

HomeTech Remodeling and Renovation Cost Estimator

MD 02
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2013

48th Annual Edition

The data contained in this manual has been
researched for the following area:

MARYLAND 2
Baltimore and Surrounding Areas

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ABBREVIATIONS

THE FOLLOWING ABBREVIATIONS ARE USED IN THIS MANUAL:

CF	PER CUBIC FOOT (ONE FOOT WIDE, ONE FOOT HIGH AND ONE FOOT LONG)
LF	PER LINEAL FOOT (PER RUNNING FOOT)
SF	PER SQUARE FOOT OF AREA
EA	EACH UNIT (A WINDOW UNIT INCLUDES WINDOW, FRAME, TRIM AND LABOR TO INSTALL)
EA PLUS SF	ADD THE AMOUNT OPPOSITE "EA" (EACH) TO THE TOTAL OBTAINED BY MULTIPLYING THE SQUARE FOOTAGE OF AREA BY THE AMOUNT OPPOSITE "SF"
UI	UNITED INCHES

TO CONVERT TO GROSS PROFITS OTHER THAN THE 33-1/3% RATE SHOWN IN THIS MANUAL, USE THE TABLE BELOW:

TO OBTAIN % OF GROSS PROFIT	MULTIPLY BOOK SALES PRICE BY	MULTIPLY BOOK COST BY
50%	1.34	2.00
45%	1.22	1.82
40%	1.12	1.67
35%	1.03	1.54
33-1/3%	- -	1.50
30%	.96	1.43
25%	.89	1.34
20%	.84	1.25

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Preface to 48th

This estimating manual has been prepared for the use of contractors, estimators, supervisors, architects, insurance adjusters, urban renewal specialists, apartment house managers and all other professionals who need up-to-date cost information on which to base estimates and sales proposals.

Job costs include laying out the work, sweeping up and piling debris outside the building, but not removal of debris from premises unless so indicated.

A 33-1/3% gross profit is included in each sales price, which is obtained by adding 50% of the total labor and materials costs for each item. Therefore, 2/3 of the sales price is cost and 1/3 is gross profit.

Materials Costs

The materials costs in this volume are based on current costs in a metropolitan area including applicable state, provincial and federal sales taxes.

The cost of materials includes everything that goes into the job. For example, drywall material would include the board, drywall nails, corner beads, tape, joint compound, even sandpaper. A normal waste factor is also included.

Labor Costs

The labor costs include:

- Hourly Wages
- Workers' Comp. Insurance
- Social Security Taxes
- State Unemployment Tax
- Minor Daily Cleanup
- Coffee Breaks
- Set up and Layout Time
- Minor Materials Pickup

Also included are the normal inefficiencies of the remodeling business: time spent in discussions with customers on the job,

placing and protecting delivered materials, assisting subcontractors, waiting for customer selections or official building inspections, etc.

Paid holidays, vacation and medical benefits are not included in the labor costs. If your employees receive these fringe benefits, you should calculate what these are as an hourly figure for 2,000 hours per year and add that to the labor cost shown in the manual.

Subcontractor Costs

The TOTAL column costs for plumbing, heating, electrical, roofing, masonry, painting, machine excavation, asphalt paving, marble and ceramic tile, and blown-in insulation are the amounts subcontractors in the trades would charge a general contractor for the work.

The trades listed above require special skills and equipment which the average general contractor does not possess; therefore, he will subcontract out the work. The amount the subcontractor charges the general contractor includes all the subcontractor's costs, including equipment, overhead and profit.

A contractor may use his own crews for the other trades, such as roofing, framing and painting, or he may employ a subcontractor. A subcontractor, being a specialist, may do the work so quickly and efficiently that he is able to charge no more after adding a gross profit to his costs than it would have cost the contractor using his own crews for the same work.

The TOTAL column for these other trades shows the contractor's total cost whether the work is done by a subcontractor or by the contractor's own crews.

Annual Edition

The amounts in the "PRICE" columns throughout the volume are the amounts a general contractor would charge a homeowner or customer for the work. The job costs shown, therefore, include the subcontractor's own profit on the job.

While many contractors do not charge a full markup for work done by subcontractors, it is our view that a remodeling contractor cannot make enough gross profit on a job to cover overhead unless everything, including subcontractors, is marked up at least 50%.

The contractor has spent a good deal of time finding subcontractors who can do a job properly, on time, at a fair price. The contractor is responsible to the customer for quality of work if any problem arises later on. Should the subcontractor be unable or unwilling to correct the problem, the remodeler must do it at his own expense.

Overhead Items

Overhead items must be paid for out of the gross profit which is included in the amount shown in the "PRICE" column.

Overhead items include the following:

- Sales Commissions
- Office Salaries
- Job Supervision
- Truck Expense
- Telephone
- Advertising and Marketing
- Office Rental
- Office Supplies
- Legal Fees
- Accountant Fees
- Leased Office Equipment
- Tools and Equipment
- Interest on Loans
- Bad Debts
- Insurance and Bonds

Judgement Factors

Remodeling and renovation work is the most difficult to estimate in residential construction. There are more hidden problems resulting in additional costs than normally occur in new home construction. Care should be taken to determine whether structural defects exist inside closed floors, walls and ceilings before submitting a final bid.

Estimators must use judgement in working with this manual. Conditions under which jobs are performed in the building trades are variable, but normal, sunshiny job conditions and easy access to the job have been assumed in estimating the cost of each item. Important factors governing costs and bids received are the season of the year, general business conditions in the area, and the amount of work subcontractors have ahead when bidding your work.

Every effort is made to provide up to date, accurate cost information. Building costs throughout the United States and Canada are monitored, but cost changes occur frequently and are not always consistent with general economic conditions in an area. ***No warranty or guarantee is made as to the correctness or sufficiency of the information contained in this book. The editors and publishers assume no responsibility or liability in connection with its use.***

The editors wish to thank all who have generously assisted in the preparation of this volume. Constructive criticism which will assist us in the preparation of future editions will be welcomed.

-The HomeTech Publishing Team
HomeTechPublishing.com

How to Use the Remodeling and

Speedy Reckoner Section

Using the Speedy Reckoner, you can estimate many standard jobs quickly and accurately. For example, look at Page 2 to see how a standard shell addition is estimated. First, the specifications are given, clearly and completely, from the foundation through the exterior finish. Next, on Page 3, the pricing information is shown.

The Shell Addition has a base price, similar to a trip charge including set-up costs and minimum charges that occur regardless of the size of the addition. In addition to the base price there is a per-square-foot price. If you are estimating a 200 square foot addition, you would multiply 200 x the square-foot price and add the result to the base price to get the total price.

You will find the prices in the Speedy Reckoner to be accurate so long as the specifications for the job you are estimating are the same as the specifications shown in the manual. For example, the Shell Addition on Page 2 has no door, and one window per 100 SF of living area. If you are estimating a shell addition with more windows and one door, you will need to add the price of the additional windows and a door to the price calculated from the manual.

When used properly, the Speedy Reckoner can produce accurate estimates in as little as five minutes. It is also useful for "ballpark" estimates, and can be invaluable to estimators who do not know how to break down a job into its individual components.

Section II (Estimator)

This section of the manual is broken down into the 25 categories listed in the Table of Contents and on the back cover. These categories are organized in the order that a job is built, from Plans and Permits on through to Clean-Up. Many estimators use these 25 categories as a checklist to be sure they have not forgotten anything. The list of categories on the back cover matches up with black tab markings on the pages of the manual, so that you can easily flip to the category you want in seconds.

Here is an example of how an individual item is set up.

Look at Page 136, at the Exterior Stud Wall. In the SPECIFICATION section is a clear description of what is included in the item. The unit of measure, "SF", stands for square feet of wall (other items may be "LF" for lineal foot, "CF" for cubic foot, "EA" for each item, etc.). There are columns for Materials Cost, Labor Cost, Total Cost, and then Total Price including a 50% markup.

The labor figures in the manual are based on actual labor for thousands of jobs, translated into unit cost amounts. They provide an accurate guide, but since different companies have different labor efficiencies, you should habitually compare your actual labor costs on jobs with the costs in the manual.

Total Cost: The Job Cost Total column is the sum of the Materials and Labor Cost columns. In categories such as Plumbing, Electrical, and Heating, remodeling work is usually subcon-

Renovation Cost Estimator

tracted, and the subcontractor supplies materials and labor. The labor cost column in these categories includes the subcontractor's markup. We recommend that you negotiate prices with subcontractors, using the manual as a guide.

Total Price: The Price column marks up the Job Cost Total by 50% for a 33-1/3% gross profit margin. If you want to charge a higher or lower markup than 50%, see the table on Page ii. HomeTech recommends a minimum markup of 50% over cost to make a profit in remodeling and renovation.

General Information

This manual is the best estimating guide available in the industry, and many contractors use it without adjustment. In order to use it properly, you must check it against the realities of your operation and adjust the figures as needed. For example, if the manual shows that drywall costs 75¢ per square foot, and your drywall hanger charges 87¢ per square foot, you should change the figure in the manual to 87¢ to reflect the reality.

Unit cost estimating allows you to estimate standard work very quickly and accurately. But that is only about 90% of a good, detailed bid. You need to apply a judgement analysis to any estimate to reflect special conditions. That analysis should include the following:

Project Analysis: If there are unusual characteristics to the job, such as a tricky roof tie-in or difficult materials matching, increase the job costs.

Job Conditions: Difficult conditions such as poor access, little or no storage, high risk of theft, etc., should be reflected in increased job costs.

Customer Analysis: Approximately one out of five customers will be unusually demanding, and can cost you all the profit on a job unless you recognize them for what they are and increase your estimate to allow you to satisfy them and still make a profit.

Company Capability: Certain kinds of work may be easier or harder than usual for your workers; your estimate should be adjusted to reflect that. If you will need to hire more people or pay overtime in order to do a particular job, your increased costs should be reflected in your estimate.

If you have specific questions about using this manual, please call us. Use our toll-free number, 800.240.8210.

> DATABASE ITEM NUMBERS <

This manual includes the item numbers from HomeTech's computer estimating database. The three digits in the far right column on each page are the extension of the number for that item in the database. The section number of the manual is the prefix of the item number.

For example, on Page 136, the 2x4 stud wall is item number 7.000, while the 2x6 stud wall is 7.001. On Page 248, 3/8" gypsum lath is item number 18.114 and 1/2" gypsum lath is 18.115.

For more information about HomeTech computer estimating, call 800.240.8210.

SAMPLE ESTIMATE

ESTIMATE SHEET

Sheet 1 of 1

Name J.M. KEYNES	Date 1 NOV 19 95	Architect UJB
Address 474 MAIN ST., CITY	Telephone 555-3210	Estimator TRH
Job Address SAME	Job Telephone SAME	Checked By NT

Item	Unit	Unit Quantity	MATERIALS		LABOR & SUB	
			Unit Cost	COST	Unit Cost	COST
PLANS	EA + #M	13,000	—	—	2.00 1.30	200 130
TEAR OUT MASONRY WALL	LF	3	19.	57	47.	141
BLOCK WALL 8x8x16	SF	150	1.89	283	2.47	370
CONC. FOOTINGS 12x24, 36" BELOW GRD.	LF	50	7.18	359	14.	700
WOOD BEAM	LF	12	3.30	39	2.10	25
STEEL COLUMN	EA	1	39.	39	15.	15
MUDSILL	LF	50	1.26	63	.65	32
FLOOR JOISTS 2x10, 16" OC	SF	290	1.72	499	.81	235
SUBFLOOR 3/4" T & G PLYWOOD	SF	290	.89	258	.62	180
WALL FRAMING 2x4, 16" OC	SF	384	.72	276	.63	242
SHEATHING 1/2" CDX	SF	432	.59	255	.42	181
FURRING 1x3	SF	192	.22	42	.60	115
ROOF FRAMING 2x8, 4/12	SF	314	1.62	508	1.34	421
ROOF SHEATHING 1/2" CDX	SF	314	.57	179	.37	116
ROOF COVERING #225 FIBERGL.	SF	314	.37	116	.51	160
ROOF COVERING, SMALL JOB	EA		—	—	40.	40
ALUMINUM FLASHING	LF	25	2.10	52	4.	100
GUTTER & DOWNSPOUT, ALUMINUM	LF	34	1.72	58	1.40	47
FASCIA, 6"	LF	25	.79	20	1.01	25
SOFFIT, 6"	LF	25	.77	19	1.32	33
RAKE & RAKE MOULDING	LF	25	1.20	30	1.21	30
SIDING - 1/2" BEVELED CEDAR	SF	432	2.50	1080	1.13	488
WDH WINDOW 2-8x4-6, DBL. GL.	EA	3	203.	609	59.	177
INTER. STUD WALL 2x4, 16" OC	SF	80	.70	56	.66	53
REAR DOOR, 3 PANEL, 4 LIGHTS	EA	1	318.	318	96.	96
INTER. BIRCH DOOR, FLUSH, 2-6x6-8	EA	1	103.	103	34.	34
BATH - W.C., LAV., TUB	TOTAL			819		1,991
ELECTRICAL OUTLETS	EA	12	13.	159	25.	300
SWITCH AND LIGHT	EA	1	24.	24	50.	50
CLEAN UP	EA + SF	290	—	—	124. 76	124 76
Totals				6,317		6,927

Total Cost	13,244
Add 50 % Markup	6,622
SALES PRICE	19,866

SAMPLE ESTIMATE

ESTIMATE SHEET

Sheet 1 of 1

Name J. M. KEYNES	Date 1 NOV 1995	Architect JJB
Address 474 MAIN ST., CITY	Telephone 555-3210	Estimator TRH
Job Address SAME	Job Telephone SAME	Checked By NT

Cat No.	Specifications	Quantity	Unit Cost	Total		
	AMOUNT FORWARD	---	---			
1	PLANS	13,000	200+ 10.	200	130	
2	TEAR OUT MASONRY WALL	3 LF	65.	195		
4	CONC. FOOTINGS 12x24, 36" BELOW GRADE	50 LF	21.18	1059		
5	BLOCK WALL 8x8x16	150 SF	4.36	654		
6	WOOD BEAM	12 LF	5.40	65		
	STEEL COLUMN	1	54.00	54		
	MUDSILL	50 LF	1.91	95		
	FLOOR JOISTS 2x10, 16" OC	290 SF	2.53	734		
	SUBFLOOR 3/4" T & G PLYWOOD	290 SF	1.51	438		
7	WALL FRAMING 2x4, 16" OC	384 SF	1.35	518		
	INTER. STUD WALL 2x4, 16" OC	80 SF	1.36	109		
	SHEATHING 1/2" CDX	432 SF	1.01	436		
	FURRING 1x3	192 SF	.82	157		
8	ROOF FRAMING 2x8, 4/12	314 SF	2.96	929		
	ROOF SHEATHING 1/2" CDX	314 SF	.94	295		
9	ROOF COVERING #225 FIBERGLASS	314 SF	.88	276		
	ROOF COVERING, SMALL JOB		40.00	40		
	ALUMINUM FLASHING	25 LF	6.10	152		
	GUTTER & DOWNSPOUT, ALUMINUM	34 LF	3.12	106		
10	FASCIA, 6"	25 LF	1.80	45		
	SOFFIT, 6"	25 LF	2.09	52		
	RAKE & RAKE MOULDING	25 LF	2.41	60		
11	SIDING - 1/2" BEVELED CEDAR	432 SF	3.63	1568		
12	REAR DOOR, 3 PANEL, 4 LIGHTS	1	414.	414		
	INTER. BIRCH DOOR, FLUSH, 2-6x6-8	1	137.	137		
13	WDH WINDOW 2-8x4-6, DBL. GL.	3	262.	786		
14	BATH - W.C., LAV., TUB	TOTAL		2810		
16	ELECTRICAL OUTLETS	12	38.	456		
	SWITCH & LIGHT	1	74.	74		
25	CLEAN UP	290 SF	124. +.26	124	76	
General Description of Work		Total Cost		13244		
		33 1/3% Gross Profit		6622		
		TOTAL AMOUNT		19866		

REMODELING SPEEDY RECKONER ESTIMATE

Name J.M. KEYNES	Telephone 555-3210	Job Telephone SAME
Address 474 MAIN ST., CITY	Estimator TRH	Date 1 NOV 1995
Job Address SAME	Description of Work SHELL ADDITION, BATHROOM, ELECTRICAL OUTLETS	

BASIC JOB, EXTRAS AND ALLOWANCES

[illegible]

HomeTech Remodeling and Renovation Cost Estimator

Section I Speedy Reckoner

How to Use the Speedy Reckoner

The figures used in the Speedy Reckoner are the prices a contractor would charge a customer for the work. Prices include the contractor's 1/3 gross profit (50% markup over direct job costs).

After the basic price has been entered on your Speedy Reckoner estimate, there may be additional items that are not included in the basic job specifications. There may also be items in the basic price specifications that are to be eliminated in the particular job being estimated. Enter these items on your estimate sheet in the "ADD" or "DEDUCT" columns (see the sample Speedy Reckoner Estimate on Page -x-). If the items are not under "Extras, Allowances, Alternate Specifications" in the Speedy Reckoner, look in Section II (starting on Page 76) and use the figures shown in the "PRICE" columns as the basis for computing the additions and deductions.

To Add Items Not Included In Basic Job:

Compute the price based on the actual quantity of the work to be done and set that amount down in the "ADD" column.

To Eliminate Items Included In Basic Job:

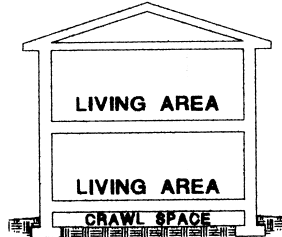
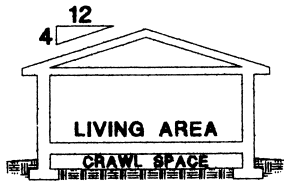
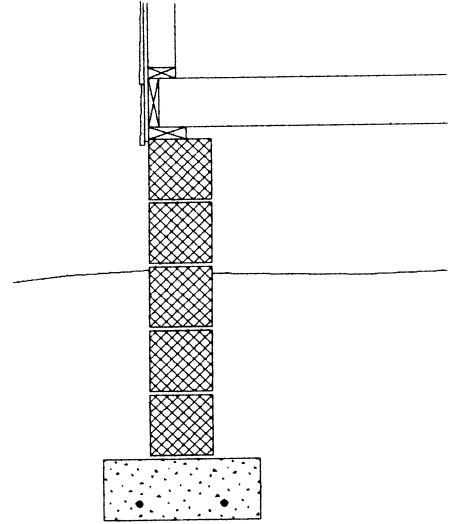
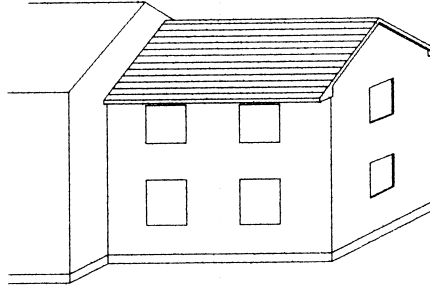
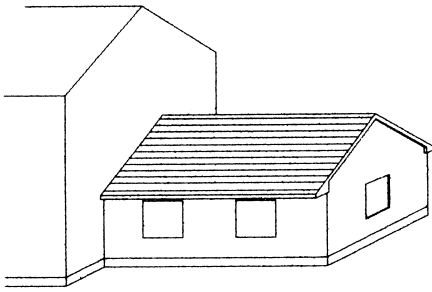
If an item specified in a basic job is not to be included in the job being estimated, you may eliminate it on your Speedy Reckoner Estimate as follows: compute what the total price of the item would have been if it had been included as specified and set that amount down in the "DEDUCT" column.

To Substitute One Item For Another In Basic Job:

When a different item is to be substituted for the item specified, refer to the Shell Addition Extras and Allowances on Pages 14 to 16.

For example, the Sample Shell Addition shown on Page -x- calls for beveled wood siding on the sidewalls instead of the vinyl siding shown in the Shell Addition Specifications on Page 2. On Page 16, select the item that substitutes 6" beveled siding, and set down that price in the "ADD" column. (If you were substituting a less expensive siding, such as hardboard lap siding, you would set down the price from Page 16 in the "DEDUCT" column of your estimate.

SHELL ADDITION -- ON BLOCK FOUNDATION WALL



SPECIFICATIONS

PLANS AND PERMIT	Prepare plans and obtain permit, permit fee cost not included
CONCRETE AND MASONRY	Excavate by hand to 36" below grade, form and pour continuous concrete footings with rebar Block foundation wall on footings to 18" above grade with 1/2" anchor bolts 8'-0" OC Parge, dampproof, backfill and rough grade as required
FLOOR FRAMING	Floor joists as required, 16" OC 3/4" T&G fir plywood subfloor, glued and nailed
WALL FRAMING	2" x 4" studding and plates, 16" OC 1/2" CDX plywood or fiberboard sheathing with corner bracing 1" x 2" furring, 16" OC, on existing house wall
ROOF FRAMING	Shed or gable type roof, 12" overhang, no overlay of existing house roof Rafters and ceiling joists as required, 16" OC 1/2" CDX plywood roof sheathing
ROOFING, GUTTERS, FLASHING	#215 fiberglass strip shingles over #15 felt paper Aluminum gutter and downspout as required Aluminum flashing at existing house
EXTERIOR TRIM	Tight knot pine or fir fascia and soffit Tight knot pine or fir rake and rake moulding
SIDING	8" vinyl siding
WINDOW	One wood double hung 2-8 x 4-6 window, double glazed, for each 100 SF of living area
CLEAN-UP	Remove rubbish from premises, dumping fee not included No painting

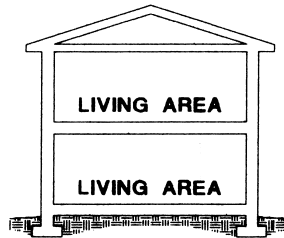
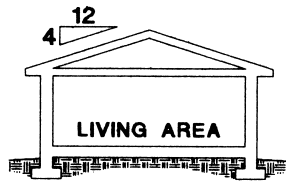
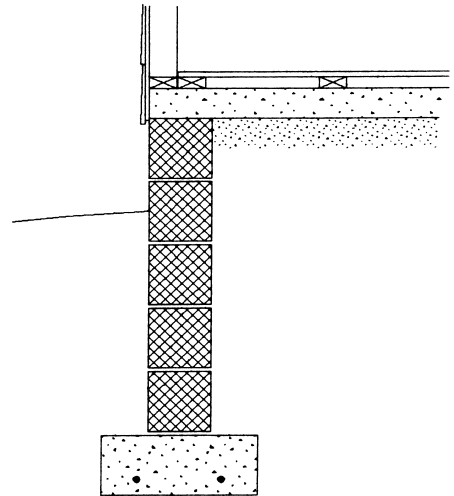
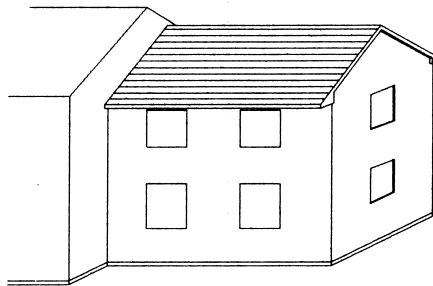
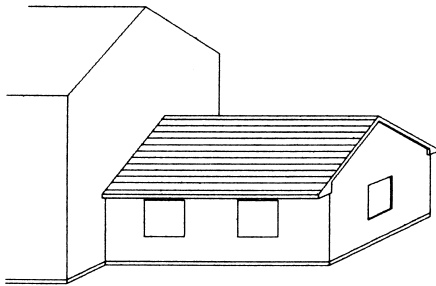
SHELL ADDITION -- ON BLOCK FOUNDATION WALL

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S1
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
SHELL ADDITION	One story	EA	---	---	---	---			.000
	SF = SF living area	PLUS SF	---	---	---	---			.001
	Two story	EA	---	---	---	---			.002
	SF = SF living area 2 floors	PLUS SF	---	---	---	---			.003

EXTRAS AND ALLOWANCES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
DIFFERENT FOOTING DEPTH	Depth of Bottom of Footing Below Grade 12" DEDUCT	LF	---	---	---	---			.010
	24" DEDUCT	LF	---	---	---	---			.011
	48" ADD	LF	---	---	---	---			.012
	LF = Footings								
CONCRETE FOUNDATION WALL	Substitute concrete foundation wall in place of block								
	Depth of Bottom of Footing Below Grade 24" ADD	LF	---	---	---	---			.013
	36" ADD	LF	---	---	---	---			.014
	48" ADD	LF	---	---	---	---			.015
	LF = Wall								
FOOTING AND COLUMN	Excavate, form, pour 24" x 24" x 12" concrete footing and install 3" steel column under beam ADD	EA	---	---	---	---			.016
WOOD BEAM	Install wood beam to support joists 6" x 8" ADD	LF	---	---	---	---			.020
	6" x 10" ADD	LF	---	---	---	---			.021
WINDOWS	Add or omit one wood double hung window, 2-8 x 4-6, double glazed ADD or DEDUCT	EA	---	---	---	---			.022
	Substitute double glazed 4-0 x 4-0 aluminum sliding window DEDUCT	EA	---	---	---	---			.023
	For more Shell Addition Extras and Allowances, turn to page 14								

SHELL ADDITION -- SLAB ON GRADE



SPECIFICATIONS

PLANS AND PERMIT	Prepare plans and obtain permit, permit fee cost not included
CONCRETE AND MASONRY	Excavate by hand to 36" below grade, form and pour continuous concrete footings with rebar Block foundation wall on footings to 18" above grade with 1/2" anchor bolts 8'-0" OC 4" thick concrete floor slab over gravel base Parge, dampproof, backfill and rough grade as required
FLOOR FRAMING	2" x 4" sleepers, 16" OC, and 3/4" T&G fir plywood subfloor, glued and nailed over concrete slab <i>Two Story Shell Addition:</i> Second floor joists, 16" OC And 3/4" plywood subfloor, glued and nailed
WALL FRAMING	2" x 4" studding and plates, 16" OC 1/2" CDX plywood or fiberboard sheathing with corner bracing 1" x 2" furring, 16" OC, on existing house wall
ROOF FRAMING	Shed or gable type roof, 12" overhang, no overlay of existing house roof Rafters and ceiling joists as required, 16" OC 1/2" CDX plywood roof sheathing
ROOFING, GUTTERS, FLASHING	#215 fiberglass strip shingles over #15 felt paper Aluminum gutter and downspout as required Aluminum flashing at existing house
EXTERIOR TRIM	Tight knot pine or fir fascia and soffit Tight knot pine or fir rake and rake moulding
SIDING	8" vinyl siding
WINDOW	One wood double hung 2-8 x 4-6 window, double glazed, for each 100 SF of living area
CLEAN-UP	Remove rubbish from premises, dumping fee not included No painting

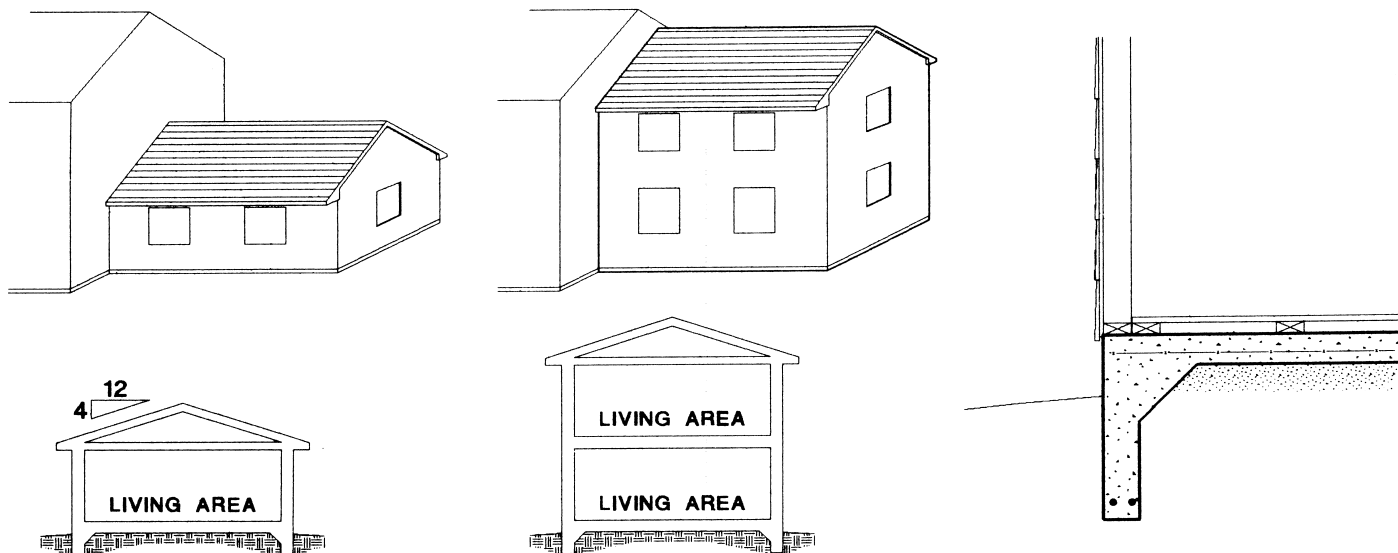
SHELL ADDITION -- SLAB ON GRADE

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S1
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
SHELL ADDITION	One story	EA	---	---	---	---			.050
	SF = SF living area	PLUS SF	---	---	---	---			.051
	Two story	EA	---	---	---	---			.052
	SF = SF living area 2 floors	PLUS SF	---	---	---	---			.053

EXTRAS AND ALLOWANCES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
DIFFERENT FOOTING DEPTH	Depth of Bottom of Footing Below Grade 12" DEDUCT	LF	---	---	---	---			.060
	24" DEDUCT	LF	---	---	---	---			.061
	48" ADD	LF	---	---	---	---			.062
	LF = Footings								
CONCRETE FOUNDATION WALL	Substitute concrete foundation wall in place of block								
	Depth of Bottom of Footing Below Grade 24" ADD	LF	---	---	---	---			.063
	36" ADD	LF	---	---	---	---			.064
	48" ADD	LF	---	---	---	---			.065
	LF = Wall								
OMIT SLEEPERS	Omit sleepers and 5/8" plywood subfloor								
	DEDUCT	SF	---	---	---	---			.070
	SF = SF Floor Area								
WINDOWS	Add or omit one wood double hung window, 2-8 x 4-6, double glazed ADD or DEDUCT	EA	---	---	---	---			.022
	Substitute double glazed 4-0 x 4-0 aluminum sliding window DEDUCT	EA	---	---	---	---			.023
	For more Shell Addition Extras and Allowances, turn to page 14								

SHELL ADDITION -- ON MONOLITHIC (SINGLE POUR) SLAB



SPECIFICATIONS

PLANS AND PERMIT	Prepare plans and obtain permit, permit fee cost not included
CONCRETE	Excavate by hand for single pour combined floor slab and footing foundations; slab thickness 4" and bottom of slab footing 36" below grade Cover area with 4" sand or gravel and plastic vapor barrier Place 1/2" reinforcing rods in footing area and woven wire mesh in slab and footing area Set forms & pour concrete with 1/2" anchor bolts 8'-0" OC, surface 8" above grade Backfill and rough grade as required
FLOOR FRAMING	2" x 4" sleepers, 16" OC, and 3/4" T&G fir plywood subfloor, glued and nailed over concrete slab
WALL FRAMING	2" x 4" studding and plates, 16" OC 1/2" CDX plywood or fiberboard sheathing with corner bracing 1" x 2" furring, 16" OC, on existing house wall
ROOF FRAMING	Shed or gable type roof, 12" overhang, no overlay of existing house roof Rafters and ceiling joists as required, 16" OC 1/2" CDX plywood roof sheathing
ROOFING, GUTTERS, FLASHING	#215 fiberglass strip shingles over #15 felt paper Aluminum gutter and downspout as required Aluminum flashing at existing house
EXTERIOR TRIM	Tight knot pine or fir fascia and soffit Tight knot pine or fir rake and rake moulding
SIDING	8" vinyl siding
WINDOW	One wood double hung 2-8 x 4-6 window, double glazed, for each 100 SF of living area
CLEAN-UP	Remove rubbish from premises, dumping fee not included
	No painting

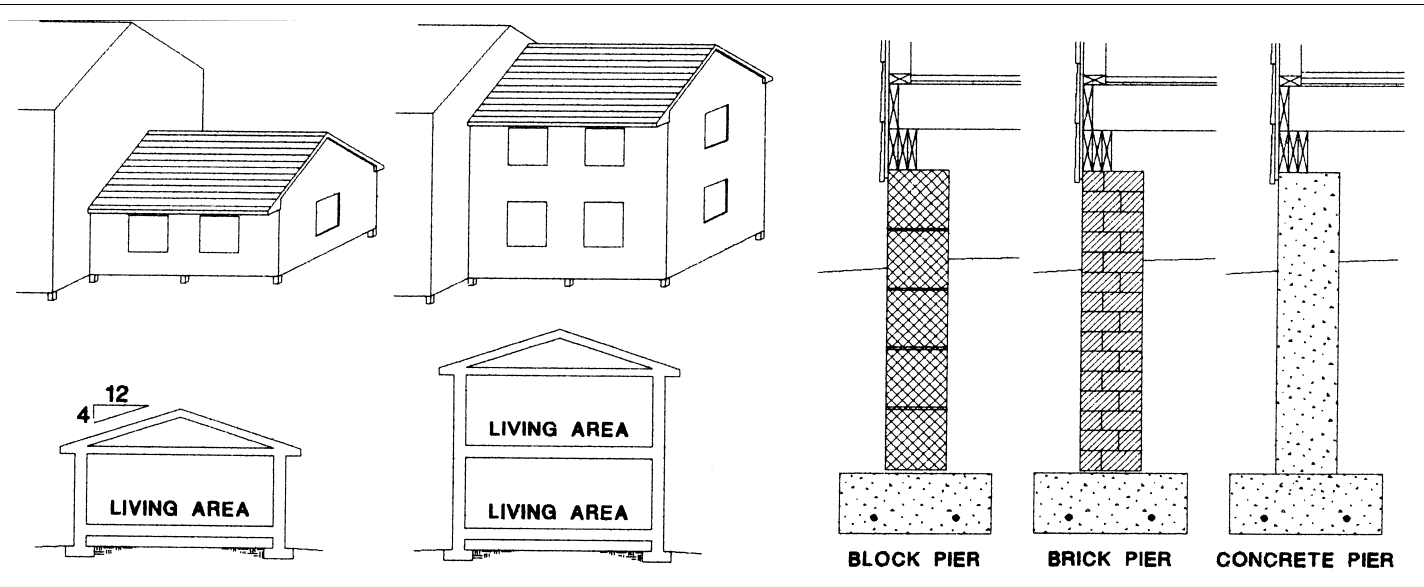
SHELL ADDITION -- ON MONOLITHIC (SINGLE POUR) SLAB

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S1
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
SHELL ADDITION	One story	EA	---	---	---	---			.100
	SF = SF living area	PLUS SF	---	---	---	---			.101
	Two story	EA	---	---	---	---			.102
	SF = SF living area 2 floors	PLUS SF	---	---	---	---			.103

EXTRAS AND ALLOWANCES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
DIFFERENT FOOTING DEPTH	Depth of Bottom of Footing Below Grade								
	12" DEDUCT	SF	---	---	---	---			.110
	24" DEDUCT	SF	---	---	---	---			.111
	48" ADD	SF	---	---	---	---			.112
OMIT SLEEPERS	SF = Shell addition first floor SF area								
	Omit sleepers and 5/8" plywood subfloor								
	DEDUCT	SF	---	---	---	---			.120
WINDOWS	SF = SF floor area								
	Add or omit one wood double hung window, 2-8 x 4-6, double glazed								
	ADD or DEDUCT	EA	---	---	---	---			.022
	Substitute double glazed 4-0 x 4-0 aluminum sliding window								
	DEDUCT	EA	---	---	---	---			.023
	For more Shell Addition Extras and Allowances, turn to page 14								

SHELL ADDITION -- ON BRICK/BLOCK OR ROUND CONCRETE PIERS



SPECIFICATIONS

PLANS AND PERMIT	Prepare plans and obtain permit, permit fee cost not included
CONCRETE AND MASONRY	Excavate by hand to 36" below grade, form and pour 12" x 24" x 24" concrete pier footings Block, brick or concrete in sonotube piers 8'-0" OC to 18" above grade, with 1/2" anchor bolt in each pier
FLOOR FRAMING	2" x 8" sill beam on piers fastened to anchor bolts Floor joists as required, 16" OC 3/4" T&G fir plywood subfloor, glued and nailed
WALL FRAMING	2" x 4" studding and plates, 16" OC 1/2" CDX plywood or fiberboard sheathing with corner bracing 1" x 2" furring, 16" OC, on existing house wall
ROOF FRAMING	Shed or gable type roof, 12" overhang, no overlay of existing house roof Rafters and ceiling joists as required, 16" OC 1/2" CDX plywood roof sheathing
ROOFING, GUTTERS, FLASHING	#215 fiberglass strip shingles over #15 felt paper Aluminum gutter and downspout as required Aluminum flashing at existing house
EXTERIOR TRIM	Tight knot pine or fir 6" fascia and 12" soffit Tight knot pine or fir rake and rake moulding
SIDING	8" vinyl siding
WINDOW	One wood double hung 2-8 x 4-6 window, double glazed, for each 100 SF of living area
CLEAN-UP	Remove rubbish from premises, dumping fee not included No painting

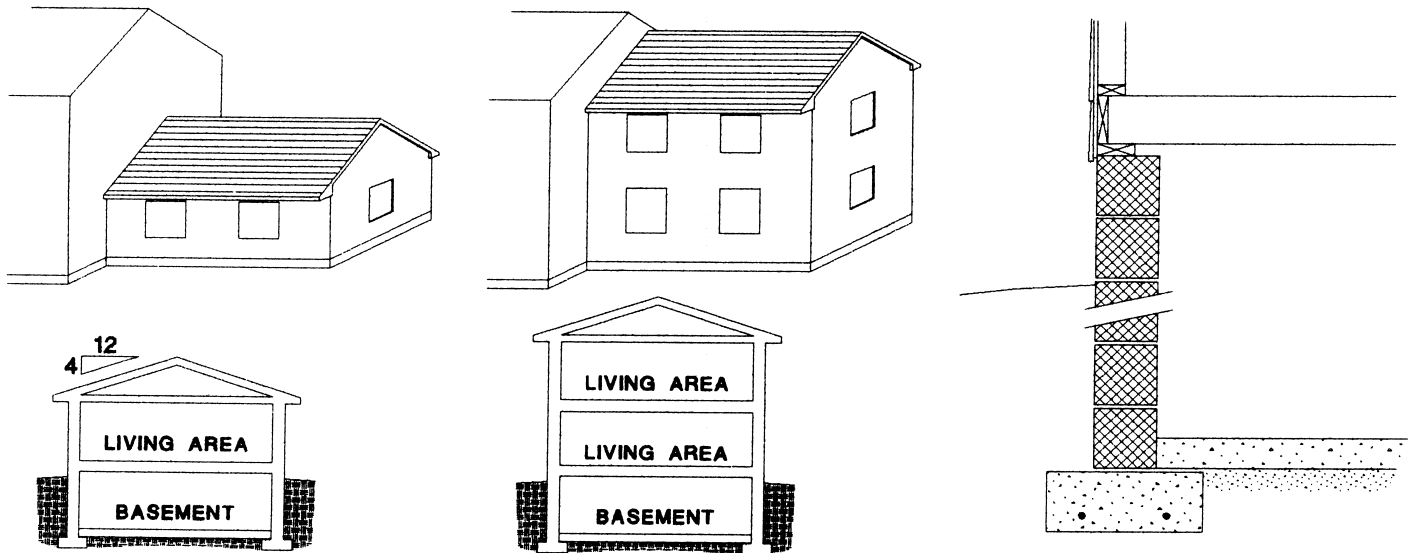
SHELL ADDITION -- ON BRICK/BLOCK OR ROUND CONCRETE PIERS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S1
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
SHELL ADDITION ON BRICK PIERS	One story	EA	---	---	---	---			.140
		PLUS SF	---	---	---	---			.141
	Two story	EA	---	---	---	---			.142
		PLUS SF	---	---	---	---			.143
SHELL ADDITION ON BLOCK PIERS	One story	EA	---	---	---	---			.150
		PLUS SF	---	---	---	---			.151
	Two story	EA	---	---	---	---			.152
		PLUS SF	---	---	---	---			.153
SHELL ADDITION ON ROUND CONCRETE PIERS	One story	EA	---	---	---	---			.160
		PLUS SF	---	---	---	---			.161
	Two story	EA	---	---	---	---			.162
		SF = Total square foot living area, one or two floors	SF	---	---	---	---		

EXTRAS AND ALLOWANCES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
DIFFERENT FOOTING DEPTH	Depth of Bottom of Footing Below Grade								
	12" DEDUCT	SF	---	---	---	---			.170
	24" DEDUCT	SF	---	---	---	---			.171
	48" ADD	SF	---	---	---	---			.172
SF = Shell addition first floor SF area									
FOOTING AND COLUMN	Excavate, form, pour 24" x 24" x 12" concrete footing & install 3" steel column under beam ADD	EA	---	---	---	---			.173
WOOD BEAM	Install wood beam to support joists 6" x 8" ADD	LF	---	---	---	---			.180
	6" x 10" ADD	LF	---	---	---	---			.181
WINDOWS	Add or omit one wood double hung window, 2-8 x 4-6, double glazed ADD or DEDUCT	EA	---	---	---	---			.022
	Substitute double glazed 4-0 x 4-0 aluminum sliding window DEDUCT	EA	---	---	---	---			.023
For more Shell Addition Extras and Allowances, turn to page 14									

SHELL ADDITION -- OVER FULL BASEMENT



SPECIFICATIONS

PLANS AND PERMIT	Prepare plans and obtain permit, permit fee cost not included
CONCRETE AND MASONRY	Excavate full basement with front end loader or backhoe under living area, and install continuous concrete footings with rebar Block foundation wall on footings to 18" above grade with 1/2" anchor bolts 8'-0" OC 4" concrete basement floor over gravel base Parge, dampproof, backfill and rough grade as required
FLOOR FRAMING	Floor joists as required, 16" OC 3/4" T&G fir plywood subfloor, glued and nailed
WALL FRAMING	2" x 4" studding and plates, 16" OC 1/2" CDX plywood or fiberboard sheathing with corner bracing 1" x 2" furring, 16" OC, on existing house wall
ROOF FRAMING	Shed or gable type roof, 12" overhang, no overlay of existing house roof Rafters and ceiling joists as required, 16" OC 1/2" CDX plywood roof sheathing
ROOFING, GUTTERS, FLASHING	#215 fiberglass strip shingles over #15 felt paper Aluminum gutter and downspout as required Aluminum flashing at existing house
EXTERIOR TRIM	Tight knot pine or fir fascia and soffit Tight knot pine or fir rake and rake moulding
SIDING	8" vinyl siding
WINDOW	One wood double hung 2-8 x 4-6 window, double glazed, for each 100 SF of living area One wood framed single glazed basement window for each 150 SF of basement floor area
CLEAN-UP	Remove rubbish from premises, dumping fee not included No painting

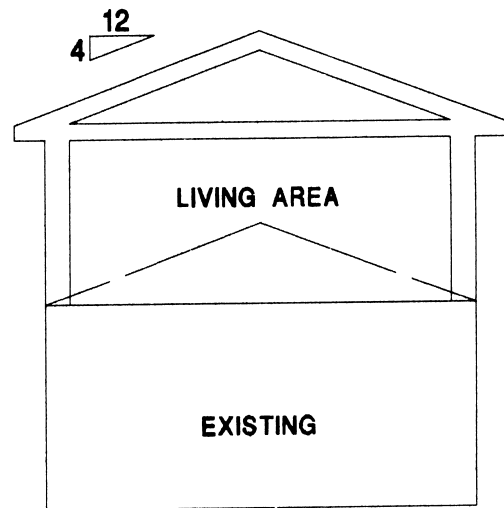
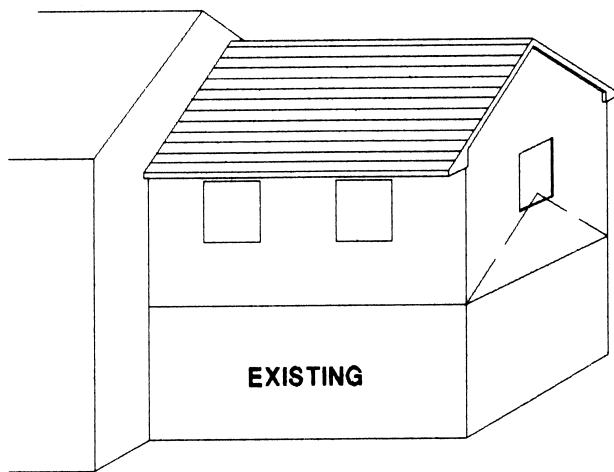
SHELL ADDITION -- OVER FULL BASEMENT

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S1
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
SHELL ADDITION	One story	EA	---	---	---	---			.200
	SF = SF living area	PLUS SF	---	---	---	---			.201
	Two story	EA	---	---	---	---			.202
	SF = SF living area 2 floors	PLUS SF	---	---	---	---			.203

EXTRAS AND ALLOWANCES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
CONCRETE	Substitute concrete foundation wall in place of block ADD	LF							
	LF = Wall		--	---	---	---			.210
DOORWAY TO EXISTING BASEMENT	Break through existing house foundation wall to connect with basement of shell addition and trim opening with jambs and 2-1/4" casings								
	Block wall ADD	EA	---	---	---	---			.230
	Concrete wall ADD	EA	---	---	---	---			.231
	EA = Total cost each opening								
FOOTING AND COLUMN	Excavate, form, pour 24" x 24" x 12" concrete footing and install 3" steel column under beam ADD	EA	---	---	---	---			.211
WOOD BEAM	Install wood beam to support joists 6" x 8" ADD	LF	---	---	---	---			.220
	6" x 10" ADD	LF	---	---	---	---			.221
WINDOWS	Add or omit one wood double hung window, 2-8 x 4-6, double glazed ADD or DEDUCT	EA	---	---	---	---			.022
	Substitute double glazed 4-0 x 4-0 aluminum sliding window DEDUCT	EA	---	---	---	---			.023
	Add or omit one wood framed basement window ADD or DEDUCT	EA	---	---	---	---			.232
	For more Shell Addition Extras and Allowances, turn to page 14								

2nd STORY ADDITION (OVER EXISTING 1st FLOOR)



SPECIFICATIONS

PLANS AND PERMIT	Prepare plans and obtain permit, permit fee cost not included
TEAR-OUT	Remove existing roof where necessary, including overhang and eaves Remove existing fascias and soffits
FLOOR FRAMING	Install new floor joists for second floor, or sister (double up) existing joists 3/4" T&G fir plywood subfloor, glued and nailed
WALL FRAMING	2" x 4" studding and plates, 16" OC 1/2" CDX plywood or fiberboard sheathing with corner bracing 1" x 2" furring, 16" OC, on existing house wall
ROOF FRAMING	Shed or gable type roof, 12" overhang, no overlay of existing house roof Rafters and ceiling joists as required, 16" OC 1/2" CDX plywood roof sheathing
ROOFING, GUTTERS, FLASHING	#215 fiberglass strip shingles over #15 felt paper Aluminum gutter and downspout as required Aluminum flashing at existing house
EXTERIOR TRIM	Tight knot pine or fir fascia and soffit Tight knot pine or fir rake and rake moulding
SIDING	8" vinyl siding on 3 new walls and on existing house walls below 2nd story addition
WINDOW	One wood double hung 2-8 x 4-6 window, double glazed, for each 100 SF of living area
CLEAN-UP	Remove rubbish from premises, dumping fee not included
	No painting

2nd STORY ADDITION (OVER EXISTING 1st FLOOR)

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S1
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
SHELL ADDITION	Second story addition over existing first floor	EA PLUS SF	---	---	---	---			.250
	SF = SF living area, 2nd floor only		---	---	---	---			.251

EXTRAS AND ALLOWANCES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
OMIT JOISTS	Omit installation of new joists or sistering existing joists								
	2" x 8" DEDUCT	SF	---	---	---	---			.260
	2" x 10" DEDUCT	SF	---	---	---	---			.261
	2" x 12" DEDUCT	SF	---	---	---	---			.262
SUBFLOOR	Remove existing subfloor								
	1" x 6" or 1" x 8" ADD	SF	--	---	---	---			.263
	Nailed plywood ADD	SF	--	---	---	---			.264
	SF = Floor								
	Install 3/4" T&G fir plywood sub-floor ADD	SF	---	---	---	---			.265
	SF = Floor								
SIDING	Omit siding on existing house wall below 2nd story addition DEDUCT	SF	---	---	---	---			.270
	SF = SF existing house wall								
WINDOWS	Add or omit one wood double hung window, 2-8 x 4-6, double glazed ADD or DEDUCT	EA	---	---	---	---			.272
	Substitute double glazed 4-0 x 4-0 aluminum sliding window DEDUCT	EA	---	---	---	---			.273

For more Shell Addition Extras and Allowances, turn to page 14

SHELL ADDITION -- EXTRAS AND ALLOWANCES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S1
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
SUBSTITUTE GABLE/SHED ROOF SLOPE AND/OR COVERING	SF = SF floor area of top floor of addition on which the rafters are supported. Includes additional gable end framing and siding.								
	Same Framing, Same Slope								
	Pennsylvania slate ADD	SF	---	---	---	---			.300
	16" cedar shingles ADD	SF	---	---	---	---			.301
	Concrete tiles ADD	SF	---	---	---	---			.302
	6/12 Slope								
	Asphalt/fiberglass ADD	SF	---	---	---	---			.305
	Pennsylvania slate ADD	SF	---	---	---	---			.306
	16" cedar shingles ADD	SF	---	---	---	---			.307
	Concrete tiles ADD	SF	---	---	---	---			.308
	8/12 Slope								
	Asphalt/fiberglass ADD	SF	---	---	---	---			.310
	Pennsylvania slate ADD	SF	---	---	---	---			.311
	16" cedar shingles ADD	SF	---	---	---	---			.312
	Concrete tiles ADD	SF	---	---	---	---			.313
	10/12 Slope								
	Asphalt/fiberglass ADD	SF	---	---	---	---			.315
	Pennsylvania slate ADD	SF	---	---	---	---			.316
	16" cedar shingles ADD	SF	---	---	---	---			.317
	Concrete tiles ADD	SF	---	---	---	---			.318
	12/12 Slope								
	Asphalt/fiberglass ADD	SF	---	---	---	---			.320
	Pennsylvania slate ADD	SF	---	---	---	---			.321
	16" cedar shingles ADD	SF	---	---	---	---			.322
	Concrete tiles ADD	SF	---	---	---	---			.323
SUBSTITUTE HIP ROOF FRAMING AND ROOF COVERING	SF = SF floor area of top floor of addition on which the rafters are supported. Includes omitting gable end framing and siding								
	Same slope ADD	SF	---	--	---	---			.330
	6/12 slope ADD	SF	---	---	---	---			.331
	8/12 slope ADD	SF	---	---	---	---			.332
	10/12 slope ADD	SF	---	---	---	---			.333
	12/12 slope ADD	SF	---	---	---	---			.334
SUBSTITUTE FLAT ROOF FRAMING AND ROOF COVERING	SF = SF floor area of top floor of addition on which the rafters (joists) are sup- ported. Includes omitting gable end framing and siding								
	1/12 Slope								
	4-ply built up ADD	SF	---	---	---	---			.340
	Single ply membrane ADD	SF	---	---	---	---			.341
	16 oz. Copper ADD	SF	---	---	---	---			.342
	Galv. sheet metal ADD	SF	---	---	---	---			.343

SHELL ADDITION -- EXTRAS AND ALLOWANCES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S1
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
OVERLAY EXISTING ROOF WITH FRAMING AND ROOFING	Asphalt/fiberglass ADD	SF	---	---	---	---			350
	Pennsylvania slate ADD	SF	---	---	---	---			351
	16" cedar shingles ADD	SF	---	---	---	---			352
	Concrete tiles ADD	SF	---	---	---	---			353
	SF = SF area of roof overlay								
TEAR-OUT	Remove wood or aluminum siding from existing house wall ADD	SF	--	---	---	---			390
	SF = SF of house wall								
CONCRETE SLAB AND STEPS	Excavate, form, pour and finish concrete slab, 1 or 2 steps to addition, slab 6'-0" x 4'-0"								
	Depth of Bottom of Footing Below Grade								
	12" ADD	EA	---	---	---	---			370
	24" ADD	EA	---	---	---	---			371
	36" ADD	EA	---	---	---	---			372
2" X 6" STUDS	48" ADD	EA	---	---	---	---			373
	EA = Total amount								
	Substitute 2" x 6" studs for specified 2" x 4"								
	ADD	LF	---	---	---	---			391
	LF = Length of wall								
PARTITION	Frame out partition in room with studs and plates								
	2" x 4" ADD	LF	---	---	---	---			392
	2" x 6" ADD	LF	---	---	---	---			393
OMIT FURRING	Omit furring of existing house wall DEDUCT	SF	---	---	---	---			394
	SF = Existing house wall								
SUBSTITUTE OVERHANG AND SOFFIT	Additional, or less, roof overhang and soffit, including additional or less roof framing and roof covering								
	6" DEDUCT	LF	---	---	---	---			360
	18" ADD	LF	---	---	---	---			361
	24" ADD	LF	---	---	---	---			362
	LF = LF of soffit								

SHELL ADDITION -- EXTRAS AND ALLOWANCES

SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S1
				MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
SUBSTITUTE SIDING	6" beveled siding ADD		SF	---	---	---	---			. 380
	Brick veneer ADD		SF	---	---	---	---			. 381
	Stucco ADD		SF	--	---	---	---			. 382
	18" cedar shingles ADD		SF	--	---	---	---			. 383
	3/8" fir Texture 1-11 DEDUCT		SF	---	---	---	---			. 384
	Hardboard lap siding DEDUCT		SF	---	---	---	---			. 385
	SF = SF of siding									
FRAME DOORWAY	Remove existing window and wall under and frame out for doorway from house to addition ADD		EA	---	---	---	---			. 395
	Break through existing house wall and frame out for doorway from house to addition									
	Frame wall ADD		EA	---	---	---	---			. 396
	Masonry wall ADD		EA	---	---	---	---			. 397

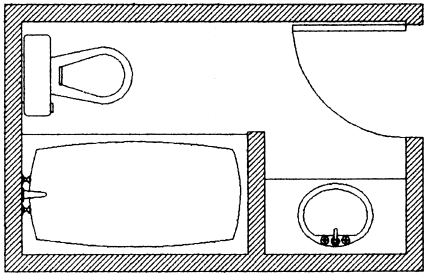
ADDITION -- TRIM AND FINISHING EXTRAS AND ALLOWANCES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S1
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
DOOR	INSTALL DOOR FROM ADDITION TO EXISTING HOUSE In existing framed opening, install 2-6 x 6-8 x 1-3/8" flush hollow core birch door, including jambs, stops, trim, hardware & patching ADD	EA	---	---	---	---			. 410
	INSTALL DOOR FROM ADDITION TO EXTERIOR In existing framed opening, install door to outside — 2-8 x 6-8 x 1-3/4" 3 panel, 4 light fir door ADD	EA	---	---	---	---			. 411
	Gliding patio door, aluminum framed, with insulated glass and insect screen, 6-0 x 6-8 ADD	EA	---	---	---	---			. 412
	Hang door in framed out partition, 2-6 x 6-8, birch hollow core, including jambs, stops, casings and hardware ADD	EA	---	---	---	---			. 413
	Bi-fold doors, birch flush, including all trim and hardware								
	2 doors 3-0 x 6-8 ADD	SET	---	---	---	---			. 415
	6-0 x 6-8 ADD	SET	---	---	---	---			. 416
	4 doors 4-0 x 6-8 ADD	SET	---	---	---	---			. 417
	6-0 x 6-8 ADD	SET	---	---	---	---			. 418
	Trim additional window with 2-1/4" casings and apron, stool and stops ADD	EA	---	---	---	---			. 430
HEATING	Omit extending heat to addition DEDUCT	SF	---	---	---	---			. 420
	SF = SF living area of addition								
INSULATION	Insulate floor joists with fiberglass blanket insulation								
	6" ADD	SF	---	---	---	---			. 421
	9" ADD	SF	---	---	---	---			. 422
	SF = Floor joists								

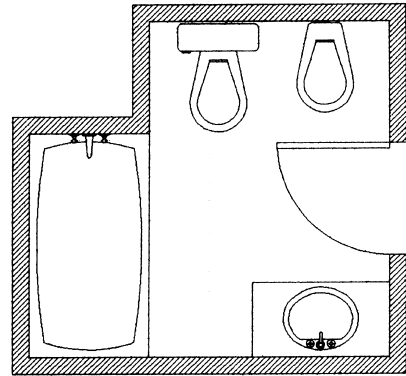
ADDITION -- TRIM AND FINISHING EXTRAS AND ALLOWANCES

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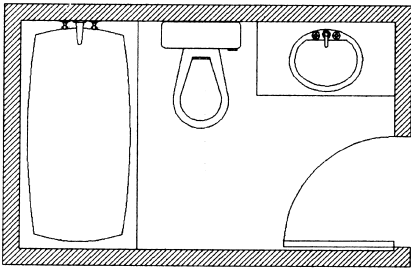
3 AND 4 FIXTURE BATHROOMS



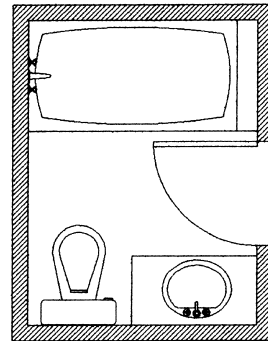
NO. 1 – 44 SF



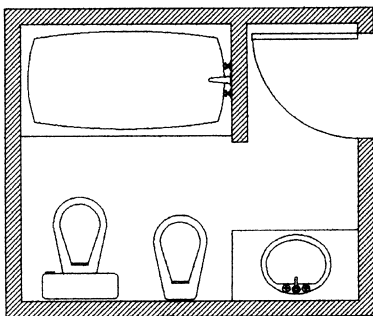
NO. 2 – 53 SF



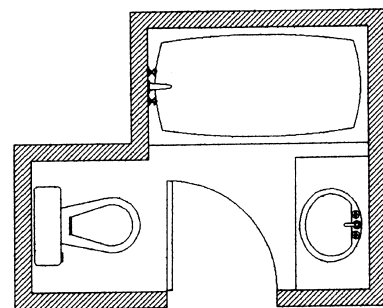
NO. 3 – 43 SF



NO. 4 – 40 SF



NO. 5 – 52 SF

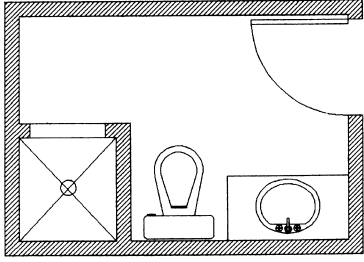


NO. 6 – 38 SF

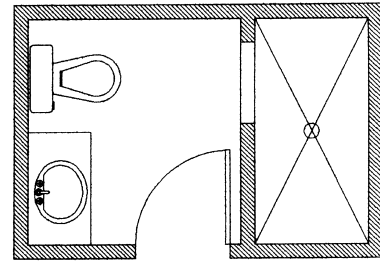
3 AND 4 FIXTURE BATHROOMS

REMODEL EXISTING BATHROOM				INSTALL NEW BATHROOM						
Prepare plans and obtain permits as required, permit fee cost not included				Prepare plans and obtain permits as required, permit fee cost not included						
Tear out existing bathroom fixtures and non-ceramic floor, wall and ceiling coverings				Frame 2x4 partition for shower stall and interior door wall						
Re-plumb drain hookup and supply cutoffs at each fixture location to accommodate new fixture				Rough in plumbing for bathroom, copper supply and plastic waste lines to main stack within 5 feet, with cutoffs at each fixture						
Install builder grade white fixtures, including all fittings, cast iron tub, bidet (bathrooms 2 and 5), and two-piece toilet				Install builder grade white fixtures, including all fittings, cast iron tub, bidet (bathrooms 2 and 5), and two-piece toilet						
20" x 18" lavatory set in two-door builder grade prefinished vanity base with cultured marble top and splash				20" x 18" lavatory set in two-door 36" builder grade prefinished vanity base with cultured marble top and splash						
				2-6 x 6-8 birch flush hollow core door with bathroom style lockset						
Switch and light over lavatory				Switch and light over lavatory						
Ground fault duplex outlet next to lavatory				Ground fault duplex outlet next to lavatory						
Exhaust fan and switch vented to outside				Exhaust fan vented to outside						
New 1/2" moisture resistant drywall, taped and finished, over all walls and ceilings except ceramic tile wall areas				1/2" moisture resistant drywall, taped and finished, over all walls and ceilings except ceramic tile wall areas						
New ceramic tile over 1/2" wonderboard/durock on walls of tub area 6 feet above floor, including ceramic accessories				Ceramic tile over 1/2" wonderboard/durock on walls of tub area 6 feet above floor, including ceramic accessories						
1/2" wonderboard/durock underlayment and new ceramic tile floor with 4" tile base				1/2" wonderboard/durock underlayment and new ceramic tile floor with 4" tile base						
Recessed medicine cabinet with overhead fluorescent fixture, 2 mirror doors, overall size 24" x 16"				Recessed medicine cabinet with overhead fluorescent fixture, 2 mirror doors, overall size 24" x 16"						
Prime room as necessary and paint with 2 coats top quality semi-gloss enamel				Prime entire room and paint with 2 coats top quality semi-gloss enamel						
Remove old fixtures and trash from premises and final clean-up, dumping fee not included				Remove trash from premises and final clean-up, dumping fee not included						
SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MODIFICATION		S1
				MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
REMODEL BATHROOM	Remodel existing bathroom	No. 1	EA	---	---	---	---			500
		No. 2	EA	---	---	---	---			501
		No. 3	EA	---	---	---	---			502
		No. 4	EA	---	---	---	---			503
		No. 5	EA	---	---	---	---			504
		No. 6	EA	---	---	---	---			505
INSTALL NEW BATHROOM	New bathroom	No. 1	EA	---	---	---	---			510
		No. 2	EA	---	---	---	---			511
		No. 3	EA	---	---	---	---			512
		No. 4	EA	---	---	---	---			513
		No. 5	EA	---	---	---	---			514
		No. 6	EA	---	---	---	---			515

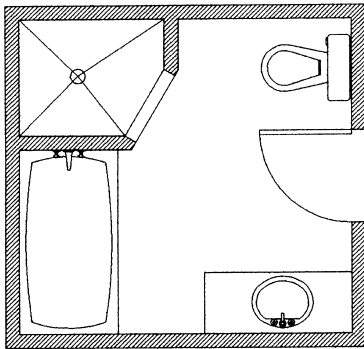
BATHROOMS WITH STALL SHOWER



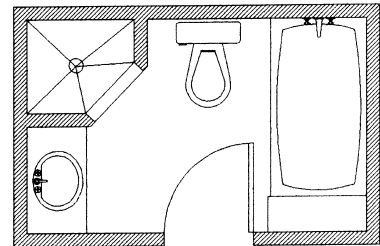
NO. 1 – 50 SF



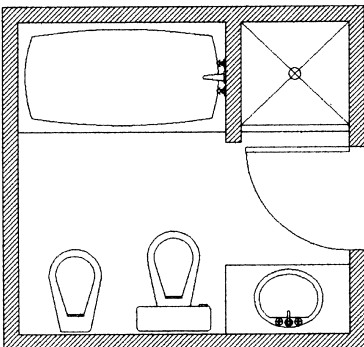
NO. 2 – 54 SF



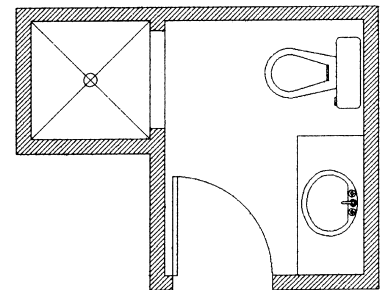
NO. 3 – 77 SF



NO. 4 – 57 SF



NO. 5 – 60 SF

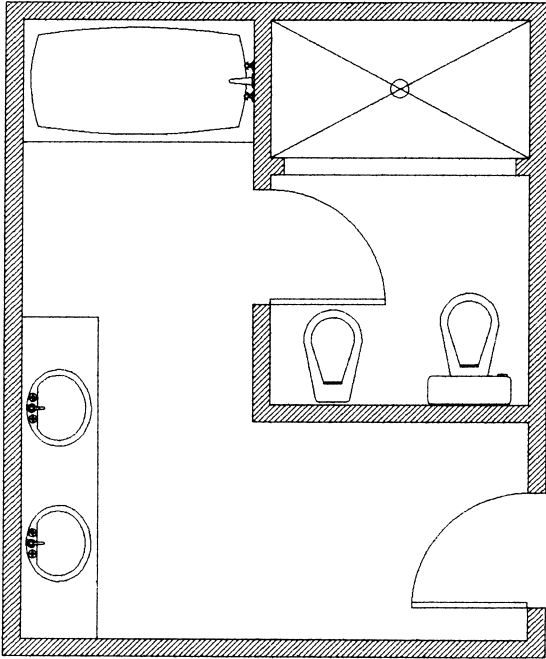


NO. 6 – 40 SF

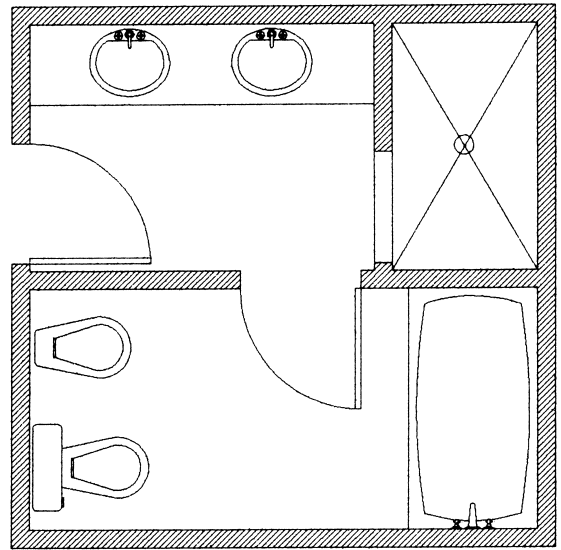
BATHROOMS WITH STALL SHOWER

REMODEL EXISTING BATHROOM				INSTALL NEW BATHROOM						
Prepare plans and obtain permits as required, permit fee cost not included				Prepare plans and obtain permits as required, permit fee cost not included						
Tear out existing bathroom fixtures and non-ceramic floor, wall and ceiling coverings				Frame 2x4 partition for shower stall and interior door wall						
Re-plumb drain hookup and supply cutoffs at each fixture location to accommodate new fixture				Rough in plumbing for bathroom, copper supply and plastic waste lines to main stack within 5 feet, with cutoffs at each fixture						
Install builder grade white fixtures, including all fittings, cast iron tub, bidet (bathroom 5), two-piece toilet and new stall shower plumbing and fittings, including vinyl or rubber pan				Install builder grade white fixtures, including all fittings, cast iron tub, bidet (bathroom 5), two-piece toilet and new stall shower plumbing and fittings, including vinyl or rubber pan						
One or two 20" x 18" lavatory bowls set in builder grade prefin-ished vanity base with cultured marble top and splash				One or two 20" x 18" lavatory bowls set in builder grade prefin-ished vanity base with cultured marble top and splash						
				2-6 x 6-8 birch flush hollow core door with bathroom style lockset						
Switch and light over lavatory				Switch and light over lavatory						
Ground fault duplex outlet next to lavatory				Ground fault duplex outlet next to lavatory						
Exhaust fan and switch vented to outside				Exhaust fan and switch vented to outside						
New 1/2" moisture resistant drywall, taped and finished, over all walls and ceilings except ceramic tile wall areas				1/2" moisture resistant drywall, taped and finished, over all walls and ceilings except ceramic tile wall areas						
New ceramic tile over 1/2" wonderboard/durock on walls of tub and shower stall 6 feet above floor, including ceramic accessories				Ceramic tile over 1/2" wonderboard/durock on walls of tub and shower stall 6 feet above floor, including ceramic accessories						
1/2" wonderboard/durock underlayment and new ceramic tile floor with 4" tile base				1/2" wonderboard/durock underlayment and ceramic tile floor with 4" tile base						
Recessed medicine cabinet with overhead fluorescent fixture, 2 mirror doors, overall size 24" x 16"				Recessed medicine cabinet with overhead fluorescent fixture, 2 mirror doors, overall size 24" x 16"						
Prime room as necessary and paint with 2 coats top quality semi-gloss enamel				Prime entire room and paint with 2 coats top quality semi-gloss enamel						
Remove old fixtures and trash from premises and final clean-up, dumping fee not included				Remove trash from premises and final clean-up, dumping fee not included						
SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MODIFICATION		S1
				MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
REMODEL BATHROOM	Remodel existing bathroom	No. 1	EA	---	---	---	---			.520
		No. 2	EA	---	---	---	---			.521
		No. 3	EA	---	---	---	---			.522
		No. 4	EA	---	---	---	---			.523
		No. 5	EA	---	---	---	---			.524
		No. 6	EA	---	---	---	---			.525
INSTALL NEW BATHROOM	New bathroom	No. 1	EA	---	---	---	---			.530
		No. 2	EA	---	---	---	---			.531
		No. 3	EA	---	---	---	---			.532
		No. 4	EA	---	---	---	---			.533
		No. 5	EA	---	---	---	---			.534
		No. 6	EA	---	---	---	---			.535

