

GCS Restoration - Scope Opportunities

All 41 currently actionable opportunities for GCS Restoration to preserve, add, expand, upgrade, or document scope more fully for the homeowner. The resolved garage-height and Rhino-only electrical-confirmation items are omitted.

Working objective

We compared the estimates to identify items that one contractor included more fully than the other. We are not asking either contractor to defend its estimate or copy the other. We want each contractor to include every additional quantity, component, higher specification, supporting task, and reasonable allowance that can accurately be supported for the rebuild. Financial-impact notes are directional: they use visible estimate line/category bases and spreads, are not additive across rows, and are not guaranteed claim or change-order amounts.

What 'more / higher / better' means

Add	Components or rooms visible in the other estimate but not separately visible here.
Expand	Larger measured quantities, fuller assemblies, or more supporting work.
Upgrade	Higher grade, capacity, material, glazing, fixture count, or finish specification.
Preserve	Strong existing scope that should remain explicit through future revisions.

Guardrail

The goal is the most complete defensible rebuild scope: actual dimensions, pre-loss quality, code requirements, damage-related work, necessary supporting tasks, and reasonable allowances - not unsupported additions.

Supplemental scope checks

These are homeowner-requested completeness checks, not assumptions that every item must be replaced. Each contractor should identify whether the item is included, owner-supplied, or needs a specialist/vendor allowance. These specialty items are not separately quantifiable from the current quotes; if confirmed, carry a distinct line item or allowance rather than assuming they are included in the main electrical or finish quantities.

ID	Scope element	Requested scope for both contractors	Why separate visibility helps
SR-01 High	Pool equipment sub-panel and pump feeder	Confirm and include inspection plus replacement/rewiring of the rear sub-panel, feeder, disconnects, grounding/GFCI, and all pool-equipment and pump circuits. Replace the panel only if damaged or noncompliant; otherwise rewire/restore it as part of the house electrical rebuild.	Avoids a likely electrical omission outside the main dwelling panel. The pump and pool equipment need a clearly assigned power source, disconnects, and testing.
SR-03 High	CAT 6 / data cable from garage to former office	Carry a separate low-voltage line item to inspect, remove/reinstall or replace as needed, route from garage to office, terminate at both ends, test/certify, and include wall access/patching. If unaffected, document the exclusion.	A hidden cable route can be omitted when only power wiring is reviewed. Separate visibility clarifies whether it is dwelling wiring, low-voltage work, or contents/IT work.
SR-04 High	Security alarm wiring, devices, and programming	Carry a separate low-voltage/security line item for wiring, panel, sensors, keypads, siren, removal/reinstall, programming, permits/vendor coordination, and testing; identify any owner-supplied security equipment separately.	Alarm wiring and programming are easy to miss in a structural rebuild and may require coordination with a security vendor.
SR-05 High	Pest-control tubing through walls	Carry a separate line item to inspect, protect, replace/rewire affected tubing or ports, pressure-test the system, and coordinate with the pest-control provider. If unaffected, document the exclusion.	Embedded tubing can be damaged during demolition and drywall work; leaving it unaddressed can create a later change order or an unusable system.
SR-06 Medium	Cultured-marble or marble window sills	Provide a window-by-window sill schedule. GCS should add any damage-supported marble/cultured-marble sills; Rhino should confirm its partial sill schedule covers every affected opening and matches pre-loss material.	Sills are finish materials that can disappear when windows are compared only by unit count; quantities should be measured in LF by opening.
SR-07 Medium	Telephone and coaxial cable wiring	Carry separate low-voltage line items by outlet/run for telephone, coax, and related plates/splitters/terminations; include removal/reinstall or replacement, testing, and wall access/patching. If no longer desired, document the exclusion.	These systems may be embedded in walls and are not captured by the main electrical rewire quantity.

