

Homeowner Scope-Maximization Review

A detailed, source-backed guide to what each contractor could preserve, add, expand, upgrade, or document more fully.

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.

Homeowner confirmations and remaining questions

Confirmed dimensions now drive the contractor opportunities. Open-plan flooring allocation remains the only material homeowner validation question; the wiring-area question is directed to Rhino only.

Status	Area / assembly	Estimate difference	Homeowner clarification
Resolved	Garage ceiling height	GCS source: 10'; Rhino: 8'	8 feet
Resolved	Office ceiling height	GCS: 8'; Rhino: 10'	10 feet
Resolved	Four large patio-door openings	GCS uses smaller sizes; Rhino: Living 12x8, Family 10x8, Bonus 10x6-8, Primary Bedroom 12x8	Rhino's larger dimensions are correct for all four openings.
Resolved	Primary-bath physical layout	Vanity 2.5 LF vs 13 LF; 1 vs 2 sinks; mirror 8.75 vs 52 SF; jetted tub absent vs present	Confirmed: 13 LF vanity, two sinks, 52 SF mirror, and jetted tub. Treat the two-sink configuration as the homeowner-confirmed pre-loss condition.
Resolved	Kitchen cabinet and countertop layout	Base 18 vs 27.75 LF; uppers 19 vs 20.33 LF; full-height 5 vs 2 LF; countertop 40 vs 35 LF	Use the larger measurement for each component: 27.75 LF base, 20.33 LF uppers, 5 LF full-height, 40 LF countertop, and 38 LF of 6-inch backsplash.
Needs validation	Open-plan flooring material boundaries	GCS: 463.59 SF tile, 399.84 SF wood, 349.86 SF carpet. Rhino: 616.07 SF tile, 333.80 SF wood, 292.31 SF carpet.	Please confirm: tile in entry/foyer, kitchen/pantry, and nook; engineered wood in living and dining; high-grade carpet with premium pad in family room.
Rhino confirmation	Whole-house electrical rewire area	GCS: 4,160.52 SF; Rhino: 3,544.29 SF	Leave both estimates unchanged. Ask Rhino whether its smaller wiring basis is fully scoped because GCS carries 616.23 SF more.
Resolved	Secondary-bath fixture dimensions	Hall vanity 4 vs 3 LF; mirror 14 vs 9 SF; surround 60-75 vs up-to-60 SF. Pool/back shower 61-100 vs up-to-60 SF.	Use the larger measurement in each comparison: 4 LF vanity, 14 SF mirror, 60-75 SF surround, and 61-100 SF pool/back shower.
Confirmed scope	Lanai, pool-area, and exterior boundaries	GCS separately measures 1,487.97 SF covered/screened lanai-pool floor area and 3,619.24 SF exterior walls; Rhino has no separate takeoff	Secondary damage affected these areas; include them. Pool cleaning and repair are definite scope requirements.
Low	Garage floor footprint	GCS: 674.42 SF; Rhino: 657.85 SF - difference 16.57 SF (2.5%)	No action unless plans or an easy field measurement are available.

Open-plan flooring quantity validation

Coverage is the physical floor assigned to each material, excluding purchase waste. The type differences should be validated as a room/transition map; taking the larger quantity from every material would overstate total floor area.

Flooring type	GCS coverage	Rhino coverage	Difference	Zones and validation
Tile	463.59 SF	616.07 SF	-152.48 SF	Entry/foyer + kitchen/pantry + nook. Confirm these zones were tile. Rhino carries 152.48 SF more tile.
Engineered wood	399.84 SF	333.80 SF	+66.04 SF	Living + dining. Confirm both rooms were engineered wood. GCS's material lines incorrectly print 1 SF each; 399.84 SF is the application-area basis.
Carpet coverage	349.86 SF	292.31 SF	+57.55 SF	Family room, including mapped subarea differences. Confirm the family room was carpeted. Use high-grade carpet and premium pad, not the standard/average rate currently visible.
Total covered area	1,213.29 SF	1,242.18 SF	-28.89 SF	All open-plan zones above. Totals are close enough to indicate a boundary/takeoff difference; do not combine the larger quantity from every material type.

Premium carpet requirement	All carpeted areas had high-grade carpet and premium padding. Both estimates currently show generic carpet at about \$4.04/SF and pad at about \$0.69/SF without a premium-grade label. GCS also prints nominal 1.15-SF carpet and 1-SF pad quantities in the Family and Primary Bedroom areas; those entries must be corrected to full measured coverage before applying the premium specification.
Anticipated financial impact (directional)	The visible flooring-category bases are GCS \$27,873 and Rhino \$26,653, a spread of \$1,221. This is directional only: the material mix, premium carpet/pad upgrade, and quantity corrections must be validated before treating the spread as an expected net cost difference.

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.

Highest-value GCS fill-out opportunities

These are not the only opportunities; they are the clearest additions, quantity corrections, upgrades, or missing assemblies to address first.

ID	Assembly	Opportunity	Directional financial impact
SD-05	Overhead garage doors, insulation, and storage	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.	GCS \$1,306 vs Rhino \$7,008; spread \$5,702
SD-08	Living Room sliding patio door	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.	GCS \$4,006 vs Rhino \$5,364; spread \$1,357
SD-09	Family Room sliding patio door	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.	GCS \$3,609 vs Rhino \$5,077; spread \$1,468
SD-10	Bonus Room sliding patio door	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.	GCS \$1,547 vs Rhino \$3,635; spread \$2,087
SD-11	Primary Bedroom sliding patio door	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.	GCS \$2,369 vs Rhino \$5,364; spread \$2,995
SD-19	Kitchen appliance basis: install versus replace	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.	GCS \$1,067 vs Rhino \$7,889; spread \$6,822
SD-20	Living Room engineered-wood quantity	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.	GCS \$436 vs Rhino \$2,583; spread \$2,148
SD-21	Dining Room engineered-wood quantity	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.	GCS \$301 vs Rhino \$2,153; spread \$1,852
SD-27	Primary vanity and countertop size	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.	GCS \$979 vs Rhino \$3,629; spread \$2,650
SD-28	Primary sinks and faucets	Add a second primary-bath sink, faucet, trap, stops, supplies, and associated countertop cutout/plumbing.	GCS \$767 vs Rhino \$1,535; spread \$767
SD-30	Jetted tub presence and grade	Add the homeowner-confirmed acrylic jetted tub, jetted-tub faucet, surround, electrical connection, access, drain, and associated finish work.	Rhino basis \$3,004; GCS not separately shown
SD-37	Family Room fireplace	Add replacement of the gas fireplace with venting, electrical/gas connections, surround repair, and finish restoration.	Rhino basis \$4,953; GCS not separately shown

Highest-value Rhino fill-out opportunities

These are not the only opportunities; they are the clearest additions, quantity corrections, upgrades, or missing assemblies to address first.