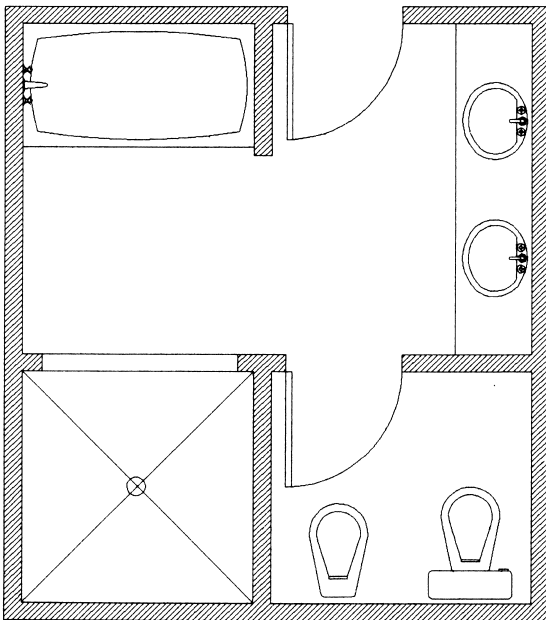
BATHROOMS WITH COMPARTMENTS



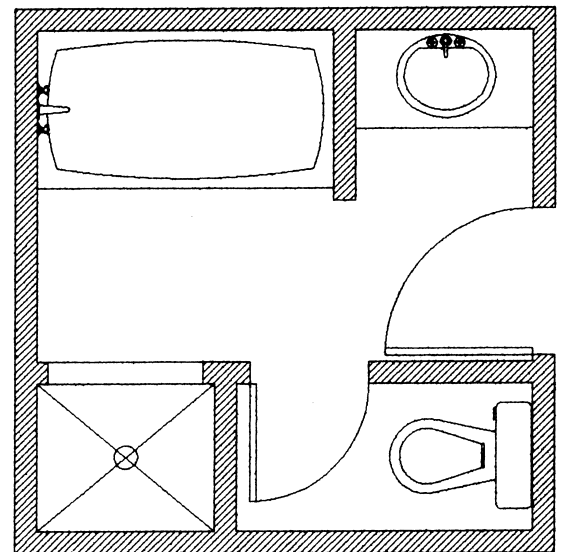
NO. 1 – 148 SF



NO. 2 – 110 SF



NO. 3 – 136 SF

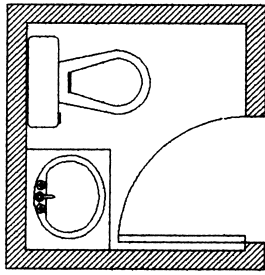


NO. 4 – 70 SF

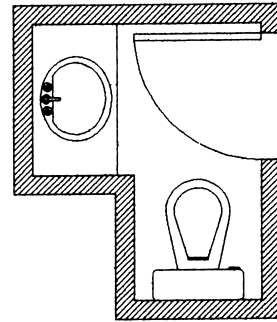
BATHROOMS WITH COMPARTMENTS

REMODEL EXISTING BATHROOM				INSTALL NEW BATHROOM						
Prepare plans and obtain permits as required, permit fee cost not included				Prepare plans and obtain permits as required, permit fee cost not included						
Tear out existing bathroom fixtures and non-ceramic floor, wall and ceiling coverings										
				Frame out partitions with 2" x 6", 16" OC 3/4" T&G plywood subfloor						
Re-plumb drain hookup and supply cutoffs at each fixture location to accommodate new fixture				Rough in plumbing for bathroom, copper supply and plastic waste lines to main stack within 5 feet, with cutoffs at each fixture						
Install builder grade white fixtures, including all fittings, cast iron tub, bidet (bathrooms 1, 2 and 3), two-piece toilet and new stall shower plumbing and fittings, including vinyl or rubber pan				Install builder grade white fixtures, including all fittings, cast iron tub, bidet (bathrooms 1, 2 and 3), two-piece toilet and new stall shower plumbing and fittings, including vinyl or rubber pan						
One or two 20" x 18" lavatory bowls set in builder grade prefin-ished vanity base with cultured marble top and splash				One or two 20" x 18" lavatory bowls set in builder grade prefin-ished vanity base with cultured marble top and splash						
				2-6 x 6-8 birch flush hollow core door with bathroom style lockset						
Switch and light over lavatory				Switch and light over lavatory						
Ground fault duplex outlet next to each lavatory bowl				Ground fault duplex outlet next to each lavatory bowl						
Exhaust fan and switch vented to outside				Exhaust fan and switch vented to outside						
New 1/2" moisture resistant drywall, taped and finished, over all walls and ceilings except ceramic tile wall areas				1/2" moisture resistant drywall, taped and finished, over all walls and ceilings except ceramic tile wall areas						
New ceramic tile over 1/2" wonderboard/durock on walls of tub and shower stall 6 feet above floor, including ceramic accessories				Ceramic tile over 1/2" wonderboard/durock on walls of tub and shower stall 6 feet above floor, including ceramic accessories						
1/2" wonderboard/durock underlayment and new ceramic tile floor with 4" tile base				1/2" wonderboard/durock underlayment and ceramic tile floor with 4" tile base						
Recessed medicine cabinet with overhead fluorescent fixture, 2 mirror doors, overall size 24" x 16", over each lavatory bowl				Recessed medicine cabinet with overhead fluorescent fixture, 2 mirror doors, overall size 24" x 16", over each lavatory bowl						
Prime room as necessary and paint with 2 coats top quality semi-gloss enamel				Prime entire room and paint with 2 coats top quality semi-gloss enamel						
Remove old fixtures and trash from premises and final clean-up, dumping fee not included				Remove trash from premises and final clean-up, dumping fee not included						
SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MODIFICATION		S1
				MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
REMODEL BATHROOM	Remodel existing bathroom	No. 1	EA	---	---	---	---			540
		No. 2	EA	---	---	---	---			541
		No. 3	EA	---	---	---	---			542
		No. 4	EA	---	---	---	---			543
INSTALL NEW BATHROOM	New bathroom	No. 1	EA	---	---	---	---			550
		No. 2	EA	---	---	---	---			551
		No. 3	EA	---	---	---	---			552
		No. 4	EA	---	---	---	---			553

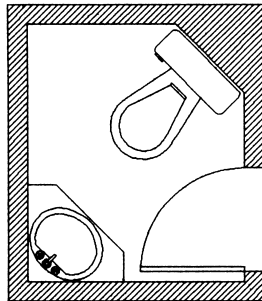
POWDER ROOMS



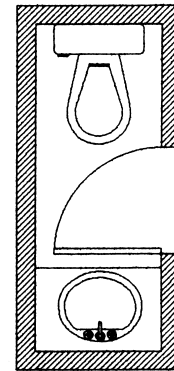
NO. 1 – 20 SF



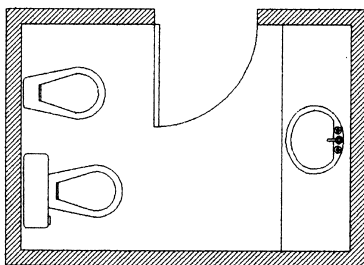
NO. 2 – 20 SF



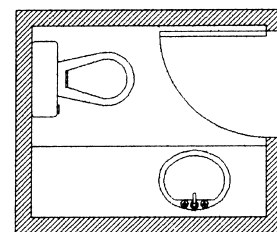
NO. 3 – 20 SF



NO. 4 – 16 SF



NO. 5 – 44 SF



NO. 6 – 25 SF

POWDER ROOMS

REMODEL EXISTING POWDER ROOM				INSTALL NEW POWDER ROOM						
Prepare plans and obtain permits as required, permit fee cost not included				Prepare plans and obtain permits as required, permit fee cost not included						
Tear out existing powder room fixtures and non-ceramic floor, wall and ceiling coverings				Frame 2x4 partition for interior door wall						
Re-plumb drain hookup and supply cutoffs at each fixture location to accomodate new fixture				Rough in plumbing for powder room, copper supply and plastic waste lines to main stack within 5 feet, with cutoffs at each fixture						
Install builder grade white fixtures, including all fittings, bidet (powder room No. 5), and two-piece toilet				Install builder grade white fixtures, including all fittings, bidet (powder room No. 5), and two-piece toilet						
20" x 18" lavatory bowl set in prefinished vanity base with imitation marble top and splash				20" x 18" lavatory bowl set in prefinished vanity base with imitation marble top and splash						
				2-6 x 6-8 birch flush hollow core door with bathroom style lockset						
Switch and light over lavatory				Switch and light over lavatory						
Ground fault duplex outlet next to lavatory				Ground fault duplex outlet next to lavatory						
Exhaust fan and switch vented to outside				Exhaust fan and switch vented to outside						
New 1/2" drywall (gypsum board), taped and finished, over all walls and ceiling				1/2" drywall (gypsum board), taped and finished, over all walls and ceiling						
1/2" wonderboard/durock underlayment and new ceramic tile floor with 4" tile base				1/2" wonderboard/durock underlayment and ceramic tile floor with 4" tile base						
Recessed medicine cabinet with overhead fluorescent fixture, 2 mirror doors, overall size 24" x 16"				Recessed medicine cabinet with overhead fluorescent fixture, 2 mirror doors, overall size 24" x 16"						
Prime room as necessary and paint with 2 coats top quality semi-gloss enamel				Prime entire room and paint with 2 coats top quality semi-gloss enamel						
Remove old fixtures and trash from premises and final clean-up, dumping fee not included				Remove trash from premises and final clean-up, dumping fee not included						
SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MODIFICATION		S1
				MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
REMODEL POWDER ROOM	Remodel existing powder room	No. 1	EA	---	---	---	---			560
		No. 2	EA	---	---	---	---			561
		No. 3	EA	---	---	---	---			562
		No. 4	EA	---	---	---	---			563
		No. 5	EA	---	---	---	---			564
		No. 6	EA	---	---	---	---			565
INSTALL NEW POWDER ROOM	New powder room	No. 1	EA	---	---	---	---			570
		No. 2	EA	---	---	---	---			571
		No. 3	EA	---	---	---	---			572
		No. 4	EA	---	---	---	---			573
		No. 5	EA	---	---	---	---			574
		No. 6	EA	---	---	---	---			575

BATHROOMS AND POWDER ROOMS -- EXTRAS AND ALLOWANCES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MODIFICATION		S1
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
ADDITIONAL AREA	Additional floor, wall and ceiling area to bathroom or powder room (additional fixtures may require additional floor space)	SF	---	---	---	---			. 580
	SF = Floor area of additional space								
FIXTURES	Substitute one-piece luxor or equal w.c. with ventaway feature, white ADD	EA	---	---	---	---			. 581
	Substitute steel bathtub, for specified cast iron tub DEDUCT	EA	---	---	---	---			. 582
	Fiberglass whirlpool tub, 60" x 30" x 18" ADD	EA	---	---	---	---			. 583
	Substitute pedestal sink, vitreous china, 24" x 19" for any 36" vanity base with lavatory set in DEDUCT	EA	---	--	---	---			. 584
	Add or omit builder grade bidet ADD or DEDUCT	EA	---	---	---	---			. 585
	Substitute 36" vanity base and one lavatory bowl for specified 84" vanity base and two lavatory bowls DEDUCT	EA	---	---	---	---			. 586
	Going away from stack on any plumbing fixture installation ADD	LF	---	---	---	---			. 587
	LF = Each fixture, total distance from existing stack								

BATHROOMS AND POWDER ROOMS -- EXTRAS AND ALLOWANCES

[illegible]

BREEZEWAY BETWEEN EXISTING HOUSE AND GARAGE

SPECIFICATIONS

PLANS AND PERMIT	Prepare plans and obtain permits as required, permit fee cost not included
CONCRETE AND MASONRY	8" x 16" continuous concrete footings, 36" below grade 8" x 8" x 16" block buildup to 12" above grade 4" concrete floor slab over gravel with No. 4 (1/2") rebar into existing house foundation wall, 24" OC
FRAMING	4" x 4" pressure treated pine or fir posts, 6'-0" OC 4" x 10" pressure treated headers Gable type roof with 12" overhang, 4/12 slope, including ceiling joists 1/2" CDX plywood roof sheathing
ROOF COVERING, FLASHING, GUTTERS	#215 fiberglass strip shingles Aluminum step flashing to existing house and garage or carport walls Aluminum gutters and downspouts
EXTERIOR TRIM	6" tight knot pine or fir fascia 12" tight knot pine or fir soffit 5/8" x 4" fir beaded ceiling 3/4" ceiling cove moulding at header intersections
CLEAN-UP	Remove trash from premises, dumping fee not included
	No painting

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S1
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
BREEZEWAY	As specified	EA PLUS SF	---	---	---	---			600
			---	---	---	---			601
DIFFERENT FOOTING DEPTH	Depth of Bottom of Footing Below Grade								
	12" DEDUCT	LF	---	---	---	---			602
	24" DEDUCT	LF	---	---	---	---			603
	48" ADD	LF	---	---	---	---			604
	LF = Footings								

SPECIFICATIONS	
PLANS AND PERMIT	Prepare plans and obtain permits as required, permit fee cost not included
CONCRETE	Monolithic combination footing and 4" concrete floor slab, reinforced, 36" below grade, with No. 4 (1/2") rebar into existing house foundation wall, 24" OC
FRAMING	Pressure treated 4" x 4" pine or fir posts, 8'-0" OC, 4" x 10" pressure treated headers Gable type roof with 12" overhang, 4/12 slope, no overlay, rafters and ceiling joists 16" OC 1/2" plywood roof sheathing
ROOFING, GUTTERS, FLASHING	#215 fiberglass shingles over #15 felt paper Two aluminum gutters and downspouts Aluminum flashing at existing house
EXTERIOR TRIM	Trim headers 3 sides with tight knot pine or fir Tight knot pine or fir fascia and soffit Rake and rake moulding on gable end 5/8" x 4" fir beaded ceiling 3/4" ceiling cove moulding at header intersections
SIDING	8" horizontal vinyl siding on gable end(s)
CLEAN-UP	Remove trash from premises, dumping fee not included
	No painting

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S1
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
ATTACHED CARPORT	As specified	EA	---	---	---	---			.605
		PLUS							
		SF	---	---	---	---			.606
EXTRAS AND ALLOWANCES	Depth of Bottom of Footing Below Grade								
	12" DEDUCT	LF	---	---	---	---			.607
	24" DEDUCT	LF	---	---	---	---			.608
	48" ADD	LF	---	---	---	---			.609
	LF = Footings								

DECK

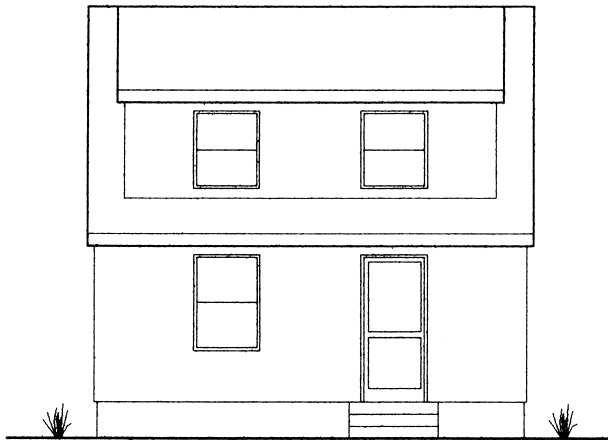
SPECIFICATIONS									
PLANS AND PERMIT	Prepare plans and obtain permits as required, permit fee cost not included								
CONCRETE	Dig out 12" x 12" holes to 36" below grade, 8'-0" OC Build forms with dimension lumber from grade to 6" above grade Pour concrete into excavation to top of forms and set metal post anchors in concrete								
FRAMING AND DECK	4" x 4" pressure treated fir or pine wood posts 8'-0" OC on footings 2" x 8" pressure treated fir or pine ledger board bolted to house with No. 4 (1/2") lag bolts, 16" OC Double 2" x 10" pressure treated fir or pine wood beam and 2" x 8" pressure treated fir or pine joists 16" OC, cantilevered 24" beyond beam 2" x 6" or 5/4" x 6" deck laid flat, 1/4" apart, nailed with rust resistant nails								
CLEAN-UP	Remove trash from premises, dumping fee cost not included								
	No painting or staining								
SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S1
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
WOOD DECK AS SPECIFIED	Built with pressure treated 2" x 6" fir or pine deck surface	SF	---	---	---	---			610
	Built with 1" x 10" cedar band and 2" x 6" cedar deck surface	SF	---	---	---	---			611
	Built with 1" x 10" cedar band and 5/4" x 6" cedar deck surface	SF	---	---	---	---			612
	Built with 1" x 10" redwood band and 2" x 6" redwood deck surface	SF	---	---	---	---			613
	Built with 1" x 10" redwood band and 5/4" x 6" redwood deck surface	SF	---	---	---	---			614
	SF = Surface of deck								
ALTERNATE DECK FOOTINGS SYSTEM	Dig out 20" x 20" holes to 36" below grade, 8'-0" OC Pour 8" thick concrete footings in holes Build block piers to 8" above grade, fill with concrete and set metal post anchors in concrete ADD EA = Each pier	EA	---	---	---	---			618

DECK RAILING AND STEPS

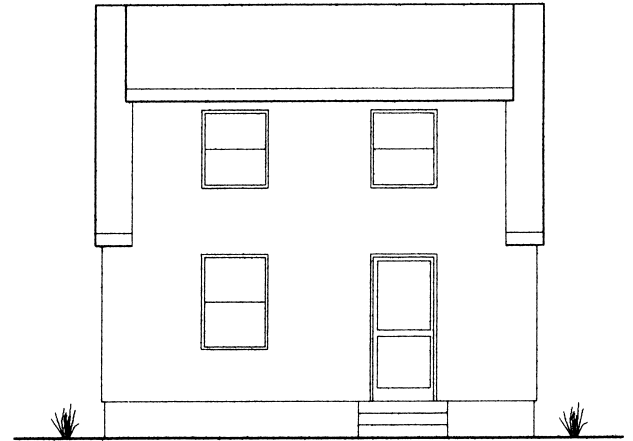
SPECIFICATIONS									
DECK/STEP RAILING NO. 1	Attach 4" x 4" end and intermediate posts to band extending to 42" above surface of deck, 4'-0" OC 2" x 6" cap laid flat on posts, 2" x 6" top rail under cap and 2" x 6" middle and bottom rails attached to the outside of posts on the deck side								
DECK/STEP RAILING NO. 2	Attach 4" x 4" end and intermediate posts to band extending to 42" above surface of deck, 4'-0" OC 2" x 6" cap laid flat on posts, 2" x 6" top rail under cap and 2" x 2" pickets 5" OC nailed to outside top rail and band								
STEPS	2" x 12" stringers Two 2" x 6" per tread, open risers, concrete bottom tread on ground, 48" wide								
DECK OVERHEAD	2" x 6" ledger board bolted to existing house 4" x 4" posts 10'-0" OC extending to 8'-0" above surface of deck 4" x 8" beams set on posts and 2" x 6" rafters 16" OC extending from ledger board and cantilevered 24" beyond outer beam 2" x 2" slats across the joists 1-1/2" apart or 2" x 4" slats on edge across the joists 3-1/2" apart No painting or staining								
SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S1
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
DECK/STEP RAILING NO. 1	Pressure treated fir or pine	LF	---	---	---	---			620
	Cedar	LF	---	---	---	---			621
	Redwood	LF	---	---	---	---			622
DECK/STEP RAILING NO. 2	Pressure treated fir or pine	LF	---	---	---	---			625
	Cedar	LF	---	---	---	---			626
	Redwood	LF	---	---	---	---			627
STEPS	Pressure treated fir or pine	EA	---	---	---	---			630
	Cedar	EA	---	---	---	---			631
	Redwood	EA	---	---	---	---			632
	EA = Each step								
DECK OVERHEAD	2" x 2" slats								
	Pressure treated fir or pine	SF	---	---	---	---			640
	Cedar	SF	---	---	---	---			641
	Redwood	SF	---	---	---	---			642
	2" x 4" slats								645
	Pressure treated fir or pine	SF	---	---	---	---			
	Cedar	SF	---	---	---	---			646
	Redwood	SF	---	---	---	---			647
	SF = Surface of overhang								

SHELL DORMER

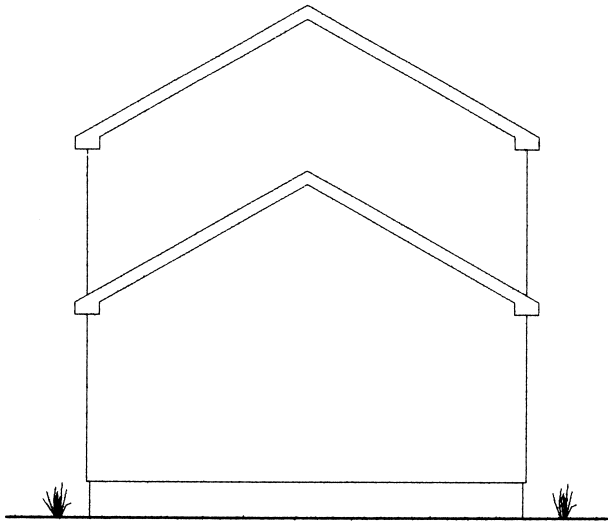
Note: To obtain the square foot measurement of dormer, first *measure the distance from a point directly below the ridgeboard to the outside wall of the future dormer*. The outside wall of the future dormer will usually be even with the outside wall of the existing house, or it may be stepped in 1 or 2 feet from the existing outside wall. *Multiply that measurement by the width of the dormer* (the distance from outside to outside of the side walls of the future dormer). The result is the square foot area of the future dormer.



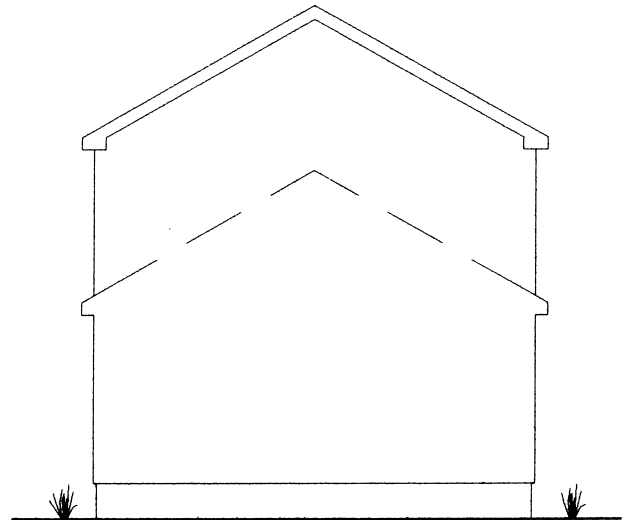
NO.1 STEPPED IN FRONT AND SIDES



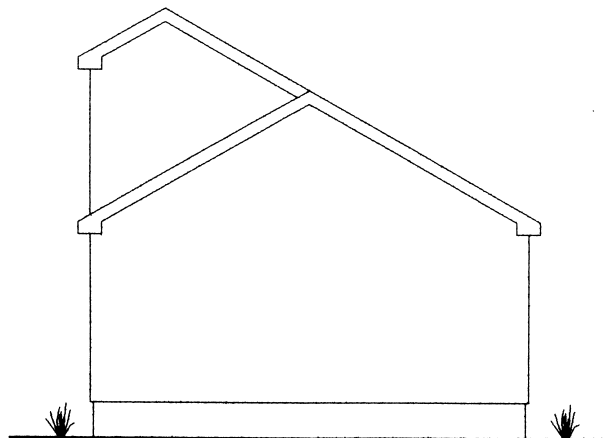
NO.2 STEPPED IN SIDES, FLUSH FRONT



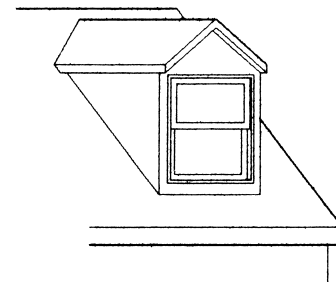
NO.3 ADD A LEVEL -- STEPPED IN ALL AROUND



NO.4 ADD A LEVEL -- FLUSH ALL AROUND



NO.5 UP AND OVER -- STEPPED IN FRONT AND SIDES



NO.6 SMALL GABLE (DOGHOUSE) DORMER

SPECIFICATIONS									
PLANS AND PERMITS	Prepare plans and obtain permits as required, permit fee cost not included								
TEAR-OUT	Remove existing roof covering, rafters and sheathing where necessary								
WALL FRAMING	2" x 4" studs, 16" OC 1/2" plywood sheathing								
ROOF FRAMING	Shed type roof with 12" overhang Rafters and ceiling joists, 16" OC, framed into existing ridge board 1/2" plywood sheathing								
ROOFING, GUTTERS, FLASHING	#215 fiberglass strip shingles over #15 felt paper Aluminum gutters and downspouts Aluminum flashing where dormer joins existing roof								
EXTERIOR TRIM	#2 pine fascia and soffit #2 pine rake with rake moulding Soffit vents or gable vents as required								
SIDING	Vinyl siding, 8" horizontal								
WINDOWS	<i>Dormers 1, 2 and 5:</i> 3 wood double hung 2-8 x 3-10 windows, double glazed <i>Dormers 3 and 4:</i> 6 wood double hung 2-8 x 3-10 windows, double glazed <i>Dormer 6:</i> 1 wood double hung 2-8 x 3-10 window, double glazed								
CLEAN-UP	Remove trash from premises, dumping fee not included								
	No painting								
SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S1
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
SHELL DORMER	SF = Shell dormer dimensions (see pages 34 and 38)								
	No. 1 Stepped in front and sides	EA PLUS SF	---	---	---	---			700
			---	---	---	---			701
	No. 2 Stepped in sides, flush front	EA PLUS SF	---	---	---	---			702
			---	---	---	---			703
	No. 3 Add a level — stepped in all around	EA PLUS SF	---	---	---	---			704
			---	---	---	---			705
	No. 4 Add a level — flush all around	EA PLUS SF	---	---	---	---			706
			---	---	---	---			707
	No. 5 Up and over — stepped in front and sides	EA PLUS SF	---	---	---	---			708
			---	---	---	---			709
	No. 6 Gable (doghouse) dormer (No gutter and downspout)	EA	---	---	---	---			710

SHELL DORMER -- EXTRAS AND ALLOWANCES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S1
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
THIRD LEVEL DORMER	Dormer installed on 3rd story above grade <div style="text-align: right;">ADD</div>	SF	--	---	---	---			. 720
	SF = Dormer dimension								
DORMER ON SLATE ROOF	Cut into existing slate roof and install dormer <div style="text-align: right;">ADD</div>	SF	--	---	---	---			. 721
	SF = Dormer dimension								
ROOF FRAMING	Substitute gable style roof for specified shed type roof <div style="text-align: right;">ADD</div>	SF	---	---	---	---			. 722
	SF = Dormer roof								
ROOF COVERING	Substitute roof coverings for specified fiberglass shingles	SF	---	---	---	---			
	Concrete roofing tiles ADD								
	18" cedar shingles ADD								
	SF = Dormer roof								
TEAR-OUT	Remove existing non-bearing partition	LF	--	---	---	---			. 725
	Remove existing insulation and ceiling covering from rafters	SF	--	---	---	---			. 726
	SF = SF Rafters								
WINDOWS	Add or omit one wood double hung window, 2-8 x 3-10, double glazed <div style="text-align: right;">ADD or DEDUCT</div>	EA	---	---	---	---			. 730
	Substitute double glazed 4-0 x 4- 0 aluminum sliding window <div style="text-align: right;">ADD or DEDUCT</div>	EA	---	---	---	---			. 731
BREAK THROUGH AND INSTALL WINDOW	Break through existing gable end, install header and/or lintel as required and install window, including sash, frame and all trim, wood double hung, double glazed, 2-8 x 3-10								
	Frame wall	EA	---	---	---	---			. 732
	Masonry wall	EA	---	---	---	---			. 733

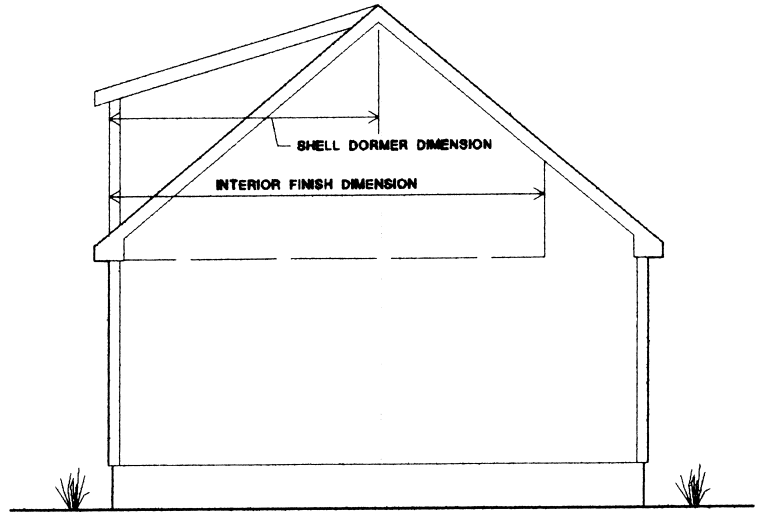
SHELL DORMER -- EXTRAS AND ALLOWANCES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S1
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
FLOOR FRAMING	Sister (double up) existing 2nd floor joists								
	2" x 6" ADD	SF	---	---	---	---			740
	2" x 8" ADD	SF	---	---	---	---			741
	SF = Floor joists								
	Remove existing floor joists, subfloor and ceiling below and install header for stairs	EA	---	---	---	---			742
KNEEWALL	Interior kneewall, 4 to 6 feet high, 2" x 4" 16" OC	LF	---	---	---	---			743
FURRING	Furring applied over frame walls or straight masonry wall	SF	---	---	---	---			744
	Furring applied over crooked masonry walls	SF	---	---	---	---			745
FRAME PARTITION	Frame out 2" x 4" wall 8'-0" high	LF	---	---	---	---			750
EXTEND CHIMNEY	Extend existing chimney above roof								
	1 flue	LF UP	---	---	---	---			751
	2 flues	LF UP	---	---	---	---			752
SIDING	Substitute other sidings for specified vinyl siding								
	Beveled cedar ADD	SF	---	---	---	---			753
	18" cedar shingles ADD	SF	--	---	---	---			754
	SF = Dormer walls								
RIDGE BOARD	Double up ridge board								
	2" x 10" ADD	LF	---	---	---	---			755
	2" x 12" ADD	LF	---	---	---	---			756

DORMER INTERIOR TRIM AND FINISHING

The dimensions for interior trim and finishing will usually be more than the shell dormer dimension as the new living area will probably extend past the existing ridgeboard as far as adequate headroom can be obtained.

Be sure to include any living area at each side of the dormer interior if the installation is stepped in sides.



SPECIFICATIONS

WINDOWS	Trim windows with 2-1/4" casing, stools, stops and sash fasteners
HEATING	Extend heat and return ducts from existing service
ELECTRIC	Duplex wall outlets to code on existing service
INSULATION	3-1/2" fiberglass blanket insulation on all sidewalls 6" fiberglass blanket insulation in ceiling
INTERIOR WALL COVERING	1/2" gypsum board (sheetrock) on three new walls and on furring strips over existing house wall, taped and finished (no painting)
CEILING COVERING	1/2" gypsum board (sheetrock) taped and finished (no painting)
INTERIOR TRIM	3-1/2" base and shoe moulding on all four walls
FLOOR COVERING	Carpet and pad, carpet @ \$12/yd
CLEAN-UP	Remove rubbish from premises, dumping fee not included
	No painting

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S1
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
INTERIOR TRIM AND FINISHING	As specified	EA PLUS	---	---	---	---			760
	SF = Total square foot living area to be finished	SF	---	---	---	---			761

DORMER INTERIOR TRIM AND FINISHING -- EXTRAS AND ALLOWANCES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S1
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
PARTITION	Trim and finish framed out partition: <ul style="list-style-type: none"> Duplex outlets to code both sides of wall 1/2" drywall both sides of wall, finished but not painted 3-1/2" base and shoe both sides of wall LF = Length of partition	LF	---	---	---	---			770
DOOR	Hang door in framed out partition, 2-6 x 6-8, birch hollow core, including jambs, stops, casings and hardware ADD	EA	---	---	---	---			771
	Bi-fold doors, birch flush, including all trim and hardware								
	2 doors 3-0 x 6-8 ADD	SET	---	---	---	---			772
	6-0 x 6-8 ADD	SET	---	---	---	---			773
	4 doors 4-0 x 6-8 ADD	SET	---	---	---	---			774
	6-0 x 6-8 ADD	SET	---	---	---	---			775
WINDOW	Trim additional window or omit trimming window ADD or DEDUCT	EA	---	---	---	---			780
CLOSET TRIM	Trim framed closet with base and shoe, hookstrip, shelf, clothes pole and clothes pole socket	LF	---	---	---	---			781
CEILING MOULDING	Ceiling moulding at wall intersections								
	3/4" ADD	LF	---	---	---	---			782
	1-5/8" ADD	LF	---	---	---	---			783
	3-5/8" ADD	LF	---	---	---	---			784
STAIRS	Closed stairway to 2nd floor dormer room(s), oak treads and risers with birch handrail, shop built and installed on job by stair-builder EA = Each stairway	EA	---	---	---	---			785
FLOORING	Substitute other floor coverings for specified carpet and pad								
	2-1/4" select oak flooring, sanded and finished ADD	SF	---	---	---	---			786
	Underlayment and vinyl tile or sheet vinyl DEDUCT	SF	---	--	---	---			787
	SF = Floor								

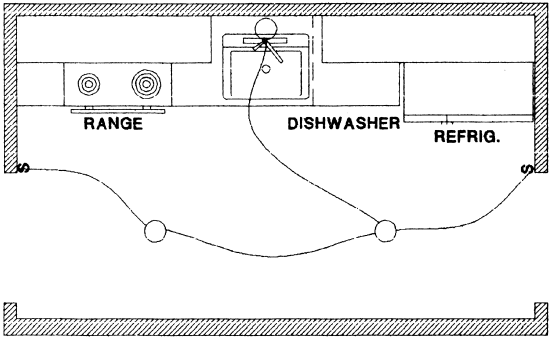
GARAGE

DETACHED GARAGE					ATTACHED GARAGE				
Prepare plans and obtain permits as required, permit fee cost not included					Prepare plans and obtain permits as required, permit fee cost not included				
Excavate by hand to 36" below grade, form and pour 8" x 16" continuous concrete footings with 8" x 8" x 16" block buildup to 12" above grade 4" concrete floor slab over gravel					Excavate by hand to 36" below grade, form and pour 8" x 16" continuous concrete footings with 8" x 8" x 16" block buildup to 12" above grade 4" concrete floor slab over gravel with no. 4 (1/2") rebar into existing house foundation wall, 24" OC				
2" x 4" stud walls, 16" OC 1/2" plywood sheathing					2" x 4" stud walls, 16" OC 1/2" plywood sheathing				
Gable type roof with 12" overhang, 4/12 slope, ceiling joists 1/2" plywood roof sheathing					Gable type roof with 12" overhang, 4/12 slope, ceiling joists 1/2" plywood roof sheathing				
#215 fiberglass strip shingles Aluminum gutters and downspouts as required					#215 fiberglass strip shingles Aluminum step flashing to existing house wall Aluminum gutters and downspouts as required				
Tight knot pine or fir 6" fascia Tight knot pine or fir 12" soffit Rake and rake moulding					Tight knot pine or fir 6" fascia Tight knot pine or fir 12" soffit Rake and rake moulding				
8" horizontal vinyl siding					8" horizontal vinyl siding				
One 8-0 x 7-0 four-section overhead garage door, including exterior brick moulding, jambs, stops and hardware					One 8-0 x 7-0 four-section overhead garage door, including exterior brick moulding, jambs, stops and hardware				
Two 2-8 x 4-2 wood double hung windows, single glazed					Two 2-8 x 4-2 wood double hung windows, single glazed, including interior casings, stool and stool cap				
					5/8" firecode drywall, taped and finished, on existing house wall				
Remove trash from premises, dumping fee not included					Remove trash from premises, dumping fee not included				
No painting					No painting				
SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		\$1
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
DETACHED GARAGE	As specified	EA	---	---	---	---			650
		PLUS SF	---	---	---	---			651
ATTACHED GARAGE	As specified	EA	---	---	---	---			652
		PLUS SF	---	---	---	---			653

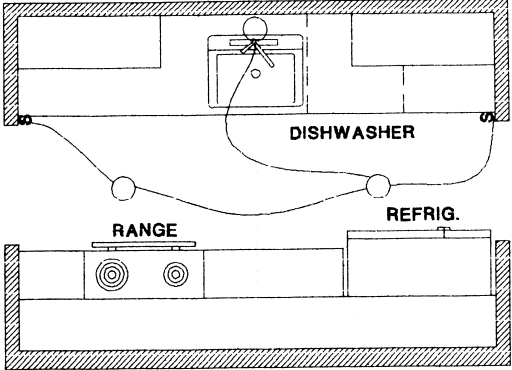
GARAGE EXTRAS AND ALLOWANCES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S1
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
DIFFERENT FOOTING DEPTH	Depth of Bottom of Footing Below Grade								
	12" DEDUCT	LF	---	---	---	---			. 660
	24" DEDUCT	LF	---	---	---	---			. 661
	48" ADD	LF	---	---	---	---			. 662
	LF = Footings								
ALTERNATE WALL SYSTEM	Substitute masonry wall from top of slab to start of garage roof								
	8" block DEDUCT	SF	---	--	---	---			. 665
	4" brick & 4" block ADD	SF	---	---	---	---			. 666
	SF = SF garage walls								
FURRING	Furr existing house wall with 1" x 3"								
	Straight wall ADD	SF	---	---	---	---			. 670
	Crooked wall ADD	SF	---	---	---	---			. 671
ROOF	Overlay existing roof								
	ADD	SF	---	---	---	---			. 675
	SF = Roof overlay								
SIDING	Remove existing wood, plywood or aluminum siding from existing house wall	SF	--	---	---	---			. 672
	SF = House wall								
DOOR	Substitute 16-0 x 7-0 overhead garage door ADD	EA	---	---	---	---			. 680
	Break through existing house wall & install 3-0 x 6-8 x 3/4" flush solid core door trimmed both sides								
	Frame wall ADD	EA	---	---	---	---			. 681
	Brick veneer ADD	EA	---	---	---	---			. 682
	Brick and block ADD	EA	---	---	---	---			. 683
	Remove existing window and wall under and install 3-0 x 6-8 x 3/4" flush solid core door trim- med both sides	EA	---	---	---	---			. 685
	Install 3-0 x 6-8 three panel, 4-light door, fully trimmed, from garage to outside	EA	---	---	---	---			. 686
WINDOWS	Add or omit one wood double hung window, 2-8 x 4-2, single glazed								
	ADD or DEDUCT	EA	---	---	---	---			. 690
ELECTRICAL	Extend electrical circuit 50 LF to detached garage ADD	EA	---	---	---	---			. 695
	Switch, light and GFIC outlet ADD	EA	---	---	---	---			. 696
	EA = Total amount								

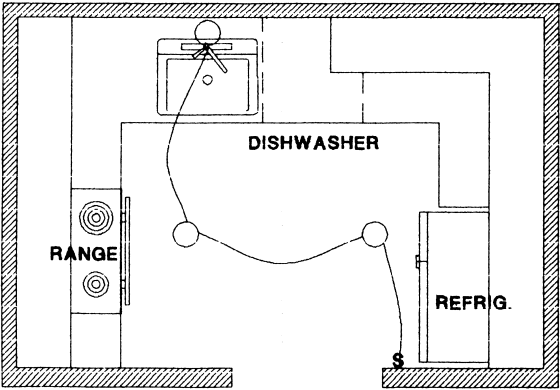
SMALL KITCHENS



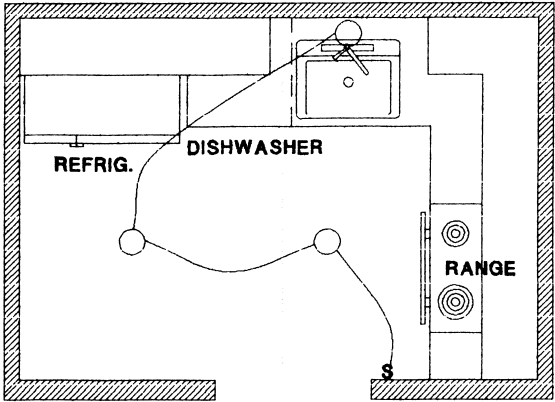
NO. 1 – 84 SF



NO. 2 – 70 SF



NO. 3 – 70 SF

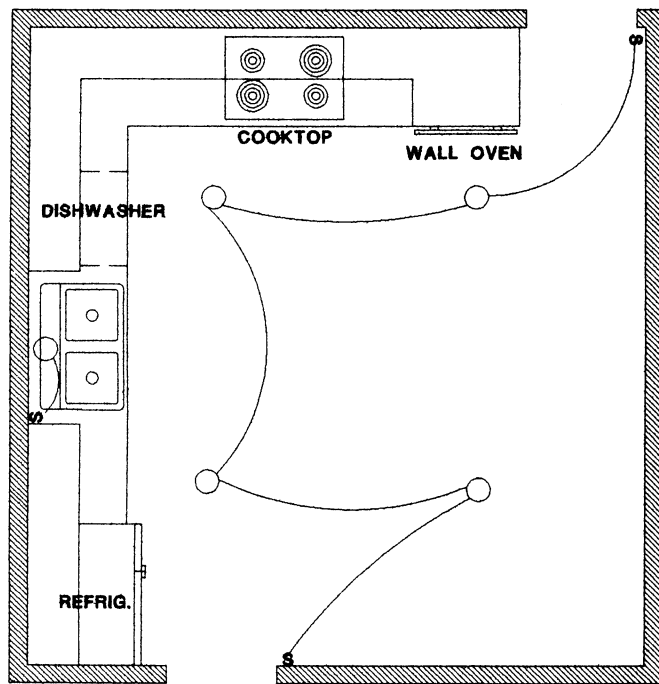


NO. 4 – 70 SF

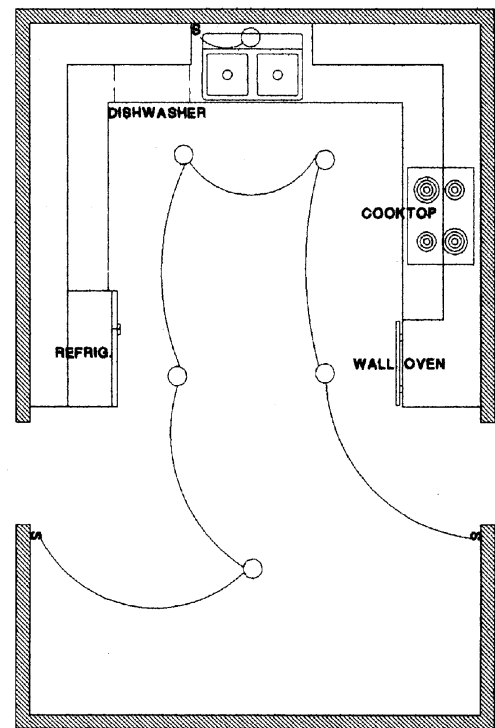
SMALL KITCHENS

REMODEL EXISTING KITCHEN				INSTALL NEW KITCHEN						
Prepare plans and obtain permit, permit fee cost not included				Prepare plans and obtain permit, permit fee cost not included						
Tear out existing kitchen cabinets, countertops, sink, floor covering, stove and refrigerator and remove to outside				Install 1/2" drywall on walls and ceiling, taped and finished						
Repair minor drywall damage										
Furnish and install wall and base cabinets with drawer and door hardware, including 36" sink base				Furnish and install wall and base cabinets with drawer and door hardware, including 36" sink base						
Laminate countertops with 4" backsplash and sink cutout				Laminate countertops with 4" backsplash and sink cutout						
24" x 21" single bowl stainless steel sink with single lever faucet, furnished and installed in existing sink location				24" x 21" single bowl stainless steel sink with single lever faucet, furnished and installed within 5 feet of existing stack						
Replace switches and lights in existing locations as necessary				Switches and lights as shown Duplex outlets to code Appliance outlet 220-V range outlet						
Furnish and install electric range in same location, 30" white, builder grade with ductless range hood				Furnish and install electric range, including dedicated circuit as necessary, 30" white, builder grade with ductless range hood						
1/2 HP disposer on existing circuit and plumbing				1/2 HP disposer on new circuit and plumbing						
Dishwasher on existing circuit and plumbing				Dishwasher on new circuit and plumbing						
16 CF refrigerator, double door, top freezer, frost free, white, builder grade				16 CF refrigerator, double door, top freezer, frost free, white, builder grade						
Install 3/8" plywood underlayment and sheet vinyl laid in adhesive, including 4" vinyl base and corners				Install 3/8" plywood underlayment and sheet vinyl laid in adhesive, including 4" vinyl base and corners						
Prime room as necessary and paint with 2 coats top quality semi-gloss enamel				Prime entire room and paint with 2 coats top quality semi-gloss enamel						
Remove old cabinets, fixtures, appliances and trash from premises and final clean-up, dumping fee not included				Remove trash from premises and final clean-up, dumping fee not included						
SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MODIFICATION		S1
				MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
REMODEL KITCHEN	Remodel builder quality kitchen	No. 1	EA	---	---	---	---			800
		No. 2	EA	---	---	---	---			801
		No. 3	EA	---	---	---	---			802
		No. 4	EA	---	---	---	---			803
INSTALL NEW KITCHEN	Install new builder quality kitchen	No. 1	EA	---	---	---	---			810
		No. 2	EA	---	---	---	---			811
		No. 3	EA	---	---	---	---			812
		No. 4	EA	---	---	---	---			813

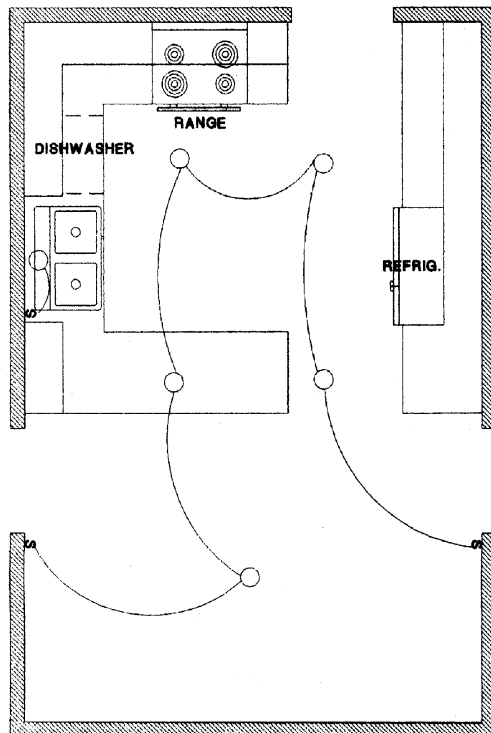
LARGE KITCHENS



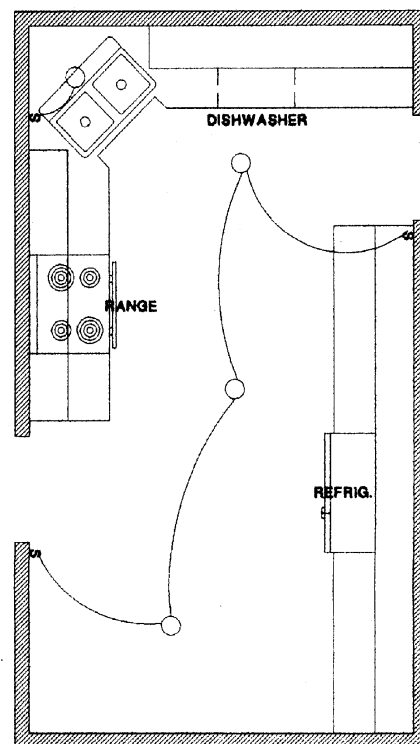
NO. 1 – 175 SF



NO. 2 – 216 SF



NO. 3 – 216 SF

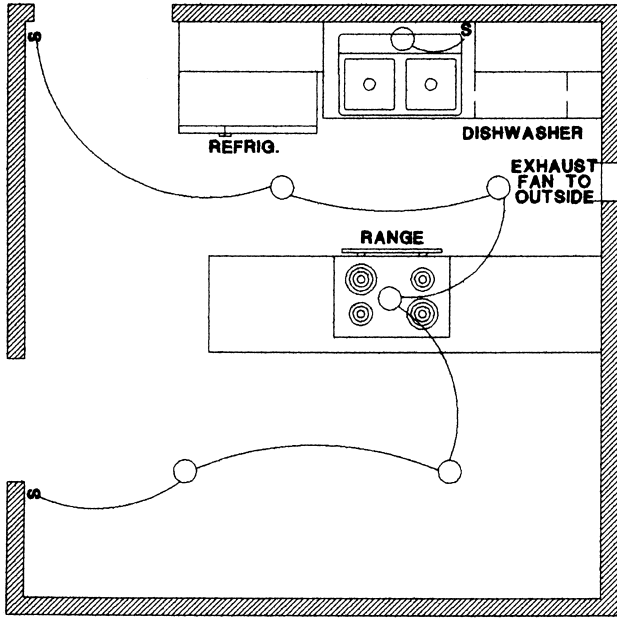


NO. 4 – 180 SF

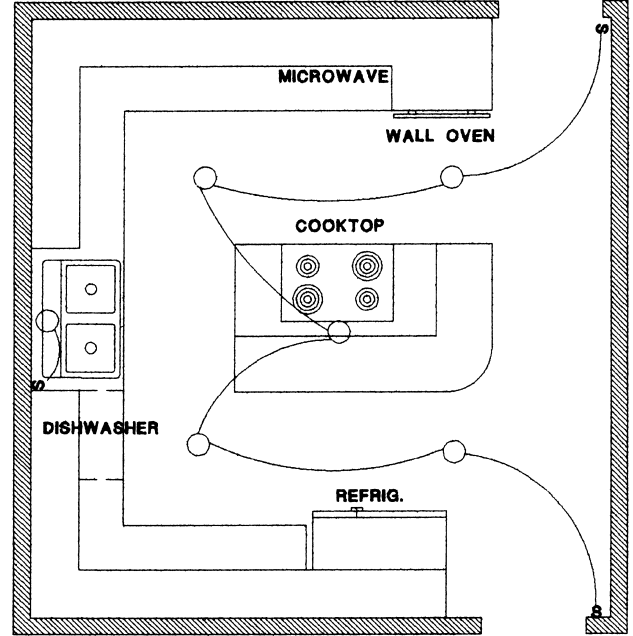
LARGE KITCHENS

REMODEL EXISTING KITCHEN				INSTALL NEW KITCHEN						
Prepare plans and obtain permit, permit fee cost not included				Prepare plans and obtain permit, permit fee cost not included						
Tear out existing kitchen cabinets, countertops, sink, floor covering, stove and refrigerator and remove to outside				Install 1/2" drywall on walls and ceiling, taped and finished						
Repair minor drywall damage										
Furnish and install wall and base cabinets with drawer and door hardware, including 36" sink base				Furnish and install wall and base cabinets with drawer and door hardware, including 36" sink base						
Laminate countertops with 4" backsplash and sink cutout				Laminate countertops with 4" backsplash and sink cutout						
24" x 21" single bowl stainless steel sink with single lever faucet, furnished and installed in existing sink location				24" x 21" single bowl stainless steel sink with single lever faucet, furnished and installed within 5 feet of existing stack						
Replace switches and lights in existing locations as necessary				Switches and lights as shown Duplex outlets to code Appliance outlet 220-V range outlet						
Furnish and install electric range in same location, 30" white, builder grade with ductless range hood				Furnish and install electric range, including dedicated circuit as necessary, 30" white, builder grade with ductless range hood						
1/2 HP disposer on existing circuit and plumbing				1/2 HP disposer on new circuit and plumbing						
Dishwasher on existing circuit and plumbing				Dishwasher on new circuit and plumbing						
16 CF refrigerator, double door, top freezer, frost free, white, builder grade				16 CF refrigerator, double door, top freezer, frost free, white, builder grade						
Install 3/8" plywood underlayment and sheet vinyl laid in adhesive, including 4" vinyl base and corners				Install 3/8" plywood underlayment and sheet vinyl laid in adhesive, including 4" vinyl base and corners						
Prime room as necessary and paint with 2 coats top quality semi-gloss enamel				Prime entire room and paint with 2 coats top quality semi-gloss enamel						
Remove old cabinets, fixtures, appliances and trash from premises and final clean-up, dumping fee not included				Remove trash from premises and final clean-up, dumping fee not included						
SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MODIFICATION		S1
				MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
REMODEL KITCHEN	Remodel builder quality kitchen	No. 1	EA	---	---	---	---			820
		No. 2	EA	---	---	---	---			821
		No. 3	EA	---	---	---	---			822
		No. 4	EA	---	---	---	---			823
INSTALL NEW KITCHEN	Install new builder quality kitchen	No. 1	EA	---	---	---	---			830
		No. 2	EA	---	---	---	---			831
		No. 3	EA	---	---	---	---			832
		No. 4	EA	---	---	---	---			833

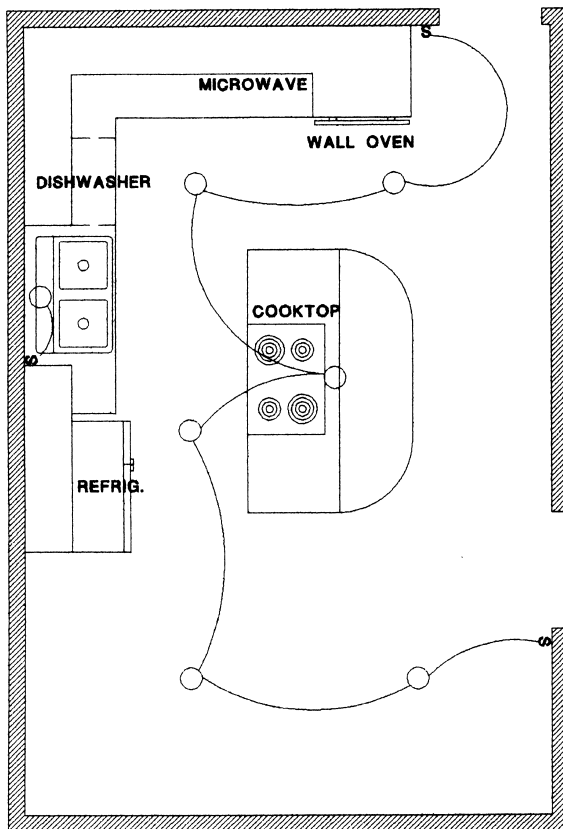
ISLAND KITCHENS



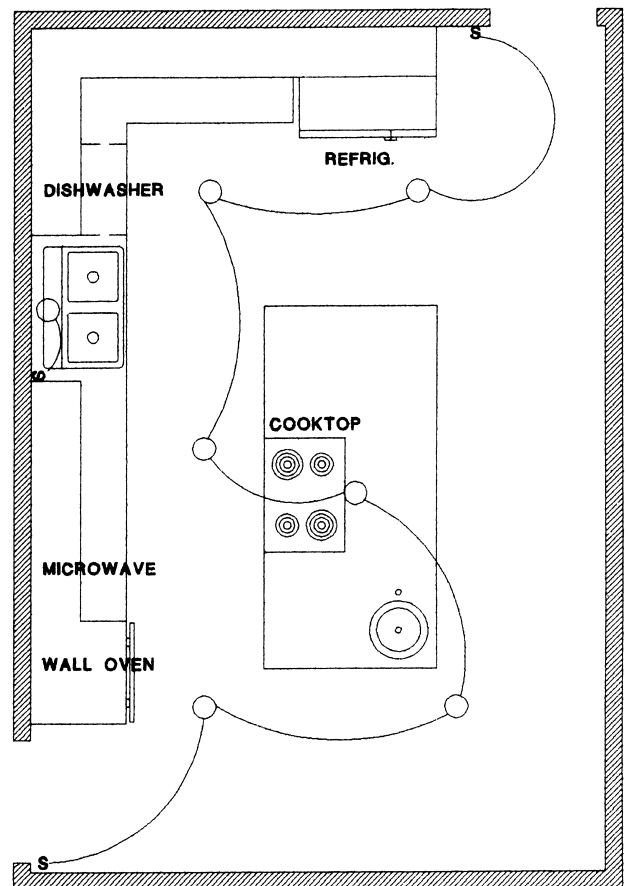
NO. 1 – 156 SF



NO. 2 – 175 SF



NO. 3 – 216 SF



NO. 4 – 231 SF

REMODEL EXISTING KITCHEN				INSTALL NEW KITCHEN						
Prepare plans and obtain permit, permit fee cost not included				Prepare plans and obtain permit, permit fee cost not included						
Tear out existing kitchen cabinets, countertops, sink, floor covering, stove and refrigerator and remove to outside				Install 1/2" drywall on walls and ceiling, taped and finished						
Repair minor drywall damage										
Furnish and install wall and base cabinets, including island base and 36" sink base with drawer and door hardware				Furnish and install wall and base cabinets, including island base and 36" sink base with drawer and door hardware						
Laminate countertops with 4" backsplash and sink cutouts				Laminate countertops with 4" backsplash and sink cutouts						
32" x 21" double bowl stainless steel sink with single lever faucet				32" x 21" double bowl stainless steel sink with single lever faucet furnished and installed within 5 feet of existing stack						
15" x 15" bar sink with bar faucet (kitchen no. 4) furnished and installed in existing sink location				15" x 15" bar sink with bar faucet (kitchen no. 4) furnished and installed within 5 feet of existing stack						
Replace switches and lights in existing locations as necessary				Switches and lights as shown Duplex outlets to code Appliance outlet 220-V range outlet						
Furnish and install electric cooktop with downdraft ducted exhaust and electric wall oven in same location 30" built-in microwave oven 1/2 HP disposer on existing circuit and plumbing Dishwasher on existing circuit and plumbing 16 CF refrigerator, double door, top freezer, frost free, white, builder grade				Furnish and install electric cooktop with downdraft ducted exhaust and electric wall oven, including dedicated circuit as necessary 30" built-in microwave oven 1/2 HP disposer on new circuit and plumbing Dishwasher on new circuit and plumbing 16 CF refrigerator, double door, top freezer, frost free, white, builder grade						
Install 3/8" plywood underlayment and sheet vinyl laid in adhesive, including 4" vinyl base and corners				Install 3/8" plywood underlayment and sheet vinyl laid in adhesive, including 4" vinyl base and corners						
Prime room as necessary and paint with 2 coats top quality semi-gloss enamel				Prime entire room and paint with 2 coats top quality semi-gloss enamel						
Remove old cabinets, fixtures, appliances and trash from premises and final clean-up, dumping fee not included				Remove trash from premises and final clean-up, dumping fee not included						
SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MODIFICATION		S1
				MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
REMODEL KITCHEN	Remodel builder quality kitchen	No. 1	EA	---	---	---	---			840
		No. 2	EA	---	---	---	---			841
		No. 3	EA	---	---	---	---			842
		No. 4	EA	---	---	---	---			843
INSTALL NEW KITCHEN	Install new builder quality kitchen	No. 1	EA	---	---	---	---			850
		No. 2	EA	---	---	---	---			851
		No. 3	EA	---	---	---	---			852
		No. 4	EA	---	---	---	---			853

KITCHEN -- EXTRAS AND ALLOWANCES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MODIFICATION		S1
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
ADDITIONAL AREA	Additional floor, wall and ceiling area for kitchen (additional cabinets and appliances may require additional floor space)	SF	---	---	---	---			900
	SF = Floor area of additional space								
SUBSTITUTE CABINET QUALITY	Substitute economy quality cabinets								
	Small kitchen 1 DEDUCT	EA	---	--	---	---			920
	2 DEDUCT	EA	---	--	---	---			921
	3 DEDUCT	EA	---	--	---	---			922
	4 DEDUCT	EA	---	--	---	---			923
	Large kitchen 1 DEDUCT	EA	---	--	---	---			925
	2 DEDUCT	EA	---	--	---	---			926
	3 DEDUCT	EA	---	--	---	---			927
	4 DEDUCT	EA	---	--	---	---			928
	Island kitchen 1 DEDUCT	EA	---	--	---	---			930
	2 DEDUCT	EA	---	--	---	---			931
	3 DEDUCT	EA	---	--	---	---			932
	4 DEDUCT	EA	---	--	---	---			933
	Substitute premium quality cabinets								
	Small kitchen 1 ADD	EA	---	--	---	---			935
	2 ADD	EA	---	--	---	---			936
	3 ADD	EA	---	--	---	---			937
	4 ADD	EA	---	--	---	---			938
	Large kitchen 1 ADD	EA	---	--	---	---			940
	2 ADD	EA	---	--	---	---			941
	3 ADD	EA	---	--	---	---			942
	4 ADD	EA	---	--	---	---			943
	Island kitchen 1 ADD	EA	---	--	---	---			945
	2 ADD	EA	---	--	---	---			946
	3 ADD	EA	---	--	---	---			947
	4 ADD	EA	---	--	---	---			948
ADD OR OMIT CABINETS	Add or omit base cabinets								
	Economy ADD or DEDUCT	LF	---	---	---	---			910
	Builder ADD or DEDUCT	LF	---	---	---	---			911
	Premium ADD or DEDUCT	LF	---	---	---	---			912
	LF = Front of cabinets								
	Add or omit wall cabinets								
	Economy ADD or DEDUCT	LF	---	---	---	---			913
	Builder ADD or DEDUCT	LF	---	---	---	---			914
	Premium ADD or DEDUCT	LF	---	---	---	---			915
	LF = Front of cabinets								
BROOM CLOSET	Substitute 18" x 24" broom closet for base and wall cabinets								
	Economy ADD	EA	---	--	---	---			916
	Builder ADD	EA	---	--	---	---			917
	Premium ADD	EA	---	--	---	---			918
	Add 18" x 24" broom closet ADD	EA	---	---	---	---			919

KITCHEN -- EXTRAS AND ALLOWANCES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MODIFICATION		S1
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
COUNTERTOP	Substitute countertop with 4" backsplash								
	Corian ADD	LF	---	---	---	---			. 950
	Butcher block ADD	LF	---	---	---	---			. 951
	Ceramic tile ADD	LF	--	---	---	---			. 952
BULKHEAD	Drywall bulkhead from ceiling to wall cabinets, moulding at joint ADD	LF	---	---	---	---			. 953
PLUMBING	Substitute 33" x 21" cast iron porcelain finished double bowl sink for specified stainless steel single bowl ADD	EA	---	--	---	---			. 960
	Add icemaker to factory equipped refrigerator ADD	EA	---	---	---	---			. 961
	Install instant hot at sink, including electrical hookup ADD	EA	---	---	---	---			. 962
	Extend existing plumbing and rough in for kitchen sink, over five feet from existing sink	LF	---	---	---	---			. 963
ELECTRICAL	LF = Total distance from existing sink								
	Additional light and switch (does not include cost of fixture) ADD	EA	---	---	---	---			. 970
	Additional duplex outlet ADD	EA	---	---	---	---			. 971
	Substitute dimmer switch for specified light and switch ADD	EA	---	---	---	---			. 972
FLOOR	Substitute kitchen floor covering								
	Ceramic tile ADD	SF	---	---	---	---			. 980
	12" x 12" marble ADD	SF	---	---	---	---			. 981
	T&G select oak flooring, sanded and finished ADD	SF	---	---	---	---			. 982
	12" x 12" slate ADD	SF	---	---	---	---			. 983

SPECIFICATIONS									
PLANS AND PERMIT	Prepare plans and obtain permits as required, permit fee cost not included								
CONCRETE AND MASONRY	Excavate to 36" below grade, form and pour continuous concrete footings with rebar Block foundation wall on footings to 18" above grade, backfill and rough grade as required 4" thick concrete floor slab over gravel base								
WALL FRAMING	4" x 4" pressure treated fir or pine posts, 6'-0" OC 4" x 10" headers on posts at porch perimeter 2" x 4" studs on gable end with 1/2" plywood sheathing								
ROOF FRAMING	Gable type roof with 12" overhang, rafters and ceiling joists as required 1/2" CDX plywood roof sheathing								
ROOF COVERING, GUTTERS, FLASHING	#215 fiberglass shingles over #15 felt paper Aluminum gutters and downspouts Aluminum flashing where roof joins existing house								
EXTERIOR TRIM	Trim headers three sides with tight knot pine or fir Tight knot pine or fir fascia and soffit Rake and rake moulding on gable end								
SIDING	Vinyl siding on gable end								
CEILING	Finish porch ceiling with 5/8" x 4" fir beaded ceiling with 3/4" ceiling cove moulding at header intersections								
CLEAN-UP	Remove trash from premises, dumping fee not included								
	No painting								
	<i>For PORCH ENCLOSURE, see CONVERSION -- OPEN PORCH TO ROOM, Page 55</i>								
SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MODIFICATION		S2
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
OPEN PORCH	As specified	EA	---	---	---	---			.000
	SF = Porch floor	PLUS SF	---	---	---	---			.001

OPEN PORCH -- EXTRAS AND ALLOWANCE

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MODIFICATION		S2
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
DIFFERENT FOOTING DEPTH	<i>Depth of Bottom of Footing Below Grade</i>								
	12" DEDUCT	LF	---	---	---	---			. 010
	24" DEDUCT	LF	---	---	---	---			. 011
	48" ADD	LF	---	---	---	---			. 012
	LF = Footings								
SUBSTITUTE FLOOR SYSTEM	Substitute mudsill, floor joists and 3/4" T&G fir or pine porch flooring for specified concrete ADD	SF	---	---	---	---			. 015
	SF = Porch floor								
DOOR	Remove existing window and wall under and install 2-8 x 6-8 three panel, 4 lights 1-3/4" door, fully trimmed, from house to porch ADD	EA	---	---	---	---			. 020
	Break through existing house wall and install 2-8 x 6-8 three panel, 4 lights 1-3/4" door, fully trimmed, from house to porch								
	Frame wall ADD	EA	---	---	---	---			. 021
	Brick & frame ADD	EA	---	---	---	---			. 022
	Brick & block ADD	EA	---	---	---	---			. 023
SCREEN	Aluminum screening on existing posts with panel strips ADD	SF	---	---	---	---			. 024
	SF = Screen area								
SCREEN DOOR, WOOD	Wood frame screen door with aluminum screening, including all necessary hardware for in- stallation ADD	EA	---	---	---	---			. 025

BASEMENT RECREATION ROOM

SPECIFICATIONS									
PLANS AND PERMIT	Prepare plans and obtain permits as required, permit fee cost not included								
WALL FRAMING	1" x 3" furring, 16" OC, and/or 2" x 3" studding, 16" OC, on four walls								
DOOR	One 2-6 x 6-8 x 1-3/8" hollow core flush door, including hardware and prefinished trim both sides								
ELECTRICAL	Duplex outlets to national code								
	One recessed ceiling fixture and switch								
WALLS	1/4" prefinished paneling on four walls @ \$20.00 per sheet								
TRIM	On paneling: 3-1/2" prefinished clam base and 1-5/8" prefinished ceiling moulding								
	Trim one existing window with plywood or drywall and wood corner guard								
CEILING	1" x 3" furring across joists, 12" OC, and 12" x 24" plain white ceiling tile @ .40 PSF retail								
FLOOR COVERING	Carpet and pad, carpet @ \$12/yd								
CLEAN-UP	Remove trash from premises, dumping fee not included								
	No painting								
SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MODIFICATION		S2
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
RECREATION ROOM	As specified	EA	---	---	---	---			.030
	SF = Floor area	PLUS SF	---	---	---	---			.031

RECREATION ROOM -- EXTRAS AND ALLOWANCES

[illegible]

CONVERSION -- ATTACHED GARAGE TO ROOM

SPECIFICATIONS	
PLANS AND PERMIT	Prepare plans and obtain permits as required, permit fee cost not included
TEAR-OUT	Remove existing overhead garage door and trim
FLOOR FRAMING	Build up a level floor above existing concrete with 2" x 4", 2" x 6" or 2" x 8" sleepers, 16" OC 3/4" T&G fir plywood subfloor, glued and nailed
WALL FRAMING	Frame in for three windows in existing garage door opening with 2" x 4" studs and 1/2" CDX plywood sheathing Furr existing house wall with 1" x 3" furring
SIDING	8" horizontal vinyl siding, insulated, below window opening
WINDOWS	Three wood double hung, double glazed windows and frames, fully trimmed Trim two existing windows with casings, stools and stool caps
HEATING	Extend heat from main system with warm air heat ducts or electric baseboard
ELECTRICAL	Duplex wall outlets to code on existing service
INSULATION	3-1/2" fiberglass blanket insulation in exterior walls 6" fiberglass blanket insulation in floor and ceiling
INTERIOR WALLS	1/2" drywall on four walls, taped and finished ready for painting
CEILING COVERING	1/2" drywall, taped and finished ready for painting
INTERIOR TRIM	3-1/2" base and shoe moulding on all four walls
FLOOR COVERING	Carpet and pad, carpet @ \$12/yd
CLEAN-UP	Remove trash from premises, dumping fee not included
	No painting