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SD-01 High Covered and screened lanai / pool area		Preserve strong scope
Current basis: GCS separately measures Covered Lanai 581.04 SF and Screened Lanai/Pool Area 906.93 SF; selected room totals \$11,009.95.	Please consider including / preserving: Keep the separately measured covered lanai and screened lanai/pool-area work fully itemized; make sure refinishing, fans, pool-deck work, and cleaning are not narrowed.	Homeowner benefit: High cost and floor-area driver; GCS's lanai area explains most of the reported SF gap.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$11,010 Sources: GCS pp. 59-60; Rhino pp. 2-36
Anticipated financial impact (directional): GCS has a visible selected-cost basis of \$11,010; Rhino has no separately visible basis. The dollar impact cannot be reliably quantified from the quotes; confirm whether an allowance or added scope is needed.		
SD-02 High Exterior stucco, cleaning, and painting		Preserve strong scope
Current basis: GCS reports 3,619.24 SF of exterior wall work, including stucco repair and prime/paint.	Please consider including / preserving: Keep the 3,619.24 SF exterior wall scope, stucco repair, pressure cleaning, masking, priming, and painting explicit and damage-supported.	Homeowner benefit: High cost and presence issue; exterior work can otherwise become a change order.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$15,515 Sources: GCS p. 62; Rhino pp. 2-36
Anticipated financial impact (directional): GCS has a visible selected-cost basis of \$15,515; Rhino has no separately visible basis. The dollar impact cannot be reliably quantified from the quotes; confirm whether an allowance or added scope is needed.		
SD-03 Medium Front porch cleaning and painting		Preserve strong scope
Current basis: GCS separately lists pressure cleaning, exterior paint, and trim paint for a 56.62 SF porch.	Please consider including / preserving: Keep the front-porch cleaning, wall/trim painting, and measured porch scope explicit.	Homeowner benefit: Moderate cost; small area but a clear scope-presence difference.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$867 Sources: GCS p. 2; Rhino pp. 2-36
Anticipated financial impact (directional): GCS has a visible selected-cost basis of \$867; Rhino has no separately visible basis. The dollar impact cannot be reliably quantified from the quotes; confirm whether an allowance or added scope is needed.		
SD-05 High Overhead garage doors, insulation, and storage		Add scope / component
Current basis: GCS lists two overhead door opener detach/resets; no overhead door panel replacement is separately visible.	Please consider including / preserving: Add two insulated, high-grade overhead garage-door assemblies with documented R-value, windows, hardware, and openers - not only opener detach/reset. Also add a measured garage storage package with cabinetry, shelving, and associated finish/anchoring work.	Homeowner benefit: Potential major omission or intentional retention of garage doors; Rhino's selected package is about \$5,702 higher. Homeowner confirms the rebuilt garage also needs insulated garage doors and storage.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$1,306 Sources: GCS p. 57; Rhino pp. 25-26
Anticipated financial impact (directional): Visible cost bases: GCS \$1,306 vs Rhino \$7,008; visible spread \$5,702. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		

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SD-06 High Garage electrical service and EV charging		Add scope / component
Current basis: GCS has a 300-amp whole-house panel, but no separately visible garage EV charger or garage safety-switch package.	Please consider including / preserving: Add any existing or eligible garage disconnect/safety switch and EV charging station; document whether the 300-amp panel serves this equipment.	Homeowner benefit: Different service boundary and a Rhino-only EV charging allowance.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: not separately shown Sources: GCS pp. 61-62; Rhino p. 25
Anticipated financial impact (directional): Rhino has a visible selected-cost basis of \$6,148; GCS has no separately visible basis. The dollar impact cannot be reliably quantified from the quotes; confirm whether an allowance or added scope is needed.		
SD-07 High Water heater size/fuel and laundry tub		Preserve strong scope
Current basis: GCS lists an 80-gallon electric water heater plus laundry tub and faucet.	Please consider including / preserving: Preserve the 80-gallon electric water heater and laundry tub/faucet package unless actual existing equipment requires a different fuel or capacity.	Homeowner benefit: Meaningful equipment and utility difference; not just a price variance.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$3,768 Sources: GCS p. 58; Rhino p. 26
Anticipated financial impact (directional): Visible cost bases: GCS \$3,768 vs Rhino \$2,261; visible spread \$1,507. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-08 High Living Room sliding patio door		Expand quantity / specification
Current basis: 8-0 x 8-0 vinyl sliding door with impact glass.	Please consider including / preserving: Increase the Living Room patio-door allowance to the homeowner-confirmed 12-by-8 opening; include high-grade aluminum, Low-E, impact glass, foam, and complete retrofit work.	Homeowner benefit: Large opening and frame-material difference; Rhino's selected package is about \$1,357 higher. Homeowner confirms the larger 12-by-8 opening is correct.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$4,006 Sources: GCS p. 11; Rhino pp. 23-24
Anticipated financial impact (directional): Visible cost bases: GCS \$4,006 vs Rhino \$5,364; visible spread \$1,357. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-09 High Family Room sliding patio door		Expand quantity / specification
Current basis: 6-0 x 8-0 vinyl sliding door with impact glass.	Please consider including / preserving: Increase the Family Room patio door to the homeowner-confirmed 10-by-8 opening and add high-grade aluminum, Low-E, impact, foam, and full retrofit components.	Homeowner benefit: The opening size and frame package are materially different; Rhino's selected package is about \$1,468 higher. Homeowner confirms the larger 10-by-8 opening is correct.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$3,609 Sources: GCS p. 22; Rhino pp. 16-17
Anticipated financial impact (directional): Visible cost bases: GCS \$3,609 vs Rhino \$5,077; visible spread \$1,468. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		

