

State Farm



State Farm®
P&C Claims

Fire Independent Adjuster Certification Training Price List

(This price list contains excerpts from an Xactimate® price list)

**** CONFIDENTIAL PRICE LIST PRINTOUT ****
Price List: TRAINING
Restoration/Service/Remodel with Service Charges Broken Out

Legend:

SEL	= Selector Code
ACT	= Activity
DESCRIPTION	= Description
UNIT	= Unit of Measure
REPLACE	= Replace Price
REMOVE	= Remove Price
RESET	= Reset Price
REMOVE & REPLACE	= Remove & Replace Price
TAX	= Tax
TOTAL	= Retail Labor

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Accessories – Mobile Home	ACC	Acoustical Treatments	ACT
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DRY DRYWALL

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
1/2	&	1/2" drywall - hung, taped, floated, ready for paint	SF	1.35	0.25	0.00	1.60
+		Includes: Drywall, metal corner bead, joint compound (mud), drywall nails, perfortape, grabber screws, texture machine, and installation labor. Quality: 1/2" drywall, light "orange peel" texture or smooth finish, ready for painting. Note: This item includes the following steps: tape coat, 1st coat, 2nd coat, and the application of a sprayed texture or additional sanding, wall mopping, and touch up necessary for a smooth wall finish. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove 1/2" drywall and to discard in a job-site waste receptacle. No life expectancy data					
112-	&	1/2" drywall - hung, taped, ready for texture	SF	1.18	0.25	0.00	1.43
+		Includes: Drywall, metal corner bead, joint compound (mud), drywall nails, perfortape, grabber screws, and installation labor. Quality: 1/2" drywall, taped and floated, ready for final texture or finish. Note: This item will include the following steps: tape coat, 1st coat, 2nd coat, and sanding sufficient to prep for an additional finish that needs to be applied such as heavy hand texture or sprayed acoustic. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove 1/2" drywall and to discard in a job-site waste receptacle. No life expectancy data					
1/2+	&	1/2" drywall - hung, taped, heavy texture, ready for paint	SF	1.56	0.25	0.00	1.81
+		Includes: Drywall, metal corner bead, joint compound (mud), drywall nails, perfortape, grabber screws, and installation labor. Quality: 1/2" drywall, heavy "knock down" texture, ready for paint. Note: This item includes the following steps: tape coat, 1st coat, 2nd coat, and the application of a heavy knock down or hand applied texture. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove 1/2" drywall and to discard in a job-site waste receptacle. No life expectancy data					
112++	&	1/2" drywall - hung, taped, with smooth wall finish	SF	1.69	0.25	0.00	1.94
+		Includes: Drywall, metal corner bead, joint compound (mud), drywall nails, perfortape, grabber screws, and installation labor. Quality: 1/2" drywall with smooth wall, (fullskimcoat) finish, no surface flaws. Note: This item includes the following steps: tape coat, 1st coat, 2nd coat, and then the walls must be coated with thin layer of mud to avoid surface flaws showing the difference between the gypsum board and joint compound. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove 1/2" drywall and to discard in a job-site waste receptacle. No life expectancy data					
1/2Ff	&	1/2" drywall- hung & fire taped only	SF	1.05	0.25	0.00	1.30
+		Includes: Drywall, metal corner bead, joint compound (mud), drywall nails, perfortape, grabber screws, and installation labor. Quality: 1/2" fire taped drywall. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove 1/2" drywall and to discard in a job-site waste receptacle. No life expectancy data					

DRY DRYWALL

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
1/4C++	&	1/4" drywall - 2 layer curved - smooth wall finish	SF	2.55	0.40	0.00	2.95
+		Includes: 2 layers of drywall, metal corner bead, joint compound ("mud"), drywall nails, perfortape, grabber screws, and installation labor. Surface layer only is taped and finished. Quality: 1/4" drywall with smoothwall, (fullskimcoat) finish. Note: Walls must be coated with thin layer of mud to avoid the difference of texture between the gypsum board and joint compound. This item to be used for curved surfaces only. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove double layer 1/4" drywall and to discard in a job-site waste receptacle. No life expectancy data					
1/4WM	&	1/4" drywall - vinyl coated w/seam battens - mobile home	SF	1.85	0.25	0.00	2.10
+		Includes: Vinyl coated drywall, trim battens at floor, ceiling, and between panels, colored finish nails, glue, and installation labor. Quality: 1/4" drywall board and trim with pre-installed vinyl wall covering in manufacturers standard colors and patterns. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove drywall and battens and to discard in a jobsite waste receptacle. No life expectancy data					
3/8M	&	3/8" drywall- hung, taped, floated - Mobile home	SF	1.40	0.25	0.00	1.65
+		Includes: Drywall, metal corner bead, joint compound (mud), drywall nails, perfortape, grabber screws, texture machine, and installation labor. Quality: 3/8" drywall, light "orange peel" texture, or smooth finish, ready for painting. Note: This item includes the following steps: tape coat, 1st coat, 2nd coat, and the application of a sprayed texture or additional sanding, wall mopping, and touch up necessary for a smooth wall finish. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove 112" drywall and to discard in a job-site waste receptacle. No life expectancy data					
5/8	&	5/8" drywall - hung, taped, floated, ready for paint	SF	1.50	0.25	0.00	1.75
+		Includes: Drywall, metal corner bead, joint compound (mud), drywall nails, perfortape, grabber screws, texture machine, and installation labor. Quality: 5/8" type "X" drywall with light "orange peel" texture, ready for paint. Note: This item includes the following steps: tape coat, 1st coat, 2nd coat, and the application of a sprayed texture or additional sanding, wall mopping, and touch up necessary for a smooth wall finish. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove 5/8" drywall and to discard in a job-site waste receptacle. No life expectancy data					
5/8-	&	5/8" drywall- hung, taped, ready for texture	SF	1.34	0.25	0.00	1.59
+		Includes: Drywall, metal corner bead, joint compound (mud), drywall nails, perfortape, grabber screws, and installation labor. Quality: 5/8" type "X" drywall ready for texture. Note: This item will include the following steps: tape coat, 1st coat, 2nd coat, and sanding sufficient to prep for an additional finish that needs to be applied such as heavy hand texture or sprayed acoustic. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove 5/8" drywall and to discard in a job-site waste receptacle. No life expectancy data					

DRY DRYWALL

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
AC	&	Acoustic ceiling (popcorn) texture	SF	0.56	0.26	0.00	0.82
+		Includes: Popcorn style acoustic ceiling texture, paint, texture machine, and installation labor. Quality: Average coverage, with latex paint added to the mixture prior to the application. Applied with a spraying machine. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove popcorn texture from the ceiling and to discard in a job-site waste receptacle. No life expectancy data					
AC-	&	Acoustic ceiling (popcorn) texture - light	SF	0.49	0.26	0.00	0.75
+		Includes: Popcorn style acoustic ceiling texture, paint, texture machine, and installation labor. Quality: Light coverage, with latex paint added to the mixture prior to the application. Applied with a spraying machine. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove popcorn texture from the ceiling and to discard in a job-site waste receptacle. No life expectancy data					
AC+	&	Acoustic ceiling (popcorn) texture - heavy	SF	0.69	0.26	0.00	0.95
+		Includes: Popcorn style acoustic ceiling texture, paint, texture machine, and installation labor. Quality: Heavy coverage, with latex paint added to the mixture prior to the application. Applied with a spraying machine. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove popcorn texture from the ceiling and to discard in a job-site waste receptacle. No life expectancy data					
ACR		Tear off painted acoustic ceiling (popcorn) texture	SF	0.00	0.53	0.00	0.53
		Includes: Labor cost to remove painted popcorn texture from ceiling and to discard in a job-site waste receptacle. No life expectancy data					
ADD	+	Additional cost for high wall or ceiling- 11'to 14'high	SF	0.23	0.00	0.00	0.23
+		Includes: Additional labor charge for installing drywall on ceilings or walls that are 11'to 14'high. Note: This charge should be applied to the SF of area that is 11' - 14'high, not the total SF of the room. No life expectancy data					
ADD>	+	Additional cost for high wall or ceiling - Over 14'to 20'	SF	0.31	0.00	0.00	0.31
+		Includes: Additional labor charge for installing drywall on ceilings or walls that are over 14'to 20' high. Note: This charge should be applied to the SF of area that is 14' - 20' high, not the total SF of the room. No life expectancy data					
ARCADD	+	Additional cost to hang and finish drywall archway	EA	12.76	0.00	0.00	12.76
+		Includes: Additional labor charge for hanging and finishing drywall in an arched wall opening or arched window. No life expectancy data					
GLIT	+	Glitter application to acoustic ceiling	SF	0.08	0.00	0.00	0.08
+		Includes: Glitter and installation labor. Note: Application of glitter to an acoustical ceiling. No life expectancy data					
GLU	+	Additional cost for gluing drywall	SF	0.13	0.00	0.00	0.13
+		Includes: Drywall adhesive and labor to apply. Excludes: Drywall, tape, mud, corner bead, texture. No life expectancy data					

DRY DRYWALL

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
TEX	+	Texture drywall -light hand texture	SF	0.31	0.00	0.00	0.31
+		Includes: Drywall joint compound and labor. Quality: Light texture with a light trowel or brush finish. Note: Texture is applied by hand. Average life expectancy 50 years Average depreciation 2% per year					
TEX-	+	Texture drywall - machine	SF	0.23	0.00	0.00	0.23
+		Includes: Texture compound, texture machine, and installation labor. Quality: Includes orange peel or similar machine applied texture. Average life expectancy 50 years Average depreciation 2% per year					
TEX+	+	Texture drywall - heavy hand texture	SF	0.47	0.00	0.00	0.47
+		Includes: Drywall joint compound and labor. Quality: Heavy texture with a "knockdown" finish. Note: Texture is applied by hand. Average life expectancy 50 years Average depreciation 2% per year					
TEX++	+	Texture drywall - smooth /skim coat	SF	0.61	0.00	0.00	0.61
+		Includes: Drywall joint compound and labor. Quality: Smooth/skim coat texture with a smoothwall finish. Note: Texture is applied by hand. The entire wall receives a thin coat of joint compound. Average life expectancy 50 years Average depreciation 2% per year					
WRADD	+	Add on cost for 5/8" water resistant drywall - Commercial	SF	0.07	0.00	0.00	0.07
+		Note: This item to be used as an add-on cost to DRY5/8* items when a water resistant drywall material is used. This item is used for commercial applications only. Average life expectancy 50 years Average depreciation 2% per year					
Z C	&	Zchannel, 16" OC	SF	0.81	0.29	0.00	1.10
+		Includes: Metal wall furring (Z channel), pan head screws, and installation labor. Quality: Installed 16" OC. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove 16" OC Z channel from studs and to discard in a job-site waste receptacle. No life expectancy data					
ZC>	&	Zchannel, 24" OC	SF	0.57	0.22	0.00	0.79
+		Includes: Metal wall furring (Z channel), pan head screws, and installation labor. Quality: Installed 24" OC. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove 24" OC Z channel from studs and to discard in a job-site waste receptacle. No life expectancy data					

DRY DRYWALL

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REMOVE&

ELE ELECTRICAL

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
110	&	110 volt copper wiring run, box and outlet	EA	50.03	3.11	0.00	53.14
+		Includes: Outlet, cover, 110 volt wiring, and installation labor. Quality: 15 amp, up to 20 feet of wire, non-metallic box, residential grade outlet, 1212 copper conductor wire with ground. Note: Single gang rough-in box for a 110 volt outlet. Average life expectancy 100years Average depreciation 1% per year Includes: Labor cost to remove a 110 volt outlet box, wiring, and cover and to discard in a job-site waste receptacle. No life expectancy data					
110BOX	&	110 volt copper wiring run and box - rough in only	EA	43.24	3.11	0.00	46.35
+		Includes: 110 volt wiring, rough-in box, and installation labor. Excludes: Switch, plug, and plate. Quality: Up to 20 feet of wire, non-metallic box, up to 12 gauge, 2-wire copper conductor wire with ground. Note: Single gang rough-in box for a 110 volt plug, switch, light, junction, or smoke detector. Average life expectancy 100years Average depreciation 1% per year Includes: Labor cost to remove a 110 volt outlet box, and wiring and to discard in a job-site waste receptacle. No life expectancy data					
HOC	&	110 volt commercial wiring/conduit, box, outlet, switch	EA	119.61	14.47	0.00	134.08
+		Includes: Commercial outlet or switch, cover, 110 volt wiring, conduit & fittings, and installation labor. Quality: 20 amp, up to 20 feet of conduit, up to 60 feet of wire, steel box, commercial grade outlet, #12 copper conductor wire. Note: Single gang rough-in box for a 110 volt outlet or switch. Average life expectancy 100years Average depreciation 1% per year Includes: Labor cost to remove a 110 volt commercial outlet box, wiring, and cover, and to discard in a job-site waste receptacle. No life expectancy data					
110S	&	110 volt copper wiring run, box and switch	EA	50.17	3.11	0.00	53.28
+		Includes: Switch, cover, 110 volt wiring, and installation labor. Quality: 15 amp, up to 20 feet of wire, non-metallic box, residential grade switch, 1212 copper conductor wire with ground. Note: Single gang rough-in box for a 110 volt switch. Average life expectancy 100years Average depreciation 1% per year Includes: Labor cost to remove a 110 volt box, wiring, switch, and cover and to discard in a job-site waste receptacle. No life expectancy data					
220	&	220 volt copper wiring run, box and receptacle	EA	137.28	4.34	0.00	141.62
+		Includes: Outlet, cover, 220 volt wiring, and installation labor. Quality: Up to 20 feet of wire, 4 1/2" x 4 1/2" steel rough-in box for a 240 volt residential grade outlet. 220 volt outlet, and 813 copper conductor wire with ground. Average life expectancy 100years Average depreciation 1% per year Includes: Labor cost to remove a 220 volt outlet box, wiring, and cover and to discard in a job-site waste receptacle. No life expectancy data					

FCC FLOORCOVERING-CARPET

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
AV	+	Carpet	SF	2.94	0.15	0.52	3.09
+		Includes: Carpet, tackless strip, seaming tape, seaming iron, power carpet stretcher, and installation labor. Excludes: Metal transition strip. Add FCC EDGE if needed. Quality: Polyester or polypropylene carpet with average pile density. Note: Material allowance may be used for berber carpet. For berber or patterned carpet installation, add item FCC AVB for additional labor costs. Average life expectancy 11 years Average depreciation 9% per year Includes: Labor cost to remove carpet, tackless strip, and seaming tape and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: Minimal tackless strip, minimal seaming tape, seaming iron, and labor to detach and relay carpet. Excludes: Carpet material. Note: This item is to be used to detach and relay existing carpet. Add FCC EDGE if needed. No life expectancy data					
AV-	+	Carpet - Standard grade	SF	2.33	0.15	0.52	2.48
+		Includes: Carpet, tackless strip, seaming tape, seaming iron, power carpet stretcher, and installation labor. Excludes: Metal transition strip. Add FCC EDGE if needed. Quality: Polyester or polypropylene carpet with thin pile density. Note: Material allowance may be used for berber carpet. For berber or patterned carpet installation, add item FCC AVB for additional labor costs. Average life expectancy 11 years Average depreciation 9% per year Includes: Labor cost to remove carpet, tackless strip, and seaming tape and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: Minimal tackless strip, minimal seaming tape, seaming iron, and labor to detach and relay carpet. Excludes: Carpet material. Note: This item is to be used to detach and relay existing carpet. Add FCC EDGE if needed. No life expectancy data					
AV+	+	Carpet - High grade	SF	4.25	0.15	0.52	4.40
+		Includes: Carpet, tackless strip, seaming tape, seaming iron, power carpet stretcher, and installation labor. Excludes: Metal transition strip. Add FCC EDGE if needed. Quality: High grade nylon carpet with an average pile density. Note: Material allowance may be used for berber carpet. For berber or patterned carpet installation, add item FCC AVB for additional labor costs. Average life expectancy 11 years Average depreciation 9% per year Includes: Labor cost to remove carpet, tackless strip, and seaming tape and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: Minimal tackless strip, minimal seaming tape, seaming iron, and labor to detach and relay carpet. Excludes: Carpet material. Note: This item is to be used to detach and relay existing carpet. Add FCC EDGE if needed. No life expectancy data					

FEN FENCING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
<i>CIA</i>	&	Chain link fence - 4' high	LF	7.06	1.55	0.00	8.61
+	Includes: Chain link fabric, galvanized line posts, terminal posts, galvanized top rail, bottom stretcher wire, tension bar with bands, nuts and bolts, post cement mix, and installation labor. Quality: Line posts set in concrete every 10 ft with 2 terminal posts every 80 ft. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove chain link fencing and to discard in a job-site waste receptacle. No life expectancy data						
<i>CL5</i>	&	Chain link fence - 5' high	LF	8.11	1.55	0.00	9.66
+	Includes: Chain link fabric, galvanized line posts, terminal posts, galvanized top rail, bottom stretcher wire, tension bar with bands, nuts and bolts, post cement mix, and installation labor. Quality: Line posts set in concrete every 10 ft with 2 terminal posts every 80 ft. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove chain link fencing and to discard in a job-site waste receptacle. No life expectancy data						
<i>CL6</i>	&	Chain link fence - 6' high	LF	9.43	1.55	0.00	10.98
+	Includes: Chain link fabric, galvanized line posts, terminal posts, galvanized top rail, bottom stretcher wire, tension bar with bands, nuts and bolts, post cement mix, and installation labor. Quality: Line posts set in concrete every 10 ft with 2 terminal posts every 80 ft. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove chain link fencing and to discard in a job-site waste receptacle. No life expectancy data						
<i>CL7</i>	&	Chain link fence - 7' high	LF	11.70	1.55	0.00	13.25
+	Includes: Chain link fabric, galvanized line posts, terminal posts, galvanized top rail, bottom stretcher wire, tension bar with bands, nuts and bolts, post cement mix, and installation labor. Quality: Line posts set in concrete every 10 ft with 2 terminal posts every 80 ft. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove chain link fencing and to discard in a job-site waste receptacle. No life expectancy data						
<i>CLGT3</i>	&	Chain link fence gate - 3' high - rolling	LF	41.16	2.17	11.20	43.33
+	Includes: Pre-manufactured chain link gate and installation labor. Quality: 3' high rolling type gate, used for driveways and large entryways. Note: A typical gate requires an additional post (see FEN TRMTL). Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a chain link gate and to discard in a job-site waste receptacle. No life expectancy data						
R	Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect and detach a rolling chain link fence gate, store on site, and reinstall at a later date. No life expectancy data						

