WATER DAMAGE RESTORATION • INSURANCE REBUILD • CCB #199578

McINNIS CONSTRUCTION LLC

THE McINNIS

Rebuild Playbook

Everything you'll choose for your insurance rebuild — in one book

GUIDES INSIDE

- Build-Back
- Flooring
- Paint
- Doors & Trim
- Countertops
- Cabinets
- Vanity
- Shower & Tub
- Roof
- Concrete

HOW IT WORKS

1. Get your PO #
2. Pick your finishes
3. Send us your picks
4. We build it back

Office (971) 384-8180 • mcinnisllc@outlook.com

1386 SE Fir Grove Loop, Hillsboro, OR 97123 • Serving the Portland metro & SW Washington

START TO FINISH

What's in this book

Your insurance rebuild replaces the finishes damaged in the loss. You pick the look — we do the work. Start with the Build-Back guide: it walks every finish from the floor up and ends with a one-page answer sheet. Turn to the detailed guide for any item you want to know more about — each one ends with its own fill-in sheet. When you've chosen, send your picks to us (see How to Send Us Your Selections) and we check everything against your estimate before anything is ordered. Questions any time: office (971) 384-8180, Mon–Fri 9–5.

START HERE

Your Rebuild — What to Expect The steps from approval to done, how long each takes, and when we need yo... 3

Homeowner's Guide to Your Build-Back The overview: every finish, room by room, with stores — plus your o... 5

FINISH GUIDES — FLOOR TO CEILING

Flooring LVP, laminate, carpet, tile, sheet vinyl, hardwood; measuring, boxes, transitions 11

Paint Walls, ceilings and trim; sheens; primer; picking colors; how paint is sold 16

Doors & Trim Door styles, slab vs. pre-hung, hardware; baseboard, casing and quarter round 19

Countertops Materials compared, edges, backsplash, sinks and cutouts, templating 22

Cabinets Measuring, framed vs. frameless, drawers, pullouts, soffits, range and hardware 25

Vanity Sizes and mounting, construction, tops and sinks, faucets, mirrors and lighting 34

Shower & Tub Tile vs. panels vs. inserts, tubs, valves and trim, glass, safety 40

EXTERIOR & SPECIALTY

Roof Roof parts, measurements, materials, ratings, ventilation, flashing, gutters 44

Concrete Basics, measurements, finishes and color, joints, drainage, steps, curing 51

Abatement Asbestos and lead, testing, containment, getting your home ready 56

GETTING YOUR PICKS TO US

How to Send Us Your Selections What to send, how to send it, and what happens next 61

Troubleshooting & Contacts Who to call, office hours, emergencies, quick fixes 62

Our Workmanship Warranty One year on our installation — what's covered and how to ask for a fix 63

Supplier Partner Guide For the stores: PO numbers, checklist, order tracker 64

Printed double-sided. Keep this customer guide with your rebuild paperwork.

YOUR REBUILD

What to Expect

The steps from approval to done • About how long each takes
What "finished" looks like • Why we need your picks on time

START TO FINISH

Your rebuild, step by step

Every job is different, but this is the path almost every rebuild follows. Times are typical ranges — the biggest things that change them are insurance approval, how quickly picks come back, and how long special-order materials take.



Step	What happens	Typical time	What we need from you
1. Approval	Insurance approves the scope. You sign the work authorization. Deductible and first payment arranged.	1–3 weeks	Signed paperwork; claim # and adjuster info
2. Your picks	You choose finishes using the guides in this book and return your answer sheet.	1–2 weeks	Your selections — on time (see next page)
3. Ordering	We check every pick against your estimate, confirm with you, and order. Some items ship fast; special orders take longer.	Days to 6+ weeks	Answer quick questions about picks
4. Prep & demo	Floors and belongings protected; damaged materials removed; anything hidden is photographed and reported to insurance.	1–3 days	Clear the work area; pets secured
5. Rebuild	Drywall, flooring, cabinets, tile, fixtures, trim and paint go back in.	1–4 weeks (bigger jobs longer)	Access to the house on work days
6. Walkthrough	We walk every room with you on a punch list and fix anything that isn't right.	1 visit + fixes	Walk it with us; point out anything
7. Close-out	Final invoice; insurance releases any held-back depreciation; mortgage company endorsement if they're on the check.	1–4 weeks	Final payment; sign the completion form

WHAT "DONE" LOOKS LIKE **Finished means:** every item on your estimate is installed, the punch list is signed off by you, the house is cleaned out, and you have your warranty and paperwork. If you find something later, call the office — we'll come back.