ID	Assembly	Opportunity	Directional financial impact
SD-01	Covered and screened lanai / pool area	Add the covered lanai and screened lanai/pool area as measured sections, including appropriate finishes, fixtures, pool/deck work, and cleaning.	GCS basis \$11,010; Rhino not separately shown
SD-02	Exterior stucco, cleaning, and painting	Add a measured exterior stucco, pressure-cleaning, masking, priming, and painting package rather than leaving exterior treatment unstated.	GCS basis \$15,515; Rhino not separately shown
SD-03	Front porch cleaning and painting	Add front-porch cleaning and refinishing, with measured wall, trim, and floor quantities.	GCS basis \$867; Rhino not separately shown
SD-07	Water heater size/fuel and laundry tub	Add the garage laundry tub, faucet, stops, and supplies; use the larger 80-gallon heater capacity if it matches pre-loss conditions or a defensible replacement requirement.	GCS \$3,768 vs Rhino \$2,261; spread \$1,507
SD-17	Laundry-room cabinetry	Add laundry upper and lower cabinetry, countertop, backsplash, fillers, and hardware based on the pre-loss layout.	GCS basis \$3,687; Rhino not separately shown
SD-18	Kitchen countertops and backsplash	Increase to the homeowner-confirmed 40 LF countertop and 38 LF of 6-inch backsplash, including all cutouts, finished edges, seams, and supports.	GCS \$3,130 vs Rhino \$2,572; spread \$558
SD-23	Hall Bath vanity, medicine cabinets, mirror, and lighting	Increase to the homeowner-confirmed 4 LF vanity/top, two medicine cabinets, 14 SF mirror, and five-light high-grade fixture.	GCS \$2,892 vs Rhino \$1,935; spread \$957
SD-26	Pool / back bathroom shower configuration	Upgrade to the homeowner-confirmed 61-100 SF shower band and custom glass partition/door; include complete waterproofing, substrate, curb, and drain work.	GCS \$4,653 vs Rhino \$3,623; spread \$1,030
SD-35	HVAC equipment, zones, and ductwork	Add the second duct system, separate air handler/plenum/return, second duct-free split, and any missing ventilation components where supported by the actual design.	GCS \$32,505 vs Rhino \$21,986; spread \$10,520
SD-39	Permits, temporary services, debris, and supervision	Add temporary power, temporary toilet, project supervision/management, realistic permits/fees, insurance/bond costs, and adequate debris hauling rather than \$0 allowances.	GCS \$9,946 vs Rhino \$1,180; spread \$8,766
SD-40	Window treatments	Add blinds/window treatments for every affected opening, or explicitly transfer them to the contents claim with quantities and grade.	GCS basis \$1,174; Rhino not separately shown
SD-41	Pool, pool-deck, stucco, and concrete-related work	Add damage-supported pool/spa, pool-deck, stucco, concrete, screen/enclosure, and related site work with measured quantities. Pool cleaning and repair are confirmed requirements.	GCS \$14,679 vs Rhino \$916; spread \$13,764

Detailed homeowner opportunities 1-2

SD-01 High Exterior / unconditioned scope		Covered and screened lanai / pool area		Best opportunity: Rhino	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
GCS separately measures Covered Lanai 581.04 SF and Screened Lanai/Pool Area 906.93 SF; selected room totals \$11,009.95.	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.	No separately named lanai, porch, or pool-area section is visible in Rhino's recap.	Add the covered lanai and screened lanai/pool area as measured sections, including appropriate finishes, fixtures, pool/deck work, and cleaning.		
Homeowner benefit (Presence / boundary): High cost and floor-area driver; GCS's lanai area explains most of the reported SF gap.			Selected cost context: GCS \$11,010 Rhino not separately shown		
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.					
Opportunity types: GCS - Preserve strong scope Rhino - Add scope / component			Sources: GCS pp. 59-60; Rhino pp. 2-36		

SD-02 High Exterior / unconditioned scope		Exterior stucco, cleaning, and painting		Best opportunity: Rhino	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
GCS reports 3,619.24 SF of exterior wall work, including stucco repair and prime/paint.	Keep the 3,619.24 SF exterior wall scope, stucco repair, pressure cleaning, masking, priming, and painting explicit and damage-supported.	No separately named exterior painting or stucco section is visible.	Add a measured exterior stucco, pressure-cleaning, masking, priming, and painting package rather than leaving exterior treatment unstated.		
Homeowner benefit (Presence / boundary): High cost and presence issue; exterior work can otherwise become a change order.			Selected cost context: GCS \$15,515 Rhino not separately shown		
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.					
Opportunity types: GCS - Preserve strong scope Rhino - Add scope / component			Sources: GCS p. 62; Rhino pp. 2-36		

Detailed homeowner opportunities 3-4

SD-03 Medium Exterior / unconditioned scope		Front porch cleaning and painting		Best opportunity: Rhino	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
GCS separately lists pressure cleaning, exterior paint, and trim paint for a 56.62 SF porch.	Keep the front-porch cleaning, wall/trim painting, and measured porch scope explicit.	No separately named front porch section is visible.	Add front-porch cleaning and refinishing, with measured wall, trim, and floor quantities.		
Homeowner benefit (Presence / boundary): Moderate cost; small area but a clear scope-presence difference.			Selected cost context: GCS \$867 Rhino not separately shown		
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.					
Opportunity types: GCS - Preserve strong scope Rhino - Add scope / component			Sources: GCS p. 2; Rhino pp. 2-36		

