (casing & stop) - hardwood	29.42 LF		0.63	5.61	19.01	36.72	239.31
194. Stain & finish wood window (per side)	3.00 EA		0.00	83.85	26.04	50.32	327.91
195. Seal & paint wood window (per side)	3.00 EA		0.00	60.66	18.84	36.40	237.22
196. R&R Wood window - picture (fixed), 33-44 sf	1.00 EA		51.93	914.05	99.99	193.20	1,259.17
197. R&R Storm window - aluminum, 25-32 sf	3.00 EA		18.76	227.86	76.57	147.98	964.41
198. Additional charge for bay and bow windows	1.00 LF		0.00	66.98	6.94	13.40	87.32
199. R&R Window blind - PVC - 2" - 7.1 to 14 SF	3.00 EA		12.50	88.09	31.23	60.36	393.36
200. R&R Baseboard - 6" hardwood	34.57 LF		0.62	7.30	28.34	54.76	356.89
201. R&R Base shoe - stain grade	34.57 LF		0.21	1.49	6.09	11.76	76.62
202. Stain & finish crown molding	46.15 LF		0.00	1.83	8.74	16.90	110.09
203. R&R Outlet	4.00 EA		6.25	16.69	9.50	18.36	119.62
204. R&R Light fixture	1.00 EA		10.35	73.87	8.71	16.86	109.79
205. R&R Ductwork - hot or cold air - 4" round	4.00 LF		1.86	16.99	7.80	15.08	98.28
Totals: Living Room					507.66	981.04	6,393.50



Front Bedroom

Height: 9' 5"

315.44 SF Walls	92.44 SF Ceiling
407.89 SF Walls & Ceiling	92.44 SF Floor
10.27 SY Flooring	33.67 LF Floor Perimeter
38.67 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into CLOSET
Door	2' 6" X 6' 8"	Opens into LIVING_ROOM
Window	2' 8" X 5' 9"	Opens into Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
206. R&R 1/2" drywall - hung, taped, floated, ready for paint	250.17 SF		0.51	2.81	85.96	166.12	1,082.65

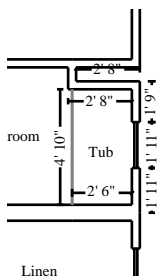


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New York, NY 10011

CONTINUED - Front Bedroom

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
207. Seal part of the walls w/latex based stain blocker - one coat	250.17 SF		0.00	0.66	17.09	33.02	215.22
208. R&R Wood window - double hung, 13-19 sf	1.00 EA		51.93	641.44	71.76	138.66	903.79
209. R&R Window stool & apron	4.00 LF		0.94	6.63	3.13	6.06	39.47
210. R&R Storm window - aluminum, 25-32 sf	1.00 EA		18.76	227.86	25.52	49.34	321.48
211. Additional charge for a retrofit window, 24-40 sf	1.00 EA		0.00	157.86	16.34	31.58	205.78
212. R&R Interior door - solid fir door w/paint-grade jamb & case	1.00 EA		24.18	302.86	33.85	65.42	426.31
213. On site door prep. for full mortised lockset - Labor only	1.00 EA		0.00	98.63	10.21	19.72	128.56
214. Stain & finish baseboard - oversized	33.67 LF		0.00	1.91	6.66	12.86	83.83
215. Stain & finish base shoe or quarter round	33.67 LF		0.00	1.37	4.78	9.22	60.13
216. R&R Outlet	3.00 EA		6.25	16.69	7.12	13.78	89.72
217. R&R Switch	1.00 EA		6.25	16.74	2.38	4.60	29.97
218. R&R Light fixture - High grade	1.00 EA		10.35	110.62	12.52	24.20	157.69
219. Light bulb - Compact Fluorescent stand. type - mat. only	2.00 EA		0.00	5.80	1.20	2.32	15.12
Totals: Front Bedroom					298.52	576.90	3,759.72



Tub

Height: 7' 2"

65.12 SF Walls	12.08 SF Ceiling
77.20 SF Walls & Ceiling	12.08 SF Floor
1.34 SY Flooring	10.00 LF Floor Perimeter
14.83 LF Ceil. Perimeter	

**Missing Wall
Window**

**4' 10" X 7' 2"
1' 11" X 3' 5"**

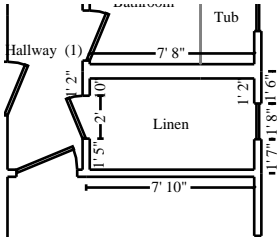
**Opens into BATHROOM
Opens into Exterior**

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
220. R&R Ceramic/porcelain tile	77.20 SF		2.23	11.62	110.66	213.86	1,393.74
221. R&R Tub/shower faucet	1.00 EA		31.04	349.17	39.36	76.04	495.61
222. R&R Bathtub	1.00 EA		93.11	916.85	104.54	202.00	1,316.50
Totals: Tub					254.56	491.90	3,205.85



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Linen

Height: 9' 5"

205.40 SF Walls	32.58 SF Ceiling
237.99 SF Walls & Ceiling	32.58 SF Floor
3.62 SY Flooring	21.83 LF Floor Perimeter
23.83 LF Ceil. Perimeter	

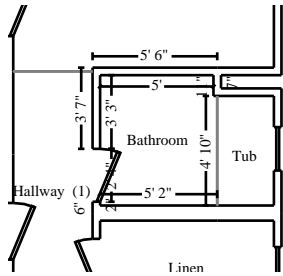
Door **2' X 6' 8"** **Opens into HALLWAY**
Window **1' 8" X 3' 5"** **Opens into Exterior**

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
223. R&R Interior door - solid fir door w/paint-grade jamb & case	1.00 EA		24.18	302.86	33.85	65.42	426.31
224. On site door prep. for full mortised lockset - Labor only	1.00 EA		0.00	98.63	10.21	19.72	128.56
225. Seal & paint wood window (per side)	2.00 EA		0.00	60.66	12.55	24.26	158.13
226. Paint door or window opening - 2 coats (per side)	2.00 EA		0.00	33.68	6.97	13.48	87.81
227. R&R Window blind - PVC - 2" - 7.1 to 14 SF	1.00 EA		12.50	88.09	10.42	20.12	131.13
228. R&R Baseboard - 6" hardwood	21.83 LF		0.62	7.30	17.89	34.58	225.36
229. R&R Base shoe - stain grade	21.83 LF		0.21	1.49	3.85	7.42	48.38
230. Paint baseboard w/cap &/or shoe - two coats	21.83 LF		0.00	1.86	4.20	8.12	52.92
231. R&R Chair rail - 2 1/2"	21.83 LF		0.51	2.89	7.68	14.84	96.74
232. Paint chair rail - one coat	21.83 LF		0.00	1.05	2.38	4.58	29.88
233. R&R Closet shelf and rod package	21.83 LF		4.66	20.44	56.71	109.58	714.23
234. Seal & paint closet shelving - single shelf	1.00 EA		0.00	56.80	5.88	11.36	74.04
235. R&R Vinyl tile	32.58 SF		1.41	3.74	17.36	33.56	218.71
236. R&R Underlayment - 1/4" lauan/mahogany plywood	32.58 SF		1.63	1.87	11.80	22.80	148.63
237. R&R Robe hook	9.00 EA		6.21	17.03	21.64	41.84	272.64
Totals: Linen					223.39	431.68	2,813.47



Empire Estimators

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Bathroom

Height: 9' 5"

153.83 SF Walls	29.56 SF Ceiling
183.39 SF Walls & Ceiling	29.56 SF Floor
3.28 SY Flooring	14.50 LF Floor Perimeter
21.67 LF Ceil. Perimeter	

Door

2' 4" X 6' 8"

Opens into HALLWAY

Missing Wall

4' 10" X 9' 5"