Hidden damage can add time. If we find more damage once walls or floors are open, we stop, document it, and ask insurance to approve the extra work (a "supplement"). We'll tell you right away.

YOUR PICKS

We need your picks by: _____

Nothing can be ordered until your selections are back, and nothing can be scheduled until the material is ordered. A one-week delay on picks is usually **more** than a one-week delay on the finish date, because crews get booked onto other jobs.

When picks come in…	What happens
On time	We order right away and hold your crew dates. Your rebuild stays on schedule.
A few days late	Ordering slides. Crew dates may move to the next opening.
Weeks late	Your job goes back in line behind other customers who are ready. Special-order items push it further.
A pick changes after ordering	Re-ordering, restocking fees and new lead times. Changes after install are usually your cost.

Can't decide? Choose a like-kind replacement, and we'll confirm it against your approved estimate. Call us if you need help choosing.

- **Waiting on one item?** Send everything else now. We can order in batches.
- **Special order?** Ask the store for the ship date and tell us — we'll schedule around it.
- **Questions?** Office (971) 384-8180, Mon–Fri 9–5, or mcinnisllc@outlook.com.

HOMEOWNER'S GUIDE TO

Your Build-Back

Picking & ordering your finish materials, room by room, from the floor up
Flooring • Trim • Plumbing fixtures • Cabinets & tops • Tile • Appliances
Doors • Lighting • Paint • Where to shop • Your one-page answer sheet

START HERE

How this guide works

Your insurance rebuild replaces the finishes that were damaged — floors, trim, fixtures, cabinets, paint and more. These are **your** choices: your style, your home. This guide walks through each finish item from the floor up, with the stores we trust. **You pick the look. We handle everything else** — quantities, measuring, delivery checks and all of the installation.

Step	What to do
1. Get your PO #	We give you a PO number for your job. Every order goes on **McInnis Construction LLC's** account under that PO so it bills to your job.
2. Check your estimate	Only pick items that are on your estimate. We fill in the size or spec for each item (vanity width, tile size, square feet) on your answer sheet.
3. Shop	Browse online or in the store. Our preferred stores are marked ★. Found something somewhere else? Write in the company, product and description on your answer sheet.
4. Order	At the store's Pro Desk, say: "This order is for McInnis Construction LLC, PO # ___." Or just return your answer sheet and we'll place the order.
5. Send it back	Return the answer sheet (and any order or receipt numbers) so we can track delivery to your job.

GOOD TO KNOW You only pick the finishes. You never need to measure for quantities, haul material or install anything — that's our job. The "Not sure?" notes are only there to help you recognize what you have now.

Where to shop

Store	Location / website	How to order
★ **Lowe's**	Our home store: Lowe's Hillsboro #1558, 1951 SE 24th Ave. Any store works — lowes.com/store	Add items to your cart online with your closest store set, then order at the Pro Desk under McInnis + PO #. Lowe's carries most of the same plumbing items as George Morlan.
★ **Floor & Decor**	SW Allen Blvd, Beaverton (the one we use most) and N Jantzen Dr, Portland — flooranddecor.com	Save picks to My Project Lists; order at the Pro Desk under McInnis + PO #. Samples are low cost.
★ **CFM**	Beaverton showroom: 6050 SW Arctic Dr, 503-207-5230. Also Portland, Tualatin, Clackamas, Salem — cfmfloors.com	Pick in person — flooring, tile and countertop colors look different in person. Order under McInnis + PO #.
Home Depot	Backup to Lowe's — homedepot.com store finder	Order at the Pro Desk under McInnis + PO #.
Beaverton Cabinets	5355 SW Western Ave, Beaverton, 503-747-7858 — beavertoncabinets.com	Bring your cabinet or vanity sizes from your estimate. Try their Kitchen Design Tool online first.
George Morlan Plumbing Supply	Plumbing showrooms — georgemorlan.com	Toilets, tubs, showers, faucets, sinks. Order under McInnis + PO #.
Paint: ★ Lowe's or Sherwin-Williams	Lowe's paint desk — any store — or Sherwin-Williams — sherwin-williams.com	Paint colors (Section 16). Lowe's first; Sherwin-Williams is the other option.
Other store	Write in the company, product and description	Run it by us before you order.