SD-04 Resolved Garage		Garage assembly total and system scope		Best opportunity: Resolved	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
GCS Garage total \$19,624.60; 674.42 SF floor and 10' source height. Homeowner confirms the actual garage ceiling is 8'; no contractor discussion is requested.	No discussion needed. The source estimate prints a 10-foot garage height, but the homeowner confirms the actual ceiling is 8 feet and expects GCS to correct its takeoff during normal refinement.	Rhino Garage total \$41,349.96; 657.85 SF floor and the confirmed 8' height.	No discussion needed. Rhino already uses the confirmed 8-foot garage height; do not increase the wall or finish quantity on a 10-foot assumption.		
Homeowner benefit (Resolved measurement / remaining scope difference): The ceiling-height issue is settled. Rhino's larger garage total remains relevant only for equipment and assembly items documented in SD-05 through SD-07 and SD-38.			Selected cost context: GCS \$19,625 Rhino \$41,350		
Anticipated financial impact (directional): Visible cost bases: GCS \$19,625 vs Rhino \$41,350; visible spread \$21,725. 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.					
Opportunity types: GCS - No change / confirmation only Rhino - No change / confirmation only			Sources: GCS pp. 57-58; Rhino pp. 25-27		

Detailed homeowner opportunities 5-6

SD-05 High Garage		Overhead garage doors, insulation, and storage		Best opportunity: Both	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
GCS lists two overhead door opener detach/resets; no overhead door panel replacement is separately visible.	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.	Rhino lists two high-grade overhead doors, six overhead-door windows, and two openers.	Preserve both high-grade overhead doors, six windows, hardware, and openers; confirm insulated cores/R-value and add a measured garage storage package with cabinetry, shelving, and associated work.		
Homeowner benefit (Presence / material / cost): 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.			Selected cost context: GCS \$1,306 Rhino \$7,008		
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.					
Opportunity types: GCS - Add scope / component Rhino - Preserve strong scope				Sources: GCS p. 57; Rhino pp. 25-26	

SD-06 High Garage		Garage electrical service and EV charging		Best opportunity: Both	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
GCS has a 300-amp whole-house panel, but no separately visible garage EV charger or garage safety-switch package.	Add any existing or eligible garage disconnect/safety switch and EV charging station; document whether the 300-amp panel serves this equipment.	Rhino lists a 200-amp garage panel, 100-amp safety switch, and 240V EV charging station.	Preserve the EV charger and safety switch; consider the larger 300-amp service basis if existing conditions, load calculations, or code support it.		
Homeowner benefit (System / presence): Different service boundary and a Rhino-only EV charging allowance.			Selected cost context: GCS not separately shown Rhino \$6,148		
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.					
Opportunity types: GCS - Add scope / component Rhino - Preserve strong scope			Sources: GCS pp. 61-62; Rhino p. 25		

Detailed homeowner opportunities 7-8

SD-07 High Garage		Water heater size/fuel and laundry tub		Best opportunity: Rhino	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
GCS lists an 80-gallon electric water heater plus laundry tub and faucet.	Preserve the 80-gallon electric water heater and laundry tub/faucet package unless actual existing equipment requires a different fuel or capacity.	Rhino lists a 50-gallon gas water heater; no garage laundry tub/faucet package is separately visible.	Add the garage laundry tub, faucet, stops, and supplies; use the larger 80-gallon heater capacity if it matches pre-loss conditions or a defensible replacement requirement.		
Homeowner benefit (Capacity / fuel / presence): Meaningful equipment and utility difference; not just a price variance.				Selected cost context: GCS \$3,768 Rhino \$2,261	
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.					
Opportunity types: GCS - Preserve strong scope Rhino - Add scope / component				Sources: GCS p. 58; Rhino p. 26	

SD-08 High Windows / patio doors		Living Room sliding patio door		Best opportunity: GCS	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
8-0 x 8-0 vinyl sliding door with impact glass.	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.	12-0 x 8-0 anodized aluminum, high-grade sliding door with impact and Low-E upgrades.	Preserve the homeowner-confirmed 12-by-8 high-grade aluminum, impact, Low-E patio-door package and all retrofit components.		
Homeowner benefit (Size / material / quality): 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.			Selected cost context: GCS \$4,006 Rhino \$5,364		
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.					
Opportunity types: GCS - Expand quantity / specification Rhino - Preserve strong scope			Sources: GCS p. 11; Rhino pp. 23-24		

Detailed homeowner opportunities 9-10

SD-09 High Windows / patio doors		Family Room sliding patio door		Best opportunity: GCS	
GCS Restoration - current basis		GCS opportunity to include more / higher / better		Rhino Restoration - current basis	
6-0 x 8-0 vinyl sliding door with impact glass.		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.		10-0 x 8-0 anodized aluminum, high-grade sliding door with impact and Low-E upgrades.	
				Preserve the homeowner-confirmed 10-by-8 high-grade aluminum, impact, Low-E assembly and complete retrofit scope.	
Homeowner benefit (Size / material / quality): 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.				Selected cost context: GCS \$3,609 Rhino \$5,077	
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.					
Opportunity types: GCS - Expand quantity / specification Rhino - Preserve strong scope				Sources: GCS p. 22; Rhino pp. 16-17	