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MODIFICATION		S2
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
CONVERT GARAGE TO ROOM	As specified above	EA PLUS	---	---	---	---			.040
	SF = Square foot floor area of new room	SF	---	---	---	---			.041
	Add or omit trimming one wood double hung window ADD or DEDUCT	EA	---	---	---	---			.042
	Install additional vinyl siding on front, including removing existing siding ADD	SF	---	---	---	---			.043
	SF = Additional siding								
	Underpin existing slab and intermediate points with 24" x 24" concrete footings 48" below grade ADD	EA	---	---	---	---			.044

CONVERSION -- OPEN PORCH TO ROOM (PORCH ENCLOSURE

SPECIFICATIONS

PLANS AND PERMIT	Prepare plans and obtain permits as required, permit fee cost not included
TEAR-OUT	Remove existing corner, end and intermediate posts, porch screening and ceiling covering Install temporary support for roof structure
FLOOR FRAMING	Build up a level floor above existing concrete or wood deck with 2" x 4", 2" x 6" or 2" x 8" sleepers, 16" OC 3/4" T&G fir plywood subfloor, glued and nailed
WALL FRAMING	2" x 4" studs, 16" OC, and 1/2" CDX plywood sheathing at porch perimeter Furr existing house wall with 1" x 3" furring
SIDING	8" horizontal vinyl siding, insulated
WINDOWS	One 2-8 x 4-6 wood double hung, double glazed window for each 100 SF of living area, fully trimmed
HEATING	Extend heat from main system with warm air heat ducts or electric baseboard
ELECTRICAL	Duplex wall outlets to code on existing service
INSULATION	3-1/2" fiberglass blanket insulation in exterior walls 6" fiberglass blanket insulation in floor and ceiling
INTERIOR WALL COVERING	1/2" drywall on walls, taped and finished ready for painting
CEILING COVERING	1/2" drywall, taped and finished ready for painting
INTERIOR TRIM	3-1/2" base and shoe moulding on all four walls
FLOOR COVERING	Carpet and pad, carpet @ \$12/yd
CLEAN-UP	Remove trash from premises, dumping fee not included
	No painting

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MODIFICATION		S2
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
CONVERT OPEN PORCH TO ROOM	As specified above	EA PLUS	---	---	---	---			.050
	SF = Square foot floor area of new room	SF	---	---	---	---			.051
EXTRAS AND ALLOWANCES	Add or omit one wood double hung window ADD or DEDUCT	EA	---	---	---	---			.052
	Underpin existing concrete slab and intermediate points with 24" x 24" concrete footings 48" below grade ADD	EA	---	---	---	---			.053
	Omit removal of porch flooring DEDUCT	SF	--	---	---	---			.054
	SF = Flooring								

CONVERSION -- SINGLE APARTMENT

SPECIFICATIONS

	<i>Convert single floor (or basement) of existing house to single apartment as specified below:</i>
PLANS AND PERMIT	Prepare plans and obtain permits as required, permit fee cost not included
TEAR-OUT	Remove existing non-bearing walls Remove wall covering from bearing walls
FRAMING	Frame interior partitions according to plan Furr exterior walls with 1" x 3" furring strips
DOORS	New paint grade interior flush doors, 1-3/8" Trim doors with ranch casing
WINDOWS	Re-trim windows with ranch casing, stop, stool and apron
PLUMBING	Full bath with lavatory, tub and w.c., plumbing for kitchen sink and disposal
HEATING & AIR CONDITIONING	Separate forced air heat and cooling system, electric or gas, including ductwork and registers
ELECTRICAL	150-amp service with circuit breakers, wire apartment to code, including wall outlets, switches, fixtures, kitchen appliance outlets
INSULATION	Insulate exterior wall with aluminum foil on furring strips
INTERIOR WALLS AND CEILINGS	1/2" drywall on all walls, 5/8" drywall on all ceilings: Tape and finish 3 coats and sand, ready for painting Ceramic tile with mastic 6 feet above floor in bathtub area only
MILLWORK, TRIM	Ranch base and oak shoe throughout Linen closet 24" deep, 36" wide with full depth shelves Closet trim in bedroom closet
CABINETS AND APPLIANCES	10 LF of upper and lower kitchen cabinets (range, sink and refrigerator areas included in measurement) Countertop with stainless steel sink and disposal New gas or electric range New 30-gallon gas or electric hot water heater Duct type kitchen fan, hood and vent to outside Bathroom fan, vented to outside
SPECIALTIES	Hinged door medicine cabinet with two fluorescent lights Paper holder and towel bar in bathroom
FLOOR	Vinyl composition tile in kitchen, ceramic tile in bathroom, and \$12/yd carpet with pad in all other rooms
PAINTING	Paint all walls and ceilings, 2 coats flat paint Paint all trim, bath and kitchen, with 2 coats semi-gloss
CLEAN-UP	Clean up all rubbish during and at completion of job and remove to dumping ground within five miles Dumpster and dumping fee not included

CONVERSION -- SINGLE APARTMENT

[illegible]

CONVERSION -- FULL HOUSE TO APARTMENTS

SPECIFICATIONS

	<i>Convert existing one-family house to flats (basement unfinished) according to the following specifications:</i>
PLANS AND PERMIT	Prepare plans and obtain permits as required, permit fee cost not included
TEAR-OUT AND DEMOLITION	Gut interior, leaving only studs, floors, stairs and chimney Remove all plumbing, heating system, wiring and all plaster except on inside of exterior masonry walls
MASONRY	Install new flue in existing chimney: Tear out portion of chimney from inside house, install new terra cotta flue lining, re-brick
FRAMING	Re-build stud partitions according to plans
ROOFING, GUTTERS	Install new aluminum gutters and downspouts
DOORS	New exterior door, 3-0 x 6-8, solid core, flush Solid core 1-3/4" doors at entrance and rear of each apartment New interior doors, birch flush, 1-3/8" Solid core 1-3/4" door on furnace room enclosure Trim all doors with ranch casing and stops
WINDOWS	Re-trim all windows with ranch casing, stops, stool and apron
PLUMBING	In each apartment: Bathroom with lavatory, tub and w.c., and kitchen plumbing with new water piping and stack
HEATING & AIR CONDITIONING	New forced air heat and cooling system, electric or gas, including humidifier, all ductwork, registers for each apartment (If heating by gas, vent to outside)
ELECTRICAL	Separate 100-amp service for each apartment with circuit breakers Re-wire house to code, including wall outlets, switches, fixtures
INSULATION	6" blanket insulation in top floor ceiling 3-1/2" blanket insulation between floors Aluminum foil insulation on furred exterior wall
INTERIOR WALLS AND CEILINGS	5/8" firecode drywall on entire basement ceiling, walls of furnace enclosures, basement beams and columns, hallways 1/2" drywall on all other walls and ceilings, all drywall finished, 3 coats, ready for painting Ceramic tile on walls of baths, 4 feet above the floor (6 feet above in bathtub areas)
MILLWORK, TRIM, STAIRS	Ranch base and oak shoe throughout house Linen closet 24" deep, 36" wide in each apartment Closet trim in all bedroom closets Repair main stairs, replace handrails, balusters, etc. New stairs to basement, or eliminate and close in opening

CONVERSION -- FULL HOUSE TO APARTMENTS

SPECIFICATIONS

CABINETS & APPLIANCES	<i>Specifications for full house conversion, continued:</i>	
	Install in each apartment:	
	12 LF of upper and lower kitchen cabinets (range, sink and refrigerator areas included in measurement)	
	Broom cabinet	
	Countertop, stainless steel sink, disposal	
	New gas or electric range	
	New gas or electric hot water heater	
SPECIALTIES	Duct type kitchen fan and hood, vented to outside	
	Hinged door medicine cabinets in bathroom with fluorescent lights each side of mirror	
FLOOR COVERING	Ceramic tile floor in bathrooms	
	Inlaid roll flooring in kitchens	
	\$12/yd carpet with pad in other rooms	
PAINTING	Paint exterior trim, cornice, windows, doors, two coats	
	Paint interior walls and ceilings, doors, trim, two coats	
CLEAN-UP AND HAULING	Chute demolition rubbish to truck from building	
	Clean up trash during and at completion of job	
	Dumpster and dumping fee not included	

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MODIFICATION		S2
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
FULL HOUSE CONVERSION	Two story house (2 apartments)	EA	---	---	---	---			.070
		PLUS SF	---	---	---	---			.071
	Three story house (3 apartments)	EA	---	---	---	---			.072
		PLUS SF	---	---	---	---			.073
	Four story house (4 apartments)	EA	---	---	---	---			.074
ALLOWANCES		PLUS SF	---	---	---	---			.075
	SF = Total living area of house								
	Eliminate furring and foil insulation and install 4" blanket insulation on existing exterior stud walls DEDUCT	SF	---	---	---	---			.076
	SF = Walls								
	Eliminate furring, insulation and drywall on existing plastered exterior walls — patch existing plaster where required DEDUCT	SF	---	---	---	---			.077
	SF = Walls								

RENOVATION -- FULL HOUSE

SPECIFICATIONS

PLANS AND PERMIT	<p><i>Renovate complete house according to the following specifications:</i></p> <p>Prepare plans and obtain permits as required, permit fee cost not included</p>
TEAR-OUT AND DEMOLITION	<p>Gut interior, leaving only studs, floors, stairs and chimney</p> <p>Remove all plumbing, heating system, wiring and all plaster except on inside of exterior masonry walls</p>
MASONRY	<p>Install new flue in existing chimney: Tear out portion of chimney from inside house, install new terra cotta flue lining, re-brick</p>
FRAMING	<p>Re-build stud partitions according to plans</p> <p>Furr exterior walls</p>
ROOFING, GUTTERS	<p>Install new aluminum gutters and downspouts</p>
DOORS	<p>New exterior door, 3-0 x 6-8, solid core, flush, 1-3/4"</p> <p>New rear door, 2-8 x 6-8, two panels, four lights, 1-3/4"</p> <p>New pre-hung interior doors, flush, 1-3/8"</p> <p>Trim all doors with ranch casing and stop, including all hardware</p>
WINDOWS	<p>Re-trim all windows with ranch casing, stops, stool and apron</p>
PLUMBING	<p>Powder room with lavatory and w.c.</p> <p>Two baths with lavatory, tub and w.c.</p> <p>New kitchen sink and disposal</p> <p>All new plumbing pipes throughout house</p> <p>New gas or electric hot water heater</p>
HEATING & AIR CONDITIONING	<p>New forced air heat and cooling system, electric or gas, including humidifier, all ductwork, registers</p>
ELECTRICAL	<p>Heavy up service to 200 amps with circuit breakers</p> <p>Re-wire house to code, Including outlets, switches, fixtures</p>
INSULATION	<p>6" blanket insulation in top floor ceiling</p> <p>Aluminum foil insulation on furred exterior wall</p>
INTERIOR WALLS AND CEILINGS	<p>1/2" drywall on all walls and ceilings, finished 3 coats, ready for painting</p> <p>Ceramic tile on walls of two baths, 4 feet above the floor and 6 feet above the floor in bathtub area</p>
MILLWORK, TRIM, STAIRS	<p>Ranch base and oak shoe throughout house</p> <p>Linen closet 24" deep, 36" wide with shelves full depth of closet</p> <p>Closet trim in all bedroom closets</p> <p>Repair main stairs, replace handrails and balusters</p>

SPECIFICATIONS									
CABINETS & APPLIANCES	Specifications for full house renovation, continued:								
	15 LF of upper and lower kitchen cabinets (range, sink and refrigerator areas included in measurement)								
	Broom cabinet								
	Countertop, stainless steel sink, disposal								
	New gas or electric range								
	Refrigerator								
	Duct type kitchen fan and hood, vented to outside								
SPECIALTIES	Clothes washer/dryer								
	Hinged door medicine cabinets in bathrooms and powder room with fluorescent lights each side of mirrors								
FLOOR COVERING	Ceramic tile floor in bathrooms								
	Vinyl composition tile in powder room and kitchen								
	\$12/yd carpet with pad in other rooms								
PAINTING	Paint exterior trim, cornice, windows, doors, two coats								
	Paint interior walls and ceilings, doors, trim, two coats								
CLEAN-UP AND HAULING	Chute demolition rubbish to truck from building								
	Clean up trash during and at completion of job								
	Dumpster and dumping fee not included								
SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MODIFICATION		S2
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
FULL HOUSE RENOVATION	One story house, 2 baths	EA	---	---	---	---			.080
		PLUS SF	---	---	---	---			.081
	Two story house, powder room and 2 baths	EA	---	---	---	---			.082
		PLUS SF	---	---	---	---			.083
	Three story house, powder room and 4 baths	EA	---	---	---	---			.084
SF = Total living area of house (not including basement unless it includes finished living area)	PLUS SF	---	---	---	---			.085	
ALLOWANCES	Eliminate furring and foil insulation and install 3-1/2" blanket insulation on existing exterior stud walls DEDUCT	SF	---	---	---	---			.086
	SF = Walls								
	Eliminate furring, insulation and drywall on existing plastered exterior walls — patch existing plaster where required DEDUCT	SF	---	---	---	---			.087
SF = Walls									

PORCH AND SLAB ALTERATIONS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S2
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
REMOVE ROOF AND FLOOR	<ul style="list-style-type: none">Remove existing wood porch, including all roof and floor framing and steps, remove debris from premisesPatch brickwork on front where wood beams attach to house, toothing in to match existing brickwork as closely as possibleDig, form and pour reinforced concrete platform with 4-0 wide steps SF = Top surface new platform and steps	EA	---	---	---	---			100
		PLUS SF	---	---	---	---			101
REMOVE ROOF	Remove existing porch roof, including support posts and screening — patch brickwork on front where roof attaches to house, toothing in to match existing as closely as possible SF = Porch roof	EA	---	---	---	---			102
		PLUS SF	---	---	---	---			103
REPLACE RAILING	Remove existing wood railing, install economy grade ornamental iron railing LF = Railing	LF	---	---	---	---			110
REMOVE FLOOR AND REPLACE	Remove existing porch floor, leaving pillars to support roof, remove debris from premises — dig, form and pour reinforced concrete platform with 4-0 wide steps SF = Top surface new platform and steps	EA	---	---	---	---			104
		PLUS SF	---	---	---	---			105
REPAIR METAL PLATFORM	Weld broken parts to metal porch, level platform, steps and railing and anchor in place	EA	---	---	---	---			111
MUDJACK	Raise existing settled concrete walkway or slab by filling void under with pumped concrete grout: <ul style="list-style-type: none">Drill holes in concrete slabPump concrete grout under pressure through holes, filling void under slab and compacting earth belowWhen slab raised as much as 8" to original level, patch drilled holes with mortar mix SF = Slab	EA	---	---	---	---			112
		PLUS SF	---	---	---	---			113

AREAWAY AND DRAINAGE

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S2
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
AREAWAY FOR BASEMENT APARTMENT	<ul style="list-style-type: none"> Dig out and remove dirt as required for areaway 5 feet deep and up to 18 feet wide Pour concrete footings for 8" masonry wall Form and pour reinforced (6 x 6 wwm) concrete slab 4" thick with basement drain connected with sewer Install concrete steps to grade, up to 8 steps 4 feet wide Install 4" brick and 4" block wall with top Rolok course around perimeter of areaway wall extending from footings to grade 	EA	---	---	---	---			120
		PLUS SF	---	---	---	---			121
	SF = Areaway floor								
CLEAR AREAWAY	Remove obstruction from basement areaway drain	EA	--	---	---	---			122
WEEP HOLES IN EXISTING RETAINING WALL	<ul style="list-style-type: none"> Cut 3" x 3" hole in existing retaining wall Dig out to hole behind wall and install 1 CF crushed stone Grout in 3" plastic pipe 								
		8" brick & block	EA	---	---	---			123
		12" brick & block	EA	---	---	---			124
		12" solid block	EA	---	---	---			125
	EA = Each weephole								
FRENCH DRAIN	<ul style="list-style-type: none"> Break concrete basement floor along inside of footings and excavate to depth of footings Install plastic pipe along inside of footings with 1/8" slope to sump in basement floor Discharge water with 1/3 HP sump pump to storm sewer or outside to daylight Backfill and patch floor 	EA	---	---	---	---			130
		PLUS LF	---	---	---	---			131
	LF = Footings								

FIREWALL, SOUND BARRIER, SHOWER PAN

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S2
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
FIREWALL AROUND BOILER AND HOT WATER HEATER	Build wall enclosing 6' x 8' space at end of existing basement <ul style="list-style-type: none"> 8" x 8" x 16" block or 2 x 4 stud wall and 5/8" firecode drywall both sides of wall Class B firedoor, approx. 2-6 x 6-8, with automatic closer 5/8" firecode drywall on ceiling, taped and spackled, fill in around pipes as thoroughly as possible 8" x 12" duct from furnace roof 10 feet or less to outside for ventilation Pull chain ceiling light 	EA	---	---	---	---			132
SOUND BARRIER	Install sound barrier between basement ceiling and first floor apartment with full thick blanket insulation, resilient channel 24" OC and 1/2" drywall, taped and spackled, ready for painting	SF	---	---	---	---			133
REPLACE LEAD SHOWER PAN	Replace existing lead pan in shower stall <ul style="list-style-type: none"> Tear out tile floor and walls up three rows from base Supply and install new drain assembly and cover Replace existing lead pan with vinyl or rubber pan Install new tile on floor and up three rows in mud, tile to match existing as closely as possible 	EA	---	---	---	---			134

CLOSE-IN

[illegible]

BREAK THROUGH WALLS FOR NEW DOORWAYS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S2
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
NEW DOOR IN EXTERIOR WALL	Break opening in existing frame wall, install header or lintel as required and install door, including frame, trim and hardware								
	Solid core birch, pre-hung, 3-0 x 6-8	EA	---	---	---	---			150
	Colonial six-panel, pre-hung, 3-0 x 6-8	EA	---	---	---	---			151
	4-light side or rear door, 2-8 x 6-8	EA	---	---	---	---			152
	Wood glider, builder quality, 6-0 x 6-8	EA	---	---	---	---			153
	Aluminum glider, 6-0 x 6-8	EA	---	---	---	---			154
	Same as above, remove existing window and wall under, omit header or lintel and install door DEDUCT	EA	---	---	---	---			155
	Same as above, in brick veneer wall ADD	EA	--	---	---	---			156
	Same as above, in brick and block wall ADD	EA	--	---	---	---			157
NEW DOOR IN INTERIOR WALL	Break through existing non-bearing interior wall and hang door in opening, including door, stops, trim, hinges and passage set								
	Birch flush, hollow core, 2-8 x 6-8	EA	---	---	---	---			160
	6 panel colonial, 2-8 x 6-8	EA	---	---	---	---			161
DOUBLE DOORS	Double doors: Double cost of one door and ADD	EA	---	---	---	---			162
	Same as above in load-bearing wall ADD	EA	---	---	---	---			163
REMOVE WALL AND MAKE CASED OPENING	Break through existing bearing or non-bearing wall and make new cased opening with jambs and 2 sides of door trim								
	Non-Bearing Wall								
	3-0 opening	EA	---	---	---	---			164
	6-0 opening	EA	---	---	---	---			165
	Bearing Wall								
	3-0 opening	EA	---	---	---	---			166
	6-0 opening	EA	---	---	---	---			167

OPEN UP WALLS AND DOOR ADJUSTMENTS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S2
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
REMOVE WALL AND MAKE OPENING	Break through existing load-bearing interior wall and make new opening with minimum of 6" wall showing on each side and 10" header showing above, patch walls, ceiling, mouldings and floor to match existing, 10 to 16 LF opening EA = Each job	EA	---	---	---	---			170
	Same as above, with flush ceiling and 6" minimum walls showing each side ADD	EA	---	---	---	---			171
	Same as above, with flush ceiling and flush walls ADD	EA	---	---	---	---			172
DOOR ADJUSTMENT	Cut off bottom of solid wood door for carpeting clearance Interior	EA	--	---	---	---			180
	Exterior	EA	--	---	---	---			181
	Cut off bottom rail of hollow core door and raise bottom rail inside the veneer	EA	--	---	---	---			182
	Re-set screws in hinges EA = Up to 3 hinges on one door	EA	--	---	---	---			183
	Sand or plane door to fit existing opening	EA	--	---	---	---			184
	Add hinge in middle of door to correct warp	EA	---	---	---	---			185
	Alter swing of door, re-using same hardware	EA	--	---	---	---			186
	Remove existing lockset and replace with new lockset without boring new holes Passage or privacy @ \$6	EA	---	---	---	---			187
ADJUST POCKET DOOR	Open wall, undercut, reset, adjust and lubricate pocket door, close wall with drywall and install new one-piece base and casing	EA	---	---	---	---			175
	For plastering wall above instead of drywall ADD	EA	---	---	---	---			176
	Substitute 1" x 4" base, OG and shoe in above close-in ADD	EA	---	---	---	---			177

NEW WINDOWS IN EXISTING WALLS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S2
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
REPLACE EXISTING DOOR WITH NEW WINDOW	<ul style="list-style-type: none"> Remove existing door and frame from frame wall Install new builder quality window and frame, not more than width of old door Close in below new window with studs, sheathing and beveled wood or aluminum siding 1/2" drywall, plaster or plywood paneling on inside of wall Install base and shoe on inside of wall to match existing as closely as possible 								
	Wood double hung, 3-0 x 4-6	EA	---	---	---	---			200
	Wood casement, 2-4 x 5-6	EA	---	---	---	---			201
	Wood slider, 3-0 x 3-6	EA	---	---	---	---			202
	Aluminum slider, 3-0 x 4-0	EA	---	---	---	---			203
	Same as above with different exterior walls								
	Brick veneer ADD	EA	--	---	---	---			204
	Brick & block ADD	EA	--	---	---	---			205
	Break opening in existing exterior frame wall, install header, patch opening including siding and interior wall covering and install new window								
	Wood double hung, 3-0 x 4-6	EA	---	---	---	---			210
NEW WINDOW IN EXISTING WALL	Wood casement, 2-4 x 5-6	EA	---	---	---	---			211
	Wood slider, 3-0 x 3-6	EA	---	---	---	---			212
	Aluminum slider, 3-0 x 4-0	EA	---	---	---	---			213
	Same as above with different exterior walls								
	Brick veneer ADD	SF	--	---	---	---			214
	Brick & block ADD	SF	--	---	---	---			215

WINDOW ALTERATIONS AND ADJUSTMENTS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S2
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
RE-SET WINDOW	Remove existing wood window, re-set and install new interior trim	EA	---	---	---	---			220
REPLACE GLASS	Remove old broken glass and putty and re-glaze wood window pane								
	Up to 8" x 12"	EA	---	---	---	---			221
	Up to 36" x 24"	EA	---	---	---	---			222
	Remove old broken glass and putty from metal window and re-glaze								
	With standard glass	EA	---	---	---	---			223
	With plate or wired	EA	---	---	---	---			224
	Replace broken storm window pane	EA	---	---	---	---			225
STUCK WINDOW	Free stuck window to operate freely and move stops as necessary	EA	--	---	---	---			230
SASH REPAIRS	Install sash fastener on window	EA	---	---	---	---			231
	Keylock type fastener on existing sash	EA	---	---	---	---			232
	Replace casement window crank	EA	---	---	---	---			233
	Replace rotted exterior window sill	EA	---	---	---	---			234
	Replace existing sash cords with sash chains	EA	---	---	---	---			235
	EA = Each sash cord								
	Replace window stops and parting beads on existing window	EA	---	---	---	---			236
	EA = Each window								

VENTILATING SKYLIGHT IN EXISTING ROOF

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S2
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
VENTILATING SKYLIGHT	<ul style="list-style-type: none"> • Open existing asphalt, fiber-glass or wood shingled roof • Install headers on existing rafters • Aluminum flashing • Patch roofing as required • Top hung ventilating skylight • Aluminum clad wood frame • Insulated glass • Insect screen • Hardware • Soffit and sill drywall, taped and finished, no painting 								
	Unit Dimension								
	21" x 27"	EA	---	---	---	---			240
	21" x 38"	EA	---	---	---	---			241
	21" x 46"	EA	---	---	---	---			242
	21" x 55"	EA	---	---	---	---			243
	30" x 38"	EA	---	---	---	---			244
	30" x 46"	EA	---	---	---	---			245
	30" x 55"	EA	---	---	---	---			246
	44" x 27"	EA	---	---	---	---			247
	44" x 46"	EA	---	---	---	---			248
ACCESSORIES	Telescopic manual rod to control venting of out-of-reach ventilating skylight	EA	---	---	---	---			250
	Electric window motor control	EA	---	---	---	---			251
LIGHT SHAFT	<i>For light shaft, see page 71</i>								
INSTALL SKYLIGHT IN ROOF WITH OTHER ROOF COVERING	Built-up ADD	EA	---	---	---	---			260
	Slate ADD	EA	---	---	---	---			261
	Clay tile ADD	EA	---	---	---	---			262
	Concrete roofing tiles ADD	EA	---	---	---	---			263

FIXED SKYLIGHT IN EXISTING ROOF

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S2
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
FIXED SKYLIGHT	<ul style="list-style-type: none"> Open existing asphalt, fiber-glass or wood shingled roof Install headers on existing rafters Aluminum clad wood frame skylight Aluminum flashing Patch roofing as required Insulated glass Soffit and sill drywall, taped and finished, no painting 								
	Unit Dimension								
	21" x 27"	EA	---	---	---	---			270
	21" x 38"	EA	---	---	---	---			271
	21" x 46"	EA	---	---	---	---			272
	21" x 55"	EA	---	---	---	---			273
	21" x 70"	EA	---	---	---	---			274
	30" x 38"	EA	---	---	---	---			275
	30" x 46"	EA	---	---	---	---			276
	30" x 55"	EA	---	---	---	---			277
	44" x 27"	EA	---	---	---	---			278
	44" x 46"	EA	---	---	---	---			279
LIGHT SHAFT	Build light shaft from sloped rafters to flat ceiling below <ul style="list-style-type: none"> Install headers on existing ceiling joists Frame out light shaft from existing rafter headers to new joist headers Insulate light shaft Finish interior of light shaft with drywall, taped and finished, no painting 								
	To fixed and ventilating skylight costs add as shown below:								
	Distance from ceiling to closest point of roof above								
	Up to 2 ft. ADD	EA	---	---	---	---			280
	2 to 4 ft. ADD	EA	---	---	---	---			281
	4 to 6 ft. ADD	EA	---	---	---	---			282
	6 to 8 ft. ADD	EA	---	---	---	---			283
	8 to 10 ft. ADD	EA	---	---	---	---			284

FRAMING ALTERATIONS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S2
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
REPLACE COLUMN	Replace existing wood or masonry column with new 3" hollow steel column with base and cap, up to 8'-0" long — includes tear-out of old column and shoring	EA	---	---	---	---			300
REPLACE WOOD BEAM	Replace existing wood beam with new 8" #13 steel beam — includes tear-out of old beam	LF	---	---	---	---			301
REPLACE SILL PLATE	Remove defective sill plate and replace with new 2" x 6" or 4" x 6" sill — includes jacking up wall, but no wall patching above								
	In basement with good head-room and easy access	LF	---	---	---	---			302
	In crawl space with at least 18" headroom and easy access	LF	---	---	---	---			303
DOUBLE UP JOISTS (SISTERING)	Double up existing joists with new joists spiked or bolted to existing joists								
	Easy access 2" x 6"	LF	---	---	---	---			304
	2" x 8"	LF	---	---	---	---			305
	2" x 10"	LF	---	---	---	---			306
	LF = New joists								
DOUBLE UP RAFTERS (SISTERING)	Double up existing rafters with new 2 x 6 rafters spiked or bolted to existing rafters								
	Ground floor rafters	LF	---	---	---	---			310
	Second floor rafters	LF	---	---	---	---			311
	Third floor rafters	LF	---	---	---	---			312
DOUBLE UP RIDGEBOARD	Double up ridgeboard with new ridgeboard spiked or bolted to existing ridgeboard								
	2" x 10"	LF	---	---	---	---			313
	2" x 12"	LF	---	---	---	---			314
STRUCTURAL RIDGE BEAM	Add to existing ridgeboard, spiked or bolted								
	(2) 2" x 10"	LF	---	---	---	---			320
	(2) 2" x 12"	LF	---	---	---	---			321
	Structural ridge beam installed below existing ridgeboard with 2" x 4" braces from all rafters to ridge beam								
	(2) 2" x 10"	LF	---	---	---	---			322
	(3) 2" x 10"	LF	---	---	---	---			323
	(2) 2" x 12"	LF	---	---	---	---			324
	(3) 2" x 12"	LF	---	---	---	---			325

ACCESS RAMP

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S2
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
ACCESS RAMP FOR DISABLED	Build 48" wide access ramp from grade or sidewalk to front or rear entrance slab or porch <ul style="list-style-type: none"> Dig out holes to below frost line Install 8" round sonotubes in excavations extending to grade Pour concrete to grade including integral footing flared to 16" at bottom Backfill Install two stringers on concrete posts from grade level bolted to top of existing slab or porch and 2" x 6" wood deck applied flat on stringers Install 3-rail 1-1/4" galvanized pipe railing on two sides of ramp, 42" above ramp on round pipe posts not over 60" OC 								
	Pressure treated fir or pine	LF	---	---	---	---			330
	Constr. grade redwood or tight knot cedar	LF	---	---	---	---			331
	LF = Length of ramp								
	Same as above with 3-rail pipe railing on one side of ramp and wall mounted handrail on one side								
	Pressure treated fir or pine	LF	---	---	---	---			332
	Constr. grade redwood or tight knot cedar	LF	---	---	---	---			333

BASEMENT ENTRANCE

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		S2								
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE									
STEEL BASEMENT ENTRANCE	<ul style="list-style-type: none">• Dig out to 8 inches below level of existing basement floor, excavation minimum 12 inches larger than inside dimensions of areaway to be installed• Break through into existing basement for doorway into basement• Patch new opening to receive 3-0 x 6-8 door to basement• Level ground in excavation, form and pour 8" x 16" concrete footings along perimeter of new steel entrance areaway• Build 8" x 8" x 16" block wall over footing to minimum 2 inches above grade• Pour and finish 3" concrete slab on ground in excavation over 5" of cinders or gravel• Install steel center opening doors, including installation of all hardware, steel stringers and 2 x 10 wood treads• Install pre-hung 3-0 x 6-8 3/8" birch hollow core flush door in door opening, including jambs, stops, door hardware and 2 sides 2-1/4" door casing																
	<table><tr><td>Height of Grade Above Bsmt Floor</td><td colspan="3">Door Size H L W</td></tr><tr><td>24" - 31"</td><td>52"</td><td>43"</td><td>51"</td></tr></table>	Height of Grade Above Bsmt Floor	Door Size H L W			24" - 31"	52"	43"	51"	EA	---	---	---	---		340	
	Height of Grade Above Bsmt Floor	Door Size H L W															
	24" - 31"	52"	43"	51"													
	56" - 64"	22"	64"	51"	EA	---	---	---	---		341						
73" - 80"	19"	72"	55"	EA	---	---	---	---		342							
89" - 97"	21"	96"	55"	EA	---	---	---	---		343							
STEEL DOOR AND STAIRWAY ONLY	Remove existing basement entrance doors and install new steel entrance doors on existing areaway, including new stringers and 2 x 10 treads																
	<table><tr><td colspan="3">Door Size</td></tr><tr><td>H</td><td>L</td><td>W</td></tr><tr><td>52"</td><td>43"</td><td>51"</td></tr></table>	Door Size			H	L	W	52"	43"	51"	EA	---	---	---	---		344
	Door Size																
	H	L	W														
	52"	43"	51"														
22"	64"	51"	EA	---	---	---	---		345								
19"	72"	55"	EA	---	---	---	---		346								
21"	96"	55"	EA	---	---	---	---		347								

HomeTech Remodeling and Renovation Cost Estimator

Section II

1. PLANS AND PERMITS

1

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
ALL REMODELING AND RENOVATION WORK	In addition to building permit fee. Cost and price are based on total amount of job	EA PLUS PER \$1,000	--	--	200.00	300.00			.000
			--	--	10.00	10.00			.001
	Foundation plans, floor plans, elevations, sections, as required								
	Includes on-site survey & measurements by designer, but does not include conferences with or approval of plans by owner								
	EA = total job								
	PER \$1,000 = Per \$1,000 of total job cost (contractor's cost) or job price (price to customer)								
	Same as above and including conferences with and approval of plans by owner	EA PLUS PER \$1,000	--	--	600.00	900.00			.002
			--	--	55.00	55.00			.003
	Same as above plus selection of prime contractor ADD	PER \$1,000	--	--	6.00	6.00			.004
	Same as above plus architectural supervision to completion ADD	PER \$1,000	--	--	25.00	25.00			.005
BUILDING PERMIT (AVERAGE AMOUNT FOR U.S.)	Full fee for all of above services	EA PLUS PER \$1,000	--	--	600.00	900.00			.006
			--	--	96.00	96.00			.007
	Building permit fee, based on total amount of job	EA PLUS PER \$1,000	--	--	50.00	75.00			.008
			--	--	10.00	10.00			.009
	PER \$1,000 = Per \$1,000 of total job cost (contractor's cost) or job price (price to customer)								

1

1

2. PAVING AND SIDEWALK DEMOLITION

2	SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
	<i>Tear-out and demolition costs include piling of debris on site but do not include removal from premises. For removal of debris from premises, see CLEAN-UP on page 289.</i>									
BITUMINOUS PAVING	Remove driveway with shovel or loader	EA	--	---	---	---				000
		PLUS SF	--	---	---	---				001
CONCRETE PAVING	6" thick concrete driveway removed:									
	With pneumatic tool	SF	--	---	---	---				002
	With shovel or bulldozer	EA	--	---	---	---				003
		PLUS SF	--	---	---	---				004
CURB AND GUTTER	With compressor and laborers, break out 12" high, 6" thick concrete curb	EA	--	---	---	---				005
		PLUS LF	--	---	---	---				006
SIDEWALK	Break up brick or concrete sidewalk with pneumatic tool	SF	--	---	---	---				007
	Break up flagstone set in sand or crushed stone, by hand	SF	--	---	---	---				049
	Break up flagstone set in mortar, with pneumatic tool	SF	--	---	---	---				050

2. CONCRETE DEMOLITION

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
CONCRETE FOOTING	Remove concrete footing with pneumatic tool								
	8" x 16"	LF	--	---	---	---			008
	12" x 24"	LF	--	---	---	---			009
CONCRETE SLAB	Break up existing slab in base- ment with pneumatic tool and haul rubble outside to grade								
	2"	SF	--	---	---	---			010
	4"	SF	--	---	---	---			011
	6"	SF	--	---	---	---			012
	Break up existing slab outside on grade with pneumatic tool, 6" thick								
	No reinforcement	SF	--	---	---	---			013
SUSPENDED SLAB AND STEPS	Reinforced	SF	--	---	---	---			014
	Break up existing suspended slab and steps with pneumatic tool, not over 10 feet above grade, up to 4" thick	SF	--	---	---	---			015
	SF = Total slab and step area								
CONCRETE WALL	Remove concrete wall with pneumatic tool, 12" wall								
	No reinforcement	SF	--	---	---	---			016
	Reinforced	SF	--	---	---	---			017
CONCRETE AND/OR BRICK PLATFORM & STEPS	Break up existing brick or concrete platform and steps with pneumatic tool (solid sides and filled with rubble)	SF	--	---	---	---			018
CONCRETE SAWING	Cut concrete with gas concrete saw, per inch deep								
	Concrete slab w/mesh	LF	--	---	---	---			051
	Concrete wall	LF	--	---	---	---			052
	Brick	LF	--	---	---	---			053
	Block	LF	--	---	---	---			054

2. MASONRY DEMOLITION

2	SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
BLOCK WALL	Remove block wall by hand, no reinforcement									
	4"	SF	--	---	---	---				020
	8"	SF	--	---	---	---				021
	12"	SF	--	---	---	---				022
BRICK WALL	Remove brick wall by hand									
	4" veneer	SF	--	---	---	---				023
	8" solid	SF	--	---	---	---				024
	12" solid	SF	--	---	---	---				025
	Remove brick wall with pneumatic tool or large electric hammer									
	4" veneer	SF	--	---	---	---				026
	8" solid	SF	--	---	---	---				027
	12" solid	SF	--	---	---	---				028
	Remove brick and block wall with pneumatic tool									
	8"	SF	--	---	---	---				029
BRICK & BLOCK WALL	12"	SF	--	---	---	---				030
	Remove stone wall with pneumatic tool, mortar joints, 12" - 16" wall	SF	--	---	---	---				031

2. MASONRY DEMOLITION

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
REMOVE MASONRY WALL AND INSTALL STEEL OVER	Remove entire brick or brick and block wall (one story) and install steel angles over								
	2 steel angles	LF	---	---	---	---			032
	3 steel angles	LF	---	---	---	---			033
	Same as above and install steel beam or flitch plate support	LF	---	---	---	---			034
NEEDLE & SHORE	If steel columns are required for steel beam or flitch plate support ADD EA = each column	EA	---	---	---	---			035
	Needle & shore masonry wall opening, including wall breakthrough and removal								
	8" block	LF	---	---	---	---			036
	4" brick & 8" block	LF	---	---	---	---			037
CHIMNEY	8" brick	LF	---	---	---	---			038
	12" brick	LF	---	---	---	---			039
	Same as above and install 3 steel angles ADD	LF	---	---	---	---			040
	Same as above and install steel beam ADD								
FIREPLACE	8" WF 13#	LF	---	---	---	---			041
	8" WF 17#	LF	---	---	---	---			042
	Tear out existing chimney from roof to footing, no floor or wall patching								
	Small chimney, Up to 20" x 20"								
CHIMNEY	Exterior	LF Down	--	---	---	---			043
	Interior	LF Down	--	---	---	---			044
	Large chimney, 20" x 20" to 48" x 48"								
	Exterior	LF Down	--	---	---	---			045
FIREPLACE	Interior	LF Down	--	---	---	---			046
	Remove brick fireplace with 30" x 24" opening								
	Soft mortar	EA	--	---	---	---			047
	Hard mortar	EA	--	---	---	---			048

2. EXTERIOR TEAR-OUT

2	SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
REMOVE ENTIRE FRAME WALL	Remove entire wall (one story)	LF	--	---	---	---	---			100
	<i>Exterior wall materials:</i> wood, composition, stucco or metal siding over studs & sheathing									
	<i>Interior wall materials:</i> drywall, plaster and lath or wood paneling									
	Same as above and install header or lintel over new opening									
	Wood header	LF	---	---	---	---	---			101
	Steel beam or flitch plate	LF	---	---	---	---	---			102
EXTERIOR WALL COVERING	Remove siding from existing exterior wall									
	Drop or beveled wood	SF	--	---	---	---	---			103
	Plywood	SF	--	---	---	---	---			104
	Board and batten	SF	--	---	---	---	---			105
	Cedar shingles	SF	--	---	---	---	---			106
	Aluminum or vinyl	SF	--	---	---	---	---			107
	Stucco & wood lath	SF	--	---	---	---	---			108
EXTERIOR TRIM	Stucco & metal lath	SF	--	---	---	---	---			109
	Fascia board or soffit									
	1" x 6"	LF	--	---	---	---	---			120
	1" x 12"	LF	--	---	---	---	---			121
ROOF OVER- HANG	1" x 24"	LF	--	---	---	---	---			122
	Remove roof overhang, including soffit, fascia, and gutter									
	6"	LF	--	---	---	---	---			123
	12"	LF	--	---	---	---	---			124
GUTTERS	18"	LF	--	---	---	---	---			125
	24"	LF	--	---	---	---	---			126
	Remove edge hung gutters from building									
	Aluminum, copper or galvanized	LF	--	---	---	---	---			130
	Wood	LF	--	---	---	---	---			131
DOWN- SPOUTS	Remove downspouts from building	LF	--	---	---	---	---			132
SKYLIGHT	Remove glazed roof skylight and curb up to 24 SF	SF	--	---	---	---	---			156
METAL PLATFORM & STEPS	Remove existing metal platform and steps from building (one story)	EA	--	---	---	---	---			157
WOOD RETAINING WALL	Remove 6 x 6 or 6 x 8 wood tie wall	SF	--	---	---	---	---			158

2. EXTERIOR TEAR-OUT

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
GARAGE	Complete garage, but not including floor slab and driveway								
	Frame	SF	--	---	---	---			200
	Solid brick	SF	--	---	---	---			201
	Brick and block	SF	--	---	---	---			202
	SF = Floor area								
WOOD PORCH	Remove wood porch up to 240 SF. No patching or repairs included								
	One story	EA	--	---	---	---			203
	Two story	EA	--	---	---	---			204
PORCH SCREENING	Remove porch screening and intermediate posts, etc. Install temporary supports for roof	EA	--	---	---	---			205
	EA = Each job								
PORCH FLOORING	Remove tongue and groove porch flooring	SF	--	---	---	---			206
PORCH CEILING	Remove wood tongue and groove porch ceiling	SF	--	---	---	---			233
	Remove 4x8, 1/4" to 1/2" plywood porch ceiling with or without battens	SF	--	---	---	---			234
PORCH RAILING	Remove wood railing and spindles	LF	--	---	---	---			235
	Remove metal/wrought iron railing and spindles	LF	--	---	---	---			236
PORCH ROOF	Tear off entire roof structure over porch, up to 240 SF, leaving only platform, no pointing or patching included	EA	--	---	---	---			207
DECK	Remove complete deck including surface and framing	SF	--	---	---	---			208
	Remove deck surface only in preparation for replacing	SF	--	---	---	---			209
CHAIN LINK FENCING	Remove chain link fence and dispose, including posts set in concrete	LF	--	---	---	---			210
	Remove chain link fence and store for re-use	LF	--	---	---	---			211
WOOD FENCING	6'-0" high, 1" x 4" or 1" x 6" privacy fence or stockade fence, incl. posts not set in concrete	LF	--	---	---	---			212
	Same as above with posts set in concrete	LF	--	---	---	---			213

2. FRAMING AND SHEATHING TEAR-OUT

2	SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
BEAM	Steel I-beam or wide flange	LF	--	---	---	---	---			140
	Wood beam 6 x 8	LF	--	---	---	---	---			141
	10 x 12	LF	--	---	---	---	---			142
JOISTS	Remove wood floor joists									
	2 x 6	SF	--	---	---	---	---			143
	2 x 8	SF	--	---	---	---	---			144
	2 x 10	SF	--	---	---	---	---			145
	2 x 12	SF	--	---	---	---	---			146
SUBFLOOR	Remove wood subfloor 1 x 6 or 1 x 8	SF	--	---	---	---	---			147
	Remove plywood subfloor, nailed only	SF	--	---	---	---	---			148
	Remove plywood subfloor, glued and nailed	SF	--	---	---	---	---			149
ROOF SHEATHING	Remove sheathing									
	1" x 8"	SF	--	---	---	---	---			150
	1" x 12"	SF	--	---	---	---	---			151
	1/2" plywood	SF	--	---	---	---	---			152
	<i>For tearing out roof covering, see page 86.</i>									
RAFTERS	Remove rafters	SF	--	---	---	---	---			153
CEILING	Remove ceiling joists	SF	--	---	---	---	---			154
TRUSSES	Remove trusses	EA	--	---	---	---	---			155

2. DOOR AND WINDOW REMOVAL

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
EXTERIOR DOOR	Remove door, frame and trim from existing exterior wall, 3-0 x 6-8	EA	--	---	---	---			214
	Remove wood or aluminum sliding glass door, frame and trim	EA	--	---	---	---			215
	Remove overhead garage door 9 x 7	EA	--	---	---	---			216
	16 x 7	EA	--	---	---	---			217
INTERIOR DOOR	Remove interior door, frame and trim from interior wall								
	Single door	EA	--	---	---	---			218
	Double doors	EA	--	---	---	---			219
WINDOW	Remove window from wall, including trim								
	<i>In frame wall</i>								
	Wood, to 15 SF	EA	--	---	---	---			220
	Over 15 SF	SF	--	---	---	---			221
	Aluminum, to 15 SF	EA	--	---	---	---			222
	Over 15 SF	SF	--	---	---	---			223
	Steel casement, to 15 SF	EA	--	---	---	---			224
	Over 15 SF	SF	--	---	---	---			225
	<i>In masonry wall</i>								
	Wood, to 15 SF	EA	--	---	---	---			226
	Over 15 SF	SF	--	---	---	---			227
	Aluminum, to 15 SF	EA	--	---	---	---			228
	Over 15 SF	SF	--	---	---	---			229
	Steel casement, to 15 SF	EA	--	---	---	---			230
	Over 15 SF	SF	--	---	---	---			231
	If windows have been caulked with silicon ADD	EA	--	---	---	---			232

2. ROOFING TEAR-OFF

2	SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
ASPHALT OR FIBERGLASS	<i>Costs of tearing off an old roof, depositing debris directly into truck from roof and hauling to dump within 5 miles (dumping fee not included) are shown below for various kinds of existing roofs.</i>									
	Asphalt or fiberglass shingles – 1 layer									
		Up to 8 in 12 slope	SF	--	---	---	---			800
	Steep slope		SF	--	---	---	---			801
	Asphalt or fiberglass shingles – 2 layers									
		Up to 8 in 12 slope	SF	--	---	---	---			802
	Steep slope		SF	--	---	---	---			803
	Asphalt or fiberglass shingles – 3 layers									
		Up to 8 in 12 slope	SF	--	---	---	---			804
	Steep slope		SF	--	---	---	---			805
ROLL ROOF OR SELVAGE	Roll roofing or selvage	Up to 8 in 12 slope	SF	--	---	---	---			806
		Steep slope	SF	--	---	---	---			807
BUILT-UP	3, 4 or 5 ply roof	With gravel	SF	--	---	---	---			808
		Without gravel	SF	--	---	---	---			809
SLATE	Up to 8 in 12 slope		SF	--	---	---	---			810
		Steep slope	SF	--	---	---	---			811
CLAY TILE	1-piece or 2-piece interlocking									
		Up to 8 in 12 slope	SF	--	---	---	---			812
		Steep slope	SF	--	---	---	---			813

2. ROOFING TEAR-OFF

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. AMT.	
METAL ROOFING	Copper, galvanized or aluminum roofing	SF	--	---	---	---			814
CEDAR SHINGLES	16" or 18" shingles with 5" exposure								
	Up to 8 in 12 slope	SF	--	---	---	---			815
	Steep slope	SF	--	---	---	---			816
CEDAR SHAKES	24" cedar shakes with 10" exposure, 3/4" to 5/4"								
	Up to 8 in 12 slope	SF	--	---	---	---			817
	Steep slope	SF	--	---	---	---			818

2. FLOORING TEAR-OUT

2	SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
HARDWOOD FLOOR	Remove nailed hardwood flooring 2-1/4" x 25/32"	SF	--	---	---	---	---			300
	Remove hardwood flooring in mastic	SF	--	---	---	---	---			301
	Remove wood flooring and sleepers from concrete slab	SF	--	---	---	---	---			302
BRICK FLOOR	Remove brick flooring From wood base	SF	--	---	---	---	---			303
	From concrete base	SF	--	---	---	---	---			304
CERAMIC TILE FLOOR	Remove ceramic tile									
	Thin set	SF	--	---	---	---	---			305
	Mud set	SF	--	---	---	---	---			306
FLAGSTONE FLOOR	Remove slate or flagstone floor									
	Thin set	SF	--	---	---	---	---			348
	Mud set	SF	--	---	---	---	---			349
RESILIENT FLOORING	Remove resilient tile or sheet goods	SF	--	---	---	---	---			307
CARPET	Remove carpet Wall to wall with tack strip, padding included, or glued down	SF	--	---	---	---	---			308
	Stair carpet with tack strip	Per Riser	--	---	---	---	---			309
UNDER- LAYMENT	Remove underlayment, nailed or stapled	SF	--	---	---	---	---			310
	Nailed or stapled and glued	SF	--	---	---	---	---			311

2. INTERIOR TEAR-OUT

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
INTERIOR GUTTING	Gut interior of building leaving only load bearing studs, joists, and chimney:								
	<ul style="list-style-type: none"> Remove all plumbing, heating and electrical systems Remove interior wall coverings except plaster applied directly on inside of exterior masonry walls Load and haul rubbish to dump within 5 miles 								
	Including chuting rubbish to truck	SF	--	---	---	---			312
	Hand loading into truck	SF	--	---	---	---			313
	SF = Total floor (living) area of building, including basement								
CEILING COVERING	Remove ceiling covering from ceiling joists								
	Plaster & gypsum lath	SF	--	---	---	---			314
	Plaster & wood lath	SF	--	---	---	---			315
	Plaster & metal lath	SF	--	---	---	---			316
	Gypsum drywall	SF	--	---	---	---			317
CEILING TILE	Remove wood tongue and groove ceiling	SF	--	---	---	---			318
	12" x 12" composition tile								
	Glued	SF	--	---	---	---			319
	Stapled	SF	--	---	---	---			320
	24" x 48" tile in metal grid system, including grids	SF	--	---	---	---			321
INSULATION	Remove insulation from open wall or ceiling								
	Loose	SF	--	---	---	---			322
	Batt	SF	--	---	---	---			323

2. INTERIOR WALL TEAR-OUT

2	SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
COMPLETE INTERIOR WALL	Remove non-bearing wall and coverings, including studs and wall covering both sides									
	With gypsum drywall	LF	--	---	---	---				324
	With plaster & gypsum lath	LF	--	---	---	---				325
	With plaster & wood lath	LF	--	---	---	---				326
	Remove bearing wall and coverings, including studs and wall covering both sides, install wood header or steel angle support as required									
	With gypsum drywall	LF	---	---	---	---				327
	With plaster & gypsum lath	LF	---	---	---	---				328
	With plaster & wood lath	LF	---	---	---	---				329
	Same as above, with steel beam or flitch plate support									
	With gypsum drywall	LF	---	---	---	---				330
	With plaster & gypsum lath	LF	---	---	---	---				331
	With plaster & wood lath	LF	---	---	---	---				332
HEADER OR STEEL ANGLE	Same as above, install header or steel angle flush with ceiling									
	With gypsum drywall	LF	---	---	---	---				333
	With plaster & gypsum lath	LF	---	---	---	---				334
	With plaster & wood lath	LF	---	---	---	---				335
	Same as above, with steel beam or flitch plate flush with ceiling									
	With gypsum drywall	LF	---	---	---	---				336
	With plaster & gypsum lath	LF	---	---	---	---				337
	With plaster & wood lath	LF	---	---	---	---				338
	Remove metal studwall finished both sides with drywall	LF	--	---	---	---				339
	Gypsum drywall	SF	--	---	---	---				340
	Gypsum lath & plaster	SF	--	---	---	---				341
	Metal lath & plaster	SF	--	---	---	---				342
INTERIOR WALL COVERING FROM STUDWALL	Wood lath & plaster	SF	--	---	---	---				343
	Plywood paneling	SF	--	---	---	---				344
	Solid wood paneling	SF	--	---	---	---				345
	Ceramic tile in mud	SF	--	---	---	---				346
	Remove plaster from masonry wall	SF	--	---	---	---				347

2. MILLWORK TEAR-OUT

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
STAIRS	Remove set of stairs, no patching								
	Basement	EA	--	---	---	---			500
	Attic	EA	--	---	---	---			501
	Remove set of main stairs including newels, rails and balusters, no patching								
	Average	EA	--	---	---	---			502
	Difficult	EA	--	---	---	---			503
	Very difficult	EA	--	---	---	---			504
KITCHEN CABINETS	Remove wood or steel kitchen cabinets — base, wall or island	LF	--	---	---	---			505
COUNTERTOP	Remove countertop from base cabinet (not including disconnect)	LF	--	---	---	---			506
BASEBOARD	Remove baseboard and shoe moulding, up to 1" x 8" baseboard	LF	--	---	---	---			507
	Remove baseboard and clean and store for re-use	LF	--	---	---	---			508
MOULDING	Remove door or window casing								
	1-piece	LF	--	---	---	---			509
	2-piece	LF	--	---	---	---			510
	Remove base, chair rail or ceiling mould								
	1-piece	LF	--	---	---	---			511
	2-piece	LF	--	---	---	---			512
	3-piece	LF	--	---	---	---			513
	Remove base, chair rail or ceiling mould, clean and store for re-use								
	1-piece	LF	--	---	---	---			514
	2-piece	LF	--	---	---	---			515
	3-piece	LF	--	---	---	---			516

2. PLUMBING TEAR-OUT

2	SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
KITCHEN PLUMBING	Disconnect, remove and cap									
	Kitchen sink	EA	--	---	---	---				400
	Dishwasher	EA	--	---	---	---				401
	Disposal	EA	--	---	---	---				402
	Bar sink	EA	--	---	---	---				403
	20 gal. laundry sink	EA	--	---	---	---				404
	Disconnect, remove and cap any two of above at same time, DEDUCT	EA	--	10%	10%	10%				405
	Any three or more, DEDUCT	EA	--	15%	15%	15%				406
	Disconnect, remove and cap									
	Water closet	EA	--	---	---	---				407
BATHROOM PLUMBING	Bidet	EA	--	---	---	---				408
	Steel tub	EA	--	---	---	---				409
	Fiberglass tub	EA	--	---	---	---				410
	Fiberglass shower/tub	EA	--	---	---	---				411
	Whirlpool	EA	--	---	---	---				412
	Wall-hung or pedestal lavatory	EA	--	---	---	---				413
	19" vanity and top	EA	--	---	---	---				414
	60" vanity and top	EA	--	---	---	---				415
	Disconnect, remove and cap any two of above at same time, DEDUCT	EA	--	10%	10%	10%				405
	Any three or more, DEDUCT	EA	--	15%	15%	15%				406
	Disconnect, remove and cap cast iron tub	EA	--	---	---	---				416
	Disconnect, remove and cap hot water heater									
	30 gallon	EA	--	---	---	---				417
	50 gallon	EA	--	---	---	---				418
	82 gallon	EA	--	---	---	---				419
	Remove shower stall lead pan in mud set tile	EA	--	---	---	---				420

2. HEATING AND COOLING TEAR-OUT

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
HEATING TEAR-OUT	Remove boiler (with no asbestos complications)	EA	--	---	---	---			517
	Remove gas furnace (without ductwork)	EA	--	---	---	---			518
	Remove oil furnace (without ductwork)	EA	--	---	---	---			519
	Remove baseboard radiators	LF	--	---	---	---			520
	Remove flue	LF	--	---	---	---			521
DRAIN SYSTEM	Drain heating system and cap	EA	--	---	---	---			522
DUCTWORK	Tear out ductwork only 4" x 8"	LF	--	---	---	---			523
	6" x 8"	LF	--	---	---	---			524
	10" x 12"	LF	--	---	---	---			525
	6" round	LF	--	---	---	---			535
	8" flex	LF	--	---	---	---			536
REMOVE SYSTEM	Remove entire boiler and radiator system One story	EA	--	---	---	---			526
	Two story	EA	--	---	---	---			527
	Three story	EA	--	---	---	---			528
	Tear out furnace and entire ductwork system One story	EA	--	---	---	---			529
	Two story	EA	--	---	---	---			530
WINDOW A/C	Three story	EA	--	---	---	---			531
	Remove window air conditioners Small	EA	--	---	---	---			532
	Medium	EA	--	---	---	---			533
	Large	EA	--	---	---	---			534

2. ELECTRICAL TEAR-OUT

2	SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
LIGHT FIXTURES	Remove light fixtures:									
	Small ceiling fixture	EA	--	---	---	---				421
	Large ceiling fixture	EA	--	---	---	---				422
	Large chandelier	EA	--	---	---	---				423
	Recessed fixture	EA	--	---	---	---				424
	48" fluorescent fixture	EA	--	---	---	---				425
SWITCHES, OUTLETS	Remove switches and duplex outlets	EA	--	---	---	---				426
	Remove 220 volt outlet	EA	--	---	---	---				427
	Remove attic fan	EA	--	---	---	---				428
	Remove kitchen or bathroom exhaust fan	EA	--	---	---	---				429
	Remove hard wired smoke alarm	EA	--	---	---	---				430
	Remove 60 amp service	EA	--	---	---	---				431
	Remove 100 amp service	EA	--	---	---	---				432
	Remove 150 amp service	EA	--	---	---	---				433
	Remove BX cable	LF	--	---	---	---				434
	Remove Romex wiring	LF	--	---	---	---				435
	Remove whole house ceiling exhaust fan	EA	--	---	---	---				436
	Remove baseboard heating system	LF	--	---	---	---				437

2. CLEANING AND EXTERMINATION

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
CLEAN & STORE BRICKS	Clean bricks with pneumatic tool and store for re-use in restoration work	EA	--	---	---	---			600
	Clean bricks by hand and store for re-use in restoration work	EA	--	---	---	---			601
CLEAN & STORE FLAGSTONE OR SLATE	Clean flagstone or slate with pneumatic tool and store for re-use in restoration work	EA	--	---	---	---			625
	Clean flagstone or slate by hand and store for re-use in restoration work	EA	--	---	---	---			626
CLEAN WALL OR FLOOR	Clean brick or ceramic tile floor or wall with muriatic acid solution	SF	---	---	---	---			602
EXTERMI- NATING	Exterminate roaches and vermin from premises	EA	--	---	---	---			603
	EA = 1 to 3-story building								
SANDBLAST CLEANING	Sandblast exterior wall, no repointing of mortar and no scaffolding included	SF	--	--	0.92	1.38			604
	SF = Total area, including door and window openings								
CLEAN CHIMNEY	Two story house								
	1 flue	EA	--	--	63.00	94.50			605
	2 flues	EA	--	--	114.00	171.00			606
	3 flues	EA	--	--	166.00	249.00			607
CLEAN CARPETING	Clean existing carpeting (in place) with steam	SF	--	---	---	---			627

2. SMOKE, FIRE AND FLOOD DAMAGE

2	SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
FIRE DAMAGE TEAR-OUT	If any tear-out materials shown on the preceding pages are fire damaged									
	ADD		EA	--	20%	20%	20%			608
SCRAPE	Scrape fire damaged material									
	Siding, boards and trim									
	1 x 6		LF	--	---	---	---			609
	1 x 8		LF	--	---	---	---			610
	1 x 10		LF	--	---	---	---			611
	1 x 12		LF	--	---	---	---			612
	Framing									
	2 x 4		LF	--	---	---	---			613
	2 x 6		LF	--	---	---	---			614
	2 x 8		LF	--	---	---	---			615
	2 x 10		LF	--	---	---	---			616
	2 x 12		LF	--	---	---	---			617
	Beams									
	4 x 6		LF	--	---	---	---			618
	6 x 10		LF	--	---	---	---			619
SMOKE DAMAGE	Remove smoke from walls and ceilings		SF	--	---	---	---			620
	Seal fire or smoke damage									
	Average		SF	---	---	---	---			621
FLOOD DAMAGE CLEANING	Extensive		SF	---	---	---	---			622
	Clean undamaged material of residue and mildew and disinfect									
	Walls		SF	---	---	---	---			623
	Floor		SF	---	---	---	---			624

2. ASBESTOS ABATEMENT

SPECIFICATIONS	UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
		MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
<p>The cost of asbestos abatement throughout the country varies considerably. The difference in costs may not be caused as much by differences in local wage rates as by varying state and local government rules and requirements.</p> <p>Some factors affecting costs are the specialized equipment that may be required and the cost of disposal of the asbestos-containing materials. The cost of moving the waste to EPA-approved dump sites will vary according to distances traveled, dumping fees and regulations concerning the handling of hazardous wastes.</p> <p>Before bidding on an asbestos abatement project, check EPA and local regulations and obtain firm bids for the work from technicians who you are certain are properly qualified to complete the work.</p> <p>The costs shown below are intended as a general guide, and are not costs for any particular area of the country.</p>								
REMOVAL	Remove asbestos from ceiling							
	Minimum	EA PLUS SF	--	--	1250.00	1,875.00		700
			--	--	3.75	5.63		701
	Maximum	EA PLUS SF	--	--	2490.00	3,735.00		702
			--	--	16.25	24.38		703
	Remove asbestos from up to 6" piping							
	Minimum	EA PLUS LF	--	--	1250.00	1,875.00		704
			--	--	3.75	5.63		705
	Maximum	EA PLUS LF	--	--	2490.00	3,735.00		706
			--	--	28.00	42.00		707
ENCAPSU- LATION	Encapsulate asbestos pipe covering with sealants							
	Minimum	EA PLUS LF	--	--	620.00	930.00		708
			--	--	3.75	5.63		709
	Maximum	EA PLUS LF	--	--	3750.00	5,625.00		710
		--	--	11.20	16.80		711	

3. EXCAVATION AND CLEARING BY HAND

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
All costs are based on cubic feet of dirt excavated.									
EXCAVATION	Hand-digging and placing dirt in wheelbarrow or on ground next to excavation. Excavation not over 6 feet deep. Excess dirt wheeled 50 feet or less.								
	Dirt, gravel or topsoil	CF	--	---	---	---			000
	Hard clay or loose rock	CF	--	---	---	---			001
FROZEN SOIL	Excavate frozen soil with pick and shovel	CF	--	---	---	---			002
DIFFICULT EXCAVATION	Excavate by hand around pipes, services and other obstructions	CF	--	---	---	---			003
CRAWL SPACE	Dig out existing crawl space for full 18" clearance under floor joists								
	Easy access (open floor)	CF	--	---	---	---			005
	Difficult access (dig through open joists)	CF	--	---	---	---			006
LOWER EXISTING BASEMENT FLOOR	Excavate by hand with pneumatic tool, wheel dirt to outside or remove it by belt conveyor. Does not include break-up of existing concrete floor or underpinning existing foundation walls								
	Easy access	CF	--	---	---	---			007
	Difficult access	CF	--	---	---	---			008
	CF = Cubic feet of dirt excavated								
CLEAR TREES	Clear trees by hand with chain saw, cut into short lengths and load into truck or stack								
	8" tree	EA	--	---	---	---			010
	12" tree	EA	--	---	---	---			011
	18" tree	EA	--	---	---	---			012
	24" tree	EA	--	---	---	---			013
REMOVE STUMP	Remove stump from ground with bulldozer and laborer								
	ADD to above	EA	--	120%	120%	120%			014

3. EXCAVATION AND GRADING BY HAND

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
BACKFILL BY HAND	Backfill by hand from piles next to excavation	CF	--	---	---	---			020
COMPACT	Compact backfilled dirt								
	With hand tamper	CF	--	---	---	---			021
	With pneumatic tamper	CF	--	---	---	---			022
MOVE FILL DIRT	Move and spread fill dirt by wheelbarrow after dirt dumped on premises in piles	CF	--	---	---	---			023
FINISH GRADING	Placing topsoil delivered by truck, topsoil @ \$10 per cubic yard delivered								
	4"	SF	---	---	---	---			030
	6"	SF	---	---	---	---			031
AREAWAY	Raking and seeding by hand	SF	---	---	---	---			032
	Sodding, labor and materials by nursery personnel, 1-1/2" deep								
	Bluegrass	SF	--	---	---	---			040
	Sunshade	SF	--	---	---	---			041
	Excavate for and install corrugated metal retaining wall around basement window, with gravel or loose brick laid over 6" sand bed, galvanized corrugated wall 24" x 37"	EA	---	---	---	---			050
SOIL TREATMENT	<i>For areaway with brick walls, see MASONRY</i>								
	Treat soil for permanent termite prevention, open access	SF	---	---	---	---			045

3

SPECIFICATIONS

SPECIFICATIONS

3. DRAINAGE SYSTEMS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
FOOTING DRAIN PIPE	4" corrugated perforated plastic pipe surrounded with 6" of 3/4" aggregate extending along exterior perimeter of footing, cover with vapor barrier, level ground for installation of tile, but no digging out	LF	---	---	---	---			200
EXTEND DRAIN PIPE TO OUTLET	Dig and extend perimeter drain pipe system to "daylight" or a minimum of 30 feet to drywell, slope pipe 1/8" per lineal foot. Cover with vapor barrier, backfill Average below grade 12" 24" 36" 48" 60"	LF LF LF LF LF	---	---	---	---			205 206 207 208 209
DRYWELL	Construct drywell to receive drainage from perimeter drain pipe system as follows: <ul style="list-style-type: none"> Dig out a 4' x 4' hole, 4 feet deep Line hole with poly filter cloth Fill hole with 1-1/2" aggregate Cover with vapor barrier Backfill 	EA	---	---	---	---			220

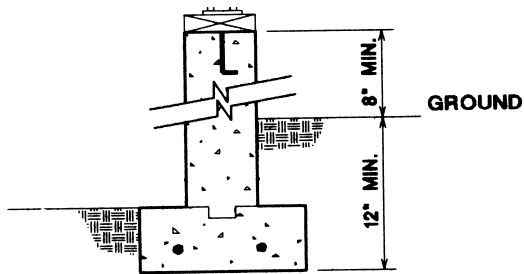
3

3. TREATED WOOD RETAINING WALL

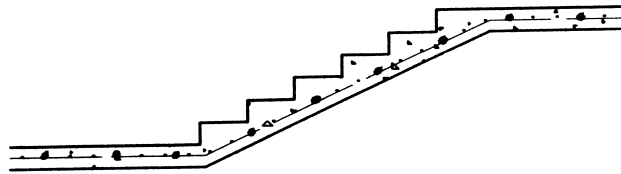
SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
3 WOOD RETAINING WALL (TIE WALL)	<ul style="list-style-type: none">6" x 8" pressure treated timbers6" gravel fill under12" gravel backfill behind wall1/2" rod connectors, 4'-0" OCTiebacks nailed to deadman timber (wall anchor) 6'-0" OC every other course <p>Height of wall above bottom of wall</p>								
	24"	LF	---	---	---	---			230
	36"	LF	---	---	---	---			231
	48"	LF	---	---	---	---			232
	60"	LF	---	---	---	---			233
	72"	LF	---	---	---	---			234
DRAIN PIPE	Install 4" perforated plastic pipe surrounded with 6" of 3/4" aggregate along back of wall extending to daylight or drywell <i>See DRYWELL, page 101</i>	LF	---	---	---	---			225