★ = McInnis preferred store. Questions? Call (971) 384-8180 or email mcinnisllc@outlook.com.

SECTION 1

Flooring

Pick the product, color and style for each room on your estimate.

Item	What to pick	Where to shop
LVP / laminate	Plank size, wear layer, color, and whether it has an attached pad	★ Lowe's • ★ Floor & Decor • ★ CFM • Home Depot • Other store
Carpet & pad	Style, color and pad	★ Lowe's • ★ CFM • Home Depot • Other store
Tile floor	Tile size, color, and grout color	★ Lowe's • ★ Floor & Decor • ★ CFM • Home Depot • Other store
Sheet vinyl	Pattern and color	★ Lowe's • ★ Floor & Decor • Home Depot • Other store
Hardwood / engineered	Species, width, finish color	★ Lowe's • ★ Floor & Decor • ★ CFM • Home Depot • Other store
Transitions / stair nose	Matching pieces for each doorway or step	★ Lowe's • ★ Floor & Decor • ★ CFM • Home Depot • Other store

Not sure? Look at a floor vent edge or doorway to see the layers • LVP clicks together and sounds hollow; tile is cold with grout lines; sheet vinyl is one piece with no seams • If we ran an ITEL test, the report names your old flooring — ask us for it
*More detail: see the **Homeowner's Guide to Your Flooring**.*

SECTION 2

Baseboard & trim

Item	What to pick	Where to shop
Baseboard / cove base	Profile, height and material — we match the existing profile and height from our photos	★ Lowe's • ★ Floor & Decor • Home Depot • Other store
Quarter round / shoe	Matched to the base color or the floor	★ Lowe's • ★ Floor & Decor • Home Depot • Other store
Door & window casing	Profile to match the baseboard and the rest of the house	★ Lowe's • Home Depot • Other store

*More detail: see the **Homeowner's Guide to Your Doors & Trim**.*

SECTION 3

Toilet

Item	What to pick	Where to shop
Toilet & seat	Round or elongated bowl, standard or comfort height, color, seat (soft-close)	★ Lowe's • ★ Floor & Decor • Home Depot • George Morlan • Other store

Not sure? Rough-in is the wall to the center of the floor bolts — usually 12" (sometimes 10" or 14"); we confirm it • Brand and model are often stamped inside the tank

SECTION 4

Tub & shower

Many options here — tile, fabricated panels, inserts and tubs.

Item	What to pick	Where to shop
Tub / shower base / insert	Size and drain side come from your estimate; you pick the style and color	★ Lowe's • ★ Floor & Decor • Home Depot • George Morlan • Other store
Shower wall tile	Tile, layout and grout color	★ Lowe's • ★ Floor & Decor • ★ CFM • Home Depot • Other store
Valve trim, head & spout	Finish and style — trim must match the valve brand in the wall	★ Lowe's • ★ Floor & Decor • Home Depot • George Morlan • Other store
Shower door / rod	Curtain rod, sliding or hinged glass	★ Lowe's • ★ Floor & Decor • Home Depot • George Morlan • Other store

*More detail: see the **Homeowner's Guide to Your Shower & Tub**.*

SECTION 5

Vanity

Item	What to pick	Where to shop
Vanity cabinet	Width (from your estimate), style, color	★ Lowe's • ★ Floor & Decor • ★ CFM • Home Depot • Beaverton Cabinets • Other store
Vanity top / sink	Material and color; faucet hole drilling	★ Lowe's • ★ Floor & Decor • ★ CFM • Home Depot • Beaverton Cabinets • George Morlan • Other store
Bathroom faucet	Style and finish; must match the top's drilling	★ Lowe's • ★ Floor & Decor • Home Depot • George Morlan • Other store