FEN FENCING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
CLGT4	&	Chain link fence gate - 4' high - rolling	LF	43.58	2.17	11.20	45.75
+		Includes: Pre-manufactured chain link gate and installation labor. Quality: 4' high rolling type gate, used for driveways and large entryways. Note: A typical gate requires an additional post (see FEN TRMTI..). Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a chain link gate and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect and detach a rolling chain link fence gate, store on site, and reinstall at a later date. No life expectancy data					
CLGT5	&	Chain link fence gate - 5' high - rolling	LF	46.13	2.41	11.20	48.54
+		Includes: Pre-manufactured chain link gate and installation labor. Quality: 5' high rolling type gate, used for driveways and large entryways. Note: A typical gate requires an additional post (see FEN TRMTI..). Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a chain link gate and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect and detach a rolling chain link fence gate, store on site, and reinstall at a later date. No life expectancy data					
CLGT6	&	Chain link fence gate - 6' high - rolling	LF	48.38	2.41	11.20	50.79
+		Includes: Pre-manufactured chain link gate and installation labor. Quality: 6' high rolling type gate, used for driveways and large entryways. Note: A typical gate requires an additional post (see FEN TRMTI..). Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a chain link gate and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect and detach a rolling chain link fence gate, store on site, and reinstall at a later date. No life expectancy data					
CLGTS3	&	Chain link fence gate - 3' high- swinging	LF	21.79	3.61	12.25	25.40
+		Includes: Pre-manufactured chain link gate and installation labor. Quality: 3' high swinging type gate, used for sidewalks and small entryways. Note: A typical gate requires an additional post (see FEN TRMTI..). Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a chain link gate and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect and detach a swinging chain link gate, store on site, and reinstall at a later date. No life expectancy data					

FEN FENCING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
PGT	&	Picket fence gate - 3' to 4' high	LF	26.68	3.61	0.00	30.29
+	Includes: 2"x4" horizontal rail, one 4"x4" post, 1"x4" pickets, post cement, gate hardware, 2" galvanized staples and installation labor. Quality: Fence grade lumber, 4" x 4" post set in concrete, 2" to 4" spacing between pickets. Note: A typical gate requires the addition of one extra post into the fence (see FENTRWD). Average life expectancy 12years Average depreciation 8.33% per year Includes: Labor cost to remove a picket fence gate and to discard in a job-site waste receptacle. No life expectancy data						
PGT>	&	Picket fence gate - 5' to 6' high	LF	30.03	3.61	0.00	33.64
+	Includes: 2"x4" horizontal rail, one 4"x4" post, 1"x4" pickets, post cement mix, gate hardware, 2" galvanized staples and installation labor. Quality: Fence grade lumber, 4" x 4" post set in concrete, 2" to 4" spacing between pickets. Note: A typical gate requires the addition of one extra post into the fence (see FENTRWD). Average life expectancy 12years Average depreciation 8.33% per year Includes: Labor cost to remove a picket fence gate and to discard in a job-site waste receptacle. No life expectancy data						
POST4	&	Post - 2 3/8" dia. metal - 4' high fence	EA	34.56	8.68	0.00	43.24
+	Includes: Metal post with cap, post cement mix, and installation labor. Quality: 2 3/8" x 6' post Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a fence post and to discard in a job-site waste receptacle. No life expectancy data						
POSTS	&	Post - 2 3/8" dia. metal - 5' high fence	EA	36.45	8.68	0.00	45.13
+	Includes: Metal post with cap, post cement mix, and installation labor. Quality: 2 3/8" x 7' post Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a fence post and to discard in a job-site waste receptacle. No life expectancy data						
POST6	&	Post - 2 3/8" dia. metal - 6' high fence	EA	41.76	8.68	0.00	50.44
+	Includes: Metal post with cap, post cement mix, and installation labor. Quality: 2 3/8" x 8' post Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a fence post and to discard in a job-site waste receptacle. No life expectancy data						
POSTCD2	&	Cedar post - Dowelled - comer/end/line - 2 hole	EA	32.71	8.68	0.00	41.39
+	Includes: Corner, end, or line post, post mix cement, and installation labor. Quality: Dowelled cedar post w/2 holes drilled in each side. Average life expectancy 12years Average depreciation 8.33% per year Includes: Labor cost to remove a dowelled cedar fence post and to discard in a job-site waste receptacle. No life expectancy data						

FEN FENCING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
SLAT6	&	Wood fence slat 5' - 6'high- cedar	EA	4.82	0.75	2.29	5.57
+		Includes: 6" cedar fence slat, staples, and installation labor. Quality: Fence grade, 1/2" to 5/8" thick x 6" wide. Note: Priced on a per slat basis. This item is for repairs only and intended to be used when a tradesperson is already on the job performing other fencing repairs, or when the fencing minimum has already been exceeded within an estimate. This is not to be used as an item to estimate replacement of a fencing system. Average life expectancy 12years Average depreciation 8.33% per year Includes: Labor cost to remove a wood fence slat on a per slat basis, and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, galvanized staples, and labor. Note: Labor cost to detach a wood fence slat, store on site, and reinstall at a later date. Priced on a per slat basis. No life expectancy data					
SLAT6T	&	Wood fence slat 5' - 6'high- treated	EA	4.11	0.75	2.29	4.86
+		Includes: 6" treated fence slat, staples, and labor. Quality: Fence grade, 1/2" to 5/8" thick x 6" wide. Note: Priced on a per slat basis. This item is for repairs only and intended to be used when a tradesperson is already on the job performing other fencing repairs, or when the fencing minimum has already been exceeded within an estimate. This is not to be used as an item to estimate replacement of a fencing system. Average life expectancy 12years Average depreciation 8.33% per year Includes: Labor cost to remove a wood fence slat on a per slat basis, and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, galvanized staples, and labor. Note: Labor cost to detach a wood fence slat, store on site, and reinstall at a later date. Priced on a per slat basis. No life expectancy data					
TRMTL	&	Post - 2 1/2" dia. metal - terminal	EA	41.76	8.68	0.00	50.44
+		Includes: Metal terminal post with cap, post cement mix, and installation labor. Quality: 2 1/2" x 8' post. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a fence post and to discard in a job-site waste receptacle. No life expectancy data					
TRWD	&	Post - wood - 4" x 4" fence grade cedar or=	EA	38.90	8.68	0.00	47.58
+		Includes: 4"x 4" terminal post, post mix cement, and installation labor. Quality: Fence grade cedar or equal, up to six feet high, set in concrete. Average life expectancy 12years Average depreciation 8.33% per year Includes: Labor cost to remove a fence post and to discard in a job-site waste receptacle. No life expectancy data					
TRWDT	&	Post - wood- 4" x 4" treated lumber	EA	30.41	8.68	0.00	39.09
+		Includes: 4"x 4" terminal post, post mix cement, and installation labor. Quality: Treated lumber, up to six feet high, set in concrete. Average life expectancy 12years Average depreciation 8.33% per year Includes: Labor cost to remove a fence post and to discard in a job-site waste receptacle. No life expectancy data					

FEN FENCING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
WDF6	&	Wood fence 5'- 6' high- cedar	LF	21.68	3.61	0.00	25.29
+		Includes: Fence slats, posts, and rails, rail brackets, galvanized staples, post cement mix, and installation labor. Quality: 1/2" to 5/8" x 6" slats, 4" x 4" posts, and 2" x 4" rails. All wood is cedar. Average life expectancy 12years Average depreciation 8.33% per year Includes: Labor cost to remove wood fencing and to discard in a job-site waste receptacle. No life expectancy data					
WDF6T	&	Wood fence 5'- 6' high -treated	LF	18.02	3.61	0.00	21.63
+		Includes: Fence slats, posts, and rails, rail brackets, galvanized staples, post cement mix, and installation labor. Quality: 1/2" to 5/8" x 6" slats, 4" x 4" posts, and 2" x 4" rails. All wood is treated. Average life expectancy 12years Average depreciation 8.33% per year Includes: Labor cost to remove wood fencing and to discard in a job-site waste receptacle. No life expectancy data					
WDF8	&	Wood fence 7'- 8' high- cedar	LF	36.16	4.34	0.00	40.50
+		Includes: Fence slats, posts, and rails, rail brackets, galvanized staples, post cement mix, and installation labor. Quality: 1/2" to 5/8" x 6" x 8' slats, 2 3/8" metal posts, and four 2" x 4" rails. All wood is cedar. Average life expectancy 12years Average depreciation 8.33% per year Includes: Labor cost to remove wood fencing and to discard in a job-site waste receptacle. No life expectancy data					
WDF8T	&	Wood fence 7'- 8' high- treated	LF	31.67	4.34	0.00	36.01
+		Includes: Fence slats, posts, and rails, rail brackets, galvanized staples, post cement mix, and installation labor. Quality: 1/2" to 5/8" x 6" x 8' slats, 2 3/8" metal posts, and four 2" x 4" rails. All wood is treated. Average life expectancy 12years Average depreciation 8.33% per year Includes: Labor cost to remove wood fencing and to discard in a job-site waste receptacle. No life expectancy data					
WDFBB4	&	Wood fence - board on board- 3'- 4' high- cedar	LF	20.22	3.61	0.00	23.83
+		Includes: Fence slats, posts, and rails, trim rails, rail brackets, galvanized staples, post cement mix, and installation labor. Quality: 1/2" to 5/8" x 6" slats with a 1" overlap, 4" x 4" posts, trim rails (from picket material), and 2" x 6" support rails. All wood is cedar. Average life expectancy 12years Average depreciation 8.33% per year Includes: Labor cost to remove wood fencing and to discard in a job-site waste receptacle. No life expectancy data					
WDFBB4T	&	Wood fence - board on board- 3'- 4' high- treated	LF	16.69	3.61	0.00	20.30
+		Includes: Fence slats, posts, and rails, trim rails, rail brackets, galvanized staples, post cement mix, and installation labor. Quality: 1/2" to 5/8" x 6" slats with a 1" overlap, 4" x 4" posts, trim rails (from picket material), and 2" x 6" support rails. All wood is treated. Average life expectancy 12years Average depreciation 8.33% per year Includes: Labor cost to remove wood fencing and to discard in a job-site waste receptacle. No life expectancy data					

FEN FENCING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
WDGT4T	&	Wood gate 3'-4' high- treated	LF	24.05	3.61	13.89	27.66
+		Includes: Fence slats, one post, fence rail, galvanized staples, hinges, latch, gate hardware, post cement mix, and installation labor. Quality: 1/2" to 5/8"x4" slats, 2"x4" rail, 4"x4" post set in concrete. All wood is treated. Note: A typical gate may require the addition of one extra post (see FEN TRWD). Average life expectancy 12years Average depreciation 8.33% per year Includes: Labor cost to remove a wood gate and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect and detach a wood fence gate, store on site, and reinstall at a later date. No life expectancy data					
WDGT6	&	Wood gate 5'-6' high- cedar	LF	30.50	3.61	13.89	34.11
+		Includes: Fence slats, one post, fence rail, galvanized staples, hinges, latch, gate hardware, post cement mix, and installation labor. Quality: 1/2" to 5/8"x6" slats, 2"x4" rail, 4"x4" post set in concrete. All wood is cedar. Note: A typical gate may require the addition of one extra post (see FEN TRWD). Average life expectancy 12years Average depreciation 8.33% per year Includes: Labor cost to remove wood gate and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect and detach a wood fence gate, store on site, and reinstall at a later date. No life expectancy data					
WDGT6T	&	Wood gate 5'-6' high- treated	LF	25.57	3.61	13.89	29.18
+		Includes: Fence slats, one post, fence rail, galvanized staples, hinges, latch, gate hardware, post cement mix, and installation labor. Quality: 1/2" to 5/8"x6" slats, 2"x4" rail, 4"x4" post set in concrete. All wood is treated. Note: A typical gate may require the addition of one extra post (see FEN TRWD). Average life expectancy 12years Average depreciation 8.33% per year Includes: Labor cost to remove a wood gate and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect and detach a wood fence gate, store on site, and reinstall at a later date. No life expectancy data					

FNC FINISH CARPENTRY / TRIMWORK

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
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FNC FINISH CARPENTRY / TRIMWORK

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
ATHC	&	Attic entrance cover and trim	EA	42.18	4.45	0.00	46.63
+		Includes: 1/2" drywall, casing, finish nails, and installation labor. Average life expectancy 100years Average depreciation 1% per year Includes: Labor cost to remove an attic entrance cover and casing, and to discard in a job-site waste receptacle. No life expectancy data					
B	&	Baseboard - 2 1/4"	LF	1.67	0.25	1.41	1.92
+		Includes: Baseboard, finish nails, and installation labor. Quality: 2 1/4" paint grade, finger jointed pine or equivalent Average life expectancy 100years Average depreciation 1% per year Includes: Labor cost to remove baseboard and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, finish nails, and labor. Note: Labor cost to detach baseboard, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					
B+	&	Baseboard- 2 1/4" stain grade	LF	2.28	0.25	1.41	2.53
+		Includes: Baseboard, finish nails, and installation labor. Quality: 2 1/4" stain grade pine or equivalent. Average life expectancy 100years Average depreciation 1% per year Includes: Labor cost to remove baseboard and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, finish nails, and labor. Note: Labor cost to detach baseboard, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					
BIO	&	Baseboard - 10" paint grade - 2 piece	LF	4.58	0.29	1.65	4.87
+		Includes: 1" x 12" trim board, 3/4" panel cap, finish nails, and installation labor. Excludes: Painting. Quality: MDF or paint-grade finger-joint trim. Note: 1" x 10" is not a common paint-grade board dimension, extra time for ripping 1" material is included in the labor yield. Average life expectancy 100years Average depreciation 1% per year Includes: Labor to remove 10" tall 2-piece baseboard system and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, finish nails, and labor. Note: Labor cost to detach oversized or multimember baseboard, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					

FNC FINISH CARPENTRY / TRIMWORK

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
B1OH	&	Baseboard - 10"hardwood - 2piece	LF	10.09	0.29	1.65	10.38
+		Includes: 1" x 10" trim board, 3/4" panel cap, finish nails, and installation labor. Excludes: Finish/stain. Quality: Solid hardwood, oak or equal. Average life expectancy 100years Average depreciation 1% per year Includes: Labor to remove 8" tall 2-piece baseboard system and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, finish nails, and labor. Note: Labor cost to detach oversized or multimember baseboard, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					
B2M	&	Baseboard - 2 1/4"MDF	LF	1.37	0.25	1.41	1.62
+		Includes: Baseboard, finish nails, and installation labor. Quality: 2 1/4" MDF (medium density fiberboard) or equal. Average life expectancy 100years Average depreciation 1% per year Includes: Labor cost to remove baseboard and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, finish nails, and labor. Note: Labor cost to detach baseboard, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					
B2M+	&	Baseboard - 2 1/4"MDF w/detail	LF	1.39	0.25	1.41	1.64
+		Includes: Baseboard, finish nails, and installation labor. Quality: 2 1/4" MDF (medium density fiberboard) or equal. Detailed pattern (colonial or similar). Average life expectancy 100years Average depreciation 1% per year Includes: Labor cost to remove baseboard and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, finish nails, and labor. Note: Labor cost to detach baseboard, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					
B3	&	Baseboard- 3 1/4"	LF	2.27	0.26	1.41	2.53
+		Includes: Baseboard, finish nails, and installation labor. Quality: 3 1/4" paint grade, finger jointed pine or equivalent Average life expectancy 100years Average depreciation 1% per year Includes: Labor cost to remove baseboard and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, finish nails, and labor. Note: Labor cost to detach baseboard, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					

FNC FINISH CARPENTRY / TRIMWORK

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
B3+	&	Baseboard - 3 1/4" stain grade	LF	2.80	0.26	1.41	3.06
+		Includes: Baseboard, finish nails, and installation labor. Quality: 3 1/4" stain grade pine or equivalent. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove baseboard and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, finish nails, and labor. Note: Labor cost to detach baseboard, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					
B3H	&	Baseboard - 3 1/4" hardwood	LF	3.12	0.26	1.41	3.38
+		Includes: Baseboard, finish nails, and installation labor. Quality: 3 1/4" common hardwoods such as oak, ash, and mahogany. Simple patterns. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove baseboard and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, finish nails, and labor. Note: Labor cost to detach baseboard, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					
B3H+	&	Baseboard - 3 1/4" hardwood - molded w/detail	LF	4.02	0.26	1.41	4.28
+		Includes: Baseboard, finish nails, and installation labor. Quality: 3 1/4" common hardwoods such as oak, ash and mahogany. Detailed patterns such as colonial. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove baseboard and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, finish nails, and labor. Note: Labor cost to detach baseboard, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					
B3H+	&	Baseboard - 3 1/4" hardwood - molded w/intricate detail	LF	5.55	0.26	1.41	5.81
+		Includes: Baseboard, finish nails, and installation labor. Quality: 3 1/4" common hardwoods such as oak, ash, and mahogany. Molded with elaborate detail. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove baseboard and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, finish nails, and labor. Note: Labor cost to detach baseboard, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					