4. TYPES OF CONCRETE FOOTINGS, WALLS, PIERS, SLABS

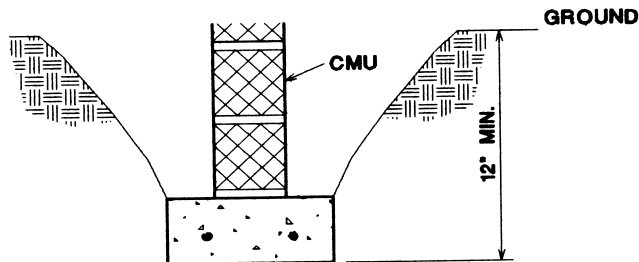
4



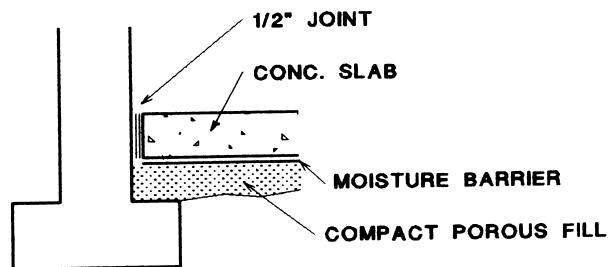
CONCRETE FOUNDATION WALL



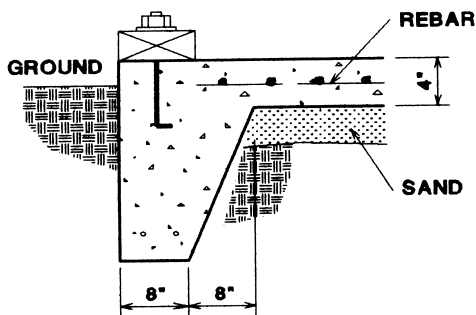
SUSPENDED CONCRETE SLAB & STAIR



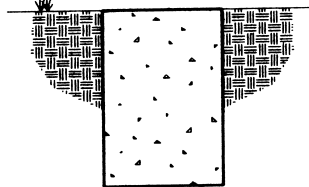
CONCRETE FOOTING FOR BLOCK WALL



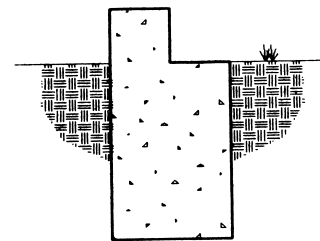
FOOTING/FOUNDATION WITH SLAB



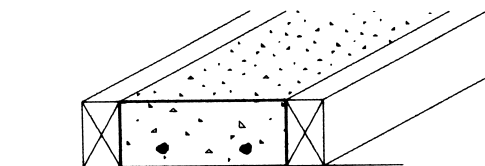
MONOLITHIC FOOTING & SLAB



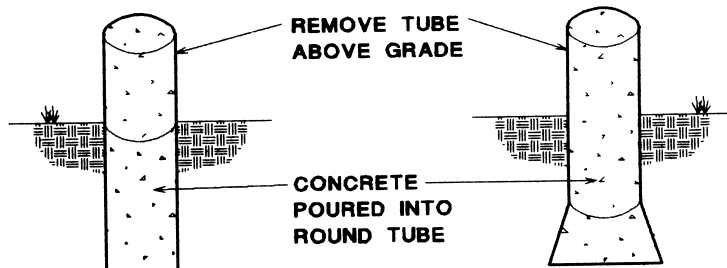
FOOTING TO GRADE



CONCRETE WALL



FOUNDATION FOOTING
POURED IN FORMS



ROUND PIER

ROUND PIER WITH
INTEGRAL FOOTING

4. FOOTINGS, MACHINE EXCAVATION

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.	
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE		
FOOTINGS FOR WALL, DIRECT POUR FROM CHUTE	The labor costs below for machine excavation include a machine operator's overhead and profit.									
	<ul style="list-style-type: none">Dig out by machine, width of footingPour from chute direct into footing excavationBackfill after wall built on footing	EA PLUS	--	---	---	---			.100	
	Footing 12" below grade									
	8" 16"	LF	---	---	---	---			.101	
	12" 12"	LF	---	---	---	---			.102	
	10" 20"	LF	---	---	---	---			.103	
	12" 24"	LF	---	---	---	---			.104	
	12" 36"	LF	---	---	---	---			.105	
	Footing 24" below grade									
	8" 16"	LF	---	---	---	---			.106	
	12" 12"	LF	---	---	---	---			.107	
	10" 20"	LF	---	---	---	---			.108	
	12" 24"	LF	---	---	---	---			.109	
	12" 36"	LF	---	---	---	---			.110	
	Footing 36" below grade									
	8" 16"	LF	---	---	---	---			.111	
	12" 12"	LF	---	---	---	---			.112	
	10" 20"	LF	---	---	---	---			.113	
	12" 24"	LF	---	---	---	---			.114	
	12" 36"	LF	---	---	---	---			.115	
	Footing 48" below grade									
	8" 16"	LF	---	---	---	---			.116	
	12" 12"	LF	---	---	---	---			.117	
	10" 20"	LF	---	---	---	---			.118	
	12" 24"	LF	---	---	---	---			.119	
	12" 36"	LF	---	---	---	---			.120	
	FOOTINGS FOR WALL, WHEEL CONCRETE	Same specifications as above and wheel concrete from truck up to 75 feet and pour, including transit mix truck waiting time	EA PLUS	--	---	---	---			.100
		Footing 12" below grade								
8" 16"		LF	---	---	---	---			.131	
12" 12"		LF	---	---	---	---			.132	
10" 20"		LF	---	---	---	---			.133	
12" 24"		LF	---	---	---	---			.134	
12" 36"		LF	---	---	---	---			.135	
Footing 24" below grade										
8" 16"		LF	---	---	---	---			.136	
12" 12"		LF	---	---	---	---			.137	
10" 20"		LF	---	---	---	---			.138	
12" 24"		LF	---	---	---	---			.139	
12" 36"		LF	---	---	---	---			.140	
Footing 36" below grade										
8" 16"		LF	---	---	---	---			.141	
12" 12"		LF	---	---	---	---			.142	
10" 20"		LF	---	---	---	---			.143	
12" 24"		LF	---	---	---	---			.144	
12" 36"		LF	---	---	---	---			.145	
Footing 48" below grade										
8" 16"		LF	---	---	---	---			.146	
12" 12"		LF	---	---	---	---			.147	
10" 20"		LF	---	---	---	---			.148	
12" 24"		LF	---	---	---	---			.149	
12" 36"		LF	---	---	---	---			.150	

4. FOOTINGS, MACHINE EXCAVATION

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
FOOTINGS FOR WALL, PUMP CONCRETE	<ul style="list-style-type: none"> Dig out by machine, width of footing Pump concrete up to 150 feet and pour, including transit mix truck waiting time and labor at hose Backfill after wall built on footing 	EA PLUS	---	---	---	---			.160
	<i>Footing 12" below grade</i>								
	8" 16"	LF	---	---	---	---			.161
	12" 12"	LF	---	---	---	---			.162
	10" 20"	LF	---	---	---	---			.163
	12" 24"	LF	---	---	---	---			.164
	12" 36"	LF	---	---	---	---			.165
	<i>Footing 24" below grade</i>								
	8" 16"	LF	---	---	---	---			.166
	12" 12"	LF	---	---	---	---			.167
	10" 20"	LF	---	---	---	---			.168
	12" 24"	LF	---	---	---	---			.169
	12" 36"	LF	---	---	---	---			.170
	<i>Footing 36" below grade</i>								
	8" 16"	LF	---	---	---	---			.171
	12" 12"	LF	---	---	---	---			.172
	10" 20"	LF	---	---	---	---			.173
	12" 24"	LF	---	---	---	---			.174
	12" 36"	LF	---	---	---	---			.175
	<i>Footing 48" below grade</i>								
	8" 16"	LF	---	---	---	---			.176
	12" 12"	LF	---	---	---	---			.177
	10" 20"	LF	---	---	---	---			.178
	12" 24"	LF	---	---	---	---			.179
	12" 36"	LF	---	---	---	---			.180
STEEL BAR REINFORCE- MENT	Continuous No. 4 (1/2") steel bar reinforcement in footings								
	2 bars	LF	---	---	---	---			.190
	3 bars	LF	---	---	---	---			.191
	LF = Footings								
	Drill 1/2" steel bar 6" into existing foundation wall								
	Block	EA	---	---	---	---			.192
	Brick	EA	---	---	---	---			.193
	Concrete	EA	---	---	---	---			.194
	EA = Each drilled hole								

4. FOOTINGS, HANDDIGGING

SPECIFICATIONS	UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
		MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
4 FOOTINGS FOR WALL, DIRECT POUR FROM CHUTE <ul style="list-style-type: none"> Dig out by hand, width of footing Pour from chute direct into footing excavation Backfill after wall built on footing 								
Footing 12" below grade								
8" x 16"	LF	---	---	---	---			.201
12" x 12"	LF	---	---	---	---			.202
10" x 20"	LF	---	---	---	---			.203
12" x 24"	LF	---	---	---	---			.204
12" x 36"	LF	---	---	---	---			.205
Footing 24" below grade								
8" x 16"	LF	---	---	---	---			.206
12" x 12"	LF	---	---	---	---			.207
10" x 20"	LF	---	---	---	---			.208
12" x 24"	LF	---	---	---	---			.209
12" x 36"	LF	---	---	---	---			.210
Footing 36" below grade								
8" x 16"	LF	---	---	---	---			.211
12" x 12"	LF	---	---	---	---			.212
10" x 20"	LF	---	---	---	---			.213
12" x 24"	LF	---	---	---	---			.214
12" x 36"	LF	---	---	---	---			.215
Footing 48" below grade								
8" x 16"	LF	---	---	---	---			.216
12" x 12"	LF	---	---	---	---			.217
10" x 20"	LF	---	---	---	---			.218
12" x 24"	LF	---	---	---	---			.219
12" x 36"	LF	---	---	---	---			.220
FOOTINGS FOR WALL, WHEEL CONCRETE								
Same specifications as above and wheel concrete from truck up to 75 feet and pour, including transit mix truck waiting time								
Footing 12" below grade								
8" x 16"	LF	---	---	---	---			.231
12" x 12"	LF	---	---	---	---			.232
10" x 20"	LF	---	---	---	---			.233
12" x 24"	LF	---	---	---	---			.234
12" x 36"	LF	---	---	---	---			.235
Footing 24" below grade								
8" x 16"	LF	---	---	---	---			.236
12" x 12"	LF	---	---	---	---			.237
10" x 20"	LF	---	---	---	---			.238
12" x 24"	LF	---	---	---	---			.239
12" x 36"	LF	---	---	---	---			.240
Footing 36" below grade								
8" x 16"	LF	---	---	---	---			.241
12" x 12"	LF	---	---	---	---			.242
10" x 20"	LF	---	---	---	---			.243
12" x 24"	LF	---	---	---	---			.244
12" x 36"	LF	---	---	---	---			.245
Footing 48" below grade								
8" x 16"	LF	---	---	---	---			.246
12" x 12"	LF	---	---	---	---			.247
10" x 20"	LF	---	---	---	---			.248
12" x 24"	LF	---	---	---	---			.249
12" x 36"	LF	---	---	---	---			.250

4. FOOTINGS, HANDDIGGING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
FOOTINGS FOR WALL, PUMP CONCRETE	<ul style="list-style-type: none"> Dig out by hand, width of footing Pump concrete up to 150 feet and pour, including transit mix truck waiting time and labor at hose Backfill after wall built on footing 	EA PLUS	---	--	---	---			.260
	<i>Footing 12" below grade</i>								
	8" x 16"	LF	---	---	---	---			.261
	12" x 12"	LF	---	---	---	---			.262
	10" x 20"	LF	---	---	---	---			.263
	12" x 24"	LF	---	---	---	---			.264
	12" x 36"	LF	---	---	---	---			.265
	<i>Footing 24" below grade</i>								
	8" x 16"	LF	---	---	---	---			.266
	12" x 12"	LF	---	---	---	---			.267
	10" x 20"	LF	---	---	---	---			.268
	12" x 24"	LF	---	---	---	---			.269
	12" x 36"	LF	---	---	---	---			.270
	<i>Footing 36" below grade</i>								
	8" x 16"	LF	---	---	---	---			.271
	12" x 12"	LF	---	---	---	---			.272
	10" x 20"	LF	---	---	---	---			.273
	12" x 24"	LF	---	---	---	---			.274
	12" x 36"	LF	---	---	---	---			.275
	<i>Footing 48" below grade</i>								
	8" x 16"	LF	---	---	---	---			.276
	12" x 2"	LF	---	---	---	---			.277
	10" x 20"	LF	---	---	---	---			.278
	12" x 24"	LF	---	---	---	---			.279
	12" x 36"	LF	---	---	---	---			.280
STEEL BAR REINFORCE- MENT	Continuous No. 4 (1/2") steel bar reinforcement in footings								
	2 bars	LF	---	---	---	---			.290
	3 bars	LF	---	---	---	---			.291
	LF = Footings								
	Drill 1/2" steel bar 6" into existing foundation wall								
	Block	EA	---	---	---	---			.292
	Brick	EA	---	---	---	---			.293
	Concrete	EA	---	---	---	---			.294
	EA = Each drilled hole								

4. CONCRETE FOOTINGS TO GRADE, MACHINE DUG

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.	
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE		
MACHINE DUG FOOTINGS, DIRECT POUR FROM CHUTE	The labor costs shown here for machine trenching include a machine operator's overhead and profit									
	Dig trench to grade by machine and fill with concrete to grade, including digging and pouring	EA PLUS	--	---	---	---			.300	
	Bottom of footing up to grade, 8" wide trench									
	12"	LF	---	---	---	---		.301		
	24"	LF	---	---	---	---		.302		
	36"	LF	---	---	---	---		.303		
	48"	LF	---	---	---	---		.304		
	60"	LF	---	---	---	---		.305		
	Bottom of footing up to grade, 12" wide trench									
	12"	LF	---	---	---	---		.306		
	24"	LF	---	---	---	---		.307		
	36"	LF	---	---	---	---		.308		
	48"	LF	---	---	---	---		.309		
	60"	LF	---	---	---	---		.310		
	MACHINE DUG FOOTINGS, WHEEL CONCRETE	Same specifications as above and wheel concrete from truck up to 75 feet and pour, including transit mix truck waiting time	EA PLUS	--	---	---	---		.300	
		Bottom of footing up to grade, 8" wide trench								
		12"	LF	---	---	---	---		.321	
24"		LF	---	---	---	---		.322		
36"		LF	---	---	---	---		.323		
48"		LF	---	---	---	---		.324		
60"		LF	---	---	---	---		.325		
Bottom of footing up to grade, 12" wide trench										
12"		LF	---	---	---	---		.326		
24"		LF	---	---	---	---		.327		
36"		LF	---	---	---	---		.328		
48"		LF	---	---	---	---		.329		
60"		LF	---	---	---	---		.330		
MACHINE DUG FOOTINGS, PUMP CONCRETE		Same specifications as above and pump concrete up to 150 feet and pour, including transit mix truck waiting time and labor at the hose	EA PLUS	---	---	---	---		.315	
	Bottom of footing up to grade, 8" wide trench									
	12"	LF	---	---	---	---		.331		
	24"	LF	---	---	---	---		.332		
	36"	LF	---	---	---	---		.333		
	48"	LF	---	---	---	---		.334		
	60"	LF	---	---	---	---		.335		
	Bottom of footing up to grade, 12" wide trench									
	12"	LF	---	---	---	---		.336		
	24"	LF	---	---	---	---		.337		
	36"	LF	---	---	---	---		.338		
	48"	LF	---	---	---	---		.339		
	60"	LF	---	---	---	---		.340		

4. CONCRETE FOOTINGS TO GRADE, MACHINE DUG

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
WALL ABOVE GRADE	<ul style="list-style-type: none"> Build level forms above grade for 6" thick wall extending to 12" above grade over any of above footings Pour concrete and strip forms 								
	ADD	LF	---	---	---	---			341
STEEL BAR REINFORCE- MENT	Continuous No. 4 (1/2") steel bar reinforcement in footings								
	2 bars	LF	---	---	---	---			342
	3 bars	LF	---	---	---	---			343
	LF = Footings								
	Drill 1/2" steel bar 6" into existing foundation wall								
	Block	EA	---	---	---	---			344
	Brick	EA	---	---	---	---			345
	Concrete	EA	---	---	---	---			346
	EA = Each drilled hole								

4. CONCRETE FOOTINGS TO GRADE, HAND DUG

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
4	HAND DUG FOOTINGS, DIRECT POUR FROM CHUTE	<i>The labor costs shown here for machine trenching include a machine operator's overhead and profit</i>							
		Dig trench to grade by hand and fill with concrete to grade, including digging and pouring							
		Bottom of footing up to grade, 8" wide trench							
		12"	LF	---	---	---			.351
		24"	LF	---	---	---			.352
		36"	LF	---	---	---			.353
		48"	LF	---	---	---			.354
		Bottom of footing up to grade, 12" wide trench							
		12"	LF	---	---	---			.355
		24"	LF	---	---	---			.356
		36"	LF	---	---	---			.357
		48"	LF	---	---	---			.358
	HAND DUG FOOTINGS, WHEEL CONCRETE	Same specifications as above and wheel concrete from truck up to 75 feet and pour, including transit mix truck waiting time							
		Bottom of footing up to grade, 8" wide trench							
		12"	LF	---	---	---			.361
		24"	LF	---	---	---			.362
		36"	LF	---	---	---			.363
		48"	LF	---	---	---			.364
		Bottom of footing up to grade, 12" wide trench							
		12"	LF	---	---	---			.365
		24"	LF	---	---	---			.366
		36"	LF	---	---	---			.367
		48"	LF	---	---	---			.368
	HAND DUG FOOTINGS, PUMP CONCRETE	Same specifications as above and pump concrete up to 150 feet and pour, including transit mix truck waiting time and labor at the hose							
		Bottom of footing up to grade, 8" wide trench							
		12"	EA PLUS	---	---	---			.370
		24"	LF	---	---	---			.371
		36"	LF	---	---	---			.372
		48"	LF	---	---	---			.373
		Bottom of footing up to grade, 12" wide trench							
		12"	LF	---	---	---			.375
		24"	LF	---	---	---			.376
		36"	LF	---	---	---			.377
		48"	LF	---	---	---			.378

4. CONCRETE FOOTINGS TO GRADE, HAND DUG

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
WALL ABOVE GRADE	<ul style="list-style-type: none"> Build level forms above grade for 6" thick wall extending to 12" above grade over any of above footings Pour concrete and strip forms 								
	ADD	LF	---	---	---	---			.380
STEEL BAR REINFORCE- MENT	Continuous No. 4 (1/2") steel bar reinforcement in footings								
	2 bars	LF	---	---	---	---			.391
	3 bars	LF	---	---	---	---			.392
	LF = Footings								
	Drill 1/2" steel bar 6" into existing foundation wall								
	Block	EA	---	---	---	---			.393
	Brick	EA	---	---	---	---			.394
	Concrete	EA	---	---	---	---			.395
	EA = Each drilled hole								

4. CONCRETE FOOTINGS IN EXISTING EXCAVATION

SPECIFICATIONS	UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
		MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
4 CONCRETE FOOTINGS, DIRECT POUR FROM CHUTE	Continuous concrete footings for block, brick or concrete wall for full basement or crawl space							
	<ul style="list-style-type: none"> In existing excavation Build level forms for footings with 2 x lumber (one use) Pour from chute direct into footing forms Strip forms 							
	Size of footing							
	8" x 16"	LF	---	---	---			.400
	10" x 20"	LF	---	---	---			.401
CONCRETE FOOTINGS, WHEEL CONCRETE	12" x 24"	LF	---	---	---			.402
	12" x 36"	LF	---	---	---			.403
	Same specifications as above and wheel concrete from truck up to 75 feet and pour, including transit mix truck waiting time							
	Size of footing							
	8" x 16"	LF	---	---	---			.405
CONCRETE FOOTINGS, PUMP CONCRETE	10" x 20"	LF	---	---	---			.406
	12" x 24"	LF	---	---	---			.407
	12" x 36"	LF	---	---	---			.408
	Same specifications as above and pump concrete up to 150 feet and pour, including transit mix truck waiting time and labor at the hose	EA PLUS	---	---	---			.410
	Size of footing							
KEYWAY	8" x 16"	LF	---	---	---			.411
	10" x 20"	LF	---	---	---			.412
	12" x 24"	LF	---	---	---			.413
	12" x 36"	LF	---	---	---			.414
	Place 2" x 4" keyway for poured concrete wall and strip after pouring	LF	---	---	---			.420
OMIT FOOTING FORMS	Omit building and stripping forms for footings, pour concrete in existing trench							
	Height of footing							
	8" DEDUCT	LF	---	---	---			.425
	10" DEDUCT	LF	---	---	---			.426
	12" DEDUCT	LF	---	---	---			.427

4. CONCRETE FOOTINGS IN EXISTING EXCAVATION

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
STEPPED FOOTING	Concrete wall footings built on incline -- for each one foot step in footing,								
	Size of footing								
	8" x 16" ADD	EA	---	---	---	---			.430
	10" x 20" ADD	EA	---	---	---	---			.431
	12" x 24" ADD	EA	---	---	---	---			.432
	12" x 36" ADD	EA	---	---	---	---			.433
STEEL BAR REINFORCE- MENT	Continuous No. 4 (1/2") steel bar reinforcement								
	2 bars	LF	---	---	---	---			.435
	3 bars	LF	---	---	---	---			.436
	LF = Footings								
COLUMN FOOTING	In existing basement or crawl space excavation, form with 2 x and pour concrete footing for steel or masonry column under wood or steel beam								
	8" thick x 12" x 12"	EA	---	---	---	---			.440
	12" thick x 12" x 12"	EA	---	---	---	---			.441
	12" thick x 16" x 16"	EA	---	---	---	---			.442
	12" thick x 24" x 24"	EA	---	---	---	---			.443

4. PIER FOOTINGS

SPECIFICATIONS	UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
		MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
PIER FOOTINGS <ul style="list-style-type: none"> Dig out by hand Pour concrete Backfill after pier is built Bottom of pier footing 12" below grade <p>Size of pier footings</p> <p>Length Width Height</p>	16" 16" 12"	EA	---	---	---	---	---	500
	24" 24" 12"	EA	---	---	---	---	---	501
	24" below grade							
	16" 16" 12"	EA	---	---	---	---	---	502
	24" 24" 12"	EA	---	---	---	---	---	503
	30" 30" 18"	EA	---	---	---	---	---	504
	36" 48" 18"	EA	---	---	---	---	---	505
	36" below grade							
	16" 16" 12"	EA	---	---	---	---	---	506
	24" 24" 12"	EA	---	---	---	---	---	507
	30" 30" 18"	EA	---	---	---	---	---	508
	36" 48" 18"	EA	---	---	---	---	---	509
	48" below grade							
	16" 16" 12"	EA	---	---	---	---	---	510
	24" 24" 12"	EA	---	---	---	---	---	511
	30" 30" 18"	EA	---	---	---	---	---	512
	36" 48" 18"	EA	---	---	---	---	---	513
	60" below grade							
	16" 16" 12"	EA	---	---	---	---	---	514
	24" 24" 12"	EA	---	---	---	---	---	515
	30" 30" 18"	EA	---	---	---	---	---	516
	36" 48" 18"	EA	---	---	---	---	---	517

4. ROUND PIERS

SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
ROUND PIERS TO GRADE	<ul style="list-style-type: none"> Dig out by hand Install round sonotube on ground or existing footing Pour concrete Backfill 									
	<i>Diameter</i>	<i>Bottom of footing up to grade</i>								
	8"	12"	EA	---	---	---	---			518
		24"	EA	---	---	---	---			519
		36"	EA	---	---	---	---			520
		48"	EA	---	---	---	---			521
		60"	EA	---	---	---	---			522
	12"	12"	EA	---	---	---	---			523
		24"	EA	---	---	---	---			524
		36"	EA	---	---	---	---			525
		48"	EA	---	---	---	---			526
		60"	EA	---	---	---	---			527
	Same as above, including concrete integral footing under, flared to 16"									
	<i>Diameter</i>	<i>Bottom of footing up to grade</i>								
	8"	12"	EA	---	---	---	---			528
		24"	EA	---	---	---	---			529
		36"	EA	---	---	---	---			530
		48"	EA	---	---	---	---			531
		60"	EA	---	---	---	---			532
	12"	12"	EA	---	---	---	---			533
		24"	EA	---	---	---	---			534
		36"	EA	---	---	---	---			535
		48"	EA	---	---	---	---			536
		60"	EA	---	---	---	---			537
ROUND PIERS EXTENDING ABOVE GRADE	Extend round piers above grade, cutting sonotube off at grade after pouring									
	<i>Diameter</i>									
	8"		LF	---	---	---	---			538
	12"		LF	---	---	---	---			539
LF = From grade to top of pier										

4. CONCRETE FOUNDATION WALL

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
4	CONCRETE FOUNDATION WALL	<i>The labor costs shown below for concrete foundation wall include a concrete subcontractor's overhead and profit</i>							
		Concrete foundation wall for full basement or crawl space, in existing excavation and on existing concrete footings							
		<ul style="list-style-type: none"> • Set up prebuilt sectional forms on existing concrete footings • Set windows & stops, cutouts and crawl holes • Pour 3000 PSI concrete mix into forms from ready-mix truck • Strip forms and clean • Hand rub walls where required 							
	COSTS	<div> <div>Wall Thickness</div> <div>Wall height above top of footing</div> </div>							
		8"	24"	LF	---	---	---	---	.000
			36"	LF	---	---	---	---	.001
			48"	LF	---	---	---	---	.002
			60"	LF	---	---	---	---	.003
			72"	LF	---	---	---	---	.004
			84"	LF	---	---	---	---	.005
			96"	LF	---	---	---	---	.006
		10"	24"	LF	---	---	---	---	.007
			36"	LF	---	---	---	---	.008
			48"	LF	---	---	---	---	.009
			60"	LF	---	---	---	---	.010
			72"	LF	---	---	---	---	.011
			84"	LF	---	---	---	---	.012
			96"	LF	---	---	---	---	.013
		12"	24"	LF	---	---	---	---	.014
			36"	LF	---	---	---	---	.015
			48"	LF	---	---	---	---	.016
			60"	LF	---	---	---	---	.017
			72"	LF	---	---	---	---	.018
			84"	LF	---	---	---	---	.019
			96"	LF	---	---	---	---	.020

4. CONCRETE FOUNDATION WALL

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
WHEEL CONCRETE	Same specifications as on previous page and wheel concrete for foundation wall from truck up to 75 feet and pour into forms, including setting up and removing ramp and transit mix truck waiting time								
	Wall height								
	8" thick wall 24"	LF	---	---	---	---			.030
	36"	LF	---	---	---	---			.031
	48"	LF	---	---	---	---			.032
	60"	LF	---	---	---	---			.033
	72"	LF	---	---	---	---			.034
	84"	LF	---	---	---	---			.035
	96"	LF	---	---	---	---			.036
	10" thick wall 24"	LF	---	---	---	---			.040
	36"	LF	---	---	---	---			.041
	48"	LF	---	---	---	---			.042
	60"	LF	---	---	---	---			.043
	72"	LF	---	---	---	---			.044
	84"	LF	---	---	---	---			.045
	96"	LF	---	---	---	---			.046
	12" thick wall 24"	LF	---	---	---	---			.050
	36"	LF	---	---	---	---			.051
	48"	LF	---	---	---	---			.052
	60"	LF	---	---	---	---			.053
	72"	LF	---	---	---	---			.054
	84"	LF	---	---	---	---			.055
	96"	LF	---	---	---	---			.056
PUMP CONCRETE	Same specifications as on previous page and pump concrete less than 150 feet and pour, including transit mix truck waiting time and labor costs on the hose	EA PLUS	---	--	---	---			.060
	8" thick wall 24"	LF	---	---	---	---			.061
	36"	LF	---	---	---	---			.062
	48"	LF	---	---	---	---			.063
	60"	LF	---	---	---	---			.064
	72"	LF	---	---	---	---			.065
	84"	LF	---	---	---	---			.066
	96"	LF	---	---	---	---			.067
	10" thick wall 24"	LF	---	---	---	---			.071
	36"	LF	---	---	---	---			.072
	48"	LF	---	---	---	---			.073
	60"	LF	---	---	---	---			.074
	72"	LF	---	---	---	---			.075
	84"	LF	---	---	---	---			.076
	96"	LF	---	---	---	---			.077
	12" thick wall 24"	LF	---	---	---	---			.081
	36"	LF	---	---	---	---			.082
	48"	LF	---	---	---	---			.083
	60"	LF	---	---	---	---			.084
	72"	LF	---	---	---	---			.085
	84"	LF	---	---	---	---			.086
	96"	LF	---	---	---	---			.087
STEEL BAR REINFORCEMENT	No. 3 (3/8") steel bar reinforcement in walls, 24" OC vertical and horizontal grid	SF	---	---	---	---			.090
	SF = One face of wall								

4. MONOLITHIC FOOTING AND SLAB

SPECIFICATIONS	UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
		MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
4 MONOLITHIC FOOTING AND SLAB (SINGLE POUR)	<ul style="list-style-type: none"> • Dig, form, place reinforcement • 4" gravel fill • 6 x 6 #10 woven wire mesh • Vapor barrier • Pour and finish concrete • Bottom of slab footing 8", top of footing below slab 16" wide • Slab thickness 4" • Footing below frost 3 or 4 sides • 1/2" steel bars drilled into existing building • Two 1/2" continuous steel bars in footing 							
	Top slab SF PLUS	---	---	---	---			.600
	Footing below grade 12" LF	---	---	---	---			.601
	24" LF	---	---	---	---			.602
	36" LF	---	---	---	---			.603
	48" LF	---	---	---	---			.604
	LF = Outside perimeter measurement of footing							
GRADE BEAM	Additional 12" wide footing under slab to support partition, beam or slab itself							
	Bottom of footing below grade 12" LF	---	---	---	---			.606
	24" LF	---	---	---	---			.607
WHEEL CONCRETE	Wheel concrete from truck up to 75 feet and pour monolithic slab, including transit-mix truck waiting time, ADD to above costs							
	Footing below grade 12" SF	---	---	---	---			.610
	24" SF	---	---	---	---			.611
	36" SF	---	---	---	---			.612
	48" SF	---	---	---	---			.613
	SF = Top surface of slab							
PUMP CONCRETE	Pump concrete up to 150 feet and pour, including transit mix truck waiting time and labor at the hose, ADD to above costs							
	EA PLUS	---	--	---	---			.615
	Footing below grade 12" SF	---	---	---	---			.616
	24" SF	---	---	---	---			.617
	36" SF	---	---	---	---			.618
	48" SF	---	---	---	---			.619
	SF = Top surface of slab							

4. CONCRETE SLAB

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
BASEMENT FLOOR SLAB	• Level ground within existing foundation walls, but no digging out								
	• Floated and troweled								
	• 4" gravel fill								
	• Vapor barrier under								
	• 6 x 6 #10 woven wire mesh								
	3"	SF	---	---	---	---			.630
	4"	SF	---	---	---	---			.631
	5"	SF	---	---	---	---			.632
	6"	SF	---	---	---	---			.633
SLAB, EXTERIOR	On grade, screed coat, floated 2"	SF	---	---	---	---			.635
	On grade								
	• Dig out and level ground								
	• Spread 4" of sand, gravel or cinders								
	• Form and pour concrete								
	• Floated and troweled								
	• Vapor barrier under								
	• 6 x 6 #10 WWM								
	• #4 bars drilled into wall of existing masonry building								
	4"	SF	---	---	---	---			.640
	5"	SF	---	---	---	---			.641
	6"	SF	---	---	---	---			.642
SLAB, SUSPENDED	Slab to be placed on existing steel column, masonry piers or foundation wall, not over 8 ft. above grade	EA PLUS SF	---	---	---	---			.645 .646
	• Form								
	• Place steel: 1/2" bars, 12" OC								
	• Pour 5"-6" concrete slab								
	• Strip and clean forms for re-use								
	• Finish concrete								
WHEEL CONCRETE	Wheel concrete from truck up to 75 feet and pour concrete slab, including transit mix truck waiting time, ADD to above costs								
	Thickness of slab 3"	SF	---	---	---	---			.650
	4"	SF	---	---	---	---			.651
	5"	SF	---	---	---	---			.652
	6"	SF	---	---	---	---			.653
PUMP CONCRETE	Pump concrete up to 150 feet and pour concrete slab, including transit mix truck waiting time and labor at the hose ADD to above costs	EA PLUS	---	---	---	---			.655
	Thickness of slab 3"	SF	---	---	---	---			.656
	4"	SF	---	---	---	---			.657
	5"	SF	---	---	---	---			.658
	6"	SF	---	---	---	---			.659

4. CONCRETE PLATFORM AND STEPS

SPECIFICATIONS	UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
		MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
4 SLAB AND STEP(S) ON GRADE	Build 6'-0" x 4'-0" concrete slab and step(s) on grade <ul style="list-style-type: none"> Excavate trench to 36" below grade Drill into existing house wall and install four 1/2" steel bars to connect footing Pour concrete footing to grade Build forms and pour concrete foundation wall above grade to support slab and step(s) Build forms for slab and step(s) Place rubble or forms in center Place steel Pour concrete slab and step(s) Strip and clean forms Finish concrete Steps: 6"-7" risers, 12" treads 							
	<p style="text-align: center;">Width of Tread</p> EA	---	---	---	---			.670
	PLUS							
	48"	TREAD	---	---	---			.671
	60"	TREAD	---	---	---			.672
	72"	TREAD	---	---	---			.673
EA = Each job								
TREAD = Each tread								
STEPS, SUSPENDED	Self-supporting steps to existing platform or as part of suspended slab job, supported by existing masonry or undisturbed earth <ul style="list-style-type: none"> Dig as required Build forms Place steel as required Pour concrete steps Strip and clean forms Finish concrete 	EA	---	---	---			.675
	SF = Total top surface of treads in square feet	PLUS SF	---	---	---			.676

4. DRIVEWAYS AND SIDEWALK

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
DRIVEWAY, CONCRETE	<ul style="list-style-type: none"> Level by hand Fill with up to 4" gravel Form with 2" lumber, place #10 WWM and expansion joints Pour 4" slab, finish and remove forms 	SF	---	---	---	---			.700
APRON	Level, fill and form as above, pour and finish driveway apron	SF	---	---	---	---			.701
CURB AND GUTTER	Level, fill and form as above, pour and finish concrete curb and gutter 6" x 18" straight	LF	---	---	---	---			.702
	6" x 18" curved	LF	---	---	---	---			.703
SIDEWALK, CONCRETE	4" sand, gravel or cinders base, 4" concrete, leveling, forming, pouring and finishing, remove forms	EA PLUS SF	---	---	---	---			.704
			---	---	---	---			.705
<i>The costs shown below for asphalt driveway include a subcontractor's overhead and profit</i>									
DRIVEWAY, ASPHALT	Asphalt driveway, including 6" stone base, forming, spreading and rolling, oil base and topping	EA PLUS SF	--	---	---	---			.706
			---	---	---	---			.707
ASPHALT DRIVEWAY REPAIR	Repair crack in asphalt surface with asphalt crack filler in a tube	LF	---	---	---	---			.710
	Repair hole in asphalt surface with cold-mix asphalt, 3" deep	SF	---	---	---	---			.711
	Seal asphalt driveway <ul style="list-style-type: none"> Clean with household cleaner, broom and water hose Apply and seal 1 coat using a coal tar sealer and driveway sealer brush SF = Driveway	SF	---	---	---	---			.712

5. BLOCK WALL

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
5	MORE THAN ONE STORY ABOVE GRADE								
	<p><i>All masonry costs on this and the following page are for walls not over one story above grade</i></p> <p>For masonry walls more than one story above grade:</p> <p>2 stories above grade ADD</p> <p>3 stories above grade ADD</p>	SF	--	20%	20%	20%			.000
		SF	--	30%	30%	30%			.001
BLOCK WALL	<ul style="list-style-type: none"> On existing footings Tooled joints and sides Reinforcing every second course Steel angles as required Top course 4" solid cap block 								
	4 x 8 x 16	SF	---	---	---	---			.002
	8 x 8 x 16	SF	---	---	---	---			.003
	12 x 8 x 16	SF	---	---	---	---			.004
	SF = One face of wall								
GLASS BLOCK	<ul style="list-style-type: none"> 4" thick glass block on existing support Tooled joints two sides Clean both sides after installation 								
	6 x 6	SF	---	---	---	---			.005
	8 x 8	SF	---	---	---	---			.006
	12 x 12	SF	---	---	---	---			.007
GROUT BLOCK WALL	Fill block wall with pea gravel concrete from ready mix transit truck using chute								
	8" x 8" x 16"	SF	---	---	---	---			.020
	12" x 8" x 16"	SF	---	---	---	---			.021
PUMP CONCRETE GROUT	Fill block wall with pea gravel concrete using a concrete pump boom truck, including truck waiting time, operator and labor on the hose	EA PLUS	---	---	---	---			.025
	8" x 8" x 16"	SF	---	---	---	---			.026
	12" x 8" x 16"	SF	---	---	---	---			.027

5

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
WALL, BRICK, 4"	<ul style="list-style-type: none"> Brick veneer wall on existing footings Over existing frame wall Steel angles as required Wall ties as required Tooled joints one side Clean one side after installation 	SF	---	---	---	---			.008
SOLID BRICK WALL, 8"	<ul style="list-style-type: none"> On existing footings Steel angles as required Tooled joints one side Clean two sides after installation 	SF	---	---	---	---			.009
BRICK AND BLOCK WALL	<ul style="list-style-type: none"> On existing footings Steel angles as required Tooled joints one side Clean brick after installation 								
	Brick and 4" block	SF	---	---	---	---			.010
	Brick and 8" block	SF	---	---	---	---			.011
REPOINT BRICK WALL	Cut joints in existing brick wall and repoint								
	Soft mortar	SF	---	---	---	---			.012
	Hard mortar	SF	---	---	---	---			.013
PATCH MASONRY	Remove defective materials and patch existing wall, toothing in to existing wall								
	Brick	SF	---	---	---	---			.014
	Block	SF	---	---	---	---			.015

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5

5. PLATFORM AND STEPS WITH BRICK & BLOCK BUILD-UP

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
SLAB AND STEP(S) ON GRADE	Build 6'-0" x 4'-0" concrete slab and step(s) on grade								
	<ul style="list-style-type: none"> Excavate trench to 36" below grade Drill into existing house wall and install four 1/2" steel bars to connect footing Pour concrete footing to grade Build brick & block foundation wall above grade to support slab & step(s) Build forms for slab and step(s) Place rubble or forms in center Place steel Pour concrete slab and step(s) Strip and clean forms Finish concrete Steps: 6"-7" risers, 12" treads 								
	Width of Tread	EA PLUS	---	---	---	---			.104
	48"	TREAD	---	---	---	---			.105
	60"	TREAD	---	---	---	---			.106
	72"	TREAD	---	---	---	---			.107
EA = Each job									
TREAD = Each tread									

5. CHIMNEY

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
CHIMNEY	<ul style="list-style-type: none"> • Brick • Cement wash at top • On existing foundation • Clay tile flue liners 								
	With one 8" x 8" flue	LF	---	---	---	---			.200
	With two 8" x 8" flues	LF	---	---	---	---			.201
	With one 8" x 12" flue	LF	---	---	---	---			.202
	With two 8" x 12" flues	LF	---	---	---	---			.203
INSTALL FLUE(S) IN EXISTING CHIMNEY	LF = LF up from foundation to top of chimney								
	Tear out portion of chimney from inside house and install clay tile flue lining(s), replace brickwork, no plaster patching								
	One flue	LF	---	---	---	---			.204
	Two flues	LF	---	---	---	---			.205
	Same as above, working from outside on scaffolding								
POURED CONCRETE FLUE LINER IN EXISTING CHIMNEY	One flue	LF	---	---	---	---			.206
	Two flues	LF	---	---	---	---			.207
	Straight chimney, portland cement and insulating aggregate poured around temporary inflated rubber form or steel liner with 1/16" glazed finish on inside of new flue liner	EA PLUS LF	--	--	720.00	1,080.00			.208
		LF	--	--	43.00	64.50			.209
	For each angle in chimney ADD	EA	--	--	222.00	333.00			.210
	Cleanout door	EA	--	--	74.00	111.00			.211
	EA = Each opening								
	Tear out old flue liner	LF	--	--	15.00	22.50			.212

5. FIREPLACE

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
FIREPLACE	<ul style="list-style-type: none"> • Brick with firebrick lined fire hearth • Damper and cleanout • Brick, slate or tile front hearth • Size: Width 36" Height 29" Depth 16" 	EA	---	---	---	---			.213
REPLACE LINTEL OVER EXISTING FIREPLACE	Cut away brickwork and remove existing lintel, install new lintel and replace brickwork								
	48" lintel	EA	---	---	---	---			.214
	72" lintel	EA	---	---	---	---			.215
RAISED HEARTH	Hearth raised up to one foot above floor ADD	EA	---	---	---	---			.216
DAMPER IN EXISTING FIREPLACE	Remove portion of chimney above fireplace and install new damper, replace brickwork	EA	---	---	---	---			.217
ALTER EXISTING FIREPLACE	Break through into existing bricked up fireplace, clean out and repair for use with existing damper	EA	---	---	---	---			.218
	Break through back wall of existing fireplace, install new fireplace opening for back-to-back fireplaces with same flue and open from room to room	EA	---	---	---	---			.219
	Glass doors installed on one fireplace opening above	EA	---	---	---	---			.220
REBUILD FIREBOX	Rebuild existing firebox with new firebox approximately 42" x 21"	EA	---	---	---	---			.221
REBUILD FIREPLACE	Rebuild firebox, install throat-type damper, rebuild fireplace up to 56" above floor	EA	---	---	---	---			.222

5. UNDERPINNING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
5 UNDERPIN EXISTING FOUNDATION WALL	Excavate as required under existing footing in alternate 4-foot sections								
	Pour reinforced concrete under and build new block wall from top of new footing to bottom of old footing								
	Break off existing footing projection								
	<i>Below Existing Footing</i>								
	24"	LF	---	---	---	---			.300
	48"	LF	---	---	---	---			.301
	72"	LF	---	---	---	---			.302
UNDERPIN CORNER OF EXISTING BRICK HOUSE (EXTERIOR)	Excavate as required under existing corner and pour reinforced concrete under existing footing or foundation wall								
	<i>Below Grade</i>								
	48"	EA	---	---	---	---			.303
	72"	EA	---	---	---	---			.304
	96"	EA	---	---	---	---			.305

5. RETAINING WALL

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
RETAINING WALL	<ul style="list-style-type: none">• Concrete footing• Solid masonry wall with brick facing• 4" tile weepholes 10 ft. OC with 1 cu.ft. crushed stone or gravel at each weephole• Parge back wall with 1/2" cement plaster or 2 coats hot tar• Reinforcing rods as required <p><i>Height of wall above bottom of footing</i></p>								
	40"	LF	---	---	---	---			.306
	48"	LF	---	---	---	---			.307
	56"	LF	---	---	---	---			.308
	64"	LF	---	---	---	---			.309
	72"	LF	---	---	---	---			.310
	80"	LF	---	---	---	---			.311
DRAIN PIPE	Install 4" perforated plastic pipe surrounded with 6" of 3/4" aggregate along back of footing extending to daylight or drywell (see page 101)	LF	---	---	---	---			.312

5. PATIO

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
PATIO, BRICK	On ground in sand with sand in joints, bricks laid flat, including excavation	SF	---	---	---	---			.400
	In sand over existing concrete slab, sand in joints	SF	---	---	---	---			.401
	In concrete bed with concrete joints over existing concrete slab	SF	---	---	---	---			.402
	Brick laid on edge in concrete bed with concrete joints over existing concrete slab	SF	---	---	---	---			.403
PATIO, STONE PAVER	Random rectangular cut stone, on ground in sand with sand in joints, including excavation								
	Flagstone, 1-1/2" thick	SF	---	---	---	---			.404
	Flagstone, 2" thick	SF	---	---	---	---			.405
	Slate, 1-1/2" thick	SF	---	---	---	---			.406
	Random rectangular cut stone, in concrete bed with concrete joints over existing concrete slab								
	Flagstone, 1-1/2" thick	SF	---	---	---	---			.407
	Flagstone, 2" thick	SF	---	---	---	---			.408
	Slate, 1-1/2" thick	SF	---	---	---	---			.409
PATIO, CONCRETE PAVER	Interlocking concrete paver, on ground in sand with sand in joints, including excavation	SF	---	---	---	---			.410
	Interlocking concrete paver, in concrete bed with concrete joints over existing concrete slab	SF	---	---	---	---			.411

5. STUCCO/WALL COATINGS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
STUCCO	Labor costs shown below for stucco work include a subcontractor's overhead and profit								
	Cement sand finish stucco on clean masonry wall, two 1/2" coats	SF	---	---	---	---			.500
	Cement sand finish stucco over existing sheathing <ul style="list-style-type: none">#15 felt paperSelf furring wire meshOutside corner beads as necessaryMetal lath strips around windows and doorsScratch coat, brown coat and finish coat	SF	---	---	---	---			.501
PATCH	E.I.F.S. (Exterior Insulation & Finish System), 1/8" flexible stucco over 1" foam sheathing (included)	SF	---	---	---	---			.502
	Remove defective materials and clean and prepare area to be patched, 2 or 3 coats stucco								
	3 coats on framing	SF	---	---	---	---			.503
WATERPROOF PAINT	2 coats on masonry	SF	---	---	---	---			.504
	Fill cracks over 1/8" wide and apply 2 coats waterproofing paint over masonry wall	SF	---	---	---	---			.505
	Clear silicon over existing masonry wall, 1 coat sprayed	SF	---	---	---	---			.506
PARGING	Cement parging, 1/2" thick, two coats	SF	---	---	---	---			.507
ASPHALT COATING	Asphalt coating applied to masonry wall								
	1 coat	SF	---	---	---	---			.508
	2 coats	SF	---	---	---	---			.509
	Two layers tarred paper covered with hot tar or asphalt on masonry wall	SF	---	---	---	---			.510

6

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
TREATED WOOD FOUNDATION	<ul style="list-style-type: none">2" x 12" pressure treated wood plate on layer of stone or gravelLayer of gravel up to 3/4" or crushed stone up to 1/2" extending minimum 6" beyond plate and 4" deepCDX treated panelsCorrosion resistant nails and fastenersBatt insulation between studs15# felt paper6-mil polyethylene								
	<div><div>Stud Size</div><div>CDX Panel Size</div></div>								
	2" x 4" 1/2"	SF	---	---	---	---			.011
	2" x 6" 1/2"	SF	---	---	---	---			.012
	2" x 8" 3/4"	SF	---	---	---	---			.013
SF = One face of wall									

6. BEAMS AND COLUMNS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
STEEL BEAM	Steel beam bearing on existing masonry or steel column supports, including bearing plates								
	8" #13	LF	---	---	---	---			.000
	8" #17	LF	---	---	---	---			.001
WOOD BEAM	Wood beam bearing on existing supports, beam either solid or built-up, pressure treated lumber								
	two 2" x 8"	LF	---	---	---	---			.005
	two 2" x 10"	LF	---	---	---	---			.006
	two 2" x 12"	LF	---	---	---	---			.007
	three 2" x 8"	LF	---	---	---	---			.008
	three 2" x 10"	LF	---	---	---	---			.009
	three 2" x 12"	LF	---	---	---	---			.010
GLUED LAMINATED WOOD BEAM	Glued laminated timber on existing supports								
	5-1/2" x 12"	LF	---	---	---	---			.015
	5-1/2" x 15"	LF	---	---	---	---			.016
LAMINATED VENEER LUMBER WOOD BEAM	Laminated veneer lumber wood beam on existing supports								
	1-3/4" x 9-1/4"	LF	---	---	---	---			.020
	1-3/4" x 11-7/8"	LF	---	---	---	---			.021
	1-3/4" x 14"	LF	---	---	---	---			.022
	1-3/4" x 16"	LF	---	---	---	---			.023
	Laminated veneer lumber wood built-up beam on existing supports								
	two 1-3/4" x 9-1/4"	LF	---	---	---	---			.030
	two 1-3/4" x 11-7/8"	LF	---	---	---	---			.031
	two 1-3/4" x 14"	LF	---	---	---	---			.032
	two 1-3/4" x 16"	LF	---	---	---	---			.033
	three 1-3/4" x 9-1/4"	LF	---	---	---	---			.035
	three 1-3/4" x 11-7/8"	LF	---	---	---	---			.036
	three 1-3/4" x 14"	LF	---	---	---	---			.037
	three 1-3/4" x 16"	LF	---	---	---	---			.038
FLITCH PLATE, STEEL	3/8" x 9" steel plate between two 2 x 10s on existing supports, including plate, lumber, nuts, bolts	LF	---	---	---	---			.040
FLITCH PLATE, WOOD	1/2" x 9" plywood glued and bolted between two 2 x 10s on existing supports, including plywood, lumber, glue, nuts, bolts	LF	---	---	---	---			.045
STEEL COLUMN	3" hollow adjustable steel column with base and cap up to 8'-0"	EA	---	---	---	---			.050

6. FLOOR FRAMING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
6	SLEEPERS ON EXISTING DECK	On existing wood, concrete or masonry deck • Solid bridging • Joist headers as required • Vapor barrier • Nails • Sleeper joists 16" OC							
	2" x 3"	SF	---	---	---	---			.100
	2" x 4"	SF	---	---	---	---			.101
	2" x 6"	SF	---	---	---	---			.102
	Same as above, using pressure- treated lumber								
	2" x 3"	SF	---	---	---	---			.103
	2" x 4"	SF	---	---	---	---			.104
	2" x 6"	SF	---	---	---	---			.105
	If sleepers are ripped lengthwise to fit ADD	SF	--	---	---	---			.106
	<i>Floor joist costs below are based on using joists to full permissible lengths</i>								
MUDSILL	• Pressure-treated dimension fir or pine • Sill plate • Anchor bolts, 4' OC								
	2" x 4"	LF	---	---	---	---			.123
	2" x 6"	LF	---	---	---	---			.124
	2" x 8"	LF	---	---	---	---			.125
JOISTS, FIRST FLOOR	• Framing lumber • Bridging • Joist hangers • Lag bolts • Nails • Joist headers as required • Joists 16" OC								
	2" x 6"	SF	---	---	---	---			.107
	2" x 8"	SF	---	---	---	---			.108
	2" x 10"	SF	---	---	---	---			.109
	2" x 12"	SF	---	---	---	---			.110
JOISTS, SECOND FLOOR	• Framing lumber • Bridging • Joist headers as required • Joist hangers • Lag bolts • Nails • Joists 16" OC								
	2" x 6"	SF	---	---	---	---			.111
	2" x 8"	SF	---	---	---	---			.112
	2" x 10"	SF	---	---	---	---			.113
	2" x 12"	SF	---	---	---	---			.114

6. I-JOISTS AND SUBFLOOR

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
WOOD I-JOISTS	Prefabricated I-shaped joists <ul style="list-style-type: none">• 3/8" web• 1-1/2" top and bottom chords• Nails• Joist headers• Joist hangers• No bridging								
	12" OC 9-1/2"	SF	---	---	---	---			.140
	11-7/8"	SF	---	---	---	---			.141
	16" OC 9-1/2"	SF	---	---	---	---			.145
	11-7/8"	SF	---	---	---	---			.146
SUBFLOOR	Plywood CDX, glued and nailed to joists, including all materials as required								
	3/8"	SF	---	---	---	---			.115
	1/2"	SF	---	---	---	---			.116
	5/8"	SF	---	---	---	---			.117
	3/4"	SF	---	---	---	---			.118
	T&G 5/8"	SF	---	---	---	---			.119
	T&G 3/4"	SF	---	---	---	---			.120
	3/4" pine, fir or hemlock, nailed								
	Horizontal	SF	---	---	---	---			.121
	Diagonal	SF	---	---	---	---			.122
	Oriented strand board								
	1/2"	SF	---	---	---	---			.126
	5/8"	SF	---	---	---	---			.127
	3/4"	SF	---	---	---	---			.128
	T&G 5/8"	SF	---	---	---	---			.129
T&G 3/4"	SF	---	---	---	---			.130	

7. WALL FRAMING AND FURRING

SPECIFICATIONS	UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
		MATLS	---	TOTAL		MOD.%	MOD.PRICE	
WOOD STUDS	Bearing wall, exterior or interior							
	• Sole plate							
	• Two 2" x 4" or 2" x 6" cap							
	• Average number of headers for doors and windows							
	• 16" OC							
	2" x 4"	SF	---	---	---			.000
	2" x 6"	SF	---	---	---			.001
	SF = Total wall area							
Non-bearing wall	• Sole plate							
	• One cap							
	• Average amount of framing for doors, closets and corners							
	• 16" OC							
	2" x 3"	SF	---	---	---			.002
	2" x 4"	SF	---	---	---			.003
	2" x 6"	SF	---	---	---			.004
STEEL STUDS	20 ga. steel studs and track							
	1-1/2"	SF	---	---	---			.005
	2-1/2"	SF	---	---	---			.006
	3-5/8"	SF	---	---	---			.007
	5-1/2"	SF	---	---	---			.008
DIFFICULT WALL FRAMING	For difficult wall framing, cut up with bay & bow windows, many corners, etc. ADD	SF	10%	40%	30%	30%		.009
								.010
KNEEWALL	2 x 4 kneewall supporting rafters							
	• Sole plate							
	• One cap							
	• Studs cut at angle to fit rafters							
	Kneewall Height							
	4'-0"	LF	---	---	---			.011
	6'-0"	LF	---	---	---			.012
	8'-0"	LF	---	---	---			.013
FURRING	Over framing, 16" OC							
	1" x 2"	SF	---	---	---			.014
	1" x 3"	SF	---	---	---			.015
	Over straight and plumb masonry walls, 16" OC							
	1" x 2"	SF	---	---	---			.016
	1" x 3"	SF	---	---	---			.017
Over crooked masonry walls, including shims, 16" OC								
	1" x 2"	SF	---	---	---			.018
	1" x 3"	SF	---	---	---			.019

7. WALL SHEATHING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	---	TOTAL		MOD. %	MOD. PRICE	
SHEATHING	Plywood CDX								
	3/8"	SF	---	---	---	---			.100
	1/2"	SF	---	---	---	---			.101
	Composition sheathing, including 1/2" plywood or 1 x 6 diagonal bracing at each corner, 1/2" x 4 x 8 sheets								
	Asphalt impregnated	SF	---	---	---	---			.102
	Same as above, using foil-faced foam sheathing								
	1/4"	SF	---	---	---	---			.103
	1/2"	SF	---	---	---	---			.104
	5/8"	SF	---	---	---	---			.105
	3/4"	SF	---	---	---	---			.106
	Sheathing pine, 3/4"								
	Horizontal	SF	---	---	---	---			.107
	Diagonal	SF	---	---	---	---			.108
	Oriented strand board								
	3/8"	SF	---	---	---	---			.109
	1/2"	SF	---	---	---	---			.110

7

8. ROOF FRAMING

SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
FLAT ROOF OR SHED ROOF	Measuring Square Footage of New Rafters and Sheathing <i>To obtain square footage of new roof rafters and sheathing, measure the actual length of rafters from ridgeboard to eave and multiply by the opposite dimension (width of the roof). Be sure to include overhangs and any portion of the new roof that will overlay the existing roof.</i>									
	<ul style="list-style-type: none">Rafters 16" OCBridgingNailsFraming for overhang and eaves									
	2" x 6"	SF	---	---	---	---			.000	
	2" x 8"	SF	---	---	---	---			.001	
	2" x 10"	SF	---	---	---	---			.002	
	2" x 12"	SF	---	---	---	---			.003	
CEILING JOISTS	Add ceiling joists to shed roof framing									
	2" x 6" ADD	SF	---	---	---	---			.004	
	2" x 8" ADD	SF	---	---	---	---			.005	
	2" x 10" ADD	SF	---	---	---	---			.006	
	SF = Area covered by ceiling joists, not roof area									
GABLE ROOF	<ul style="list-style-type: none">Ridge boardRafters 16" OCCeiling joists 16" OCCollar ties, 1" x 6", 48" OCNailsFraming for overhang and eaves									
	Ceiling									
	Rafters Joists									
	2" x 6" 2" x 6"	SF	---	---	---	---			.007	
	2" x 8" 2" x 6"	SF	---	---	---	---			.008	
	2" x 10" 2" x 8"	SF	---	---	---	---			.009	
	2" x 12" 2" x 10"	SF	---	---	---	---			.010	
OMIT CEILING JOISTS	Omit ceiling joists									
	2" x 6" DEDUCT	SF	---	---	---	---			.011	
	2" x 8" DEDUCT	SF	---	---	---	---			.012	
	2" x 10" DEDUCT	SF	---	---	---	---			.013	
	SF = Area covered by ceiling joists, not roof area									
OMIT COLLAR TIES	Omit collar ties, 1" x 6", 48" OC									
	DEDUCT	SF	---	---	---	---			.014	
	SF = Roof area									
DIFFICULT ROOF FRAMING	Difficult roof framing, cut up with valleys and dormers									
	Some difficulty ADD	SF	--	---	---	---			.015	
	Difficult ADD	SF	---	---	---	---			.016	
	Very difficult ADD	SF	---	---	---	---			.017	

8. ROOF FRAMING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
GAMBREL ROOF	<ul style="list-style-type: none"> Ridgeboard Headers Rafters 16" OC 2" x 6" ceiling joists 16" OC 2" x 4" studwall 16" OC Nails Framing for chimney, eaves 12" overhang Slope of upper rafters 7/12 								
	2" x 6"	SF	---	---	---	---			.025
	2" x 8"	SF	---	---	---	---			.026
HIP ROOF	<ul style="list-style-type: none"> Ridgeboard Headers Hip and jack rafters 16" OC Ceiling joists 16" OC Framing for chimney, eaves 12" overhang 								
	Ceiling Rafters Joists 2" x 6" 2" x 6"	SF	---	---	---	---			.020
	2" x 8" 2" x 6"	SF	---	---	---	---			.021
	2" x 10" 2" x 8"	SF	---	---	---	---			.022
DIFFICULT ROOF FRAMING	Difficult roof framing, cut up with valleys and dormers								
	Some difficulty ADD	SF	--	---	---	---			.015
	Difficult ADD	SF	---	---	---	---			.016
	Very difficult ADD	SF	---	---	---	---			.017
TRUSS ROOF	Gable roof trusses								
	<ul style="list-style-type: none"> Shop built by others and delivered to job Placed by hand Tie down straps Includes 2 gable ends 24" OC 								
	2" x 4" top and bottom chords								
	16" OC	SF	---	---	---	---			.030
	24" OC	SF	---	---	---	---			.031
	2" x 6" top and bottom chords								
	16" OC	SF	---	---	---	---			.032
	24" OC	SF	---	---	---	---			.033
	Same as above, scissors or vaulted trusses								
	2" x 4" top and bottom chords								
	16" OC	SF	---	---	---	---			.035
	24" OC	SF	---	---	---	---			.036
	2" x 6" top and bottom chords								
	16" OC	SF	---	---	---	---			.037
	24" OC	SF	---	---	---	---			.038

8. ROOF FRAMING, SHEATHING

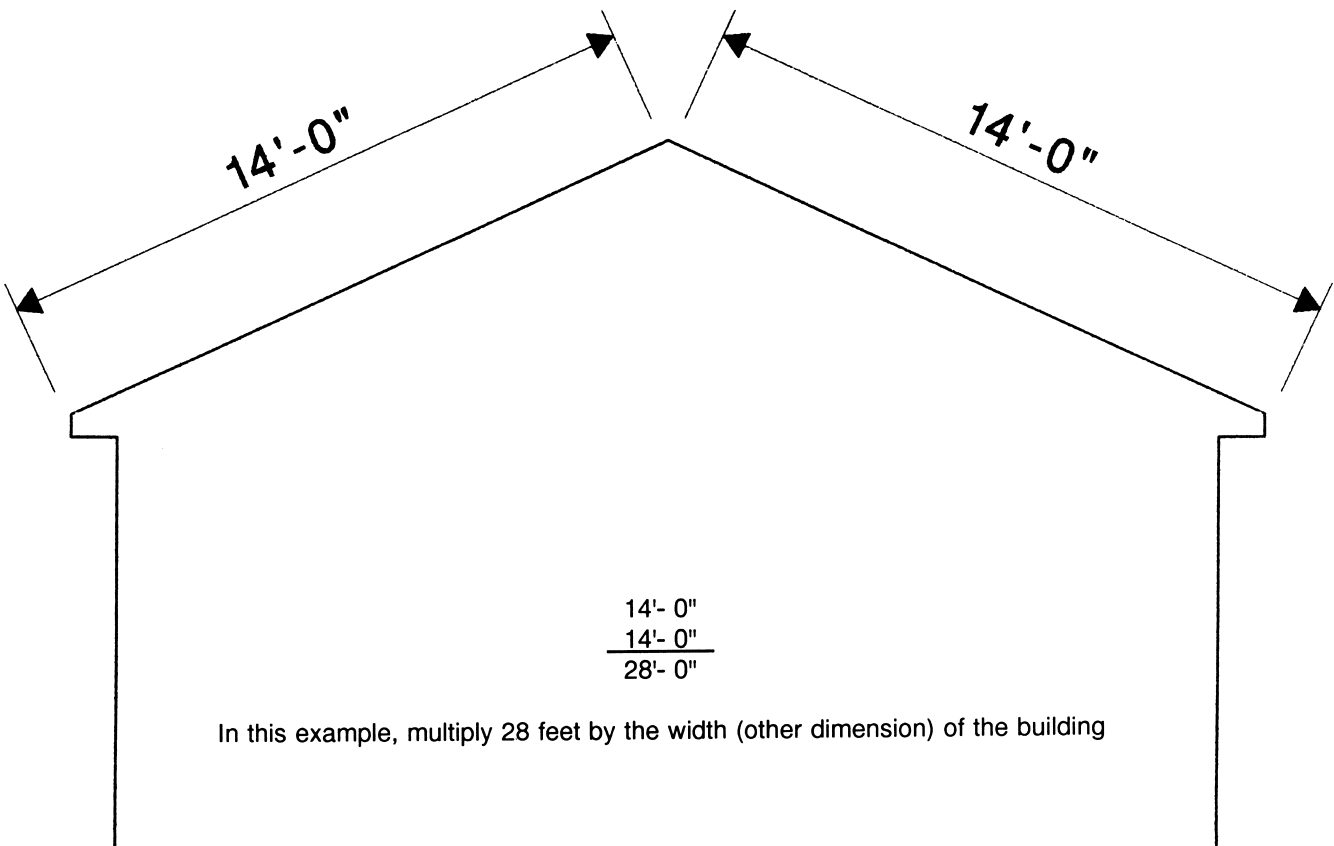
SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
PLYWOOD	CDX plywood								
	3/8"	SF	---	---	---	---			100
	1/2"	SF	---	---	---	---			101
	5/8"	SF	---	---	---	---			102
	3/4"	SF	---	---	---	---			103
	Oriented strand board								
	3/8"	SF	---	---	---	---			104
STRIP SHEATHING	1/2"	SF	---	---	---	---			105
	5/8"	SF	---	---	---	---			106
	Strip (spaced) sheathing (under wood shakes or shingles)								
	1" x 3", 5-1/2" OC	SF	---	---	---	---			107
	1" x 3", 7-1/2" OC	SF	---	---	---	---			108
CATHEDRAL CEILING, EXPOSED BEAMS	1" x 4", 7-1/2" OC	SF	---	---	---	---			109
	<ul style="list-style-type: none"> Gable roof 4" x 8" rafters, 48" OC Ridgeboard Nails and fasteners Framing for overhang and eaves Covered with 2" x 6" T&G sheathing #2 construction grade lumber 	SF	---	---	---	---			110
	SF = Roof surface area								
	2" rigid foam insulation and 1/2" CDX plywood installed over above	ADD	---	---	---	---			111
	Gable (doghouse) dormer built at time of constructing any of above roofs, including rafters, ridge-board, ceiling joists, studs, plates, sheathing	SF	---	---	---	---			112
GABLE (DOGHOUSE) DORMER	SF = Dormer floor area								
SOFFIT NAILER	2" x 4" framing to support soffit								
	Soffit Width								
	12"	LF	---	---	---	---			113
	18"	LF	---	---	---	---			114
	24"	LF	---	---	---	---			115

9. ROOFING & RE-ROOFING MEASUREMENTS

Measuring Square Footage of Roof

New roofs and re-roofing are measured the same way. To obtain the square footage of roof, measure from ridge to eave and multiply by the opposite dimension (the width of the roof). Be sure to include overhangs and any portion of the roof which overlays the existing roof.

In measuring for a re-roofing job, it is not always possible to measure the exact dimensions of the roof. In this case, you may estimate the number of inches exposure in each course of shingles, count the courses, and multiply that total by the number of inches per course. Convert that figure to feet and multiply by the width of the building (which will usually be approximately the same as the roof).