*More detail: see the **Homeowner's Guide to Your Vanity**.*

SECTION 6

Kitchen cabinets

Item	What to pick	Where to shop
Base & wall cabinets	Door style, color, construction; layout comes from your estimate	★ Lowe's • ★ CFM • Home Depot • Beaverton Cabinets • Other store

*More detail: see the **Homeowner's Guide to Your Cabinets**.*

SECTION 7

Cabinet hardware

Knobs and pulls are one of the easiest things to make your own.

Item	What to pick	Where to shop
Pulls & knobs	Style, finish and size (center-to-center spacing)	★ Lowe's • ★ CFM • Home Depot • Beaverton Cabinets • Other store
Hinges & soft-close	Usually come with the cabinets — replacements to match	★ Lowe's • ★ CFM • Home Depot • Beaverton Cabinets • Other store
Pull-outs & organizers	Trash pull-outs, roll-out shelves, drawer dividers	★ Lowe's • Home Depot • Beaverton Cabinets • Other store

Not sure? Measure pull spacing from the center of one screw hole to the center of the other • Hidden (European) hinges mount inside the door; exposed hinges show on the face

SECTION 8

Countertops

Item	What to pick	Where to shop
Countertop + edge	Material (laminate, quartz, granite, solid surface, butcher block), color, thickness, edge profile	★ Lowe's • ★ CFM • Home Depot • Beaverton Cabinets • Other store
Backsplash & sink cutout	4" splash, full-height slab or tile; undermount or drop-in sink; faucet holes	★ Lowe's • ★ CFM • Beaverton Cabinets • Other store

*More detail: see the **Homeowner's Guide to Your Countertops**.*

SECTION 9

Kitchen sink & faucet

Item	What to pick	Where to shop
Kitchen sink	Single or double bowl, undermount or drop-in, material	★ Lowe's • ★ Floor & Decor • Home Depot • George Morlan • Other store
Kitchen faucet	Pull-down, single or two handle, finish	★ Lowe's • ★ Floor & Decor • Home Depot • George Morlan • Other store
Disposal / hot water dispenser	Horsepower / model	★ Lowe's • Home Depot • George Morlan • Other store

SECTION 10

Backsplash

Item	What to pick	Where to shop
Backsplash tile	Tile, layout and grout color	★ Lowe's • ★ Floor & Decor • ★ CFM • Home Depot • Other store
Edge trim / grout	Metal or tile edge; grout color	★ Lowe's • ★ Floor & Decor • ★ CFM • Home Depot • Other store

SECTION 11

Appliances

Only if appliances are on your estimate.

Item	What to pick	Where to shop
Range / cooktop	Size and fuel (gas or electric) must match what you have	★ Lowe's • Home Depot • Other store
Hood / microwave	Under-cabinet hood or over-the-range microwave	★ Lowe's • Home Depot • Other store
Dishwasher	24" standard; color / finish	★ Lowe's • Home Depot • Other store
Refrigerator	Opening width and height — we confirm	★ Lowe's • Home Depot • Other store

Not sure? The model number is on a sticker inside the door or frame — send us a photo

SECTION 12

Interior doors & door hardware

Item	What to pick	Where to shop
Interior door	Style (flat, shaker, panel), slab or pre-hung, hollow or solid core — size from your estimate	★ Lowe's • Home Depot • Other store
Knob / lever & hinges	Style and finish; privacy (bath/bed), passage or dummy	★ Lowe's • Home Depot • Other store

*More detail: see the **Homeowner's Guide to Your Doors & Trim**.*

SECTION 13

Bath accessories & mirror

Item	What to pick	Where to shop
Mirror / medicine cabinet	Size, framed or frameless, recessed or surface	★ Lowe's • ★ Floor & Decor • Home Depot • Other store
Towel bar, ring, TP holder, hook	Finish to match the faucet	★ Lowe's • ★ Floor & Decor • Home Depot • Other store

