

Rhino Restoration - Scope Opportunities

All 42 currently actionable opportunities for Rhino Restoration to preserve, add, expand, upgrade, or document scope more fully for the homeowner. The resolved garage ceiling-height item is 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		Add scope / component
Current basis: No separately named lanai, porch, or pool-area section is visible in Rhino's recap.	Please consider including / preserving: Add the covered lanai and screened lanai/pool area as measured sections, including appropriate finishes, fixtures, pool/deck work, and cleaning.	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: not separately shown 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		Add scope / component
Current basis: No separately named exterior painting or stucco section is visible.	Please consider including / preserving: Add a measured exterior stucco, pressure-cleaning, masking, priming, and painting package rather than leaving exterior treatment unstated.	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: not separately shown 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		Add scope / component
Current basis: No separately named front porch section is visible.	Please consider including / preserving: Add front-porch cleaning and refinishing, with measured wall, trim, and floor quantities.	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: not separately shown 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		Preserve strong scope
Current basis: Rhino lists two high-grade overhead doors, six overhead-door windows, and two openers.	Please consider including / preserving: 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: 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: \$7,008 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		Preserve strong scope
Current basis: Rhino lists a 200-amp garage panel, 100-amp safety switch, and 240V EV charging station.	Please consider including / preserving: 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: 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: \$6,148 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		Add scope / component
Current basis: Rhino lists a 50-gallon gas water heater; no garage laundry tub/faucet package is separately visible.	Please consider including / preserving: 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: 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: \$2,261 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		Preserve strong scope
Current basis: 12-0 x 8-0 anodized aluminum, high-grade sliding door with impact and Low-E upgrades.	Please consider including / preserving: Preserve the homeowner-confirmed 12-by-8 high-grade aluminum, impact, Low-E patio-door package and all retrofit components.	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: \$5,364 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		Preserve strong scope
Current basis: 10-0 x 8-0 anodized aluminum, high-grade sliding door with impact and Low-E upgrades.	Please consider including / preserving: Preserve the homeowner-confirmed 10-by-8 high-grade aluminum, impact, Low-E assembly and complete retrofit scope.	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: \$5,077 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		Preserve strong scope
Current basis: 10-0 x 6-8 anodized aluminum, high-grade sliding door with impact and Low-E upgrades.	Please consider including / preserving: Preserve the homeowner-confirmed 10-by-6-foot-8 high-grade aluminum, impact, Low-E package and complete installation accessories.	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: \$3,635 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		Preserve strong scope
Current basis: 12-0 x 8-0 anodized aluminum, high-grade sliding door with impact and Low-E upgrades.	Please consider including / preserving: Preserve the homeowner-confirmed 12-by-8 high-grade aluminum, impact, Low-E patio-door package.	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: \$5,364 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		Preserve strong scope
Current basis: 6-0 x 8-0 anodized aluminum sliding door with impact and Low-E upgrades.	Please consider including / preserving: Preserve aluminum, impact, and Low-E upgrades; ensure all foam, retrofit, and finish components are included.	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: \$3,273 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: 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.	Please consider including / preserving: 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: 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: \$29,934 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		Upgrade specification
Current basis: Paneled hardwood double door, two half-lite inserts, difficult retrofit charge, foam, and paint; no separate lockset line.	Please consider including / preserving: 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: 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: \$4,981 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: Metal insulated exterior door with full-lite insert and retrofit charge.	Please consider including / preserving: 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: 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: \$1,613 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: 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.	Please consider including / preserving: 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: 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: \$19,110 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		Add scope / component
Current basis: No separately visible laundry-room cabinetry is shown; Rhino lists a laundry countertop but no comparable upper/lower cabinet package.	Please consider including / preserving: Add laundry upper and lower cabinetry, countertop, backsplash, fillers, and hardware based on the pre-loss layout.	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: not separately shown 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		Expand quantity / specification
Current basis: 35 LF plastic-laminate countertop and 29.75 LF 4-inch backsplash.	Please consider including / preserving: 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: 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: \$2,572 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		Preserve strong scope
Current basis: Six replacement lines: disposal, 25-30 CF refrigerator, dishwasher, high-grade gas cooktop, hood, and high-grade built-in oven.	Please consider including / preserving: Preserve full appliance replacement and high-grade cooktop/oven allowances; add a double-oven configuration if that matches the pre-loss kitchen.	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: \$7,889 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		Preserve strong scope
Current basis: Replacement engineered wood and glue-down application are both 182.05 SF.	Please consider including / preserving: Preserve full-room engineered-wood material and installation quantities, including glue, prep, waste, 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: \$2,583 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		Preserve strong scope
Current basis: Replacement engineered wood and glue-down application are both 151.75 SF.	Please consider including / preserving: Preserve full-room engineered-wood material and installation quantities, including glue, prep, waste, 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: \$2,153 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		Expand / complete scope
Current basis: Rhino category recaps: ceramic tile \$13,695.49, wood \$5,047.26, carpet \$7,909.83.	Please consider including / preserving: 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: 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: \$26,653 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		Expand quantity / specification
Current basis: 3 LF vanity, 3 LF laminate top, 1 medicine cabinet, 9 SF mirror, 3-light high-grade bar.	Please consider including / preserving: Increase to the homeowner-confirmed 4 LF vanity/top, two medicine cabinets, 14 SF mirror, and five-light high-grade fixture.	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: \$1,935 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		Add scope / component
Current basis: 2.5 LF vanity, 1 medicine cabinet, 9 SF mirror, 3-light bar.	Please consider including / preserving: Add the second medicine cabinet and preserve a separate full mirror and light fixture.	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: \$1,744 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		Expand quantity / specification
Current basis: Bathtub, tub/shower faucet, and up-to-60 SF tile tub surround; no separately visible shower-head line.	Please consider including / preserving: Increase to the homeowner-confirmed 60-75 SF tile surround and add an explicit shower head plus complete waterproofing and substrate components.	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: \$3,768 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		Upgrade specification
Current basis: Separate shower door; up-to-60 SF tile shower; shower faucet and pan.	Please consider including / preserving: 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: 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: \$3,623 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		Preserve strong scope
Current basis: 13 LF standard-grade vanity and 13 LF laminate countertop.	Please consider including / preserving: Preserve the homeowner-confirmed 13 LF vanity/top and upgrade to high-grade cabinetry consistent with the homeowner's quality objective.	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: \$3,629 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		Preserve strong scope
Current basis: 2 single sinks and 2 bathroom faucets.	Please consider including / preserving: Preserve both sinks, faucets, traps, stops, supplies, and countertop cutouts.	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: \$1,535 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: 52 SF plate-glass mirror and two six-light bars; no separate medicine-cabinet line visible.	Please consider including / preserving: Preserve the homeowner-confirmed 52 SF mirror and two six-light bars; add medicine cabinets/storage if present before the loss.	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: \$1,799 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		Preserve strong scope
Current basis: Standard-grade acrylic jetted tub and jetted-tub faucet are separately listed.	Please consider including / preserving: Preserve the homeowner-confirmed jetted tub and faucet and make all supporting electrical, plumbing, access, surround, and finish components explicit.	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: \$3,004 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		Expand quantity / specification
Current basis: 61-100 SF tile shower, large shower pan, shower faucet, and shower door.	Please consider including / preserving: 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: 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: \$4,582 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		Preserve strong scope
Current basis: Rhino groups Primary Bath and subrooms at \$36,738.31.	Please consider including / preserving: 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: 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: \$36,738 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: Rhino places one fan/light in each secondary bath and two fan/lights in Primary Bath.	Please consider including / preserving: Preserve four room-assigned fan/lights and include appropriate ducting, roof/wall terminations, switches, and electrical work.	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: \$1,047 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.		