Opens into TUB

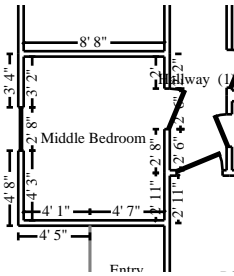
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
238. Seal the ceiling w/PVA primer - one coat	29.56 SF		0.00	0.64	1.96	3.78	24.66
239. R&R Acoustic ceiling tile	79.70 SF		0.74	3.49	34.90	67.44	439.47
240. R&R 1/2" Cement board	29.56 SF		1.03	4.13	15.80	30.52	198.85
241. R&R Tile floor covering	29.56 SF		3.11	9.85	39.65	76.62	499.37
242. R&R Interior door - solid fir door w/paint-grade jamb & case	1.00 EA		24.18	302.86	33.85	65.42	426.31
243. On site door prep. for full mortised lockset - Labor only	1.00 EA		0.00	98.63	10.21	19.72	128.56
244. Rough in plumbing - per fixture	3.00 EA		0.00	740.99	230.08	444.60	2,897.65
245. R&R Toilet	1.00 EA		31.04	471.28	52.00	100.46	654.78
246. R&R Toilet seat	1.00 EA		8.47	59.46	7.04	13.60	88.57
247. R&R Vanity	2.00 LF		9.32	137.72	30.44	58.80	383.32
248. R&R Sink faucet - Bathroom	1.00 EA		23.27	211.65	24.31	47.00	306.23
249. R&R Plumbing fixture supply line	3.00 EA		6.21	23.90	9.35	18.06	117.74
250. R&R P-trap assembly - ABS (plastic)	1.00 EA		9.32	75.04	8.72	16.86	109.94
251. R&R Medicine cabinet	1.00 EA		22.36	169.44	19.85	38.36	250.01
252. R&R Light fixture	1.00 EA		10.35	73.87	8.71	16.86	109.79
253. R&R Bathroom ventilation fan	1.00 EA		21.87	119.52	14.64	28.28	184.31
254. R&R Ground fault interrupter (GFI) outlet	1.00 EA		5.61	31.74	3.87	7.46	48.68
255. R&R Switch	1.00 EA		6.25	16.74	2.38	4.60	29.97
256. R&R Toilet paper holder	1.00 EA		6.21	27.27	3.47	6.70	43.65
257. R&R Soap dish - Wall mounted	1.00 EA		7.76	22.15	3.09	6.00	39.00
258. R&R Towel bar	1.00 EA		7.76	28.49	3.75	7.26	47.26

Totals: Bathroom 558.07 1,078.40 7,028.12



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Middle Bedroom

Height: 9' 5"

321.12 SF Walls	87.39 SF Ceiling
408.51 SF Walls & Ceiling	87.39 SF Floor
9.71 SY Flooring	35.00 LF Floor Perimeter
37.50 LF Ceil. Perimeter	

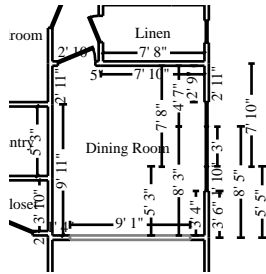
Door **2' 6" X 6' 8"** **Opens into HALLWAY**
Window **2' 8" X 5' 9"** **Opens into Exterior**

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
259. R&R Base shoe - stain grade	35.00 LF		0.21	1.49	6.16	11.92	77.58
260. Stain & finish base shoe or quarter round	35.00 LF		0.00	1.37	4.97	9.60	62.52
261. Sand, stain, and finish wood floor	87.39 SF		0.00	4.71	42.60	82.32	536.53
262. R&R Wood window - double hung, 13-19 sf	1.00 EA		51.93	641.44	71.76	138.66	903.79
263. Additional charge for a retrofit window, 12-23 sf	1.00 EA		0.00	120.77	12.50	24.16	157.43
264. R&R Window trim set (casing & stop) - hardwood	14.67 LF		0.63	5.61	9.48	18.30	119.32
265. Stain & finish wood window (per side)	1.00 EA		0.00	83.85	8.68	16.78	109.31
266. Seal & paint wood window (per side)	1.00 EA		0.00	60.66	6.28	12.14	79.08
267. Stain & finish door/window trim & jamb (per side)	1.00 EA		0.00	44.34	4.58	8.86	57.78
268. R&R Interior door - solid fir door w/paint-grade jamb & case	1.00 EA		24.18	302.86	33.85	65.42	426.31
269. On site door prep. for full mortised lockset - Labor only	1.00 EA		0.00	98.63	10.21	19.72	128.56
270. R&R Outlet	3.00 EA		6.25	16.69	7.12	13.78	89.72
271. R&R Switch	1.00 EA		6.25	16.74	2.38	4.60	29.97
272. R&R Light fixture - High grade	1.00 EA		10.35	110.62	12.52	24.20	157.69
Totals: Middle Bedroom					233.09	450.46	2,935.59



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Dining Room

Height: 9' 5"

331.90 SF Walls	147.58 SF Ceiling
479.49 SF Walls & Ceiling	147.58 SF Floor
16.40 SY Flooring	36.75 LF Floor Perimeter
48.67 LF Ceil. Perimeter	

Door	2' 10" X 6' 8"	Opens into HALLWAY
Missing Wall - Goes to Floor	9' 1" X 8' 1"	Opens into LIVING_ROOM
Window	1' 10" X 5' 9"	Opens into Exterior
Window	3' X 5' 9"	Opens into Exterior
Window	1' 10" X 5' 9"	Opens into Exterior

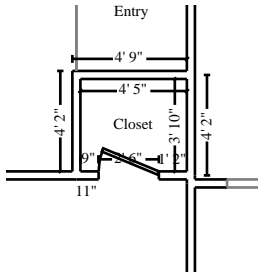
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
273. R&R Interior door - solid fir door w/paint-grade jamb & case	2.00 EA		24.18	302.86	67.69	130.82	852.59
274. On site door prep. for full mortised lockset - Labor only	2.00 EA		0.00	98.63	20.41	39.46	257.13
275. R&R Wood window - double hung, 13-19 sf	1.00 EA		51.93	641.44	71.76	138.66	903.79
276. R&R Window trim set (casing & stop) - hardwood	29.42 LF		0.63	5.61	19.01	36.72	239.31
277. Stain & finish wood window (per side)	2.00 EA		0.00	83.85	17.35	33.54	218.59
278. Seal & paint wood window (per side)	2.00 EA		0.00	60.66	12.55	24.26	158.13
279. R&R Wood window - picture (fixed), 33-44 sf	1.00 EA		51.93	914.05	99.99	193.20	1,259.17
280. R&R Storm window - aluminum, 25-32 sf	1.00 EA		18.76	227.86	25.52	49.34	321.48
281. Additional charge for bay and bow windows	1.00 LF		0.00	66.98	6.94	13.40	87.32
282. R&R Window blind - PVC - 2" - 7.1 to 14 SF	3.00 EA		12.50	88.09	31.23	60.36	393.36
283. R&R Baseboard - 6" hardwood	36.75 LF		0.62	7.30	30.13	58.22	379.42
284. R&R Base shoe - stain grade	36.75 LF		0.21	1.49	6.46	12.50	81.44
285. Stain & finish crown molding	48.67 LF		0.00	1.83	9.22	17.82	116.11
286. R&R Outlet	4.00 EA		6.25	16.69	9.50	18.36	119.62
287. R&R Switch	2.00 EA		6.25	16.74	4.77	9.20	59.95
288. R&R Hanging light fixture	1.00 EA		15.62	89.75	10.91	21.08	137.36
289. R&R Ductwork - hot or cold air - 4" round	4.00 LF		1.86	16.99	7.80	15.08	98.28

Totals: Dining Room 451.24 872.02 5,683.05



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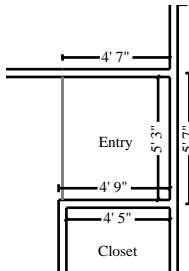


Closet

Height: 9' 5"