SECTION 14

Lighting & fans

Item	What to pick	Where to shop
Vanity light	Bar light or sconces; finish	★ Lowe's • Home Depot • Other store
Ceiling light / pendants	Style and finish	★ Lowe's • Home Depot • Other store
Exhaust fan	Quiet rating; with or without light	★ Lowe's • Home Depot • Other store

SECTION 15

Switches & outlets

Item	What to pick	Where to shop
Switches, outlets & plates	Toggle or flat (decora) style; white, almond, black	★ Lowe's • Home Depot • Other store

SECTION 16

Paint — Lowe's or Sherwin-Williams

Item	What to pick	Where to shop
Wall color	Color name and number; sheen (eggshell is common for walls)	★ Lowe's • Sherwin-Williams
Trim & door color	Usually semi-gloss	★ Lowe's • Sherwin-Williams
Ceiling	Usually flat white	★ Lowe's • Sherwin-Williams
Bath / kitchen	Satin or a moisture-resistant bath paint	★ Lowe's • Sherwin-Williams

Not sure? Write down the color name and number — or just send us the color and we'll order it • Matching an existing wall? Bring a chip the size of a quarter to the store
*More detail: see the **Homeowner's Guide to Your Paint**.*

SECTION 17 — Other. Anything on your estimate not listed above: write it on the answer sheet with the store, product and description.

FILL IN AND RETURN

Build-Back Answer Sheet

Name: _____ Address: _____ PO #: _____ Date: _____
Only fill in the lines that are on your estimate. Flooring & tile: write the SF per box (on the label) and the number of boxes.

#	Item	Size (estimate)	Store	Product name / item #	Color / finish	Qty
1	Flooring — room 1					
1	Flooring — room 2					
1	Flooring — room 3					
1	Transitions / stair nose					
1	Grout color (tile floor)					
2	Baseboard / cove base					
2	Quarter round / shoe					
2	Door casing					
3	Toilet & seat					
4	Tub / base / insert					
4	Shower wall tile					
4	Valve trim, head & spout					
4	Shower door / rod					
5	Vanity cabinet					
5	Vanity top / sink					
5	Bathroom faucet					
6	Kitchen cabinets					
7	Pulls / knobs					
7	Pull-outs / organizers					
8	Countertop + edge					
9	Kitchen sink					
9	Kitchen faucet					
9	Disposal / dispenser					
10	Backsplash tile					
10	Backsplash edge / grout					
11	Range / cooktop					
11	Hood / microwave					
11	Dishwasher					
11	Refrigerator					
12	Interior door					
12	Door knob / lever					
13	Mirror / medicine cab.					
13	Bath accessories					
14	Vanity light					
14	Ceiling light / pendants					
14	Exhaust fan					
15	Switches / outlets / plates					
16	Paint — walls					
16	Paint — trim & ceiling					
17	Other					

Return this sheet to McInnis Construction — mcinnisllc@outlook.com or (971) 384-8180. Include any order or receipt numbers so we can track delivery to your job.

HOMEOWNER'S GUIDE TO

Your Flooring

What you have now • How rooms are measured • How flooring is sold
LVP • Laminate • Carpet & pad • Tile • Sheet vinyl • Hardwood
Transitions & stairs • Prep & underlayment • Your one-page selection sheet

START HERE

How this guide works

Flooring is the biggest finish choice on most rebuilds. This guide explains each type of floor, what to look for, and how it's measured and sold. **You pick the product and color. We handle the rest** — final measurements, removal, subfloor repair and prep, underlayment, installation, transitions and baseboard.

Step	What to do
1. Check your estimate	It lists each room getting new flooring and the type you had. We fill in the square feet for you.
2. Shop and pick	Pick a product and color for each room. Look at real samples — colors on a screen are rarely true.
3. Fill in the sheet	Write the product, item #, color, SF per box and boxes on the Flooring Selection Sheet at the back.
4. Order or return it	Order under **McInnis Construction LLC** with your PO #, or send the sheet and we'll order.