9. ASPHALT OR FIBERGLASS SHINGLES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
MORE THAN ONE STORY ABOVE GRADE	All roofing installations on this and the following pages are on one story buildings								
	For roofing more than one story above grade								
	2 stories above grade ADD	EA	--	---	---	---			000
	3 stories above grade ADD	EA	--	---	---	---			001
SMALL JOBS	Small job roofing less than 300 SF ADD		EA	--	---	---			002
	300 to 500 SF ADD		EA	--	---	---			003
	500 to 600 SF ADD		EA	--	---	---			004
DIFFICULT ROOF COVERING	Difficult roof covering, cut up with valleys and dormers Some difficulty ADD		SF	--	---	---			005
	Difficult ADD		SF	--	---	---			006
	Very difficult ADD		SF	--	---	---			007
ASPHALT OR FIBERGLASS SHINGLES, 215-225 LB (20 YR)	On plain shed or gable wood roof deck <ul style="list-style-type: none">• Load onto roof• Build staging if required• 3 tab square butt self seal 215-225 lb.• 15 lb. felt paper• Galvanized shingle nails or staples• Metal drip edge 5" Slope 4 to 6 in 12		SF	---	---	---			008
	7 to 12 in 12		SF	---	---	---			009
	Slope 4 to 6 in 12		SF	---	---	---			010
250 LB. (25 YR.)	7 to 12 in 12		SF	---	---	---			011
	Slope 4 to 6 in 12		SF	---	---	---			012
260 LB. (25 YR.)	7 to 12 in 12		SF	---	---	---			013
	Slope 4 to 6 in 12		SF	---	---	---			014
300 LB. (30 YR.)	7 to 12 in 12		SF	---	---	---			015
	Slope 4 to 6 in 12		SF	---	---	---			016
375 LB. (40 YR.)	7 to 12 in 12		SF	---	---	---			017

9. ASPHALT OR FIBERGLASS ROOFING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
ROLL ROOFING	On wood roof deck with average amount of fitting								
	<ul style="list-style-type: none"> One story above grade Mineral surfaced 90 lb. No underlay Exposed nails Tarred seams 32" exposure (4" lap) 								
	<p style="text-align: center;">Slope</p> <p style="text-align: center;">4 to 6 in 12</p>	SF	---	---	---	---			018
	<p style="text-align: center;">7 to 12 in 12</p>	SF	---	---	---	---			019
SELVAGE	On wood roof deck with average amount of fitting								
	<ul style="list-style-type: none"> One story above grade 19" selvage, 110 to 120 lb. No underlay 17" exposure, 19" to lap Tarred seams 								
	<p style="text-align: center;">Slope</p> <p style="text-align: center;">4 to 6 in 12</p>	SF	---	---	---	---			020
	<p style="text-align: center;">7 to 12 in 12</p>	SF	---	---	---	---			021
OTHER TYPE ROOFS	Install asphalt or fiberglass roofing on other type roofs in place of plain shed or gable roofs								
	Small gable dormer ADD	SF	--	100%	50%	50%			022
	Gambrel ADD	SF	--	50%	25%	25%			023
	Hip ADD	SF	15%	30%	22%	22%			024
	No Felt paper DEDUCT	SF	---	---	---	---			026
	No Metal drip edge DEDUCT	SF	---	---	---	---			027
ICE DAM BARRIER	Ice and water shield 36" wide, rubberized material placed under starter course and in valleys	LF	---	---	---	---			028

9. SINGLE PLY & BUILT-UP ROOFS ON WOOD DECK

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
SINGLE PLY	The roofing labor costs on this page include a roofing subcontractor's overhead and profit								
	"Rubberized" over wood roof deck	EA PLUS SF	--	---	---	---			029
	<ul style="list-style-type: none">Single ply flexible sheet membraneMinimum slope 1/8"Maximum slope 4"		---	---	---	---			030
BITUMEN	Modified bitumen reinforced with fabric mesh, heat application (torch applied)	EA PLUS SF	--	---	---	---			031
	<ul style="list-style-type: none">Minimum slope 1/8"Maximum slope 4"		---	---	---	---			032
2 PLY	<ul style="list-style-type: none">#30 felt nailed to deck2 ply #15 felt3 coats hot asphaltGravel, slag or marble chipsMinimum slope 1/8"Maximum slope 4"	EA PLUS SF	--	---	---	---			033
			---	---	---	---			034
3 PLY	<ul style="list-style-type: none">#30 felt nailed to deck3 ply #15 felt4 mop coats hot asphaltGravel, slag or marble chipsMinimum slope 1/8"Maximum slope 4"	EA PLUS SF	--	---	---	---			035
			---	---	---	---			036
4 PLY	<ul style="list-style-type: none">#30 felt nailed to deck4 ply #15 felt5 mop coats hot asphaltGravel, slag or marble chipsMinimum slope 1/8"Maximum slope 4"	EA PLUS SF	--	---	---	---			037
			---	---	---	---			038

9. SLATE ROOFING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
MORE THAN ONE STORY ABOVE GRADE	Slate roof costs below are for one story buildings								
	For roofing more than one story above grade								
	2 stories above grade ADD	EA	--	---	---	---			000
	3 stories above grade ADD	EA	--	---	---	---			001
SMALL JOBS	Small job roofing less than 300 SF ADD	EA	--	---	---	---			002
	300 to 500 SF ADD	EA	--	---	---	---			003
	500 to 600 SF ADD	EA	--	---	---	---			004
DIFFICULT ROOF COVERING	Difficult roof covering, cut up with valleys and dormers								
	Some difficulty ADD	SF	--	---	---	---			106
	Difficult ADD	SF	--	---	---	---			107
	Very difficult ADD	SF	--	---	---	---			108
PENNSYLVANIA SLATE	On plain shed or gable wood roof deck, 3/16" slate, size from 12" x 6" to 24" x 12" (based on standard size for specific quarry), unfading quality <ul style="list-style-type: none">• Load onto roof• 1-1/4" copper slating nails• Build staging if required• 30 lb. asphalt felt paper• Ridge slates Slope								
	4 to 6 in 12 — 4" lap	SF	---	---	---	---			100
	7 to 12 in 12 — 3" lap	SF	---	---	---	---			101
VIRGINIA SLATE	Same as above, Virginia slate Slope								
	4 to 6 in 12 — 4" lap	SF	---	---	---	---			102
	7 to 12 in 12 — 3" lap	SF	---	---	---	---			103
VERMONT SLATE	Same as above, Vermont slate Slope								
	4 to 6 in 12 — 4" lap	SF	---	---	---	---			104
	7 to 12 in 12 — 3" lap	SF	---	---	---	---			105
IMPORTED SLATE	Same as above, slate imported from outside North America Slope								
	4 to 6 in 12 — 4" lap	SF	---	---	---	---			109
	7 to 12 in 12 — 3" lap	SF	---	---	---	---			110
OTHER TYPE ROOFS	Install slate roofing on other type roofs in place of plain shed or gable roofs								
	Small gable dormer ADD	SF	--	100%	50%	50%			022
	Gambrel ADD	SF	--	50%	25%	25%			023
	Hip ADD	SF	15%	30%	22%	22%			024

9. CEDAR SHAKE ROOFING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
MORE THAN ONE STORY ABOVE GRADE	<i>Cedar shingle and handsplit shake costs are for one story buildings</i>								
	For roofing more than one story above grade								
	2 stories above grade ADD	EA	--	---	---	---			000
	3 stories above grade ADD	EA	--	---	---	---			001
SMALL JOBS	Small job roofing less than 300 SF ADD	EA	--	---	---	---			208
	300 to 500 SF ADD	EA	--	---	---	---			209
	500 to 600 SF ADD	EA	--	---	---	---			210
DIFFICULT ROOF COVERING	Difficult roof covering, cut up with valleys and dormers								
	Some difficulty ADD	SF	--	---	---	---			211
	Difficult ADD	SF	--	---	---	---			212
	Very difficult ADD	SF	--	---	---	---			213
HANDSPLIT AND RESAWN, 24"	On plain shed or gable type wood roof deck								
	Handsplit and resawn cedar shakes, 24" long, 10" exposure, 1/2" to 3/4" thickness <ul style="list-style-type: none">• 30 lb. felt paper between courses• 6d rust resistant nails• Staging as required Slope 4 to 6 in 12	SF	---	---	---	---			200
	7 to 12 in 12	SF	---	---	---	---			201
	Same as above, 3/4" to 1-1/4" thickness								
	Slope 4 to 6 in 12	SF	---	---	---	---			202
7 to 12 in 12	SF	---	---	---	---			203	

9. CEDAR SHINGLES AND PANEL ROOFING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
16" CEDAR SHINGLES	On plain shed or gable type wood roof deck								
	Cedar shingles 16" long, 5" exposure <ul style="list-style-type: none">30 lb. felt paper over solid wood roof sheathing or no felt paper if over spaced sheathing3d rust resistant nailsStaging as required								
	Slope 4 to 6 in 12 7 to 12 in 12	SF SF	--- ---	--- ---	--- ---	--- ---			204 205
18" CEDAR SHINGLES	Same as above, No. 1 18" perfections, 5-1/2" exposure								
	Slope 4 to 6 in 12 7 to 12 in 12	SF SF	--- ---	--- ---	--- ---	--- ---			206 207
	<ul style="list-style-type: none">Unfinished 18" No. 1 red cedar shingles bonded to sheathing grade plywood96" lengths, 14" exposureOver solid plywood deckingMinimum 4 in 12 slope30# roofing feltGalvanized nailsPrefabricated hips, ridges and rakes	SF	---	---	---	---			304
OTHER TYPE ROOFS	Install cedar roofing on other type roofs in place of plain shed or gable roofs								
	Small gable dormer ADD	SF	--	100%	50%	50%			022
	Gambrel ADD	SF	--	50%	25%	25%			023
	Hip ADD	SF	15%	30%	22%	22%			024

9. WOOD FIBER ROOFING SHINGLE PANELS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
MORE THAN ONE STORY ABOVE GRADE	Roofing shingle and shake panel costs are for one story buildings								
	For roofing more than one story above grade								
	2 stories above grade ADD	EA	--	---	---	---			.000
	3 stories above grade ADD	EA	--	---	---	---			.001
SMALL JOBS	Small job roofing less than 300 SF ADD	EA	--	---	---	---			.306
	300 to 500 SF ADD	EA	--	---	---	---			.307
	500 to 600 SF ADD	EA	--	---	---	---			.308
DIFFICULT ROOF COVERING	Difficult roof covering, cut up with valleys and dormers								
	Some difficulty ADD	SF	--	---	---	---			.309
	Difficult ADD	SF	--	---	---	---			.310
	Very difficult ADD	SF	--	---	---	---			.311
MASONITE PANEL	<ul style="list-style-type: none">On existing plain shed or gable wood roof deck or over one layer of old roofGalvanized roofing nails or staples#30 felt paper Traditional L 48" x 11-25/32" 230 lbs/sq 9-1/4" exposure Slope 4 to 6 in 12 7 to 12 in 12								
		SF	---	---	---	---			.300
		SF	---	---	---	---			.301
	Traditional C 48" x 11-25/32" 265 lbs/sq 9-1/4" exposure Slope 4 to 6 in 12 7 to 12 in 12								
		SF	---	---	---	---			.302
		SF	---	---	---	---			.303
OTHER TYPE ROOFS	Wood fiber shingle panels on other type roofs in place of plain shed or gable roofs								
	Small gable dormer ADD	SF	--	100%	50%	50%			.022
	Gambrel ADD	SF	--	50%	25%	25%			.023
	Hip ADD	SF	15%	30%	22%	22%			.024

9. FIBER-CEMENT TYPE SHINGLES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
MORE THAN ONE STORY ABOVE GRADE	Fiber-cement type shingle costs are for one story buildings								
	For roofing more than one story above grade								
	2 stories above grade <div>ADD</div>	EA	--	---	---	---			.000
	3 stories above grade <div>ADD</div>	EA	--	---	---	---			.001
SMALL JOBS	Small job roofing less than 300 SF <div>ADD</div>	EA	--	---	---	---			.002
	300 to 500 SF <div>ADD</div>	EA	--	---	---	---			.003
	500 to 600 SF <div>ADD</div>	EA	--	---	---	---			.004
DIFFICULT ROOF COVERING	Difficult roof covering, cut up with valleys and dormers								
	Some difficulty <div>ADD</div>	SF	--	---	---	---			.005
	Difficult <div>ADD</div>	SF	--	---	---	---			.006
	Very difficult <div>ADD</div>	SF	--	---	---	---			.007
SUPRA-SLATE	On plain shed or gable solid sheathing wood roof deck <ul style="list-style-type: none">9-7/16" x 16" x 1/4" thick fiber-cement roof shingles500 lbs/square7" exposure#15 felt paperRust resistant nails <div>Slope</div> <div>3 to 6 in 12</div>	SF	---	---	---	---			.403
	<div>7 to 12 in 12</div>	SF	---	---	---	---			.404
	<ul style="list-style-type: none">14" x 30" x 3/16" thick fiber-cement roof shingles325 lbs/square6" exposure#15 felt paperRust resistant nails <div>Slope</div> <div>4 to 6 in 12</div>	SF	---	---	---	---			.405
	<div>7 to 12 in 12</div>	SF	---	---	---	---			.406
	Fiber-cement shingles on other type roofs in place of plain shed or gable roofs								
OTHER TYPE ROOFS	Small gable dormer <div>ADD</div>	SF	--	100%	50%	50%			.022
	Gambrel <div>ADD</div>	SF	--	50%	25%	25%			.023
	Hip <div>ADD</div>	SF	15%	30%	22%	22%			.024

9. CLAY AND CONCRETE ROOFING TILES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
SPANISH TILE	On plain shed or gable wood roof deck • 11" OC, 15" exposure, 3" lap, red clay tile • 30 lb. felt paper • Hot mop surface • Rust resistant nails • Including ridge and accessory tiles Slope 3 to 6 in 12 7 to 12 in 12	SF	---	---	---	---			407
		SF	---	---	---	---			408
MISSION (BARREL) TILE	On wood roof deck, 18" tile, 10-3/4" OC, 14" exposure, 4" lap • 30 lb. felt paper • 1" x 4" wood nailing strips • Hot mop surface • Rust resistant nails • Including ridge and accessory tiles Slope 3 to 6 in 12 7 to 12 in 12	SF	---	---	---	---			409
		SF	---	---	---	---			410
	Wood batten strip under	SF	---	---	---	---			411
OTHER TYPE ROOFS	Clay roofing tiles on other type roofs in place of plain shed or gable roofs Small gable dormer ADD Gambrel ADD Hip ADD	SF	--	100%	50%	50%			022
		SF	--	50%	25%	25%			023
		SF	15%	30%	22%	22%			024
CONCRETE ROOFING TILES	On solid sheathing wood roof deck • 16-1/2" x 13" x 1/2" thick roofing tiles with lugs at head • 30 lb. roofing felt on deck • 1" x 2" batten strips 14" OC with 1/2" space between batten ends at 48" intervals • Nail tiles with corrosion resistant box nails • Including batten strips and all tile accessories	SF	---	---	---	---			400

9. COPPER AND METAL ROOFING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
COPPER ROOFING	Roofing costs on this page include a roofing subcontractor's overhead and profit								
	Copper roofing over wood deck <ul style="list-style-type: none">• 16 oz. (.020 inch) copper• 30 lb. felt paper• 17" wide panels• All copper trim and flashing								
		Standing seam	EA	---	---	---	---		412
			PLUS	---	---	---	---		413
			SF	---	---	---	---		
	Flat seam	EA	---	---	---	---		412	
		PLUS	---	---	---	---			
		SF	---	---	---	---		414	
	EA = Each job location								
	METAL ROOFING	Metal roofing over wood deck <ul style="list-style-type: none">• 26 Ga. hot dipped galvanized steel sheet metal finished with a premium color coating• 24 Ga. color matched components• 30 lb. felt paper• 16" or 24" wide panels							
Standing seam			EA	---	---	---	---		415
			PLUS	---	---	---	---		416
			SF	---	---	---	---		
Flat seam		EA	---	---	---	---		415	
		PLUS	---	---	---	---			
		SF	---	---	---	---		417	
EA = Each job location									
For ALUMINIZATION of metal roofs, see page 153									

9. PREPARATION FOR RE-ROOFING AND ROOF REPAIR

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
PREPARATION FOR RE-ROOFING	Install 1/2" plywood over existing roof covering before installing new roof	SF	---	---	---	---			519
	Cut back existing roofing from eaves and/or gable, and fill space with 1" x 6" fir or pine LF = Eaves and/or gable	LF	---	---	---	---			520
	Nail battens over existing roof covering to receive new roof covering 1" x 3"	LF	---	---	---	---			521
	1" x 4"	LF	---	---	---	---			522
	1" x 6"	LF	---	---	---	---			523
	LF = Battens								
ASPHALT OR FIBERGLASS SHINGLE REPAIR	Remove defective asphalt or fiberglass shingles and replace with new EA = Up to 10 shingles	EA	---	---	---	---			615
	For each shingle more than 10 ADD	EA	---	---	---	---			616
REPAIR WOOD SHINGLES	Repair wood shingle or shake leak by nailing down, installing sheet metal patch under or cementing crack EA = Up to 10 shingles or shakes	EA	--	---	---	---			617
	For each shingle or shake more than 10 ADD	EA	--	---	---	---			618
	Repair shingle or shake leak by replacing defective pieces with new ones EA = Up to 10 shingles or shakes	EA	--	---	---	---			619
	For each shingle or shake more than 10 ADD	EA	--	---	---	---			620

9. ROOF REPAIR

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
PATCH BUILT-UP ROOF	Scrape materials from defective area and install new paper, hot asphalt and slag to area	EA	--	---	---	---			600
		PLUS SF	--	---	---	---			601
METAL ROOF REPAIR	Tar over existing metal roof for temporary repair of leaks	SF	--	---	---	---			602
ALUMINIZA- TION	<ul style="list-style-type: none"> Scrape materials from defective area Patch holes with fiber tape and black asphalt roof cement Apply 2 coats of aluminum roof coating with fiber (2nd coat while 1st coat is still tacky) 	SF	---	---	---	---			603
SLATE ROOF REPAIR	Same as above, difficult conditions, steep roof slope, etc.	SF	---	---	---	---			604
	Aluminum based roof paint applied on new roof or roof in good condition, one coat each 2 years SF = One coat	SF	---	---	---	---			605
	Same as above, difficult conditions, steep roof slope, etc.	SF	---	---	---	---			606
	Repair slate roof leak: Remove individual slate and replace with new EA = Up to 10 slates	EA	--	---	---	---			607
	For each slate more than 10 ADD	EA	--	---	---	---			608
SLATE	Replace vent pipe collar with new lead collar	EA	--	---	---	---			609
SLATE VALLEY	Repair slate valley on dormer EA = Both valleys	EA PLUS LF	-- --	--- ---	--- ---	--- ---			610 611
	Repair job: cement ridge, replace 5 slates, seal around chimney and vents EA = Entire job	EA	--	---	---	---			612
	Remove defective asbestos shingles and replace with new (if available) EA = Up to 10 shingles	EA	--	---	---	---			613
CLAY TILE ROOF REPAIR	Remove defective flat or curved tiles and replace with new tiles EA = Up to 10 tiles	EA	--	---	---	---			614

9. FLASHING AND ROOF VENTS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
FLASH CHIMNEY	Flash average size exterior or interior chimney with stepflashing and counterflashing turned 1/2" into open joints, not including cutting joints								
	Aluminum, .032 ga. Copper, 16-20 oz.	EA EA	--- ---	--- ---	--- ---	--- ---			700 701
FLASH ROOF	Flash gable roof to wall with stepflashing								
	<i>In brick open joints</i>								
	Aluminum	LF	---	---	---	---			702
	Copper	LF	---	---	---	---			703
	<i>On wood sheathing</i>								
	Aluminum	LF	---	---	---	---			704
	Copper	LF	---	---	---	---			705
	Flash top of flat or shed roof to wall in open joints or on wood sheathing								
CUT JOINTS	Aluminum	LF	---	---	---	---			706
	Copper	LF	---	---	---	---			707
	Valley flashing, 18" wide								
	Aluminum	LF	---	---	---	---			708
	Copper	LF	---	---	---	---			709
	Cut joints in masonry for flashing								
	Soft mortar	LF	--	---	---	---			710
	Hard mortar	LF	--	---	---	---			711
PARAPET	Re-flash parapet 12" high and 12" wide								
	Aluminum	LF	---	---	---	---			712
	Copper	LF	---	---	---	---			713
PLUMBING FLASHING	Replace existing flashing on plumbing vent	EA	---	---	---	---			714
ROOF VENTILATOR	Turbine ventilator with wind-directed rotating top, 12"	EA	---	---	---	---			715
ROOF VENT	Up to 9" diameter screened plastic roof vent in fiberglass, roll roofing & wood shingle roofs	EA	---	---	---	---			716
RIDGE VENT	Continuous roof ridge vent with louvered side openings — includes cutting existing shingles and sheathing								
	Aluminum painted	LF	---	---	---	---			717
	Vinyl colored	LF	---	---	---	---			718
	Same as above, installation only								
	Aluminum painted	LF	---	---	---	---			719
	Vinyl colored	LF	---	---	---	---			720

9. GUTTERS AND ACCESSORIES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
GUTTERS AND DOWNSPOUTS	Gutters and downspouts, including accessories								
	Aluminum OG								
	5" gutter and 2" x 3" downspout	LF	---	---	---	---			.740
	6" gutter and 3" x 4" downspout	LF	---	---	---	---			.741
	Aluminum seamless OG								
	5" gutter and 2" x 3" downspout	LF	---	---	---	---			.742
	6" gutter and 3" x 4" downspout	LF	---	---	---	---			.743
	Galvanized steel OG								
	5" gutter and 2" x 3" downspout	LF	---	---	---	---			.744
	6" gutter and 3" x 4" downspout	LF	---	---	---	---			.745
	Copper half round								
	5" gutter and 2" x 3" downspout	LF	---	---	---	---			.746
	6" gutter and 3" x 4" downspout	LF	---	---	---	---			.747
	Vinyl OG								
	5" gutter and 2" x 3" downspout	LF	---	---	---	---			.748
	LF = Total combined gutter and downspout length								
WOOD GUTTER	Treated fir or hemlock gutter								
	3" x 4"	LF	---	---	---	---			.721
	4" x 5"	LF	---	---	---	---			.722
DOWNSPOUT	Aluminum 2" x 3"	LF	---	---	---	---			.750
	3" x 4"	LF	---	---	---	---			.751
	Galvanized steel 2" x 3"	LF	---	---	---	---			.752
	3" x 4"	LF	---	---	---	---			.753
	Copper 2" x 3"	LF	---	---	---	---			.754
	3" x 4"	LF	---	---	---	---			.755
	Vinyl 2" x 3"	LF	---	---	---	---			.756
GUTTER GUARD	Aluminum mesh gutter guard, 6" wide	LF	---	---	---	---			.729
CANALES	Canales, flat roof application only	EA	---	---	---	---			.730
SNOW GUARD	Built in snow guards every other course approximately 24" OC and staggered								
	Galvanized	EA	---	---	---	---			.731
	Copper	EA	---	---	---	---			.732
DRIP EDGE	Install along gutter, fascia or rake line of roof edge under roofing material								
	2-1/2" x 1" 'F' style aluminum	LF	---	---	---	---			.735
	1-1/2" x 1-1/2" 'C' style aluminum	LF	---	---	---	---			.736
ROOF APRON	Install along fascia with or without gutter, extended drop with drip lip								
	3" x 3" aluminum	LF	---	---	---	---			.738
	3" x 3" copper	LF	---	---	---	---			.739

10. EXTERIOR TRIM

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
FASCIA OR FRIEZE	#2 pine, spruce, hemlock, fir								
	1 x 6	LF	---	---	---	---			000
	1 x 8	LF	---	---	---	---			001
	1 x 10	LF	---	---	---	---			002
	1 x 12	LF	---	---	---	---			003
SOFFIT	#2 pine, spruce, hemlock, fir								
	6"	LF	---	---	---	---			006
	8"	LF	---	---	---	---			007
	10"	LF	---	---	---	---			008
	12"	LF	---	---	---	---			009
	3/8" fir plywood, AC exterior grade								
	12"	LF	---	---	---	---			010
	16"	LF	---	---	---	---			011
	18"	LF	---	---	---	---			012
	24"	LF	---	---	---	---			013
	30"	LF	---	---	---	---			014
	36"	LF	---	---	---	---			015
	48"	LF	---	---	---	---			016
BED MOULD	Pine, fir, hemlock, 3/4" x 2-5/8"	LF	---	---	---	---			017
RAKE	#2 pine or fir rake 1 x 6 and rake mould (shingle mould)	LF	---	---	---	---			018
ATTIC LOUVER	Redwood, including insect screen								
	Circular 24" diameter	EA	---	---	---	---			019
	Half circle 30" x 18"	EA	---	---	---	---			020
	Rectangular 16" x 24"	EA	---	---	---	---			021
LATTICE WALL	Custom made with pressure treated lumber, kiln dried								
	1/4" x 1-1/8", 2-1/4" OC	SF	---	---	---	---			022
	1/4" x 1-5/8", 3-1/4" OC	SF	---	---	---	---			023
LATTICE PANEL	Lattice panel, 4' x 8', pre- assembled, slats 1/4" x 1-1/2", pressure treated	SF	---	---	---	---			024
	Plastic pre-finished 4' x 8' lattice panel	SF	---	---	---	---			025

10. VINYL AND ALUMINUM TRIM

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
ALUMINUM SOFFIT	Ribbed soffit, including "F" channel								
	8"	LF	---	---	---	---			100
	12"	LF	---	---	---	---			101
	18"	LF	---	---	---	---			102
	24"	LF	---	---	---	---			103
ALUMINUM FASCIA OR RAKE	Fascia or rake trim								
	4"	LF	---	---	---	---			104
	6"	LF	---	---	---	---			105
	8"	LF	---	---	---	---			106
	10"	LF	---	---	---	---			107
SOFFIT VENT	Plug type, round, aluminum, installed in existing soffit								
	1"	EA	---	---	---	---			108
	2"	EA	.95	1.75	2.70	4.05			
	3"	EA	---	---	---	---			109
	Continuous soffit vent, installed in new soffit, 3"	LF	---	---	---	---			110
GRILLE	Aluminum grille installed in existing soffit, 8" x 12"	EA	---	---	---	---			111
GABLE VENTS	Gable louver vents Center height: 12"	EA	---	---	---	---			112
	16"	EA	---	---	---	---			113
	20"	EA	---	---	---	---			114
ATTIC LOUVER VENTS	Including insect screen, installed in existing hole								
	16" x 4"	EA	---	---	---	---			115
	16" x 8"	EA	---	---	---	---			116
	15" x 21"	EA	---	---	---	---			117
	24" x 30"	EA	---	---	---	---			118
	33" x 27"	EA	---	---	---	---			119
VINYL SOFFIT	Solid or perforated, including "F" or "J" channel								
	12"	LF	---	---	---	---			120
	18"	LF	---	---	---	---			121
	24"	LF	---	---	---	---			122
WRAP TRIM	Wrap exterior window or door trim with aluminum	EA	---	---	---	---			123
	EA = Per opening								

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10. DECK FRAMING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
POST ANCHOR	<i>Rust-resistant nails are included in all deck installations. For DECK FOOTINGS, see page 115, ROUND PIERS</i>								
	Secure post to concrete or masonry pier footing <ul style="list-style-type: none">Galvanized wood post anchorDrill hole in pier and secure post anchor with 1/2" expansion type sleeve anchor boltStand-off plate for moisture damage protection2-sided nailing flange								
	4" x 4"	EA	---	---	---	---			.200
	6" x 6"	EA	---	---	---	---			.201
WOOD POST	Solid wood posts on existing footing up to 8 feet in height								
	Pressure-treated fir or pine								
	4" x 4"	EA	---	---	---	---			.205
	6" x 6"	EA	---	---	---	---			.206
	Construction Grade Redwood								
	4" x 4"	EA	---	---	---	---			.210
	6" x 6"	EA	---	---	---	---			.211
	Western Red Cedar								
4" x 4"	EA	---	---	---	---			.215	
6" x 6"	EA	---	---	---	---			.216	
PIPE COLUMN	3" x 8 ft. pipe column, including galvanized plates	EA	---	---	---	---			.220
WOOD BEAM OR HEADER	Solid or built-up wood beam or header on existing supports with pressured-treated fir or pine								
	2-2" x 8"	LF	---	---	---	---			.230
	3-2" x 8"	LF	---	---	---	---			.231
	4-2" x 8"	LF	---	---	---	---			.232
	2-2" x 10"	LF	---	---	---	---			.233
	3-2" x 10"	LF	---	---	---	---			.234
	4-2" x 10"	LF	---	---	---	---			.235
	2-2" x 12"	LF	---	---	---	---			.236
	3-2" x 12"	LF	---	---	---	---			.237
	4-2" x 12"	LF	---	---	---	---			.238

10. DECK JOISTS, BAND AND OVERHEAD

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
DECK JOISTS	<ul style="list-style-type: none"> Ledger bolted to building Joists doubled at all sides Joist hangers Pressure-treated fir or pine, 16" OC 	EA PLUS	---	---	---	---			.240
	2" x 6"	SF	---	---	---	---			.241
	2" x 8"	SF	---	---	---	---			.242
	2" x 10"	SF	---	---	---	---			.243
	2" x 12"	SF	---	---	---	---			.244
BAND	Construction Grade redwood								
	1" x 10"	LF	---	---	---	---			.250
	1" x 12"	LF	---	---	---	---			.251
	Western red cedar								
	1" x 10"	LF	---	---	---	---			.252
OVERHEAD JOISTS	<ul style="list-style-type: none"> Ledger board bolted to building Joist hangers Joists for deck overhead cantilevered over existing beam set on existing posts 								
	Pressure-treated fir or pine								
	2" x 4"	SF	---	---	---	---			.260
	2" x 6"	SF	---	---	---	---			.261
	2" x 8"	SF	---	---	---	---			.262
	Construction Grade redwood								
	2" x 4"	SF	---	---	---	---			.263
	2" x 6"	SF	---	---	---	---			.264
	2" x 8"	SF	---	---	---	---			.265
	Western red cedar								
	2" x 4"	SF	---	---	---	---			.266
	2" x 6"	SF	---	---	---	---			.267
	2" x 8"	SF	---	---	---	---			.268
LATTICE/ SLATS	2" x 2" slats, fastened to existing joists 1-1/2" apart								
	Pressure treated fir or pine	SF	---	---	---	---			.270
	Constr. grade redwood	SF	---	---	---	---			.271
	Western red cedar	SF	---	---	---	---			.272
	2" x 4" on edge, fastened to existing overhead joists 3-1/2" apart								
	Pressure treated fir or pine	SF	---	---	---	---			.275
	Constr. grade redwood	SF	---	---	---	---			.276
	Western red cedar	SF	---	---	---	---			.277
ROOF PANEL	26" wide corrugated fiberglass roof panels fastened to existing overhead joists	SF	---	---	---	---			.280

10

10. WOOD DECK SURFACE

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
10 DECK SURFACE	Deck laid right angles to joists, 1/4" spacing, face nailed with stainless steel nails								
	Pressure-treated fir or pine								
	5/4" x 6"	SF	---	---	---	---			.300
	2" x 6"	SF	---	---	---	---			.301
	Wood-polymer composite								
	5/4" x 6"	SF	---	---	---	---			.305
	2" x 6"	SF	---	---	---	---			.306
	W-P composite with V-groove								
	1-1/2" x 6"	SF	---	---	---	---			.310
	Construction grade redwood								
	5/4" x 6"	SF	---	---	---	---			.315
	2" x 6"	SF	---	---	---	---			.316
	Western red cedar								
	5/4" x 6"	SF	---	---	---	---			.320
	2" x 6"	SF	---	---	---	---			.321
	Mahogany								
	5/4" x 6"	SF	---	---	---	---			.325
	2" x 6"	SF	---	---	---	---			.326
	Pau Lop / "E-Pay"								
	5/4" x 6"	SF	---	---	---	---			.330
	2" x 6"	SF	---	---	---	---			.331
DECKING SCREWED DOWN	Screw deck boards to framing by running 2" or 3" screws through top face of deck boards into joists								
	Galvanized screws ADD	SF	---	---	---	---			.335
	Stainless steel screws ADD	SF	---	---	---	---			.336
CONCEALED DECK SCREWS	Screw deck boards to joist mounted track fastening system using 1" and 1-1/4" screws								
	Galvanized track & screws ADD	SF	---	---	---	---			.337
	Stainless steel track & screws ADD	SF	---	---	---	---			.338
CONCEALED DECK FASTENING CLIPS	Attach fastening clips to the trailing edge of deck board at each joists position and toe-screw or toe-nail opposite leading edge of deck board to each joist								
	Galvanized nails ADD	SF	---	---	---	---			.340
	Stainless steel nails ADD	SF	---	---	---	---			.341
	Galvanized screws ADD	SF	---	---	---	---			.342
	Stainless steel screws ADD	SF	---	---	---	---			.343
SCRIBE DECK AROUND POST	If railing posts are set inside deck frame and deck boards are scribed to fit around post								
	ADD EA = Each post	EA	---	---	---	---			.345

10. WOOD DECK SURFACE, DIAGONAL

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
DECK SURFACE	Deck laid diagonal to joists, 1/4" spacing, face nailed with stainless steel nails								
	Pressure-treated fir or pine								
	5/4" x 6"	SF	---	---	---	---			.350
	2" x 6"	SF	---	---	---	---			.351
	Wood-polymer composite								
	5/4" x 6"	SF	---	---	---	---			.355
	2" x 6"	SF	---	---	---	---			.356
	W-P composite with V-groove								
	1-1/2" x 6"	SF	---	---	---	---			.360
	Construction grade redwood								
	5/4" x 6"	SF	---	---	---	---			.365
	2" x 6"	SF	---	---	---	---			.366
	Western red cedar								
	5/4" x 6"	SF	---	---	---	---			.370
DECKING SCREWED DOWN	2" x 6"	SF	---	---	---	---			.371
	Mahogany								
	5/4" x 6"	SF	---	---	---	---			.375
	2" x 6"	SF	---	---	---	---			.376
	Pau Lop / "E-Pay"								
	5/4" x 6"	SF	---	---	---	---			.380
	2" x 6"	SF	---	---	---	---			.381
	Screw deck boards to framing by running 2" or 3" screws through top face of deck boards into joists								
	Galvanized screws ADD	SF	---	---	---	---			.385
	Stainless steel screws ADD	SF	---	---	---	---			.386
CONCEALED DECK SCREWS	Screw deck boards to joist mounted track fastening system using 1" and 1-1/4" screws								
	Galvanized track & screws ADD	SF	---	---	---	---			.387
	Stainless steel track & screws ADD	SF	---	---	---	---			.388
CONCEALED DECK FASTENING CLIPS	Attach fastening clips to the trailing edge of deck board at each joists position and toe-screw or toe-nail opposite leading edge of deck board to each joist								
	Galvanized nails ADD	SF	---	---	---	---			.390
	Stainless steel nails ADD	SF	---	---	---	---			.391
	Galvanized screws ADD	SF	---	---	---	---			.392
	Stainless steel screws ADD	SF	---	---	---	---			.393
SCRIBE DECK AROUND POST	If railing posts are set inside deck frame and deck boards are scribed to fit around post								
	ADD	EA	---	---	---	---			.395
	EA = Each post								

10

10. DECK STEPS AND RAILING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
STEPS TO DECK	<ul style="list-style-type: none"> 3-2" x 12" stringers 2-2" x 6" per tread Open risers 4 ft. wide step 								
	Pressure-treated fir or pine	EA	---	---	---	---			.500
	Construction Grade redwood	EA	---	---	---	---			.501
	Western red cedar	EA	---	---	---	---			.502
EA = Each tread									
CONCRETE TREAD	Concrete bottom tread on ground, 24" x 48" ADD	EA	---	---	---	---			.505
DECK RAILING OR STEP RAILING	<ul style="list-style-type: none"> 4" x 4" end and intermediate posts extending to 42" above surface of deck, 48" OC 2" x 6" or 5/4" x 6" cap laid flat on posts or between posts 2" x 4" top rail set upright between posts under cap 2" x 4" bottom rail set upright between posts 2" x 2" pickets fastened to outside of top and bottom rails, 5" OC 								
	Pressure-treated fir or pine	LF	---	---	---	---			.510
	Construction Grade redwood	LF	---	---	---	---			.511
	Western red cedar	LF	---	---	---	---			.512
	<ul style="list-style-type: none"> 4" x 4" end and intermediate posts extending to 42" above surface of deck, 48" OC 2" x 6" or 5/4" x 6" cap laid flat on or between posts 2" x 4" top rail set upright between posts under cap 2" x 2" pickets fastened to outside of top rail and band, 5" OC 								
	Pressure-treated fir or pine	LF	---	---	---	---			.515
	Construction Grade redwood	LF	---	---	---	---			.516
	Western red cedar	LF	---	---	---	---			.517
	<ul style="list-style-type: none"> 4" x 4" end and intermediate posts extending to 42" above surface of deck, 48" OC Deluxe chamfer edged cap laid flat between posts Deluxe sloped top edge bottom rail set upright between posts 2" x 2" pickets fastened under top cap and on top edge of bottom rail, 5" OC 								
	Douglas fir	LF	---	---	---	---			.520
	Pressure-treated fir or pine	LF	---	---	---	---			.521
	Construction Grade redwood	LF	---	---	---	---			.522
	Western red cedar	LF	---	---	---	---			.523

10. DECK PICKETS AND POSTS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
RAILING PICKETS	Substitute specified 2" x 2" pickets with custom 2" x 2" pickets								
	Square with fluted edges ADD	LF	41%	--	25%	25%			.530
	Turned contemporary ADD	LF	48%	--	30%	30%			.531
	Turned colonial ADD	LF	54%	--	34%	34%			.532
	LF = Length of railing								
RAILING PATTERNED INSERTS	Substitute specified 2" x 2" pickets with custom patterned inserts, 36" x 36", assembled in a jig								
	Sunburst ADD	EA	---	---	---	---			.535
	Herringbone ADD	EA	---	---	---	---			.536
	EA = Each insert								
SCULPTED POST	Customize 4" x 4" railing posts specified								
	Pyramidal post top ADD	EA	---	---	---	---			.540
	Single groove around perimeter ADD	EA	---	---	---	---			.541
	Vertical edges routed ADD	EA	---	---	---	---			.542
	EA = Each post								
FLAT POST CAPS	Cap existing post with 1 x or 5/4 x square flat post cap with routed edge 4" to 6" square								
	Douglas fir ADD	EA	---	---	---	---			.550
	Pressure treated fir/pine ADD	EA	---	---	---	---			.551
	Const. Grade redwood ADD	EA	---	---	---	---			.552
	Western red cedar ADD	EA	---	---	---	---			.553
	EA = Each post								
DECORATIVE POST FINIALS	Install decorative finial to accent existing post								
	3" Ball ADD	EA	---	---	---	---			.555
	4" Ball ADD	EA	---	---	---	---			.556
	4" Acorn ADD	EA	---	---	---	---			.557
	4-1/2" Pyramidal ADD	EA	---	---	---	---			.558
	EA = Each finial								

10

10. PORCH TRIM

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
10	POSTS AND COLUMNS	<i>For porch framing and finishing items not shown on this page, refer to appropriate sections of the manual.</i>							
		Built-up post, 2 x 4 covered with four 1 x 6, up to 8 feet high							
		#2 pine or fir	EA	---	---	---			400
		Constr. grade redwood	EA	---	---	---			401
		Turned colonial porch post							
		4" x 4" x 8 ft.	EA	---	---	---			405
		5" x 5" x 8 ft.	EA	---	---	---			406
		Aluminum round colonial portico column							
		8"	LF	---	---	---			410
		10"	LF	---	---	---			411
		12"	LF	---	---	---			412
	PORCH CEILING	Fir hollow round colonial portico column							
		8"	LF	---	---	---			415
		10"	LF	---	---	---			416
		12"	LF	---	---	---			417
		Includes ceiling cove at wall intersections							
		1" x 6" redwood V-joint	SF	---	---	---			420
		1" x 6" knotty pine V-joint	SF	---	---	---			421
		3/8" fir plywood ceiling including panel strips and ceiling cove	SF	---	---	---			422
		Fir beaded ceiling, center beaded one side and center V-joint other side							
		5/8" x 4"	SF	---	---	---			423
		Double 5" solid vinyl panel ceiling, including vinyl soffit cove moulding at wall intersections	SF	---	---	---			424

10. PORCH TRIM

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
PORCH FLOOR	3/4" T&G pine porch flooring nailed into floor joists, no finishing included	SF	---	---	---	---			430
HEADER TRIM	#2 pine or fir, one 6" soffit and two 1" x 10" or 1" x 12" fascias	LF	---	---	---	---			440
SCREEN	Aluminum screening with 2 x 4 intermediate framing and panel strips	SF	---	---	---	---			445
SCREEN DOOR, WOOD	Wood frame screen door with aluminum or fiberglass screening, including hinges, hook and eye, door pull and spring with hooks	EA	---	---	---	---			446
ORNAMENTAL IRON	Ornamental iron porch and step railing, including all posts and fittings required for installation								
	Economy	LF	---	---	---	---			450
	Premium	LF	---	---	---	---			451
	Custom built and installed iron railing	LF	---	---	---	---			452
	Ornamental iron column, 1" square tubing, up to 8 ft. high								
	8"	EA	---	---	---	---			455
WOOD RAILING	2" x 4" pine or fir porch top rail, 2" x 4" bottom rail and 1-1/4" x 1-1/4" balusters	LF	---	---	---	---			460

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11. WOOD SIDING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
MORE THAN ONE STORY ABOVE GRADE	All siding items on this and the following pages include siding, nails, paper, starter strips and all other materials and labor required to install on existing sheathed or braced studwall and on a one story building.								
	For installations more than one story above grade								
	2 stories above grade ADD	SF	--	--	10%	10%			.000
	3 stories above grade ADD	SF	--	--	20%	20%			.001
HOUSE WRAP	Substitute house wrap for paper specified in siding installations on this and the following pages ADD	SF	---	---	---	---			.002
BEVELED SIDING	<ul style="list-style-type: none">• Redwood or cedar beveled siding• #15 felt or rosin coated paper• 5/4 x 4 outside corners• 5/4 x 5/4 inside corners Cedar								
	1/2 x 4	SF	---	---	---	---			.003
	1/2 x 6	SF	---	---	---	---			.004
	1/2 x 8	SF	---	---	---	---			.005
	3/4 x 8	SF	---	---	---	---			.006
	3/4 x 10	SF	---	---	---	---			.007
	Redwood								
	1/2 x 4	SF	---	---	---	---			.008
	1/2 x 6	SF	---	---	---	---			.009
	1/2 x 8	SF	---	---	---	---			.010
	3/4 x 8	SF	---	---	---	---			.011
	3/4 x 10	SF	---	---	---	---			.012
GERMAN OR DROP SIDING	<ul style="list-style-type: none">• Drop siding• #15 felt or rosin coated paper• 3/4 x 4 outside corners• 3/4 x 3/4 inside corners Fir/pine								
	1 x 6	SF	---	---	---	---			.013
	1 x 8	SF	---	---	---	---			.014
	Cedar								
	1 x 6	SF	---	---	---	---			.015
	1 x 8	SF	---	---	---	---			.016
	Redwood								
	1 x 6	SF	---	---	---	---			.017
1 x 8	SF	---	---	---	---			.018	

11. WOOD SIDING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
TONGUE AND GROOVE	<ul style="list-style-type: none"> #15 felt or rosin coated paper 3/4 x 4 outside corners 								
	Cedar								
	1 x 4	SF	---	---	---	---			019
	1 x 6	SF	---	---	---	---			020
	1 x 8	SF	---	---	---	---			021
	1 x 10	SF	---	---	---	---			022
	Redwood								
	1 x 4	SF	---	---	---	---			023
	1 x 6	SF	---	---	---	---			024
	1 x 8	SF	---	---	---	---			025
	1 x 10	SF	---	---	---	---			026
	Fir/Pine								
	1 x 4	SF	---	---	---	---			027
	1 x 6	SF	---	---	---	---			028
	1 x 8	SF	---	---	---	---			029
	1 x 10	SF	---	---	---	---			030
BOARD AND BATTEN	<ul style="list-style-type: none"> #15 felt or rosin coated paper Nailed to existing wall sheathing or 1" x 3" horizontal furring, 12" OC 1" x 3" battens 								
	Cedar								
	1 x 8	SF	---	---	---	---			031
	1 x 10	SF	---	---	---	---			032
	1 x 12	SF	---	---	---	---			033
	Redwood								
	1 x 8	SF	---	---	---	---			034
	1 x 10	SF	---	---	---	---			035
	1 x 12	SF	---	---	---	---			036
DRIP CAP AND WATER TABLE	Drip cap and 1 x 4 water table installed under first course of siding								
	ADD	LF	---	---	---	---			037
	LF = Total lineal feet of combination drip cap and water table								

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11. CEDAR SHAKE & SHINGLE SIDING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.	
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE		
16" CEDAR SHINGLES	<ul style="list-style-type: none">16" cedar shingles#15 felt or rosin coated paper3d rust resistant nailsWoven outside cornersWoven inside corners									
	5" exposure	SF	---	---	---	---			100	
	7-1/2" exposure	SF	---	---	---	---			101	
	Same as above, fire retardant shingles									
	5" exposure	SF	---	---	---	---			102	
	7-1/2 exposure	SF	---	---	---	---			103	
	18" PERFECTIONS	Same as above, No. 1 18" per- fections								
		5-1/2" exposure	SF	---	---	---	---			104
		7-1/2" exposure	SF	---	---	---	---			105
		8-1/2" exposure	SF	---	---	---	---			106
Same as above, fire retardant shingles										
5-1/2" exposure		SF	---	---	---	---			107	
HAND-SPLIT SHAKES	7-1/2" exposure	SF	---	---	---	---			108	
	8-1/2" exposure	SF	---	---	---	---			109	
	Same as above, double coursing <ul style="list-style-type: none">No. 1 18" perfectionsUndercourse No. 3 utility gradeButt nailed									
	14" exposure	SF	---	---	---	---			110	
	Same as above, 24" long hand- split shakes									
	8-1/2" exposure	SF	---	---	---	---			111	
	10" exposure	SF	---	---	---	---			112	
	11-1/2" exposure	SF	---	---	---	---			113	
	Same as above, fire retardant hand-split shakes									
	8-1/2" exposure	SF	---	---	---	---			114	
10" exposure	SF	---	---	---	---			115		
11-1/2" exposure	SF	---	---	---	---			116		

11. PLYWOOD AND PANEL SIDING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
TEXTURE 1-11	<ul style="list-style-type: none"> Plywood panels with patterns 4", 6" or 8" OC #15 felt paper 1" x 3" and 1" x 4" trim Rust resistant nails 								
	<i>Cedar</i> 3/8"	SF	---	---	---	---			300
	5/8"	SF	---	---	---	---			301
	<i>Redwood</i> 3/8"	SF	---	---	---	---			302
	5/8"	SF	---	---	---	---			303
	<i>Fir</i> 3/8"	SF	---	---	---	---			304
	5/8"	SF	---	---	---	---			305
	<i>Pine</i> 3/8"	SF	---	---	---	---			306
	5/8"	SF	---	---	---	---			307
NATURAL STONE CAST PANELS	<ul style="list-style-type: none"> Natural stone chips bonded to plywood panels Rust resistant or color nails #15 felt paper Sealants and caulking as required 								
	48" x 1/2" x 8'	SF	---	---	---	---			308
	48" x 1/2" x 9', 10'	SF	---	---	---	---			309
CEDAR SHINGLE PANEL	<ul style="list-style-type: none"> Unfinished No. 1 red cedar shingles bonded to exterior type plywood Matching lap or flush corners Matching galvanized nails 15# felt paper 96" lengths 								
	7" exposure, single course	SF	---	---	---	---			117
	7" exposure, double course	SF	---	---	---	---			118
	14" exposure	SF	---	---	---	---			119

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11. HARDBOARD AND CEMENT SIDING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
LAP SIDING	<ul style="list-style-type: none"> • 16' lengths • 7/16" thickness • #15 felt or rosin coated paper • 5/4" x 4" outside corners • 5/4" x 5/4" inside corners 								
	Rough sawn cedar finish, primed								
	8" width	SF	---	---	---	---			200
	12" width	SF	---	---	---	---			201
	Woodgrain or smooth finished, prefinished								
HARDBOARD PANEL SIDING	<ul style="list-style-type: none"> • 4'-0" x 9'-0" panels • 7/16" thickness • 15# felt paper • 3/4" x 4" outside corners • 3/4" x 3/4" inside corners 								
	Rough sawn texture, primed	SF	---	---	---	---			205
	prefinished	SF	---	---	---	---			206
	Stucco texture, primed	SF	---	---	---	---			207
	prefinished	SF	---	---	---	---			208
BATTENS	Install battens on vertical joints or to achieve Tudor effect								
	1" x 4" battens	LF	---	---	---	---			213
	1" x 6" battens	LF	---	---	---	---			214
WOOD FIBER CEMENT LAP SIDING	LF = Total length of battens								
	Wood fiber cement lap siding								
	<ul style="list-style-type: none"> • 15 lb. felt paper • 3/4" x 4" outside corners • 3/4" x 3/4" inside corners • Smooth or cedar face • 5/16" thickness 								
	5/16" x 6-1/4" -- 5" exposure	SF	---	---	---	---			220
	5/16" x 8-1/4" -- 7" exposure	SF	---	---	---	---			221
	5/16" x 9-1/2" -- 8-1/4" exposure	SF	---	---	---	---			222
	5/16" x 12" -- 10-3/4" exposure	SF	---	---	---	---			223

11. ALUMINUM AND VINYL SIDING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
ALUMINUM SIDING	<ul style="list-style-type: none"> .024" thick horizontal aluminum siding #15 felt paper All accessories, including starter strip, J-channel, utility or undersill trim, one piece inside and outside corner post Not included are soffit, fascia, rake and window and door trim 								
	8" smooth	SF	---	---	---	---			.400
	8" double 4	SF	---	---	---	---			.401
	10" smooth	SF	---	---	---	---			.402
	10" double 5	SF	---	---	---	---			.403
	12" vertical board	SF	---	---	---	---			.404
VINYL SIDING	<ul style="list-style-type: none"> Solid horizontal PVC vinyl siding #15 felt paper All accessories, including starter strip, J-channel, utility or undersill trim, one piece inside and outside corner post Not included are soffit, fascia, rake and window and door trim 								
	8" smooth	SF	---	---	---	---			.405
	8" double 4	SF	---	---	---	---			.406
	10" smooth	SF	---	---	---	---			.407
	10" double 5	SF	---	---	---	---			.408
	12" vertical board	SF	---	---	---	---			.409
RESTORATION VINYL SIDING	<ul style="list-style-type: none"> Solid horizontal PVC vinyl siding #15 felt paper Smooth or wood grain All accessories, including starter strip, J-channel, utility or undersill trim, 4 piece outside corner (two 5" smooth corner post lineals), 1 piece inside corner post, window and door surround (3-1/2" smooth lineal) Not included are soffit, fascia or rake 								
	8" double 4" clapboard	SF	---	---	---	---			.410
	10" double 5" clapboard	SF	---	---	---	---			.411
	9" double 4-1/2" dutch lap	SF	---	---	---	---			.412

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12. DOOR ENTRANCES

SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
ORNAMENTAL ENTRANCE FRAME AND SIDELIGHTS	Add ornamental entrance frame and sidelight costs to materials and labor costs of door selected.									
	<ul style="list-style-type: none">Entrance frame with 2 pilasters and 11" high pedimentSidelight, 1-2 x 6-8 x 1-3/4" with 7/16" insulated glass, one light or one light and one panel									
	Single door ADD	EA	---	---	---	---			000	
	Single door ADD with 1 sidelight	EA	---	---	---	---			001	
	Single door ADD with 2 sidelights	EA	---	---	---	---			002	
	<ul style="list-style-type: none">Entrance frame with 2 pilasters and 18" high pediment with sloped or arched sides									
	Single door ADD	EA	---	---	---	---			003	
	Single door ADD with 1 sidelight	EA	---	---	---	---			004	
	Single door ADD with 2 sidelights	EA	---	---	---	---			005	
	DOOR WEATHER- STRIPPING	3 or 5 light divided light grille ADD	EA	---	--	---	---			006
Aluminum threshold and bronze weatherstripping		EA	---	---	---	---			030	
Interlocking weatherstripping on 3-0 x 6-8 door on wood floor, including threshold		EA	---	---	---	---			031	
DEADBOLT LOCK	Outside key, thumb turn inside, single cylinder									
	Standard quality	EA	---	---	---	---			032	
	Premium quality	EA	---	---	---	---			033	

12. DOOR TRIM AND ACCESSORIES

SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.	
				MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.		
SUBSTITUTE CASINGS	Where substitute door trim is specified, add the costs shown here to amounts shown on the following pages for exterior door installations.										
	3-1/2" casing										
	3-0 door ADD	EA	---	---	---	---				010	
	6-0 door ADD	EA	---	---	---	---				011	
	4-1/2" casing										
	3-0 door ADD	EA	---	---	---	---				012	
	6-0 door ADD	EA	---	---	---	---				013	
	EA = Each side of door opening										
	CASING WITH BACKBAND	3/4" x 3-1/2" flat casing with 11/16" x 1-1/16" backband									
		3-0 door ADD	EA	---	---	---	---				014
6-0 door ADD		EA	---	---	---	---				015	
EA = Each side of door opening											
HEAD MOULDING	3/4" x 1-1/4" crown moulding on butted head										
	3-0 door ADD	EA	---	---	---	---				016	
	6-0 door ADD	EA	---	---	---	---				017	
	EA = Each side of door opening										
CORNER BLOCKS	2 corner blocks (rosettes) and 2 plinths										
	ADD	EA	---	---	---	---				018	
CASED OPENING	Jambs and 2 sides of 2-1/4" door trim										
	3-0 x 6-8	EA	---	---	---	---				019	
	6-0 x 6-8	EA	---	---	---	---				020	

12. WOOD EXTERIOR DOORS, FIELD HUNG

SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.	
				MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.		
ENTRANCE DOORS, WOOD	All door frames, jambs, brick mouldings, stops and casings shown on these pages for exterior and interior doors are fingerjoint unless otherwise stated. For door trim details and accessories different from the specifications shown, see pages 172 and 173.										
	<ul style="list-style-type: none">1-3/4" thick1-5/16" x 2" exterior brick moulding and wood frame1-1/2 pair 4" x 4" buttsEntrance lock @ \$20Deadbolt lock @ \$20Oak or aluminum sill and weatherstrippingInterior casings										
	Flush Birch										
	Particle core	2-8 x 6-8	EA	---	---	---	---			100	
		3-0 x 6-8	EA	---	---	---	---			101	
		3-0 x 7-0	EA	---	---	---	---			102	
	Lumber core	2-8 x 6-8	EA	---	---	---	---			103	
		3-0 x 6-8	EA	---	---	---	---			104	
		7-0 x 6-8	EA	---	---	---	---			105	
	Colonial 6 Panel										
	Fir	3-0 x 6-8	EA	---	---	---	---			110	
		3-0 x 7-0	EA	---	---	---	---			111	
	Pine	3-0 x 6-8	EA	---	---	---	---			112	
		3-0 x 7-0	EA	---	---	---	---			113	
	Oak	3-0 x 6-8	EA	---	---	---	---			114	
		3-0 x 7-0	EA	---	---	---	---			115	
	DOUBLE DOORS	Double entrance doors, same specifications as above and including 3 pair 4" x 4" butts, t-astragal and 2 mortise bolts									
		Birch particle core		EA	---	---	---	---			120
		Birch lumber core		EA	---	---	---	---			121
		Fir 6 panel		EA	---	---	---	---			122
Pine 6 panel			EA	---	---	---	---			123	
Oak 6 panel			EA	---	---	---	---			124	
SIDE OR REAR DOOR	Fir 3-panel 4-lights door with same trim & accessories as single doors above, 2-8 x 6-8		EA	---	---	---	---			125	

12. WOOD EXTERIOR DOORS, FIELD HUNG

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
FRENCH	<ul style="list-style-type: none"> 1-3/4" fir, insulated glass Exterior frame with brick moulding 1-1/2 pair 4-1/2" x 4-1/2" butts Oak sill 2-1/4" interior casings Keylock and deadbolt 15 light grille 								
	2-6 x 6-8	EA	---	---	---	---			130
	2-8 x 6-8	EA	---	---	---	---			131
	3-0 x 6-8	EA	---	---	---	---			132
DOUBLE FRENCH	<ul style="list-style-type: none"> 1-3/4" fir, insulated glass Exterior frame with brick moulding 3 pair 4-1/2" x 4-1/2" butts Oak sill Barrel bolt T-astragal 2-1/4" interior casings Keylock and deadbolt 15 light grilles 								
	5-0 x 6-8	SET	---	---	---	---			135
	5-4 x 6-8	SET	---	---	---	---			136
	6-0 x 6-8	SET	---	---	---	---			137
DUTCH	<ul style="list-style-type: none"> Fir 2 panel, 9 light grille Exterior frame with brick moulding 2 pair 4 x 4 butts Dutch door quadrant Oak sill 2-1/4" interior casing Keylock and deadbolt 								
	2-8 x 6-8	EA	---	---	---	---			140
	3-0 x 6-8	EA	---	---	---	---			141
	Dutch door, crossbuck style with full trim and hardware as above								
	2-8 x 6-8	EA	---	---	---	---			145
	3-0 x 6-8	EA	---	---	---	---			146
REPLACE EXTERIOR DOOR	Remove 3-0 x 6-8 exterior door and replace with new door in existing frame and casing, install existing lockset								
	Flush birch particle core	EA	---	---	---	---			150
	Colonial 6 panel fir	EA	---	---	---	---			151
	Colonial 6 panel pine	EA	---	---	---	---			152
	2-8 x 6-8 3 panel, 4 lights	EA	---	---	---	---			153

12. PRE-HUNG WOOD EXTERIOR DOORS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. AMT.	
ENTRANCE DOORS, WOOD	<ul style="list-style-type: none"> 1-3/4" thick 1-5/16" x 2" exterior brick moulding and wood frame 1-1/2 pair 4" x 4" butts Entrance lock @ \$20 Deadbolt lock @ \$20 Oak or aluminum sill and weatherstripping 								
	Flush Birch								
	Particle core 2-8 x 6-8	EA	---	---	---	---			200
	3-0 x 6-8	EA	---	---	---	---			201
	3-0 x 7-0	EA	---	---	---	---			202
	Lumber core 2-8 x 6-8	EA	---	---	---	---			203
	3-0 x 6-8	EA	---	---	---	---			204
	7-0 x 6-8	EA	---	---	---	---			205
	Colonial 6 Panel								
	Fir 3-0 x 6-8	EA	---	---	---	---			210
	3-0 x 7-0	EA	---	---	---	---			211
	Pine 3-0 x 6-8	EA	---	---	---	---			212
	3-0 x 7-0	EA	---	---	---	---			213
	Oak 3-0 x 6-8	EA	---	---	---	---			214
	3-0 x 7-0	EA	---	---	---	---			215
DOUBLE DOORS	Double entrance doors, same specifications as above and including 3 pair 4" x 4" butts, t-astragal and 2 mortise bolts								
	Birch particle core	EA	---	---	---	---			220
	Birch lumber core	EA	---	---	---	---			221
	Fir 6 panel	EA	---	---	---	---			222
	Pine 6 panel	EA	---	---	---	---			223
	Oak 6 panel	EA	---	---	---	---			224
SIDE OR REAR DOOR	Fir 3-panel 4-lights door with same trim & accessories as single doors above, 2-8 x 6-8	EA	---	---	---	---			225

12. PRE-HUNG WOOD EXTERIOR DOORS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
FRENCH	<ul style="list-style-type: none">1-3/4" fir, insulated glassExterior frame with brick moulding1-1/2 pair 4-1/2" x 4-1/2" buttsOak sill2-1/4" interior casingsKeylock and deadbolt15 light grille								
	2-6 x 6-8	EA	---	---	---	---			230
	2-8 X 6-8	EA	---	---	---	---			231
	3-0 X 6-8	EA	---	---	---	---			232
DOUBLE FRENCH	<ul style="list-style-type: none">1-3/4" fir, insulated glassExterior frame with brick moulding3 pair 4-1/2" x 4-1/2" buttsOak sillBarrel boltT-astragal2-1/4" interior casingsKeylock and deadbolt15 light grilles								
	5-0 x 6-8	SET	---	---	---	---			235
	5-4 x 6-8	SET	---	---	---	---			236
	6-0 x 6-8	SET	---	---	---	---			237

12. PRE-HUNG METAL EXTERIOR DOORS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
ENTRANCE DOORS, METAL	<ul style="list-style-type: none"> 1-3/4" thick Foam core, steel clad Exterior wood frame 1-5/16" x 2" exterior brick moulding 1-1/2 pair 4" x 4" butts Aluminum sill, magnetic weatherstripping 2-1/4" interior casings Entrance lock @ \$20 Single cylinder dead bolt 								
	Flush 2-8 x 6-8	EA	---	---	---	---			300
	3-0 x 6-8	EA	---	---	---	---			301
	6 panel 2-8 x 6-8	EA	---	---	---	---			305
	3-0 x 6-8	EA	---	---	---	---			306
	2 lights, 4 panel with insulated glass								
	2-8 x 6-8	EA	---	---	---	---			310
	3-0 x 6-8	EA	---	---	---	---			311
	1 light, 2 panel with insulated glass								
	2-8 x 6-8	EA	---	---	---	---			315
	3-0 x 6-8	EA	---	---	---	---			316
	Fan light, 4 panel with insulated glass								
	2-8 x 6-8	EA	---	---	---	---			320
	3-0 x 6-8	EA	---	---	---	---			321
FIRECODE	<ul style="list-style-type: none"> 90 minute steel door and frame assembly "B" label rating 6 panel 								
	2-8 x 6-8	EA	---	---	---	---			325
	3-0 x 6-8	EA	---	---	---	---			326
For STEEL BASEMENT DOORS, see pages 74 & 289									

12. PATIO DOORS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
GLIDING PATIO DOOR, WOOD	With insulated glass, including frame, hardware and interior and exterior trim								
	Panels								
	Economy								
	2 6-0 x 6-8	EA	---	---	---	---			330
	2 8-0 x 6-8	EA	---	---	---	---			331
	3 9-0 x 6-8	EA	---	---	---	---			332
	3 12-0 x 6-8	EA	---	---	---	---			333
	Builder								
	2 6-0 x 6-8	EA	---	---	---	---			335
	2 8-0 x 6-8	EA	---	---	---	---			336
	3 9-0 x 6-8	EA	---	---	---	---			337
	3 12-0 x 6-8	EA	---	---	---	---			338
	Premium								
	2 6-0 x 6-8	EA	---	---	---	---			340
	2 8-0 x 6-8	EA	---	---	---	---			341
	3 9-0 x 6-8	EA	---	---	---	---			342
	3 12-0 x 6-8	EA	---	---	---	---			343
ATRIUM STYLE PATIO DOOR, WOOD	Atrium style with hinged active side, insulated glass, frame, hardware and exterior and interior trim								
	Panels								
	Economy								
	2 6-0 x 6-8	EA	---	---	---	---			350
	2 8-0 x 6-8	EA	---	---	---	---			351
	Builder								
	2 6-0 x 6-8	EA	---	---	---	---			352
	2 8-0 x 6-8	EA	---	---	---	---			353
	Premium								
	2 6-0 x 6-8	EA	---	---	---	---			354
	2 8-0 x 6-8	EA	---	---	---	---			355
GLIDING PATIO DOOR, ALUMINUM	With insulated glass, including frame, hardware and interior and exterior trim								
	Panels								
	Opening								
	2 5-0 x 6-8	EA	---	---	---	---			360
	2 6-0 x 6-8	EA	---	---	---	---			361
	2 8-0 x 6-8	EA	---	---	---	---			362
	3 9-0 x 6-8	EA	---	---	---	---			365
	3 12-0 x 6-8	EA	---	---	---	---			366

12. GARAGE DOORS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
GARAGE DOOR, WOOD	4 section 4 panel, one row of lights (optional) including stops, hardware and exterior trim								
	8-0 x 7-0	EA	---	---	---	---			400
	9-0 x 7-0	EA	---	---	---	---			401
	16-0 x 7-0	EA	---	---	---	---			402
GARAGE DOOR, METAL	Same as above, steel garage door								
	8-0 x 7-0	EA	---	---	---	---			405
	9-0 x 7-0	EA	---	---	---	---			406
	16-0 x 7-0	EA	---	---	---	---			407
	Same as above, fiberglass with aluminum frame								
	8-0 x 7-0	EA	---	---	---	---			410
	9-0 x 7-0	EA	---	---	---	---			411
GARAGE DOOR OPERATOR	Automatic control, 1/4 HP reversible motor, chain drive, for door up to 16 x 7								
	One car set	EA	---	---	---	---			415
	Two car set	EA	---	---	---	---			416
	Same as above with 1/3 HP motor for door up to 18 feet								
	One car set	EA	---	---	---	---			420
	Two car set	EA	---	---	---	---			421

12. STORM/SCREEN COMBINATION DOORS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
ALUMINUM STORM/ SCREEN COMBINATION DOORS	1" aluminum frame with tempered glass & screen inserts, weatherstripped, kick panel, all hardware, closer, 6-8 or 7-0 high x 2-6, 2-8, 2-10 or 3-0 wide, 2 glass inserts and 2 screen inserts								
	Anodized	EA	---	---	---	---			430
	White	EA	---	---	---	---			431
	Self-storing door with 2 glass inserts and 1 screen insert								
	Economy anodized	EA	---	---	---	---			435
	Premium white	EA	---	---	---	---			436
	Crossbuck, with 1 tempered glass and 1 upper screen insert, colonial fringe, 3 black strap hinges, black handle, crossbuck kick panel								
	Economy white	EA	---	---	---	---			440
	Premium white	EA	---	---	---	---			441
	1-1/8" thick wood frame combination door with 1 glass insert, including closer and all hardware, 6-8 and 7-0 high x 2-6, 2-8 and 3-0 wide, cut or plane to fit	EA	---	---	---	---			450
WOOD STORM/ SCREEN COMBINATION DOORS									

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13. SINGLE GLAZED WINDOWS

SPECIFICATIONS					UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.	
						MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.		
WOOD DOUBLE- HUNG	All window sizes shown on this and the following pages are sash sizes (1-8 x 3-2 = 20" wide x 38" high)												
	<ul style="list-style-type: none">• Frame and brick mould• Single glazed sash• Sash lock• Interior trim, stops• Stool and apron												
	2 lights	1-8 x	3-2	EA	---	---	---	---			.A00		
			3-10	EA	---	---	---	---			.A01		
			4-2	EA	---	---	---	---			.A02		
			4-6	EA	---	---	---	---			.A03		
	4 lights	1-8 x	3-2	EA	---	---	---	---			.A05		
			3-10	EA	---	---	---	---			.A06		
			4-2	EA	---	---	---	---			.A07		
			4-6	EA	---	---	---	---			.A08		
	6 lights	2-0 x	3-2	EA	---	---	---	---			.A10		
			3-10	EA	---	---	---	---			.A11		
			4-2	EA	---	---	---	---			.A12		
			4-6	EA	---	---	---	---			.A13		
		2-4 x	3-2	EA	---	---	---	---			.A15		
			3-10	EA	---	---	---	---			.A16		
			4-2	EA	---	---	---	---			.A17		
			4-6	EA	---	---	---	---			.A18		
		2-8 x	3-2	EA	---	---	---	---			.A20		
			3-10	EA	---	---	---	---			.A21		
			4-2	EA	---	---	---	---			.A22		
			4-6	EA	---	---	---	---			.A23		
			5-2	EA	---	---	---	---			.A24		
			5-6	EA	---	---	---	---			.A25		
			8 lights	3-0 x	3-2	EA	---	---	---	---			.A30
					3-10	EA	---	---	---	---			.A31
	4-2	EA			---	---	---	---			.A32		
	4-6	EA			---	---	---	---			.A33		
			5-2	EA	---	---	---	---			.A34		
			5-6	EA	---	---	---	---			.A35		
	TWIN UNITS	Double the single window material cost and to the labor cost ADD				EA	--	---	---			.A38	
		Triple the single window material cost and to the labor cost ADD				EA	--	---	---			.A39	

13. SINGLE GLAZED WINDOWS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
ONE LIGHT PICTURE SASH AND FRAME	Wood, with 1/4" plate glass, including exterior brick mould, frame, sash, interior casings, stops, stool								
	4-0 x 3-10	EA	---	---	---	---			.A50
	5-0 x 3-10	EA	---	---	---	---			.A51
	6-0 x 3-10	EA	---	---	---	---			.A52
	4-0 x 4-2	EA	---	---	---	---			.A53
	5-0 x 4-2	EA	---	---	---	---			.A54
	6-0 x 4-2	EA	---	---	---	---			.A55
	4-0 x 4-6	EA	---	---	---	---			.A60
	5-0 x 4-6	EA	---	---	---	---			.A61
	6-0 x 4-6	EA	---	---	---	---			.A62
	4-0 x 5-2	EA	---	---	---	---			.A63
	5-0 x 5-2	EA	---	---	---	---			.A64
	6-0 x 5-2	EA	---	---	---	---			.A65
	Same as above with 1/2" insulated glass picture sash ADD	EA	70%	--	50%	50%			.A69
	Single glazed picture window with flanking double-hung frames and sash								
PICTURE WINDOW	Side Center Side Height 2-0 4-0 2-0 4-6	EA	---	---	---	---			.A70
	5-0	EA	---	---	---	---			.A71
	6-0	EA	---	---	---	---			.A72
	3-0 4-0 3-0 5-2	EA	---	---	---	---			.A73
	5-0	EA	---	---	---	---			.A74
	6-0	EA	---	---	---	---			.A75
	Same as above using 1/2" insulated glass in center section ADD	EA	65%	--	60%	60%			.A79

13. DOUBLE GLAZED WINDOWS, PRIMED

SPECIFICATIONS				UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
					MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
WOOD DOUBLE HUNG	<ul style="list-style-type: none"> Frame, sash, brick mould Primed sash with 1/2" insulating glass Sash lock Interior trim, stops Stool and apron Screen 										
	2 lights	1-8 x	4-2	EA	---	---	---	---			.B00
			4-6	EA	---	---	---	---			.B01
		2-0 x	3-2	EA	---	---	---	---			.B02
			4-2	EA	---	---	---	---			.B03
			4-6	EA	---	---	---	---			.B04
			5-2	EA	---	---	---	---			.B05
		2-4 x	2-10	EA	---	---	---	---			.B10
			3-2	EA	---	---	---	---			.B11
			3-10	EA	---	---	---	---			.B12
			4-2	EA	---	---	---	---			.B13
			4-6	EA	---	---	---	---			.B14
			5-2	EA	---	---	---	---			.B15
		2-8 x	2-10	EA	---	---	---	---			.B20
			3-2	EA	---	---	---	---			.B21
			3-10	EA	---	---	---	---			.B22
			4-2	EA	---	---	---	---			.B23
			4-6	EA	---	---	---	---			.B24
			5-2	EA	---	---	---	---			.B25
			5-6	EA	---	---	---	---			.B26
			6-2	EA	---	---	---	---			.B27
		3-0 x	2-10	EA	---	---	---	---			.B30
			3-2	EA	---	---	---	---			.B31
			3-10	EA	---	---	---	---			.B32
			4-2	EA	---	---	---	---			.B33
			4-6	EA	---	---	---	---			.B34
			5-2	EA	---	---	---	---			.B35
			5-6	EA	---	---	---	---			.B36
			6-2	EA	---	---	---	---			.B37
		3-4 x	3-2	EA	---	---	---	---			.B40
			3-10	EA	---	---	---	---			.B41
			4-2	EA	---	---	---	---			.B42
			4-6	EA	---	---	---	---			.B43
			5-2	EA	---	---	---	---			.B44
			5-6	EA	---	---	---	---			.B45
		3-8 x	4-6	EA	---	---	---	---			.B46
TWIN UNITS	Double the single window material cost and to the labor cost ADD			EA	--	---	---	---			.B47
TRIPLE UNITS	Triple the single window material cost and to the labor cost ADD			EA	--	---	---	---			.B48

13. DOUBLE GLAZED WINDOWS, PRIMED

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. AMT.	
DIVIDED LIGHT GRILLE	Divided light grilles for windows ADD	SF	---	--	---	---			.B58
SCREENS	Full length insect screens for windows ADD	SF	---	--	---	---			.B59
ONE LIGHT PICTURE SASH AND FRAME	<ul style="list-style-type: none"> Frame, sash and brick moulding Primed sash with 1/2" insulating glass Interior trim, stops, stool and apron 								
	3-0 x 4-2	EA	---	---	---	---			.B50
	4-6	EA	---	---	---	---			.B51
	4-0 x 4-2	EA	---	---	---	---			.B52
	4-6	EA	---	---	---	---			.B53
	5-2	EA	---	---	---	---			.B54
	5-4 x 4-6	EA	---	---	---	---			.B55
PICTURE WINDOW WITH FLANKERS	Picture window above with double hung frames and sash, including all trim, etc.								
	Total the costs for double hung and picture window and to the labor cost ADD EA = Total unit	EA	--	---	---	---			.B60

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13. DOUBLE GLAZED WINDOWS -- ALUMINUM OR VINYL CLAD

SPECIFICATIONS				UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
					MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
WOOD DOUBLE HUNG	<ul style="list-style-type: none"> Aluminum or vinyl covered frame and brick moulding Primed sash with 1/2" insulating glass Sash lock Interior trim, stops Stool and apron Screen 										
	2 lights	1-8 x	4-2	EA	---	---	---	---			.C00
			4-6	EA	---	---	---	---			.C01
		2-0 x	3-2	EA	---	---	---	---			.C02
			4-2	EA	---	---	---	---			.C03
			4-6	EA	---	---	---	---			.C04
			5-2	EA	---	---	---	---			.C05
		2-4 x	2-10	EA	---	---	---	---			.C10
			3-2	EA	---	---	---	---			.C11
			3-10	EA	---	---	---	---			.C12
			4-2	EA	---	---	---	---			.C13
			4-6	EA	---	---	---	---			.C14
			5-2	EA	---	---	---	---			.C15
		2-8 x	2-10	EA	---	---	---	---			.C20
			3-2	EA	---	---	---	---			.C21
			3-10	EA	---	---	---	---			.C22
			4-2	EA	---	---	---	---			.C23
			4-6	EA	---	---	---	---			.C24
			5-2	EA	---	---	---	---			.C25
			5-6	EA	---	---	---	---			.C26
			6-2	EA	---	---	---	---			.C27
		3-0 x	2-10	EA	---	---	---	---			.C30
			3-2	EA	---	---	---	---			.C31
			3-10	EA	---	---	---	---			.C32
			4-2	EA	---	---	---	---			.C33
			4-6	EA	---	---	---	---			.C34
			5-2	EA	---	---	---	---			.C35
			5-6	EA	---	---	---	---			.C36
			6-2	EA	---	---	---	---			.C37
		3-4 x	3-2	EA	---	---	---	---			.C40
			3-10	EA	---	---	---	---			.C41
			4-2	EA	---	---	---	---			.C42
			4-6	EA	---	---	---	---			.C43
			5-2	EA	---	---	---	---			.C44
			5-6	EA	---	---	---	---			.C45
		3-8 x	4-6	EA	---	---	---	---			.C46
TWIN UNITS	Double the single window material cost and to the labor cost ADD			EA	--	---	---	---			.C47
TRIPLE UNITS	Triple the single window material cost and to the labor cost ADD			EA	--	---	---	---			.C48

13. DOUBLE GLAZED WINDOWS -- ALUMINUM OR VINYL CLAD

SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
DIVIDED LIGHT GRILLE	Divided light grilles for windows ADD		SF	---	--	---	---			.C58
SCREENS	Full length insect screens for windows ADD		SF	---	--	---	---			.C59
ONE LIGHT PICTURE SASH AND FRAME	<ul style="list-style-type: none"> Vinyl covered frame and brick moulding Primed sash with 1/2" insulating glass Interior trim, stops, stool and apron 									
	3-0 x	4-2	EA	---	---	---	---			.C50
		4-6	EA	---	---	---	---			.C51
	4-0 x	4-2	EA	---	---	---	---			.C52
		4-6	EA	---	---	---	---			.C53
		5-2	EA	---	---	---	---			.C54
	5-4 x	4-6	EA	---	---	---	---			.C55
PICTURE WINDOW WITH FLANKERS	Picture window above with double hung frames and sash, including all trim, etc.									
	Total the costs for double hung and picture window and to the labor cost ADD		EA	--	---	---	---			.C60
	EA = Total unit									