138.71 SF Walls	16.93 SF Ceiling
155.64 SF Walls & Ceiling	16.93 SF Floor
1.88 SY Flooring	14.00 LF Floor Perimeter
16.50 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into FRONT_BEDROOM					
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
290. R&R Cedar closet lining	138.71 SF		0.47	4.35	69.19	133.72	871.49
291. R&R Chair rail - 2 1/2"	14.00 LF		0.51	2.89	4.93	9.52	62.05
292. Paint chair rail - two coats	14.00 LF		0.00	1.57	2.28	4.40	28.66
293. Stain & finish wood shelving, 12"-24" width	LF		0.00	6.26	0.00	0.00	0.00
Totals: Closet					76.40	147.64	962.20



Entry

Height: 9' 5"

137.33 SF Walls	24.06 SF Ceiling
161.39 SF Walls & Ceiling	24.06 SF Floor
2.67 SY Flooring	14.58 LF Floor Perimeter
14.58 LF Ceil. Perimeter	

Missing Wall	5' 3" X 9' 5"	Opens into Exterior					
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
294. R&R Baseboard - 8" hardwood - 2 piece	14.58 LF		0.74	10.62	17.14	33.12	215.89
295. R&R Base shoe - stain grade	14.58 LF		0.21	1.49	2.55	4.96	32.29
296. R&R Baseboard - 5 1/4" stain grade	14.58 LF		0.62	5.27	8.90	17.16	111.94
297. Stain & finish base shoe or quarter round	14.58 LF		0.00	1.37	2.06	4.00	26.03
298. Sand, stain, and finish wood floor	24.06 SF		0.00	4.71	11.72	22.66	147.70
299. R&R Chair rail - 2 1/2"	14.58 LF		0.51	2.89	5.13	9.90	64.61
300. Stain & finish chair rail	14.58 LF		0.00	1.71	2.58	4.98	32.49
301. Clean balustrade	2.00 LF		0.00	2.15	0.44	0.86	5.60
302. Stain & finish balustrade	2.00 LF		0.00	31.90	6.60	12.76	83.16
303. R&R Light fixture - wall sconce	1.00 EA		10.35	97.93	11.21	21.66	141.15

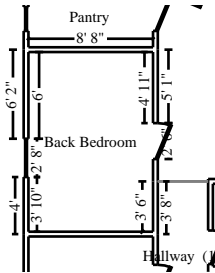


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116 West 23rd Street 5th Floor
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CONTINUED - Entry

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
304. R&R Casing - 8" - hardwood - 2 piece	3.00 LF		0.80	9.49	3.20	6.18	40.25
Totals: Entry					71.53	138.24	901.11



Back Bedroom

Height: 9' 5"

366.64 SF Walls	108.33 SF Ceiling
474.97 SF Walls & Ceiling	108.33 SF Floor
12.04 SY Flooring	39.83 LF Floor Perimeter
42.33 LF Ceil. Perimeter	

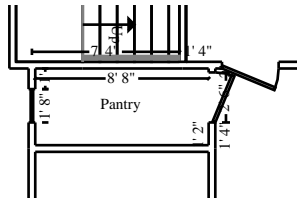
Door 2' 6" X 6' 8" Opens into KITCHEN
Window 2' 8" X 5' 9" Opens into Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
305. R&R Base shoe - stain grade	39.83 LF		0.21	1.49	7.00	13.56	88.27
306. Stain & finish base shoe or quarter round	39.83 LF		0.00	1.37	5.65	10.92	71.14
307. Sand, stain, and finish wood floor	108.33 SF		0.00	4.71	52.81	102.04	665.08
308. R&R Wood window - double hung, 13-19 sf	1.00 EA		51.93	641.44	71.76	138.66	903.79
309. Additional charge for a retrofit window, 12-23 sf	1.00 EA		0.00	120.77	12.50	24.16	157.43
310. R&R Window trim set (casing & stop) - hardwood	14.67 LF		0.63	5.61	9.48	18.30	119.32
311. Stain & finish wood window (per side)	1.00 EA		0.00	83.85	8.68	16.78	109.31
312. Seal & paint wood window (per side)	1.00 EA		0.00	60.66	6.28	12.14	79.08
313. Stain & finish door/window trim & jamb (per side)	1.00 EA		0.00	44.34	4.58	8.86	57.78
314. R&R Interior door - solid fir door w/paint-grade jamb & case	1.00 EA		24.18	302.86	33.85	65.42	426.31
315. On site door prep. for full mortised lockset - Labor only	1.00 EA		0.00	98.63	10.21	19.72	128.56
316. R&R Outlet	3.00 EA		6.25	16.69	7.12	13.78	89.72
317. R&R Switch	1.00 EA		6.25	16.74	2.38	4.60	29.97
318. R&R Light fixture - High grade	1.00 EA		10.35	110.62	12.52	24.20	157.69
Totals: Back Bedroom					244.82	473.14	3,083.45



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Pantry

Height: 9' 5"

213.06 SF Walls	33.22 SF Ceiling
246.28 SF Walls & Ceiling	33.22 SF Floor
3.69 SY Flooring	22.50 LF Floor Perimeter
25.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	2' 6" X 6' 8"		Opens into KITCHEN		TAX	O&P	TOTAL
		RESET	REMOVE	REPLACE	Opens into Exterior			
319. R&R Stud wall - 2" x 4" - 16" oc	213.06 SF		0.27	2.20		54.47	105.24	685.97
320. R&R Storm window - wood, 12 - 24 sf	1.00 EA		21.87	126.00		15.31	29.58	192.76
321. R&R Aluminum window, single hung 13-19 sf	1.00 EA		28.04	207.04		24.33	47.00	306.41
322. R&R Window trim set (casing & stop)	12.67 LF		0.63	4.00		6.07	11.74	76.47
323. R&R Window stool & apron	2.33 LF		0.94	6.63		1.83	3.54	23.01
324. Stain & finish wood window (per side)	1.00 EA		0.00	83.85		8.68	16.78	109.31
325. Seal & paint wood window (per side)	1.00 EA		0.00	60.66		6.28	12.14	79.08
326. Seal & paint wood shelving, 12"-24" width	4.00 LF		0.00	4.91		2.03	3.92	25.59
327. R&R Baseboard - 6" hardwood	22.50 LF		0.62	7.30		18.44	35.66	232.30
328. R&R Base shoe - stain grade	22.50 LF		0.21	1.49		3.96	7.64	49.86
329. Seal & paint base shoe or quarter round	22.50 LF		0.00	0.87		2.03	3.92	25.53
330. Paint baseboard, oversized - one coat	22.50 LF		0.00	1.13		2.63	5.08	33.14
331. R&R Vinyl tile	33.22 SF		1.41	3.74		17.71	34.20	222.99
332. R&R Underlayment - 1/4" lauan/mahogany plywood	33.22 SF		1.63	1.87		12.03	23.26	151.56
333. R&R Vinyl - metal transition strip	3.00 LF		0.94	2.94		1.20	2.32	15.16
334. R&R Interior door - solid fir door w/paint-grade jamb & case	1.00 EA		24.18	302.86		33.85	65.42	426.31
335. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA		7.81	105.06		11.67	22.58	147.12
336. On site door prep. for full mortised lockset - Labor only	1.00 EA		0.00	98.63		10.21	19.72	128.56
337. Stain & finish door slab only (per side)	2.00 EA		0.00	63.21		13.08	25.28	164.78
338. Stain & finish door/window trim & jamb (per side)	2.00 EA		0.00	44.34		9.18	17.74	115.60

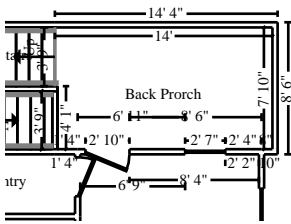


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CONTINUED - Pantry

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Totals: Pantry					254.99	492.76	3,211.51



Back Porch

Height: 10' 9"

356.13 SF Walls	108.99 SF Ceiling
465.12 SF Walls & Ceiling	108.99 SF Floor
12.11 SY Flooring	36.89 LF Floor Perimeter
39.72 LF Ceil. Perimeter	