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SD-10 High Bonus Room sliding patio door		Expand quantity / specification
Current basis: 6-0 x 6-8 vinyl sliding door; impact-glass add-on is listed elsewhere in the room.	Please consider including / preserving: Increase the Bonus Room patio door to the homeowner-confirmed 10-by-6-foot-8 opening; include high-grade aluminum, impact and Low-E glass, foam, and retrofit charges.	Homeowner benefit: Major opening-size and material assumption; Rhino's selected package is about \$2,087 higher. Homeowner confirms the Bonus Room opening is 10-by-6-foot-8.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$1,547 Sources: GCS p. 39; Rhino pp. 2-4
Anticipated financial impact (directional): Visible cost bases: GCS \$1,547 vs Rhino \$3,635; visible spread \$2,087. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-11 High Primary Bedroom sliding patio door		Expand quantity / specification
Current basis: 6-0 x 6-8 vinyl sliding door with impact glass.	Please consider including / preserving: Increase the Primary Bedroom patio door to the homeowner-confirmed 12-by-8 opening; include high-grade aluminum, impact, Low-E, foam, and retrofit work.	Homeowner benefit: Very large opening difference; Rhino's selected package is about \$2,995 higher. Homeowner confirms the larger 12-by-8 opening is correct.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$2,369 Sources: GCS p. 46; Rhino p. 35
Anticipated financial impact (directional): Visible cost bases: GCS \$2,369 vs Rhino \$5,364; visible spread \$2,995. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-12 Medium Nook sliding patio door		Add scope / component
Current basis: 6-0 x 8-0 vinyl sliding door with impact glass.	Please consider including / preserving: Add an explicit Low-E upgrade and consider the higher-grade aluminum frame package for the Nook opening while retaining impact glazing.	Homeowner benefit: Similar opening size but different frame and glass upgrade assumptions.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$3,609 Sources: GCS pp. 19-20; Rhino pp. 20-21
Anticipated financial impact (directional): Visible cost bases: GCS \$3,609 vs Rhino \$3,273; visible spread \$336. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-13 High Overall opening-package mix		Complete schedule
Current basis: GCS category recaps: vinyl windows \$13,094.20, sliding patio doors \$9,413.14, reglazing/repair \$873.75.	Please consider including / preserving: Build a complete opening schedule and carry the larger actual dimensions, highest defensible grade, impact, Low-E, mullions, foam, and retrofit difficulty for every opening.	Homeowner benefit: The category totals are not apples-to-apples because opening sizes and materials differ; the opening schedule is the controlling evidence.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$23,381 Sources: GCS category recap p. 68; Rhino category recap p. 40
Anticipated financial impact (directional): Visible cost bases: GCS \$23,381 vs Rhino \$29,934; visible spread \$6,553. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		