FRM: FRAMING & ROUGH CARPENTRY

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
2X8X18	+	2" x 8" x 18' #2 & better Fir /Larch (material only)	EA	15.73	0.00	0.00	15.73
+		Includes: One 2" x 8" x 18' framing member. Average life expectancy 100 years Average depreciation 1% per year					
2X8X18T	+	2" x 8" x 18' #2 treated pine (material only)	EA	16.98	0.00	0.00	16.98
+		Includes: One 2" x 8" x 18' treated pine framing member. Average life expectancy 100 years Average depreciation 1% per year					
2X8X20	+	2" x 8" x 20' #2 & better Fir /Larch (material only)	EA	17.30	0.00	0.00	17.30
+		Includes: One 2" x 8" x 20' framing member. Average life expectancy 100 years Average depreciation 1% per year					
2X8X20T	+	2" x 8" x 20' #2 treated pine (material only)	EA	18.68	0.00	0.00	18.68
+		Includes: One 2" x 8" x 20' treated pine framing member. Average life expectancy 100 years Average depreciation 1% per year					
2X8X8	+	2" x 8" x 8' #2 & better Fir /Larch (material only)	EA	6.92	0.00	0.00	6.92
+		Includes: One 2" x 8" x 8' framing member. Average life expectancy 100 years Average depreciation 1% per year					
2X8X8T	+	2" x 8" x 8' #2 treated pine (material only)	EA	7.47	0.00	0.00	7.47
+		Includes: One 2" x 8" x 8' treated pine framing member. Average life expectancy 100 years Average depreciation 1% per year					
3LF	&	Stud wall - 2" x 3" x 8' - 16" oc	LF	9.17	1.00	0.00	10.17
+		Includes: Lumber for stud wall, including window and door openings, a single bottom and top plate, nails, and installation labor. Quality: S-P-F #2 and better lumber. Non-bearing wall with studs 16" on center. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove stud wall lumber and to discard in a job-site waste receptacle. No life expectancy data					
4LF	&	Stud wall - 2" x 4" x 8' - 16" oc	LF	10.71	1.00	0.00	11.71
+		Includes: Lumber for window and door openings, headers, a single bottom and double top plate, nails, and installation labor. Quality: S-P-F #2 and better lumber. Bearing or nonbearing wall with studs 16" on center. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove stud wall lumber and to discard in a job-site waste receptacle. No life expectancy data					

FRM: FRAMING & ROUGH CARPENTRY

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
4LFB1L<	&	Labor to frame 2" x 4" x 10' load bearing wall- 12" oc	LF	9.30	1.13	0.00	10.43
+		Includes: Nails and installation labor to frame a 2" x 4" x 10' load bearing stud wall with studs at 12" on center. No life expectancy data Includes: Labor cost to remove stud wall lumber and to discard in a job-site waste receptacle. No life expectancy data					
4LFB9L	&	Labor to frame 2" x 4" x 9' load bearing wall-16" oc	LF	7.44	1.00	0.00	8.44
+		Includes: Nails and installation labor to frame 2" x 4" x 9' load bearing stud wall with studs at 16" on center. No life expectancy data Includes: Labor cost to remove stud wall lumber and to discard in a job-site waste receptacle. No life expectancy data					
4LFB9L<	&	Labor to frame 2" x 4" x 9' load bearing wall- 12" oc	LF	8.41	1.13	0.00	9.54
+		Includes: Nails and installation labor to frame a 2" x 4" x 9' load bearing stud wall with studs at 12" on center. No life expectancy data Includes: Labor cost to remove stud wall lumber and to discard in a job-site waste receptacle. No life expectancy data					
4LFB1L	&	Labor to frame 2" x 4" x 8' load bearing wall-16" oc	LF	6.57	1.00	0.00	7.57
+		Includes: Nails and installation labor to frame 2" x 4" x 8' load bearing stud wall with studs at 16" on center. No life expectancy data Includes: Labor cost to remove stud wall lumber and to discard in a job-site waste receptacle. No life expectancy data					
4LFB1L<	&	Labor to frame 2" x 4" x 8' load bearing wall-12" oc	LF	7.43	1.13	0.00	8.56
+		Includes: Nails and installation labor to frame a 2" x 4" x 8' load bearing stud wall with studs at 12" on center. No life expectancy data Includes: Labor cost to remove stud wall lumber and to discard in a job-site waste receptacle. No life expectancy data					
4LFL	&	Labor to frame 2" x 4" x 8' non-bearing wall - 16" oc	LF	6.29	1.00	0.00	7.29
+		Includes: Nails and installation labor to frame 2" x 4" x 8' non-bearing stud wall with studs at 16" on center. No life expectancy data Includes: Labor cost to remove stud wall lumber and to discard in a job-site waste receptacle. No life expectancy data					
4LFL>	&	Labor to frame 2" x 4" x 8' non-bearing wall- 24" oc	LF	5.70	0.86	0.00	6.56
+		Includes: Nails and installation labor to frame a 2" x 4" x 8' non-bearing stud wall with studs at 24" on center. No life expectancy data Includes: Labor cost to remove stud wall lumber and to discard in a job-site waste receptacle. No life expectancy data					
4SF	&	Stud wall - 2" x 4" - 16" oc	SF	1.36	0.13	0.00	1.49
+		Includes: Lumber for window and door openings, headers, a single bottom and double top plate, nails, and installation labor. Quality: S-P-F #2 and better lumber. Bearing or nonbearing wall with studs 16" on center. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove stud wall lumber and to discard in a job-site waste receptacle. No life expectancy data					

FRM: FRAMING & ROUGH CARPENTRY

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE & REPLACE
TR4	&	Trass - 4/12 slope	LF	4.41	0.86	2.23	5.27
+		Includes: Pre-manufactured truss, blocking, angled end bracing, catwalk, sub-fascia, barge rafters, fasteners (nails or staples), truss anchors (hurricane ties), and installation labor. Excludes: Crane or other lifting equipment Quality: S-P-F #2 and better lumber. Note: Measure along bottom chord for LF. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove a pre-manufactured truss and to discard in a job-site waste receptacle. Excludes: Crane or other lifting equipment No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware and crane or other lifting equipment Note: Labor cost to detach a truss system, store on site, and reinstall at a later date. No life expectancy data					
TR4+	&	Trass - 4/12 slope - heavy loading	LF	4.67	0.86	2.23	5.53
+		Includes: Pre-manufactured truss, blocking, angled end bracing, catwalk, sub-fascia, barge rafters, fasteners (nails or staples), truss anchors (hurricane ties), and installation labor. Excludes: Crane or other lifting equipment Quality: Designed for heavy loads, and generally uses 2" x 6" instead of 2" x 4" material. S-P-F #2 and better lumber. Note: Measure along bottom chord for LF. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove a pre-manufactured truss and to discard in a job-site waste receptacle. Excludes: Crane or other lifting equipment No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware and crane or other lifting equipment Note: Labor cost to detach a truss system, store on site, and reinstall at a later date. No life expectancy data					
TR4T	&	Trass - 4/12 slope - treated	LF	5.01	0.86	2.23	5.87
+		Includes: Pre-manufactured truss, blocking, angled end bracing, catwalk, sub-fascia, barge rafters, fasteners (nails or staples), truss anchors (hurricane ties), and installation labor. Excludes: Crane or other lifting equipment Quality: Treated S-P-F #2 and better lumber. Note: Measure along bottom chord for LF. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove a pre-manufactured truss and to discard in a job-site waste receptacle. Excludes: Crane or other lifting equipment No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware and crane or other lifting equipment Note: Labor cost to detach a truss system, store on site, and reinstall at a later date. No life expectancy data					

FRM: FRAMING & ROUGH CARPENTRY

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
TR6	&	Trass - 6/12 slope	LF	4.71	1.04	2.23	5.75
+		Includes: Pre-manufactured truss, blocking, angled end bracing, catwalk, sub-fascia, barge rafters, fasteners (nails or staples), truss anchors (hurricane ties), and installation labor. Excludes: Crane or other lifting equipment Quality: S-P-F #2 and better lumber. Note: Measure along bottom chord for LF. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove a pre-manufactured truss and to discard in a job-site waste receptacle. Excludes: Crane or other lifting equipment No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware and crane or other lifting equipment Note: Labor cost to detach a truss system, store on site, and reinstall at a later date. No life expectancy data					
TR6+	&	Trass - 6/12 slope - heavy loading	LF	4.96	1.04	2.23	6.00
+		Includes: Pre-manufactured truss, blocking, angled end bracing, catwalk, sub-fascia, barge rafters, fasteners (nails or staples), truss anchors (hurricane ties), and installation labor. Excludes: Crane or other lifting equipment Quality: Designed for heavy loads, and generally uses 2" x 6" instead of 2" x 4" material. S-P-F #2 and better lumber. Note: Measure along bottom chord for LF. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove a pre-manufactured truss and to discard in a job-site waste receptacle. Excludes: Crane or other lifting equipment No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware and crane or other lifting equipment Note: Labor cost to detach a truss system, store on site, and reinstall at a later date. No life expectancy data					
TR6T	&	Trass - 6/12 slope - treated	LF	5.26	1.04	2.23	6.30
+		Includes: Pre-manufactured truss, blocking, angled end bracing, catwalk, sub-fascia, barge rafters, fasteners (nails or staples), truss anchors (hurricane ties), and installation labor. Excludes: Crane or other lifting equipment Quality: Treated S-P-F #2 and better lumber. Note: Measure along bottom chord for LF. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove a pre-manufactured truss and to discard in a job-site waste receptacle. Excludes: Crane or other lifting equipment No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware and crane or other lifting equipment Note: Labor cost to detach a truss system, store on site, and reinstall at a later date. No life expectancy data					

INS INSULATION

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
BT12	&	Batt insulation - 12" - R38	SF	1.15	0.29	0.00	1.44
+		Includes: Batt insulation, staples, and installation labor. Quality: 12" deep with foil or paper facing. Provides an R38 insulation. Note: Batt insulation is usually stapled to joists, rafters, or walls with 2" x 12" framing members. It can also be placed on top of acoustical ceiling tile or layered in attics. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove dry insulation and to discard in a job-site waste receptacle. No life expectancy data					
BT2	&	Batt insulation - 2" - R6 (split R11 batt)	SF	0.54	0.14	0.00	0.68
+		Includes: Batt insulation, staples, visqueen, and installation labor. Quality: 4" batt split to 2" deep, faced with visqueen after installation. Generally used between furring strips. Provides an R6 insulation. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove dry insulation and to discard in a job-site waste receptacle. No life expectancy data					
BT4	&	Batt insulation - 4" - R11	SF	0.49	0.21	0.00	0.70
+		Includes: Batt insulation, staples, and installation labor. Quality: 4" deep with foil or paper facing. Provides an R11 insulation. Note: Generally used in 2" x 4" walls. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove dry insulation and to discard in a job-site waste receptacle. No life expectancy data					
BT4+	&	Batt insulation - 4" - R13	SF	0.55	0.21	0.00	0.76
+		Includes: Batt insulation, staples, and installation labor. Quality: 4" deep with foil or paper facing. Provides an R13 insulation. Note: Generally used in 2" x 4" walls. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove dry insulation and to discard in a job-site waste receptacle. No life expectancy data					
BT4++	&	Batt insulation - 4" - R15	SF	0.86	0.21	0.00	1.07
+		Includes: Batt insulation, staples, and installation labor. Quality: 4" deep with foil or paper facing. Provides an R15 insulation. Note: Generally used in 2" x 4" walls. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove dry insulation and to discard in a job-site waste receptacle. No life expectancy data					
BT4R12	&	Batt insulation - 4" - R12	SF	0.52	0.21	0.00	0.73
+		Includes: Batt insulation, staples, and installation labor. Quality: 4" deep unfaced batt. Provides an R12 insulation. Note: Generally used in 2" x 4" walls. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove dry insulation and to discard in a job-site waste receptacle. No life expectancy data					

INS INSULATION

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
BT6	&	Batt insulation - 6" - R19	SF	0.70	0.22	0.00	0.92
+		Includes: Batt insulation, staples, and installation labor. Quality: 6" deep with foil or paper facing. Provides an R19 insulation. Note: Generally used in 2" x 6" walls. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove dry insulation and to discard in a job-site waste receptacle. No life expectancy data					
BT6+	&	Batt insulation - 6" - R21	SF	0.81	0.22	0.00	1.03
+		Includes: Batt insulation, staples, and installation labor. Quality: 6" deep with no facing. Provides an R21 insulation. Note: Generally used in 2" x 6" walls. For vapor barrier, use INSVIS. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove dry insulation and to discard in a job-site waste receptacle. No life expectancy data					
BT6R20	&	Batt insulation - 6" - R20	SF	0.74	0.22	0.00	0.96
+		Includes: Batt insulation, staples, and installation labor. Quality: 6" deep unfaced batt. Provides an R20 insulation. Note: Generally used in 2" x 6" walls. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove dry insulation and to discard in a job-site waste receptacle. No life expectancy data					
BVNT	&	Baffle vent	LF	0.72	0.15	0.00	0.87
+		Includes: Cardboard baffle vent and installation labor. Note: A baffle vent is a prefabricated cardboard spacer sheet fastened between rafters on the underside of roof sheathing, to provide an air ventilation channel. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove cardboard spacer sheet and to discard in a job-site waste receptacle. No life expectancy data					
CWIO	&	Wet spray cellulose insulation - 10" - R34	SF	1.30	0.79	0.00	2.09
+		Includes: Cellulose insulation, insulation blower, and installation labor. Quality: Wet-spray application, 2" x 10" framing member or 9 1/4" thick, minimum R34. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove insulation and to discard in a job-site waste receptacle. No life expectancy data					
CW12	&	Wet spray cellulose insulation - 12" - R44	SF	1.53	0.79	0.00	2.32
+		Includes: Cellulose insulation, insulation blower, and installation labor. Quality: Wet-spray application, 2" x 12" framing member or 11 1/4" thick, minimum R44. Average life expectancy 100 years Average depreciation 1% per year Includes: Labor cost to remove insulation and to discard in a job-site waste receptacle. No life expectancy data					

LIT LIGHT FIXTURES

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
ARCH	&	Archit.ectural effect lights - exterior	EA	215.42	8.06	0.00	223.48
+		Includes: Small or medium sized archit.ectural effect light and installation labor. Quality: Exterior, up or down lights, wall washers, or any type of fixture used to enhance or give a night time effect. Average life expectancy 20 years Average depreciation 5% per year Includes: Labor cost to remove an architectural effects light and to discard in a job-site waste receptacle. No life expectancy data					
ARCH+	&	Archit.ectural effect lights - liliD (soffit) 150 watt - Ext	EA	379.72	8.06	0.00	387.78
+		Includes: Large archit.ectural effect light and installation labor. Quality: Exterior, liliD type of light fixture used to enhance or give a night time effect. Average life expectancy 20 years Average depreciation 5% per year Includes: Labor cost to remove an architectural effects light and to discard in a job-site waste receptacle. No life expectancy data					
AV	&	Light fixture	EA	41.96	4.83	24.05	46.79
+		Includes: Light fixture and installation labor. Quality: Average grade fixture with 2 or 3 bulbs, glass cover with simple design, and small painted or plated metal base. Average life expectancy 20 years Average depreciation 5% per year Includes: Labor cost to remove a light fixture and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect and detach an average size light fixture, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					
AV-	&	Light fixture - Standard grade	EA	28.05	4.83	24.05	32.88
+		Includes: Light fixture and installation labor. Quality: Standard grade fixture with 1 or 2 bulbs, glass cover with simple or painted design, and small painted base.. Average life expectancy 20 years Average depreciation 5% per year Includes: Labor cost to remove a light fixture and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect and detach an average size light fixture, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					
AV+	&	Light fixture - High grade	EA	63.17	4.83	24.05	68.00
+		Includes: Light fixture and installation labor. Quality: High grade fixture with 3 or 5 bulbs, glass cover with moderate design or thick glass, and medium size painted or wood base. Average life expectancy 20 years Average depreciation 5% per year Includes: Labor cost to remove a light fixture and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect and detach an average size light fixture, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					

LIT LIGHT FIXTURES

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
CANR>+	&	Chandelier- Reproduction elk or moose - 30"-48" diameter	EA	2,323.17	14.47	179.61	2,337.64
+		Includes: Natural antler chandelier and installation labor. Quality: Reproduction elk or moose antlers, 30" to 48" diameter x 30" to 48" high, 12-18 lights. Average life expectancy 20 years Average depreciation 5% per year Includes: Labor cost to remove an antler chandelier and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect a crystal or oversized chandelier, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					
CANR>>	&	Chandelier - Reproduction deer antler - 48"-60" diameter	EA	2,702.84	17.36	179.61	2,720.20
+		Includes: Natural antler chandelier and installation labor. Quality: Reproduction whitetail or mule deer antlers, 48" to 60" diameter x 48" to 60" high, 20+ lights. Average life expectancy 20 years Average depreciation 5% per year Includes: Labor cost to remove an antler chandelier and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect a crystal or oversized chandelier, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					
CANR>>+	&	Chandelier - Reproduction elk or moose - 48"-60" diameter	EA	4,199.01	17.36	179.61	4,216.37
+		Includes: Natural antler chandelier and installation labor. Quality: Reproduction elk or moose antlers, 48" to 60" diameter x 48" to 60" high, 20+ lights. Average life expectancy 20 years Average depreciation 5% per year Includes: Labor cost to remove an antler chandelier and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect a crystal or oversized chandelier, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					
CHAN	&	Chandelier - Average grade	EA	187.67	8.27	77.55	195.94
+		Includes: Chandelier and installation labor. Quality: 3 to 6 lights, average metal finish and design. Average life expectancy 20 years Average depreciation 5% per year Includes: Labor cost to remove a chandelier and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect a chandelier, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					