SD-10 High Windows / patio doors		Bonus Room sliding patio door		Best opportunity: GCS	
GCS Restoration - current basis		GCS opportunity to include more / higher / better		Rhino Restoration - current basis	
6-0 x 6-8 vinyl sliding door; impact-glass add-on is listed elsewhere in the room.		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.		10-0 x 6-8 anodized aluminum, high-grade sliding door with impact and Low-E upgrades.	
				Preserve the homeowner-confirmed 10-by-6-foot-8 high-grade aluminum, impact, Low-E package and complete installation accessories.	
Homeowner benefit (Size / material / quality): 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.				Selected cost context: GCS \$1,547 Rhino \$3,635	
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.					
Opportunity types: GCS - Expand quantity / specification Rhino - Preserve strong scope				Sources: GCS p. 39; Rhino pp. 2-4	

Detailed homeowner opportunities 11-12

SD-11 High Windows / patio doors		Primary Bedroom sliding patio door		Best opportunity: GCS	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
6-0 x 6-8 vinyl sliding door with impact glass.	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.	12-0 x 8-0 anodized aluminum, high-grade sliding door with impact and Low-E upgrades.	Preserve the homeowner-confirmed 12-by-8 high-grade aluminum, impact, Low-E patio-door package.		
Homeowner benefit (Size / material / quality): Very large opening difference; Rhino's selected package is about \$2,995 higher. Homeowner confirms the larger 12-by-8 opening is correct.			Selected cost context: GCS \$2,369 Rhino \$5,364		
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.					
Opportunity types: GCS - Expand quantity / specification Rhino - Preserve strong scope				Sources: GCS p. 46; Rhino p. 35	

SD-12 Medium Windows / patio doors		Nook sliding patio door		Best opportunity: GCS	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
6-0 x 8-0 vinyl sliding door with impact glass.	Add an explicit Low-E upgrade and consider the higher-grade aluminum frame package for the Nook opening while retaining impact glazing.	6-0 x 8-0 anodized aluminum sliding door with impact and Low-E upgrades.	Preserve aluminum, impact, and Low-E upgrades; ensure all foam, retrofit, and finish components are included.		
Homeowner benefit (Material / quality): Similar opening size but different frame and glass upgrade assumptions.			Selected cost context: GCS \$3,609 Rhino \$3,273		
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.					
Opportunity types: GCS - Add scope / component Rhino - Preserve strong scope				Sources: GCS pp. 19-20; Rhino pp. 20-21	

Detailed homeowner opportunities 13-14

SD-13 High Windows / patio doors		Overall opening-package mix		Best opportunity: Both	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
GCS category recaps: vinyl windows \$13,094.20, sliding patio doors \$9,413.14, reglazing/repair \$873.75.	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.	Rhino category recaps: vinyl windows \$11,293.85, aluminum windows \$313.08, sliding patio doors \$18,327.34; impact and Low-E upgrades are visible on many openings.	Build a complete opening schedule and preserve the larger/high-grade patio-door allowances while adding any GCS-only reglazing or repair components that apply.		
Homeowner benefit (Cost / material / schedule): The category totals are not apples-to-apples because opening sizes and materials differ; the opening schedule is the controlling evidence.			Selected cost context: GCS \$23,381 Rhino \$29,934		
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.					
Opportunity types: GCS - Complete schedule Rhino - Complete schedule			Sources: GCS category recap p. 68; Rhino category recap p. 40		

SD-14 High Doors		Front entry double door configuration and grade		Best opportunity: Both	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
Premium-grade paneled hardwood double door, retrofit charge, reset lockset/deadbolt, and paint.	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.	Paneled hardwood double door, two half-lite inserts, difficult retrofit charge, foam, and paint; no separate lockset line.	Upgrade the front double door to premium grade if consistent with pre-loss quality; add new locksets/deadbolts and preserve half-lites, foam, paint, and difficult retrofit work.		
Homeowner benefit (Material / configuration / hardware): GCS's selected front-door package is about \$4,703 higher and uses a different door/lite/hardware assumption.			Selected cost context: GCS \$9,684 Rhino \$4,981		
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.					
Opportunity types: GCS - Preserve strong scope Rhino - Upgrade specification			Sources: GCS pp. 3-5; Rhino pp. 28-30		

Detailed homeowner opportunities 15-16

SD-15 High Doors		Pool / back bathroom exterior door		Best opportunity: Both	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
Deluxe-grade wood exterior door with detail; lockset/deadbolt detach and reset.	Use the best supported combination of deluxe/premium grade, insulated construction, impact/full-lite glazing, new locks, foam, casing, paint, and retrofit difficulty.	Metal insulated exterior door with full-lite insert and retrofit charge.	Use the best supported combination of insulated metal or premium wood construction, impact/full-lite glazing, new locks, foam, casing, paint, and retrofit difficulty.		
Homeowner benefit (Material / quality): Meaningful exterior-door material and lite configuration difference; GCS's selected package is about \$1,668 higher.			Selected cost context: GCS \$3,280 Rhino \$1,613		
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.					
Opportunity types: GCS - Maximize complete assembly Rhino - Maximize complete assembly				Sources: GCS pp. 39-40; Rhino pp. 7-9	

SD-16 High Cabinetry		Kitchen cabinet layout and grade		Best opportunity: Both	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
18 LF high-grade base, 19 LF high-grade uppers, 5 LF high-grade full-height unit, 42 pulls.	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.	20.33 LF high-grade uppers, 27.75 LF base units without high-grade label, 2 LF full-height, 16 SF wood appliance panel, 47 pulls.	Use the homeowner-confirmed larger quantities by component: preserve 27.75 LF base and 20.33 LF uppers, increase full-height cabinetry to 5 LF, and make every cabinet high grade with appliance panel, fillers, finished ends, hardware, and trim.		
Homeowner benefit (Quantity / grade / configuration): 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.			Selected cost context: GCS \$17,456 Rhino \$19,110		
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.					
Opportunity types: GCS - Maximize complete assembly Rhino - Maximize complete assembly			Sources: GCS pp. 14-16; Rhino pp. 18-19		