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SD-14 High Front entry double door configuration and grade		Preserve strong scope
Current basis: Premium-grade paneled hardwood double door, retrofit charge, reset lockset/deadbolt, and paint.	Please consider including / preserving: Preserve the premium-grade front double door; consider replacing rather than merely resetting locksets/deadbolts, and include actual lites, foam, casing, and difficult retrofit work.	Homeowner benefit: GCS's selected front-door package is about \$4,703 higher and uses a different door/lite/hardware assumption.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$9,684 Sources: GCS pp. 3-5; Rhino pp. 28-30
Anticipated financial impact (directional): Visible cost bases: GCS \$9,684 vs Rhino \$4,981; visible spread \$4,703. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-15 High Pool / back bathroom exterior door		Maximize complete assembly
Current basis: Deluxe-grade wood exterior door with detail; lockset/deadbolt detach and reset.	Please consider including / preserving: Use the best supported combination of deluxe/premium grade, insulated construction, impact/full-lite glazing, new locks, foam, casing, paint, and retrofit difficulty.	Homeowner benefit: Meaningful exterior-door material and lite configuration difference; GCS's selected package is about \$1,668 higher.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$3,280 Sources: GCS pp. 39-40; Rhino pp. 7-9
Anticipated financial impact (directional): Visible cost bases: GCS \$3,280 vs Rhino \$1,613; visible spread \$1,668. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-16 High Kitchen cabinet layout and grade		Maximize complete assembly
Current basis: 18 LF high-grade base, 19 LF high-grade uppers, 5 LF high-grade full-height unit, 42 pulls.	Please consider including / preserving: Use the homeowner-confirmed larger quantities by component: 27.75 LF base, 20.33 LF uppers, and 5 LF full-height cabinetry; preserve high-grade specifications and add the appliance panel, fillers, finished ends, hardware, and trim.	Homeowner benefit: Similar broad cabinetry recap totals mask different cabinet footage, grade, appliance-panel, and full-height assumptions. Homeowner confirms the larger component measurement is correct for each cabinet type: 27.75 LF base, 20.33 LF uppers, and 5 LF full-height.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$17,456 Sources: GCS pp. 14-16; Rhino pp. 18-19
Anticipated financial impact (directional): Visible cost bases: GCS \$17,456 vs Rhino \$19,110; visible spread \$1,655. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-17 Medium Laundry-room cabinetry		Preserve strong scope
Current basis: GCS includes 3 LF lower cabinets and 9 LF upper cabinets, countertop, backsplash, and hardware.	Please consider including / preserving: Preserve the complete laundry cabinet package - 3 LF lower, 9 LF upper, countertop, backsplash, and hardware.	Homeowner benefit: Potential scope omission or grouping; selected GCS laundry cabinetry is about \$3,987.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$3,687 Sources: GCS pp. 56-57; Rhino p. 22
Anticipated financial impact (directional): GCS has a visible selected-cost basis of \$3,687; Rhino has no separately visible basis. The dollar impact cannot be reliably quantified from the quotes; confirm whether an allowance or added scope is needed.		

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SD-18 Medium Kitchen countertops and backsplash		Preserve strong scope
Current basis: 40 LF plastic-laminate countertop and 38 LF 6-inch backsplash.	Please consider including / preserving: Preserve the homeowner-confirmed 40 LF countertop and 38 LF of 6-inch backsplash, including all sink/cooktop cutouts, finished edges, seams, and supports.	Homeowner benefit: Different countertop footage and backsplash height affect finish coverage and cost. Homeowner confirms the larger 40 LF countertop and 38 LF by 6-inch backsplash measurements are correct.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$3,130 Sources: GCS pp. 14-16; Rhino pp. 18-19
Anticipated financial impact (directional): Visible cost bases: GCS \$3,130 vs Rhino \$2,572; visible spread \$558. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-19 High Kitchen appliance basis: install versus replace		Correct quantity / add scope
Current basis: Six installation-only lines: refrigerator, dishwasher, electric cooktop, hood, double oven, and disposal.	Please consider including / preserving: Replace the installation-only appliance treatment with replacement allowances for all six appliances; use comparable high-grade units, correct fuel, and double-oven configuration where supported.	Homeowner benefit: GCS may not include replacement units; Rhino includes larger or higher-grade replacement specifications.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$1,067 Sources: GCS pp. 14-16; Rhino pp. 18-19
Anticipated financial impact (directional): Visible cost bases: GCS \$1,067 vs Rhino \$7,889; visible spread \$6,822. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-20 High Living Room engineered-wood quantity		Correct quantity / add scope
Current basis: Engineered-wood material line prints 1.00 SF; glue-down application is 237.73 SF.	Please consider including / preserving: Replace the apparent 1 SF Living Room engineered-wood material line with the full measured room quantity plus appropriate waste; retain glue-down application, prep, and transitions.	Homeowner benefit: The 1 SF GCS material entry is internally inconsistent with its room/application quantity; selected Rhino package is about \$2,148 higher.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$436 Sources: GCS pp. 11-13; Rhino pp. 23-24
Anticipated financial impact (directional): Visible cost bases: GCS \$436 vs Rhino \$2,583; visible spread \$2,148. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-21 High Dining Room engineered-wood quantity		Correct quantity / add scope
Current basis: Engineered-wood material line prints 1.00 SF; glue-down application is 162.11 SF.	Please consider including / preserving: Replace the apparent 1 SF Dining Room engineered-wood material line with the full measured room quantity plus waste; retain glue-down application, prep, and transitions.	Homeowner benefit: The 1 SF GCS material entry is internally inconsistent; selected Rhino package is about \$1,852 higher.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$301 Sources: GCS pp. 12-13; Rhino p. 25
Anticipated financial impact (directional): Visible cost bases: GCS \$301 vs Rhino \$2,153; visible spread \$1,852. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		