LIT LIGHT FIXTURES

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
CHAN-	&	Chandelier - Standard grade	EA	119.03	8.27	77.55	127.30
+		Includes: Chandelier and installation labor. Quality: Simple design with plated metal finish. Average life expectancy 20 years Average depreciation 5% per year Includes: Labor cost to remove a chandelier and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect a chandelier, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					
CHAN+	&	Chandelier - High grade	EA	261.07	8.27	77.55	269.34
+		Includes: Chandelier and installation labor. Quality: 4 to 8 lights, brass, leaded glass, design is of moderate complexity. Average life expectancy 20 years Average depreciation 5% per year Includes: Labor cost to remove a chandelier and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect a chandelier, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					
CHAN++	&	Chandelier - Premium grade	EA	431.11	8.27	77.55	439.38
+		Includes: Chandelier and installation labor. Quality: 9 to 12 lights, brass, leaded glass, design is of high complexity. May have small quantities of crystal. Average life expectancy 20 years Average depreciation 5% per year Includes: Labor cost to remove a chandelier and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect a chandelier, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					
CHAN>+	&	Chandelier - oversized - Premium grade	EA	1,809.70	21.70	179.61	1,831.40
+		Includes: Oversized chandelier and installation labor. Quality: Brass & glass, (little or no crystal), 4' to 5' diameter x 4' to 5' high, 2-3 tiers, 20+ lights, design of high complexity. Average life expectancy 20 years Average depreciation 5% per year Includes: Labor cost to remove a chandelier and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect a crystal or oversized chandelier, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					

LIT LIGHT FIXTURES

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
XPOST+	&	Exterior post light fixture -High grade	EA	170.75	21.83	61.89	192.58
+		Includes: Exterior post light fixture and installation labor. Quality: Round or square design post with electric eye. Light is made of brass, copper, or has a high quality painted finish. Glass panes. Design of moderate complexity. Average life expectancy 20 years Average depreciation 5% per year Includes: Labor cost to remove an exterior post light fixture and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect and detach an extra large light fixture, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					
XPOST++	&	Exterior post light fixture -Premium grade	EA	260.07	21.83	61.89	281.90
+		Includes: Exterior post light fixture and installation labor. Quality: Post may have ornate design including branches or extending posts. Lights are made of high grade brass or copper, including antiqued finishes. Glass is high quality and may be etched or contain designs. Average life expectancy 20 years Average depreciation 5% per year Includes: Labor cost to remove an exterior post light fixture and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect and detach an extra large light fixture, move to an adjacent room for storage, and reinstall at a later date. No life expectancy data					

PNT PAINTING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
AC	+	Seal & paint acoustic ceiling (popcorn) texture	SF	0.66	0.00	0.00	0.66
+		Includes: Sealer, latex paint, and labor. Quality: One coat of sealer and one coat of paint. Note: Painters frequently remove switch and outlet cover plates, drop light fixtures. An average amount of this kind of prep work is included. Average life expectancy 8 years Average depreciation 12.5% per year					
ACP	+	Paint acoustic ceiling (popcorn) texture - 1 coat	SF	0.36	0.00	0.00	0.36
+		Includes: Latex paint and labor. Quality: One coat of paint. Note: Painters frequently remove switch and outlet cover plates, drop light fixtures. An average amount of this kind of prep work is included. Average life expectancy 8 years Average depreciation 12.5% per year					
ACS	+	SeaVprime acoustic ceiling (popcorn) texture	SF	0.31	0.00	0.00	0.31
+		Includes: Sealer/primer, and labor. Quality: One coat of sealer. Note: Painters frequently remove switch and outlet cover plates, drop light fixtures. An average amount of this kind of prep work is included. Average life expectancy 8 years Average depreciation 12.5% per year					

PNT PAINTING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
DCTLF	+	Prime & paint ductwork - hot or cold air	LF	2.08	0.00	0.00	2.08
+		Includes: Vinegar solution, oil base primer, oil base paint, thinner, and labor. Note: Vinegar is used to prepare galvanized steel for painting. Average life expectancy 8 years Average depreciation 12.5% per year					
DCTRM	+	Prime & paint ductwork - hot or cold air (per room)	EA	44.73	0.00	0.00	44.73
+		Includes: Vinegar solution, oil base primer, oil base paint, thinner, and labor. Note: Vinegar is used to prepare galvanized steel for painting. Average life expectancy 8 years Average depreciation 12.5% per year					
DK	+	Stain/finish deck	SF	0.46	0.00	0.00	0.46
+		Includes: Oilbased stain, thinner, and labor. Quality: One coat of exterior stain applied to deck surface. Average life expectancy 8 years Average depreciation 12.5% per year					
DKRL	+	Stain/finish deck handrail	LF	3.40	0.00	0.00	3.40
+		Includes: Oilbased stain, thinner, and labor. Quality: One coat of exterior stain applied to exposed surfaces of railing. Average life expectancy 8 years Average depreciation 12.5% per year					
DOR	+	Paint door slab only - 2 coats (per side)	EA	15.85	0.00	0.00	15.85
+		Includes: Latex paint, sandpaper, and labor. Excludes: Item does not include the painting of the jamb and casing (see PNT DORT if needed), or any manipulation of the lockset. Quality: Material and labor to paint one side of a door with two coats. Average life expectancy 8 years Average depreciation 12.5% per year					
DORI	+	Paint door slab only - 1 coat (per side)	EA	10.50	0.00	0.00	10.50
+		Includes: Latex paint, sandpaper, and labor. Excludes: Item does not include the painting of the jamb and casing (see PNT DORT if needed), or any manipulation of the lockset. Quality: Material and labor to paint one side of a door with one coat. Average life expectancy 8 years Average depreciation 12.5% per year					
DORS	+	Stain & finish door slab only (per side)	EA	28.51	0.00	0.00	28.51
+		Includes: Oilbase stain, polyurethane finish, thinner, sandpaper, and labor. Excludes: Staining and finishing of the jamb and casing (see PNT DORTS if needed), or any manipulation of the lockset. Quality: Material and labor cost to stain and finish one side of a door. Average life expectancy 8 years Average depreciation 12.5% per year					
DORSI	+	Finish door slab only - 1 coat urethane (per side)	EA	10.70	0.00	0.00	10.70
+		Includes: Polyurethane finish, thinner, sandpaper, and labor. Excludes: Finishing of the jamb and casing (see PNT DORTS if needed), or any manipulation of the lockset Quality: Material and labor cost to finish one side of a door with one coat of polyurethane finish. Average life expectancy 8 years Average depreciation 12.5% per year					

PNT PAINTING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
OHDOTI	+	Paint single garage door opening & trim - 1 coat	EA	33.53	0.00	0.00	33.53
+		Includes: Exterior latex paint, painter's putty, caulk, sandpaper, and labor. Quality: One coat of exterior latex paint. Note: Price for painting door opening only (approx. 241.F). Average life expectancy 8 years Average depreciation 12.5% per year					
OHS	+	Stain and finish overhead door (per side)	EA	66.16	0.00	0.00	66.16
+		Includes: Oilbase stain, polyurethane finish, painter's putty, sandpaper, and labor. Quality: Stain and finish 8' to 10' overhead door. Note: Priced on a per side basis. Average life expectancy 8 years Average depreciation 12.5% per year					
OHS>	+	Stain and finish overhead door - Large (per side)	EA	95.39	0.00	0.00	95.39
+		Includes: Oilbase stain, polyurethane finish, painter's putty, sandpaper, and labor. Quality: Stain and finish. 16' to 18' overhead door. Note: Priced on a per side basis. Average life expectancy 8 years Average depreciation 12.5% per year					
OHS>1	+	Finish overhead door - Large - 1 coat urethane (per side)	EA	60.53	0.00	0.00	60.53
+		Includes: Polyurethane finish, painter's putty, sandpaper, and labor. Quality: One coat of polyurethane finish. 16' to 18' overhead door. Note: Priced on a per side basis. Average life expectancy 8 years Average depreciation 12.5% per year					
OHSI	+	Finish overhead door - 1 coat urethane (per side)	EA	42.41	0.00	0.00	42.41
+		Includes: Polyurethane finish, painter's putty, sandpaper, and labor. Quality: One coat of polyurethane finish. 8' to 10' overhead door. Note: Priced on a per side basis. Average life expectancy 8 years Average depreciation 12.5% per year					
OP	+	Paint door or window opening- 2 coats (per side)	EA	15.79	0.00	0.00	15.79
+		Includes: Latex paint, acrylic caulk, painter's putty, sandpaper, and labor. Quality: Two coats on the trim and jamb of an average size door or window. Note: Priced on a per side basis. Average life expectancy 8 years Average depreciation 12.5% per year					
OP>	+	Paint door or window opening - Large - 2 coats (per side)	EA	18.58	0.00	0.00	18.58
+		Includes: Latex paint, acrylic caulk, painter's putty, sandpaper, and labor. Quality: Two coats on the trim and jamb of a double door or large window. Note: Priced on a per side basis. Average life expectancy 8 years Average depreciation 12.5% per year					

PNT PAINTING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
OP>1	+	Paint door or window opening - Large - 1 coat (per side)	EA	12.64	0.00	0.00	12.64
+		Includes: Latex paint, acrylic caulk, painter's putty, sandpaper, and labor. Quality: One coat on the trim and jamb of a double door or large window. Note: Priced on a per side basis. Average life expectancy 8 years Average depreciation 12.5% per year					
OPI	+	Paint door or window opening - 1 coat (per side)	EA	10.74	0.00	0.00	10.74
+		Includes: Latex paint, acrylic caulk, painter's putty, sandpaper, and labor. Quality: One coat on the trim and jamb of an average size door or window. Note: Priced on a per side basis. Average life expectancy 8 years Average depreciation 12.5% per year					
ORI	+	Prime & paint ornamental iron handrail, 36" to 42" high	LF	5.48	0.00	0.00	5.48
+		Includes: Oilbase primer, oil base paint, thinner, and labor. Average life expectancy 8 years Average depreciation 12.5% per year					
p	+	Paint {V} - one coat	SF	0.31	0.00	0.00	0.31
+		Includes: Latex paint, painter's putty, sandpaper, and labor. Quality: One coat. Note: Painters frequently remove switch and outlet cover plates, drop light fixtures, and move items away from walls to make painting easier. An average amount of this kind of prep work is included. Average life expectancy 8 years Average depreciation 12.5% per year					
P2	+	Paint {V} - two coats	SF	0.51	0.00	0.00	0.51
+		Includes: Latex paint, painter's putty, sandpaper, and labor. Quality: Two coats. Note: Painters frequently remove switch and outlet cover plates, drop light fixtures, and move items away from walls to make painting easier. An average amount of this kind of prep work is included. Average life expectancy 8 years Average depreciation 12.5% per year					
P2+	+	Paint {V} - two coats - 2 colors	SF	0.57	0.00	0.00	0.57
+		Includes: Latex paint, painter's putty, sandpaper, and labor. Quality: Two coats (2 colors). Note: Painters frequently remove switch and outlet cover plates, drop light fixtures, and move items away from walls to make painting easier. An average amount of this kind of prep work is included. Average life expectancy 8 years Average depreciation 12.5% per year					
PATIO	+	Prime & paint aluminum patio cover	SF	0.74	0.00	0.00	0.74
+		Includes: Oilbase primer, oil base paint, thinner, sandpaper, and labor. Average life expectancy 8 years Average depreciation 12.5% per year					
PHIGH	+	Additional cost for high wall or ceiling- Over 14'	SF	0.05	0.00	0.00	0.05
+		Includes: Labor to paint high walls or ceilings, 14' ft. and higher. Note: This charge should be applied to the SF of area that is 14' - 20' high, not the total SF of the room. No life expectancy data					

PNT PAINTING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
RISER	+	Seal & paint st.air riser -per side	EA	5.32	0.00	0.00	5.32
+ Includes: Latex paint, sealer, acrylic caullring, painter's putty, sandpaper, and labor. Average life expectancy 8 years Average depreciation 12.5% per year							
RISERS	+	Stain & finish st.air riser -per side	EA	8.26	0.00	0.00	8.26
+ Includes: Oil base stain, polyurethane finish, thinner, painter's putty, sandpaper, and labor. Average life expectancy 8 years Average depreciation 12.5% per year							
RJACK	+	Prime & paint roof jack	EA	18.52	0.00	0.00	18.52
+ Includes: Oil base primer, oil base paint, thinner, and labor. Average life expectancy 8 years Average depreciation 12.5% per year							
S	+	Seal/prime {V} - one coat	SF	0.29	0.00	0.00	0.29
+ Includes: Sealer, painter's putty, sandpaper, and labor. Quality: One coat. Note: Painters frequently remove switch and outlet cover plates, drop light fixtures, and move items away from walls to make painting easier. An average amount of this kind of prep work is included. Average life expectancy 8 years Average depreciation 12.5% per year							
S+	+	Seal/prime {V} - one coat (white pigmented shellac)	SF	0.30	0.00	0.00	0.30
+ Includes: Stain/odor sealer, thinner, painter's putty, sandpaper, and labor. Quality: One coat - white pigmented shellac. Note: Painters frequently remove switch and outlet cover plates, drop light fixtures, and move items away from walls to make painting easier. An average amount of this kind of prep work is included. Shellac primers are often used for odor and stain control, rapid drying time, and the ability to adhere to a variety of surface and paint types. Average life expectancy 8 years Average depreciation 12.5% per year							
S++	+	Seal/prime {V} - one coat (anti-microbial coating)	SF	0.76	0.00	0.00	0.76
+ Includes: Antimicrobial sealer, painter's putty, sandpaper, and labor. Quality: One coat - water or latex based anti-microbial coating. Note: Painters frequently remove switch and outlet cover plates, drop light fixtures, and move items away from walls to make painting easier. An average amount of this kind of prep work is included. Anti-microbial sealers are often used to inhibit fungal and bacterial growth on contaminated or vulnerable surfaces. Average life expectancy 8 years Average depreciation 12.5% per year							
S2	+	Seal/prime {V} - two coats	SF	0.47	0.00	0.00	0.47
+ Includes: Sealer, painter's putty, sandpaper, and labor. Quality: Two coats. Note: Painters frequently remove switch and outlet cover plates, drop light fixtures, and move items away from walls to make painting easier. An average amount of this kind of prep work is included. Average life expectancy 8 years Average depreciation 12.5% per year							

PNT PAINTING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
SM2	+	Paint sheet metal - two coats	SF	0.51	0.00	0.00	0.51
+		Includes: Oilbase paint, thinner, and labor. Average life expectancy 8 years Average depreciation 12.5% per year					
SP	+	Seal then paint {V} (2 coats)	SF	0.50	0.00	0.00	0.50
+		Includes: Sealer, latex paint, painter's putty, sandpaper, and labor. Quality: One coat of sealer and one coat of paint. Note: Painters frequently remove switch and outlet cover plates, drop light fixtures, and move items away from walls to make painting easier. An average amount of this kind of prep work is included. Average life expectancy 8 years Average depreciation 12.5% per year					
SP+	+	Seal then paint {V} (2 coats) - 2 colors	SF	0.56	0.00	0.00	0.56
+		Includes: Sealer, latex paint, painter's putty, sandpaper, and labor. Quality: One coat of sealer and one coat of paint (2 colors). Note: Painters frequently remove switch and outlet cover plates, drop light fixtures, and move items away from walls to make painting easier. An average amount of this kind of prep work is included. Average life expectancy 8 years Average depreciation 12.5% per year					
SP2	+	Seal then paint {V} twice (3 coats)	SF	0.71	0.00	0.00	0.71
+		Includes: Sealer, latex paint, painter's putty, sandpaper, and labor. Quality: One coat of sealer and two coats of paint. Note: Painters frequently remove switch and outlet cover plates, drop light fixtures, and move items away from walls to make painting easier. An average amount of this kind of prep work is included. Average life expectancy 8 years Average depreciation 12.5% per year					
SP2+	+	Seal then paint {V} twice (3 coats) - 2 colors	SF	0.79	0.00	0.00	0.79
+		Includes: Sealer, latex paint, painter's putty, sandpaper, and labor. Quality: One coat of sealer, two coats of paint (two colors). Note: Painters frequently remove switch and outlet cover plates, drop light fixtures, and move items away from walls to make painting easier. An average amount of this kind of prep work is included. Average life expectancy 8 years Average depreciation 12.5% per year					
SPMP	+	Special paint - multi-pigmented - Commercial	SF	1.48	0.00	0.00	1.48
+		Includes: Paint and labor to apply. Quality: 3 color seamless interior wall finish; 2 coat, 2 step process. Note: Most often seen in commercial and institutional type buildings, hospitals, etc. Painters frequently remove switch and outlet cover plates, drop light fixtures, and move items away from walls to make painting easier. An average amount of this kind of prep work is included. Average life expectancy 8 years Average depreciation 12.5% per year					
STR	+	Paint stair stringer - one side	LF	1.85	0.00	0.00	1.85
+		Includes: Latex paint, painter's putty, sandpaper, and labor. Average life expectancy 8 years Average depreciation 12.5% per year					