Window

2' 7" X 3' 3"

Opens into KITCHEN

Door

2' 10" X 6' 8"

Opens into KITCHEN

Missing Wall

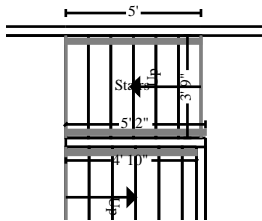
3' 9 3/8" X 10' 9"

Opens into STAIRS

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
339. R&R Sheathing - spaced 1" x 6"	356.13 SF		0.76	2.74	129.00	249.30	1,624.76
340. R&R Vinyl tile	108.99 SF		1.41	3.74	58.09	112.26	731.65
341. R&R Underlayment - 1/4" lauan/mahogany plywood	108.99 SF		1.63	1.87	39.48	76.30	497.24
342. Masonry acid wash	356.13 SF		0.00	0.52	19.16	37.04	241.39
343. Seal block with masonry sealer	356.13 SF		0.00	0.89	32.81	63.40	413.17
344. Rewire - average residence - copper wiring with conduit	108.99 SF		0.00	5.78	65.20	126.00	821.16
345. R&R Outlet	2.00 EA		6.25	16.69	4.76	9.18	59.82
346. R&R Switch	2.00 EA		6.25	16.74	4.77	9.20	59.95
Totals: Back Porch					353.27	682.68	4,449.14

Stairs

Height: 19' 9"



178.11 SF Walls	18.88 SF Ceiling
196.99 SF Walls & Ceiling	36.84 SF Floor
4.09 SY Flooring	12.62 LF Floor Perimeter
10.16 LF Ceil. Perimeter	

Missing Wall

3' 9 3/8" X 19' 9"

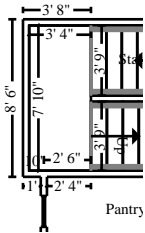
Opens into BACK_PRORCH



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CONTINUED - Stairs



Subroom: 15'3 (2)

Height: 15' 3"

221.13 SF Walls
247.24 SF Walls & Ceiling
2.90 SY Flooring
14.50 LF Ceil. Perimeter

26.11 SF Ceiling
26.11 SF Floor
14.50 LF Floor Perimeter

Missing Wall

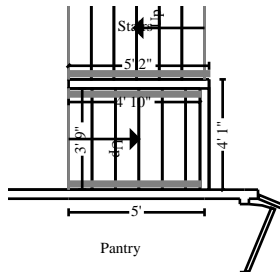
3' 8 5/8" X 15' 3"

Opens into STAIRS2

Missing Wall

3' 9 3/8" X 15' 3"

Opens into STAIRS



Subroom: Stairs2 (1)

Height: 17'

143.50 SF Walls
161.45 SF Walls & Ceiling
4.10 SY Flooring
9.66 LF Ceil. Perimeter

17.96 SF Ceiling
36.86 SF Floor
12.05 LF Floor Perimeter

Missing Wall

3' 8 5/8" X 17'

Opens into DEF_153

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
347. Stain & finish handrail - wall mounted	LF		0.00	2.29	0.00	0.00	0.00
348. R&R Chair rail - 2 1/2" hardwood	39.18 LF		0.51	3.63	16.78	32.44	211.42
349. Clean stair stringer - per side	39.18 LF		0.00	0.73	2.96	5.72	37.28
350. Stain & finish stair stringer	39.18 LF		0.00	5.51	22.34	43.18	281.40
351. Stain & finish stair tread - per side - per LF	48.00 LF		0.00	6.77	33.64	65.00	423.60
352. Sand & finish steps and/or risers (natural finish)	51.00 LF		0.00	14.25	75.22	145.36	947.33
353. Handrail - wall mounted - Detach & reset	17.00 LF		0.00	6.16	10.84	20.94	136.50
354. Clean handrail - wall mounted	13.00 LF		0.00	0.43	0.58	1.12	7.29
355. Stain & finish chair rail	39.18 LF		0.00	1.71	6.94	13.40	87.34

Totals: Stairs 169.30 327.16 2,132.16

Total: 2nd Floor 15,306.41 29,578.08 192,772.63

Basement



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Living Room

Height: 8'

640.79 SF Walls	464.46 SF Ceiling
1,105.25 SF Walls & Ceiling	464.46 SF Floor
51.61 SY Flooring	83.53 LF Floor Perimeter
91.62 LF Ceil. Perimeter	

Window	2' 5" X 2' 10"	Opens into Exterior
Window	2' 5" X 2' 10"	Opens into Exterior
Door	2' 4" X 6' 8"	Opens into CLOSET
Window	2' 8" X 2' 10"	Opens into Exterior
Window	3' 4" X 2' 10"	Opens into Exterior
Window	2' 8" X 2' 10"	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into HALLWAY
Missing Wall - Goes to Floor	3' 3" X 6' 8"	Opens into FRONT_BEDROO

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
356. Masonry acid wash	1,105.25 SF		0.00	0.52	59.48	114.94	749.15
357. R&R Waterproof paneling w/trim	640.79 SF		0.37	2.74	206.26	398.58	2,597.69
358. Seal & paint paneling	640.79 SF		0.00	1.28	84.89	164.04	1,069.14
359. R&R Casing - 2 1/4" stain grade	75.00 LF		0.63	2.49	24.23	46.82	305.05
360. Stain & finish casing	75.00 LF		0.00	1.77	13.74	26.56	173.05
361. R&R Interior door - birch - pre-hung unit	1.00 EA		23.27	172.60	20.28	39.18	255.33
362. Paint door slab only - 2 coats (per side)	2.00 EA		0.00	32.20	6.66	12.88	83.94
363. Stain & finish door/window trim & jamb (per side)	2.00 EA		0.00	44.34	9.18	17.74	115.60
364. R&R Door knob - interior	1.00 EA		15.53	45.69	6.34	12.24	79.80
365. R&R Interior door - full louvered - pre-hung unit	1.00 EA		23.27	276.00	30.98	59.86	390.11
366. Stain & finish full louvered door slab only - (per side)	2.00 EA		0.00	79.45	16.45	31.78	207.13
367. Stain & finish door/window trim & jamb (per side)	2.00 EA		0.00	44.34	9.18	17.74	115.60
368. R&R Vinyl window, horizontal sliding, 12-23 sf	2.00 EA		28.04	244.77	56.47	109.12	711.21
369. R&R Wood window - double hung, 9-12 sf	2.00 EA		42.05	531.96	118.81	229.60	1,496.43
370. R&R Wood window - picture (fixed), 24-32 sf	1.00 EA		42.05	805.91	87.77	169.60	1,105.33
371. R&R Trim board - 1" x 12" - installed (hardwood - oak or =)	75.00 LF		0.61	10.98	89.98	173.86	1,133.09
372. Add on for obscure glass	3.00 SF		0.00	0.95	0.30	0.58	3.73

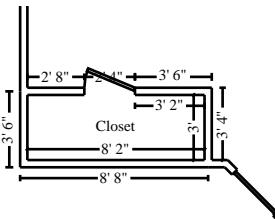


Empire Estimators

116 West 23rd Street 5th Floor
New York, NY 10011

CONTINUED - Living Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
373. R&R Baseboard - 2 1/4" stain grade	83.53 LF		0.52	3.29	32.94	63.64	414.83
374. Stain & finish baseboard	83.53 LF		0.00	1.71	14.78	28.56	186.18
375. R&R Vinyl tile	464.46 SF		1.41	3.74	247.56	478.40	3,117.93
376. Floor preparation for resilient flooring	464.46 SF		0.00	0.67	32.21	62.24	405.64
377. R&R 5/8" drywall - hung, taped, floated, ready for paint	464.46 SF		0.52	2.88	163.44	315.82	2,058.42
378. Seal/prime then paint the ceiling twice (3 coats)	464.46 SF		0.00	1.37	65.86	127.26	829.43
379. R&R Cove molding - 3/4" - stain grade	195.62 LF		0.21	1.63	37.25	72.00	469.19
380. Stain & finish cove molding	195.62 LF		0.00	1.15	23.28	45.00	293.24
Totals: Living Room					1,458.32	2,818.04	18,366.24