Rhino Restoration opportunities 33-36

SD-34 High Drywall category and texture method		Preserve strong scope
Current basis: Rhino drywall category recap \$81,830.57; many rooms show both heavy-hand and machine texture.	Please consider including / preserving: 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: 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: \$81,831 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		Add scope / component
Current basis: One main ductwork system, one Bonus Room split, one 5-ton garage AC, and bath fan/light lines.	Please consider including / preserving: 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: 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: \$21,986 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-36 High Rewire quantity and service/panel basis		Expand / complete scope
Current basis: 3,544.29 SF rewire, 200-amp garage panel, 100-amp safety switch, and 240V EV charging station.	Please consider including / preserving: 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: 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.
Response: ☐ include/preserve ☐ expand quantity ☐ upgrade spec ☐ carry elsewhere ☐ needs measurement/selection		Current selected cost: \$31,442 Sources: GCS pp. 61-62; Rhino pp. 2, 25-27
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.		
SD-37 High Family Room fireplace		Preserve strong scope
Current basis: Replacement gas fireplace with venting is separately listed.	Please consider including / preserving: Preserve the gas fireplace replacement and make venting, controls, connections, surround, and finish restoration explicit.	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: \$4,953 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.		

Rhino Restoration opportunities 37-40

SD-38 High Attic treatment versus attic access		Preserve strong scope
Current basis: Disappearing folding attic-access ladder replacement; no separately visible attic odor-seal treatment.	Please consider including / preserving: Preserve the attic-access ladder and add attic odor-control sealing of affected framing, with measured area and access/protection.	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: \$950 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.		
SD-39 High Permits, temporary services, debris, and supervision		Add scope / component
Current basis: \$0 permits/fees and architectural/drafting bid items, one dumpster load, and labor minimums; no comparable supervision/temporary-toilet package visible.	Please consider including / preserving: Add temporary power, temporary toilet, project supervision/management, realistic permits/fees, insurance/bond costs, and adequate debris hauling rather than \$0 allowances.	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: \$1,180 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		Add scope / component
Current basis: No separately visible WINDOW TREATMENT category is shown.	Please consider including / preserving: Add blinds/window treatments for every affected opening, or explicitly transfer them to the contents claim with quantities and grade.	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: not separately shown 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		Add scope / component
Current basis: Rhino has no swimming-pool or stucco category recap and carries a much smaller concrete/asphalt recap of \$915.60.	Please consider including / preserving: 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: 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: \$916 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.		

Rhino Restoration opportunities 41-42

SD-42 High Overall insulation quantity and assembly mix		Preserve strong scope
Current basis: 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.	Please consider including / preserving: 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: 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: \$11,110 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.		
SD-43 Medium Final cleaning versus exterior pressure cleaning		Add scope / component
Current basis: Rhino cleaning category recap \$1,819.89; visible lines are primarily room-level final construction cleaning.	Please consider including / preserving: Add exterior pressure cleaning, lanai/pool-area cleaning, garage cleaning, and comprehensive post-construction final 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: \$1,820 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.		