PNT PAINTING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
WGRIDS	+	Stain & finish wood window grid	LF	0.85	0.00	0.00	0.85
+		Includes: Oilbase stain, polyurethane finish, thinner, sandpaper, and labor. Note: Charge to stain & finish per LF of wood window grid. Average life expectancy 8 years Average depreciation 12.5% per year					
WPR	+	Seal & paint wallpaper	SF	0.42	0.00	0.00	0.42
+		Includes: Sealer, latex paint, and labor. Average life expectancy 8 years Average depreciation 12.5% per year					
WSH	+	Paint (stain) wood shingles	SF	0.55	0.00	0.00	0.55
+		Includes: Exterior stain and labor. Average life expectancy 8 years Average depreciation 12.5% per year					
X1	+	Exterior - paint one coat	SF	0.38	0.00	0.00	0.38
+		Includes: Exterior latex paint, actylic caulk, painter's putty, sandpaper, and labor. Quality: One coat. Average life expectancy 8 years Average depreciation 12.5% per year					
X2	+	Exterior - paint two coats	SF	0.64	0.00	0.00	0.64
+		Includes: Exterior latex paint, actylic caulk, painter's putty, sandpaper, and labor. Quality: Two coats. Average life expectancy 8 years Average depreciation 12.5% per year					
XDOR	+	Prime & paint door slab only- exterior (per side)	EA	24.14	0.00	0.00	24.14
+		Includes: Exterior latex paint, painter's putty, sandpaper, and labor. Quality: Paint exterior door on a per side basis. Average life expectancy 8 years Average depreciation 12.5% per year					
XDORI	+	Paint door slab only - 1coat- exterior (per side)	EA	15.15	0.00	0.00	15.15
+		Includes: Exterior latex paint, painter's putty, sandpaper, and labor. Quality: Paint exterior door on a per side basis. Average life expectancy 8 years Average depreciation 12.5% per year					
XDORS	+	Stain and finish door slab only - exterior (per side)	EA	40.24	0.00	0.00	40.24
+		Includes: Oilbase stain, polyurethane finish, thinner, painter's putty, sandpaper, and labor. Note: Priced on a per side basis. Average life expectancy 8 years Average depreciation 12.5% per year					
XDORSI	+	Finish door slab only - 1coat urethane - ext (per side)	EA	15.39	0.00	0.00	15.39
+		Includes: Polyurethane finish, thinner, painter's putty, sandpaper, and labor. Note: Priced on a per side basis. Average life expectancy 8 years Average depreciation 12.5% per year					

PNT PAINTING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
XS	+	Exterior - seal or prime and prep for paint	SF	0.35	0.00	0.00	0.35
+		Includes: Exterior sealer, painter's putty, sandpaper, and labor. Average life expectancy 8 years Average depreciation 12.5% per year					
XSP	+	Exterior - seal or prime then paint with one finish coat	SF	0.62	0.00	0.00	0.62
+		Includes: Exterior sealer, latex paint, acrylic caulking, painter's putty, sandpaper, and labor. Quality: One coat of sealer and one coat of paint. Average life expectancy 8 years Average depreciation 12.5% per year					
XSP2	+	Exterior - seal or prime then paint with two finish coats	SF	0.88	0.00	0.00	0.88
+		Includes: Exterior sealer, latex paint, acrylic caulking, painter's putty, sandpaper, and labor. Quality: One coat of sealer and two coats of paint. Average life expectancy 8 years Average depreciation 12.5% per year					
XSTN	+	Exterior - stain one coat	SF	0.57	0.00	0.00	0.57
+		Includes: Exterior stain and labor. Quality: One coat. Average life expectancy 8 years Average depreciation 12.5% per year					
XSTN2	+	Exterior - stain two coats	SF	0.93	0.00	0.00	0.93
+		Includes: Exterior stain and labor. Quality: Two coats. Average life expectancy 8 years Average depreciation 12.5% per year					

RFG ROOFING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
220	+	3 tab - 20 yr. - composition shingle roofing - incl. felt	SQ	95.22	33.18	0.00	128.40
+		Includes: 3 tab composition shingles, 15 pound roofing felt, roofing nails, and installation labor. Quality: 3 tab with a 20 year warranty, and a class A fire rating. Weight range between 205 and 230 Lbs/SQ. (Due to advancements in material technology, weight alone is not an adequate indicator of shingle quality). Average life expectancy 20 years Average depreciation 5% per year Includes: Dump fees, hauling, disposal, and labor to remove composition shingles and felt Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data					

RFG ROOFING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
220E	&	3-tab - 20 -yr. - composition shingle roofing (per SHINGLE)	EA	5.98	2.58	0.00	8.56
+		Includes: Shingles, roofing nails, roofing cement, and installation labor. Quality: 3 tab with a 20 year warranty, and a class A fin: rating. Weight range between 205 and 230 Lbs/SQ. (Due to advancements in material technology, weight alone is not an adequate indicator of shingle quality). Note: This item is to be used only for minor spot damage due to wind or hail etc. Average life expectancy 20 years Average depreciation 5% per year Includes: Labor cost to carefully remove damaged shingles and to discard in a job-site waste receptacle. No life expectancy data					
220S	+	3 tab - 20 -yr. - comp. shingle roofing - w/out felt	SQ	81.98	33.18	0.00	115.16
+		Includes: 3 tab composition shingles, roofing nails, and installation labor. Excludes: Roofing felt underlayment. Quality: 3 tab with a 20 year warranty, and a class A fin: rating. Weight range between 205 and 230 Lbs/SQ. (Due to advancements in material technology, weight alone is not an adequate indicator of shingle quality). Average life expectancy 20 years Average depreciation 5% per year Includes: Dump fees, hauling, disposal, and labor to remove composition shingles. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data					
240	+	3 tab - 25 -yr. - composition shingle roofing - incl. felt	SQ	101.62	33.18	0.00	134.80
+		Includes: 3 tab composition shingles, 15 pound roofing felt, roofing nails, and installation labor. Quality: 3 tab with a 25 year warranty, and a class A fin: rating. Weight range between 220 and 250 Lbs/SQ. (Due to advancements in material technology, weight alone is not an adequate indicator of shingle quality). Average life expectancy 25 years Average depreciation 4% per year Includes: Dump fees, hauling, disposal, and labor to remove composition shingles and felt. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data					
240E	&	3-tab - 25 -yr. - composition shingle roofing (per SHINGLE)	EA	6.04	2.58	0.00	8.62
+		Includes: Shingles, roofing nails, roofing cement, and installation labor. Quality: 3 tab with a 25 year warranty, and a class A fin: rating. Weight range between 220 and 250 Lbs/SQ. (Due to advancements in material technology, weight alone is not an adequate indicator of shingle quality). Note: This item is to be used only for minor spot damage due to wind or hail etc. Average life expectancy 25 years Average depreciation 4% per year Includes: Labor cost to carefully remove damaged shingles and to discard in a job-site waste receptacle. No life expectancy data					
240S	+	3 tab - 25 -yr. - comp. shingle roofing - w/out felt	SQ	87.94	33.18	0.00	121.12
+		Includes: 3 tab composition shingles, roofing nails, and installation labor. Excludes: Roofing felt underlayment. Quality: 3 tab with a 25 year warranty, and a class A fin: rating. Weight range between 220 and 250 Lbs/SQ. (Due to advancements in material technology, weight alone is not an adequate indicator of shingle quality). Average life expectancy 25 years Average depreciation 4% per year Includes: Dump fees, hauling, disposal, and labor to remove composition shingles. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data					

RFG ROOFING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
250TL	+	Interlocking -25 yr. - comp shingle roofing -incl. felt	SQ	132.21	33.18	0.00	165.39
+ Includes: T-lock composition shingles, 15 lb. roofing felt, roofing nails, and labor. Quality: T-lock type (wind resistant) shingle, 25 year warranty. Weight range between 210 and 230 Lbs/SQ. (Due to advancements in material technology, weight alone is not an adequate indicator of shingle quality). Average life expectancy 25 years Average depreciation 4% per year Includes: Dump fees, hauling, disposal, and labor to remove composition shingles and felt. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data							
250TLE	&	Interlocking- 25 yr.- comp. shingle roofing (per SIIINGLE)	EA	6.31	2.58	0.00	8.89
+ Includes: T-lock composition shingles, 15 lb. roofing felt, roofing nails, and labor. Quality: T-lock type (wind resistant) shingle, 25 year warranty. Weight range between 210 and 230 Lbs/SQ. (Due to advancements in material technology, weight alone is not an adequate indicator of shingle quality). Note: This item is to be used only for minor spot damage due to wind or hail etc. Average life expectancy 25 years Average depreciation 4% per year Includes: Labor cost to remove shingles and to discard in a job-site waste receptacle. No life expectancy data							
250TLS	+	Interlocking- 25 yr. - comp. shingle roofing- w/out felt	SQ	117.96	33.18	0.00	151.14
+ Includes: T-lock composition shingles, roofing nails, and labor. Excludes: Roofing felt underlayment. Quality: T-lock type (wind resistant) shingle, 25 year warranty. Weight range between 210 and 230 Lbs/SQ. (Due to advancements in material technology, weight alone is not an adequate indicator of shingle quality). Average life expectancy 25 years Average depreciation 4% per year Includes: Dump fees, hauling, disposal, and labor to remove composition shingles. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data							
280	+	3 tab -25 yr. - (hvy.wt) comp. shingle rfg -incl. felt	SQ	126.10	33.18	0.00	159.28
+ Includes: 3 tab organic composition shingles, 15 pound roofing felt, roofing nails, and installation labor. Quality: 3 tab with a 25 year warranty, and a class C fire rating. Weight range between 240 and 260 Lbs/SQ. (Due to advancements in material technology, weight alone is not an adequate indicator of shingle quality). Average life expectancy 25 years Average depreciation 4% per year Includes: Dump fees, hauling, disposal, and labor to remove composition shingles and felt. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data							
280E	&	3-tab - 25 yr. - (hvy.wt) comp. shingle rfg. (per SIIINGLE)	EA	6.42	2.58	0.00	9.00
+ Includes: 3 tab organic composition shingles, roofing nails, roofing cement, and installation labor. Quality: 3 tab shingles with a 25 year warranty, and a class C fire rating. Weight range between 240 and 260 Lbs/SQ. (Due to advancements in material technology, weight alone is not an adequate indicator of shingle quality.) Note: This item is to be used only for minor spot damage due to wind or hail etc. Average life expectancy 25 years Average depreciation 4% per year Includes: Labor cost to carefully remove damaged shingles and to discard in a job-site waste receptacle. No life expectancy data							

RFG ROOFING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
280S	+	3 tab - 25 -yr. -(hvy.wt) comp.shingle rfg. -w/out felt	SQ	112.42	33.18	0.00	145.60
+ Includes: 3 tab organic composition shingles, roofing nails, and installation labor. Excludes: Roofing felt underlayment. Quality: 3 tab with a 25 year warranty, and a class C fire rating. Weight range between 240 and 260 Lbs/SQ. (Due to advancements in material technology, weight alone is not an adequate indicator of shingle quality). Average life expectancy 25 years Average depreciation 4% per year Includes: Dump fees, hauling, disposal, and labor to remove composition shingles. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data							
300	+	Laminated- 30 yr. -comp. shingle rfg - incl. felt	SQ	126.66	34.56	0.00	161.22
+ Includes: Laminated composition shingles, 15pound roofing felt, roofing nails, and installation labor. Quality: Laminated (double layer shingle, 3 dimensional), with a 30 year warranty, and a class A fire rating. Weight range between 235 and 280 Lbs/SQ. (Due to advancements in material technology, weight alone is not an adequate indicator of shingle quality). Average life expectancy 33 years Average depreciation 3% per year Includes: Dump fees, hauling, disposal, and labor to remove composition shingles and felt. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data							
300E	&	Laminated - 30 yr. - comp. shingle roofing (per SIDNGLE)	EA	6.40	2.58	0.00	8.98
+ Includes: Shingles, roofing nails, roofing cement, and installation labor. Quality: Laminated (double layer, 3 dimensional), with a 30 year warranty, and a class A fire rating. Weight range between 235 and 280 Lbs/SQ. (Due to advancements in material technology, weight alone is not an adequate indicator of shingle quality). Note: This item is to be used only for minor spot damage due to wind OR hail etc. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to carefully remove damaged shingles and to discard in a job-site waste receptacle. No life expectancy data							
300S	+	Laminated - 30 yr. - comp. shingle rfg. - w/out felt	SQ	112.13	34.56	0.00	146.69
+ Includes: Laminated composition shingles, roofing nails, and installation labor. Excludes: Roofing felt underlayment. Quality: Laminated (double layer shingle, 3 dimensional), with a 30 year warranty, and a class A fire rating. Weight range between 235 and 280 Lbs/SQ. (Due to advancements in material technology, weight alone is not an adequate indicator of shingle quality). Average life expectancy 33 years Average depreciation 3% per year Includes: Dump fees, hauling, disposal, and labor to remove composition shingles. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data							
400	+	Laminated - 40 yr. - comp. shingle rfg. - incl. felt	SQ	137.94	34.56	0.00	172.50
+ Includes: Laminated composition shingles, 15pound roofing felt, roofing nails, and installation labor. Quality: Laminated (double layer shingle, 3 dimensional), with a 40 year warranty, and a class A fire rating. Weight range between 260 and 340 Lbs/SQ. (Due to advancements in material technology, weight alone is not an adequate indicator of shingle quality). Average life expectancy 33 years Average depreciation 3% per year Includes: Dump fees, hauling, disposal, and labor to remove composition shingles and felt. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data							

RFG ROOFING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
400E	&	Laminated -40 yr. -comp. shingle rfg. (per SHINGLE)	EA	6.81	2.58	0.00	9.39
+		Includes: Shingles, roofing nails, roofing cement, and installation labor. Quality: Laminated (double layer, 3 dimensional), with a 40 year warranty, and a class A fire rating. Weight range between 260 and 340 Lbs/SQ. (Due to advancements in material technology, weight alone is not an adequate indicator of shingle quality.) Note: This item is to be used only for minor spot damage due to wind or hail etc. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to carefully remove damaged shingles and to discard in a job-site waste receptacle. No life expectancy data					
400I	+	Laminated -40 yr - impact resistant shingle - incl. felt	SQ	146.78	34.56	0.00	181.34
+		Includes: Laminated composition shingles, 15 pound roofing felt, roofing nails, and installation labor. Quality: Laminated, with a 40 year warranty, class A fire rating, and a class 4 impact resistance rating. Weight range between 260 and 340 Lbs/SQ. (Due to advancements in material technology, weight alone is not an adequate indicator of shingle quality.) Average life expectancy 33 years Average depreciation 3% per year Includes: Dump fees, hauling, disposal, and labor to remove composition shingles and felt. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data					
400IE	&	Laminated -40 yr - impact resistant shingle (per SHINGLE)	EA	6.94	2.58	0.00	9.52
+		Includes: Shingles, roofing nails, roofing cement, and installation labor. Quality: Laminated, with a 40 year warranty, class A fire rating, and a class 4 impact resistance rating. Weight range between 260 and 340 Lbs/SQ. (Due to advancements in material technology, weight alone is not an adequate indicator of shingle quality.) Note: This item is to be used only for minor spot damage due to wind or hail etc. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to carefully remove damaged shingles and to discard in a job-site waste receptacle. No life expectancy data					
400IS	+	Laminated -40 yr - impact resistant shingle - w/out felt	SQ	131.77	34.56	0.00	166.33
+		Includes: Laminated composition shingles, roofing nails, and installation labor. Excludes: Roofing felt underlayment. Quality: Laminated, with a 40 year warranty, class A fire rating, and a class 4 impact resistance rating. Weight range between 260 and 340 Lbs/SQ. (Due to advancements in material technology, weight alone is not an adequate indicator of shingle quality.) Average life expectancy 33 years Average depreciation 3% per year Includes: Dump fees, hauling, disposal, and labor to remove composition shingles. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data					
400S	+	Laminated -40 yr. -comp. shingle rfg. - w/out felt	SQ	122.93	34.56	0.00	157.49
+		Includes: Laminated composition shingles, roofing nails, and installation labor. Excludes: Roofing felt underlayment. Quality: Laminated (double layer shingle, 3 dimensional), with a 40 year warranty, and a class A fire rating. Weight range between 260 and 340 Lbs/SQ. (Due to advancements in material technology, weight alone is not an adequate indicator of shingle quality.) Average life expectancy 33 years Average depreciation 3% per year Includes: Dump fees, hauling, disposal, and labor to remove composition shingles. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data					