Detailed homeowner opportunities 17-18

SD-17 Medium Cabinetry		Laundry-room cabinetry		Best opportunity: Rhino	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
GCS includes 3 LF lower cabinets and 9 LF upper cabinets, countertop, backsplash, and hardware.	Preserve the complete laundry cabinet package - 3 LF lower, 9 LF upper, countertop, backsplash, and hardware.	No separately visible laundry-room cabinetry is shown; Rhino lists a laundry countertop but no comparable upper/lower cabinet package.	Add laundry upper and lower cabinetry, countertop, backsplash, fillers, and hardware based on the pre-loss layout.		
Homeowner benefit (Presence / quantity): Potential scope omission or grouping; selected GCS laundry cabinetry is about \$3,987.			Selected cost context: GCS \$3,687 Rhino not separately shown		
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.					
Opportunity types: GCS - Preserve strong scope Rhino - Add scope / component			Sources: GCS pp. 56-57; Rhino p. 22		

SD-18 Medium Cabinetry		Kitchen countertops and backsplash		Best opportunity: Rhino	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
40 LF plastic-laminate countertop and 38 LF 6-inch backsplash.	Preserve the homeowner-confirmed 40 LF countertop and 38 LF of 6-inch backsplash, including all sink/cooktop cutouts, finished edges, seams, and supports.	35 LF plastic-laminate countertop and 29.75 LF 4-inch backsplash.	Increase to the homeowner-confirmed 40 LF countertop and 38 LF of 6-inch backsplash, including all cutouts, finished edges, seams, and supports.		
Homeowner benefit (Quantity / specification): 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.			Selected cost context: GCS \$3,130 Rhino \$2,572		
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.					
Opportunity types: GCS - Preserve strong scope Rhino - Expand quantity / specification			Sources: GCS pp. 14-16; Rhino pp. 18-19		

Detailed homeowner opportunities 19-20

SD-19 High Appliances		Kitchen appliance basis: install versus replace		Best opportunity: GCS	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
Six installation-only lines: refrigerator, dishwasher, electric cooktop, hood, double oven, and disposal.	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.	Six replacement lines: disposal, 25-30 CF refrigerator, dishwasher, high-grade gas cooktop, hood, and high-grade built-in oven.	Preserve full appliance replacement and high-grade cooktop/oven allowances; add a double-oven configuration if that matches the pre-loss kitchen.		
Homeowner benefit (Presence / replacement basis / quality): GCS may not include replacement units; Rhino includes larger or higher-grade replacement specifications.			Selected cost context: GCS \$1,067 Rhino \$7,889		
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.					
Opportunity types: GCS - Correct quantity / add scope Rhino - Preserve strong scope			Sources: GCS pp. 14-16; Rhino pp. 18-19		

SD-20 High Flooring		Living Room engineered-wood quantity		Best opportunity: GCS	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
Engineered-wood material line prints 1.00 SF; glue-down application is 237.73 SF.	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.	Replacement engineered wood and glue-down application are both 182.05 SF.	Preserve full-room engineered-wood material and installation quantities, including glue, prep, waste, and transitions.		
Homeowner benefit (Quantity / consistency): The 1 SF GCS material entry is internally inconsistent with its room/application quantity; selected Rhino package is about \$2,148 higher.			Selected cost context: GCS \$436 Rhino \$2,583		
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.					
Opportunity types: GCS - Correct quantity / add scope Rhino - Preserve strong scope			Sources: GCS pp. 11-13; Rhino pp. 23-24		

Detailed homeowner opportunities 21-22

SD-21 High Flooring		Dining Room engineered-wood quantity		Best opportunity: GCS	
GCS Restoration - current basis		GCS opportunity to include more / higher / better		Rhino Restoration - current basis	
Rhino opportunity to include more / higher / better					
Engineered-wood material line prints 1.00 SF; glue-down application is 162.11 SF.	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.	Replacement engineered wood and glue-down application are both 151.75 SF.	Preserve full-room engineered-wood material and installation quantities, including glue, prep, waste, and transitions.		
Homeowner benefit (Quantity / consistency): The 1 SF GCS material entry is internally inconsistent; selected Rhino package is about \$1,852 higher.				Selected cost context: GCS \$301 Rhino \$2,153	
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.					
Opportunity types: GCS - Correct quantity / add scope Rhino - Preserve strong scope				Sources: GCS pp. 12-13; Rhino p. 25	

SD-22 High Flooring		Overall flooring material mix		Best opportunity: Both	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
GCS category recaps: ceramic tile \$20,884.71, wood \$1,197.75, carpet \$5,790.78.	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.	Rhino category recaps: ceramic tile \$13,695.49, wood \$5,047.26, carpet \$7,909.83.	Validate 616.07 SF tile, 333.80 SF wood, and 292.31 SF open-plan carpet coverage; add carpet material in the Back Hallway where only pad is visible if that hall was carpeted; upgrade all carpeted areas to high-grade carpet and premium pad.		
Homeowner benefit (Cost / material mix): 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.			Selected cost context: GCS \$27,873 Rhino \$26,653		
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.					
Opportunity types: GCS - Correct quantity / add scope Rhino - Expand / complete scope				Sources: GCS category recap p. 68; Rhino category recap p. 40	

Detailed homeowner opportunities 23-24

SD-23 High Bathrooms		Hall Bath vanity, medicine cabinets, mirror, and lighting		Best opportunity: Rhino	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
4 LF vanity, 4 LF laminate top, 2 medicine cabinets, 14 SF mirror, 5-light high-grade bar.	Preserve the homeowner-confirmed 4 LF Hall Bath vanity/top, two medicine cabinets, 14 SF mirror, and five-light high-grade bar.	3 LF vanity, 3 LF laminate top, 1 medicine cabinet, 9 SF mirror, 3-light high-grade bar.	Increase to the homeowner-confirmed 4 LF vanity/top, two medicine cabinets, 14 SF mirror, and five-light high-grade fixture.		
Homeowner benefit (Quantity / presence / fixture count): 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.			Selected cost context: GCS \$2,892 Rhino \$1,935		
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.					
Opportunity types: GCS - Preserve strong scope Rhino - Expand quantity / specification				Sources: GCS pp. 27-29; Rhino pp. 12-14	