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SD-22 High Overall flooring material mix		Correct quantity / add scope
Current basis: GCS category recaps: ceramic tile \$20,884.71, wood \$1,197.75, carpet \$5,790.78.	Please consider including / preserving: Correct the 1-SF wood and carpet/pad entries to full measured quantities, especially Family and Primary Bedroom areas. Validate 463.59 SF tile, 399.84 SF wood, and 349.86 SF open-plan carpet coverage; carry high-grade carpet and premium pad everywhere.	Homeowner benefit: Open-plan covered-floor comparison: GCS 463.59 SF tile, 399.84 SF wood, and 349.86 SF carpet versus Rhino 616.07 SF tile, 333.80 SF wood, and 292.31 SF carpet. Homeowner confirms all carpeted areas had high-grade carpet and premium padding. GCS has nominal 1-SF carpet/pad errors in Family and Primary Bedroom areas; Rhino's Back Hallway shows pad without a matching carpet-material line.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$27,873 Sources: GCS category recap p. 68; Rhino category recap p. 40
Anticipated financial impact (directional): Visible cost bases: GCS \$27,873 vs Rhino \$26,653; visible spread \$1,221. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-23 High Hall Bath vanity, medicine cabinets, mirror, and lighting		Preserve strong scope
Current basis: 4 LF vanity, 4 LF laminate top, 2 medicine cabinets, 14 SF mirror, 5-light high-grade bar.	Please consider including / preserving: Preserve the homeowner-confirmed 4 LF Hall Bath vanity/top, two medicine cabinets, 14 SF mirror, and five-light high-grade bar.	Homeowner benefit: GCS carries more vanity footage, medicine-cabinet count, mirror area, and lighting capacity. Homeowner confirms the larger 4 LF vanity, 14 SF mirror, two medicine cabinets, and five-light fixture basis.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$2,892 Sources: GCS pp. 27-29; Rhino pp. 12-14
Anticipated financial impact (directional): Visible cost bases: GCS \$2,892 vs Rhino \$1,935; visible spread \$957. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-24 High Pool / back bathroom vanity, medicine cabinets, mirror, and lighting		Preserve strong scope
Current basis: 2.5 LF vanity, 2 medicine cabinets, 8.75 SF mirror, 3-light bar.	Please consider including / preserving: Preserve two medicine cabinets in the Pool/Back Bath and ensure the mirror is separate from cabinet-door mirror area.	Homeowner benefit: Vanity size is similar, but GCS carries an additional medicine cabinet and different mirror area.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$2,001 Sources: GCS pp. 40-42; Rhino pp. 7-9
Anticipated financial impact (directional): Visible cost bases: GCS \$2,001 vs Rhino \$1,744; visible spread \$257. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-25 High Hall / back bathroom tub and surround		Preserve strong scope
Current basis: Bathtub, tub/shower faucet, separate shower head, and 60-75 SF tile tub surround.	Please consider including / preserving: Preserve the homeowner-confirmed 60-75 SF tile surround and separate shower-head line, plus complete waterproofing, valve, drain, and substrate work.	Homeowner benefit: Different surround-size basis and fixture-line visibility; GCS selected bath assembly is about \$502 higher. Homeowner confirms the larger 60-75 SF surround basis.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$4,195 Sources: GCS pp. 27-29; Rhino pp. 12-14
Anticipated financial impact (directional): Visible cost bases: GCS \$4,195 vs Rhino \$3,768; visible spread \$427. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		