RFG ROOFING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
500	+	Laminated -Lifetime -comp. shingle rfg. - incl. felt	SQ	192.56	36.06	0.00	228.62
+ Includes: Laminated composition shingles, 15pound roofing felt, roofing nails, and installation labor. Quality: Laminated (double layer shingle, 3 dimensional), with a lifetime warranty, and a class A fire rating. Weight range between 300 and 400 Lbs/SQ. (Weight alone is not an adequate indicator of shingle quality). Average life expectancy 50 years Average depreciation 2% per year Includes: Dump fees, hauling, disposal, and labor to remove composition shingles and felt. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data							
500-	+	Laminated - 50 year - comp. shingle rfg. - incl. felt	SQ	149.02	36.06	0.00	185.08
+ Includes: Laminated composition shingles, 15pound roofing felt, roofing nails, and installation labor. Quality: Laminated (double layer shingle, 3 dimensional), with a 50 year warranty, and a class A fire rating. Weight range between 280 and 340 Lbs/SQ. (Weight alone is not an adequate indicator of shingle quality). Average life expectancy 50 years Average depreciation 2% per year Includes: Dump fees, hauling, disposal, and labor to remove composition shingles and felt. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data							
500E	&	Laminated -Lifetime -comp. shingle rfg. (per SHINGLE)	EA	8.01	2.58	0.00	10.59
+ Includes: Shingles, roofing nails, roofing cement, and installation labor. Quality: Laminated (double layer, 3 dimensional), with a lifetime warranty, and a class A fire rating. Weight range between 300 and 400 Lbs/SQ. (Weight alone is not an adequate indicator of shingle quality) Note: This item is to be used only for minor spot damage due to wind or hail etc. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to carefully remove damaged shingles and to discard in a job-site waste receptacle. No life expectancy data							
500E-	&	Laminated - 50 year - comp. shingle rfg. (per SHINGLE)	EA	7.37	2.58	0.00	9.95
+ Includes: Shingles, roofing nails, roofing cement, and installation labor. Quality: Laminated (double layer, 3 dimensional), with a 50 year warranty, and a class A fire rating. Weight range between 280 and 340 Lbs/SQ. (Weight alone is not an adequate indicator of shingle quality.) Note: This item is to be used only for minor spot damage due to wind or hail etc. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to carefully remove damaged shingles and to discard in a job-site waste receptacle. No life expectancy data							
5001	+	Laminated - 50 yr - impact resistant shingle - incl. felt	SQ	157.21	36.06	0.00	193.27
+ Includes: Laminated composition shingles, 15pound roofing felt, roofing nails, and installation labor. Quality: Laminated with a 50 year warranty, class A fire rating, and a class 4 impact resistance rating. Weight range between 280 and 340 Lbs/SQ. (Weight alone is not an adequate indicator of shingle quality). Average life expectancy 50 years Average depreciation 2% per year Includes: Dump fees, hauling, disposal, and labor to remove composition shingles and felt. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data							

RFG ROOFING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
500IE	&	Laminated - 50 yr - impact resistant shingle (per SHINGLE)	EA	7.49	2.58	0.00	10.07
+		Includes: Shingles, roofing nails, roofing cement, and installation labor. Quality: Laminated with a 50 year warranty, class A fire rating, and a class 4 impact resistance rating. Weight range between 280 and 340 Lbs/SQ. (Weight alone is not an adequate indicator of shingle quality). Note: Tilis item is to be used only for minor spot damage due to wind or hail etc. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to carefully remove damaged shingles and to discard in a job-site waste receptacle. No life expectancy data					
500IS	+	Laminated - 50 yr - impact resistant shingle - w/out felt	SQ	144.14	36.06	0.00	180.20
+		Includes: Laminated composition shingles, roofing nails, and installation labor. Excludes: Roofing felt underlayment. Quality: Laminated with a 50 year warranty, class A fire rating, and a class 4 impact resistance rating. Weight range between 280 and 340 Lbs/SQ. (Weight alone is not an adequate indicator of shingle quality). Average life expectancy 50 years Average depreciation 2% per year Includes: Dump fees, hauling, disposal, and labor to remove composition shingles. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data					
SOOS	+	Laminated - Lifetime - comp. shingle rfg. - w/out felt	SQ	179.33	36.06	0.00	215.39
+		Includes: Laminated composition shingles, roofing nails, and installation labor. Excludes: Roofing felt underlayment. Quality: Laminated (double layer shingle, 3 dimensional), with a lifetime warranty, and a class A fire rating. Weight range between 300 and 400 Lbs/SQ. (Weight alone is not an adequate indicator of shingle quality). Average life expectancy 50 years Average depreciation 2% per year Includes: Dump fees, hauling, disposal, and labor to remove composition shingles. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data					
SOOS-	+	Laminated - 50 year - comp. shingle rfg. - w/out felt	SQ	135.95	36.06	0.00	172.01
+		Includes: Laminated composition shingles, roofing nails, and installation labor. Excludes: Roofing felt underlayment. Quality: Laminated (double layer shingle, 3 dimensional), with a 50 year warranty, and a class A fire rating. Weight range between 280 and 340 Lbs/SQ. (Weight alone is not an adequate indicator of shingle quality). Average life expectancy 50 years Average depreciation 2% per year Includes: Dump fees, hauling, disposal, and labor to remove composition shingles. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data					
500SL	+	Laminated - Lifetime - Slate look comp. shingle - w/felt	SQ	231.60	36.06	0.00	267.66
+		Includes: Laminated composition shingles, 15 pound roofing felt, roofing nails, and installation labor. Quality: Laminated shingle, slate look, with a lifetime warranty, and a class A fire rating. Weight range between 300 and 425 Lbs/SQ. (Weight alone is not an adequate indicator of shingle quality). Average life expectancy 50 years Average depreciation 2% per year Includes: Dump fees, hauling, disposal, and labor to remove composition shingles and felt. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data					

RFG ROOFING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
500SLE	&	Lam. - Lifetime - Slate look comp. shingle (per SHINGLE)	EA	9.77	2.58	0.00	12.35
+		Includes: Shingles, roofing nails, roofing cement, and installation labor. Quality: Laminated shingle, slate look, with a lifetime warranty, and a class A fire rating. Weight range between 300 and 425 Lbs/SQ. (Weight alone is not an adequate indicator of quality.) Note: Tilis item is to be used only for spot damage due to wind or hail etc. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to carefully remove damaged shingles and to discard in a job-site waste receptacle. No life expectancy data					
500SLS	+	Lam. - Lifetime - Slate look comp. shingle - w/out felt	SQ	218.52	36.06	0.00	254.58
+		Includes: Laminated composition shingles, roofing nails, and installation labor. Excludes: Roofing felt underlayment. Quality: Laminated shingle, slate look, with a lifetime warranty, and a class A fire rating. Weight range between 300 and 425 Lbs/SQ. (Weight alone is not an adequate indicator of quality.) Average life expectancy 50 years Average depreciation 2% per year Includes: Dump fees, hauling, disposal, and labor to remove composition shingles. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data					
ADDRM>		Add. layer of comp. shingles, remove & disp. - 30-40 year	SQ	0.00	22.81	0.00	22.81
		Includes: Dump fees, hauling, disposal, and labor to remove additional layers of composition shingles and felt. Note: Tilis item should be used if additional layers of composition shingles are to be removed and disposed of. No life expectancy data					
ADDRM>>	-	Add. layer of comp. shingles, remove & disp. - 50 year+	SQ	0.00	24.31	0.00	24.31
		Includes: Dump fees, hauling, disposal, and labor to remove additional layers of 50-year to lifetime-rated composition shingles and felt. Note: Tilis item should be used if additional layers of composition shingles are to be removed and disposed of. No life expectancy data					
ADDRMV	-	Add. layer of comp. shingles, remove & disp. - 20-25 year	SQ	0.00	21.43	0.00	21.43
		Includes: Dump fees, hauling, disposal, and labor to remove additional layers of composition shingles and felt. Note: Tilis item should be used if additional layers of composition shingles are to be removed and disposed of. No life expectancy data					
ADDRMVN-		Additional layer of comp. shingles, remove (no haul off)	SQ	0.00	13.65	0.00	13.65
		Includes: Labor to remove additional layers of composition shingles and felt. Excludes: Haul off and dump fees. Note: Tilis item should be used if additional layers of composition shingles are to be removed. No life expectancy data					
ALPNT	&	Aluminum coating - without fiber	SF	0.40	0.11	0.00	0.51
+		Includes: Aluminum paint, pan, roller, and labor. Quality: Fiber-less aluminum coating applied to roofing. Average life expectancy 8 years Average depreciation 12.5% per year Includes: Labor cost to remove (clean/brush) aluminum coating. No life expectancy data					

RFG ROOFING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
ALPNT+	&	Aluminum coating-with fiber	SF	0.46	0.11	0.00	0.57
+ Includes: Aluminum paint, fiber, pan, roller, and labor. Quality: Fibered aluminum coating applied to roofing. Average life expectancy 8 years Average depreciation 12.5% per year Includes: Labor cost to remove (clean/brush) aluminum coating. No life expectancy data							
ALU	&	Aluminum shingle - including felt	SQ	275.41	61.15	0.00	336.56
+ Includes: Shingles, 15lb. felt, aluminum nails, and installation labor. Quality: Aluminum shingle, standard .019" thick (25 guage) halfhard temper aluminum. Note: For valley aluminum see item RFGALUV and for hips or ridges see item RFGALUR. Average life expectancy 33 years Average depreciation 3% per year Includes: Dump fees, hauling, disposal, and labor to remove aluminum roofing and felt. No life expectancy data							
ALU+	&	Aluminum shingle - including felt - painted	SQ	300.41	61.15	0.00	361.56
+ Includes: Shingles, 15lb. felt, aluminum nails, and installation labor. Quality: Aluminum shingle, fluorocarbon-kynarpaint. Standard .019" thick (25 guage) halfhard temper aluminum. Note: For valley aluminum see item RFGALUV+ and for hips or ridges see item RFGALUR (all colors). Average life expectancy 33 years Average depreciation 3% per year Includes: Dump fees, hauling, disposal, and labor to remove aluminum roofing and felt. No life expectancy data							
ALUR	+	Aluminum-shingle ridge or hip	LF	8.13	0.00	0.00	8.13
+ Includes: Aluminum ridge or hip, aluminum nails, and installation labor. Quality: Standard aluminum for ridges or hips. Standard .019" thick (25 guage). All colors. Average life expectancy 33 years Average depreciation 3% per year							
ALUV	&	Aluminum-shingle valley flashing	LF	9.51	0.40	0.00	9.91
+ Includes: Valley aluminum, aluminum nails, and installation labor. Quality: Standard aluminum valley for use with aluminum shingles, .024" thick (23 guage). Average life expectancy 33 years Average depreciation 3% per year Includes: Dump fees, hauling, disposal, and labor to remove aluminum valley. No life expectancy data							
ALUV+	&	Aluminum-shingle valley flashing -painted	LF	13.51	0.40	0.00	13.91
+ Includes: Valley aluminum, aluminum nails, and installation labor. Quality: Standard aluminum valley with fluorocarbon-kynar paint finish; .024" thick (23 guage). Average life expectancy 33 years Average depreciation 3% per year Includes: Dump fees, hauling, disposal, and labor to remove aluminum valley. No life expectancy data							
ARMV		Tear off, haul and dispose of comp. shingles - 20-25 year	SQ	0.00	33.18	0.00	33.18
Includes: Dump fees, hauling, disposal, and labor to remove composition shingles and felt. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data							

RFG ROOFING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
ARMY>		Tear off, haul and dispose of comp. shingles - 30-40 year	SQ	0.00	34.56	0.00	34.56
		Includes: Dump fees, hauling, disposal, and labor to remove 30-40 year composition shingles and felt Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data					
ARMY>>		Tear off, haul and dispose of comp. shingles - 50 year +	SQ	0.00	36.06	0.00	36.06
		Includes: Dump fees, hauling, disposal, and labor to remove 50-year to lifetime composition shingles and felt. Note: If additional layers are to be removed and disposed of, use additional item RFGADDRMV. No life expectancy data					
ARMVN		Tear off composition shingles (no haul off)	SQ	0.00	21.70	0.00	21.70
		Includes: Labor cost to remove shingles and felt and to discard in a job-site waste receptacle. No life expectancy data					
ASBRMVN -		Tear off rigid asbestos shingles (no haul off)	SQ	0.00	130.32	0.00	130.32
		Includes: Labor cost to remove non-friable asbestos roofing shingles and felt and to discard in a job-site waste receptacle. Excludes: Dump /disposal fees and personal protective equipment. No life expectancy data					
BI	+	Modified bitumen roof	SQ	167.68	25.35	0.00	193.03
		Includes: Fiberglass base sheet, modified bitumen, and installation labor. Quality: APP modified bitumen with a granulated surface. Torch down application with standard 3" to 4" laps. Average life expectancy 33 years Average depreciation 3% per year Includes: Dump fees, hauling, disposal, and labor to remove bitumen roof. No life expectancy data					
BIC	&	Modified bitumen roof - cold adhesive application	SQ	187.38	25.35	0.00	212.73
		Includes: Asphalt coated base sheet, modified bitumen, adhesive, and installation labor. Quality: SBS or APP modified bitumen, approved for cold adhesive applications, with a granulated surface with standard 3" to 4" laps. Average life expectancy 33 years Average depreciation 3% per year Includes: Dump fees, hauling, disposal, and labor to remove bitumen roof. No life expectancy data					
BIM	&	Modified bitumen roof - hot mopped	SQ	173.33	25.35	0.00	198.68
		Includes: Fiberglass base sheet, modified bitumen, asphalt (tar), and installation labor. Quality: SBS modified bitumen cap sheet with a granulated surface. Hot mopped application with standard 3" to 4" laps. Average life expectancy 33 years Average depreciation 3% per year Includes: Dump fees, hauling, disposal, and labor to remove bitumen roof. No life expectancy data					
BIRMV		Tear off, haul and dispose of modified bitumen roofing	SQ	0.00	25.35	0.00	25.35
		Includes: Dump fees, hauling, disposal, and labor to remove bitumen roof. No life expectancy data					
BIRMVN		Tear off modified bitumen roofing (no haul off)	SQ	0.00	22.28	0.00	22.28
		Includes: Labor cost to remove bitumen roofing and to discard in a job-site waste receptacle. No life expectancy data					

RFG ROOFING

Price List: TRAINING, RSR no SC

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RFG ROOFING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
MTLET	&	Eave trim for metal roofing	LF	2.08	0.48	1.85	2.56
+		Includes: Metal eave trim, roofing screws with neoprene washer, and installation labor. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor to remove metal eave trim and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, roofing screws with neoprene washer, and labor. Excludes: Any additional materials or hardware. Note: Labor cost to detach metal roofing, move to an adjacent room or area for storage, and reinstall at a later date. No life expectancy data					
MTLGT	&	Gable trim for metal roofing	LF	2.78	0.48	1.85	3.26
+		Includes: Metal gable trim, roofing screws with neoprene washer, and installation labor. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor to remove metal gable trim and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, roofing screws with neoprene washer, and labor. Excludes: Any additional materials or hardware. Note: Labor cost to detach metal roofing, move to an adjacent room or area for storage, and reinstall at a later date. No life expectancy data					
MTLREC	&	Ridge end cap for metal roofing	EA	17.96	3.11	0.00	21.07
+		Includes: Metal ridge end cap, roofing screws with neoprene washer, and installation labor. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor to remove ridge end cap and to discard in a job-site waste receptacle. No life expectancy data					
MTLRJK	&	Neoprene pipe jack flashing for metal roofing	EA	31.31	4.58	0.00	35.89
+		Includes: Neoprene pipe jack flashing, roofing screws with neoprene washer, silicone chalking sealant, and installation labor. Quality: Neoprene pipe jack that conforms to metal roofing panel, comparable to brand name "Dektite". Average life expectancy 10 years Average depreciation 10% per year Includes: Labor to remove neoprene pipe jack flashing and to discard in a job-site waste receptacle. No life expectancy data					
MTLVF	&	Valley "W" flashing for metal roofing	LF	4.15	0.48	1.85	4.63
+		Includes: Metal valley "W" flashing, roofing screws with neoprene washer, and installation labor. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor to remove metal valley "W" flashing and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, roofing screws with neoprene washer, and labor. Excludes: Any additional materials or hardware. Note: Labor cost to detach metal roofing, move to an adjacent room or area for storage, and reinstall at a later date. No life expectancy data					

RFG ROOFING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
PAV	&	Roofmountpoweratticvent	EA	206.35	14.47	0.00	220.82
+		Includes: Roof mounted power attic vent and installation labor. Quality: Power attic ventilator capable of servicing 1600 to 1800 sf, at 1300 cfm. Note: If humidistat is required use item HVC PAVH. This item is intended for use when a roofer is replacing the power vent only and wiring is already in place. Average life expectancy 20 years Average depreciation 5% per year Includes: Labor to remove power attic vent and to discard in a job-site waste receptacle. No life expectancy data					
PAV>	&	Roofmountpoweratticvent-Large	EA	264.65	14.47	0.00	279.12
+		Includes: Roof mounted power attic vent and installation labor. Quality: Power attic ventilator capable of servicing 2400 to 3000 sf, at 1600 cfm. Note: If humidistat is required use item HVC PAVH. This item is intended for use when a roofer is replacing the power vent only and wiring is already in place. Average life expectancy 20 years Average depreciation 5% per year Includes: Labor to remove power attic vent and to discard in a job-site waste receptacle. No life expectancy data					
PLSLM	+	Peel & Seal reroofing material - mobile home	SF	3.18	0.00	0.00	3.18
+		Includes: Peel and seal material (bituthene) and installation labor. Average life expectancy 20 years Average depreciation 5% per year					
RIDGC	+	Ridge cap - composition shingles	LF	2.25	0.00	0.00	2.25
+		Includes: Shingles, roofing nails, and installation labor. Quality: For average weight composition shingles. Note: Ridge-cap shingles are cut from field shingles by the installers. Average life expectancy 33 years Average depreciation 3% per year					
RIDGC+	+	Ridge cap - High profile - composition shingles	LF	2.81	0.00	0.00	2.81
+		Includes: High profile ridge cap, roofing nails, and installation labor. Quality: Precut ridge cap shingles. Note: This item is generally used with laminated shingles. Average life expectancy 33 years Average depreciation 3% per year					
RIDGCC	+	Ridge cap - synthetic composite shingles	LF	6.15	0.00	0.00	6.15
+		Includes: Ridge cap for synthetic composite shingles, nails, and labor. Average life expectancy 50 years Average depreciation 2% per year					
RIDGM	+	Ridge cap - metal roofing	LF	3.00	0.00	0.00	3.00
+		Includes: Metal ridge cap, roofing screws with neoprene washer, and installation labor. Average life expectancy 33 years Average depreciation 3% per year					
RIDGT	+	Ridge cap - tile roofing	LF	8.76	0.00	0.00	8.76
+		Includes: Tile ridge cap, copper roofing nails, and installation labor. Average life expectancy 33 years Average depreciation 3% per year					