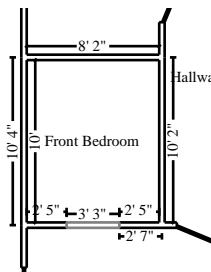


Closet

Height: 8'

163.11 SF Walls	24.50 SF Ceiling
187.61 SF Walls & Ceiling	24.50 SF Floor
2.72 SY Flooring	20.00 LF Floor Perimeter
22.33 LF Ceil. Perimeter	

Door	2' 4" X 6' 8"	Opens into LIVING_ROOM					
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
381. R&R Acoustic ceiling tile	24.50 SF		0.74	3.49	10.73	20.72	135.09
382. R&R Porcelain light fixture	1.00 EA		10.35	33.11	4.50	8.70	56.66
Totals: Closet					15.23	29.42	191.75



Front Bedroom

Height: 8'

268.94 SF Walls	81.63 SF Ceiling
350.57 SF Walls & Ceiling	81.63 SF Floor
9.07 SY Flooring	33.08 LF Floor Perimeter
36.33 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	3' 3" X 6' 8"	Opens into LIVING_ROOM					
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Empire Estimators

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CONTINUED - Front Bedroom

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
383. Clean stud wall	268.94 SF		0.00	0.63	17.53	33.88	220.84
384. Seal the walls w/latex based stain blocker - one coat	268.94 SF		0.00	0.66	18.37	35.50	231.37
385. Clean floor or roof joist system	81.63 SF		0.00	0.78	6.59	12.74	83.00
386. Seal floor or ceiling joist system	81.63 SF		0.00	1.33	11.23	21.72	141.52
387. R&R 5/8" drywall - hung, taped, floated, ready for paint	350.57 SF		0.52	2.88	123.36	238.38	1,553.68
388. Seal/prime then paint the walls and ceiling twice (3 coats)	350.57 SF		0.00	1.37	49.70	96.06	626.04
389. R&R Casing - 2 1/4" stain grade	34.00 LF		0.63	2.49	10.98	21.22	138.28
390. Stain & finish casing	34.00 LF		0.00	1.77	6.23	12.04	78.45
391. R&R Light fixture	1.00 EA		10.35	73.87	8.71	16.86	109.79
392. R&R Switch	1.00 EA		6.25	16.74	2.38	4.60	29.97
393. R&R Outlet	2.00 EA		6.25	16.69	4.76	9.18	59.82
394. R&R Vinyl tile	81.63 SF		1.41	3.74	43.52	84.08	548.00
395. Floor preparation for resilient flooring	81.63 SF		0.00	0.67	5.66	10.94	71.29
396. Clean concrete the floor	81.63 SF		0.00	0.25	2.11	4.08	26.60
397. Concrete sealer - brush or spray applied	81.63 SF		0.00	0.82	6.92	13.38	87.24
Totals: Front Bedroom					318.05	614.66	4,005.89



Bathroom

Height: 8'

184.33 SF Walls	38.33 SF Ceiling
222.66 SF Walls & Ceiling	38.33 SF Floor
4.26 SY Flooring	22.65 LF Floor Perimeter
24.99 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
398. Clean floor or roof joist system	38.33 SF		0.00	0.78	3.10	5.98	38.98
399. Seal floor or ceiling joist system	38.33 SF		0.00	1.33	5.28	10.20	66.46
400. Clean stud wall	184.33 SF		0.00	0.63	12.02	23.22	151.37
401. Seal stud wall for odor control	184.33 SF		0.00	0.92	17.56	33.92	221.06
402. R&R 5/8" drywall - hung, taped, floated, ready for paint	222.66 SF		0.52	2.88	78.36	151.42	986.82



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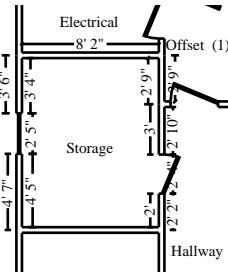
CONTINUED - Bathroom

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
403. R&R Ceramic/porcelain tile	112.43 SF		2.23	11.62	161.16	311.42	2,029.74
404. Seal/prime then paint part of the walls and ceiling twice (3 coats)	110.23 SF		0.00	1.37	15.64	30.20	196.86
405. R&R Cove molding - 3/4" - stain grade	24.99 LF		0.21	1.63	4.75	9.20	59.93
406. Stain & finish cove molding	24.99 LF		0.00	1.15	2.98	5.74	37.46
407. R&R Shower door - corner unit	1.00 EA		31.14	619.23	67.32	130.06	847.75
408. Pedestal sink - Detach & reset	1.00 EA		0.00	359.98	37.26	72.00	469.24
409. Toilet - Detach & reset	1.00 EA		0.00	306.67	31.74	61.34	399.75
410. Clean toilet	1.00 EA		0.00	17.77	1.84	3.56	23.17
411. R&R Toilet seat	1.00 EA		8.47	59.46	7.04	13.60	88.57
412. R&R Plumbing fixture supply line	3.00 EA		6.21	23.90	9.35	18.06	117.74
413. R&R P-trap assembly - ABS (plastic)	1.00 EA		9.32	75.04	8.72	16.86	109.94
414. R&R Medicine cabinet	1.00 EA		22.36	169.44	19.85	38.36	250.01
415. R&R Bath accessory	1.00 EA		6.21	28.49	3.60	6.94	45.24
416. R&R Tile floor covering	38.33 SF		3.11	9.85	51.41	99.36	647.53
417. R&R 1/2" Cement board	38.33 SF		1.03	4.13	20.47	39.56	257.81
418. Seal the floor w/latex based stain blocker - one coat	38.33 SF		0.00	0.66	2.62	5.06	32.98
419. Baseboard heat - steam/hot wtr cover only - Detach & reset	1.00 EA		0.00	17.84	1.85	3.56	23.25
420. R&R Bathroom ventilation fan	1.00 EA		21.87	119.52	14.64	28.28	184.31
421. R&R Recessed light fixture	2.00 EA		13.83	135.11	30.84	59.58	388.30
422. R&R Outlet	2.00 EA		6.25	16.69	4.76	9.18	59.82
423. R&R Switch	2.00 EA		6.25	16.74	4.77	9.20	59.95
Totals: Bathroom					618.93	1,195.86	7,794.04



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Storage

Height: 8'

269.54 SF Walls	82.31 SF Ceiling
351.85 SF Walls & Ceiling	82.31 SF Floor
9.15 SY Flooring	34.16 LF Floor Perimeter
36.49 LF Ceil. Perimeter	

Window
Door

2' 5" X 2' 10"
2' 4" X 6' 8"