INSURANCE NOTE Your claim covers flooring of **like kind and quality** to what you had: carpet for carpet, LVP for LVP. Upgrades (carpet to hardwood, a thicker plank) are usually your cost for the difference. Flooring that runs continuously between rooms may need to be replaced together so it matches — we'll sort that out with the adjuster.

SECTION 1

What you have now

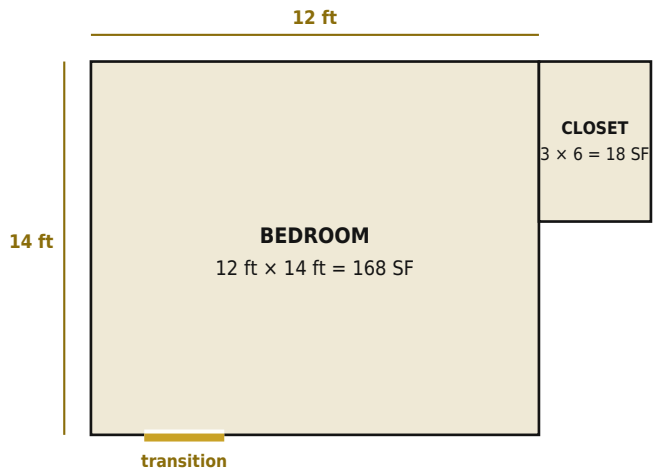
Knowing what was there helps you pick a matching or comparable product.

Type	How to recognize it
LVP (luxury vinyl plank)	Planks that click together, often with a slightly soft or hollow sound; waterproof core; looks like wood
Laminate	Planks that click together; harder and louder underfoot than LVP; a thin printed layer over a wood-fiber core
Carpet	Soft fibers over a foam or rubber pad; tack strip around the walls
Tile	Hard and cold, with grout lines between pieces
Sheet vinyl	One big flexible sheet with no seams (or very few); common in older kitchens, baths and laundry rooms
Hardwood / engineered	Real wood on top; solid hardwood is wood all the way through, engineered has a plywood core

Tip: look at a floor vent, closet edge or doorway to see the layers. If an ITEL test was run on your floor, the report names your old flooring — ask us for a copy.

SECTION 2

How rooms are measured and how flooring is sold



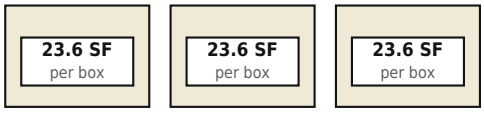
Room 168 SF + closet 18 SF
= 186 SF of floor

+ 10% waste (plank, carpet)
= about 205 SF to order

Tile or diagonal layouts: +15%
= about 214 SF to order

Example room (from above). We take the final measurements — this just shows how it's figured.

- **Square feet (SF):** length × width of each room, in feet. Closets and halls the floor runs into are added in.
- **Waste:** about **10%** extra for plank and carpet cuts; about **15%** for tile, patterns or diagonal layouts.
- **Carpet** comes on rolls 12 ft (sometimes 15 ft) wide, so seams and roll layout can add more than 10%. We figure it.
- **Stairs** are counted per step, not by square feet.



Read the SF per box on the label or product page.
Boxes = SF to order ÷ SF per box, rounded UP.
Example: 205 SF ÷ 23.6 = 8.7 → 9 boxes

GOOD TO KNOW Order flooring for all the rooms at once, from the same **lot / dye number**. Different lots can be slightly different colors. Keep one or two spare boxes for future repairs.

SECTION 3

LVP and laminate

Choice	Options	Things to know
Waterproof?	LVP: yes • Laminate: water-resistant only	For baths, kitchens and laundry rooms, LVP is the safer choice after a water loss.
Core	SPC (rigid stone core) • WPC (softer, warmer) • Flexible glue-down	SPC is the most common and dent-resistant. Glue-down is thin and good for some baths.
Wear layer	12 mil • 20 mil • 28 mil and up	Thicker wear layer = better scratch and pet resistance. 20 mil is a good everyday choice.
Plank size	Width (5"–9") and length	Wider, longer planks look more like real wood; small rooms can look busy with narrow planks.
Attached pad	Yes • No	If it has a pad attached, no separate underlayment is used. Tell us what's on the box.
Look	Color, wood species, texture (smooth or embossed), bevel (edge groove)	Look for variation — more different plank faces means less repeating pattern.