RFG ROOFING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
TILRMV		Tear off, haul and dispose of tile roofing Includes: Dump fees, hauling, disposal, and labor to remove tile roofing and felt No life expectancy data	SQ	0.00	114.34	0.00	114.34
TILRMVN	-	Tear off tile roofing (no haul off) Includes: Labor cost to remove tile roofing and felt and to discard in a job-site waste receptacle. No life expectancy data	SQ	0.00	86.79	0.00	86.79
TRAF	+	Roofing sealer - Traffic coat Includes: One additional heavy duty traffic felt ply sheet with non-slip granules, roofing nails, hot asphalt (tar), and installation labor in high traffic areas for additional wear. Average life expectancy 12 years Average depreciation 8.33% per year	SF	1.27	0.00	0.00	1.27
VENT	+	Apply mastic around vent pipes to repair leakage Includes: Roofing cement and labor. Average life expectancy 10 years Average depreciation 10% per year	EA	1,008.04	0.00	0.00	1,008.04
VENTA	&	Continuous ridge vent - aluminum Includes: Continuous ridge vent and installation labor. Quality: Continuous aluminum vent (no shingle over). Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a continuous ridge vent and to discard in a job-site waste receptacle. No life expectancy data	LF	4.15	0.49	0.00	4.64
VENTB	&	Roofvent-turbine type Includes: Turbine roof vent and installation labor. Note: Vent is installed as roofing is applied. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a roof vent and to discard in a job-site waste receptacle. No life expectancy data	EA	61.75	5.20	30.54	66.95
R		Includes: On site storage, roofing cement, nails and labor. Note: Labor cost to disconnect and detach a roof vent, store on site, and reinstall the same vent at a later date. No life expectancy data					
VENTE	&	Exhaust cap - through roof Includes: Through roof exhaust cap/vent and installation labor. Quality: Steel, up to 8" round ductwork connection. Note: Vent is installed as roofing is applied. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a roof vent and to discard in a job-site waste receptacle. No life expectancy data	EA	52.30	5.20	30.54	57.50
R		Includes: On site storage, roofing cement, nails and labor. Note: Labor cost to disconnect and detach a roof vent, store on site, and reinstall the same vent at a later date. No life expectancy data					

RFG ROOFING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
VENTEF	&	Exhaust cap - through flat roof	EA	69.05	5.20	30.54	74.25
+		Includes: Through roof exhaust cap/vent and installation labor. Quality: Aluminum, up to 8" round ductwork connection, for flat roof installation. Note: Vent is installed as roofing is applied. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a roof vent and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, roofing cement, nails and labor. Note: Labor cost to disconnect and detach a roof vent, store on site, and reinstall the same vent at a later date. No life expectancy data					
VENTG	&	Gravity roof ventilator- 18"	EA	230.26	5.20	30.54	235.46
+		Includes: Gravity roof ventilator, flashing, and installation labor. Quality: 18" turbine gravity ventilator; galvanized steel, may be externally braced, with flat roof galvanized base/flashing. Note: Vent is installed as roofing is applied. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a roof vent and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, roofing cement, nails and labor. Note: Labor cost to disconnect and detach a roof vent, store on site, and reinstall the same vent at a later date. No life expectancy data					
VENTR	&	Continuous ridge vent - shingle-over style	LF	5.01	0.49	0.00	5.50
+		Includes: Continuous ridge vent and installation labor. Excludes: Shingles for ridge cap, (see RFG RIDGC). Quality: Rigid plastic w/ a 1 1/2" high honeycombed vent running along either side. Comes in 4' long rigid panels or 20' long rolls. Designed to be hidden by composition ridge shingles. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a roof vent and to discard in a job-site waste receptacle. No life expectancy data					
VENTS	&	Fire/Smoke roof vent - automatic - 48"x48"	EA	869.96	31.00	30.54	900.96
+		Includes: Automatic smoke/heat vent and labor to install. Quality: Up to a 48"x48" vent with a single steel door, fusible link and automatic opening mechanism. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a roof smoke vent and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, roofing cement, nails and labor. Note: Labor cost to disconnect and detach a roof vent, store on site, and reinstall the same vent at a later date. No life expectancy data					

RFG ROOFING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
VEN1T	&	Roofvent-turtle type	EA	27.43	5.20	30.54	32.63
+		Includes: Turtle type roof vent, labor to cut the roof decking and to install the vent. Note: Vent is installed as roofing is applied. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a roof vent and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, roofing cement, nails and labor. Note: Labor cost to disconnect and detach a roof vent, store on site, and reinstall the same vent at a later date. No life expectancy data					
VM1L	&	Valley metal	LF	2.99	0.34	0.00	3.33
+		Includes: Valley metal and installation labor. Quality: 24" wide galvanized metal. Note: In cold weather areas, additional roofing felt or rubber roofing should also be applied in valleys. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove valley metal and to discard in a job-site waste receptacle. No life expectancy data					
VM1LC	&	Valley metal - copper	LF	9.40	0.34	0.00	9.74
+		Includes: Copper valley metal and installation labor. Quality: 24" wide copper sheet (W). Note: In cold weather areas, additional roofing felt or rubber roofing should also be applied in valleys. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove valley metal and to discard in a job-site waste receptacle. No life expectancy data					
WALK	+	Roofing - walkway boards	SF	2.58	0.00	0.00	2.58
+		Includes: Roofing walkway pads, hot tar, and labor to install. Quality: Reinforced asphalt composition slip resistant pads for heavy foot traffic areas of the roof. Average life expectancy 33 years Average depreciation 3% per year					
WSHK	+	Wood shakes - medium hand split	SQ	306.29	38.19	0.00	344.48
+		Includes: Wood shakes, 30 lb. shake felt, shake nails, 30 lb. roofing felt, felt nails, and installation labor. Quality: Medium thickness, hand split, 7-1/2"- 10" exposure. Average life expectancy 33 years Average depreciation 3% per year Includes: Dump fees, hauling, disposal, and labor to remove wood shingles and felt. No life expectancy data					
WSHK+	+	Wood shakes - heavy hand split	SQ	328.59	38.19	0.00	366.78
+		Includes: Wood shakes, 30 lb. shake felt, shake nails, 30 lb. roofing felt, felt nails, and installation labor. Quality: Heavy thickness, hand split, 7-1/2"- 10" exposure. Average life expectancy 33 years Average depreciation 3% per year Includes: Dump fees, hauling, disposal, and labor to remove wood shingles and felt. No life expectancy data					

RFG ROOFING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
WSHKE	&	Wood shakes -medium hand split (per SHAKE)	EA	5.77	2.58	0.00	8.35
+		Includes: Wood shakes, nails, and installation labor. Quality: Medium thickness, hand split. Note: This item is to be used only for minor spot damage due to wind or hail etc. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to carefully remove damaged wood shakes and to discard in a job-site waste receptacle. No life expectancy data					
WSHKE+	&	Wood shakes -heavy hand split (per SHAKE)	EA	5.85	2.58	0.00	8.43
+		Includes: Wood shakes, nails, and installation labor. Quality: Heavy hand split shakes. Note: This item is to be used only for minor spot damage due to wind or hail etc. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to carefully remove damaged wood shakes and to discard in a job-site waste receptacle. No life expectancy data					
WSHKR	+	Wood shakes - medium hand split- fire resistant	SQ	544.92	38.19	0.00	583.11
+		Includes: Wood shakes treated with fire retardant, 30 lb. shake felt, shake nails, 30 lb. roofing felt, felt nails, and installation labor. Quality: Medium thickness, hand split, with a class C fire rating, 7-11/2"- 10" exposure. Average life expectancy 33 years Average depreciation 3% per year Includes: Dump fees, hauling, disposal, and labor to remove wood shingles and felt. No life expectancy data					
WSHKR+	+	Wood shakes -heavy hand split- fire resistant	SQ	550.39	38.19	0.00	588.58
+		Includes: Wood shakes treated with fire retardant, 30 lb. shake felt, shake nails, 30 lb. roofing felt, felt nails, and installation labor. Quality: Heavy thickness, hand split, with a class C fire rating, 7-1/2"- 10" exposure. Average life expectancy 33 years Average depreciation 3% per year Includes: Dump fees, hauling, disposal, and labor to remove wood shingles and felt No life expectancy data					
WSHKRE	&	Wood shakes - medium hand split- fire resist. (per SHAKE)	EA	6.56	2.58	0.00	9.14
+		Includes: Wood shakes, nails, and installation labor. Quality: Medium wood shakes, fire retardant treated, with a class C fire rating. Note: This item is to be used only for minor spot damage due to wind or hail etc. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to carefully remove damaged wood shakes and to discard in a job-site waste receptacle. No life expectancy data					
WSHKRE+	&	Wood shakes -heavy hand split- fire resist. (per SHAKE)	EA	6.58	2.58	0.00	9.16
+		Includes: Wood shakes, nails, and installation labor. Quality: Heavy wood shakes, fire retardant treated, with a class C fire rating. Note: This item is to be used only for minor spot damage due to wind or hail etc. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to carefully remove damaged wood shakes and to discard in a job-site waste receptacle. No life expectancy data					

RFG ROOFING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
WSRMV		Tear off, haul and dispose of wood shingles	SQ	0.00	38.19	0.00	38.19
		Includes: Dump fees, hauling, disposal, and labor to remove wood shingles and felt No life expectancy data					
WSRMVN	-	Tear off wood shingles (no haul off)	SQ	0.00	31.29	0.00	31.29
		Includes: Labor cost to remove wood shingles and felt and to discard in a job-site waste receptacle. No life expectancy data					
WSTP	+	Wood shingles - taper sawn - #1 cedar	SQ	478.07	38.19	0.00	516.26
+		Includes: Wood shingles, 30 lb roofing felt, shake nails, and installation labor. Quality: Taper sawn, #1 cedar, 5"- 7-1/2" exposure. Average life expectancy 33 years Average depreciation 3% per year Includes: Dump fees, hauling, disposal, and labor to remove wood shingles and felt No life expectancy data					
WSTPE	&	Wood shingles - taper sawn - #1 Cedar (per SIDNGLE)	EA	6.37	2.58	0.00	8.95
+		Includes: Wood shingles, nails, and installation labor. Quality: Taper sawn, #1 cedar. Note: This item is to be used only for minor spot damage due to wind or hail etc. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to carefully remove damaged wood shingles and to discard in a job-site waste receptacle. No life expectancy data					
WSTPR	+	Wood shingles - taper sawn - fire resistant- #1 cedar	SQ	540.79	38.19	0.00	578.98
+		Includes: Wood shingles treated with fire retardant, 30 lb roofing felt, shake nails, and installation labor. Quality: Taper sawn, #1 cedar, with a class C fire rating, 5"- 7-1/2" exposure. Average life expectancy 33 years Average depreciation 3% per year Includes: Dump fees, hauling, disposal, and labor to remove wood shingles and felt No life expectancy data					
WSTPRE	&	Wood shingles - taper sawn - fire resist. (per SIDNGLE)	EA	6.58	2.58	0.00	9.16
+		Includes: Wood shingles, nails, and installation labor. Quality: Taper sawn, #1 cedar, fire retardant treated, with a class C fire rating. Note: This item is to be used only for minor spot damage due to wind or hail etc. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to carefully remove damaged wood shingles and to discard in a job-site waste receptacle. No life expectancy data					

SDG SIDING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
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SDG SIDING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
SHTR	&	Shutters - simulated wood (polystyrene)	EA	62.99	3.61	17.17	66.60
+		Includes: Shutter set and installation labor. Quality: Wood simulated polystyrene with louvered or raised panel design. Up to 15" x 43" in size. Average life expectancy 8 years Average depreciation 12.5% per year Includes: Labor cost to remove shutters and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect and detach shutters (per set), store on site, and reinstall at a later date. No life expectancy data					
SHTR<	&	Shutters - simulated wood (polystyrene) - Small	EA	46.79	3.61	17.17	50.40
+		Includes: Shutter set and installation labor. Quality: Wood simulated polystyrene with louvered or raised panel design. Up to 12" x 24" in size. Average life expectancy 8 years Average depreciation 12.5% per year Includes: Labor cost to remove shutters and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect and detach shutters (per set), store on site, and reinstall at a later date. No life expectancy data					
SHTR.>	&	Shutters - simulated wood (polystyrene) - Large	EA	77.63	3.61	17.17	81.24
+		Includes: Shutter set and installation labor. Quality: Wood simulated polystyrene with louvered or raised panel design. Up to 15" x 60" in size. Average life expectancy 8 years Average depreciation 12.5% per year Includes: Labor cost to remove shutters and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect and detach shutters (per set), store on site, and reinstall at a later date. No life expectancy data					
SHTRA	&	Shutters - aluminum	EA	174.78	3.61	17.17	178.39
+		Includes: Shutter set and installation labor. Quality: Aluminum with louvered or raised panel design. Up to 15" x 43" in size. Average life expectancy 8 years Average depreciation 12.5% per year Includes: Labor cost to remove shutters and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect and detach shutters (per set), store on site, and reinstall at a later date. No life expectancy data					

SDG SIDING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
SHTRA<	&	Shutters - aluminum - Small	EA	126.79	3.61	17.17	130.40
+		Includes: Shutter set and installation labor. Quality: Aluminum with louvered or raised panel design. Up to 12" x 24" in size. Average life expectancy 8 years Average depreciation 12.5% per year Includes: Labor cost to remove shutters and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect and detach shutters (per set), store on site, and reinstall at a later date. No life expectancy data					
SHTRA>	&	Shutters - aluminum - Large	EA	364.91	3.61	17.17	368.52
+		Includes: Shutter set and installation labor. Quality: Aluminum with louvered or raised panel design. Up to 15" x 60" in size. Average life expectancy 8 years Average depreciation 12.5% per year Includes: Labor cost to remove shutters and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect and detach shutters (per set), store on site, and reinstall at a later date. No life expectancy data					
SHTRW	&	Shutters - wood - louvered or paneled	EA	236.78	3.61	17.17	240.39
+		Includes: Shutter set and installation labor. Quality: Wood is of pine, cedar or equal, with louvered or raised panel design. Up to 15" x 43" in size. Average life expectancy 8 years Average depreciation 12.5% per year Includes: Labor cost to remove shutters and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect and detach shutters (per set), store on site, and reinstall at a later date. No life expectancy data					
SHTRW<	&	Shutters - wood - louvered or paneled - Small	EA	174.79	3.61	17.17	178.40
+		Includes: Shutter set and installation labor. Quality: Wood is of pine, cedar or equal, with louvered or raised panel design. Up to 12" x 24" in size. Average life expectancy 8 years Average depreciation 12.5% per year Includes: Labor cost to remove shutters and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect and detach shutters (per set), store on site, and reinstall at a later date. No life expectancy data					

SDG SIDING

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
VENTGM+	&	Attic vent - gable end - metal - 30" x 30"	EA	82.18	4.83	0.00	87.01
+		Includes: 30" x 30" painted metal gable end attic vent and installation labor. Note: Vent is installed as siding is applied. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a gable end attic vent and to discard in a job-site waste receptacle. No life expectancy data					
VENTGM<	&	Attic vent - gable end - metal - 12" x 12"	EA	36.65	4.83	0.00	41.48
+		Includes: 12" x 12" painted metal gable end attic vent and installation labor. Note: Vent is installed as siding is applied. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a gable end attic vent and to discard in a job-site waste receptacle. No life expectancy data					
VENTGM>	&	Attic vent- gable end- metal - 14" x 24"	EA	48.75	4.83	0.00	53.58
+		Includes: 14" x 24" painted metal gable end attic vent and installation labor. Note: Vent is installed as siding is applied. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a gable end attic vent and to discard in a job-site waste receptacle. No life expectancy data					
VENTGW	&	Attic vent - gable end - wood	EA	114.43	4.83	0.00	119.26
+		Includes: Gable end attic vent and installation labor. Quality: Cedar or redwood. Note: Vent is installed as siding is applied. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove a gable end attic vent and to discard in a job-site waste receptacle. No life expectancy data					
VINYL	&	Siding - vinyl	SF	2.29	0.25	1.11	2.54
+		Includes: Vinyl siding, starter strip, undersill trim, j-trim, outside corner post, 16 gauge staples and installation labor. Quality: Average grade, .042" to .044" thickness, standard colors and patterns. Note: Labor yield assumption addresses the average time necessary for normal one or two story applications where the ladder scaffold platform does not exceed 20'. If additional labor is required use item SDG LAB. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove siding and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, nails, and labor. Excludes: Any additional materials or hardware. Note: Labor cost to detach metal or vinyl siding, store on site, and reinstall at a later date. No life expectancy data					