SD-24 High Bathrooms		Pool / back bathroom vanity, medicine cabinets, mirror, and lighting		Best opportunity: Rhino	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
2.5 LF vanity, 2 medicine cabinets, 8.75 SF mirror, 3-light bar.	Preserve two medicine cabinets in the Pool/Back Bath and ensure the mirror is separate from cabinet-door mirror area.	2.5 LF vanity, 1 medicine cabinet, 9 SF mirror, 3-light bar.	Add the second medicine cabinet and preserve a separate full mirror and light fixture.		
Homeowner benefit (Presence / fixture count): Vanity size is similar, but GCS carries an additional medicine cabinet and different mirror area.			Selected cost context: GCS \$2,001 Rhino \$1,744		
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.					
Opportunity types: GCS - Preserve strong scope Rhino - Add scope / component				Sources: GCS pp. 40-42; Rhino pp. 7-9	

Detailed homeowner opportunities 25-26

SD-25 High Bathrooms		Hall / back bathroom tub and surround		Best opportunity: Rhino	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
Bathtub, tub/shower faucet, separate shower head, and 60-75 SF tile tub surround.	Preserve the homeowner-confirmed 60-75 SF tile surround and separate shower-head line, plus complete waterproofing, valve, drain, and substrate work.	Bathtub, tub/shower faucet, and up-to-60 SF tile tub surround; no separately visible shower-head line.	Increase to the homeowner-confirmed 60-75 SF tile surround and add an explicit shower head plus complete waterproofing and substrate components.		
Homeowner benefit (Size / component presence): 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.			Selected cost context: GCS \$4,195 Rhino \$3,768		
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.					
Opportunity types: GCS - Preserve strong scope Rhino - Expand quantity / specification				Sources: GCS pp. 27-29; Rhino pp. 12-14	

SD-26 High Bathrooms		Pool / back bathroom shower configuration		Best opportunity: Rhino	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
Custom 1/4-inch glass door and partition; 61-100 SF tile shower; shower faucet and pan.	Preserve the homeowner-confirmed 61-100 SF shower band and custom glass door/partition; ensure waterproofing, cement board, curb, drain, and accessories are complete.	Separate shower door; up-to-60 SF tile shower; shower faucet and pan.	Upgrade to the homeowner-confirmed 61-100 SF shower band and custom glass partition/door; include complete waterproofing, substrate, curb, and drain work.		
Homeowner benefit (Size / quality / configuration): 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.			Selected cost context: GCS \$4,653 Rhino \$3,623		
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.					
Opportunity types: GCS - Preserve strong scope Rhino - Upgrade specification				Sources: GCS pp. 42-44; Rhino pp. 7-9	

Detailed homeowner opportunities 27-28

SD-27 High Primary bathroom		Primary vanity and countertop size		Best opportunity: GCS	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
2.5 LF vanity and 2.5 LF laminate countertop.	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.	13 LF standard-grade vanity and 13 LF laminate countertop.	Preserve the homeowner-confirmed 13 LF vanity/top and upgrade to high-grade cabinetry consistent with the homeowner's quality objective.		
Homeowner benefit (Quantity / grade): 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.			Selected cost context: GCS \$979 Rhino \$3,629		
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.					
Opportunity types: GCS - Expand quantity / specification Rhino - Preserve strong scope			Sources: GCS pp. 49-52; Rhino pp. 33-36		

SD-28 High Primary bathroom		Primary sinks and faucets		Best opportunity: GCS	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
1 single sink and 1 bathroom faucet.	Add a second primary-bath sink, faucet, trap, stops, supplies, and associated countertop cutout/plumbing.	2 single sinks and 2 bathroom faucets.	Preserve both sinks, faucets, traps, stops, supplies, and countertop cutouts.		
Homeowner benefit (Quantity / fixture count): Rhino carries double the primary-bath sink and faucet count; selected Rhino package is about \$767 higher.			Selected cost context: GCS \$767 Rhino \$1,535		
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.					
Opportunity types: GCS - Add scope / component Rhino - Preserve strong scope			Sources: GCS p. 52; Rhino p. 35		

Detailed homeowner opportunities 29-30

SD-29 High Primary bathroom		Primary mirrors, medicine cabinets, and lighting		Best opportunity: Both	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
2 medicine cabinets, 8.75 SF plate-glass mirror, and 1 three-light high-grade bar.	Preserve the two medicine cabinets and increase mirror coverage to the homeowner-confirmed 52 SF with two six-light bars.	52 SF plate-glass mirror and two six-light bars; no separate medicine-cabinet line visible.	Preserve the homeowner-confirmed 52 SF mirror and two six-light bars; add medicine cabinets/storage if present before the loss.		
Homeowner benefit (Presence / quantity / fixture count): 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.			Selected cost context: GCS \$1,022 Rhino \$1,799		
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.					
Opportunity types: GCS - Preserve strong scope Rhino - Preserve strong scope			Sources: GCS pp. 51-52; Rhino p. 35		

SD-30 High Primary bathroom		Jetted tub presence and grade		Best opportunity: GCS	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
No separately visible jetted tub or jetted-tub faucet in GCS Master Bathroom / Master Shower / Master WC scope.	Add the homeowner-confirmed acrylic jetted tub, jetted-tub faucet, surround, electrical connection, access, drain, and associated finish work.	Standard-grade acrylic jetted tub and jetted-tub faucet are separately listed.	Preserve the homeowner-confirmed jetted tub and faucet and make all supporting electrical, plumbing, access, surround, and finish components explicit.		
Homeowner benefit (Presence / quality): Rhino carries about \$3,004 of primary-bath tub scope that is not separately visible in GCS. Homeowner confirms the jetted tub was present.			Selected cost context: GCS not separately shown Rhino \$3,004		
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.					
Opportunity types: GCS - Add scope / component Rhino - Preserve strong scope			Sources: GCS pp. 49-56; Rhino p. 34		