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SD-26 High Pool / back bathroom shower configuration		Preserve strong scope
Current basis: Custom 1/4-inch glass door and partition; 61-100 SF tile shower; shower faucet and pan.	Please consider including / preserving: Preserve the homeowner-confirmed 61-100 SF shower band and custom glass door/partition; ensure waterproofing, cement board, curb, drain, and accessories are complete.	Homeowner benefit: GCS specifies a larger shower band and custom glass partition; selected GCS package is about \$1,028 higher. Homeowner confirms the larger 61-100 SF shower and custom glass configuration.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$4,653 Sources: GCS pp. 42-44; Rhino pp. 7-9
Anticipated financial impact (directional): Visible cost bases: GCS \$4,653 vs Rhino \$3,623; visible spread \$1,030. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-27 High Primary vanity and countertop size		Expand quantity / specification
Current basis: 2.5 LF vanity and 2.5 LF laminate countertop.	Please consider including / preserving: Increase the Primary Bath vanity and countertop from 2.5 LF to the homeowner-confirmed 13 LF; specify high-grade cabinetry and complete hardware/backsplash.	Homeowner benefit: This is one of the largest fixture-quantity differences: Rhino carries more than five times the vanity/counter footage. Homeowner confirms 13 LF is the more accurate vanity/countertop quantity.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$979 Sources: GCS pp. 49-52; Rhino pp. 33-36
Anticipated financial impact (directional): Visible cost bases: GCS \$979 vs Rhino \$3,629; visible spread \$2,650. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-28 High Primary sinks and faucets		Add scope / component
Current basis: 1 single sink and 1 bathroom faucet.	Please consider including / preserving: Add a second primary-bath sink, faucet, trap, stops, supplies, and associated countertop cutout/plumbing.	Homeowner benefit: Rhino carries double the primary-bath sink and faucet count; selected Rhino package is about \$767 higher.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$767 Sources: GCS p. 52; Rhino p. 35
Anticipated financial impact (directional): Visible cost bases: GCS \$767 vs Rhino \$1,535; visible spread \$767. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-29 High Primary mirrors, medicine cabinets, and lighting		Preserve strong scope
Current basis: 2 medicine cabinets, 8.75 SF plate-glass mirror, and 1 three-light high-grade bar.	Please consider including / preserving: Preserve the two medicine cabinets and increase mirror coverage to the homeowner-confirmed 52 SF with two six-light bars.	Homeowner benefit: Rhino carries substantially more mirror area and lighting; GCS carries medicine cabinets that Rhino does not show separately. Homeowner confirms 52 SF is the more accurate mirror quantity.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$1,022 Sources: GCS pp. 51-52; Rhino p. 35
Anticipated financial impact (directional): Visible cost bases: GCS \$1,022 vs Rhino \$1,799; visible spread \$777. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		