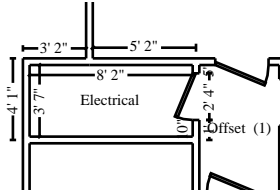
Opens into Exterior
Opens into HALLWAY

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
424. Clean stud wall	269.54 SF		0.00	0.63	17.58	33.96	221.35
425. Seal the walls w/latex based stain blocker - one coat	269.54 SF		0.00	0.66	18.41	35.58	231.89
426. Clean floor or roof joist system	82.31 SF		0.00	0.78	6.65	12.84	83.69
427. Seal floor or ceiling joist system	82.31 SF		0.00	1.33	11.33	21.90	142.70
428. R&R 5/8" drywall - hung, taped, floated, ready for paint	351.85 SF		0.52	2.88	123.82	239.26	1,559.37
429. Seal/prime then paint the walls and ceiling twice (3 coats)	351.85 SF		0.00	1.37	49.90	96.40	628.33
430. R&R Casing - 2 1/4" stain grade	34.00 LF		0.63	2.49	10.98	21.22	138.28
431. Stain & finish casing	34.00 LF		0.00	1.77	6.23	12.04	78.45
432. R&R Light fixture	1.00 EA		10.35	73.87	8.71	16.86	109.79
433. R&R Switch	1.00 EA		6.25	16.74	2.38	4.60	29.97
434. R&R Outlet	4.00 EA		6.25	16.69	9.50	18.36	119.62
435. R&R Vinyl tile	82.31 SF		1.41	3.74	43.87	84.78	552.55
436. Floor preparation for resilient flooring	82.31 SF		0.00	0.67	5.71	11.04	71.90
437. Clean concrete the floor	82.31 SF		0.00	0.25	2.14	4.12	26.84
438. Concrete sealer - brush or spray applied	82.31 SF		0.00	0.82	6.98	13.50	87.97
439. R&R Vinyl window, horizontal sliding, 12-23 sf	1.00 EA		28.04	244.77	28.23	54.56	355.60
440. R&R Interior door - solid fir door w/paint-grade jamb & case	1.00 EA		24.18	302.86	33.85	65.42	426.31
441. On site door prep. for full mortised lockset - Labor only	1.00 EA		0.00	98.63	10.21	19.72	128.56
Totals: Storage					396.48	766.16	4,993.17



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Electrical

Height: 8'

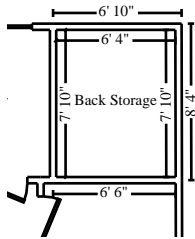
172.38 SF Walls	29.25 SF Ceiling
201.63 SF Walls & Ceiling	29.25 SF Floor
3.25 SY Flooring	21.16 LF Floor Perimeter
23.49 LF Ceil. Perimeter	

Door	2' 4" X 6' 8"			Opens into OFFSET				
	DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
	442. Clean stud wall	172.38 SF		0.00	0.63	11.24	21.72	141.56
	443. Seal the walls w/latex based stain blocker - one coat	172.38 SF		0.00	0.66	11.77	22.76	148.30
	444. Clean floor or roof joist system	29.25 SF		0.00	0.78	2.36	4.56	29.74
	445. Seal floor or ceiling joist system	29.25 SF		0.00	1.33	4.03	7.78	50.71
	446. Masonry acid wash	158.54 SF		0.00	0.52	8.53	16.48	107.45
	447. Seal block with masonry sealer	172.38 SF		0.00	0.89	15.88	30.68	199.98
	448. R&R Wall/roof panel - corrugated - 26 gauge	29.25 SF		0.62	3.79	13.34	25.80	168.14
	449. Boiler unit - flush and recharge	1.00 EA		0.00	298.05	30.85	59.62	388.52
	450. HVAC Technician - per hour	6.00 HR		0.00	160.50	99.67	192.60	1,255.27
	451. Clean tub	1.00 EA		0.00	17.21	1.78	3.44	22.43
	452. Clean exhaust fan	1.00 EA		0.00	13.02	1.34	2.60	16.96
	453. Clean window unit (per side) 10 - 20 SF	1.00 EA		0.00	12.27	1.27	2.46	16.00
	454. R&R Window blind - PVC - 2" - 7.1 to 14 SF	1.00 EA		12.50	88.09	10.42	20.12	131.13
	455. R&R Porcelain light fixture	3.00 EA		10.35	33.11	13.50	26.08	169.96
	456. R&R Outlet	4.00 EA		6.25	16.69	9.50	18.36	119.62
	457. R&R Switch	2.00 EA		6.25	16.74	4.77	9.20	59.95
	458. R&R Interior door - birch - pre-hung unit	1.00 EA		23.27	172.60	20.28	39.18	255.33
	459. Stain & finish door slab only (per side)	2.00 EA		0.00	63.21	13.08	25.28	164.78
	460. Stain & finish door/window trim & jamb (per side)	2.00 EA		0.00	44.34	9.18	17.74	115.60
	461. R&R Door knob - interior	1.00 EA		15.53	45.69	6.34	12.24	79.80
Totals: Electrical						289.13	558.70	3,641.23



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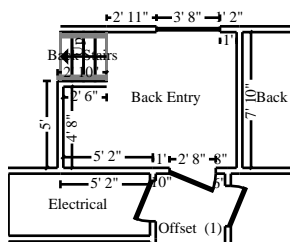


Back Storage

Height: 8'

226.96 SF Walls	49.75 SF Ceiling
276.71 SF Walls & Ceiling	49.75 SF Floor
5.53 SY Flooring	28.37 LF Floor Perimeter
28.37 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
462. Clean stud wall	226.96 SF		0.00	0.63	14.80	28.60	186.38
463. Seal the walls w/latex based stain blocker - one coat	226.96 SF		0.00	0.66	15.50	29.96	195.25
464. Clean floor or roof joist system	49.75 SF		0.00	0.78	4.02	7.76	50.59
465. Seal floor or ceiling joist system	49.75 SF		0.00	1.33	6.85	13.24	86.26
466. R&R Paneling	49.75 SF		0.37	2.49	14.73	28.46	185.48
467. R&R Porcelain light fixture	1.00 EA		10.35	33.11	4.50	8.70	56.66
468. R&R Interior door - birch - pre-hung unit	1.00 EA		23.27	172.60	20.28	39.18	255.33
469. Stain & finish door slab only (per side)	2.00 EA		0.00	63.21	13.08	25.28	164.78
470. Stain & finish door/window trim & jamb (per side)	1.00 EA		0.00	44.34	4.58	8.86	57.78
471. R&R Outlet	1.00 EA		6.25	16.69	2.38	4.60	29.92
472. R&R Switch	1.00 EA		6.25	16.74	2.38	4.60	29.97
473. R&R Shelving - 12" - in place	9.00 LF		0.47	9.41	9.19	17.78	115.89
474. Megohmmeter check electrical circuits - single circuit	2.00 EA		0.00	121.59	25.16	48.64	316.98
475. Clean corner trim	1.00 LF		0.00	0.31	0.04	0.06	0.41
Totals: Back Storage					137.49	265.72	1,731.68



Back Entry

Height: 8'

232.58 SF Walls	70.46 SF Ceiling
303.04 SF Walls & Ceiling	70.46 SF Floor
7.83 SY Flooring	29.85 LF Floor Perimeter
35.33 LF Ceil. Perimeter	

Window

3' 8" X 2' 8"

Opens into Exterior

Door

2' 8" X 6' 8"

Opens into OFFSET

Missing Wall

2' 9 13/16" X 8'

Opens into BACK_STAIRS

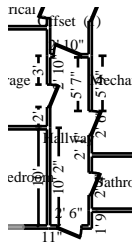


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CONTINUED - Back Entry

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
476. Clean stud wall	232.58 SF		0.00	0.63	15.17	29.30	191.00
477. Seal stud wall for odor control	232.58 SF		0.00	0.92	22.14	42.80	278.91
478. Clean floor or roof joist system	70.46 SF		0.00	0.78	5.69	11.00	71.65
479. Seal floor or ceiling joist system	70.46 SF		0.00	1.33	9.70	18.74	122.15
480. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA		7.81	105.06	11.67	22.58	147.12
481. Stain & finish door/window trim & jamb (per side)	2.00 EA		0.00	44.34	9.18	17.74	115.60
482. R&R Wood door - oak face, fire rated (mineral fiber core)	1.00 EA		10.35	399.54	42.42	81.98	534.29
483. R&R Switch	2.00 EA		6.25	16.74	4.77	9.20	59.95
Totals: Back Entry					120.74	233.34	1,520.67

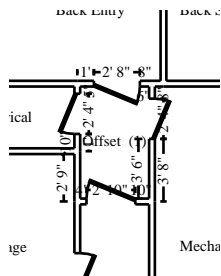


Hallway

Height: 8'