Detailed homeowner opportunities 31-32

SD-31 High Primary bathroom		Primary shower size and assembly		Best opportunity: Both	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
101-120 SF tile shower, large shower pan, shower faucet, drain, and shower door.	Preserve the larger 101-120 SF shower and add any Rhino-only waterproofing, mosaic, curb, and related substrate details that improve completeness.	61-100 SF tile shower, large shower pan, shower faucet, and shower door.	Increase to the larger shower band where measured and add an explicit drain plus all waterproofing, mosaic, curb, cement board, and glass components.		
Homeowner benefit (Size / quantity): GCS and Rhino use different shower-size bands; GCS selected package is about \$628 higher before related finish items.			Selected cost context: GCS \$5,210 Rhino \$4,582		
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.					
Opportunity types: GCS - Preserve strong scope Rhino - Expand quantity / specification				Sources: GCS pp. 53-55; Rhino pp. 33-35	

SD-32 High Primary bathroom		Primary bath grouping and total scope		Best opportunity: Both	
GCS Restoration - current basis		GCS opportunity to include more / higher / better		Rhino Restoration - current basis	
GCS separates Master Bathroom \$13,999.40, Master WC \$3,954.13, and Master Shower \$6,845.07; combined \$24,798.60.		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.		Rhino groups Primary Bath and subrooms at \$36,738.31.	
				Preserve the larger grouped Primary Bath total and add GCS-only medicine cabinets, larger shower band, and any separate WC/shower details that are not already included.	
Homeowner benefit (Grouping / cost): The total difference is meaningful, but the room boundaries are not equivalent; fixture-level rows above are the reliable comparison.					
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.					
Opportunity types: GCS - Broaden complete package Rhino - Preserve strong scope					
				Selected cost context: GCS \$24,799 Rhino \$36,738	
				Sources: GCS pp. 49-56; Rhino pp. 33-36	

Detailed homeowner opportunities 33-34

SD-33 Medium Bathrooms		Bathroom ventilation grouping		Best opportunity: Both	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
GCS groups 3 bathroom fans plus 1 fan/light under HVAC rather than room-specific bathroom pages.	Preserve four bathroom ventilation units and assign each fan/light to a room so none disappears during room-level review.	Rhino places one fan/light in each secondary bath and two fan/lights in Primary Bath.	Preserve four room-assigned fan/lights and include appropriate ducting, roof/wall terminations, switches, and electrical work.		
Homeowner benefit (Grouping / fixture count): The count and room allocation should be validated; GCS's grouped HVAC lines can be missed when reviewing room pages.			Selected cost context: GCS \$797 Rhino \$1,047		
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.					
Opportunity types: GCS - Preserve strong scope Rhino - Preserve strong scope			Sources: GCS p. 61; Rhino pp. 7, 14, 35		

SD-34 High Drywall / texture		Drywall category and texture method		Best opportunity: GCS	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
GCS drywall category recap \$61,043.37; machine texture is generally visible in room lines.	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.	Rhino drywall category recap \$81,830.57; many rooms show both heavy-hand and machine texture.	Preserve the homeowner-confirmed 10-foot Office height and the higher drywall amount; explain both texture components and fully quantify masking, corner bead, access, and blending.		
Homeowner benefit (Cost / specification): 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.			Selected cost context: GCS \$61,043 Rhino \$81,831		
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.					
Opportunity types: GCS - Correct quantity / add scope Rhino - Preserve strong scope			Sources: GCS category recap p. 68; Rhino category recap p. 40		

Detailed homeowner opportunities 35-36

SD-35 High HVAC		HVAC equipment, zones, and ductwork		Best opportunity: Rhino	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
Two ductwork systems, 5-ton AC, plenum/return, 4-ton air handler, bath fans, and two duct-free split systems.	Preserve two duct systems, central AC, air handler, plenum/return, bath fans, and two duct-free splits; make equipment pairing and zones explicit.	One main ductwork system, one Bonus Room split, one 5-ton garage AC, and bath fan/light lines.	Add the second duct system, separate air handler/plenum/return, second duct-free split, and any missing ventilation components where supported by the actual design.		
Homeowner benefit (System count / cost): GCS category recap is about \$10,520 higher, but the equipment count and zone basis differ materially.				Selected cost context: GCS \$32,505 Rhino \$21,986	
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.					
Opportunity types: GCS - Preserve strong scope Rhino - Add scope / component				Sources: GCS p. 61; Rhino pp. 2, 4, 26	

SD-36 High Electrical		Rewire quantity and service/panel basis		Best opportunity: Rhino	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
4,160.52 SF whole-house copper wiring and 300-amp arc-fault panel.	No discussion requested on the wiring-area quantity or service basis; leave GCS's current electrical scope unchanged.	3,544.29 SF rewire, 200-amp garage panel, 100-amp safety switch, and 240V EV charging station.	Do not request a predetermined increase. Ask Rhino to confirm whether its 3,544.29 SF rewire is fully scoped given GCS's 4,160.52 SF basis, including every intended room/area and device.		
Homeowner benefit (Quantity / service / presence): Leave both electrical quantities unchanged. Ask Rhino only whether its 3,544.29 SF wiring scope is complete given GCS's larger 4,160.52 SF basis; do not request a specific quantity increase without Rhino's verification.				Selected cost context: GCS \$48,247 Rhino \$31,442	
Anticipated financial impact (directional): Visible cost bases: GCS \$48,247 vs Rhino \$31,442; visible spread \$16,804. 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.					
Opportunity types: GCS - No change / confirmation only Rhino - Expand / complete scope				Sources: GCS pp. 61-62; Rhino pp. 2, 25-27	

Detailed homeowner opportunities 37-38

SD-37 High Specialty scope		Family Room fireplace		Best opportunity: GCS	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
Family Room contains a Fireplace (1) subroom, but no separately visible FIREPLACES category or replacement fireplace line.	Add replacement of the gas fireplace with venting, electrical/gas connections, surround repair, and finish restoration.	Replacement gas fireplace with venting is separately listed.	Preserve the gas fireplace replacement and make venting, controls, connections, surround, and finish restoration explicit.		
Homeowner benefit (Presence / equipment): Rhino carries about \$4,953 of fireplace scope that is not separately visible in GCS.				Selected cost context: GCS not separately shown Rhino \$4,953	
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.					
Opportunity types: GCS - Add scope / component Rhino - Preserve strong scope				Sources: GCS pp. 20-22; Rhino pp. 16-17	