13. WOOD AWNING WINDOWS, PRIMED WOOD FRAMES

SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
VENTING INSULATING GLASS, ONE WINDOW	<ul style="list-style-type: none"> Primed wood exterior frame 2-1/4" interior trim Stool cap and apron Roto operator Insect screen 	2-0 x 1-6	EA	---	---	---	---			.D00
		2-0	EA	---	---	---	---			.D01
		2-6	EA	---	---	---	---			.D02
		3-0 x 1-6	EA	---	---	---	---			.D03
		2-0	EA	---	---	---	---			.D04
		2-6	EA	---	---	---	---			.D05
		3-0	EA	---	---	---	---			.D06
		3-6 x 1-6	EA	---	---	---	---			.D07
		2-0	EA	---	---	---	---			.D08
		2-6	EA	---	---	---	---			.D09
		3-0	EA	---	---	---	---			.D10
		4-0 x 1-6	EA	---	---	---	---			.D11
		2-0	EA	---	---	---	---			.D12
		2-6	EA	---	---	---	---			.D13
		3-0	EA	---	---	---	---			.D14
		4-6 x 1-6	EA	---	---	---	---			.D15
		2-0	EA	---	---	---	---			.D16
		2-6	EA	---	---	---	---			.D17
		3-0	EA	---	---	---	---			.D18
VENTING INSULATING GLASS, TWO WINDOWS	Same as above with 2 venting windows, side-by-side including 2 roto operators and screens	4-0 x 1-6	EA	---	---	---	---			.D19
		2-0	EA	---	---	---	---			.D20
		2-6	EA	---	---	---	---			.D21
		6-0 x 1-6	EA	---	---	---	---			.D22
		2-0	EA	---	---	---	---			.D23
		2-6	EA	---	---	---	---			.D24
		7-0 x 1-6	EA	---	---	---	---			.D25
		2-0	EA	---	---	---	---			.D26
		2-6	EA	---	---	---	---			.D27
		8-0 x 1-6	EA	---	---	---	---			.D28
		2-0	EA	---	---	---	---			.D29
		2-6	EA	---	---	---	---			.D30
VENTING INSULATING GLASS, THREE WINDOWS	Same as above with 3 venting windows, side-by-side including 3 roto operators and screens	6-0 x 1-6	EA	---	---	---	---			.D31
		2-0	EA	---	---	---	---			.D32
		2-6	EA	---	---	---	---			.D33
		9-0 x 1-6	EA	---	---	---	---			.D34
		2-0	EA	---	---	---	---			.D35
		2-6	EA	---	---	---	---			.D36
		10-0 x 1-6	EA	---	---	---	---			.D37
		2-0	EA	---	---	---	---			.D38
		2-6	EA	---	---	---	---			.D39
		12-0 x 1-6	EA	---	---	---	---			.D40
		2-0	EA	---	---	---	---			.D41
		2-6	EA	---	---	---	---			.D42

13. WOOD AWNING WINDOWS, ALUMINUM OR VINYL CLAD

SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
VENTING INSULATING GLASS, ONE WINDOW	<ul style="list-style-type: none"> Aluminum/vinyl clad wood 2-1/4" interior trim Stool cap and apron Roto operator Insect screen 	2-0 x 1-6	EA	---	---	---	---			.D50
		2-0	EA	---	---	---	---			.D51
		2-6	EA	---	---	---	---			.D52
		3-0 x 1-6	EA	---	---	---	---			.D53
		2-0	EA	---	---	---	---			.D54
		2-6	EA	---	---	---	---			.D55
		3-0	EA	---	---	---	---			.D56
		3-6 x 1-6	EA	---	---	---	---			.D57
		2-0	EA	---	---	---	---			.D58
		2-6	EA	---	---	---	---			.D59
		3-0	EA	---	---	---	---			.D60
		4-0 x 1-6	EA	---	---	---	---			.D61
		2-0	EA	---	---	---	---			.D62
		2-6	EA	---	---	---	---			.D63
		3-0	EA	---	---	---	---			.D64
		4-6 x 1-6	EA	---	---	---	---			.D65
		2-0	EA	---	---	---	---			.D66
		2-6	EA	---	---	---	---			.D67
		3-0	EA	---	---	---	---			.D68
VENTING INSULATING GLASS, TWO WINDOWS	Same as above with 2 venting windows, side-by-side including 2 roto operators and screens	4-0 x 1-6	EA	---	---	---	---			.D69
		2-0	EA	---	---	---	---			.D70
		2-6	EA	---	---	---	---			.D71
		6-0 x 1-6	EA	---	---	---	---			.D72
		2-0	EA	---	---	---	---			.D73
		2-6	EA	---	---	---	---			.D74
		7-0 x 1-6	EA	---	---	---	---			.D75
		2-0	EA	---	---	---	---			.D76
		2-6	EA	---	---	---	---			.D77
		8-0 x 1-6	EA	---	---	---	---			.D78
		2-0	EA	---	---	---	---			.D79
		2-6	EA	---	---	---	---			.D80
VENTING INSULATING GLASS, THREE WINDOWS	Same as above with 3 venting windows, side-by-side including 3 roto operators and screens	6-0 x 1-6	EA	---	---	---	---			.D81
		2-0	EA	---	---	---	---			.D82
		2-6	EA	---	---	---	---			.D83
		9-0 x 1-6	EA	---	---	---	---			.D84
		2-0	EA	---	---	---	---			.D85
		2-6	EA	---	---	---	---			.D86
		10-0 x 1-6	EA	---	---	---	---			.D87
		2-0	EA	---	---	---	---			.D88
		2-6	EA	---	---	---	---			.D89
		12-0 x 1-6	EA	---	---	---	---			.D90
		2-0	EA	---	---	---	---			.D91
		2-6	EA	---	---	---	---			.D92

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13. WOOD CASEMENT WINDOWS, PRIMED

SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
VENTING, INSULATING GLASS, ONE WINDOW	<ul style="list-style-type: none"> • Primed wood exterior frame • 2-1/4" interior casing • Stool cap and apron • Roto operator • Insect screen • Plastic divided light grille 	1-6 x 2-6	EA	---	---	---	---			.E00
		3-0	EA	---	---	---	---			.E01
		3-6	EA	---	---	---	---			.E02
		4-0	EA	---	---	---	---			.E03
		4-6	EA	---	---	---	---			.E05
		5-0	EA	---	---	---	---			.E06
		5-6	EA	---	---	---	---			.E07
	1-8 x	2-6	EA	---	---	---	---			.E10
		3-0	EA	---	---	---	---			.E11
		3-6	EA	---	---	---	---			.E12
		4-0	EA	---	---	---	---			.E13
		4-6	EA	---	---	---	---			.E15
		5-0	EA	---	---	---	---			.E16
		5-6	EA	---	---	---	---			.E17
	2-0 x	2-6	EA	---	---	---	---			.E20
		3-0	EA	---	---	---	---			.E21
		3-6	EA	---	---	---	---			.E22
		4-0	EA	---	---	---	---			.E23
		4-6	EA	---	---	---	---			.E25
		5-0	EA	---	---	---	---			.E26
		5-6	EA	---	---	---	---			.E27
	2-6 x	2-6	EA	---	---	---	---			.E30
		3-0	EA	---	---	---	---			.E31
		3-6	EA	---	---	---	---			.E32
		4-0	EA	---	---	---	---			.E33
		4-6	EA	---	---	---	---			.E35
		5-0	EA	---	---	---	---			.E36
		5-6	EA	---	---	---	---			.E37
TWO CASEMENT WINDOWS, SIDE-BY-SIDE	Two casement windows, side-by-side with 2 roto operators and 2 insect screens, double the materials cost for one window EA = Two windows	EA	--	---	---	---	---			.E40
TWO CASEMENT WINDOWS AND ONE STATIONARY	Two casement windows and one stationary window, with 2 roto operators and 2 insect screens, triple the materials cost for one window EA = Three windows	EA	--	---	---	---	---			.E42

13. WOOD CASEMENT WINDOWS, ALUMINUM OR VINYL CLAD

SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD. %	MOD. AMT.	
VENTING, INSULATING GLASS, ONE WINDOW	<ul style="list-style-type: none"> Aluminum or vinyl clad wood 2-1/4" interior casing Stool cap and apron Roto operator Insect screen Plastic divided light grille 									
	1-6 x	2-6	EA	---	---	---	---			.E50
		3-0	EA	---	---	---	---			.E51
		3-6	EA	---	---	---	---			.E52
		4-0	EA	---	---	---	---			.E53
		4-6	EA	---	---	---	---			.E55
		5-0	EA	---	---	---	---			.E56
		5-6	EA	---	---	---	---			.E57
	1-8 x	2-6	EA	---	---	---	---			.E60
		3-0	EA	---	---	---	---			.E61
		3-6	EA	---	---	---	---			.E62
		4-0	EA	---	---	---	---			.E63
		4-6	EA	---	---	---	---			.E65
		5-0	EA	---	---	---	---			.E66
		5-6	EA	---	---	---	---			.E67
	2-0 x	2-6	EA	---	---	---	---			.E70
		3-0	EA	---	---	---	---			.E71
		3-6	EA	---	---	---	---			.E72
		4-0	EA	---	---	---	---			.E73
		4-6	EA	---	---	---	---			.E75
		5-0	EA	---	---	---	---			.E76
		5-6	EA	---	---	---	---			.E77
	2-6 x	2-6	EA	---	---	---	---			.E80
		3-0	EA	---	---	---	---			.E81
		3-6	EA	---	---	---	---			.E82
		4-0	EA	---	---	---	---			.E83
		4-6	EA	---	---	---	---			.E85
		5-0	EA	---	---	---	---			.E86
		5-6	EA	---	---	---	---			.E87
TWO CASEMENT WINDOWS, SIDE-BY-SIDE	Two casement windows, side-by-side with 2 roto operators and 2 insect screens, double the materials cost for one window EA = Two windows		EA	--	---	---	---			.E90
TWO CASEMENT WINDOWS AND ONE STATIONARY	Two casement windows and one stationary window, with 2 roto operators and 2 insect screens, triple the materials cost for one window EA = Three windows		EA	--	---	---	---			.E92

13. WOOD SLIDING WINDOWS, PRIMED

SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
WOOD SLIDING WINDOWS, INSULATED GLASS	<ul style="list-style-type: none"> • Primed wood exterior frame • Insulated glass • 2 sliding sashes • 2-1/4" interior casing • Stool cap and apron • Plastic divided light grille • Insect screen 									
		3-0 x 2-0	EA	---	---	---	---			.F00
		2-6	EA	---	---	---	---			.F01
		3-0	EA	---	---	---	---			.F02
		3-6	EA	---	---	---	---			.F03
		4-0	EA	---	---	---	---			.F04
		4-6	EA	---	---	---	---			.F05
		5-0	EA	---	---	---	---			.F06
		4-0 x 2-0	EA	---	---	---	---			.F10
		2-6	EA	---	---	---	---			.F11
		3-0	EA	---	---	---	---			.F12
		3-6	EA	---	---	---	---			.F13
		4-0	EA	---	---	---	---			.F14
		4-6	EA	---	---	---	---			.F15
		5-0	EA	---	---	---	---			.F16
		5-0 x 2-0	EA	---	---	---	---			.F20
		2-6	EA	---	---	---	---			.F21
		3-0	EA	---	---	---	---			.F22
		3-6	EA	---	---	---	---			.F23
		4-0	EA	---	---	---	---			.F24
		4-6	EA	---	---	---	---			.F25
		5-0	EA	---	---	---	---			.F26
		6-0 x 2-0	EA	---	---	---	---			.F30
		2-6	EA	---	---	---	---			.F31
		3-0	EA	---	---	---	---			.F32
		3-6	EA	---	---	---	---			.F33
		4-0	EA	---	---	---	---			.F34
		4-6	EA	---	---	---	---			.F35
		5-0	EA	---	---	---	---			.F36

13. WOOD SLIDING WINDOWS, ALUMINUM OR VINYL CLAD

SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
WOOD SLIDING WINDOWS, INSULATED GLASS	<ul style="list-style-type: none"> Aluminum or vinyl clad exterior frame, trim and brick mould Insulated glass 2 sliding sashes 2-1/4" interior casing Stool cap and apron Wood divided light grille Insect screen 									
		3-0 x 2-0	EA	---	---	---	---			.F50
		2-6	EA	---	---	---	---			.F51
		3-0	EA	---	---	---	---			.F52
		3-6	EA	---	---	---	---			.F53
		4-0	EA	---	---	---	---			.F54
		4-6	EA	---	---	---	---			.F55
		5-0	EA	---	---	---	---			.F56
		4-0 x 2-0	EA	---	---	---	---			.F60
		2-6	EA	---	---	---	---			.F61
		3-0	EA	---	---	---	---			.F62
		3-6	EA	---	---	---	---			.F63
		4-0	EA	---	---	---	---			.F64
		4-6	EA	---	---	---	---			.F65
		5-0	EA	---	---	---	---			.F66
		5-0 x 2-0	EA	---	---	---	---			.F70
		2-6	EA	---	---	---	---			.F71
		3-0	EA	---	---	---	---			.F72
		3-6	EA	---	---	---	---			.F73
		4-0	EA	---	---	---	---			.F74
		4-6	EA	---	---	---	---			.F75
		5-0	EA	---	---	---	---			.F76
		6-0 x 2-0	EA	---	---	---	---			.F80
		2-6	EA	---	---	---	---			.F81
		3-0	EA	---	---	---	---			.F82
		3-6	EA	---	---	---	---			.F83
		4-0	EA	---	---	---	---			.F84
		4-6	EA	---	---	---	---			.F85
		5-0	EA	---	---	---	---			.F86

13. WOOD PICTURE WINDOWS, PRIMED WOOD FRAMES

SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
WOOD PICTURE WINDOW, INSULATED GLASS	<ul style="list-style-type: none"> Primed wood exterior frame Insulated glass 2-1/4" interior casing Stool cap and apron Plastic divided light grille 	3-0 x	EA	---	---	---	---			.G00
		3-6	EA	---	---	---	---			.G01
		4-0	EA	---	---	---	---			.G02
		4-6	EA	---	---	---	---			.G03
		5-0	EA	---	---	---	---			.G04
		5-6	EA	---	---	---	---			.G05
	3-6 x	3-0	EA	---	---	---	---			.G06
		3-6	EA	---	---	---	---			.G07
		4-0	EA	---	---	---	---			.G08
		4-6	EA	---	---	---	---			.G09
		5-0	EA	---	---	---	---			.G10
		5-6	EA	---	---	---	---			.G11
	4-0 x	3-0	EA	---	---	---	---			.G12
		3-6	EA	---	---	---	---			.G13
		4-0	EA	---	---	---	---			.G14
		4-6	EA	---	---	---	---			.G15
		5-0	EA	---	---	---	---			.G16
		5-6	EA	---	---	---	---			.G17
	4-6 x	3-0	EA	---	---	---	---			.G18
		3-6	EA	---	---	---	---			.G19
		4-0	EA	---	---	---	---			.G20
		4-6	EA	---	---	---	---			.G21
		5-0	EA	---	---	---	---			.G22
		5-6	EA	---	---	---	---			.G23
	5-0 x	3-0	EA	---	---	---	---			.G24
		3-6	EA	---	---	---	---			.G25
		4-0	EA	---	---	---	---			.G26
		4-6	EA	---	---	---	---			.G27
		5-0	EA	---	---	---	---			.G28
		5-6	EA	---	---	---	---			.G29
	5-6 x	3-0	EA	---	---	---	---			.G30
		3-6	EA	---	---	---	---			.G31
		4-0	EA	---	---	---	---			.G32
		4-6	EA	---	---	---	---			.G33
		5-0	EA	---	---	---	---			.G34
		5-6	EA	---	---	---	---			.G35

13. WOOD PICTURE WINDOWS, ALUMINUM OR VINYL CLAD

SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.	
				MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.		
WOOD PICTURE WINDOW, INSULATED GLASS	<ul style="list-style-type: none">Aluminum or vinyl clad wood exterior frame, trim and brick mouldInsulated glass2-1/4" interior casingStool cap and apronPlastic divided light grille	3-0 x	3-0	EA	---	---	---	---			.G50
			3-6	EA	---	---	---	---			.G51
			4-0	EA	---	---	---	---			.G52
			4-6	EA	---	---	---	---			.G53
			5-0	EA	---	---	---	---			.G54
			5-6	EA	---	---	---	---			.G55
		3-6 x	3-0	EA	---	---	---	---			.G56
			3-6	EA	---	---	---	---			.G57
			4-0	EA	---	---	---	---			.G58
			4-6	EA	---	---	---	---			.G59
			5-0	EA	---	---	---	---			.G60
			5-6	EA	---	---	---	---			.G61
		4-0 x	3-0	EA	---	---	---	---			.G62
			3-6	EA	---	---	---	---			.G63
			4-0	EA	---	---	---	---			.G64
			4-6	EA	---	---	---	---			.G65
			5-0	EA	---	---	---	---			.G66
			5-6	EA	---	---	---	---			.G67
		4-6 x	3-0	EA	---	---	---	---			.G68
			3-6	EA	---	---	---	---			.G69
			4-0	EA	---	---	---	---			.G70
			4-6	EA	---	---	---	---			.G71
			5-0	EA	---	---	---	---			.G72
			5-6	EA	---	---	---	---			.G73
		5-0 x	3-0	EA	---	---	---	---			.G74
			3-6	EA	---	---	---	---			.G75
			4-0	EA	---	---	---	---			.G76
			4-6	EA	---	---	---	---			.G77
			5-0	EA	---	---	---	---			.G78
			5-6	EA	---	---	---	---			.G79
		5-6 x	3-0	EA	---	---	---	---			.G80
			3-6	EA	---	---	---	---			.G81
			4-0	EA	---	---	---	---			.G82
			4-6	EA	---	---	---	---			.G83
			5-0	EA	---	---	---	---			.G84
			5-6	EA	---	---	---	---			.G85

13. RECTANGULAR WOOD WINDOWS, ALUMINUM OR VINYL CLAD

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. AMT.	
RECTANGULAR TRANSOM WINDOW, INSULATING GLASS	<ul style="list-style-type: none"> Aluminum or vinyl clad rectangular transom stationary wood window 2-1/4" casing Stool cap and apron Plastic divided light grille 								
	<i>Unit dimension</i>								
	1-9 x 1-0	EA	---	---	---	---			.H00
	2-0 x 1-0	EA	---	---	---	---			.H01
	2-6 x 1-0	EA	---	---	---	---			.H02
	3-0 x 1-0	EA	---	---	---	---			.H03
	3-6 x 1-0	EA	---	---	---	---			.H04
	4-0 x 1-0	EA	---	---	---	---			.H05
	5-0 x 1-0	EA	---	---	---	---			.H06
	6-0 x 1-0	EA	---	---	---	---			.H07
	1-9 x 2-0	EA	---	---	---	---			.H08
	2-0 x 2-0	EA	---	---	---	---			.H09
	2-6 x 2-0	EA	---	---	---	---			.H10
	3-0 x 2-0	EA	---	---	---	---			.H11
	3-6 x 2-0	EA	---	---	---	---			.H12
	4-0 x 2-0	EA	---	---	---	---			.H13
	5-0 x 2-0	EA	---	---	---	---			.H14
	6-0 x 2-0	EA	---	---	---	---			.H15
	1-9 x 3-0	EA	---	---	---	---			.H16
	2-0 x 3-0	EA	---	---	---	---			.H17
	2-6 x 3-0	EA	---	---	---	---			.H18
	3-0 x 3-0	EA	---	---	---	---			.H19
	3-6 x 3-0	EA	---	---	---	---			.H20
	4-0 x 3-0	EA	---	---	---	---			.H21
	5-0 x 3-0	EA	---	---	---	---			.H22
	6-0 x 3-0	EA	---	---	---	---			.H23

13. QUARTER AND HALF ROUND WOOD WINDOWS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
QUARTER ROUND WINDOW, INSULATING GLASS	<ul style="list-style-type: none"> Primed wood exterior frame Stationary window 2-1/4" arched casing Stool cap and apron Plastic divided light grille 								
	Unit dimension								
	2-0 x 2-0	EA	---	---	---	---			.H25
	2-6 x 2-6	EA	---	---	---	---			.H26
	3-0 x 3-0	EA	---	---	---	---			.H27
	4-0 x 4-0	EA	---	---	---	---			.H28
	Same as above, aluminum or vinyl clad wood stationary window								
	Unit dimension								
	2-0 x 2-0	EA	---	---	---	---			.H30
	2-6 x 2-6	EA	---	---	---	---			.H31
	3-0 x 3-0	EA	---	---	---	---			.H32
	4-0 x 4-0	EA	---	---	---	---			.H33
HALF ROUND WINDOW, INSULATING GLASS	<ul style="list-style-type: none"> Primed wood exterior frame Stationary window 2-1/4" arched casing Stool cap and apron Plastic divided light grille 								
	Unit dimension								
	2-0 x 1-0	EA	---	---	---	---			.H35
	2-6 x 1-3	EA	---	---	---	---			.H36
	3-0 x 1-6	EA	---	---	---	---			.H37
	3-6 x 1-9	EA	---	---	---	---			.H40
	4-0 x 2-0	EA	---	---	---	---			.H41
	5-0 x 2-6	EA	---	---	---	---			.H42
	6-0 x 3-0	EA	---	---	---	---			.H43
	Same as above, aluminum or vinyl clad wood stationary window								
	Unit dimension								
	2-0 x 1-0	EA	---	---	---	---			.H45
	2-6 x 1-3	EA	---	---	---	---			.H46
	3-0 x 1-6	EA	---	---	---	---			.H47
	3-6 x 1-9	EA	---	---	---	---			.H50
	4-0 x 2-0	EA	---	---	---	---			.H51
	5-0 x 2-6	EA	---	---	---	---			.H52
	6-0 x 3-0	EA	---	---	---	---			.H53

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[illegible]

13. WOOD GREENHOUSE WINDOWS, VINYL CLAD

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
GREENHOUSE WINDOW, INSULATING GLASS <ul style="list-style-type: none"> Vinyl clad wood frame Two rectangular venting casements and one stationary picture window One top laminated safety glass window 3-1/4" interior casing Roto operators Two insect screens Adjustable shelf 90° angle 15" projection 									
	<i>Unit dimension</i>								
	2-6 x 3-3	EA	---	---	---	---			.H60
	4-6	EA	---	---	---	---			.H61
	5-6	EA	---	---	---	---			.H62
	3-6 x 3-3	EA	---	---	---	---			.H65
	4-6	EA	---	---	---	---			.H66
	5-6	EA	---	---	---	---			.H67
	4-6 x 3-3	EA	---	---	---	---			.H70
	4-6	EA	---	---	---	---			.H71
	5-6	EA	---	---	---	---			.H72
	5-6 x 3-3	EA	---	---	---	---			.H75
	4-6	EA	---	---	---	---			.H76
	5-6	EA	---	---	---	---			.H77
	6-6 x 3-3	EA	---	---	---	---			.H80
	4-6	EA	---	---	---	---			.H81
	5-6	EA	---	---	---	---			.H82
	7-6 x 3-3	EA	---	---	---	---			.H85
	4-6	EA	---	---	---	---			.H86
	5-6	EA	---	---	---	---			.H87

13. ROOF OVER BAY AND BOW WINDOW PROJECTIONS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
ROOF OVER BAY AND BOW WINDOW PROJECTIONS	Build roof over bay window and bow window projections shown on the following pages								
	<ul style="list-style-type: none"> 2" x 4" roof framing 1/2" plywood roof sheathing 3/4" x 3/4" cove fascia Aluminum flashing Roofing as specified below 1" x 6" fascia 								
	Fiberglass shingle roofing over 15 lb. felt paper	EA PLUS LF	---	---	---	---			.J00
			---	---	---	---			.J01
	30 lb. felt paper, copper flashing and 16 oz. (.0120 inch) copper flat seam roofing	EA PLUS LF	---	---	---	---			.J02
			---	---	---	---			.J03
	Pennsylvania slate roofing over 30 lb. felt paper	EA PLUS LF	---	---	---	---			.J04
			---	---	---	---			.J05
	Handsplit and resawn cedar shakes with 15 lb. felt paper between courses	EA PLUS LF	---	---	---	---			.J06
			---	---	---	---			.J07
FINISHED HEAD AND SEAT	Cedar shingles, 16" long, 5" exposure, over 15 lb. felt paper	EA PLUS LF	---	---	---	---			.J08
			---	---	---	---			.J09
	EA = Complete job LF = Overall width of unit								
	<ul style="list-style-type: none"> 3/4" headboard 3/4" seat board 								
	45° Bay	LF	---	---	---	---			.J10
	90° Bay	LF	---	---	---	---			.J11
	10° Bow	LF	---	---	---	---			.J12
	<ul style="list-style-type: none"> 3/4" apron soffit board 1" x 6" apron Knee braces 	LF	---	---	---	---			.J13
	LF = Overall width of unit								
KNEE BRACE WITH APRON SOFFIT									
KNEE BRACE AND COVER	<ul style="list-style-type: none"> 2" x 4" knee braces Cover knee braces with 3/4" ACX plywood 3/8" x 1-3/8" stop at corners 1" x 6" apron 	LF	---	---	---	---			.J14

13. 90° BOX BAY WITH CASEMENT WINDOWS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
BOX BAY WINDOW, INSULATING GLASS, 90° ANGLE	<ul style="list-style-type: none"> Two wood venting casement windows on front and one stationary window each side 3-1/4" interior casing 2 full insect screens 2 roto operators 23° projection 90° angle Plastic divided light grilles 								
	Overall unit dimension								
	4-8 x 3-2	EA	---	---	---	---			.J15
	3-6	EA	---	---	---	---			.J16
	4-2	EA	---	---	---	---			.J17
	5-2	EA	---	---	---	---			.J18
	6-2	EA	---	---	---	---			.J19
	Same as above, 2 venting casements and one stationary window on front and one stationary window each side								
	Overall unit dimension								
	6-8 x 3-2	EA	---	---	---	---			.J20
BOX BAY WINDOW, INSULATING GLASS, ALUMINUM OR VINYL CLAD, 90° ANGLE	3-6	EA	---	---	---	---			.J21
	4-2	EA	---	---	---	---			.J22
	5-2	EA	---	---	---	---			.J23
	Same specification as above, two aluminum or vinyl clad wood venting casement windows on front and one stationary window each side								
	Overall unit dimension								
	4-8 x 3-2	EA	---	---	---	---			.J25
	3-6	EA	---	---	---	---			.J26
	4-2	EA	---	---	---	---			.J27
	5-2	EA	---	---	---	---			.J28
	6-2	EA	---	---	---	---			.J29
	Same as above, two venting casements and one stationary window on front and one stationary window each side								
	Overall unit dimension								
	4-8 x 3-2	EA	---	---	---	---			.J30
	3-6	EA	---	---	---	---			.J31
	4-2	EA	---	---	---	---			.J32
	5-2	EA	---	---	---	---			.J33

13. 45° BAY WITH DOUBLE HUNG WINDOWS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
BAY WINDOW, INSULATING GLASS, 45° ANGLE, PRIMED WOOD FRAME	<ul style="list-style-type: none"> Two wood double hung and one stationary picture window 3-1/4" interior trim 2 full insect screens 20" projection 45° angle Plastic divided light grilles Overall unit dimension								
	6-10 x 4-2	EA	---	---	---	---			.K00
	4-6	EA	---	---	---	---			.K01
	4-10	EA	---	---	---	---			.K02
	5-6	EA	---	---	---	---			.K03
	5-10	EA	---	---	---	---			.K04
	7-2 x 4-2	EA	---	---	---	---			.K05
	4-6	EA	---	---	---	---			.K06
	4-10	EA	---	---	---	---			.K07
	5-6	EA	---	---	---	---			.K08
	5-10	EA	---	---	---	---			.K09
	7-8 x 4-2	EA	---	---	---	---			.K10
	4-6	EA	---	---	---	---			.K11
	4-10	EA	---	---	---	---			.K12
	5-6	EA	---	---	---	---			.K13
	5-10	EA	---	---	---	---			.K14
	8-0 x 4-2	EA	---	---	---	---			.K15
	4-6	EA	---	---	---	---			.K16
	4-10	EA	---	---	---	---			.K17
	5-6	EA	---	---	---	---			.K18
	5-10	EA	---	---	---	---			.K19
BAY WINDOW, INSULATING GLASS, 45° ANGLE, ALUMINUM OR VINYL CLAD	Same specifications as above, two aluminum or vinyl clad wood double hung windows and one stationary picture window Overall unit dimension								
	6-10 x 4-2	EA	---	---	---	---			.K20
	4-6	EA	---	---	---	---			.K21
	4-10	EA	---	---	---	---			.K22
	5-6	EA	---	---	---	---			.K23
	5-10	EA	---	---	---	---			.K24
	7-2 x 4-2	EA	---	---	---	---			.K25
	4-6	EA	---	---	---	---			.K26
	4-10	EA	---	---	---	---			.K27
	5-6	EA	---	---	---	---			.K28
	5-10	EA	---	---	---	---			.K29
	7-8 x 4-2	EA	---	---	---	---			.K30
	4-6	EA	---	---	---	---			.K31
	4-10	EA	---	---	---	---			.K32
	5-6	EA	---	---	---	---			.K33
	5-10	EA	---	---	---	---			.K34
	8-0 x 4-2	EA	---	---	---	---			.K35
	4-6	EA	---	---	---	---			.K36
	4-10	EA	---	---	---	---			.K37
	5-6	EA	---	---	---	---			.K38
	5-10	EA	---	---	---	---			.K39
	8-8 x 4-2	EA	---	---	---	---			.K40
	4-6	EA	---	---	---	---			.K41
	4-10	EA	---	---	---	---			.K42
	5-6	EA	---	---	---	---			.K43
	5-10	EA	---	---	---	---			.K44

13. 45° BAY WITH CASEMENT WINDOWS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
BAY WINDOW, INSULATING GLASS, 45° ANGLE, PRIMED WOOD FRAME	<ul style="list-style-type: none"> Two wood venting casement windows and one stationary picture window 3-1/4" interior trim 2 full insect screens 2 roto operators 20" projection 45° angle Plastic divided light grilles 								
	<i>Overall unit dimension</i>								
	5-4 x 3-2	EA	---	---	---	---			.K50
	3-7	EA	---	---	---	---			.K51
	4-2	EA	---	---	---	---			.K52
	4-7	EA	---	---	---	---			.K53
	5-2	EA	---	---	---	---			.K54
	5-7	EA	---	---	---	---			.K55
	7-4 x 3-2	EA	---	---	---	---			.K56
	3-7	EA	---	---	---	---			.K57
	4-2	EA	---	---	---	---			.K58
	4-7	EA	---	---	---	---			.K59
	5-2	EA	---	---	---	---			.K60
	5-7	EA	---	---	---	---			.K61
	9-4 x 3-2	EA	---	---	---	---			.K62
	3-7	EA	---	---	---	---			.K63
	4-2	EA	---	---	---	---			.K64
	4-7	EA	---	---	---	---			.K65
	5-2	EA	---	---	---	---			.K66
	5-7	EA	---	---	---	---			.K67
BAY WINDOW, INSULATING GLASS, 45° ANGLE, ALUMINUM OR VINYL CLAD	Same specifications as above, two aluminum or vinyl clad wood venting casement windows and one stationary picture window								
	<i>Overall unit dimension</i>								
	5-4 x 3-2	EA	---	---	---	---			.K68
	3-7	EA	---	---	---	---			.K69
	4-2	EA	---	---	---	---			.K70
	4-7	EA	---	---	---	---			.K71
	5-2	EA	---	---	---	---			.K72
	5-7	EA	---	---	---	---			.K73
	7-4 x 3-2	EA	---	---	---	---			.K74
	3-7	EA	---	---	---	---			.K75
	4-2	EA	---	---	---	---			.K76
	4-7	EA	---	---	---	---			.K77
	5-2	EA	---	---	---	---			.K78
	5-7	EA	---	---	---	---			.K79
	9-4 x 3-2	EA	---	---	---	---			.K80
	3-7	EA	---	---	---	---			.K81
	4-2	EA	---	---	---	---			.K82
	4-7	EA	---	---	---	---			.K83
	5-2	EA	---	---	---	---			.K84
	5-7	EA	---	---	---	---			.K85

13. WOOD BOW WINDOW

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
BOW WINDOW, INSULATING GLASS, 3-WIDE	<ul style="list-style-type: none"> Two wood venting casement windows and one stationary picture window 3-1/4" interior trim 2 full insect screens 2 roto operators 6" projection Plastic divided light grilles 								
	Overall unit dimension								
	6-2 x 3-2	EA	---	---	---	---			.J35
	3-7	EA	---	---	---	---			.J36
	4-2	EA	---	---	---	---			.J37
	4-7	EA	---	---	---	---			.J38
	5-2	EA	---	---	---	---			.J39
	5-7	EA	---	---	---	---			.J40
	6-2	EA	---	---	---	---			.J41
BOW WINDOW, INSULATING GLASS, 4-WIDE	Same as above with two venting casement windows and two stationary casement windows, 10" projection								
	Overall unit dimension								
	8-2 x 3-2	EA	---	---	---	---			.J45
	3-7	EA	---	---	---	---			.J46
	4-2	EA	---	---	---	---			.J47
	4-7	EA	---	---	---	---			.J48
	5-2	EA	---	---	---	---			.J49
	5-7	EA	---	---	---	---			.J50
	6-2	EA	---	---	---	---			.J51
BOW WINDOW, INSULATING GLASS, 5-WIDE	Same as above with two venting casement windows and three stationary casement windows, 10" projection								
	Overall unit dimension								
	10-2 x 3-2	EA	---	---	---	---			.J55
	3-7	EA	---	---	---	---			.J56
	4-2	EA	---	---	---	---			.J57
	4-7	EA	---	---	---	---			.J58
	5-2	EA	---	---	---	---			.J59
	5-7	EA	---	---	---	---			.J60
	6-2	EA	---	---	---	---			.J61

13. WOOD BOW WINDOW, ALUMINUM OR VINYL CLAD

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
BOW WINDOW, INSULATING GLASS, 3-WIDE	<ul style="list-style-type: none"> Two aluminum or vinyl clad casement windows and one stationary picture window 3-1/4" interior trim 2 full insect screens 2 roto operators 6" projection Plastic divided light grilles 								
	Overall unit dimension								
	6-2 x 3-2	EA	---	---	---	---			.J65
	3-7	EA	---	---	---	---			.J66
	4-2	EA	---	---	---	---			.J67
	4-7	EA	---	---	---	---			.J68
	5-2	EA	---	---	---	---			.J69
	5-7	EA	---	---	---	---			.J70
	6-2	EA	---	---	---	---			.J71
BOW WINDOW, INSULATING GLASS, 4-WIDE	Same as above with two venting casement windows and two stationary casement windows, 10" projection								
	Overall unit dimension								
	8-2 x 3-2	EA	---	---	---	---			.J75
	3-7	EA	---	---	---	---			.J76
	4-2	EA	---	---	---	---			.J77
	4-7	EA	---	---	---	---			.J78
	5-2	EA	---	---	---	---			.J79
	5-7	EA	---	---	---	---			.J80
	6-2	EA	---	---	---	---			.J81
BOW WINDOW, INSULATING GLASS, 5-WIDE	Same as above with two venting casement windows and three stationary casement windows, 10" projection								
	Overall unit dimension								
	10-2 x 3-2	EA	---	---	---	---			.J85
	3-7	EA	---	---	---	---			.J86
	4-2	EA	---	---	---	---			.J87
	4-7	EA	---	---	---	---			.J88
	5-2	EA	---	---	---	---			.J89
	5-7	EA	---	---	---	---			.J90
	6-2	EA	---	---	---	---			.J91

13. VENTILATING SKYLIGHT

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD.AMT .	
VENTILATING SKYLIGHT	See page 70 for ventilating skylight installation in existing roof.								
	Install during new construction over prepared opening in roof								
	<ul style="list-style-type: none">• Top hung• Aluminum clad wood frame skylight• Insulated glass• Insect screen• Flashing• Hardware• Does not include soffit and sill drywall or trim								
	Unit Dimension								
	21" x 27"	EA	---	---	---	---			.L00
	21" x 38"	EA	---	---	---	---			.L01
	21" x 46"	EA	---	---	---	---			.L02
	21" x 55"	EA	---	---	---	---			.L03
	30" x 38"	EA	---	---	---	---			.L04
	30" x 46"	EA	---	---	---	---			.L05
ACCESSORIES	30" x 55"	EA	---	---	---	---			.L06
	44" x 27"	EA	---	---	---	---			.L07
	44" x 46"	EA	---	---	---	---			.L08
	Telescopic manual rod to control venting of out-of-reach ventilating skylight	EA	---	---	---	---			.L09
	Electric window motor control	EA	---	---	---	---			.L10

13. FIXED SKYLIGHT

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD.AMT .	
FIXED SKYLIGHT	See page 71 for skylight installation in existing roof.								
	Install during new construction over prepared opening in roof								
	<ul style="list-style-type: none">Aluminum clad wood frame skylightInsulated glassFlashingDoes not include soffit and sill drywall or trim								
	Unit Dimension								
	21" x 27"	EA	---	---	---	---			.L20
	21" x 38"	EA	---	---	---	---			.L21
	21" x 46"	EA	---	---	---	---			.L22
	21" x 55"	EA	---	---	---	---			.L23
	21" x 70"	EA	---	---	---	---			.L24
	30" x 38"	EA	---	---	---	---			.L25
	30" x 46"	EA	---	---	---	---			.L26
	30" x 55"	EA	---	---	---	---			.L27
	44" x 27"	EA	---	---	---	---			.L28
	44" x 46"	EA	---	---	---	---			.L29

13. BASEMENT WINDOW

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD.AMT .	
BASEMENT WINDOW	<ul style="list-style-type: none">Prefinished wood frame and sashWater repellent treatedSingle glazedHardwareScreen								
	2-8 x 1-4	EA	---	---	---	---			.L30
	1-8	EA	---	---	---	---			.L31
	2-0	EA	---	---	---	---			.L32
	<ul style="list-style-type: none">Aluminum frame sliding windowSingle glazedOne operating sash and one stationary sashScreen								
	3-0 x 1-0	EA	---	---	---	---			.L33
	1-6	EA	---	---	---	---			.L34
	2-0	EA	---	---	---	---			.L35

13

13. ALUMINUM SLIDING AND AWNING WINDOWS

SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD. %	MOD.AMT .	
ALUMINUM SLIDING WINDOW, SINGLE GLAZED	Including aluminum frame, weatherstripping, hardware, screen & interior trim, single glazed									
	2-0 x	3-0	EA	---	---	---	---			.M00
	3-0 x	3-0	EA	---	---	---	---			.M01
		4-0	EA	---	---	---	---			.M02
	4-0 x	3-0	EA	---	---	---	---			.M03
		3-6	EA	---	---	---	---			.M04
		4-0	EA	---	---	---	---			.M05
	5-0 x	3-6	EA	---	---	---	---			.M06
		4-0	EA	---	---	---	---			.M07
	6-0 x	4-0	EA	---	---	---	---			.M08
ALUMINUM SLIDING WINDOW, INSULATED GLASS	Including aluminum frame, weatherstripping, hardware, screen & interior trim, insulated glass									
	2-0 x	3-0	EA	---	---	---	---			.M10
	3-0 x	3-0	EA	---	---	---	---			.M11
		4-0	EA	---	---	---	---			.M12
	4-0 x	3-0	EA	---	---	---	---			.M13
		3-6	EA	---	---	---	---			.M14
		4-0	EA	---	---	---	---			.M15
	5-0 x	3-6	EA	---	---	---	---			.M16
		4-0	EA	---	---	---	---			.M17
	6-0 x	4-0	EA	---	---	---	---			.M18
ALUMINUM AWNING	Including aluminum frame, screen and interior trim									
	Panels									
	1	2-1 x 2-1	EA	---	---	---	---			.M20
	2	3-1	EA	---	---	---	---			.M21
	3	4-1	EA	---	---	---	---			.M22
	4	5-1	EA	---	---	---	---			.M23
	5	6-1	EA	---	---	---	---			.M24
	1	3-1 x 2-1	EA	---	---	---	---			.M25
	2	3-1	EA	---	---	---	---			.M26
	3	4-1	EA	---	---	---	---			.M27
	4	5-1	EA	---	---	---	---			.M28
	5	6-1	EA	---	---	---	---			.M29
	1	4-1 x 2-1	EA	---	---	---	---			.M30
	2	3-1	EA	---	---	---	---			.M31
	3	4-1	EA	---	---	---	---			.M32
	4	5-1	EA	---	---	---	---			.M33
	5	6-1	EA	---	---	---	---			.M34

13. ALUMINUM SINGLE HUNG WINDOWS

SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD. %	MOD.AMT .	
ALUMINUM SINGLE HUNG WINDOW, DOUBLE GLAZED	Including aluminum frame, weatherstripping, hardware and screen, double glazed									
	2-0 x	3-0	EA	---	---	---	---			.M40
		4-0	EA	---	---	---	---			.M41
		5-0	EA	---	---	---	---			.M42
		6-0	EA	---	---	---	---			.M43
	2-8 x	3-0	EA	---	---	---	---			.M44
		4-0	EA	---	---	---	---			.M45
		5-0	EA	---	---	---	---			.M46
		6-0	EA	---	---	---	---			.M47
	3-0 x	3-0	EA	---	---	---	---			.M48
		4-0	EA	---	---	---	---			.M49
		5-0	EA	---	---	---	---			.M50
		6-0	EA	---	---	---	---			.M51
	4-0 x	3-0	EA	---	---	---	---			.M52
		4-0	EA	---	---	---	---			.M53
		5-0	EA	---	---	---	---			.M54
		6-0	EA	---	---	---	---			.M55
SINGLE GLAZED	Same as above, single glazed									
	2-0 x	2-4	EA	---	---	---	---			.M60
		3-0	EA	---	---	---	---			.M61
		5-0	EA	---	---	---	---			.M62
	2-8 x	3-0	EA	---	---	---	---			.M63
		4-0	EA	---	---	---	---			.M64
		4-4	EA	---	---	---	---			.M65
		5-0	EA	---	---	---	---			.M66
	3-0 x	3-0	EA	---	---	---	---			.M67
		4-0	EA	---	---	---	---			.M68
		4-4	EA	---	---	---	---			.M69
		6-0	EA	---	---	---	---			.M70

13. VINYL SINGLE HUNG WINDOWS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD.AMT .	
SINGLE HUNG, INSULATED GLASS	<ul style="list-style-type: none">• Vinyl frames and sashes• Insulated glass• Removable or tilt bottom sash• Adjustable balance springs• Locking hardware• Insect screen on operable sash• Drywall return to jamb• Wood stool and apron								
	Unit Dimension								
	1-6 x	3-0	EA	---	---	---	---		.N00
		3-6	EA	---	---	---	---		.N01
		4-0	EA	---	---	---	---		.N02
		4-6	EA	---	---	---	---		.N05
		5-0	EA	---	---	---	---		.N06
		5-6	EA	---	---	---	---		.N07
	2-0 x	3-0	EA	---	---	---	---		.N10
		3-6	EA	---	---	---	---		.N11
		4-0	EA	---	---	---	---		.N12
		4-6	EA	---	---	---	---		.N15
		5-0	EA	---	---	---	---		.N16
		5-6	EA	---	---	---	---		.N17
	2-6 x	3-0	EA	---	---	---	---		.N20
		3-6	EA	---	---	---	---		.N21
		4-0	EA	---	---	---	---		.N22
		4-6	EA	---	---	---	---		.N25
		5-0	EA	---	---	---	---		.N26
		5-6	EA	---	---	---	---		.N27
	3-0 x	3-0	EA	---	---	---	---		.N30
		3-6	EA	---	---	---	---		.N31
		4-0	EA	---	---	---	---		.N32
		4-6	EA	---	---	---	---		.N35
		5-0	EA	---	---	---	---		.N36
		5-6	EA	---	---	---	---		.N37
	3-6 x	3-0	EA	---	---	---	---		.N40
		3-6	EA	---	---	---	---		.N41
		4-0	EA	---	---	---	---		.N42
		4-6	EA	---	---	---	---		.N45
		5-0	EA	---	---	---	---		.N46
		5-6	EA	---	---	---	---		.N47

13. VINYL DOUBLE HUNG WINDOWS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD.AMT .	
DOUBLE HUNG, INSULATED GLASS	<ul style="list-style-type: none">Vinyl frames and sashesInsulated glassRemovable or tilt bottom sashAdjustable balance springsLocking hardwareInsect screenDrywall return to jambWood stool cap and apron								
	Unit Dimension								
	2-0 x 3-0	EA	---	---	---	---			.N50
	3-6	EA	---	---	---	---			.N51
	4-0	EA	---	---	---	---			.N52
	4-6	EA	---	---	---	---			.N55
	5-0	EA	---	---	---	---			.N56
	5-6	EA	---	---	---	---			.N57
	2-6 x 3-0	EA	---	---	---	---			.N60
	3-6	EA	---	---	---	---			.N61
	4-0	EA	---	---	---	---			.N62
	4-6	EA	---	---	---	---			.N65
	5-0	EA	---	---	---	---			.N66
	5-6	EA	---	---	---	---			.N67
	3-0 x 3-0	EA	---	---	---	---			.N70
	3-6	EA	---	---	---	---			.N71
	4-0	EA	---	---	---	---			.N72
	4-6	EA	---	---	---	---			.N75
	5-0	EA	---	---	---	---			.N76
	5-6	EA	---	---	---	---			.N77
	3-6 x 3-0	EA	---	---	---	---			.N80
	3-6	EA	---	---	---	---			.N81
	4-0	EA	---	---	---	---			.N82
	4-6	EA	---	---	---	---			.N85
	5-0	EA	---	---	---	---			.N86
	5-6	EA	---	---	---	---			.N87

13. VINYL PICTURE WINDOWS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD.AMT .	
PICTURE WINDOW, INSULATED GLASS	<ul style="list-style-type: none">Vinyl frames and sashesInsulated glassDrywall return to jambWood stool and apron								
	Unit Dimension								
	3-0 x 2-0	EA	---	---	---	---			.P00
	2-6	EA	---	---	---	---			.P01
	3-0	EA	---	---	---	---			.P02
	3-6	EA	---	---	---	---			.P03
	4-0	EA	---	---	---	---			.P04
	4-6	EA	---	---	---	---			.P05
	5-0	EA	---	---	---	---			.P06
	5-6	EA	---	---	---	---			.P07
	3-6 x 2-0	EA	---	---	---	---			.P10
	2-6	EA	---	---	---	---			.P11
	3-0	EA	---	---	---	---			.P12
	3-6	EA	---	---	---	---			.P13
	4-0	EA	---	---	---	---			.P14
	4-6	EA	---	---	---	---			.P15
	5-0	EA	---	---	---	---			.P16
	5-6	EA	---	---	---	---			.P17
	4-0 x 2-0	EA	---	---	---	---			.P20
	2-6	EA	---	---	---	---			.P21
	3-0	EA	---	---	---	---			.P22
	3-6	EA	---	---	---	---			.P23
	4-0	EA	---	---	---	---			.P24
	4-6	EA	---	---	---	---			.P25
	5-0	EA	---	---	---	---			.P26
	5-6	EA	---	---	---	---			.P27
	5-0 x 2-0	EA	---	---	---	---			.P30
	2-6	EA	---	---	---	---			.P31
	3-0	EA	---	---	---	---			.P32
	3-6	EA	---	---	---	---			.P33
	4-0	EA	---	---	---	---			.P34
	4-6	EA	---	---	---	---			.P35
	5-0	EA	---	---	---	---			.P36
	5-6	EA	---	---	---	---			.P37
	6-0 x 2-0	EA	---	---	---	---			.P40
	2-6	EA	---	---	---	---			.P41
	3-0	EA	---	---	---	---			.P42
	3-6	EA	---	---	---	---			.P43
	4-0	EA	---	---	---	---			.P44
	4-6	EA	---	---	---	---			.P45
	5-0	EA	---	---	---	---			.P46
	5-6	EA	---	---	---	---			.P47

13. VINYL CASEMENT WINDOWS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD.AMT .	
CASEMENT WINDOW, INSULATED GLASS, 1-WIDE	<ul style="list-style-type: none"> Vinyl frame and sash Insulated glass Drywall return to jamb Wood stool cap and apron Roto operator Insect screen 								
	Unit Dimension								
	1-6 x 2-0	EA	---	---	---	---			.Q00
	2-6	EA	---	---	---	---			.Q01
	3-0	EA	---	---	---	---			.Q02
	3-6	EA	---	---	---	---			.Q03
	4-0	EA	---	---	---	---			.Q04
	4-6	EA	---	---	---	---			.Q05
	5-0	EA	---	---	---	---			.Q06
	5-6	EA	---	---	---	---			.Q07
	1-8 x 2-0	EA	---	---	---	---			.Q08
	2-6	EA	---	---	---	---			.Q09
	3-0	EA	---	---	---	---			.Q10
	3-6	EA	---	---	---	---			.Q11
	4-0	EA	---	---	---	---			.Q12
	4-6	EA	---	---	---	---			.Q13
	5-0	EA	---	---	---	---			.Q14
	5-6	EA	---	---	---	---			.Q15
	2-0 x 2-0	EA	---	---	---	---			.Q20
	2-6	EA	---	---	---	---			.Q21
	3-0	EA	---	---	---	---			.Q22
	3-6	EA	---	---	---	---			.Q23
	4-0	EA	---	---	---	---			.Q24
	4-6	EA	---	---	---	---			.Q25
	5-0	EA	---	---	---	---			.Q26
	5-6	EA	---	---	---	---			.Q27
	2-6 x 2-0	EA	---	---	---	---			.Q28
	2-6	EA	---	---	---	---			.Q29
	3-0	EA	---	---	---	---			.Q30
	3-6	EA	---	---	---	---			.Q31
	4-0	EA	---	---	---	---			.Q32
	4-6	EA	---	---	---	---			.Q33
	5-0	EA	---	---	---	---			.Q34
	5-6	EA	---	---	---	---			.Q35

13. VINYL CASEMENT WINDOWS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD.AMT .	
CASEMENT WINDOW, INSULATED GLASS, 2-WIDE	<ul style="list-style-type: none"> Vinyl frames and sashes Insulated glass Drywall return to jamb Wood stool cap and apron Roto operator Insect screens 								
	<i>Unit Dimension</i>								
	3-3 x 2-0	EA	---	---	---	---			.Q40
	2-6	EA	---	---	---	---			.Q41
	3-0	EA	---	---	---	---			.Q42
	3-6	EA	---	---	---	---			.Q43
	4-0	EA	---	---	---	---			.Q44
	4-6	EA	---	---	---	---			.Q45
	5-0	EA	---	---	---	---			.Q46
	5-6	EA	---	---	---	---			.Q47
	3-6 x 2-0	EA	---	---	---	---			.Q50
	2-6	EA	---	---	---	---			.Q51
	3-0	EA	---	---	---	---			.Q52
	3-6	EA	---	---	---	---			.Q53
	4-0	EA	---	---	---	---			.Q54
	4-6	EA	---	---	---	---			.Q55
	5-0	EA	---	---	---	---			.Q56
	5-6	EA	---	---	---	---			.Q57
	4-0 x 2-0	EA	---	---	---	---			.Q60
	2-6	EA	---	---	---	---			.Q61
	3-0	EA	---	---	---	---			.Q62
	3-6	EA	---	---	---	---			.Q63
	4-0	EA	---	---	---	---			.Q64
	4-6	EA	---	---	---	---			.Q65
	5-0	EA	---	---	---	---			.Q66
	5-6	EA	---	---	---	---			.Q67
	5-0 x 2-0	EA	---	---	---	---			.Q70
	2-6	EA	---	---	---	---			.Q71
	3-0	EA	---	---	---	---			.Q72
	3-6	EA	---	---	---	---			.Q73
	4-0	EA	---	---	---	---			.Q74
	4-6	EA	---	---	---	---			.Q75
	5-0	EA	---	---	---	---			.Q76
	5-6	EA	---	---	---	---			.Q77
CASEMENT WINDOW, INSULATED GLASS, 3-WIDE	Same as above with 2 venting and 1 center stationary panel								
	<i>Unit Dimension</i>								
	6-0 x 3-0	EA	---	---	---	---			.Q80
	3-6	EA	---	---	---	---			.Q81
	4-0	EA	---	---	---	---			.Q82
	4-6	EA	---	---	---	---			.Q85
	5-0	EA	---	---	---	---			.Q86
	5-6	EA	---	---	---	---			.Q87

13. VINYL AWNING WINDOWS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD.AMT.	
AWNING WINDOW, INSULATED GLASS, 1-WIDE	<ul style="list-style-type: none"> Vinyl frame and sash Insulated glass Drywall return to jamb Wood stool cap and apron Roto operator Insect screen 								
	Unit Dimension								
	2-0 x 1-6	EA	---	---	---	---			.P50
	2-0	EA	---	---	---	---			.P51
	2-6	EA	---	---	---	---			.P52
	3-0 x 1-6	EA	---	---	---	---			.P53
	2-0	EA	---	---	---	---			.P54
	2-6	EA	---	---	---	---			.P55
	3-6 x 1-6	EA	---	---	---	---			.P56
	2-0	EA	---	---	---	---			.P57
	2-6	EA	---	---	---	---			.P58
	4-0 x 1-6	EA	---	---	---	---			.P59
	2-0	EA	---	---	---	---			.P60
	2-6	EA	---	---	---	---			.P61
AWNING WINDOW, INSULATED GLASS, 2-WIDE	Same as above with 2 venting windows side-by-side								
	Unit Dimension								
	6-0 x 2-0	EA	---	---	---	---			.P70
	2-4	EA	---	---	---	---			.P71
	2-8	EA	---	---	---	---			.P72
	6-8 x 2-0	EA	---	---	---	---			.P73
	2-4	EA	---	---	---	---			.P74
	2-8	EA	---	---	---	---			.P75
AWNING WINDOW, INSULATED GLASS, 3-WIDE	Same as above with 3 venting windows side-by-side								
	Unit Dimension								
	9-0 x 2-0	EA	---	---	---	---			.P80
	2-4	EA	---	---	---	---			.P81
	2-8	EA	---	---	---	---			.P82
	10-0 x 2-0	EA	---	---	---	---			.P83
	2-4	EA	---	---	---	---			.P84
	2-8	EA	---	---	---	---			.P85

13. VINYL SLIDING WINDOWS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD.AMT .	
SLIDING WINDOW, INSULATED GLASS, 2 SASHES	<ul style="list-style-type: none"> Vinyl frame and sash Insulated glass Drywall return to jamb Wood stool cap and apron Insect screen 								
	Unit Dimension								
	3-0 x 2-0	EA	---	---	---	---			.R00
	2-6	EA	---	---	---	---			.R01
	3-0	EA	---	---	---	---			.R02
	3-6	EA	---	---	---	---			.R03
	4-0	EA	---	---	---	---			.R04
	4-6	EA	---	---	---	---			.R05
	5-0	EA	---	---	---	---			.R06
	4-0 x 2-0	EA	---	---	---	---			.R10
	2-6	EA	---	---	---	---			.R11
	3-0	EA	---	---	---	---			.R12
	3-6	EA	---	---	---	---			.R13
	4-0	EA	---	---	---	---			.R14
	4-6	EA	---	---	---	---			.R15
	5-0	EA	---	---	---	---			.R16
	5-0 x 2-0	EA	---	---	---	---			.R20
	2-6	EA	---	---	---	---			.R21
	3-0	EA	---	---	---	---			.R22
	3-6	EA	---	---	---	---			.R23
	4-0	EA	---	---	---	---			.R24
	4-6	EA	---	---	---	---			.R25
	5-0	EA	---	---	---	---			.R26
	6-0 x 2-0	EA	---	---	---	---			.R30
	2-6	EA	---	---	---	---			.R31
	3-0	EA	---	---	---	---			.R32
	3-6	EA	---	---	---	---			.R33
	4-0	EA	---	---	---	---			.R34
	4-6	EA	---	---	---	---			.R35
	5-0	EA	---	---	---	---			.R36
SLIDING WINDOW, INSULATED GLASS, 2 SASHES AND PICTURE	Same as above with 2 venting and 1 center stationary panel								
	Unit Dimension								
	7-0 x 3-6	EA	---	---	---	---			.R40
	4-0	EA	---	---	---	---			.R41
	4-6	EA	---	---	---	---			.R42
	5-0	EA	---	---	---	---			.R43
	8-0 x 3-6	EA	---	---	---	---			.R45
	4-0	EA	---	---	---	---			.R46
	4-6	EA	---	---	---	---			.R47
	5-0	EA	---	---	---	---			.R48

13. VINYL ELLIPTICAL AND STANDING ARCH FIXED GLASS WINDOWS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD.AMT .	
ELLIPTICAL WINDOW, INSULATED GLASS	<ul style="list-style-type: none"> Vinyl frame and sash Insulated glass Drywall return to jamb Wood stool cap and apron 								
	Unit Dimension								
	5-0 x 1-4	EA	---	---	---	---			.R50
	6-0 x 1-4	EA	---	---	---	---			.R51
	8-0 x 1-4	EA	---	---	---	---			.R52
STANDING ARCH TRANSOM, INSULATED GLASS	Same as above with 2 venting and 1 center stationary panel								
	Unit Dimension								
	5-0 x 1-4	EA	---	---	---	---			.R53
	6-0 x 1-4	EA	---	---	---	---			.R54
	8-0 x 1-4	EA	---	---	---	---			.R55

13. VINYL CIRCULAR & RECTANGULAR TRANSOM FIXED GLASS WINDOWS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD.AMT .	
QUARTER ROUND WINDOW, INSULATED GLASS	<ul style="list-style-type: none"> Vinyl frame and sash Insulated glass Drywall return to jamb Wood stool cap and apron 								
	Unit Dimension								
	1-8 x 1-8	EA	---	---	---	---			.R60
	2-0 x 2-0	EA	---	---	---	---			.R61
	2-6 x 2-6	EA	---	---	---	---			.R62
	3-0 x 3-0	EA	---	---	---	---			.R63
	3-6 x 3-6	EA	---	---	---	---			.R64
	4-0 x 4-0	EA	---	---	---	---			.R65
HALF ROUND WINDOW, INSULATED GLASS	Same as above, half round window								
	Unit Dimension								
	2-0 x 1-0	EA	---	---	---	---			.R70
	2-6 x 1-3	EA	---	---	---	---			.R71
	3-0 x 1-6	EA	---	---	---	---			.R72
	3-6 x 1-9	EA	---	---	---	---			.R73
	4-0 x 2-0	EA	---	---	---	---			.R75
	5-0 x 2-6	EA	---	---	---	---			.R76
	6-0 x 3-0	EA	---	---	---	---			.R77
RECTANGULAR TRANSOM WINDOW, INSULATED GLASS	Same as above, rectangular transom window								
	Unit Dimension								
	1-6 x 1-6	EA	---	---	---	---			.R80
	1-8 x 1-6	EA	---	---	---	---			.R81
	2-0 x 1-6	EA	---	---	---	---			.R82
	2-6 x 1-4	EA	---	---	---	---			.R83
	1-6	EA	---	---	---	---			.R84
	3-0 x 1-4	EA	---	---	---	---			.R85
	1-6	EA	---	---	---	---			.R86
	3-6 x 1-4	EA	---	---	---	---			.R87
	1-6	EA	---	---	---	---			.R88
	4-0 x 1-4	EA	---	---	---	---			.R89
	1-6	EA	---	---	---	---			.R90
	5-0 x 1-4	EA	---	---	---	---			.R91
	1-6	EA	---	---	---	---			.R92
	6-0 x 1-4	EA	---	---	---	---			.R93
	1-6	EA	---	---	---	---			.R94
	8-0 x 1-4	EA	---	---	---	---			.R95
	1-6	EA	---	---	---	---			.R96

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13. DOUBLE HUNG REPLACEMENT WINDOWS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD.AMT .	
WINDOW OPENING SIZE ADJUSTMENT	Replacement window costs shown on this and the following pages are for installation in openings approximately the same size as the replacement windows.								
	For openings up to 2-1/2" larger in height or width than replacement window, frame opening to window size with filler strips and apply wider casings and trim ADD	EA	---	---	---	---			.S00
	To reduce opening size in stucco wall, apply stucco on exterior, and drywall or trim on interior ADD	EA	---	---	---	---			.S01
	WOOD DOUBLE HUNG	Replace existing wood double hung window with new wood double hung window in wood or brick veneer exterior wall <ul style="list-style-type: none">Remove interior casing and exterior window trimRemove existing window and frame from wall with drywall or plaster interiorInstall new wood Double hung, two light window and frame with insulated glass and screenReplace interior and exterior trim and casingTouch up paint to match existing							
Up to 72 UI		EA	---	---	---	---			.S02
73 to 82 UI		EA	---	---	---	---			.S03
83 to 92 UI		EA	---	---	---	---			.S04
93 to 101 UI		EA	---	---	---	---			.S05
UI = Add together the width in inches and the height in inches									
VINYL DOUBLE HUNG WINDOW	Same as above except replacement window is vinyl with insulated glass and screen								
	Up to 72 UI	EA	---	---	---	---			.S12
	73 to 82 UI	EA	---	---	---	---			.S13
	83 to 92 UI	EA	---	---	---	---			.S14
	93 to 101 UI	EA	---	---	---	---			.S15
WINDOWS IN MASONRY WALL	Any of the above windows installed in brick or brick & block wall ADD	EA	--	---	---	---			.S10
DIVIDED LIGHT GRILLE	Divided light grille for above windows ADD	SF	---	--	---	---			.S11
	SF= Overall size of window sash								

13. WOOD SASH AND CASEMENT REPLACEMENT WINDOWS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD.AMT	
WOOD CASEMENT WINDOW	Replace existing wood double hung or casement window with new wood casement window in wood or brick veneer exterior wall <ul style="list-style-type: none"> Remove interior casing and exterior window trim Remove existing window and frame from wall Install new wood Casement window with insulated glass and screen Replace interior and exterior trim and casing Touch up paint to match existing 								
	Up to 72 UI	EA	---	---	---	---			.S20
	73 to 82 UI	EA	---	---	---	---			.S21
	83 to 92 UI	EA	---	---	---	---			.S22
	93 to 101 UI	EA	---	---	---	---			.S23
	UI = Add together the width in inches and the height in inches								
VINYL CASEMENT WINDOW	Same as above except replacement window is vinyl with insulated glass and screen								
	Up to 72 UI	EA	---	---	---	---			.S25
	73 to 82 UI	EA	---	---	---	---			.S26
	83 to 92 UI	EA	---	---	---	---			.S27
	93 to 101 UI	EA	---	---	---	---			.S28
WINDOWS IN MASONRY WALL	Any of the above windows installed in brick or brick & block wall ADD	EA	--	---	---	---			.S30
DIVIDED LIGHT GRILLE	Divided light grille for above windows ADD SF= Overall size of window sash	SF	---	--	---	---			.S31
REMOVE STEEL CASEMENT AND REPLACE	Remove existing steel casement window set in masonry wall and replace with any of above windows ADD	EA	--	---	---	---			.S32
WOOD SASH REPLACEMENT ONLY	Double hung replacement sash and jamb liners <ul style="list-style-type: none"> 1/2" insulating glass 2 lights per opening 								
	Up to 72 UI	EA	---	---	---	---			.S36
	73 to 82 UI	EA	---	---	---	---			.S37
	83 to 92 UI	EA	---	---	---	---			.S38
	93 to 101 UI	EA	---	---	---	---			.S39

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14. PLUMBING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
		<i>The labor costs shown in this section include a plumbing subcontractor's overhead and profit.</i>							
HOSE BIBB	New outside frost-free spigot (faucet)	EA	---	---	---	---			000
	Re-locate existing hose bibb up to 20 feet	EA	---	---	---	---			001
CUTOFF	Install cutoff valves on sink lines	EA	---	---	---	---			002
GAS LINE	Extend gas line inside building without breaking walls	LF	---	---	---	---			003
REPLACE WATER PIPES	Replace horizontal galvanized water pipes in basement with 3/4" copper pipes, open ceiling	EA PLUS	---	---	---	---			004
	Full basement	SF	---	---	---	---			005
	Crawl space	SF	---	---	---	---			006
SF = Floor area									
VENT	Replace vertical galvanized water pipes to each bath or kitchen with 3/4" copper, open floors and walls								
	Basement to first floor	EA	---	---	---	---			007
	Basem't to second floor	EA	---	---	---	---			008
STACK	Raise existing vent through roof up to 10 feet	EA	---	---	---	---			009
	Run new vent through existing roof	LF	---	---	---	---			010
WASTE PIPE	New stack running from basement or crawl space up and venting through roof								
	One story	EA	---	---	---	---			011
	Two story	EA	---	---	---	---			012
SEWER EJECTION PUMP	Extend waste line from new stack in basement or crawl space								
	Hanging waste line	LF	---	---	---	---			013
	Below ground waste line, including excavation and backfill	LF	---	---	---	---			014
GRAY BOX	Below ground waste line, including breaking concrete floor and replacing	LF	---	---	---	---			015
	Standard sewer ejection pump for basement bath, with adequate access	EA	---	---	---	---			016
GRAY BOX	Install wall mounted supply and waste "gray box" in laundry area	EA	---	---	---	---			017

14. WATER CLOSET -- NEW WORK

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
OVER 5 FEET FROM STACK	The following installations are for new work located within 5 feet of existing stack and include cost of rough-in, fixtures and fittings, and complete installation.								
	If existing stack is over 5 feet from new W.C. installation, a new stack will probably be required, running from the basement up and through the existing roof. See next page.								
INSTALL TWO FIXTURES	Any two fixtures, add total cost of both and <div>DEDUCT</div>	SET	5%	15%	10%	10%			100
INSTALL THREE OR MORE FIXTURES	Three or more fixtures, add total cost and <div>DEDUCT</div>	SET	5%	25%	15%	15%			101
WATER CLOSET	2-piece floor mounted vitreous china water closet within 5 feet of existing stack								
	White @ \$132	EA	---	---	---	---			102
	Color @ \$162	EA	---	---	---	---			103
	1-piece floor mounted vitreous china water closet within 5 feet of existing stack								
	White @ \$285	EA	---	---	---	---			104
	Color @ \$369	EA	---	---	---	---			105

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14. BATHTUB, SHOWER, BIDET -- NEW WORK

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
OVER 5 FEET FROM STACK	The following installations are for new work located within 5 feet of existing stack and include cost of rough-in, fixtures and fittings, and complete installation.								
	Going away from stack over 5 feet in installations on this and the previous page ADD	LF	---	---	---	---			106
	LF = Total distance from existing stack								
BATHTUB	5-foot bathtub, faucet @ \$120, drain assembly @ \$79								
	Cast iron @ \$400	EA	---	---	---	---			107
	Steel @ \$184	EA	---	---	---	---			108
	Fiberglass @ \$215	EA	---	---	---	---			109
FIBERGLASS WHIRLPOOL	Enameled cast iron 5-foot bath-tub with built-in whirlpool, including electrical connection	EA	---	---	---	---			110
	Fiberglass whirlpool tub, 5-foot x 32" x 18" deep, 3 jets, including skirt, including electrical connection	EA	---	---	---	---			111
STALL SHOWER	Rough and install plumbing for stall shower, including vinyl or rubber pan, ready for wall and floor tile, faucet @ \$120, drain assembly @ \$68	EA	---	---	---	---			112
	Rough and install fiberglass shower stall @ \$387, faucet @ \$120, drain assembly @ \$68	EA	---	---	---	---			113
TUB/SHOWER UNIT	Rough and install fiberglass tub/shower unit @ \$458, faucet @ \$120, drain assembly @ \$68	EA	---	---	---	---			114
BIDET	Install floor mounted bidet, brass fittings								
	White @ \$224	EA	---	---	---	---			115
	Color @ \$292	EA	---	---	---	---			116

14. LAVATORY AND VANITY -- NEW WORK

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14. REPLACE BATHROOM FIXTURES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
REPLACE WATER CLOSET	Remove existing bathroom fixtures and replace with new fixtures in same location.								
	2-piece floor mounted vitreous china water closet								
	White @ \$132	EA	---	---	---	---			200
	Color @ \$162	EA	---	---	---	---			201
	1-piece floor mounted vitreous china water closet								
	White @ \$285	EA	---	---	---	---			202
REPLACE BIDET	Color @ \$369	EA	---	---	---	---			203
	Floor mounted bidet, brass fittings								
	White @ \$224	EA	---	---	---	---			204
REPLACE BATHTUB	Color @ \$292	EA	---	---	---	---			205
	5-foot bathtub, including faucet @ \$120, drain assembly @ \$79								
	Cast iron @ \$400	EA	---	---	---	---			206
	Steel @ \$184	EA	---	---	---	---			207
STALL SHOWER	Fiberglass @ \$215	EA	---	---	---	---			208
	Enameled cast iron 5-foot bath-tub with built-in whirlpool, including electrical connection	EA	---	---	---	---			209
	Fiberglass whirlpool tub, 5-foot x 32" x 18" deep, 3 jets, including skirt, including electrical connection	EA	---	---	---	---			210
	Re-rough and install plumbing for stall shower, including vinyl or rubber pan, ready for wall and floor tile, faucet @ \$120, drain assembly @ \$68	EA	---	---	---	---			211
TUB/SHOWER UNIT	Fiberglass shower stall @ \$387, faucet @ \$120, drain assembly @ \$68	EA	---	---	---	---			213
	Fiberglass tub/shower unit @ \$458, faucet @ \$120, drain assembly @ \$68	EA	---	---	---	---			214
REPLACE SHOWER PAN	Remove existing defective shower pan (after wall and floor tile have been removed by others), and install new shower pan with drain assembly and drain cover	EA	---	---	---	---			212
	For complete job replacement of shower pan, see page 64.								