260.67 SF Walls	70.00 SF Ceiling
330.67 SF Walls & Ceiling	70.00 SF Floor
7.78 SY Flooring	30.50 LF Floor Perimeter
43.00 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into MECHANICAL
Door	2' 4" X 6' 8"	Opens into BATHROOM
Door	2' 6" X 6' 8"	Opens into LIVING_ROOM
Door	2' 4" X 6' 8"	Opens into STORAGE



Subroom: Offset (1)

Height: 8'

100.22 SF Walls	26.00 SF Ceiling
126.22 SF Walls & Ceiling	26.00 SF Floor
2.89 SY Flooring	10.83 LF Floor Perimeter
21.00 LF Ceil. Perimeter	

Door	2' 4" X 6' 8"	Opens into MECHANICAL
Door	2' 10" X 6' 8"	Opens into HALLWAY
Door	2' 4" X 6' 8"	Opens into ELECTRICAL
Door	2' 8" X 6' 8"	Opens into BACK_ENTRY

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
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Empire Estimators

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CONTINUED - Hallway

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
484. Clean floor or roof joist system	96.00 SF		0.00	0.78	7.75	14.98	97.61
485. Seal floor or ceiling joist system	96.00 SF		0.00	1.33	13.21	25.54	166.43
486. Clean stud wall	360.89 SF		0.00	0.63	23.53	45.48	296.37
487. Seal stud wall for odor control	360.89 SF		0.00	0.92	34.37	66.40	432.79
488. R&R Paneling	360.89 SF		0.37	2.49	106.83	206.42	1,345.40
489. Seal & paint paneling	360.89 SF		0.00	1.28	47.81	92.38	602.13
490. R&R 5/8" drywall - hung, taped, floated, ready for paint	96.00 SF		0.52	2.88	33.79	65.28	425.47
491. Seal/prime then paint the ceiling twice (3 coats)	96.00 SF		0.00	1.37	13.61	26.30	171.43
492. R&R Interior door - birch - pre-hung unit	2.00 EA		23.27	172.60	40.53	78.34	510.61
493. Stain & finish door slab only (per side)	4.00 EA		0.00	63.21	26.17	50.56	329.57
494. Stain & finish door/window trim & jamb (per side)	4.00 EA		0.00	44.34	18.36	35.48	231.20
495. R&R Door knob - interior	2.00 EA		15.53	45.69	12.68	24.50	159.62
496. R&R Recessed light fixture - High grade	1.00 EA		13.83	155.90	17.57	33.94	221.24
497. R&R Cove molding - 3/4" - stain grade	64.00 LF		0.21	1.63	12.19	23.54	153.49
498. Baseboard heat - steam/hot wtr cover only - Detach & reset	1.00 EA		0.00	17.84	1.85	3.56	23.25
Totals: Hallway					410.25	792.70	5,166.61
Total: Basement					3,764.62	7,274.60	47,411.28

Exterior

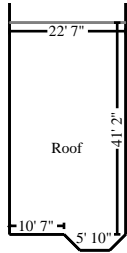
Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
499. R&R Awning - Window/door - Aluminum or steel	3.00 LF		1.13	65.09	20.56	39.74	258.96
500. Clean exterior light fixture	1.00 EA		0.00	11.49	1.19	2.30	14.98
Total: Exterior					21.75	42.04	273.94



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Roof

Height: 8'

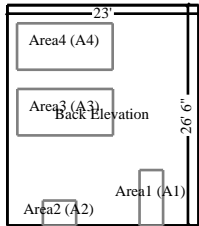
859.89 SF Walls	957.52 SF Ceiling
1,817.41 SF Walls & Ceiling	957.52 SF Floor
106.39 SY Flooring	107.49 LF Floor Perimeter
107.49 LF Ceil. Perimeter	

Missing Wall

22' 7 1/16" X 8'

Opens into FIRE_AFFECTE

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
501. R&R Modified bitumen roof	SQ		66.19	334.93	0.00	0.00	0.00
Totals: Roof					0.00	0.00	0.00

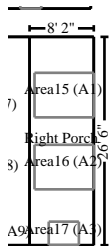


Back Elevation

Height: 8'

792.00 SF Walls	609.50 SF Ceiling
1,401.50 SF Walls & Ceiling	450.19 SF Floor
50.02 SY Flooring	99.00 LF Floor Perimeter
99.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
502. R&R Door lockset & deadbolt - exterior	1.00 EA		18.61	90.37	11.28	21.80	142.06
503. Prime & paint door slab only - exterior (per side)	1.00 EA		0.00	46.71	4.84	9.34	60.89
504. R&R Window blind - PVC - 2" - 7.1 to 14 SF	1.00 EA		12.50	88.09	10.42	20.12	131.13
Totals: Back Elevation					26.54	51.26	334.08



Right Porch

Height: 8'

554.67 SF Walls	216.42 SF Ceiling
771.08 SF Walls & Ceiling	119.49 SF Floor
13.28 SY Flooring	69.33 LF Floor Perimeter
69.33 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
505. Masonry acid wash	554.67 SF		0.00	0.52	29.86	57.68	375.97

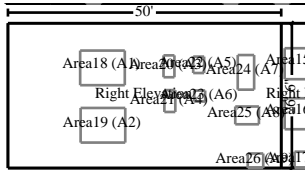


Empire Estimators

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CONTINUED - Right Porch

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Totals: Right Porch					29.86	57.68	375.97



Right Elevation

Height: 8'

1,224.00 SF Walls	1,325.00 SF Ceiling
2,549.00 SF Walls & Ceiling	1,154.92 SF Floor
128.32 SY Flooring	153.00 LF Floor Perimeter
153.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
506. Masonry acid wash	1,224.00 SF		0.00	0.52	65.88	127.30	829.66
Totals: Right Elevation					65.88	127.30	829.66
Total: Exterior					144.03	278.28	1,813.65

General

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
507. Dumpster load - Approx. 40 yards, 7-8 tons of debris	2.00 EA		1,090.00	0.00	225.64	436.00	2,841.64
Totals: General					225.64	436.00	2,841.64

Labor Minimums Applied

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
508. Miscellaneous concrete labor minimum	1.00 EA		0.00	174.86	18.10	34.98	227.94
509. General labor - labor minimum	1.00 EA		0.00	29.02	3.00	5.80	37.82
510. Awning labor minimum	1.00 EA		0.00	129.77	13.43	25.96	169.16
511. Masonry labor minimum	1.00 EA		0.00	139.58	14.45	27.92	181.95
512. Metal building labor minimum	1.00 EA		0.00	122.83	12.71	24.56	160.10
513. Flat roof/membrane roofing labor minimum	1.00 EA		0.00	342.84	35.48	68.56	446.88
Totals: Labor Minimums Applied					97.17	187.78	1,223.85

Line Item Totals: EMPIRE_ESTIMATORS					33,508.11	64,750.74	422,008.01
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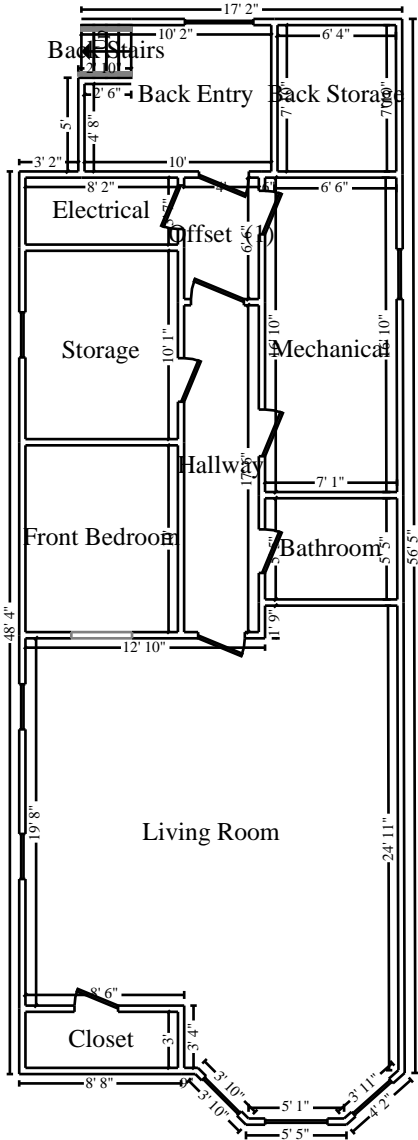