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SD-30 High Jetted tub presence and grade		Add scope / component
Current basis: No separately visible jetted tub or jetted-tub faucet in GCS Master Bathroom / Master Shower / Master WC scope.	Please consider including / preserving: Add the homeowner-confirmed acrylic jetted tub, jetted-tub faucet, surround, electrical connection, access, drain, and associated finish work.	Homeowner benefit: Rhino carries about \$3,004 of primary-bath tub scope that is not separately visible in GCS. Homeowner confirms the jetted tub was present.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: not separately shown Sources: GCS pp. 49-56; Rhino p. 34
Anticipated financial impact (directional): Rhino has a visible selected-cost basis of \$3,004; GCS has no separately visible basis. The dollar impact cannot be reliably quantified from the quotes; confirm whether an allowance or added scope is needed.		
SD-31 High Primary shower size and assembly		Preserve strong scope
Current basis: 101-120 SF tile shower, large shower pan, shower faucet, drain, and shower door.	Please consider including / preserving: Preserve the larger 101-120 SF shower and add any Rhino-only waterproofing, mosaic, curb, and related substrate details that improve completeness.	Homeowner benefit: GCS and Rhino use different shower-size bands; GCS selected package is about \$628 higher before related finish items.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$5,210 Sources: GCS pp. 53-55; Rhino pp. 33-35
Anticipated financial impact (directional): Visible cost bases: GCS \$5,210 vs Rhino \$4,582; visible spread \$628. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-32 High Primary bath grouping and total scope		Broaden complete package
Current basis: GCS separates Master Bathroom \$13,999.40, Master WC \$3,954.13, and Master Shower \$6,845.07; combined \$24,798.60.	Please consider including / preserving: Rebuild the combined primary-suite package using the larger vanity, double sinks, mirror/lighting, jetted tub, and complete shower components while preserving separate WC/shower scope.	Homeowner benefit: The total difference is meaningful, but the room boundaries are not equivalent; fixture-level rows above are the reliable comparison.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$24,799 Sources: GCS pp. 49-56; Rhino pp. 33-36
Anticipated financial impact (directional): Visible cost bases: GCS \$24,799 vs Rhino \$36,738; visible spread \$11,940. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-33 Medium Bathroom ventilation grouping		Preserve strong scope
Current basis: GCS groups 3 bathroom fans plus 1 fan/light under HVAC rather than room-specific bathroom pages.	Please consider including / preserving: Preserve four bathroom ventilation units and assign each fan/light to a room so none disappears during room-level review.	Homeowner benefit: The count and room allocation should be validated; GCS's grouped HVAC lines can be missed when reviewing room pages.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$797 Sources: GCS p. 61; Rhino pp. 7, 14, 35
Anticipated financial impact (directional): Visible cost bases: GCS \$797 vs Rhino \$1,047; visible spread \$251. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		

GCS Restoration opportunities 33-36

SD-34 High Drywall category and texture method		Correct quantity / add scope
Current basis: GCS drywall category recap \$61,043.37; machine texture is generally visible in room lines.	Please consider including / preserving: Correct the Office from 8 feet to the homeowner-confirmed 10-foot ceiling and recalculate its walls, drywall, insulation, texture, and paint. Also increase other drywall quantities if Rhino's larger takeoff is supported and include the correct texture method.	Homeowner benefit: Rhino is about \$20,787 higher on the category recap; the difference may be texture method, surface quantity, or both. Homeowner confirms the Office ceiling is 10 feet, so GCS's 8-foot Office takeoff should be corrected while Rhino's 10-foot basis should be preserved.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$61,043 Sources: GCS category recap p. 68; Rhino category recap p. 40
Anticipated financial impact (directional): Visible cost bases: GCS \$61,043 vs Rhino \$81,831; visible spread \$20,787. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-35 High HVAC equipment, zones, and ductwork		Preserve strong scope
Current basis: Two ductwork systems, 5-ton AC, plenum/return, 4-ton air handler, bath fans, and two duct-free split systems.	Please consider including / preserving: Preserve two duct systems, central AC, air handler, plenum/return, bath fans, and two duct-free splits; make equipment pairing and zones explicit.	Homeowner benefit: GCS category recap is about \$10,520 higher, but the equipment count and zone basis differ materially.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$32,505 Sources: GCS p. 61; Rhino pp. 2, 4, 26
Anticipated financial impact (directional): Visible cost bases: GCS \$32,505 vs Rhino \$21,986; visible spread \$10,520. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-37 High Family Room fireplace		Add scope / component
Current basis: Family Room contains a Fireplace (1) subroom, but no separately visible FIREPLACES category or replacement fireplace line.	Please consider including / preserving: Add replacement of the gas fireplace with venting, electrical/gas connections, surround repair, and finish restoration.	Homeowner benefit: Rhino carries about \$4,953 of fireplace scope that is not separately visible in GCS.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: not separately shown Sources: GCS pp. 20-22; Rhino pp. 16-17
Anticipated financial impact (directional): Rhino has a visible selected-cost basis of \$4,953; GCS has no separately visible basis. The dollar impact cannot be reliably quantified from the quotes; confirm whether an allowance or added scope is needed.		
SD-38 High Attic treatment versus attic access		Preserve strong scope
Current basis: Attic odor-control sealing of 3,162 SF of framing.	Please consider including / preserving: Preserve 3,162 SF attic odor-control sealing and add replacement of the folding attic-access ladder plus associated trim/paint.	Homeowner benefit: These are different scopes: GCS addresses odor control; Rhino addresses physical access.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$6,329 Sources: GCS p. 60; Rhino p. 26
Anticipated financial impact (directional): Visible cost bases: GCS \$6,329 vs Rhino \$950; visible spread \$5,379. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		