14. REPLACE BATHROOM FIXTURES

SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.				
				MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE					
REPLACE LAVATORY	<ul style="list-style-type: none">20" x 18" wall hung lavatory @ \$130Faucet @ \$78Trap assembly @ \$42	EA	---	---	---	---			220					
REPLACE PEDESTAL SINK	<ul style="list-style-type: none">Pedestal sink @ \$300Faucet @ \$78Trap assembly @ \$42	EA	---	---	---	---			225					
REPLACE LAVATORY SET IN VANITY BASE	<ul style="list-style-type: none">20" x 18" lavatory @ \$100 set in prefinished vanity base with imitation marble top and 4" backsplashFaucet @ \$78Trap assembly @ \$42													
	<table><tr><td><i>Vanity Depth</i></td><td><i>Vanity Width</i></td><td><i>Vanity & Top Cost</i></td></tr><tr><td>21"</td><td>24"</td><td>\$260</td></tr></table>	<i>Vanity Depth</i>	<i>Vanity Width</i>	<i>Vanity & Top Cost</i>	21"	24"	\$260	EA	---	---	---	---		230
	<i>Vanity Depth</i>	<i>Vanity Width</i>	<i>Vanity & Top Cost</i>											
	21"	24"	\$260											
		30"	\$320	EA	---	---	---	---		231				
		36"	\$415	EA	---	---	---	---		232				
		42"	\$460	EA	---	---	---	---		233				
		48"	\$530	EA	---	---	---	---		234				
	60"	\$680	EA	---	---	---	---		235					
REMOVE AND REPLACE FIXTURE	Disconnect and remove bath-room fixture and replace in same location at later time													
	Water closet	EA	---	---	---	---			240					
	Bidet	EA	---	---	---	---			241					
	Wall hung or pedestal lavatory	EA	---	---	---	---			242					
	Lavatory and vanity	EA	---	---	---	---			243					

14. KITCHEN PLUMBING AND APPLIANCES -- NEW WORK

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
KITCHEN SINK	The following costs include fixtures and all materials and labor for roughing in and installation. Electrical costs are not included.								
	Rough and install kitchen sink within 5 feet from existing stack, including faucet, spray and two strainers	EA	---	---	---	---			300
BAR SINK	15" x 15" stainless steel bar sink with faucet and strainer, within 5 feet of existing stack	EA	---	---	---	---			301
DISPOSER	1/2 HP disposer installed at existing sink location	EA	---	---	---	---			302
DISHWASHER	Install dishwasher next to exist- ing sink								
	Economy @ \$294	EA	---	---	---	---			303
	Builder @ \$397	EA	---	---	---	---			304
	Premium @ \$662	EA	---	---	---	---			305
DROP WASTE	Drop waste for above disposer or dishwasher	EA	---	---	---	---			306
LAUNDRY TUB	Polypropylene 20 gal. sink, including rubber stopper, raised soap dish and drain assembly with faucet	EA	---	---	---	---			307
CLOTHES WASHER	Install clothes washer								
	Economy @ \$404	EA	---	---	---	---			308
	Builder @ \$505	EA	---	---	---	---			309
	Premium @ \$598	EA	---	---	---	---			310
GAS DRYER	Install gas dryer								
	Economy @ \$363	EA	---	---	---	---			311
	Builder @ \$470	EA	---	---	---	---			312
	Premium @ \$556	EA	---	---	---	---			313
GAS RANGE	Gas cooktop 28" x 20" @ \$236	EA	---	---	---	---			314
	35" x 20" @ \$639	EA	---	---	---	---			315
GAS OVEN	Gas wall oven, Single @ \$489	EA	---	---	---	---			316
	Double @ \$742	EA	---	---	---	---			317
	Free standing gas range and oven								
	Economy @ \$330	EA	---	---	---	---			318
	Builder @ \$420	EA	---	---	---	---			319
	Premium @ \$874	EA	---	---	---	---			320
	Install instant hot next to sink	EA	---	---	---	---			321
ICEMAKER	Run water line for refrigerator icemaker within 5 feet of sink	EA	---	---	---	---			322
	Same as above, more than 5 feet from sink ADD	LF	---	---	---	---			323
	LF = Total distance from existing sink								

14. REPLACE KITCHEN FIXTURES AND APPLIANCES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
REPLACE KITCHEN SINK	If more than one fixture or appliance below is removed and replaced at the same time DEDUCT EA = Each fixture	EA	--	10%	5%	5%			
	Replace kitchen sink in same location	EA	---	---	---	---			400
RELOCATE SINK	Re-locate existing kitchen sink on another wall in kitchen, re-rough drain and vent	EA	---	---	---	---			401
REPLACE BAR SINK	Replace bar sink in same location	EA	---	---	---	---			402
REPLACE DISPOSER	Replace disposer with new 1/2 HP disposer	EA	---	---	---	---			403
REPLACE DISHWASHER	Replace dishwasher Economy @ \$294	EA	---	---	---	---			404
	Builder @ \$397	EA	---	---	---	---			405
	Premium @ \$662	EA	---	---	---	---			406
REPLACE LAUNDRY TUB	Replace laundry tub with new polypropylene 20 gal. sink	EA	---	---	---	---			407
REPLACE CLOTHES WASHER	Replace clothes washer Economy @ \$404	EA	---	---	---	---			408
	Builder @ \$516	EA	---	---	---	---			409
	Premium @ \$591	EA	---	---	---	---			410
REPLACE GAS DRYER	Replace gas dryer Economy @ \$363	EA	---	---	---	---			411
	Builder @ \$496	EA	---	---	---	---			412
	Premium @ \$548	EA	---	---	---	---			413
REPLACE GAS APPLIANCES	Replace gas cooktop 28" x 20" @ \$236	EA	---	---	---	---			414
	35" x 20" @ \$328	EA	---	---	---	---			415
	Replace gas wall oven Single @ \$489	EA	---	---	---	---			416
	Double @ \$742	EA	---	---	---	---			417
	Replace free standing gas range and oven Economy @ \$330	EA	---	---	---	---			418
	Builder @ \$420	EA	---	---	---	---			419
	Premium @ \$874	EA	---	---	---	---			420
REMOVE AND REPLACE SAME FIXTURES	Disconnect and remove kitchen fixtures and appliances and replace same fixtures in same location at later time								
	Sink	EA	---	---	---	---			421
	Disposer	EA	---	---	---	---			422
	Dishwasher	EA	---	---	---	---			423
	Gas range	EA	---	---	---	---			424
	Refrigerator w/ice maker	EA	---	---	---	---			425
	Laundry tub	EA	---	---	---	---			426

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14. WATER HEATER

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
WATER HEATER, NEW WORK	Gas water heater, including 2" foam insulation, flue and all labor and materials to connect with water and gas supply								
	30 Gal.	EA	---	---	---	---			500
	40 Gal.	EA	---	---	---	---			501
	50 Gal.	EA	---	---	---	---			502
	Electric water heater, including all labor and materials to connect to water supply and 220 volt line from electrical panel box								
	30 Gal.	EA	---	---	---	---			503
REPLACE- MENT	40 Gal.	EA	---	---	---	---			504
	52 Gal.	EA	---	---	---	---			505
	82 Gal.	EA	---	---	---	---			506
	Replace existing gas water heater with same size new heater, no plumbing modifications included								
	30 Gal.	EA	---	---	---	---			507
	40 Gal.	EA	---	---	---	---			508
	50 Gal.	EA	---	---	---	---			509
	Replace existing electric water heater with same size new heater, no plumbing modifications included								
	30 Gal.	EA	---	---	---	---			510
	40 Gal.	EA	---	---	---	---			511
	52 Gal.	EA	---	---	---	---			512
	82 Gal.	EA	---	---	---	---			513
REMOVE AND REPLACE WATER HEATER	Disconnect and remove water heater and replace same heater in same location at a later time	EA	---	---	---	---			514

15. HOT WATER HEAT

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
CONVECTOR	The heating and air conditioning labor costs shown in this section include a subcontractor's overhead and profit.								
	Convector on existing system								
	First floor	EA	---	---	---	---		.000	
CAST IRON	Second floor	EA	---	---	---	---		.001	
	New cast iron radiator on existing system								
	First floor	EA	---	---	---	---		.002	
BASEBOARD	Second floor	EA	---	---	---	---		.003	
	Used radiator on existing system								
	First floor	EA	---	---	---	---		.004	
WALL PANEL RADIATOR 2,880 BTU UNIT	Second floor	EA	---	---	---	---		.005	
	Remove radiator, run cast iron baseboard heat on same wall, 8-foot stretch	EA	---	---	---	---		.006	
	Re-locate radiator within 10 feet of same location — floor, wall and ceiling patching not included	EA	---	---	---	---		.008	
BASEBOARD	Extend heating lines to new addition, install one radiator	EA	---	---	---	---		.009	
	On existing system, 8-foot stretch								
	Copper	EA	---	---	---	---		.010	
WALL PANEL RADIATOR 2,880 BTU UNIT	Cast iron	EA	---	---	---	---		.011	
	Same as above, 16-foot stretch								
	Copper	EA	---	---	---	---		.012	
WALL PANEL RADIATOR 2,880 BTU UNIT	Cast iron	EA	---	---	---	---		.013	
	Hot water radiator with flattened tube design and all welded steel construction, baked enamel finish (white), 2,880 BTU unit on existing system <ul style="list-style-type: none">24" wide x 34" high5 tubes at bottom with 3" space above3 tubes at center with 3" space above2 tubes at top	EA	---	---	---	---		.030	
	Same as above, 3,600 BTU unit <ul style="list-style-type: none">24" wide x 39" high5 tubes at bottom with 3" space above3 tubes at center with 3" space above2 tubes at top	EA	---	---	---	---		.031	

15. HOT WATER HEAT, OIL FIRED HEAT

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
CIRCULATING PUMP	Install circulating pump on existing system	EA	---	---	---	---			014
SEPARATE ZONE	Install separate zone and thermostat, including by-pass valve and circulating pump	EA	---	---	---	---			015
HEAT RISERS	Extend heat risers from first to second floor	EA	---	---	---	---			016
DRAIN SYSTEM	Drain system, disconnect and cap off radiator, fill system	EA	---	---	---	---			017
BOILER	Re-build chamber in existing boiler								
	Minimum	EA	---	---	---	---			018
	Maximum	EA	---	---	---	---			019
	New boiler, gas fired								
	100,000 BTU	EA	---	---	---	---			020
	125,000 BTU	EA	---	---	---	---			021
OIL BURNER	New oil burner on existing boiler	EA	---	---	---	---			100
OIL TANK	Indoor, 275 gallons	EA	---	---	---	---			101
	Outdoor, buried fiberglass tank and piping, 550 gallons	EA	---	---	---	---			102
FURNACE	Oil furnace on existing duct system and flue, no electrical hookup or tank included								
	85,000 BTU	EA	---	---	---	---			103
	100,000 BTU	EA	---	---	---	---			104
	125,000 BTU	EA	---	---	---	---			105
	New boiler, oil fired								
	100,000 BTU	EA	---	---	---	---			106
	125,000 BTU	EA	---	---	---	---			107

15. FURNACES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
ELECTRIC FURNACE	Electric furnace on existing duct system, including all labor and materials, on existing circuit								
	10 KW	EA	---	---	---	---			200
	15 KW	EA	---	---	---	---			201
	20 KW	EA	---	---	---	---			202
	25 KW	EA	---	---	---	---			203
	30 KW	EA	---	---	---	---			204
ELECTRIC HEAT PUMP	Electric heat pump for heat and air conditioning, on existing system. Determine size per A/C load, on existing circuit								
	10 KW, 2 Ton	EA	---	---	---	---			205
	15 KW, 2.5 Ton	EA	---	---	---	---			206
	19 KW, 3 Ton	EA	---	---	---	---			207
	21 KW, 3.5 Ton	EA	---	---	---	---			208
	28 KW, 4 Ton	EA	---	---	---	---			209
	28 KW, 5 Ton	EA	---	---	---	---			210
GAS FURNACE, 80% EFFICIENCY	Gas furnace, using existing duct system and flue, including gas pipe hookup if gas line at furnace, on existing circuit, 80% efficiency unit								
	Approximate Heating Area								
	60,000 BTU 750 SF	EA	---	---	---	---			211
	80,000 BTU 1000 SF	EA	---	---	---	---			212
	100,000 BTU 1200 SF	EA	---	---	---	---			213
	125,000 BTU 1350 SF	EA	---	---	---	---			214
	150,000 BTU 1500 SF	EA	---	---	---	---			215
	175,000 BTU 2000 SF	EA	---	---	---	---			216
	200,000 BTU 2500 SF	EA	---	---	---	---			217
GAS FURNACE, 90% EFFICIENCY	Same as above, 90% efficiency								
	Approximate Heating Area								
	60,000 BTU 750 SF	EA	---	---	---	---			240
	80,000 BTU 1000 SF	EA	---	---	---	---			241
	100,000 BTU 1200 SF	EA	---	---	---	---			242
	125,000 BTU 1350 SF	EA	---	---	---	---			243
	150,000 BTU 1500 SF	EA	---	---	---	---			244
	175,000 BTU 2000 SF	EA	---	---	---	---			245
	200,000 BTU 2500 SF	EA	---	---	---	---			246

15. ELECTRIC HEAT

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
BASEBOARD ELECTRIC, OPEN WALLS	Including built-in thermostat on existing system within 10 LF of box 4'-0" (1000 Watt)	EA	---	---	---	---			.218
	6'-0" (1500 Watt)	EA	---	---	---	---			.219
	8'-0" (2000 Watt)	EA	---	---	---	---			.220
	10'-0" (2500 Watt)	EA	---	---	---	---			.221
	Same as above, fished								
	4'-0" (1000 Watt)	EA	---	---	---	---			.222
	6'-0" (1500 Watt)	EA	---	---	---	---			.223
	8'-0" (2000 Watt)	EA	---	---	---	---			.224
	10'-0" (2500 Watt)	EA	---	---	---	---			.225
	Over 10 LF from box								
	4'-0" (1000 Watt)	EA	---	---	---	---			.226
	6'-0" (1500 Watt)	EA	---	---	---	---			.227
	8'-0" (2000 Watt)	EA	---	---	---	---			.228
	10'-0" (2500 Watt)	EA	---	---	---	---			.229
	Disconnect and remove electric baseboard heater and replace same heater in same location at a later time	EA	---	---	---	---			.250
	Disconnect and remove electric baseboard heater and install new heater with built-in thermostat in same location New Unit Size								
REMOVE AND REPLACE ELECTRIC BASEBOARD	4'-0" (1000 watt)	EA	---	---	---	---			.251
	6'-0" (1500 watt)	EA	---	---	---	---			.252
	8'-0" (2000 watt)	EA	---	---	---	---			.253
	10'-0" (2500 watt)	EA	---	---	---	---			.254
WALL HEATER	Wall heater with built-in thermostat and outlet, 12" x 12", 1250 watts	EA	---	---	---	---			.230
CEILING HEATER	Ceiling heater with remote thermostat and switch, 1250 watts	EA	---	---	---	---			.231
INFRA-RED HEATER	Infra-red heater in ceiling on separate switch	EA	---	---	---	---			.232
TOE-SPACE HEATER	Install toe-space heater under vanity or kitchen cabinet (prior to cabinets being set), 1250 watt heating element, remote switch and outlet included	EA	---	---	---	---			.233

15. AIR CONDITIONING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
AIR CONDITIONER	Install separate A/C system each floor with air handler inside and compressor outside								
	<i>Approximate Cooling Area</i>								
	2 Ton 750 SF	EA	---	---	---	---			300
	2.5 Ton 1500 SF	EA	---	---	---	---			301
	3 Ton 2500 SF	EA	---	---	---	---			302
	Install A/C system on existing furnace, compressor on ground								
	<i>Approximate Cooling Area</i>								
	2 Ton 750 SF	EA	---	---	---	---			303
	2.5 Ton 1500 SF	EA	---	---	---	---			304
	3 Ton 2500 SF	EA	---	---	---	---			305
	3.5 Ton 3000 SF	EA	---	---	---	---			306
	4 Ton 3500 SF	EA	---	---	---	---			307
	5 Ton 4500 SF	EA	---	---	---	---			308
	For compressor on roof (including crane cost) ADD	EA	---	---	---	---			309
	Increase blower motor capacity to add A/C	EA	---	---	---	---			310
	Condensate pump to remove evaporator water from A/C	EA	---	---	---	---			311
WINDOW UNITS	High efficiency air conditioning and cooling units on existing service								
	<i>Approximate Cooling Area</i>								
	5,600 BTU 190 SF	EA	---	---	---	---			319
	9,000 BTU 420 SF	EA	---	---	---	---			320
	13,000 BTU 720 SF	EA	---	---	---	---			321
	15,000 BTU 875 SF	EA	---	---	---	---			322

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[illegible]

16. ELECTRICAL SERVICE, WIRING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
SERVICE	The labor costs shown in this section include an electrical subcontractor's overhead and profit.								
	Increase service to 150 amps with circuit breakers <ul style="list-style-type: none">150 amp service entrance panel with main breaker and panel cover24 space / 24 circuits maximum (1 single pole breaker = 1 space, 1 double pole breaker = 2 spaces)	EA	---	---	---	---			000
	Increase service to 200 amps with circuit breakers <ul style="list-style-type: none">200 amp service entrance panel with main breaker and panel cover30 space / 30 circuits maximum (1 single pole breaker = 1 space, 1 double pole breaker = 2 spaces)	EA	---	---	---	---			001
FUSE	Re-locate existing service on same service panel	EA	---	---	---	---			004
	Install fuse box								
	2-Circuit	EA	---	---	---	---			005
	4-Circuit	EA	---	---	---	---			006
	6-Circuit	EA	---	---	---	---			007
SPECIAL WIRING	8-Circuit	EA	---	---	---	---			008
	Single heavy-duty line for appliance or workshop								
	Basement	EA	---	---	---	---			009
	First floor	EA	---	---	---	---			010
	Second floor	EA	---	---	---	---			011
	Third floor	EA	---	---	---	---			012
	Remove and re-install ceiling light fixture on one trip	EA	--	---	---	---			013
	Rewire with:								
	Romex cable	EA	---	---	---	---			014
BX armored cable	EA	---	---	---	---			015	
EA = Each outlet									

16. ELECTRICAL OUTLETS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
DUPLEX OUTLETS	All electrical outlets shown here are for new work, in open walls and ceilings, and include circuits as required.								
	Duplex outlets	EA	---	---	---	---			100
	Weatherproof outlet	EA	---	---	---	---			103
APPLIANCE OUTLETS	Disposal outlet with switch	EA	---	---	---	---			104
	Dishwasher outlet	EA	---	---	---	---			105
	Hood and fan outlet	EA	---	---	---	---			106
GFIC	Appliance outlet	EA	---	---	---	---			107
	Ground fault outlet	EA	---	---	---	---			108
	Ground fault breaker	EA	---	---	---	---			109
220-VOLT OUTLET	Trash compactor outlet	EA	---	---	---	---			110
	220-volt outlet for A/C, clothes dryer, range or oven								
	Basement	EA	---	---	---	---			111
	First floor	EA	---	---	---	---			112
	Second floor	EA	---	---	---	---			113
	Third floor	EA	---	---	---	---			114
SWITCH	Single-pole switch	EA	---	---	---	---			115
	Three-way switch, set	EA	---	---	---	---			116
	Replace existing switch with dimmer switch	EA	---	---	---	---			117
FISH OUTLETS OR SWITCHES	Fish outlets or switches in closed walls and ceilings,								
	ADD								
	Frame wall	EA	--	---	---	---			118
	Masonry wall	EA	--	---	---	---			119

16. ELECTRICAL FIXTURES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
FIXTURE OUTLET	Ceiling or wall fixture outlet (in addition to cost of fixture and switch)	EA	---	---	---	---			120
RECESSED FIXTURE	Recessed 6" round fixture @ \$30	EA	---	---	---	---			121
	Recessed 6" round fixture with glass lens @ \$38	EA	---	---	---	---			122
WALL MOUNT FIXTURE	Wall mount fixture 2-40 watt lamps	EA	---	---	---	---			123
STRIP LIGHT FIXTURE	Strip light fixture								
	4 lamp positions 24"	EA	---	---	---	---			125
	5 lamp positions 36"	EA	---	---	---	---			126
	6 lamp positions 48"	EA	---	---	---	---			127
	7 lamp positions 60"	EA	---	---	---	---			128
GLASS DOME LIGHT	Glass dome light, two 60 watt lamps	EA	---	---	---	---			129
SPOTLIGHT	Outside spotlight, two lamp positions	EA	---	---	---	---			130
FLUORESCEN T FIXTURE	Fluorescent light fixture								
	4'-0" (2 tube)	EA	---	---	---	---			135
	4'-0" (4 tube)	EA	---	---	---	---			136
LOW VOLTAGE LIGHTING, HALOGEN	Feed and install low voltage transformer, feed switch from transformer, run switch leg to fixture location and install maximum of 6 fixtures								
	EA (1) = Each transformer installation	EA (1) PLUS	---	---	---	---			140
	EA (2) = Each fixture	EA (2)	---	---	---	---			141

16. KITCHEN & BATHROOM FANS AND HOODS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
BATHROOM FANS	All fans and hoods shown here are for new work (in open walls and ceilings) and include circuits as required.								
	Exhaust fan for bathroom @ \$75, including switch	EA	---	---	---	---			.200
	1,000 watt combination fan and heater @ \$150 in bathroom, including switch	EA	---	---	---	---			.201
	Combination fan, heater and light @ \$200 in bathroom, including switch	EA	---	---	---	---			.202
	Exhaust fan and light @ \$120 in bathroom, including switch	EA	---	---	---	---			.203
RANGE HOODS	Duct type, under wall cabinet hood fan and light <ul style="list-style-type: none">250 cfm / 6.0 sonesWhite, almond, black or S.S.Variable fan speed control 30" @ \$130	EA	---	---	---	---			.204
	36" @ \$135	EA	---	---	---	---			.205
	42" @ \$145	EA	---	---	---	---			.206
	Same as above, ductless	EA	---	---	---	---			.207
	36" @ \$125	EA	---	---	---	---			.208
SLIDE OUT RANGE HOOD	Duct type, under wall cabinet hood fan and light <ul style="list-style-type: none">See-through glass visor6" projection from cabinet face300 cfm / 4.5 sonesVariable fan speed controlWhite or black 30" @ \$340	EA	---	---	---	---			.234
	36" @ \$420	EA	---	---	---	---			.235
	Cooktop downdraft ducted exhaust fan @ \$500	EA	---	---	---	---			.210
	Ductwork for hood or fan installation, no wall breakthrough	LF	---	---	---	---			.211
	Metal ductwork	LF	---	---	---	---			.212
DUCTWORK	4" to 6" flexible ductwork	LF	---	---	---	---			.212
	Break through wall and vent fan	EA	--	---	---	---			.213
	Frame wall	EA	--	---	---	---			.214
	Masonry wall	EA	--	---	---	---			.214
	Vent fan through roof of house	EA	--	---	---	---			.215
CEILING FAN	Single story house	EA	--	---	---	---			.216
	Two story house	EA	--	---	---	---			.216
	Install ceiling fan using existing wiring	EA	---	---	---	---			.230
	Install light kit for ceiling fan	EA	---	---	---	---			.231

16. HOUSE EXHAUST FANS, CENTRAL VACUUM, SMOKE DETECTOR

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
ATTIC EXHAUST FAN	Attic exhaust fan with automatic thermostat @ \$64 • 1100-1500 CFM • Including electrical wiring • Gable vent mounted	EA	---	---	---	---			217
	Same as above, roof mounted fan and roof hood								
	<i>Type of Roof</i>								
	Built-up	EA	---	---	---	---			218
	Asphalt shingles, roll roofing or selvage	EA	---	---	---	---			219
	Asbestos, slate or metal	EA	---	---	---	---			220
	Cedar shingles or shakes	EA	---	---	---	---			221
WHOLE HOUSE FAN	Whole house ceiling mounted exhaust fan, two speed, with shutter								
	30" diameter	EA	---	---	---	---			225
	42" diameter	EA	---	---	---	---			226
CENTRAL VACUUM SYSTEM	Including power unit, hose, cleaning tools, tubing installation	EA	---	---	---	---			222
	EA = Central unit and three stations								
	Each additional station ADD	EA	---	---	---	---			223
SMOKE DETECTOR	Hard-wired automatic fire and smoke detector	EA	---	---	---	---			224

17. INSULATION, NEW WORK

SPECIFICATIONS				UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
					MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
FIBERGLASS BLANKET	The costs on this page are for new work only.										
	Stapled to open framing or laid flat between ceiling joists on installed drywall										
	Unfaced	R-11	3-1/2"	SF	---	---	---	---			.000
		R-13	3-1/2"	SF	---	---	---	---			.033
		R-19	6-1/4"	SF	---	---	---	---			.001
		R-30	10"	SF	---	---	---	---			.002
		R-38	12"	SF	---	---	---	---			.003
	Foilback one face										
		R-11	3-1/2	SF	---	---	---	---			.010
		R-13	3-1/2"	SF	---	---	---	---			.034
		R-19	6-1/4"	SF	---	---	---	---			.011
		R-30	10"	SF	---	---	---	---			.012
		R-38	12"	SF	---	---	---	---			.013
	Kraftback one face										
		R-11	3-1/2"	SF	---	---	---	---			.015
		R-13	3-1/2"	SF	---	---	---	---			.035
		R-19	6-1/4"	SF	---	---	---	---			.016
		R-30	10"	SF	---	---	---	---			.017
		R-38	12"	SF	---	---	---	---			.018
	Stapled to furring strips										
	Unfaced	1"		SF	---	---	---	---			.020
	Foilback one face	1"		SF	---	---	---	---			.021
	Stapled to basement ceiling										
	Unfaced	R-19	6-1/4"	SF	---	---	---	---			.022
	Foilback one face	R-11	3-1/2"	SF	---	---	---	---			.023
	Insulation stapled to roof rafters of cathedral ceiling										
	Foil faced	R-11	3-1/2"	SF	---	---	---	---			.025
		R-19	6-1/4"	SF	---	---	---	---			.026
	1/2" foam insulation board			SF	---	---	---	---			.027
PERIMETER INSULATION	Fiberboard, styrofoam or rubber- board, side of exterior slab and 18" in from edge at bottom										
	3/4"		LF	---	---	---	---			.030	
	1"		LF	---	---	---	---			.031	
	2"		LF	---	---	---	---			.032	
	LF = Perimeter of slab										

17. INSULATION, OLD WORK

SPECIFICATIONS				UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
					MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
FIBERGLASS BLANKET	The costs on this page are for installations in old work.										
	Stapled to existing kneewalls in attic										
	Unfaced	R-13	3-1/2"	SF	---	---	---	---			100
	Foil face	R-13	3-1/2"	SF	---	---	---	---			101
	Kraft faced	R-13	3-1/2"	SF	---	---	---	---			102
	Fiberglass blanket to fill soffits and dropped ceilings in attics			CF	---	---	---	---			105
	CF = Cubic feet										
FIBERGLASS BATTS	Staple 3-1/2" fiberglass blanket to trap door in attic or to back of pulldown stairs			EA	---	---	---	---			110
	Unfaced, installed over existing insulation behind kneewalls										
BAFFLE		R-8	2-1/2"	SF	---	---	---	---			120
	Install baffle around recessed lights										
	Open ceiling			EA	---	---	---	---			130
	Restricted ceiling			EA	---	---	---	---			131
	Install baffle around chimney			EA	---	---	---	---			132
	Install baffle around fan			EA	---	---	---	---			133
	Install ventilation baffles in rafter spaces			LF	---	---	---	---			134

17. INSULATION, BLOWN IN

SPECIFICATIONS				UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
					MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
BLOWN-IN FIBERGLASS	The labor costs shown on this page include an insulation subcontractor's overhead and profit.										
	Behind asbestos, aluminum or wood siding, including drilling and plugging, no painting, from outside										
	R-14	3-1/2"	SF	---	---	---	---			200	
	R-22	5-1/2"	SF	---	---	---	---			201	
	Behind stucco or frame wall, from outside										
	R-14	3-1/2"	SF	---	---	---	---			205	
	R-22	5-1/2"	SF	---	---	---	---			206	
	Behind drywall or plaster wall, from inside										
	R-14	3-1/2"	SF	---	---	---	---			210	
	R-22	5-1/2"	SF	---	---	---	---			211	
	Blown in between open joists, unrestricted										
	R-12	5-1/2"	SF	---	---	---	---			215	
	R-20	9"	SF	---	---	---	---			216	
	R-28	12"	SF	---	---	---	---			217	
BLOWN-IN CELLULOSE	Fire-retardant cellulose blown in between open joists, unrestricted										
	R-20	5-1/2"	SF	---	---	---	---			220	
	R-32	9"	SF	---	---	---	---			221	
	R-43	12"	SF	---	---	---	---			222	

17. INSULATION

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
RESTRICTED AREAS	In restricted areas, for difficult access ADD	SF	--	---	---	---			300
MISCELLA- NEOUS	Lay 4-mil vapor barrier on ground in crawl space	SF	---	---	---	---			305
	Wrap heating/cooling pipes or ducts in crawl space or attic with insulation								
	1/2" on pipes	LF	---	---	---	---			310
	1-1/2" on ducts	LF	---	---	---	---			311
RADIANT BARRIERS	Reinforced foil heat shield (foil faces down)	SF	---	---	---	---			320
EXTERIOR WALL VAPOR BARRIER	6 mil plastic installed at inside of frame wall, over existing unfaced insulation, tape all openings	SF	---	---	---	---			321
CEILING VAPOR BARRIER	Same as above, inside top floor ceiling joists	SF	---	---	---	---			322

18. GYPSUM DRYWALL, NEW WORK

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
GYPSUM DRYWALL ON NEW WALL -- COMPLETE JOB	Up to 300 SF of wall, nailed or screwed into studs or furring, taped, finished and sanded, 3 coats								
	3/8"	EA	--	---	---	---			000
		PLUS							
		SF	---	---	---	---			001
	1/2"	EA	--	---	---	---			000
		PLUS							
		SF	---	---	---	---			002
	1/2" Firecode	EA	--	---	---	---			000
		PLUS							
		SF	---	---	---	---			003
	5/8" Firecode	EA	--	---	---	---			000
		PLUS							
		SF	---	---	---	---			004
	1/2" Moisture resistant	EA	--	---	---	---			000
	EA = Each job (not each sheet)	PLUS							
		SF	---	---	---	---			005
18 NAILED OR SCREWED ONLY	Same as above, when total job is over 300 SF								
	3/8"	SF	---	---	---	---			006
	1/2"	SF	---	---	---	---			007
	1/2" Firecode	SF	---	---	---	---			008
	5/8" Firecode	SF	---	---	---	---			009
	1/2" Moisture resistant	SF	---	---	---	---			010
	Nailed or screwed only, applied to studs or furring								
	3/8"	SF	---	---	---	---			011
	1/2"	SF	---	---	---	---			012
	1/2" Firecode	SF	---	---	---	---			013
	5/8" Firecode	SF	---	---	---	---			014
	1/2" Moisture resistant	SF	---	---	---	---			015
TAPE AND FINISH ONLY	Tape joints, finish and sand only								
	Up to 300 SF of wall	EA	---	---	---	---			016
	Over 300 SF of wall	SF	---	---	---	---			017
	1/2" blueboard nailed or screwed to wall	SF	---	---	---	---			018
	Skim coat plaster	SF	---	---	---	---			019

18. GYPSUM DRYWALL, OVER EXISTING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
GYPSUM DRYWALL OVER EXISTING WALL -- COMPLETE JOB	Up to 300 SF of wall, with nails of required length through existing wall finish and into studs, taped, finished and sanded								
	3/8"	EA PLUS SF	-- ---	--- ---	--- ---	---			100 101
	1/2"	EA PLUS SF	-- ---	--- ---	--- ---	---			100 102
	5/8" Firecode	EA PLUS SF	-- ---	--- ---	--- ---	---			100 103
	EA = Each job (not each sheet)								
	Same as above, when total job is over 300 SF								
	3/8"	SF	---	---	---	---			104
	1/2"	SF	---	---	---	---			105
	5/8" Firecode	SF	---	---	---	---			106
TEXTURE SPACKLE FINISH	Spray finished drywall with spackle or texture spray, up to 300 SF of wall	EA PLUS SF	-- ---	--- ---	--- ---	---			107 108
	Same as above when job is over 300 SF	SF	---	---	---	---			109
NAILED OR SCREWED ONLY, OVER EXISTING WALL	Drywall over existing wall with nails or screws of required length through existing wall finish and into studs or furring, nailed or screwed only								
	3/8"	SF	---	---	---	---			110
	1/2"	SF	---	---	---	---			111
	5/8" Firecode	SF	---	---	---	---			112
VINYL SURFACE DRYWALL	Vinyl surface gypsum panels with color pins	SF	---	---	---	---			113

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18. PLASTERING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
PLASTER	The plastering labor costs shown on this page include a plastering subcontractor's overhead and profit.								
	Gypsum plaster over existing gypsum lath								
	2 coats	SF	---	---	---	---		120	
	3 coats	SF	---	---	---	---		121	
	3 coats gypsum plaster								
	Over masonry	SF	---	---	---	---		122	
	Over metal lath	SF	---	---	---	---		123	
SKIM-COAT PLASTERING	Over wood lath	SF	---	---	---	---		124	
	Tape gypsum board (sheetrock) and apply lime putty plaster finish	SF	---	---	---	---		125	

18. CERAMIC TILE WALLS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
WONDER- BOARD OR DUROCK	Ceramic tile backer board, 1/2" 3' x 5' sheets <i>Ceramic tile may also be installed over moisture-resistant drywall. See page 246.</i>	SF	---	---	---	---			220
SHOWER STALL, CERAMIC TILE	Install ceramic tile on shower stall walls <ul style="list-style-type: none">1/2" cement boardSet 6" x 4" cove baseSet ceramic tile in thin set mortarSet tile capGrout and seal with silicone								
	Ceramic tile @ \$2.00 SF	SF	---	---	---	---			200
	\$4.00 SF	SF	---	---	---	---			201
	\$6.00 SF	SF	---	---	---	---			202
CERAMIC TILE WALLS	Install ceramic tile on bathroom walls over existing moisture-resistant wallboard <ul style="list-style-type: none">Set 6" x 4" cove baseSet ceramic tile in masticSet tile capGrout and seal with silicone								
	Ceramic tile @ \$2.00 SF	SF	---	---	---	---			205
	\$4.00 SF	SF	---	---	---	---			206
	\$6.00 SF	SF	---	---	---	---			207
CERAMIC TILE FIXTURES	Towel bar, soap and grab	SET	---	---	---	---			224
	Towel bar, toothbrush and glass holder, paper holder, soap dish	SET	---	---	---	---			225

18. WALL PANELING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
PLYWOOD PANELING	Prefinished, 1/4" x 4 x 8 sheets nailed to studs or furring. No moulding included								
	<i>Retail Price Per 4 x 8 Sheet</i>								
	10.00	SF	---	---	---	---			300
	11.00	SF	---	---	---	---			301
	12.00	SF	---	---	---	---			302
	13.00	SF	---	---	---	---			303
	14.00	SF	---	---	---	---			304
	15.00	SF	---	---	---	---			305
	16.00	SF	---	---	---	---			306
	17.00	SF	---	---	---	---			307
	18.00	SF	---	---	---	---			308
	19.00	SF	---	---	---	---			309
	20.00	SF	---	---	---	---			310
	25.00	SF	---	---	---	---			311
	30.00	SF	---	---	---	---			312
	35.00	SF	---	---	---	---			313
	40.00	SF	---	---	---	---			314
	45.00	SF	---	---	---	---			315
V-JOINT, SOLID WOOD	Unfinished, V-joint 3/4" thick and random widths to 10"								
	Including installation of 1 x 4 base of same material to which the paneling is butted								
	Knotty pine	SF	---	---	---	---			316
	Cedar	SF	---	---	---	---			317
	Redwood	SF	---	---	---	---			318
CEDAR CLOSET LINING	3/8" T&G and end matched, applied over existing solid wall	SF	---	---	---	---			319
	1/4" cedar particleboard, 4-0 x 8-0 sheets	SF	---	---	---	---			320

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18. PATCHING WALLS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
DRYWALL PATCHING	The labor costs shown on this page include ceramic tile, drywall and plastering subcontractors' overhead and profit.								
	Patch holes and/or cracks in drywall	EA PLUS SF	--	---	---	---			400
	EA = Each job		---	---	---	---			401
CORRECT NAIL POPS	Correct nail pops in existing wall, no paint touch-up included	EA	--	---	---	---			402
	EA = Up to one dozen nail pops								
PLASTER PATCHING	Patch holes and/or cracks in existing plaster, including lathing where required	EA PLUS SF	--	---	---	---			403
	EA = Each job		---	---	---	---			404
PATCHING	Patch ceramic tile wall, including removing defective or broken tiles	EA PLUS SF	---	---	---	---			405
	EA = Each job		---	---	---	---			406
	Patch ceramic tile cove, base or bullnose	LF	---	---	---	---			407
	Cover existing ceramic tile wall with urethane finish	SF	---	---	---	---			408

19. DRYWALL CEILING, NEW WORK

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
GYPSUM DRYWALL ON NEW CEILING	Up to 300 SF ceiling, nailed or screwed to joists or furring, taped, finished and sanded, 3 coats								
	3/8"	EA PLUS SF	-- ---	--- ---	--- ---	---			000 001
	1/2"	EA PLUS SF	-- ---	--- ---	--- ---	---			000 002
	1/2" Firecode	EA PLUS SF	-- ---	--- ---	--- ---	---			000 003
	5/8" Firecode	EA PLUS SF	-- ---	--- ---	--- ---	---			000 004
	1/2" Moisture resistant	EA PLUS SF	-- ---	--- ---	--- ---	---			000 005
	EA = Each job (not each sheet)								
	Same as above, when total job is over 300 SF								
	3/8"	SF	---	---	---	---			006
	1/2"	SF	---	---	---	---			007
	1/2" Firecode	SF	---	---	---	---			008
	5/8" Firecode	SF	---	---	---	---			009
	1/2" Moisture resistant	SF	---	---	---	---			010
	For ceilings over 8'-0" high ADD	SF	--	---	---	---			011
NAILED OR SCREWED ONLY	Nailed or screwed only, applied to joists or furring								
	3/8"	SF	---	---	---	---			012
	1/2"	SF	---	---	---	---			013
	5/8" Firecode	SF	---	---	---	---			014
	For ceilings over 8'-0" high ADD	SF	--	---	---	---			015
TAPE AND FINISH ONLY	Tape joints, finish and sand only								
	Up to 300 SF ceiling	EA	---	---	---	---			016
	Over 300 SF ceiling	SF	---	---	---	---			017
	For ceilings over 8'-0" high ADD	SF	--	---	---	---			018
	1/2" blueboard nailed or screwed to ceiling	SF	---	---	---	---			019
	Skim coat plaster	SF	---	---	---	---			020

19. DRYWALL CEILING, OVER EXISTING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
GYPSUM DRYWALL OVER EXISTING CEILING	Up to 300 SF ceiling, with nails or screws of required length through existing ceiling finish and into joists or furring, taped, finished and sanded, 3 coats								
	3/8"	EA	--	---	---	---			021
		PLUS							
		SF	---	---	---	---			022
	1/2"	EA	--	---	---	---			021
		PLUS							
		SF	---	---	---	---			023
	5/8" Firecode	EA	--	---	---	---			021
	EA = Each job (not each sheet)	PLUS							
		SF	---	---	---	---			024
	Same as above, when total job is over 300 SF								
	3/8"	SF	---	---	---	---			025
	1/2"	SF	---	---	---	---			026
	5/8" Firecode	SF	---	---	---	---			027
NAILED OR SCREWED ONLY	For ceilings over 8'-0" high ADD	SF	--	---	---	---			028
	Drywall over existing ceiling with nails or screws of required length through existing ceiling finish and into joists or furring, nailed or screwed only								
	3/8"	SF	---	---	---	---			040
	1/2"	SF	---	---	---	---			041
	1/2" Firecode	SF	---	---	---	---			042
TEXTURE SPACKLE FINISH	Spray finish drywall with spackle or texture spray, up to 300 SF of ceiling	EA	--	---	---	---			029
		PLUS							
		SF	---	---	---	---			030
	Same as above when job is over 300 SF	SF	---	---	---	---			031
CORRECT NAIL POPS	Correct nail pops in existing ceiling, no paint touch-up included	EA	--	---	---	---			032
	EA = Dozen nail pops								
DRYWALL PATCHING	Patch holes and/or cracks in drywall	EA	--	---	---	---			033
		PLUS							
		SF	---	---	---	---			034
	EA = Each job								

19. LATHING CEILING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
GYPSUM LATH	Gypsum lath nailed to wood studs, including cornerite								
	3/8"	SF	---	---	---	---			100
	1/2"	SF	---	---	---	---			101
METAL LATH	3.4 diamond mesh nailed to joists or furring	SF	---	---	---	---			102
WOOD LATH	3/8" x 1-1/2" x 48" wood lath nailed to joists (3/8" spaced)	SF	---	---	---	---			103
PLASTER	Gypsum plaster over existing gypsum lath								
	2 coats	SF	---	---	---	---			104
	3 coats	SF	---	---	---	---			105
	Plaster, 3 coats								
	Over metal lath	SF	---	---	---	---			106
	Over wood lath	SF	---	---	---	---			107
PATCHING	Patch holes and/or cracks in existing plaster, including lathing where required	EA PLUS SF	-- ---	---	---	---			108 109
	EA = Each job								
	Patch ceiling with drywall or plaster where wall below has been removed	EA PLUS LF	-- ---	---	---	---			110 111
	EA = Each job								
	LF = Length of wall removed								

19. COMPOSITION TILE

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
CEILING TILE	12" x 12" or 12" x 24" tile over existing ceiling or furring strips with staples or adhesive								
	<i>Tile</i>								
	<i>SF Retail Cost</i>								
	.35	SF	---	---	---	---			200
	.40	SF	---	---	---	---			201
	.45	SF	---	---	---	---			202
	.50	SF	---	---	---	---			203
	.55	SF	---	---	---	---			204
FURRING	Install 1 x 3 furring strips 12" OC, ready for installation of ceiling tile	SF	---	---	---	---			208
	If furring nailed through existing plastered ceiling	SF	---	---	---	---			209
	Suspend 1 x 3 furring strips more than 4" below joists	SF	---	---	---	---			210
GRID SYSTEM	Suspend ceiling with steel grid system, including entire grid system (runners, cross tees, wall moulding, hooks and wires) and ceiling panels								
	<i>Panel Size</i>								
	<i>Ceiling Panels</i>								
	<i>SF Retail Cost</i>								
	24" x 24"	SF	---	---	---	---			220
		SF	---	---	---	---			221
		SF	---	---	---	---			222
		SF	---	---	---	---			223
		SF	---	---	---	---			224
		SF	---	---	---	---			225
		SF	---	---	---	---			226
	24" x 48"	SF	---	---	---	---			230
		SF	---	---	---	---			231
		SF	---	---	---	---			232
		SF	---	---	---	---			233
		SF	---	---	---	---			234
		SF	---	---	---	---			235
		SF	---	---	---	---			236

20. DOOR TRIM AND ACCESSORIES

SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
SUBSTITUTE CASINGS	Where substitute door trim is specified, add the costs shown here to amounts shown on the following pages for interior door installations.									
	3-1/2" casing									
	3-0 door ADD	EA	---	---	---	---			.450	
	6-0 door ADD	EA	---	---	---	---			.451	
	4-1/2" casing									
	3-0 door ADD	EA	---	---	---	---			.452	
	6-0 door ADD	EA	---	---	---	---			.453	
	EA = Each side of door opening									
CASING WITH BACKBAND	3/4" x 3-1/2" flat casing with 11/16" x 1-1/16" backband									
	3-0 door ADD	EA	---	---	---	---			.454	
	6-0 door ADD	EA	---	---	---	---			.455	
	EA = Each side of door opening									
HEAD MOULDING	3/4" x 1-1/4" crown moulding on butted head									
	3-0 door ADD	EA	---	---	---	---			.456	
	6-0 door ADD	EA	---	---	---	---			.457	
	EA = Each side of door opening									
CORNER BLOCKS	2 corner blocks (rosettes) and 2 plinths									
	EA = Total ADD	EA	---	---	---	---			.458	
CASED OPENING	Jambs and 2 sides of 2-1/4" door trim									
	3-0 x 6-8	EA	---	---	---	---			.459	
	6-0 x 6-8	EA	---	---	---	---			.460	

20. PRE-HUNG INTERIOR DOOR UNITS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. AMT.	
PRE-HUNG DOOR	<ul style="list-style-type: none"> Interior 1-3/8" door Stain grade jamb 2 sides casing Privacy lock @ \$10 								
	Birch Flush Hollow Core								
	1-6 x 6-8	EA	---	---	---	---			.500
	2-0 x 6-8	EA	---	---	---	---			.501
	2-4 x 6-8	EA	---	---	---	---			.502
	2-6 x 6-8	EA	---	---	---	---			.503
	2-8 x 6-8	EA	---	---	---	---			.504
	3-0 x 6-8	EA	---	---	---	---			.505
	Oak Flush Hollow Core								
	1-6 x 6-8	EA	---	---	---	---			.510
	2-0 x 6-8	EA	---	---	---	---			.511
	2-4 x 6-8	EA	---	---	---	---			.512
	2-6 x 6-8	EA	---	---	---	---			.513
	2-8 x 6-8	EA	---	---	---	---			.514
	3-0 x 6-8	EA	---	---	---	---			.515
	Walnut Flush Hollow Core								
	1-6 x 6-8	EA	---	---	---	---			.520
	2-0 x 6-8	EA	---	---	---	---			.521
	2-4 x 6-8	EA	---	---	---	---			.522
	2-6 x 6-8	EA	---	---	---	---			.523
	2-8 x 6-8	EA	---	---	---	---			.524
	3-0 x 6-8	EA	---	---	---	---			.525
	Pine, 6 Panel								
	1-6 x 6-8	EA	---	---	---	---			.530
	2-0 x 6-8	EA	---	---	---	---			.531
	2-4 x 6-8	EA	---	---	---	---			.532
	2-6 x 6-8	EA	---	---	---	---			.533
	2-8 x 6-8	EA	---	---	---	---			.534
	3-0 x 6-8	EA	---	---	---	---			.535
	Double French Doors, 15 Lite								
	1-6 x 6-8	SET	---	---	---	---			.540
	2-0 x 6-8	SET	---	---	---	---			.541
	2-4 x 6-8	SET	---	---	---	---			.542
	2-6 x 6-8	SET	---	---	---	---			.543
	2-8 x 6-8	SET	---	---	---	---			.544
	3-0 x 6-8	SET	---	---	---	---			.545

20. PRE-HUNG INTERIOR DOOR UNITS

SPECIFICATIONS	UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
		MATLS	LABOR	TOTAL		MOD. %	MOD. AMT.	
PRE-HUNG DOOR								
<ul style="list-style-type: none"> Interior 1-3/8" door Paint grade jamb 2 sides casing Privacy lock @ \$10 								
Mahogany Flush HC								
1-6 x 6-8	EA	---	---	---	---			.550
2-0 x 6-8	EA	---	---	---	---			.551
2-4 x 6-8	EA	---	---	---	---			.552
2-6 x 6-8	EA	---	---	---	---			.553
2-8 x 6-8	EA	---	---	---	---			.554
3-0 x 6-8	EA	---	---	---	---			.555
Pine Louver / Louver								
1-6 x 6-8	EA	---	---	---	---			.560
2-0 x 6-8	EA	---	---	---	---			.561
2-4 x 6-8	EA	---	---	---	---			.562
2-6 x 6-8	EA	---	---	---	---			.563
2-8 x 6-8	EA	---	---	---	---			.564
3-0 x 6-8	EA	---	---	---	---			.565
Pine Louver / Panel								
1-6 x 6-8	EA	---	---	---	---			.570
2-0 x 6-8	EA	---	---	---	---			.571
2-4 x 6-8	EA	---	---	---	---			.572
2-6 x 6-8	EA	---	---	---	---			.573
2-8 x 6-8	EA	---	---	---	---			.574
3-0 x 6-8	EA	---	---	---	---			.575
Hardboard Flush HC								
1-6 x 6-8	EA	---	---	---	---			.580
2-0 x 6-8	EA	---	---	---	---			.581
2-4 x 6-8	EA	---	---	---	---			.582
2-6 x 6-8	EA	---	---	---	---			.583
2-8 x 6-8	EA	---	---	---	---			.584
3-0 x 6-8	EA	---	---	---	---			.585
6 Raised Panels, Hardboard Faced								
1-6 x 6-8	EA	---	---	---	---			.590
2-0 x 6-8	EA	---	---	---	---			.591
2-4 x 6-8	EA	---	---	---	---			.592
2-6 x 6-8	EA	---	---	---	---			.593
2-8 x 6-8	EA	---	---	---	---			.594
3-0 x 6-8	EA	---	---	---	---			.595

20. FIELD-HUNG INTERIOR DOOR UNITS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. AMT.	
FIELD HUNG DOOR	<ul style="list-style-type: none"> Interior 1-3/8" door Stain grade jamb 2 sides casing Privacy lock @ \$10 								
	Birch Flush Hollow Core								
	1-6 x 6-8	EA	---	---	---	---			.600
	2-0 x 6-8	EA	---	---	---	---			.601
	2-4 x 6-8	EA	---	---	---	---			.602
	2-6 x 6-8	EA	---	---	---	---			.603
	2-8 x 6-8	EA	---	---	---	---			.604
	3-0 x 6-8	EA	---	---	---	---			.605
	Oak Flush Hollow Core								
	1-6 x 6-8	EA	---	---	---	---			.610
	2-0 x 6-8	EA	---	---	---	---			.611
	2-4 x 6-8	EA	---	---	---	---			.612
	2-6 x 6-8	EA	---	---	---	---			.613
	2-8 x 6-8	EA	---	---	---	---			.614
	3-0 x 6-8	EA	---	---	---	---			.615
	Walnut Flush Hollow Core								
	1-6 x 6-8	EA	---	---	---	---			.620
	2-0 x 6-8	EA	---	---	---	---			.621
	2-4 x 6-8	EA	---	---	---	---			.622
	2-6 x 6-8	EA	---	---	---	---			.623
	2-8 x 6-8	EA	---	---	---	---			.624
	3-0 x 6-8	EA	---	---	---	---			.625
	Pine, 6 Panel								
	1-6 x 6-8	EA	---	---	---	---			.630
	2-0 x 6-8	EA	---	---	---	---			.631
	2-4 x 6-8	EA	---	---	---	---			.632
	2-6 x 6-8	EA	---	---	---	---			.633
	2-8 x 6-8	EA	---	---	---	---			.634
	3-0 x 6-8	EA	---	---	---	---			.635
	Double French Doors, 15 Lite								
	1-6 x 6-8	SET	---	---	---	---			.640
	2-0 x 6-8	SET	---	---	---	---			.641
	2-4 x 6-8	SET	---	---	---	---			.642
	2-6 x 6-8	SET	---	---	---	---			.643
	2-8 x 6-8	SET	---	---	---	---			.644
	3-0 x 6-8	SET	---	---	---	---			.645

20. FIELD-HUNG INTERIOR DOOR UNITS

SPECIFICATIONS	UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
		MATLS	LABOR	TOTAL		MOD. %	MOD. AMT.	
FIELD HUNG DOOR								
<ul style="list-style-type: none"> Interior 1-3/8" door Paint grade jamb 2 sides casing Privacy lock @ \$10 								
Mahogany Flush HC								
1-6 x 6-8	EA	---	---	---	---			.650
2-0 x 6-8	EA	---	---	---	---			.651
2-4 x 6-8	EA	---	---	---	---			.652
2-6 x 6-8	EA	---	---	---	---			.653
2-8 x 6-8	EA	---	---	---	---			.654
3-0 x 6-8	EA	---	---	---	---			.655
Pine Louver / Louver								
1-6 x 6-8	EA	---	---	---	---			.660
2-0 x 6-8	EA	---	---	---	---			.661
2-4 x 6-8	EA	---	---	---	---			.662
2-6 x 6-8	EA	---	---	---	---			.663
2-8 x 6-8	EA	---	---	---	---			.664
3-0 x 6-8	EA	---	---	---	---			.665
Pine Louver / Panel								
1-6 x 6-8	EA	---	---	---	---			.670
2-0 x 6-8	EA	---	---	---	---			.671
2-4 x 6-8	EA	---	---	---	---			.672
2-6 x 6-8	EA	---	---	---	---			.673
2-8 x 6-8	EA	---	---	---	---			.674
3-0 x 6-8	EA	---	---	---	---			.675
Hardboard Flush HC								
1-6 x 6-8	EA	---	---	---	---			.680
2-0 x 6-8	EA	---	---	---	---			.681
2-4 x 6-8	EA	---	---	---	---			.682
2-6 x 6-8	EA	---	---	---	---			.683
2-8 x 6-8	EA	---	---	---	---			.684
3-0 x 6-8	EA	---	---	---	---			.685
6 Raised Panels, Hardboard Faced								
1-6 x 6-8	EA	---	---	---	---			.690
2-0 x 6-8	EA	---	---	---	---			.691
2-4 x 6-8	EA	---	---	---	---			.692
2-6 x 6-8	EA	---	---	---	---			.693
2-8 x 6-8	EA	---	---	---	---			.694
3-0 x 6-8	EA	---	---	---	---			.695

20. BI-FOLD DOORS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
BI-FOLD DOOR	<ul style="list-style-type: none">1-3/8" doorsStain grade jambs2 sides 2-1/4" casingBi-fold hardware								
	Birch Flush Hollow Core								
	Two doors 2-6 x 6-8	SET	---	---	---	---			.700
	3-0 x 6-8	SET	---	---	---	---			.701
	Four doors 4-0 x 6-8	SET	---	---	---	---			.702
	5-0 x 6-8	SET	---	---	---	---			.703
	6-0 x 6-8	SET	---	---	---	---			.704
	Mahogany Flush Hollow Core								
	Two doors 2-6 x 6-8	SET	---	---	---	---			.705
	3-0 x 6-8	SET	---	---	---	---			.706
	Four doors 4-0 x 6-8	SET	---	---	---	---			.707
	5-0 x 6-8	SET	---	---	---	---			.708
	6-0 x 6-8	SET	---	---	---	---			.709
	Oak Flush Hollow Core								
	Two doors 2-6 x 6-8	SET	---	---	---	---			.710
	3-0 x 6-8	SET	---	---	---	---			.711
	Four doors 4-0 x 6-8	SET	---	---	---	---			.712
	5-0 x 6-8	SET	---	---	---	---			.713
	6-0 x 6-8	SET	---	---	---	---			.714
	Hardboard Flush Hollow Core								
	Two doors 2-6 x 6-8	SET	---	---	---	---			.715
	3-0 x 6-8	SET	---	---	---	---			.716
	Four doors 4-0 x 6-8	SET	---	---	---	---			.717
	5-0 x 6-8	SET	---	---	---	---			.718
	6-0 x 6-8	SET	---	---	---	---			.719

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20. BI-FOLD DOORS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
BI-FOLD DOOR	<ul style="list-style-type: none">1-3/8" doorsStain grade jambs2 sides 2-1/4" casingBi-fold hardware								
	Colonial Panel								
	Two doors 2-6 x 6-8	SET	---	---	---	---			.720
	3-0 x 6-8	SET	---	---	---	---			.721
	Four doors 4-0 x 6-8	SET	---	---	---	---			.722
	5-0 x 6-8	SET	---	---	---	---			.723
	6-0 x 6-8	SET	---	---	---	---			.724
	Pine Louvered								
	Two doors 2-6 x 6-8	SET	---	---	---	---			.725
	3-0 x 6-8	SET	---	---	---	---			.726
	Four doors 4-0 x 6-8	SET	---	---	---	---			.727
	5-0 x 6-8	SET	---	---	---	---			.728
	6-0 x 6-8	SET	---	---	---	---			.729
	Frameless Mirror Doors with Shatter-Resistant Safety Backing								
	Two doors 2-6 x 6-8	SET	---	---	---	---			.730
	3-0 x 6-8	SET	---	---	---	---			.731
	Four doors 4-0 x 6-8	SET	---	---	---	---			.732
	5-0 x 6-8	SET	---	---	---	---			.733
	6-0 x 6-8	SET	---	---	---	---			.734

20. SLIDING DOORS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
SLIDING DOOR	<ul style="list-style-type: none">1-3/8" doorsStain grade jambs2 sides 2-1/4" casingSliding door hardware								
	Birch Flush Hollow Core								
	4-0 x 6-8	EA	---	---	---	---			.800
	5-0 x 6-8	EA	---	---	---	---			.801
	6-0 x 6-8	EA	---	---	---	---			.802
	Mahogany Flush Hollow Core								
	4-0 x 6-8	EA	---	---	---	---			.805
	5-0 x 6-8	EA	---	---	---	---			.806
	6-0 x 6-8	EA	---	---	---	---			.807
	Oak Flush Hollow Core								
	4-0 x 6-8	EA	---	---	---	---			.810
	5-0 x 6-8	EA	---	---	---	---			.811
	6-0 x 6-8	EA	---	---	---	---			.812
	Pine Louvered								
	4-0 x 6-8	EA	---	---	---	---			.815
	5-0 x 6-8	EA	---	---	---	---			.816
	6-0 x 6-8	EA	---	---	---	---			.817

20. POCKET DOORS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. AMT.	
POCKET DOOR	Metal reinforced sliding door pocket, including track, nylon rollers, jambs, casings and hardware, 1-3/8" door								
	Birch Flush Hollow Core								
	2-0 x 6-8	EA	---	---	---	---			.820
	2-4 x 6-8	EA	---	---	---	---			.821
	2-6 x 6-8	EA	---	---	---	---			.822
	2-8 x 6-8	EA	---	---	---	---			.823
	3-0 x 6-8	EA	---	---	---	---			.824
	Hardboard Flush Hollow Core								
	2-0 x 6-8	EA	---	---	---	---			.825
	2-4 x 6-8	EA	---	---	---	---			.826
	2-6 x 6-8	EA	---	---	---	---			.827
	2-8 x 6-8	EA	---	---	---	---			.828
	3-0 x 6-8	EA	---	---	---	---			.829
	Colonial with Solid Raised Panels								
	2-0 x 6-8	EA	---	---	---	---			.830
	2-4 x 6-8	EA	---	---	---	---			.831
	2-6 x 6-8	EA	---	---	---	---			.832
	2-8 x 6-8	EA	---	---	---	---			.833
	3-0 x 6-8	EA	---	---	---	---			.834

20. INTERIOR MOULDINGS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
BASE	Pine clam, ranch or colonial base								
	2"	LF	---	---	---	---			000
	2-1/4"	LF	---	---	---	---			001
	3-1/4"	LF	---	---	---	---			002
	4-1/4"	LF	---	---	---	---			003
	5-1/4"	LF	---	---	---	---			004
	8"	LF	---	---	---	---			005
	Oak base, 3-1/4"	LF	---	---	---	---			006
SHOE MOULD	1/2" X 3/4"								
	Hardwood	LF	---	---	---	---			007
	Pine	LF	---	---	---	---			008
3-PIECE BASE	<ul style="list-style-type: none"> • Top mould, 11/16" x 1-1/8" • Oak shoe 1/2" x 3/4" • Base 11/16" x 3-1/2" 	LF	---	---	---	---			009
	LF = All three pieces								
CEILING MOULDING	Bed, cove, crown or picture moulds								
	3/4"	LF	---	---	---	---			010
	1-5/8"	LF	---	---	---	---			011
	2-1/4"	LF	---	---	---	---			012
	3-1/4"	LF	---	---	---	---			013
	4-1/4"	LF	---	---	---	---			014
	5-1/4"	LF	---	---	---	---			015
3-MEMBER WOOD CORNICE	Installed on perimeter of room over true walls	LF	---	---	---	---			016
	5/8 x 1-3/4" and 3/4" x 4-3/4" and 5/8" x 1-3/4"								
	LF = Includes all three pieces								
CHAIR RAIL	One piece								
	5/8" x 2-1/2"	LF	---	---	---	---			017
	5/8" x 3-1/2"	LF	---	---	---	---			018
	Two-piece round-edge chair rail with cap trim	LF	---	---	---	---			019

20. INTERIOR MOULDINGS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
FIREPLACE MANTEL WITH SURROUND	Shelf mantel with OG routed perimeter edge and apron detail combining crown and dentil moulding highlights, an integral surround with plain or fluted sides and headpiece <ul style="list-style-type: none"> Overall width: up to 72" Shelf size: up to 12" Opening width: up to 53" 								
		<i>Pine</i> Economy EA	---	---	---	---			.030
		Premium EA	---	---	---	---			.031
		<i>Poplar</i> Economy EA	---	---	---	---			.032
		Premium EA	---	---	---	---			.033
		<i>Oak</i> Economy EA	---	---	---	---			.034
		Premium EA	---	---	---	---			.035
FIREPLACE SHELF MANTEL	Shelf mantel with OG routed perimeter edge and apron detail combining crown and dentil moulding <ul style="list-style-type: none"> Overall width: up to 72" Shelf size: up to 12" 								
		<i>Pine</i> Economy EA	---	---	---	---			.040
		Premium EA	---	---	---	---			.041
		<i>Poplar</i> Economy EA	---	---	---	---			.042
		Premium EA	---	---	---	---			.043
		<i>Oak</i> Economy EA	---	---	---	---			.044
		Premium EA	---	---	---	---			.045
FIREPLACE SURROUND	Surround moulding with plain or fluted sides and head piece <ul style="list-style-type: none"> Opening width: up to 53" Moulding: up to 1-5/8" x 5-3/4" 								
		<i>Pine</i> Economy EA	---	---	---	---			.050
		Premium EA	---	---	---	---			.051
		<i>Poplar</i> Economy EA	---	---	---	---			.052
		Premium EA	---	---	---	---			.053
		<i>Oak</i> Economy EA	---	---	---	---			.054
		Premium EA	---	---	---	---			.055
CHINA CORNER CASE	Pine, pre-assembled, unfinished <ul style="list-style-type: none"> 78" to 84" height 32" to 38" front width 2 mullion glass doors in upper section 2 flush panel doors on lower section Applied crown moulding 								
		Economy EA	---	---	---	---			.118
		Premium EA	---	---	---	---			.120

20. MILLWORK AND TRIM

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
RADIATOR ENCLOSURE	Job-built with 1 x 3 pine stiles, bottom rail raised from floor on front and sides, up to 12" deep SF = Front	SF	---	---	---	---			330
BUILT-UP FALSE BEAM	Install false wood box beam against straight ceiling, 2 x 4 base nailer with 1 x 4 face and 1 x 6 sides, 3/4" quarter round at ceiling intersection								
	CWP	LF	---	---	---	---			331
	#2 pine	LF	---	---	---	---			332
	Clear RW	LF	---	---	---	---			333
TRIM CASED OPENING	Jams and two sides of 2-1/4" door trim								
	FJ 3-0 x 6-8	EA	---	---	---	---			121
	6-0 x 6-8	EA	---	---	---	---			122
	Solid 3-0 x 6-8	EA	---	---	---	---			123
	6-0 x 6-8	EA	---	---	---	---			124
TRIM EXISTING DOOR OPENING	One side only, 2-1/4" door trim on existing jams								
	FJ 3-0 x 6-8	EA	---	---	---	---			131
	6-0 x 6-8	EA	---	---	---	---			132
	Solid 3-0 x 6-8	EA	---	---	---	---			133
	6-0 x 6-8	EA	---	---	---	---			134
TRIM EXISTING WINDOW	Interior trim only • 2-1/2" window trim, solid • Apron • Stool cap • Window stops								
	<i>Window Size</i>								
	2-0 x 3-2	EA	---	---	---	---			125
	3-0 x 5-2	EA	---	---	---	---			126
PANEL STRIPS	Panel strips nailed to existing plastered drywall or plywood wall for panel effect, all joints mitered								
	5/8" x 7/8"	LF	---	---	---	---			020
	1-1/16" x 2-1/4"	LF	---	---	---	---			021

20. SPECIAL MOULDINGS AND PLASTER MOULD

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
SPECIAL WOOD MOULDINGS	Custom mouldings milled to order in small quantities. Materials costs include setting up and shaping in shop, and labor cost is for installation on job	EA PLUS	---	--	---	---			100
	3/4" x 1-1/8"	LF	---	---	---	---			101
	2-1/4"	LF	---	---	---	---			102
	3-1/2"	LF	---	---	---	---			103
	4-1/2"	LF	---	---	---	---			104
	5-1/2"	LF	---	---	---	---			105
PLASTER MOULD	For special mouldings requiring new bit ADD	EA	---	--	---	---			106
	Ornamental plaster moulding, stock or sculpted, installed on job by architectural sculptors								
	<i>Projection</i> <i>Depth</i>								
	2" 4"	LF	---	---	---	---			107
	2" 7"	LF	---	---	---	---			108
	3" 4"	LF	---	---	---	---			109
	3" 8"	LF	---	---	---	---			110
	4" 5"	LF	---	---	---	---			111
	5" 7"	LF	---	---	---	---			112
	Same as above, on curved walls ADD	LF	--	--	25%	25%			113

20. CLOSET TRIM

[illegible]

20. VENTILATED SHELVING SYSTEM

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
COATED WIRE VENTILATED CLOSET SYSTEMS	<ul style="list-style-type: none"> Install shelf with built-in hanging bar (wardrobe shelf) 30" wide mid level wardrobe shelf and center vertical divider support Up to 7 ft. width <p>EA = Each closet system</p>	EA	---	---	---	---			400
	<ul style="list-style-type: none"> Install shelf with built-in hanging bar (wardrobe shelf) 30" wide mid level wardrobe shelf Center pedestal with 3 open shelves and 3-drawer system Up to 7 ft. width <p>EA = Each closet system</p>	EA	---	---	---	---			401
	<p>For each additional foot of either closet system ADD</p> <p>LF = Each additional foot over 7 ft. of closet system</p>	LF	---	---	---	---			402
	If walk-in closet with above systems on two or three walls, double or triple the costs shown								
WALK-IN CLOSET									
FOYER CLOSET	<ul style="list-style-type: none"> Install shelf with built-in hanging bar <p>LF = Width of closet</p>	LF	---	---	---	---			405
LINEN CLOSET	<ul style="list-style-type: none"> Install 5 adjustable 16" shelves <p>LF = Width of closet</p> <p><i>For LINEN CLOSET, see also page 270.</i></p>	LF	---	---	---	---			406
SHOE RACK	Install shoe rack on wall or back of door								
	12 pair	EA	---	---	---	---			410
	16 pair	EA	---	---	---	---			411

20. BOOKSHELVES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
BUILT-IN BOOKCASE	<ul style="list-style-type: none"> Nailed and glued ends Vertical supports 30" OC and at each end Kickboard Top rail Shelves spaced 10" OC vertically measured Build and install 								
	SF = Front square footage								
	<i>Tight Knot Pine Shelving</i>								
	8"	SF	---	---	---	---			200
	10"	SF	---	---	---	---			201
	12"	SF	---	---	---	---			202
	<i>Clear White Pine</i>								
	8"	SF	---	---	---	---			203
	10"	SF	---	---	---	---			204
	12"	SF	---	---	---	---			205
	<i>Oak</i>								
	8"	SF	---	---	---	---			206
	10"	SF	---	---	---	---			207
	12"	SF	---	---	---	---			208
	<i>Birch Plywood (3/4")</i>								
	8"	SF	---	---	---	---			209
	10"	SF	---	---	---	---			210
	12"	SF	---	---	---	---			211
	16"	SF	---	---	---	---			212
	<i>Medium Density Fiber (MDF)</i>								
	8"	SF	---	---	---	---			213
	10"	SF	---	---	---	---			214
	12"	SF	---	---	---	---			215
	16"	SF	---	---	---	---			216
SHELF MOULDING	Moulding at shelf edge	LF	---	---	---	---			217
STILES	1 x 2 CWP stiles along vertical supports of bookcase	LF	---	---	---	---			218
BACKING	1/4" plywood or hardboard	SF	---	---	---	---			219