Empire Estimators

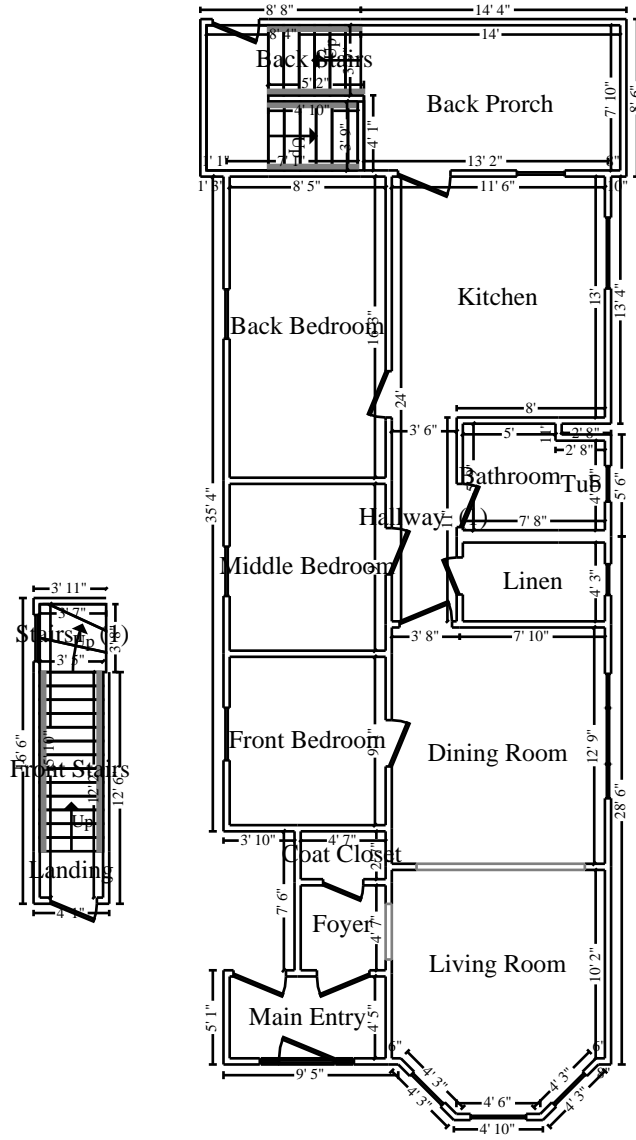
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Grand Total Areas:

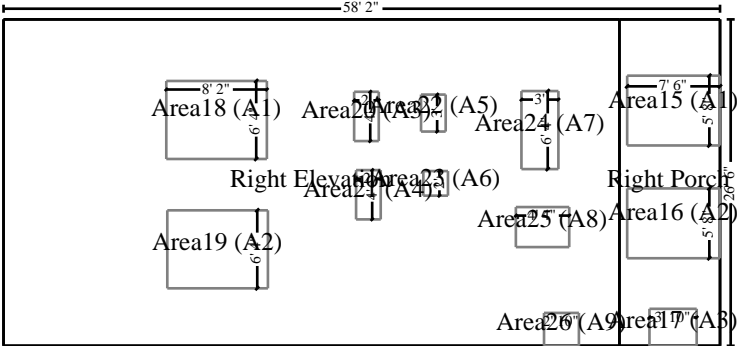
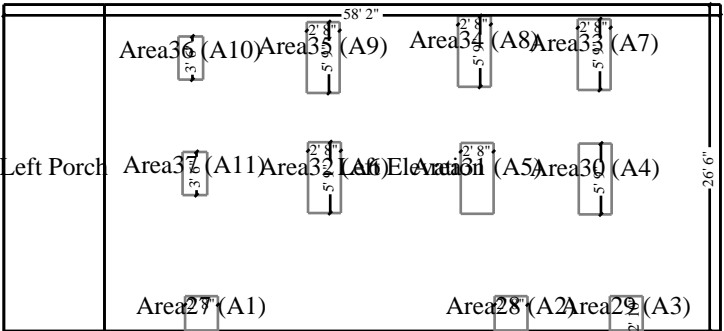
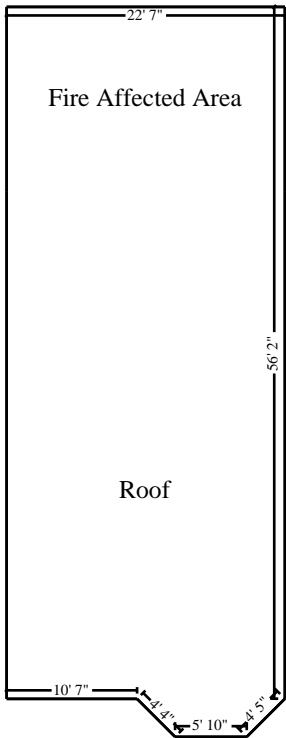
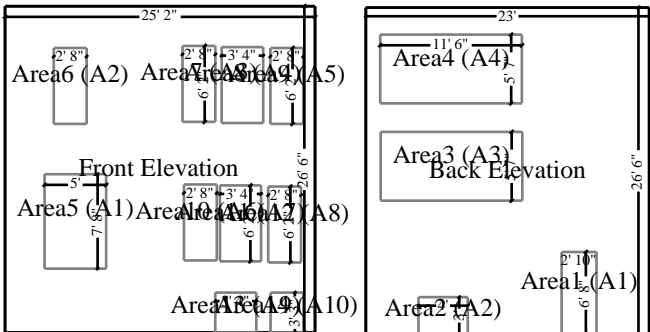
17,496.32	SF Walls	8,937.98	SF Ceiling	26,434.30	SF Walls and Ceiling
8,333.14	SF Floor	925.90	SY Flooring	2,013.87	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	2,227.98	LF Ceil. Perimeter
8,333.14	Floor Area	8,593.65	Total Area	15,824.08	Interior Wall Area
10,493.95	Exterior Wall Area	1,174.68	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

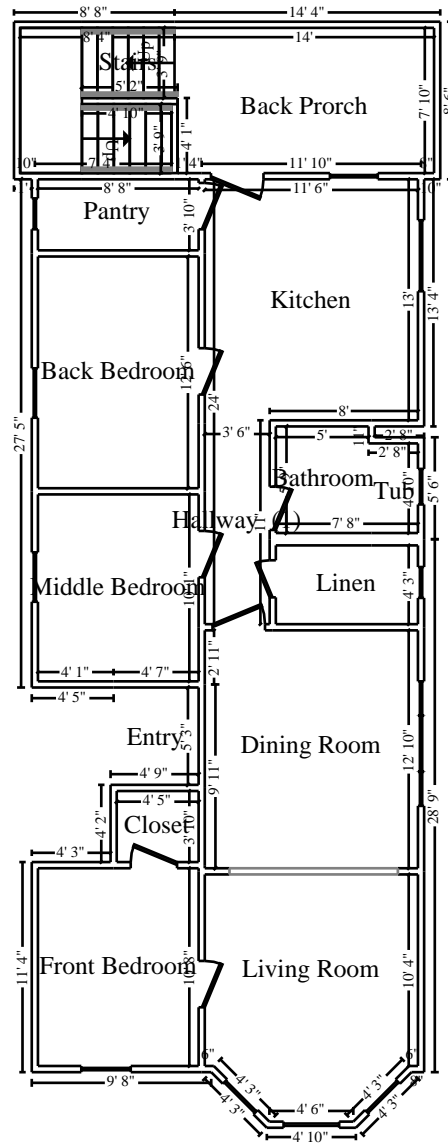


Basement



1st Floor





2nd Floor