GCS Restoration opportunities 37-40

SD-39 High Permits, temporary services, debris, and supervision		Preserve strong scope
Current basis: Temporary-power hookup and six months usage, dump trailer, six months temporary toilet, 40 hours supervision/project management, and \$3,000 taxes/insurance/permits bid item.	Please consider including / preserving: Preserve temporary power, temporary toilet, supervision, permits/fees, and debris handling; consider more supervision hours/dump loads if project duration supports them.	Homeowner benefit: GCS selected package is about \$8,766 higher, but the services are not equivalent.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$9,946 Sources: GCS pp. 61-62; Rhino pp. 2, 36-40
Anticipated financial impact (directional): Visible cost bases: GCS \$9,946 vs Rhino \$1,180; visible spread \$8,766. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-40 Medium Window treatments		Preserve strong scope
Current basis: GCS separately carries PVC blinds/window treatments in multiple rooms; source category recap \$1,174.13.	Please consider including / preserving: Preserve room-by-room blinds/window treatments and clarify whether they belong in dwelling or contents coverage.	Homeowner benefit: Moderate cost but meaningful responsibility issue: window treatments may be contents or structure depending on the claim basis.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$1,174 Sources: GCS pp. 30, 32, 36, 39; Rhino pp. 2-36
Anticipated financial impact (directional): GCS has a visible selected-cost basis of \$1,174; Rhino has no separately visible basis. The dollar impact cannot be reliably quantified from the quotes; confirm whether an allowance or added scope is needed.		
SD-41 High Pool, pool-deck, stucco, and concrete-related work		Preserve strong scope
Current basis: GCS category recaps include swimming pools/spas \$4,887.57, stucco/exterior plaster \$4,704.48, and concrete/asphalt \$5,087.09.	Please consider including / preserving: Preserve damage-supported pool/spa, stucco, concrete, deck, screen, and related site work; explicitly retain pool cleaning and repair and identify each item by location.	Homeowner benefit: Large exterior/site-scope difference; some items may relate to the lanai/pool boundary rather than the dwelling. Homeowner reports secondary damage and wants the affected exterior/site areas scoped in; pool cleaning and repair are definite requirements.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$14,679 Sources: GCS pp. 39-44, 59-62; Rhino pp. 2-36
Anticipated financial impact (directional): Visible cost bases: GCS \$14,679 vs Rhino \$916; visible spread \$13,764. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		
SD-42 High Overall insulation quantity and assembly mix		Expand quantity / specification
Current basis: GCS insulation category recap \$7,979.59; visible scope commonly uses R-38 blown ceiling insulation and R-7+ reflective wall insulation, plus limited garage R-19 batt.	Please consider including / preserving: Increase insulation scope where Rhino shows broader batt, baffle, and opening-foam details; preserve R-38 ceilings and R-7+ reflective walls and include code-required upgrades.	Homeowner benefit: Rhino's recap is about \$3,131 higher despite the smaller reported floor area, indicating a meaningful assembly or quantity difference.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$7,980 Sources: GCS pp. 2-60, recap p. 68; Rhino pp. 2-35, recap p. 40
Anticipated financial impact (directional): Visible cost bases: GCS \$7,980 vs Rhino \$11,110; visible spread \$3,131. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		

GCS Restoration opportunities 41-41

SD-43 Medium Final cleaning versus exterior pressure cleaning		Preserve strong scope
Current basis: GCS cleaning category recap \$4,390.85; includes room final cleaning plus porch, garage, lanai/pool-area, and exterior pressure/chemical cleaning.	Please consider including / preserving: Preserve final room cleaning plus porch, garage, lanai/pool-area, and exterior pressure/chemical cleaning; include post-construction detail cleaning.	Homeowner benefit: GCS is about \$2,571 higher; much of the difference plausibly follows its broader exterior and unconditioned-area scope.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$4,391 Sources: GCS pp. 2-62, recap p. 68; Rhino pp. 2-36, recap p. 40
Anticipated financial impact (directional): Visible cost bases: GCS \$4,391 vs Rhino \$1,820; visible spread \$2,571. If the higher quantity, grade, or component set is confirmed, the lower basis may need to move toward it; this is not a guaranteed add or a reconciliation total.		