20. BOOK AND STORAGE SHELVES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
PIN TYPE SHELF SUPPORTS	<ul style="list-style-type: none">• Drill 1/4" holes in sides of vertical supports• Insert metal pin type shelf supports• Install shelves on shelf supports without nailing ADD	SF	---	--	---	---			220
ADJUSTABLE STANDARDS AND 3/4" SUPPORTS	<ul style="list-style-type: none">• Fasten two 1/2" adjustable standards along sides of vertical supports• Insert 3/4" supports in slots in adjustable standards• Install shelves on shelf supports without nailing ADD	SF	---	--	---	---			221
OPEN SHELVES ON BRACKETS	<ul style="list-style-type: none">• Fasten slotted standards to existing wall• Insert shelf brackets up to 12" long into slotted standards• Install shelves on brackets without nailing• No vertical wood supports								
	<i>#2 Pine</i> 10"	LF	---	---	---	---			225
	12"	LF	---	---	---	---			226
	<i>Clear White Pine</i> 10"	LF	---	---	---	---			227
	12"	LF	---	---	---	---			228
	<i>Oak</i> 10"	LF	---	---	---	---			229
	12"	LF	---	---	---	---			230
	<i>Birch Plywood</i> 10"	LF	---	---	---	---			231
	12"	LF	---	---	---	---			232
	<i>Melamine/Particle Board</i> 10"	LF	---	---	---	---			233
	12"	LF	---	---	---	---			234
	<i>Medium Density Fiber (MDF)</i> 10"	LF	---	---	---	---			235
	12"	LF	---	---	---	---			236
	LF = Total length of all shelves								

20. STAIRS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
ATTIC STAIRWAY	Between two walls, housed out pine stringers, 1-1/8" pine treads, 3/4" pine risers, fir handrail and two metal handrail brackets, shop built and delivered to job by stairbuilder	EA	---	---	---	---			306
	Same as above with right angle turn at top or bottom	EA	---	---	---	---			307
CELLAR STAIRWAY	Stringers and treads of 2 x 10 fir, open risers, 2 x 4 handrail	EA	---	---	---	---			308
MAIN STAIRWAY	Starting newel, birch handrail with easement and newel cap, pine balusters, oak treads and risers, shop built and installed on job by stairbuilder								
	One side open	EA	---	---	---	---			309
	Two sides open	EA	---	---	---	---			310
	Same specifications as above with platform and right angle turn at top or bottom								
	ADD	EA	---	---	---	---			311
WROUGHT IRON HANDRAIL	Substitute wrought iron handrail in above stairways								
	ADD								
	One side	EA	---	---	---	---			312
	Two sides	EA	---	---	---	---			313
WOOD HANDRAIL	2 x 2 pine or fir handrail with standard hardware	LF	---	---	---	---			328
STAIRS REPAIR	Replace balusters in existing stairway from floor to floor, open one side, two balusters per riser								
	Stock	Per Riser	---	---	---	---			324
	Special milled	Per Riser	---	---	---	---			325
	Install new handrail, one newel post and balusters on existing stairway, two balusters per riser	EA	---	---	---	---			326
		Plus Per Riser	---	---	---	---			327
	Replace pine treads on basement stairway -- treads only, no risers	EA	---	---	---	---			329
	EA = Per tread								

20. SPIRAL/FOLDING STAIRS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. AMT.	
SPIRAL STAIRWAY, WOOD	Hardwood treads and platform, laminated handrail and center pole, balusters, up to 9-0 floor to floor								
	<i>Diameter</i>								
	5-0	EA	---	---	---	---			314
	6-0	EA	---	---	---	---			315
	Same as above, 9-0 to 11-0 floor to floor								
	<i>Diameter</i>								
SPIRAL STAIRWAY, METAL	5-0	EA	---	---	---	---			316
	6-0	EA	---	---	---	---			317
	Unpainted metal stairway, 8-9 to 9-6 floor to floor								
	<i>Diameter</i>								
	5-0	EA	---	---	---	---			318
	6-0	EA	---	---	---	---			319
FOLDING STAIRWAY, WOOD	"Disappearing stairway", wood, up to 10-0 floor to floor x 26" wide, in existing framed opening								
	Economy	EA	---	---	---	---			320
	Medium	EA	---	---	---	---			321
	Premium	EA	---	---	---	---			322
	Open ceiling and head off to install folding stairs, cutting one ceiling joist	EA	---	---	---	---			323

21. KITCHEN CABINETS, ECONOMY

SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
BASE CABINETS	Install prefinished or unfinished kitchen cabinets on plumb and straight walls, staining and painting not included		LF	---	---	---	---			000
	Basic base cabinet installation includes the following <ul style="list-style-type: none">One 36" wide, 2 door and 2 drawer front, sink base cabinet @ \$95.00 each retailOne 24" wide, 4 drawer drawer base cabinet1 and 2 door, 1 and 2 drawer base cabinets as required LF = Total overall front width of all base cabinets									
	Additional base cabinets as required EA = Each cabinet									
DRAWER BASE	With 4 drawers	15"	EA	---	---	---	---			002
		18"	EA	---	---	---	---			003
		21"	EA	---	---	---	---			004
		24"	EA	---	---	---	---			005
SINK OR BURNER BASE		30"	EA	---	---	---	---			006
		36"	EA	---	---	---	---			007
		42"	EA	---	---	---	---			008
SINK OR BURNER FRONT	Front and floor (No sides)	30"	EA	---	---	---	---			009
		36"	EA	---	---	---	---			010
		42"	EA	---	---	---	---			011
		48"	EA	---	---	---	---			012
ISLAND BASE	With doors	24"	EA	---	---	---	---			013
	2 sides and	36"	EA	---	---	---	---			014
	drawers 1 side	42"	EA	---	---	---	---			015
		48"	EA	---	---	---	---			016
CORNER BASE	(Lazy Susan) with 36" along each wall		EA	---	---	---	---			017
BROOM CABINET	<i>Width</i>	<i>Height</i>	<i>Depth</i>							
	18"	7-0	12"	EA	---	---	---			018
	18"	7-0	24"	EA	---	---	---			019
OVEN CABINET	<i>Width</i>	<i>Height</i>	<i>Depth</i>							
	24"	7-0	24"	EA	---	---	---			020
	27"	7-0	24"	EA	---	---	---			021

21. KITCHEN CABINETS, ECONOMY

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
WALL CABINETS	The basic wall cabinet installation includes the following: <ul style="list-style-type: none"> Two "above appliance" wall cabinets 15" high and 36" wide @ \$76.00 each retail 1 and 2 door wall cabinets 30" high as required 	LF	---	---	---	---			001
	LF = Total overall front width of all wall cabinets								
UPPER ISLAND	Additional wall cabinets as required EA = Each cabinet								
	With doors two 36" sides, 24" high	EA	---	---	---	---			022
	Same as above, 30" high	24" EA	---	---	---	---			023
		27" EA	---	---	---	---			024
		30" EA	---	---	---	---			025
		33" EA	---	---	---	---			026
		36" EA	---	---	---	---			027
		42" EA	---	---	---	---			028
		48" EA	---	---	---	---			029
CORNER WALL	(Lazy Susan) with 24" along each wall	EA	---	---	---	---			030
MICROWAVE WALL	Microwave wall cabinet, 24"	EA	---	---	---	---			031

21. KITCHEN CABINETS, BUILDER

SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
BASE CABINETS	Install prefinished or unfinished kitchen cabinets on plumb and straight walls, staining and painting not included		LF	---	---	---	---			100
	Basic base cabinet installation includes the following									
	<ul style="list-style-type: none">One 36" wide, 2 door and 2 drawer front, sink base cabinet @ \$160.00 each retailOne 24" wide, 4 drawer drawer base cabinet1 and 2 door, 1 and 2 drawer base cabinets as required									
	LF = Total overall front width of all base cabinets									
DRAWER BASE	Additional base cabinets as required									
	EA = Each cabinet									
	With 4 drawers	15"	EA	---	---	---	---			102
		18"	EA	---	---	---	---			103
		21"	EA	---	---	---	---			104
		24"	EA	---	---	---	---			105
SINK OR BURNER BASE		30"	EA	---	---	---	---			106
		36"	EA	---	---	---	---			107
		42"	EA	---	---	---	---			108
SINK OR BURNER FRONT	Front and floor	30"	EA	---	---	---	---			109
	(No sides)	36"	EA	---	---	---	---			110
		42"	EA	---	---	---	---			111
		48"	EA	---	---	---	---			112
ISLAND BASE	With doors	24"	EA	---	---	---	---			113
	2 sides and	36"	EA	---	---	---	---			114
	drawers 1 side	42"	EA	---	---	---	---			115
		48"	EA	---	---	---	---			116
CORNER BASE	(Lazy Susan) with 36" along each wall		EA	---	---	---	---			117
BROOM CABINET	<i>Width</i>	<i>Height</i>	<i>Depth</i>							
	18"	7-0	12"	EA	---	---	---			118
	18"	7-0	24"	EA	---	---	---			119
OVEN CABINET	<i>Width</i>	<i>Height</i>	<i>Depth</i>							
	24"	7-0	24"	EA	---	---	---			120
	27"	7-0	24"	EA	---	---	---			121

21. KITCHEN CABINETS, BUILDER

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
WALL CABINETS	The basic wall cabinet installation includes the following:	LF	---	---	---	---			101
	<ul style="list-style-type: none"> Two "above appliance" wall cabinets 15" high and 36" wide @ \$115.00 each retail 1 and 2 door wall cabinets 30" high as required 								
UPPER ISLAND	LF = Total overall front width of all wall cabinets								
	Additional wall cabinets as required								
UPPER ISLAND	EA = Each cabinet								
	With doors two sides, 24" high	EA	---	---	---	---			122
	Same as above, 24"	EA	---	---	---	---			123
	30" high 27"	EA	---	---	---	---			124
	30"	EA	---	---	---	---			125
	33"	EA	---	---	---	---			126
	36"	EA	---	---	---	---			127
	42"	EA	---	---	---	---			128
	48"	EA	---	---	---	---			129
CORNER WALL	(Lazy Susan) with 24" along each wall	EA	---	---	---	---			130
MICROWAVE WALL	Microwave wall cabinet, 24"	EA	---	---	---	---			131

21. KITCHEN CABINETS, PREMIUM

SPECIFICATIONS			UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
				MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
BASE CABINETS	Install prefinished or unfinished kitchen cabinets on plumb and straight walls, staining and painting not included		LF	---	---	---	---			200
	Basic base cabinet installation includes the following									
	<ul style="list-style-type: none">One 36" wide, 2 door and 2 drawer front, sink base cabinet @ \$230.00 each retailOne 24" wide, 4 drawer drawer base cabinet1 and 2 door, 1 and 2 drawer base cabinets as required									
	LF = Total overall front width of all base cabinets									
DRAWER BASE	Additional base cabinets as required									
	EA = Each cabinet									
	With 4 drawers	15"	EA	---	---	---	---			202
		18"	EA	---	---	---	---			203
		21"	EA	---	---	---	---			204
		24"	EA	---	---	---	---			205
SINK OR BURNER BASE		30"	EA	---	---	---	---			206
		36"	EA	---	---	---	---			207
		42"	EA	---	---	---	---			208
SINK OR BURNER FRONT	Front and floor	30"	EA	---	---	---	---			209
	(No sides)	36"	EA	---	---	---	---			210
		42"	EA	---	---	---	---			211
		48"	EA	---	---	---	---			212
ISLAND BASE	With doors	24"	EA	---	---	---	---			213
	2 sides and	36"	EA	---	---	---	---			214
	drawers 1 side	42"	EA	---	---	---	---			215
		48"	EA	---	---	---	---			216
CORNER BASE	(Lazy Susan) with 36" along each wall		EA	---	---	---	---			217
BROOM CABINET	<i>Width</i>	<i>Height</i>	<i>Depth</i>							
	18"	7-0	12"	EA	---	---	---			218
	18"	7-0	24"	EA	---	---	---			219
OVEN CABINET	<i>Width</i>	<i>Height</i>	<i>Depth</i>							
	24"	7-0	24"	EA	---	---	---			220
	27"	7-0	24"	EA	---	---	---			221

21. KITCHEN CABINETS, PREMIUM

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
WALL CABINETS	The basic wall cabinet installation includes the following: <ul style="list-style-type: none"> Two "above appliance" wall cabinets 15" high and 36" wide @ \$170.00 each retail 1 and 2 door wall cabinets 30" high as required 	LF	---	---	---	---			201
	LF = Total overall front width of all wall cabinets								
UPPER ISLAND	Additional wall cabinets as required EA = Each cabinet								
	With doors two sides, 24" high 36"	EA	---	---	---	---			222
	Same as above, 24" 30" high 27"	EA	---	---	---	---			223
		EA	---	---	---	---			224
	30"	EA	---	---	---	---			225
	33"	EA	---	---	---	---			226
	36"	EA	---	---	---	---			227
	42"	EA	---	---	---	---			228
	48"	EA	---	---	---	---			229
CORNER WALL	(Lazy Susan) with 24" along each wall	EA	---	---	---	---			230
MICROWAVE WALL	Microwave wall cabinet, 24"	EA	---	---	---	---			231

21. KITCHEN CABINETS, TOP QUALITY

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
BASE CABINETS	Install prefinished or unfinished kitchen cabinets on plumb and straight walls, staining and painting not included Basic base cabinet installation includes the following <ul style="list-style-type: none"> One 36" wide, 2 door and 2 drawer front, sink base cabinet @ \$300.00 each retail One 24" wide, 4 drawer drawer base cabinet 1 and 2 door, 1 and 2 drawer base cabinets as required <p>LF = Total overall front width of all base cabinets</p>	LF	---	---	---	---			300
	Additional base cabinets as required EA = Each cabinet								
DRAWER BASE	With 4 drawers 15"	EA	---	---	---	---			302
	18"	EA	---	---	---	---			303
	21"	EA	---	---	---	---			304
	24"	EA	---	---	---	---			305
SINK OR BURNER BASE	30"	EA	---	---	---	---			306
	36"	EA	---	---	---	---			307
	42"	EA	---	---	---	---			308
SINK OR BURNER FRONT	Front and floor 30"	EA	---	---	---	---			309
	(No sides) 36"	EA	---	---	---	---			310
	42"	EA	---	---	---	---			311
	48"	EA	---	---	---	---			312
ISLAND BASE	With doors 24"	EA	---	---	---	---			313
	2 sides and 36"	EA	---	---	---	---			314
	drawers 1 side 42"	EA	---	---	---	---			315
	48"	EA	---	---	---	---			316
CORNER BASE	(Lazy Susan) with 36" along each wall	EA	---	---	---	---			317
BROOM CABINET	<i>Width Height Depth</i> 18" 7-0 12"	EA	---	---	---	---			318
	18" 7-0 24"	EA	---	---	---	---			319
OVEN CABINET	<i>Width Height Depth</i> 24" 7-0 24"	EA	---	---	---	---			320
	27" 7-0 24"	EA	---	---	---	---			321

21. KITCHEN CABINETS, TOP QUALITY

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
WALL CABINETS	The basic wall cabinet installation includes the following:	LF	---	---	---	---			301
	<ul style="list-style-type: none"> Two "above appliance" wall cabinets 15" high and 36" wide @ \$220.00 each retail 1 and 2 door wall cabinets 30" high as required 								
UPPER ISLAND	LF = Total overall front width of all wall cabinets Additional wall cabinets as required EA = Each cabinet	EA	---	---	---	---			322
	With doors two sides, 24" high								
CORNER WALL	Same as above, 24"	EA	---	---	---	---			323
	30" high 27"	EA	---	---	---	---			324
	30"	EA	---	---	---	---			325
	33"	EA	---	---	---	---			326
	36"	EA	---	---	---	---			327
	42"	EA	---	---	---	---			328
	48"	EA	---	---	---	---			329
	(Lazy Susan) with 24" along each wall	EA	---	---	---	---			330
	Microwave wall cabinet, 24"	EA	---	---	---	---			331

21. KITCHEN FIXTURES & APPLIANCES -- NEW & REPLACEMENT

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
<p><i>The materials costs below include only the fixtures, appliances and fittings, and are for new installations that are already roughed in, or where existing fixtures and appliances have been removed.</i></p> <p><i>The labor costs include only the cost of setting in place the fixtures and appliances by carpenters on the job.</i></p> <p><i>For plumbing and electrical rough in and installation costs, see sections 14 and 16.</i></p>									
REFRIGER- ATOR	Refrigerator Economy	EA	---	---	---	---			400
	Builder	EA	---	---	---	---			401
	Premium	EA	---	---	---	---			402
CLOTHES DRYER	Electric clothes dryer Economy	EA	---	---	---	---			403
	Builder	EA	---	---	---	---			404
	Premium	EA	---	---	---	---			405
ELECTRIC COOKTOP, OVEN AND RANGE	Electric cooktop with ducted downdraft 30" x 20"	EA	---	---	---	---			406
	Wall oven Single	EA	---	---	---	---			407
	Double	EA	---	---	---	---			408
	Free-standing electric range and oven Economy	EA	---	---	---	---			409
	Builder	EA	---	---	---	---			410
	Premium	EA	---	---	---	---			411
MICROWAVE	Microwave oven installed over range with fan and task lighting Economy	EA	---	---	---	---			412
	Builder	EA	---	---	---	---			413
	Premium	EA	---	---	---	---			414
TRASH COMPACTOR	Under-counter compactor Economy	EA	---	---	---	---			415
	Builder	EA	---	---	---	---			416
	Premium	EA	---	---	---	---			417
For INSTANT HOT, see page 228.									

21. KITCHEN ACCESSORIES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
BULKHEAD, DROP, SOFFIT	Drywall, from ceiling to top of wall cabinet, including framing as required	LF	---	---	---	---			418
LAMINATED COUNTERTOP	25" plastic laminate countertop and 4" backsplash, field measured and shop-built by fabricators and installed on the job by carpenters								
	Standard	LF	---	---	---	---			419
	Premium	LF	---	---	---	---			420
	Top Quality	LF	---	---	---	---			421
	Solid surface countertop, 4" backsplash, fabricated and installed by others								
CUTTING BOARD	1/2"	LF	---	--	---	---			422
	3/4"	LF	---	--	---	---			423
	1-1/2" x 18" x 25" maple laminated, installed in countertop above	EA	---	---	---	---			424
CERAMIC TILE	Ceramic tile countertop 4-1/4" x 4-1/4", 6" x 6", and 8" x 8", includes trim, set in mud	SF	---	---	---	---			425
	Same as above, set in thin set or mastic	SF	---	---	---	---			426
KITCHEN CABINET REFACING	Reface existing kitchen cabinets with plastic laminate done in place, including new door hardware								
	Wall cabinet door	EA	---	---	---	---			427
	Base cabinet door	EA	---	---	---	---			428
	Wall cabinet face	EA	---	---	---	---			429
	Base cabinet face	EA	---	---	---	---			430
	Reface side of cabinet with plastic laminate								
	Wall cabinet	EA	---	---	---	---			431
	Base cabinet	EA	---	---	---	---			432

22. BATHROOM CABINETS & ACCESSORIES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
MEDICINE CABINET	Recessed cabinet with hinged window glass mirror door, overall size 16" x 22"	EA	---	---	---	---			000
	Same as above with plate glass mirror door	EA	---	---	---	---			001
	Recessed cabinet with hinged plate glass mirror door, 2 fluorescent sidelights, overall size 22" x 22"	EA	---	---	---	---			002
	Recessed cabinet with overhead fluorescent fixture, 2 mirror doors, overall size 27" x 23"	EA	---	---	---	---			003
SURFACE MOUNT CABINET	Surface mount cabinet with 2 sliding mirror doors, overall size 24" x 16"	EA	---	---	---	---			004
	Same as above with overhead 4-bulb fixture								
	Overall Size 24" x 23"	EA	---	---	---	---			005
	28" x 23"	EA	---	---	---	---			006
	36" x 23"	EA	---	---	---	---			007
MIRROR	Wall mirror 1/4" thick with polished edges, attached to wall with clips or adhesive	SF	---	---	---	---			008
CHROME ACCESSORIES	Polished chrome bath accessories: towel bar, toothbrush and glass holder, paper holder, soap dish	SET	---	---	---	---			009
SHOWER ROD	Chrome shower curtain rod, 5'	EA	---	---	---	---			010
GRAB BAR	Stainless steel grab bar, 1-1/4" diameter, straight, with anchor plates								
	24"	EA	---	---	---	---			011
	36"	EA	---	---	---	---			012
	<i>For CERAMIC BATH ACCESSORIES, see page 250.</i>								

22. TUB AND SHOWER ENCLOSURES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
FOLDING DOORS	Tub enclosure, aluminum frame, plastic panels, roller glides top and bottom, fold to 12" for up to 66" opening, 58" high	EA	---	---	---	---			013
	Shower enclosure, same specifications as above, for opening 30" to 66" wide and 68" high	EA	---	---	---	---			014
BY-PASS DOOR	Tub enclosure, aluminum frame, 2 plastic panels 58" high for up to 60" opening	EA	---	---	---	---			015
	Same as above with tempered glass	EA	---	---	---	---			016
	Shower enclosure with 2 framed tempered glass doors 70" high for up to 48" opening	EA	---	---	---	---			017
HINGED DOOR	Aluminum frame, one hinged tempered glass door 70" high for up to 31" opening	EA	---	---	---	---			018
	Same as above with one stationary panel and one hinged door for 44" opening	EA	---	---	---	---			019
NEO-ANGLE GLASS SHOWER ENCLOSURE	Aluminum frame, 16" side panels, 27" door, 72" high, obscure tempered glass, installed	EA	---	---	---	---			020
	Same as above, with bright brass finish	EA	---	---	---	---			021
TUB WALL KIT	Tub surround 3, 4 or 5 piece vinyl instead of ceramic tile, no door included								
	Economy	EA	---	---	---	---			022
	Builder	EA	---	---	---	---			023
	Premium	EA	---	---	---	---			024

22. SHUTTERS, METAL FIREPLACE

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
DOOR SHUTTERS	Exterior door shutters with stationary slats, installed without hinges								
	Wood	PAIR	---	---	---	---			100
	Plastic	PAIR	---	---	---	---			101
	Aluminum	PAIR	---	---	---	---			102
WINDOW SHUTTERS	Exterior window shutters with stationary slats, installed without hinges								
	Wood 1-6 x 3-2	PAIR	---	---	---	---			110
		PAIR	---	---	---	---			111
		PAIR	---	---	---	---			112
	Plastic 1-6 x 3-2	PAIR	---	---	---	---			113
		PAIR	---	---	---	---			114
		PAIR	---	---	---	---			115
INTERIOR SHUTTERS	Interior movable shutter installed (hinged), four panels to each set, 3/4" pine, pre-assembled with knobs, hinges, glued joints								
	Width 27" Height 20"	SET	---	---	---	---			120
		SET	---	---	---	---			121
		SET	---	---	---	---			122
	31" 20"	SET	---	---	---	---			123
		SET	---	---	---	---			124
		SET	---	---	---	---			125
	35" 20"	SET	---	---	---	---			126
		SET	---	---	---	---			127
		SET	---	---	---	---			128
	39" 20"	SET	---	---	---	---			129
		SET	---	---	---	---			130
		SET	---	---	---	---			131
ZERO CLEARANCE FIREPLACE	Pre-fabricated metal wood burning fireplace & chimney, including exterior chimney housing, 4-5 x 5-0, 13 feet measuring from floor to top of chimney housing	EA	---	---	---	---			140
	Additional chimney above 13 feet	LF	---	---	---	---			141
	Colored fireplace and chimney ADD	EA	---	--	---	---			142

22. SECURITY DEVICES

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
BURGLAR ALARM	Control box								
	Standard	EA	---	---	---	---			150
	Premium	EA	---	---	---	---			151
	Sensor								
	Hard wired (wires in walls)	EA	---	---	---	---			155
ACCESSORIES	Exposed wires	EA	---	---	---	---			156
	Radio transmitter	EA	---	---	---	---			157
	Outside horn	EA	---	---	---	---			160
	Emergency pocket transmitter	EA	---	---	---	---			161
	Automatic message transmitter	EA	---	---	---	---			162
	Freeze alert	EA	---	---	---	---			163
	Motion detector	EA	---	---	---	---			164
	Remote alarm	EA	---	---	---	---			165
	Install	EA	---	--	---	---			170
	Re-test	EA	--	---	---	---			171
FIRE EXTIN- GUISHER	Security bars installed on existing window	SF	---	---	---	---			175
	SF = Window area								
	Hinged door bar with deadbolt	EA	---	---	---	---			176
SECURITY BARS	Install new steel basement double door enclosure on existing foundation areaway								
	• Complete entrance covering								
	• Baked on prime finish								
	• Torsion cam door lift system								
	• Assembly and anchor hardware								
STEEL BASEMENT ENTRANCE DOORS AND STAIRWAY	• 14 gauge galvanized steel stringers								
	• 2" x 10" pressure treated wood treads								
	Door Size								
	H L W								
	52" 43" 51"	EA	---	---	---	---			180
	22" 64" 51"	EA	---	---	---	---			181
	19" 72" 55"	EA	---	---	---	---			182
	21" 96" 55"	EA	---	---	---	---			183

22. WOOD FENCING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
PICKET FENCE	<ul style="list-style-type: none"> 4" x 4" posts, 8'-0" OC set 2" into 6" gravel bed of 36" deep post hole with tamped dirt and gravel to top of hole 1" x 4" pickets 6" OC, two horizontal 2" x 3" rails, 36" high 								
	Cedar	LF	---	---	---	---			.200
	Pressure treated pine	LF	---	---	---	---			.201
	Redwood	LF	---	---	---	---			.202
	Same as above, three horizontal 2" x 3" rails, 48" high								
	Cedar	LF	---	---	---	---			.205
	Pressure treated pine	LF	---	---	---	---			.206
	Redwood	LF	---	---	---	---			.207
PICKET GATE	Two gateposts set 2" into 6" gravel bed of 36" deep post hole with tamped dirt and concrete to top of hole and 42" wide gate, two rail, 36" high								
	Cedar	EA	---	---	---	---			.210
	Pressure treated pine	EA	---	---	---	---			.211
	Redwood	EA	---	---	---	---			.212
	Same as above with 42" wide gate, three rail, 48" high								
	Cedar	EA	---	---	---	---			.215
	Pressure treated pine	EA	---	---	---	---			.216
	Redwood	EA	---	---	---	---			.217
STOCKADE FENCE	<ul style="list-style-type: none"> 1" x 3" vertical pickets 6 ft high x 8 ft. long prefab panels Three 2" x 3" rails 4" x 4" or 6" round posts, 8'-0" OC, set 2" into 6" gravel bed of 36" deep post hole with tamped dirt and concrete to top of hole 								
	Cedar	LF	---	---	---	---			.220
	Pressure treated pine	LF	---	---	---	---			.221
STOCKADE GATE	Two gateposts set 2" into 6" gravel bed with tamped dirt and concrete to top of hole and 42" wide gate, 6 ft. high								
	Cedar	EA	---	---	---	---			.225
	Pressure treated pine	EA	---	---	---	---			.226
SPLIT RAIL FENCE	<ul style="list-style-type: none"> Split rail fence, two rails Line posts, 36" high, 8'-0" OC, set 2" into 6" gravel bed of 36" deep post hole with tamped dirt and concrete to top of hole 								
	Cedar	LF	---	---	---	---			.230
	Pressure treated pine	LF	---	---	---	---			.231
	Same as above, 48" high, three rail								
	Cedar	LF	---	---	---	---			.235
	Pressure treated pine	LF	---	---	---	---			.236

22. WOOD AND CHAIN LINK FENCING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
SOLID BOARD FENCE	Fencing costs below include line posts and gate posts set 2" into 6" gravel bed at bottom of 36" deep post hole with tamped dirt and gravel to top of post hole.								
	• 1" x 6" solid board fence, 42" high • Two 2" x 4" rails • 4" x 4" posts, 8'-0" OC Cedar	LF	---	---	---	---			.240
	Pressure treated pine	LF	---	---	---	---			.241
	Same as above, three rail, 72" high Cedar	LF	---	---	---	---			.243
	Pressure treated pine	LF	---	---	---	---			.244
SOLID BOARD GATE	Two gateposts and 42" wide gate, 42" high Cedar	EA	---	---	---	---			.250
	Pressure treated pine	EA	---	---	---	---			.251
BOARD ON BOARD FENCE	Two gateposts and 42" wide gate, 72" high Cedar	EA	---	---	---	---			.253
	Pressure treated pine	EA	---	---	---	---			.254
BOARD ON BOARD GATE	• 1" x 6" vertical boards, 42" high, on alternating sides of two 2" x 4" rails • 4" x 4" posts, 8'-0" OC Cedar	LF	---	---	---	---			.260
	Pressure treated pine	LF	---	---	---	---			.261
	Same as above, three rails, 72" high Cedar	LF	---	---	---	---			.263
CHAIN LINK FENCE	Pressure treated pine	LF	---	---	---	---			.264
	Two gateposts and 42" wide gate, 42" high Cedar	EA	---	---	---	---			.270
	Pressure treated pine	EA	---	---	---	---			.271
CHAIN LINK GATE	Two gateposts and 42" wide gate, 72" high Cedar	EA	---	---	---	---			.273
	Pressure treated pine	EA	---	---	---	---			.274
	11 ga. galvanized steel or 11-1/2 ga. vinyl covered fencing, 1-5/8" posts 10'-0" OC, 1-5/8" top rail 36"	LF	---	---	---	---			.280
CHAIN LINK GATE	48"	LF	---	---	---	---			.281
	60"	LF	---	---	---	---			.282
	72"	LF	---	---	---	---			.283
	Two gateposts and 48" wide gate 36"	EA	---	---	---	---			.290
CHAIN LINK GATE	48"	EA	---	---	---	---			.291
	60"	EA	---	---	---	---			.292
	72"	EA	---	---	---	---			.293

23. HARDWOOD FLOORS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
HARDWOOD	Lay floor with T&G and end-matched oak flooring, 25/32" x 2-1/4"								
	Clear	SF	---	---	---	---			000
	Select	SF	---	---	---	---			001
	#1 Common	SF	---	---	---	---			002
PREFINISHED HARDWOOD	Prefinished oak, 25/32" x 2-1/4"	SF	---	---	---	---			003
	Ranch plank with screws and plugs	SF	---	---	---	---			004
HARDWOOD TOOTHED IN	Strip oak flooring toothed in to existing floor, 25/32" x 2-1/4" ADD	EA	--	---	---	---			005
	EA = Each tooth-in joint								
PARQUET	Oak laminated, set in mastic over concrete or plywood deck, T&G, prefinished, clear								
	12" x 12" x 1/2"	SF	---	---	---	---			006
FLOOR FINISHING	Sand and finish new floor								
	Natural	SF	---	---	---	---			007
	Dark stain	SF	---	---	---	---			008
	Bleached	SF	---	---	---	---			009
	Sand and finish old floor								
	Natural	SF	---	---	---	---			010
LAMINATE FLOORING	Dark stain	SF	---	---	---	---			011
	Bleached	SF	---	---	---	---			012
	3 layer composite laminate flooring								
	• 1/4" x 8" x 47" T&G								
	• 20 colors and patterns								
	• Foam sheet underlayment								
	• Glue								
	• 16' transition moulding								
	5 year warranty	SF	---	---	---	---			020
	15 year warranty	SF	---	---	---	---			021

23. RESILIENT FLOORS

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
UNDERLAY- MENT	Underlayment for resilient floors nailed over existing floor								
	Plywood 3/8"	SF	---	---	---	---			100
	1/2"	SF	---	---	---	---			101
	5/8"	SF	---	---	---	---			102
	3/4"	SF	---	---	---	---			103
	Particleboard 3/8"	SF	---	---	---	---			104
	1/2"	SF	---	---	---	---			105
	5/8"	SF	---	---	---	---			106
	3/4"	SF	---	---	---	---			107
ASPHALT TILE	Laid in adhesive over smooth surface, 9" x 9"								
	B Grade	SF	---	---	---	---			108
	C Grade	SF	---	---	---	---			109
	D Grade	SF	---	---	---	---			110
VINYL COMPOSITION	Laid in adhesive over smooth surface, 9" x 9"								
	1/16"	SF	---	---	---	---			111
	3/32"	SF	---	---	---	---			112
	1/8"	SF	---	---	---	---			113
	Same as above, 12" x 12"								
	1/16"	SF	---	---	---	---			114
	3/32"	SF	---	---	---	---			115
	1/8"	SF	---	---	---	---			116
VINYL TILE	Laid in adhesive over smooth surface, 9" x 9"								
	1/16"	SF	---	---	---	---			117
	3/32"	SF	---	---	---	---			118
	1/8"	SF	---	---	---	---			119
	Same as above, 12" x 12"								
	1/16"	SF	---	---	---	---			120
	1/8"	SF	---	---	---	---			121
	Premium	SF	---	---	---	---			122
SHEET VINYL	Laid in adhesive over smooth surface								
	Economy	SF	---	---	---	---			123
	Medium	SF	---	---	---	---			124
	Premium	SF	---	---	---	---			125
BASE	Vinyl base, including corners 2-1/4"	LF	---	---	---	---			126
	4"	LF	---	---	---	---			127
	6"	LF	---	---	---	---			128

23. TILE FLOOR

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
UNDERLAY- MENT	Water resistant 1/2" thick backer board underlayment for ceramic tile floor, including thin set mortar, joint tape and galvanized screws	SF	---	---	---	---			220
CERAMIC TILE FLOOR	Install ceramic tile on bathroom, kitchen, laundry room or foyer floor <ul style="list-style-type: none"> 1/2" cement board Thin set mortar Set ceramic tile, grout and seal with silicone 								
	Ceramic tile @ \$2.00 SF	SF	---	---	---	---			221
	\$4.00 SF	SF	---	---	---	---			222
	\$6.00 SF	SF	---	---	---	---			223
CERAMIC TILE SHOWER STALL FLOOR	Install ceramic tile shower stall floor <ul style="list-style-type: none"> Mix and set mud Set ceramic tile, grout and seal with silicone 								
	Ceramic tile @ \$2.00 SF	SF	---	---	---	---			225
	\$4.00 SF	SF	---	---	---	---			226
	\$6.00 SF	SF	---	---	---	---			227
TILE FLOORS	Install tile on bathroom, kitchen, laundry room or foyer floor <ul style="list-style-type: none"> 5/8" CDX plywood 1/2" cement board Thin set mortar Set tile, grout and seal 								
	Marble tile @ \$8.00 SF	SF	---	---	---	---			230
	\$12.00 SF	SF	---	---	---	---			231
	\$16.00 SF	SF	---	---	---	---			232
	Quarry tile 1/2" or 3/4" thick, 4" x 4", 6" x 6", 8" x 8", and 9" x 9"	SF	---	---	---	---			233
	Paver tile 1" thick, 4" x 4", 6" x 6"	SF	---	---	---	---			234
	Slate tile, 3/8" thick, 12" x 12"	SF	---	---	---	---			235

23. CARPETING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD. %	MOD. PRICE	
CARPETING	Indoor-outdoor carpeting on wood or concrete								
	Economy	SF	---	---	---	---			207
	Medium	SF	---	---	---	---			208
	Premium	SF	---	---	---	---			209
	Interior carpeting, including padding								
	@ \$12/Yd	SF	---	---	---	---			210
	@ \$15/Yd	SF	---	---	---	---			211
	@ \$20/Yd	SF	---	---	---	---			212
	@ \$25/Yd	SF	---	---	---	---			213
	Stair carpeting ADD	Per Riser	--	---	---	---			214
	See Section 2, <i>TEAR-OUT</i> , for carpet removal and cleaning.								

24. PAINTING PREPARATION, EXTERIOR

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
PAINT REMOVAL	Remove existing paint or varnish with chemicals, 1 or 2 layers per coat of paint remover								
	Exterior wood siding	SF	---	---	---	---			000
	Exterior trim	LF	---	---	---	---			001
	Remove non-lead based paint by light sand blasting	SF	---	---	---	---			002
BURNING OFF	Remove loose or blistered paint with wire brush or paint scraper	SF	--	---	---	---			003
	Exterior siding, non-lead based paint								
	Average	SF	--	---	---	---			004
	Extensive	SF	--	---	---	---			005
SANDING AND FILLING	Exterior trim, non-lead based paint	LF	--	---	---	---			006
	Sand and fill exterior wood siding and trim								
	Average	SF	--	---	---	---			007
	Extensive	SF	--	---	---	---			008
REGLAZE	Sand and fill exterior trim only								
	Average	LF	--	---	---	---			009
	Extensive	LF	--	---	---	---			010
	Reglaze sash	LF	--	---	---	---			011
ACID WASH	Acid wash galvanized gutter and downspout	LF	--	---	---	---			012
CAULK	Caulk trim or siding joints	LF	---	---	---	---			013
WASHING	Power wash with TSP (or substitute) in preparation for exterior painting, including pressure washer rental, chemical injector rental and TSP (trisodium phosphate)	EA PLUS SF	---	---	---	---			040
			---	---	---	---			041
	Power wash in preparation for exterior painting, including pressure washer rental	EA PLUS SF	---	---	---	---			042
			---	---	---	---			043
	Each additional story if ladder or scaffolding is required ADD	SF	--	30%	20%	20%			015
<i>Painting costs on every page include set-up and clean-up time and protection of items not to be painted. All work shown is at one-story level except as noted.</i>									

24. SIDING PAINTING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.	
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.		
SIDING	Painting costs on every page include set-up and clean-up time and protection of items not to be painted. All work shown is at one-story level except as noted.									
	Wood, plywood, asbestos and composition siding, paint with brush									
	1 coat on painted surface	SF	---	---	---	---			100	
	Prime and 1 coat	SF	---	---	---	---			101	
	Prime and 2 coats	SF	---	---	---	---			102	
	Same as above, with roller									
	1 coat on painted surface	SF	---	---	---	---			103	
	Prime and 1 coat	SF	---	---	---	---			104	
	Prime and 2 coats	SF	---	---	---	---			105	
	Same as above, with spray gun									
	1 coat on painted surface	SF	---	---	---	---			106	
	Prime and 1 coat	SF	---	---	---	---			107	
	Prime and 2 coats	SF	---	---	---	---			108	
	Same as above, stained, with brush									
	1 coat	SF	---	---	---	---			109	
	2 coats	SF	---	---	---	---			110	
	ALUMINUM SIDING	Aluminum siding, paint with brush								
		1 coat	SF	---	---	---	---			111
		2 coats	SF	---	---	---	---			112
		Same as above, with spray gun								
		1 coat	SF	---	---	---	---			113
		2 coats	SF	---	---	---	---			114
	For each additional story up, per coat <div>ADD</div>	SF	--	30%	20%	20%			115	

24. SHINGLES, STUCCO, MASONRY PAINTING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
WOOD SHINGLES, ROUGH SIDING	Cedar shingles, paint with brush								
	1 coat on painted surface	SF	---	---	---	---			116
	Prime and 1 coat	SF	---	---	---	---			117
	Prime and 2 coats	SF	---	---	---	---			118
	Cedar shingles, with spray gun								
	1 coat on painted surface	SF	---	---	---	---			119
	Prime and 1 coat	SF	---	---	---	---			120
	Prime and 2 coats	SF	---	---	---	---			121
	Cedar shingles, stained with brush								
	1 coat	SF	---	---	---	---			122
	2 coats	SF	---	---	---	---			123
	Cedar shingles, stained with spray gun								
	1 coat	SF	---	---	---	---			124
	2 coats	SF	---	---	---	---			125
SMOOTH BRICK OR STUCCO	With roller								
	1 coat on painted surface	SF	---	---	---	---			126
	Prime and 1 coat	SF	---	---	---	---			127
	Prime and 2 coats	SF	---	---	---	---			128
	With spray gun								
	1 coat on painted surface	SF	---	---	---	---			129
	Prime and 1 coat	SF	---	---	---	---			130
POROUS BRICK OR STUCCO	Prime and 2 coats	SF	---	---	---	---			131
	With roller								
	1 coat on painted surface	SF	---	---	---	---			132
	Prime and 1 coat	SF	---	---	---	---			133
	Prime and 2 coats	SF	---	---	---	---			134
	With spray gun								
	1 coat on painted surface	SF	---	---	---	---			135
	Prime and 1 coat	SF	---	---	---	---			136
	Prime and 2 coats	SF	---	---	---	---			137

24. EXTERIOR TRIM PAINTING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
MOULDING AND TRIM	Door or window moulding or trim <i>(if same color and finish as wall, include in wall estimate),</i> with brush								
	1 coat on painted surface	LF	---	---	---	---			200
	Prime and 1 coat	LF	---	---	---	---			201
	Prime and 2 coats	LF	---	---	---	---			202
FASCIA OR RAKE	Up to 12" fascia or rake with brush, one face and edge								
	1 coat on painted surface	LF	---	---	---	---			203
	Prime and 1 coat	LF	---	---	---	---			204
	Prime and 2 coats	LF	---	---	---	---			205
SOFFIT	Up to 12" soffit, with brush								
	1 coat on painted surface	LF	---	---	---	---			206
	Prime and 1 coat	LF	---	---	---	---			207
	Prime and 2 coats	LF	---	---	---	---			208
	Soffit, with roller								
	1 coat on painted surface	SF	---	---	---	---			209
	Prime and 1 coat	SF	---	---	---	---			210
	Prime and 2 coats	SF	---	---	---	---			211
	Soffit, with spray gun								
	1 coat on painted surface	SF	---	---	---	---			212
	Prime and 1 coat	SF	---	---	---	---			213
	Prime and 2 coats	SF	---	---	---	---			214
EAVES, OPEN WITH RAFTERS	With brush, all sides of rafters, interior of fascia and underside of roof sheathing								
	1 coat on painted surface	SF	---	---	---	---			215
	Prime and 1 coat	SF	---	---	---	---			216
	Prime and 2 coats	SF	---	---	---	---			217
	With spray gun								
	1 coat on painted surface	SF	---	---	---	---			218
	Prime and 1 coat	SF	---	---	---	---			219
	Prime and 2 coats	SF	---	---	---	---			220

24. DECK, PORCH PAINTING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
WOOD DECK OR PORCH FLOOR, TOP SIDE	Paint with brush								
	1 coat on painted surface	SF	---	---	---	---			221
	Prime and 1 coat	SF	---	---	---	---			222
	Prime and 2 coats	SF	---	---	---	---			223
	Paint with roller								
	1 coat on painted surface	SF	---	---	---	---			224
	Prime and 1 coat	SF	---	---	---	---			225
	Prime and 2 coats	SF	---	---	---	---			226
	Paint with spray gun								
	1 coat on painted surface	SF	---	---	---	---			227
	Prime and 1 coat	SF	---	---	---	---			228
	Prime and 2 coats	SF	---	---	---	---			229
	Stain and/or clear finish with brush								
	1 coat	SF	---	---	---	---			230
	2 coats	SF	---	---	---	---			231
	3 coats	SF	---	---	---	---			232
	Stain and/or clear finish with roller								
	1 coat	SF	---	---	---	---			233
	2 coats	SF	---	---	---	---			234
	3 coats	SF	---	---	---	---			235
	Stain and/or clear finish with spray gun								
	1 coat	SF	---	---	---	---			236
	2 coats	SF	---	---	---	---			237
	3 coats	SF	---	---	---	---			238
PORCH CEILING	Paint wood porch ceiling with brush								
	1 coat on painted surface	SF	---	---	---	---			239
	Prime and 1 coat	SF	---	---	---	---			240
	Prime and 2 coats	SF	---	---	---	---			241
	Paint with roller								
	1 coat on painted surface	SF	---	---	---	---			242
	Prime and 1 coat	SF	---	---	---	---			243
	Prime and 2 coats	SF	---	---	---	---			244
	Paint with spray gun								
	1 coat on painted surface	SF	---	---	---	---			245
	Prime and 1 coat	SF	---	---	---	---			246
	Prime and 2 coats	SF	---	---	---	---			247
CONCRETE PORCH	Paint top surface and sides of concrete porch slab with roller								
	1 coat	SF	---	---	---	---			248
	2 coats	SF	---	---	---	---			249
	Paint with spray gun								
	1 coat	SF	---	---	---	---			250
	2 coats	SF	---	---	---	---			251

24. DECK AND PORCH PAINTING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
PORCH OR DECK RAILING	SF = Height of railing multiplied by length of railing, measure one side only								
	Paint all sides of railings and balusters, With brush 1 coat	SF	---	---	---	---			300
	2 coats	SF	---	---	---	---			301
	Paint with spray gun								
	1 coat	SF	---	---	---	---			302
	2 coats	SF	---	---	---	---			303
	Stain and/or clear finish with brush 1 coat	SF	---	---	---	---			304
	2 coats	SF	---	---	---	---			305
	3 coats	SF	---	---	---	---			306
	Stain and/or clear finish with spray gun 1 coat	SF	---	---	---	---			307
	2 coats	SF	---	---	---	---			308
	3 coats	SF	---	---	---	---			309
WOOD STEPS	SF = To obtain SF area, measure top side only of steps								
	Paint all surfaces (top, bottom, sides) of steps and stringers, paint with brush								
	1 coat on painted surface	SF	---	---	---	---			310
	Prime and 1 coat	SF	---	---	---	---			311
	Prime and 2 coats	SF	---	---	---	---			312
	Paint with spray gun								
	1 coat on painted surface	SF	---	---	---	---			313
	Prime and 1 coat	SF	---	---	---	---			314
	Prime and 2 coats	SF	---	---	---	---			315
	Stain and/or clear finish with brush 1 coat	SF	---	---	---	---			316
	2 coats	SF	---	---	---	---			314
	3 coats	SF	---	---	---	---			318
	Stain and/or clear finish with spray gun 1 coat	SF	---	---	---	---			319
	2 coats	SF	---	---	---	---			320
	3 coats	SF	---	---	---	---			321

24. EXTERIOR, FENCE PAINTING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
WINDOW SCREEN	Paint wood window screen, all sides								
	1 coat	EA	---	---	---	---			322
	2 coats	EA	---	---	---	---			323
STORM SASH	Paint storm sash all sides								
	1 coat	EA	---	---	---	---			324
	2 coats	EA	---	---	---	---			325
BLINDS AND SHUTTERS	Wood or metal, louvered, both sides and all edges, with brush								
	1 coat on painted surface	EA	---	---	---	---			326
	Prime and 1 coat	EA	---	---	---	---			327
	Prime and 2 coats	EA	---	---	---	---			328
	With spray gun								
	1 coat on painted surface	EA	---	---	---	---			329
	Prime and 1 coat	EA	---	---	---	---			330
	Prime and 2 coats	EA	---	---	---	---			331
FENCE, PLAIN	Plain board fence, paint all sides								
	Brush 1 coat	SF	---	---	---	---			332
	2 coats	SF	---	---	---	---			333
	Spray 1 coat	SF	---	---	---	---			334
	2 coats	SF	---	---	---	---			335
	SF = Height of fence multiplied by length of fence, measure one face only								
PICKET	Picket fence, all sides								
	Brush 1 coat	SF	---	---	---	---			336
	2 coats	SF	---	---	---	---			337
	Spray 1 coat	SF	---	---	---	---			338
	2 coats	SF	---	---	---	---			339
CHAIN LINK	Chain link fence, all sides								
	Brush 1 coat	SF	---	---	---	---			340
	2 coats	SF	---	---	---	---			341
	Roller 1 coat	SF	---	---	---	---			342
	2 coats	SF	---	---	---	---			343
	Chain link fence, all sides with spray gun								
	1 coat	SF	---	---	---	---			344
	2 coats	SF	---	---	---	---			345

24. EXTERIOR PAINTING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
GUTTER AND/OR DOWNSPOUT	Metal gutter and/or downspout, paint with brush								
	1 coat on painted surface	LF	---	---	---	---			400
	Prime and 1 coat	LF	---	---	---	---			401
	Prime and 2 coats	LF	---	---	---	---			402
	Wood gutter, 4" x 5", with brush								
	1 coat on painted surface	LF	---	---	---	---			403
	Prime and 1 coat	LF	---	---	---	---			404
	Prime and 2 coats	LF	---	---	---	---			405
	Paint all sides of lattice work with brush								
	SF = Height of lattice work multiplied by length, measure one face only								
LATTICE WORK	1 coat	SF	---	---	---	---			406
	2 coats	SF	---	---	---	---			407
	Same as above, with spray gun								
	1 coat	SF	---	---	---	---			408
	2 coats	SF	---	---	---	---			409
COLUMNS AND PILASTERS	Wood columns and pilasters, paint with brush								
	1 coat	SF	---	---	---	---			410
	2 coats	SF	---	---	---	---			411
	Wood columns and pilasters, paint with spray gun								
	1 coat	SF	---	---	---	---			412
	2 coats	SF	---	---	---	---			413

24. DOOR PAINTING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
FLUSH ENTRANCE DOOR	Paint one side only, including jamb and casing, with brush								
	1 coat on painted surface	EA	---	---	---	---			414
	Prime and 1 coat	EA	---	---	---	---			415
	Prime and 2 coats	EA	---	---	---	---			416
	With roller								
	1 coat on painted surface	EA	---	---	---	---			417
	Prime and 1 coat	EA	---	---	---	---			418
	Prime and 2 coats	EA	---	---	---	---			419
	Stain and/or clear finish with brush								
	1 coat	EA	---	---	---	---			420
	2 coats	EA	---	---	---	---			421
	3 coats	EA	---	---	---	---			422
2 TO 6 PANEL ENTRANCE DOOR	Paint one side only, including jamb and casings, with brush								
	1 coat on painted surface	EA	---	---	---	---			423
	Prime and 1 coat	EA	---	---	---	---			424
	Prime and 2 coats	EA	---	---	---	---			425
	Stain and/or clear finish with brush								
	1 coat	EA	---	---	---	---			426
	2 coats	EA	---	---	---	---			427
	3 coats	EA	---	---	---	---			428

24. DOOR PAINTING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
2 TO 6 LIGHT DOOR	Paint one side only, including jamb and casing, with brush								
	1 coat on painted surface	EA	---	---	---	---			429
	Prime and 1 coat	EA	---	---	---	---			430
	Prime and 2 coats	EA	---	---	---	---			431
	Stain and/or clear finish, with brush								
	1 coat	EA	---	---	---	---			432
	2 coats	EA	---	---	---	---			433
	3 coats	EA	---	---	---	---			434
9 TO 15 LIGHT FRENCH DOOR	One side only, including jamb and casing, with brush								
	1 coat on painted surface	EA	---	---	---	---			435
	Prime and 1 coat	EA	---	---	---	---			436
	Prime and 2 coats	EA	---	---	---	---			437
	Stain and/or clear finish, with brush								
	1 coat	EA	---	---	---	---			438
	2 coats	EA	---	---	---	---			439
	3 coats	EA	---	---	---	---			440
COLONIAL ENTRANCE	For single door, paint with brush								
	1 coat on painted surface	EA	---	---	---	---			441
	Prime and 1 coat	EA	---	---	---	---			442
	Prime and 2 coats	EA	---	---	---	---			443
	For single door with two sidelights								
	1 coat on painted surface	EA	---	---	---	---			444
	Prime and 1 coat	EA	---	---	---	---			445
	Prime and 2 coats	EA	---	---	---	---			446

24. DOOR PAINTING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
GLIDING PATIO DOOR	Paint one side only, including trim, jamb and casings, with brush, two panels								
	1 coat on painted surface	EA	---	---	---	---			500
	Prime and 1 coat	EA	---	---	---	---			501
	Prime and 2 coats	EA	---	---	---	---			502
	Stain and/or clear finish with brush								
	1 coat	EA	---	---	---	---			503
	2 coats	EA	---	---	---	---			504
	3 coats	EA	---	---	---	---			505
	Same as above, three panels with brush								
	1 coat on painted surface	EA	---	---	---	---			506
	Prime and 1 coat	EA	---	---	---	---			507
	Prime and 2 coats	EA	---	---	---	---			508
	Stain and/or clear finish with brush								
	1 coat	EA	---	---	---	---			509
	2 coats	EA	---	---	---	---			510
	3 coats	EA	---	---	---	---			511
GARAGE DOOR	Both sides, including jambs and casings, paint with brush, 9-0 x 7-0								
	1 coat on painted surface	EA	---	---	---	---			512
	Prime and 1 coat	EA	---	---	---	---			513
	Prime and 2 coats	EA	---	---	---	---			514
	Same as above, with spray gun								
	1 coat on painted surface	EA	---	---	---	---			515
	Prime and 1 coat	EA	---	---	---	---			516
	Prime and 2 coats	EA	---	---	---	---			517
	Both sides, including jambs and casings, paint with brush, 16-0 x 7-0								
	1 coat on painted surface	EA	---	---	---	---			518
	Prime and 1 coat	EA	---	---	---	---			519
	Prime and 2 coats	EA	---	---	---	---			520
	Same as above, with spray gun								
	1 coat on painted surface	EA	---	---	---	---			521
	Prime and 1 coat	EA	---	---	---	---			522
	Prime and 2 coats	EA	---	---	---	---			523

24. PAINTING PREPARATION, INTERIOR

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
PAINT REMOVAL	Remove existing paint or varnish with chemicals, 1 or 2 layers per coat of paint remover								
	Interior trim	LF	---	---	---	---			016
	Paneling	SF	---	---	---	---			017
STRIP CABINETS	Remove existing paint or varnish with chemicals								
	Bookshelves or cabinets (including backing)	SF	---	---	---	---			018
	Cabinet doors (2 sides)	SF	---	---	---	---			019
	SF = Front square footage of shelves, cabinets or doors								
BURNING OFF	Plain surfaces, non-lead based paint								
	Average	SF	--	---	---	---			020
	Extensive	SF	--	---	---	---			021
	Interior trim	LF	--	---	---	---			022
	De-gloss walls or trim	SF	---	---	---	---			023
SANDING AND FILLING	Fill holes and small cracks in walls or ceiling								
	Average	SF	--	---	---	---			024
	Extensive	SF	--	---	---	---			025
	Sand and fill trim	LF	---	---	---	---			026
	Caulk trim	LF	---	---	---	---			027
HARDWARE	Cabinet hardware removal and replacement	EA	--	---	---	---			028
	Lockset removal and replacement	EA	--	---	---	---			029
WASHING	Wash interior with TSP before repainting								
	Smooth walls	SF	--	---	---	---			030
	Textured walls	SF	--	---	---	---			031
	Door jamb, casing and trim	EA	--	---	---	---			032
	Window, including all trim	EA	--	---	---	---			033
	Mouldings	LF	--	---	---	---			034

24. DOOR PAINTING, INTERIOR

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
INTERIOR DOOR	Paint both sides of flush or panel door including casing and jamb, with brush								
	1 coat on painted surface	EA	---	---	---	---			524
	Prime and 1 coat	EA	---	---	---	---			525
	Prime and 2 coats	EA	---	---	---	---			526
	With roller								
	1 coat on painted surface	EA	---	---	---	---			527
	Prime and 1 coat	EA	---	---	---	---			528
	Prime and 2 coats	EA	---	---	---	---			529
	Stain and/or clear finish, with brush								
	1 coat	EA	---	---	---	---			530
	2 coats	EA	---	---	---	---			531
	3 coats	EA	---	---	---	---			532
LOUVER DOOR	Paint both sides of louver door, including casing and jamb, with brush								
	1 coat on painted surface	EA	---	---	---	---			533
	Prime and 1 coat	EA	---	---	---	---			534
	Prime and 2 coats	EA	---	---	---	---			535
	Stain and/or clear finish, with brush								
	1 coat	EA	---	---	---	---			536
	2 coats	EA	---	---	---	---			537
	3 coats	EA	---	---	---	---			538
BIFOLD DOORS	Paint both sides of bifold unit up to 5'-0" wide opening, including casing and jamb, with brush								
	1 coat on painted surface	EA	---	---	---	---			539
	Prime and 1 coat	EA	---	---	---	---			540
	Prime and 2 coats	EA	---	---	---	---			541
	Stain and/or clear finish, with brush								
	1 coat	EA	---	---	---	---			542
	2 coats	EA	---	---	---	---			543
	3 coats	EA	---	---	---	---			544

24. WINDOW PAINTING, EXTERIOR OR INTERIOR

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
WINDOW	Paint one side only, wood or metal double hung, sliding, casement, awning or picture window, including all trim one side, 1-8 to 3-0 width								
	1 coat on painted surface	EA PLUS LITE	---	---	---	---			600
			--	---	---	---			601
	Prime and 1 coat	EA PLUS LITE	---	---	---	---			602
			--	---	---	---			603
	Prime and 2 coats	EA PLUS LITE	---	---	---	---			604
	LITE = Each lite; count the lites and multiply by costs		--	---	---	---			605
	3-4 to 7-0 width								
	1 coat on painted surface	EA PLUS LITE	---	---	---	---			606
			--	---	---	---			607
	Prime and 1 coat	EA PLUS LITE	---	---	---	---			608
			--	---	---	---			609
	Prime and 2 coats	EA PLUS LITE	---	---	---	---			610
			--	---	---	---			611
	Stain and/or clear finish, 1-8 to 3-0 width 1 coat	EA PLUS LITE	---	---	---	---			612
			--	---	---	---			613
	2 coats	EA PLUS LITE	---	---	---	---			614
			--	---	---	---			615
	3 coats	EA PLUS LITE	---	---	---	---			616
			--	---	---	---			617
	3-4 to 7-0 width 1 coat	EA PLUS LITE	---	---	---	---			618
			--	---	---	---			619
	2 coats	EA PLUS LITE	---	---	---	---			620
			--	---	---	---			621
	3 coats	EA PLUS LITE	---	---	---	---			622
			--	---	---	---			623
	Per additional story, if ladder or scaffolding is required ADD	EA	--	45%	40%	40%			624
	EA = Each opening								
GRILLES	Divided light grille	EA	---	---	---	---			625
	Paint or stain, 1 coat	EA	---	---	---	---			626
	Paint or stain, 2 coats								

24. INTERIOR PAINTING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
WALL	Smooth finish plaster or plasterboard, w/roller								
	1 coat on painted surface	SF	---	---	---	---			700
	Prime and 1 coat	SF	---	---	---	---			701
	Prime and 2 coats	SF	---	---	---	---			702
	Same as above, with spray gun								
	1 coat on painted surface	SF	---	---	---	---			703
	Prime and 1 coat	SF	---	---	---	---			704
	Prime and 2 coats	SF	---	---	---	---			705
PANELING	Paint wood panelled walls, with brush								
	1 coat on painted surface	SF	---	---	---	---			706
	Prime and 1 coat	SF	---	---	---	---			707
	Prime and 2 coats	SF	---	---	---	---			708
	Paint with roller								
	1 coat on painted surface	SF	---	---	---	---			709
	Prime and 1 coat	SF	---	---	---	---			710
	Prime and 2 coats	SF	---	---	---	---			711
	Stain and/or clear finish, on panelled walls with roller								
	1 coat	SF	---	---	---	---			712
	2 coats	SF	---	---	---	---			713
	3 coats	SF	---	---	---	---			714
MOULDING	Base, ceiling moulding, chair rail or door or window trim up to 6" (<i>if same color and finish as wall or ceiling, include in wall or ceiling estimate</i>)								
	1 coat on painted surface	LF	---	---	---	---			715
	Prime and 1 coat	LF	---	---	---	---			716
	Prime and 2 coats	LF	---	---	---	---			717
	Same as above with stain and/or clear finish								
	1 coat	LF	---	---	---	---			718
	2 coats	LF	---	---	---	---			719
	3 coats	LF	---	---	---	---			720
STAIR HANDRAIL	Paint handrail, balusters and newel post, one flight								
	1 coat on painted surface	EA	---	---	---	---			721
	Prime and 1 coat	EA	---	---	---	---			722
	Prime and 2 coats	EA	---	---	---	---			723

24. INTERIOR PAINTING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
SMOOTH CEILING	Smooth finish plaster or plasterboard, w/roller								
	1 coat on painted surface	SF	---	---	---	---			724
	Prime and 1 coat	SF	---	---	---	---			725
	Prime and 2 coats	SF	---	---	---	---			726
	Same as above, with spray gun								
	1 coat on painted surface	SF	---	---	---	---			727
	Prime and 1 coat	SF	---	---	---	---			728
	Prime and 2 coats	SF	---	---	---	---			729
TEXTURED CEILING	Textured ceiling, with roller								
	1 coat on painted surface	SF	---	---	---	---			730
	Prime and 1 coat	SF	---	---	---	---			731
	Prime and 2 coats	SF	---	---	---	---			732
	Same as above, with spray gun								
	1 coat on painted surface	SF	---	---	---	---			733
	Prime and 1 coat	SF	---	---	---	---			734
	Prime and 2 coats	SF	---	---	---	---			735
WOOD CEILING	Wood tongue & groove ceiling, with brush								
	1 coat on painted surface	SF	---	---	---	---			736
	Prime and 1 coat	SF	---	---	---	---			737
	Prime and 2 coats	SF	---	---	---	---			738
	Same as above, with roller								
	1 coat on painted surface	SF	---	---	---	---			739
	Prime and 1 coat	SF	---	---	---	---			740
	Prime and 2 coats	SF	---	---	---	---			741
	Same as above, with spray gun								
CATHEDRAL CEILING	1 coat on painted surface	SF	---	---	---	---			742
	Prime and 1 coat	SF	---	---	---	---			743
	Prime and 2 coats	SF	---	---	---	---			744
	Single or double pitch ceiling <i>Highest Point Above Floor</i>								
	6/12 Slope 12'-0" ADD	SF	15%	45%	37%	37%			745
	16'-0" ADD	SF	15%	75%	58%	58%			746
	20'-0" ADD	SF	15%	120%	90%	90%			747
	12/12 Slope 12'-0" ADD	SF	45%	75%	67%	67%			748
	16'-0" ADD	SF	45%	100%	85%	85%			749
	20'-0" ADD	SF	45%	150%	121%	121%			750
	SF = Plan area, not actual area covered								

24. INTERIOR PAINTING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
CASED OPENING	Door jambs and two sides casing, paint with brush, 3'-0" opening								
	1 coat on painted surface	EA	---	---	---	---			800
	Prime and 1 coat	EA	---	---	---	---			801
	Prime and 2 coats	EA	---	---	---	---			802
	Same as above, 6'-0" opening								
	1 coat on painted surface	EA	---	---	---	---			803
	Prime and 1 coat	EA	---	---	---	---			804
	Prime and 2 coats	EA	---	---	---	---			805
	Stain and/or clear finish on 3'-0" opening								
	1 coat	EA	---	---	---	---			806
	2 coats	EA	---	---	---	---			807
	3 coats	EA	---	---	---	---			808
	Same as above on 6'-0" opening								
	1 coat	EA	---	---	---	---			809
	2 coats	EA	---	---	---	---			810
	3 coats	EA	---	---	---	---			811
RADIATOR	SF = Multiply height of radiator by length of radiator, measure one face only.								
	Paint entire radiator with brush								
	1 coat	SF	---	---	---	---			812
	2 coats	SF	---	---	---	---			813
	Same as above, with spray gun								
SHELVES	1 coat	SF	---	---	---	---			814
	2 coats	SF	---	---	---	---			815
	Open shelves, no backing or vertical supports, top, bottom and edges, paint with brush, up to 12" shelves								
	1 coat on painted surface	LF	---	---	---	---			816
	Prime and 1 coat	LF	---	---	---	---			817
	Prime and 2 coats	LF	---	---	---	---			818
	Stain and/or clear finish with brush								
	1 coat	LF	---	---	---	---			819
	2 coats	LF	---	---	---	---			820
	3 coats	LF	---	---	---	---			821

24. INTERIOR SHELVES, TRIM PAINTING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
BOOKCASE AND CABINETS	Multiply height of bookcase, cabinet or door by the width, measuring one face only . Costs shown include painting all sides and edges of shelves and trim and one side of backing.								
	Paint with brush								
	Shelves 12" deep								
	1 coat on painted surface	SF	---	---	---	---			822
	Prime and 1 coat	SF	---	---	---	---			823
	Prime and 2 coats	SF	---	---	---	---			824
	Shelves 24" deep								
	1 coat on painted surface	SF	---	---	---	---			825
	Prime and 1 coat	SF	---	---	---	---			826
	Prime and 2 coats	SF	---	---	---	---			827
	Same as above with stain and/or clear finish								
	Shelves 12" deep								
	1 coat	SF	---	---	---	---			828
	2 coats	SF	---	---	---	---			829
	3 coats	SF	---	---	---	---			830
	Shelves 24" deep								
	1 coat	SF	---	---	---	---			831
	2 coats	SF	---	---	---	---			832
	3 coats	SF	---	---	---	---			833
CABINET DOORS	Two sides and all edges of cabinet doors, paint with brush								
	1 coat on painted surface	SF	---	---	---	---			834
	Prime and 1 coat	SF	---	---	---	---			835
	Prime and 2 coats	SF	---	---	---	---			836
	Same as above with stain and/or clear finish								
	1 coat	SF	---	---	---	---			837
	2 coats	SF	---	---	---	---			838
	3 coats	SF	---	---	---	---			839
CLOTHES CLOSET	Paint shelf and trim only								
	1 coat on painted surface	LF	---	---	---	---			840
	Prime and 1 coat	LF	---	---	---	---			841
	Prime and 2 coats	LF	---	---	---	---			842
	LF = Width of closet								
LINEN CLOSET	24" deep shelves, 12" OC vertically measured, paint shelves and trim only								
	1 coat on painted surface	LF	---	---	---	---			843
	Prime and 1 coat	LF	---	---	---	---			844
	Prime and 2 coats	LF	---	---	---	---			845
	LF = Width of closet								

24. WALLPAPERING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.AMT.	
WALLPAPER	Wallpaper applied to walls and/or ceiling, ceiling up to 8 feet above floor								
	<i>Retail Cost of Wallpaper</i>								
	\$11 per roll	SF	---	---	---	---			900
	\$14 per roll	SF	---	---	---	---			901
	\$17 per roll	SF	---	---	---	---			902
	\$20 per roll	SF	---	---	---	---			903
	\$25 per roll	SF	---	---	---	---			904
	\$30 per roll	SF	---	---	---	---			905
VINYL	Same as above, with vinyl wall covering								
	Light	SF	---	---	---	---			906
	Medium	SF	---	---	---	---			907
	Heavy	SF	---	---	---	---			908
GRASS CLOTH	Same as above, with grass cloth								
	Economy	SF	---	---	---	---			909
	Medium	SF	---	---	---	---			910
	Premium	SF	---	---	---	---			911
HIGH CEILING	For hanging paper in rooms with ceiling more than 8 feet above floor (up to 12 feet), add to above costs ADD	SF	--	20%	10%	10%			912
OVER OLD PAPER	For hanging paper over old layer(s) of wallpaper ADD	SF	--	20%	10%	10%			913
DIFFICULT JOB	For difficult job with more than average amount of cutting ADD	SF	--	20%	10%	10%			914
SMALL JOB	For hanging paper in small room with less than 200 SF of wall area ADD	SF	--	10%	5%	5%			915
REMOVE WALLPAPER	Remove wallpaper from plaster or drywall with steaming equipment								
	One layer	SF	--	---	---	---			916
	Several layers	SF	--	---	---	---			917
	Wash off glue after removing paper from wall	SF	--	---	---	---			918

25. CLEAN-UP AND HAULING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	LABOR	TOTAL		MOD.%	MOD.PRICE	
ADDITION	Costs shown below include removal of rubbish from premises to dumping ground, but no tear-out costs and no dumpster or dumping fees.								
	Including average amount of tear-out debris	EA PLUS SF	--	---	---	---			000
	SF = Room addition		--	---	---	---			001
BATHROOM AND KITCHEN	Including removal of old tile, plumbing fixtures, cabinets and appliances (does not include disconnecting fixtures)	EA	--	---	---	---			002
	EA = One load of rubbish (5 yards)								
DORMERS	Includes removal of old roofing and framing materials from premises	EA PLUS SF	--	---	---	---			003
			--	---	---	---			004
	SF = Size of new dormer								
GARAGE OR CARPORT	Removal of scrap lumber, masonry and tear-out debris	EA	--	---	---	---			005
	EA = Each job								
PORCH	Removal of scrap lumber and masonry	EA	--	---	---	---			006
BASEMENT FAMILY ROOM	Removal of scrap lumber and tear-out debris	EA PLUS SF	--	---	---	---			007
			--	---	---	---			008
	SF = Family room								
PORCH OR CARPORT ENCLOSURE	Removal of screening, posts, and other tear-out debris	EA	--	---	---	---			009

25. CLEAN-UP AND HAULING

SPECIFICATIONS		UNIT	CONTRACTOR'S JOB COST			PRICE	MARKUP MODIFICATION		DATA BASE ITEM NO.
			MATLS	---	TOTAL		MOD. %	MOD. PRICE	
DEMOLITION	Removal of debris from demolition work, loading masonry, plaster, lumber and other tear-out debris -- load truck from building by hand and haul to dumping ground within 5 miles	EA PLUS SF	-- --	--- ---	--- ---	--- ---			010 011
	Dumping fees and dumpster cost not included								
	SF = Floor area of building								
DIRT	Same as above, chute rubbish from building and haul	EA PLUS SF	-- --	--- ---	--- ---	--- ---			010 012
	Shovel dirt by hand into truck from piles and haul to dumping ground up to 5 miles	EA	--	---	---	---			013
	EA = 5 cu. yards of dirt (one truckload)								
ROOFING	<i>For removal of roof covering from roof, see page 144.</i>								
	Removal of scrap lumber and hauling up to 5 miles	EA PLUS SF	-- --	--- ---	--- ---	--- ---			014 015
MAID SERVICE	Complete cleaning of interior of area remodeled, including windows inside and out	EA PLUS SF	-- --	--- ---	--- ---	--- ---			016 017

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