SFG SOFFIT, FASCIA, & GUTTER

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE & REPLACE
FACW4	&	Fascia-1"x4" #1 pine	LF	3.35	0.19	0.00	3.54
+		Includes: Fascia, finish nails, and installation labor. Quality: 1" x 4" # 1pine. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove wood fascia and to discard in a job-site waste receptacle. No life expectancy data					
FACW4-	&	Fascia - 1"x 4" #2 pine	LF	2.81	0.19	0.00	3.00
+		Includes: Fascia, finish nails, and installation labor. Quality: 1" x 4" #2 pine. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove wood fascia and to discard in a job-site waste receptacle. No life expectancy data					
FACW4C	&	Fascia - 1"x 4" #3 cedar	LF	2.91	0.19	0.00	3.10
+		Includes: Fascia, finish nails, and installation labor. Quality: 1" x 4" #3 cedar. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove wood fascia and to discard in a job-site waste receptacle. No life expectancy data					
FACW6	&	Fascia - 1"x 6" #1 pine	LF	3.91	0.19	0.00	4.10
+		Includes: Fascia, finish nails, and installation labor. Quality: 1" x 6" #1 pine. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove wood fascia and to discard in a job-site waste receptacle. No life expectancy data					
FACW6-	&	Fascia - 1"x 6" #2 pine	LF	3.34	0.19	0.00	3.53
+		Includes: Fascia, finish nails, and installation labor. Quality: 1" x 6" #2 pine. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove wood fascia and to discard in a job-site waste receptacle. No life expectancy data					
FACW6C	&	Fascia - 1"x 6" #3 cedar	LF	3.56	0.19	0.00	3.75
+		Includes: Fascia, finish nails, and installation labor. Quality: 1" x 6" #3 cedar. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove wood fascia and to discard in a job-site waste receptacle. No life expectancy data					

SFG SOFFIT, FASCIA, & GUTTER

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE & REPLACE
SFTV	&	Soffit - vinyl	SF	2.98	0.18	1.44	3.16
+		Includes: Vinyl soffit material, j-trim, nails, and installation labor. Note: Soffit is cut from a 12" x 12'-6" piece. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove vinyl soffit and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect and detach soffit, store on site, and reinstall at a later date. No life expectancy data					
SFrW	&	Soffit - wood	SF	3.23	0.18	0.00	3.41
+		Includes: Wood soffit, finish nails, and installation labor. Quality: 1/4" AC plywood or equivalent. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove wood soffit and to discard in a job-site waste receptacle. No life expectancy data					
SFrWTG	&	Soffit - wood - Tongue & groove	SF	6.52	0.27	0.00	6.79
+		Includes: Wood soffit, finish nails, and installation labor. Quality: 1 x 4 tongue & groove cedar, v-jointed, clear A & better grade. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove T&G wood soffit and to discard in a job-site waste receptacle. No life expectancy data					
VENT	&	Soffit vent	EA	25.96	5.79	0.00	31.75
+		Includes: Soffit vent and labor to install. Quality: Aluminum or plastic soffit vent. Sizes 16" x 8" to 16" x 4", prefinished. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove soffit vent and to discard in a job-site waste receptacle. No life expectancy data					
VENTL	+	Soffit vent - linear	LF	5.50	0.00	0.00	5.50
+		Includes: Linear soffit vent and labor to install. Quality: 2" wide metal or plastic removable linear soffit vent, prefinished. Average life expectancy 33 years Average depreciation 3% per year					
WFRMI	&	Soffit - box framing - 1' overhang	LF	2.51	0.97	0.00	3.48
+		Includes: 2" x 4" lookouts, 2" x 4" ledger, nails, and installation labor. Quality: 1' overhang. Lookouts are placed 24" on center. Average life expectancy 50 years Average depreciation 2% per year Includes: Labor cost to remove 2x4 soffit framing and to discard in a job-site waste receptacle. No life expectancy data					

WDV WINDOWS -VINYL

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
R48	&	Vinyl window - Round/Octagon, 48"	EA	378.93	19.66	61.25	398.59
+		Includes: Round or octagon shaped window, shims, screws and installation labor. Excludes: Low E glazing. Quality: 48" diameter, double glazed, round or octagon vinyl window. Note: Width of glazing unit is 112" to 1". Average life expectancy 25 years Average depreciation 4% per year Includes: Labor cost to remove a round or octagon shaped vinyl window and to discard in a job-site receptacle. No life expectancy data					
R		Includes: On site storage, shims, nails, and labor. Excludes: Manipulation of siding or brick. Note: Labor cost to remove a vinyl window, store on site, and reinstall at a later date. No life expectancy data					
RETRO	+	Additional charge for a retrofit window, 3-11 sf	EA	26.71	0.00	0.00	26.71
+		Includes: Additional screws, shims, caulking, and trim, and additional labor to install a window in an opening with an existing exterior finish. Excludes: Removal of existing window, removal/repair of sheet rock, removal/repair of exterior finish, resizing of opening, and painting. Note: Additional charge accounts for retrofit installation methods that differ from new construction installations. No life expectancy data					
RETRO>	+	Additional charge for a retrofit window, 12-23 sf	EA	38.37	0.00	0.00	38.37
+		Includes: Additional screws, shims, caulking, and trim, and additional labor to install a window in an opening with an existing exterior finish. Excludes: Removal of existing window, removal/repair of sheet rock, removal/repair of exterior finish, resizing of opening, and painting. Note: Additional charge accounts for retrofit installation methods that differ from new construction installations. No life expectancy data					
RETRO>>	+	Additional charge for a retrofit window, 24-40 sf	EA	52.88	0.00	0.00	52.88
+		Includes: Additional screws, shims, caulking, and trim, and additional labor to install a window in an opening with an existing exterior finish. Excludes: Removal of existing window, removal/repair of sheet rock, removal/repair of exterior finish, resizing of opening, and painting. Note: Additional charge accounts for retrofit installation methods that differ from new construction installations. No life expectancy data					
S	&	Vinyl window, single hung, 9-12 sf	EA	197.27	13.07	61.25	210.34
+		Includes: Vertical sliding window, screen, and installation labor. Quality: 9-12 SF single hung window with standard duty vinyl frame, standard duty hardware (pivots, latches), and double glazing. The glazing unit is 112" wide. Average life expectancy 25 years Average depreciation 4% per year Includes: Labor cost to remove an average size, single hung vinyl window and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, shims, nails, and labor. Excludes: Manipulation of siding or brick. Note: Labor cost to remove a vinyl window, store on site, and reinstall at a later date. No life expectancy data					

WDV WINDOWS -VINYL

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
S+	&	Vinyl window, single hung, 9-12 sf-High grade	EA	234.58	13.07	61.25	247.65
+		Includes: Vertical sliding window, screen, and installation labor. Quality: 9-12 SF single hung window with heavy duty vinyl frame, high grade hardware (pivots, latches), and double glazing. The glazing unit is 3/4" to 1" wide. Average life expectancy 25 years Average depreciation 4% per year Includes: Labor cost to remove an average size, single hung vinyl window and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, shims, nails, and labor. Excludes: Manipulation of siding or brick. Note: Labor cost to remove a vinyl window, store on site, and reinstall at a later date. No life expectancy data					
S++	&	Vinyl window, single hung, 9-12 sf-Premium grade	EA	274.66	13.07	61.25	287.73
+		Includes: Vertical sliding window, screen, and installation labor. Quality: 9-12 SF single hung window with cam lock latches, double glazing, equal site lines, and exterior designer profile. The glazing unit is 3/4" to 1" wide. Average life expectancy 25 years Average depreciation 4% per year Includes: Labor cost to remove an average size, single hung window and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, shims, nails, and labor. Excludes: Manipulation of siding or brick. Note: Labor cost to remove a vinyl window, store on site, and reinstall at a later date. No life expectancy data					
S<	&	Vinyl window, single hung, 4-8 sf	EA	140.94	13.07	61.25	154.01
+		Includes: Vertical sliding window, screen, and installation labor. Quality: 4-8 SF single hung window with standard duty vinyl frame, standard duty hardware (pivots, latches), and double glazing. The glazing unit is 1/2" wide. Average life expectancy 25 years Average depreciation 4% per year Includes: Labor cost to remove a small, single hung vinyl window and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, shims, nails, and labor. Excludes: Manipulation of siding or brick. Note: Labor cost to remove a vinyl window, store on site, and reinstall at a later date. No life expectancy data					
S<+	&	Vinyl window, single hung, 4-8 sf - High grade	EA	192.96	13.07	61.25	206.03
+		Includes: Vertical sliding window, screen, and installation labor. Quality: 4-8 SF single hung window with heavy duty vinyl frame, high grade hardware (pivots, latches), and double glazing. The glazing unit is 3/4" to 1" wide. Average life expectancy 25 years Average depreciation 4% per year Includes: Labor cost to remove a small, single hung vinyl window and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, shims, nails, and labor. Excludes: Manipulation of siding or brick. Note: Labor cost to remove a vinyl window, store on site, and reinstall at a later date. No life expectancy data					

WDV WINDOWS -VINYL

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
S<++	&	Vinyl window, single hung, 4-8 sf - Premium grade	EA	218.94	13.07	61.25	232.01
+		Includes: Vertical sliding window, screen, and installation labor. Quality: 4-8 SF single hung window with cam lock latches, double glazing, equal site lines, and exterior designer profile. The glazing unit is 3/4" to 1" wide. Average life expectancy 25 years Average depreciation 4% per year Includes: Labor cost to remove a small single hung window and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, shims, nails, and labor. Excludes: Manipulation of siding or brick. Note: Labor cost to remove a vinyl window, store on site, and reinstall at a later date. No life expectancy data					
S>	&	Vinyl window, single hung, 13-19 sf	EA	241.08	13.07	61.25	254.15
+		Includes: Vertical sliding window, screen, and installation labor. Quality: 13-19 SF single hung window with standard duty vinyl frame, standard duty hardware (pivots, latches), and double glazing. The glazing unit is 1/2" wide. Average life expectancy 25 years Average depreciation 4% per year Includes: Labor to remove a medium size, single hung vinyl window and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, shims, nails, and labor. Excludes: Manipulation of siding or brick. Note: Labor cost to remove a vinyl window, store on site, and reinstall at a later date. No life expectancy data					
S>+	&	Vinyl window, single hung, 13-19 sf - High grade	EA	261.13	13.07	61.25	274.20
+		Includes: Vertical sliding window, screen, and installation labor. Quality: 13-19 SF single hung window with heavy duty vinyl frame, high grade hardware (pivots, latches), and double glazing. The glazing unit is 3/4" to 1" wide. Average life expectancy 25 years Average depreciation 4% per year Includes: Labor to remove a medium size, single hung vinyl window and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, shims, nails, and labor. Excludes: Manipulation of siding or brick. Note: Labor cost to remove a vinyl window, store on site, and reinstall at a later date. No life expectancy data					
S>+ +	&	Vinyl window, single hung, 13-19 sf - Premium grade	EA	312.02	13.07	61.25	325.09
+		Includes: Vertical sliding window, screen, and installation labor. Quality: 13-19 SF single hung window with cam lock latches, double glazing, equal site lines, and exterior designer profile. The glazing unit is 3/4" to 1" wide. Average life expectancy 25 years Average depreciation 4% per year Includes: Labor cost to remove a large single hung window and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, shims, nails, and labor. Excludes: Manipulation of siding or brick. Note: Labor cost to remove a vinyl window, store on site, and reinstall at a later date. No life expectancy data					

WDW WINDOWS· WOOD

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
C>>+	&	Wood window -casement, 33 -40 sf, Premium grade	EA	1,322.68	24.21	76.67	1,346.89
+		Includes: Casement window and screen, grids, shims, nails, and installation labor. Quality: 33-40 SF aluminum or vinyl clad, wood frame, double glazed low E window, with a thermal barrier. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a large casement wood window and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, shims, nails, and labor. Excludes: Any additional materials or hardware. Note: Labor cost to detach a wood window, store on site, and reinstall at a later date. No life expectancy data					
D	&	Wood window -double hung, 10-15sf	EA	238.79	19.60	76.67	258.39
+		Includes: Double hung window and screen, shims, nails, and installation labor. Excludes: Grids and low E glazing. Quality: 10- 15 SF aluminum clad, double hung, wood frame window, double glazed, with insulated glass. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a double hung wood window and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, shims, nails, and labor. Excludes: Any additional materials or hardware. Note: Labor cost to detach a wood window, store on site, and reinstall at a later date. No life expectancy data					
D-	&	Wood window -double hung, 10- 15sf, Standard grade	EA	227.52	19.60	76.67	247.12
+		Includes: Double hung window and screen, shims, nails, and installation labor. Excludes: Grids and low E glazing. Quality: 10-15 SF double hung window, with wood frame and single glazed window. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a double hung wood window and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, shims, nails, and labor. Excludes: Any additional materials or hardware. Note: Labor cost to detach a wood window, store on site, and reinstall at a later date. No life expectancy data					
D+	&	Wood window -double hung, 10-15sf, High grade	EA	367.07	19.60	76.67	386.67
+		Includes: Double hung window and screen, shims, nails, and installation labor. Excludes: Grids. Quality: 10- 15 SF aluminum or vinyl clad, double hung, wood frame, and double glazed low E window. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a double hung wood window and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, shims, nails, and labor. Excludes: Any additional materials or hardware. Note: Labor cost to detach a wood window, store on site, and reinstall at a later date. No life expectancy data					

REMOVE&

WDW WINDOWS· WOOD

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
D<++	&	Wood window -double hung, 4 -9 sf, Premium grade	EA	278.78	19.60	76.67	298.38
+		Includes: Double hung window and screen, grids, shims, nails, and installation labor. Quality: 4 -9 SF aluminum or vinyl clad, double hung, wood frame, double glazed low E window, with a thermal barrier. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a double hung wood window and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, shims, nails, and labor. Excludes: Any additional materials or hardware. Note: Labor cost to detach a wood window, store on site, and reinstall at a later date. No life expectancy data					
	&	Wood window -double hung, 16- 21 sf	EA	417.46	24.21	76.67	441.67
+		Includes: Double hung window and screen, shims, nails, and installation labor. Excludes: Grids and low E glazing. Quality: 16 -21 SF aluminum clad, double hung, wood frame window, double glazed, with insulated glass. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a double hung wood window and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, shims, nails, and labor. Excludes: Any additional materials or hardware. Note: Labor cost to detach a wood window, store on site, and reinstall at a later date. No life expectancy data					
D>-	&	Wood window -double hung, 16- 21 sf, Standard grade	EA	241.64	24.21	76.67	265.85
+		Includes: Double hung window and screen, shims, nails, and installation labor. Excludes: Grids and low E glazing. Quality: 16-21 SF double hung window, with wood frame and single glazed window. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a double hung wood window and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, shims, nails, and labor. Excludes: Any additional materials or hardware. Note: Labor cost to detach a wood window, store on site, and reinstall at a later date. No life expectancy data					
D>+	&	Wood window -double hung, 16- 21 sf, High grade	EA	424.88	24.21	76.67	449.09
+		Includes: Double hung window and screen, shims, nails, and installation labor. Excludes: Grids. Quality: 16 -21 SF aluminum or vinyl clad, double hung, wood frame and double glazed low E window. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a double hung wood window and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, shims, nails, and labor. Excludes: Any additional materials or hardware. Note: Labor cost to detach a wood window, store on site, and reinstall at a later date. No life expectancy data					

WDW WINDOWS· WOOD

SEL	ACT	DESCRIPTION	UNIT	REPLACE	REMOVE	RESET	REMOVE& REPLACE
	&	Wood window - double hung, 16-21 sf, Premium grade	EA	454.97	24.21	76.67	479.18
+		Includes: Double hung window and screen, grids, shims, nails, and installation labor. Quality: 16-21 SF aluminum or vinyl clad, double hung, wood frame, double glazed low E window, with a thermal barrier. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a double hung wood window and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, shims, nails, and labor. Excludes: Any additional materials or hardware. Note: Labor cost to detach a wood window, store on site, and reinstall at a later date. No life expectancy data					
D>>	&	Wood window - double hung, 22-26 sf	EA	434.10	24.21	76.67	458.31
+		Includes: Double hung window and screen, shims, nails, and installation labor. Excludes: Grids and low E glazing. Quality: 22-26 SF aluminum clad, double hung, wood frame window, double glazed, with insulated glass. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a double hung wood window and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, shims, nails, and labor. Excludes: Any additional materials or hardware. Note: Labor cost to detach a wood window, store on site, and reinstall at a later date. No life expectancy data					
D>>-	&	Wood window - double hung, 22-26 sf, Standard grade	EA	332.16	24.21	76.67	356.37
+		Includes: Double hung window and screen, shims, nails, and installation labor. Excludes: Grids and low E glazing. Quality: 22-26 SF double hung window, with wood frame and single glazed window. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a double hung wood window and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, shims, nails, and labor. Excludes: Any additional materials or hardware. Note: Labor cost to detach a wood window, store on site, and reinstall at a later date. No life expectancy data					
D>>+	&	Wood window - double hung, 22-26 sf, High grade	EA	465.70	24.21	76.67	489.91
+		Includes: Double hung window and screen, shims, nails, and installation labor. Excludes: Grids. Quality: 22-26 SF aluminum or vinyl clad, double hung, wood frame, and double glazed low E window. Average life expectancy 33 years Average depreciation 3% per year Includes: Labor cost to remove a double hung wood window and to discard in a job-site waste receptacle. No life expectancy data					
R		Includes: On site storage, shims, nails, and labor. Excludes: Any additional materials or hardware. Note: Labor cost to detach a wood window, store on site, and reinstall at a later date. No life expectancy data					