SD-38 High Attic / specialty scope		Attic treatment versus attic access		Best opportunity: Both	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
Attic odor-control sealing of 3,162 SF of framing.	Preserve 3,162 SF attic odor-control sealing and add replacement of the folding attic-access ladder plus associated trim/paint.	Disappearing folding attic-access ladder replacement; no separately visible attic odor-seal treatment.	Preserve the attic-access ladder and add attic odor-control sealing of affected framing, with measured area and access/protection.		
Homeowner benefit (Purpose / presence): These are different scopes: GCS addresses odor control; Rhino addresses physical access.				Selected cost context: GCS \$6,329 Rhino \$950	
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.					
Opportunity types: GCS - Preserve strong scope Rhino - Preserve strong scope				Sources: GCS p. 60; Rhino p. 26	

Detailed homeowner opportunities 39-40

SD-39 High Allowances / general conditions		Permits, temporary services, debris, and supervision		Best opportunity: Rhino	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
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.	Preserve temporary power, temporary toilet, supervision, permits/fees, and debris handling; consider more supervision hours/dump loads if project duration supports them.	\$0 permits/fees and architectural/drafting bid items, one dumpster load, and labor minimums; no comparable supervision/temporary-toilet package visible.	Add temporary power, temporary toilet, project supervision/management, realistic permits/fees, insurance/bond costs, and adequate debris hauling rather than \$0 allowances.		
Homeowner benefit (Allowance / presence): GCS selected package is about \$8,766 higher, but the services are not equivalent.			Selected cost context: GCS \$9,946 Rhino \$1,180		
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.					
Opportunity types: GCS - Preserve strong scope Rhino - Add scope / component			Sources: GCS pp. 61-62; Rhino pp. 2, 36-40		

SD-40 Medium Specialty scope		Window treatments		Best opportunity: Rhino	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
GCS separately carries PVC blinds/window treatments in multiple rooms; source category recap \$1,174.13.	Preserve room-by-room blinds/window treatments and clarify whether they belong in dwelling or contents coverage.	No separately visible WINDOW TREATMENT category is shown.	Add blinds/window treatments for every affected opening, or explicitly transfer them to the contents claim with quantities and grade.		
Homeowner benefit (Presence / contents-vs-structure): Moderate cost but meaningful responsibility issue: window treatments may be contents or structure depending on the claim basis.			Selected cost context: GCS \$1,174 Rhino not separately shown		
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.					
Opportunity types: GCS - Preserve strong scope Rhino - Add scope / component			Sources: GCS pp. 30, 32, 36, 39; Rhino pp. 2-36		

Detailed homeowner opportunities 41-42

SD-41 High Specialty scope		Pool, pool-deck, stucco, and concrete-related work		Best opportunity: Rhino	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
GCS category recaps include swimming pools/spas \$4,887.57, stucco/exterior plaster \$4,704.48, and concrete/asphalt \$5,087.09.	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.	Rhino has no swimming-pool or stucco category recap and carries a much smaller concrete/asphalt recap of \$915.60.	Add damage-supported pool/spa, pool-deck, stucco, concrete, screen/enclosure, and related site work with measured quantities. Pool cleaning and repair are confirmed requirements.		
Homeowner benefit (Presence / site scope): 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.			Selected cost context: GCS \$14,679 Rhino \$916		
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.					
Opportunity types: GCS - Preserve strong scope Rhino - Add scope / component				Sources: GCS pp. 39-44, 59-62; Rhino pp. 2-36	

SD-42 High Insulation / thermal envelope		Overall insulation quantity and assembly mix		Best opportunity: GCS	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
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.	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.	Rhino insulation category recap \$11,110.41; visible scope includes R-38 blown and batt insulation, R-7+ reflective insulation, garage R-15 batt, baffles, and opening foam.	Preserve the higher insulation total and detailed batt/blown/reflective/baffle/foam assemblies; add any GCS-only R-values or garage insulation that increases completeness.		
Homeowner benefit (Cost / quantity / specification): Rhino's recap is about \$3,131 higher despite the smaller reported floor area, indicating a meaningful assembly or quantity difference.			Selected cost context: GCS \$7,980 Rhino \$11,110		
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.					
Opportunity types: GCS - Expand quantity / specification Rhino - Preserve strong scope				Sources: GCS pp. 2-60, recap p. 68; Rhino pp. 2-35, recap p. 40	

Detailed homeowner opportunities 43-43

SD-43 Medium Cleaning / closeout		Final cleaning versus exterior pressure cleaning		Best opportunity: Rhino	
GCS Restoration - current basis	GCS opportunity to include more / higher / better	Rhino Restoration - current basis	Rhino opportunity to include more / higher / better		
GCS cleaning category recap \$4,390.85; includes room final cleaning plus porch, garage, lanai/pool-area, and exterior pressure/chemical cleaning.	Preserve final room cleaning plus porch, garage, lanai/pool-area, and exterior pressure/chemical cleaning; include post-construction detail cleaning.	Rhino cleaning category recap \$1,819.89; visible lines are primarily room-level final construction cleaning.	Add exterior pressure cleaning, lanai/pool-area cleaning, garage cleaning, and comprehensive post-construction final cleaning.		
Homeowner benefit (Cost / area boundary): GCS is about \$2,571 higher; much of the difference plausibly follows its broader exterior and unconditioned-area scope.			Selected cost context: GCS \$4,391 Rhino \$1,820		
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.					
Opportunity types: GCS - Preserve strong scope Rhino - Add scope / component			Sources: GCS pp. 2-62, recap p. 68; Rhino pp. 2-36, recap p. 40		