SECTION 4

Carpet and pad

Choice	Options	Things to know
Style	Plush / textured • Frieze (twisted) • Berber (loop) • Patterned	Textured cut-pile hides footprints; Berber loops can snag with pets.
Fiber	Nylon • Polyester (PET) • Triexta • Wool	Nylon is the most durable; polyester is soft and stain-resistant but crushes sooner.
Weight / density	Face weight in ounces	Higher face weight and density last longer. Compare samples by feel.
Pad	Thickness and density (e.g., 7/16" 8 lb)	A good pad makes carpet last longer. A moisture-barrier pad helps with spills and pets.
Color	Light • Mid-tone • Dark • Flecked	Mid-tones and flecked colors hide dirt best.

SECTION 5

Tile and grout

Choice	Options	Things to know
Material	Porcelain • Ceramic • Natural stone	Porcelain is the toughest and most water-resistant. Stone needs sealing.
Size	Mosaic • 12×12 • 12×24 • Plank tile (6×36) • Large format	Larger tile = fewer grout lines but needs a very flat floor (we prep it).
Slip rating	Look for a DCOF rating of 0.42 or higher	Important for baths and entries. Textured or matte finishes grip better.
Layout	Straight • Offset • Herringbone • Diagonal	Patterns and diagonals use more tile (15%+) and more labor.
Grout	Cement • Urethane / pre-mixed • Epoxy; color	Close-to-tile colors hide lines; a darker grout hides dirt. Epoxy and urethane resist stains.
Trim	Bullnose • Metal edge • Matching base tile	Finishes the edges where tile meets other floors or walls.

SECTION 6

Sheet vinyl and hardwood

Type	Choices	Things to know
Sheet vinyl	Pattern and color; felt-back or fiberglass-back	Very water-resistant and few seams. Comes in 12 ft rolls like carpet.
Solid hardwood	Species (oak, maple, hickory), width, finish color, pre-finished or site-finished	Can be sanded and refinished many times. Doesn't like standing water or below-grade basements.
Engineered hardwood	Same choices, plus wear-layer thickness	Real wood top, more stable with humidity. Thicker wear layers can be refinished.
Refinish vs. replace	Sand and recoat • Replace damaged boards • Replace whole area	Water-damaged boards that cupped or turned black usually must be replaced. We'll advise.

SECTION 7

Transitions, stairs and prep

Item	What it is	Your choice
T-molding	Joins two floors of the same height	Match the floor color
Reducer	Steps down from a taller floor to a lower one	Match the floor color
End cap / threshold	Finishes floor at a door, slider or fireplace	Match the floor or a neutral metal
Stair nose	Rounded front edge on steps and landings	Matching stair nose for your product line
Quarter round / shoe	Small trim at the bottom of the baseboard	Match the base color or the floor
Underlayment	Foam or cork layer under floating floors	We choose — unless the plank has a pad attached
Subfloor prep	Repair, level and dry the floor under the new flooring	We handle this; it's critical after water damage

Ordering tip: transitions and stair nose are made to match a specific product line. Buy them at the same time and from the same store as the flooring.

FILL IN AND RETURN

Flooring Selection Sheet

Name: _____ Address: _____ PO #: _____ Date: _____
One line per room. We fill in **SF** from your estimate. You write the rest; boxes = SF ÷ SF per box, rounded up.

Room	Type	Store	Product name / item #	Color	SF	SF / box	Boxes

Item	Your choice
Transitions	☐ T-molding ☐ Reducer ☐ End cap / threshold Color / item #: _____
Stair nose	☐ None ☐ Matching stair nose Qty: ___ Item #: _____
Quarter round / shoe	☐ None ☐ Match base ☐ Match floor Item #: _____
Pad / underlayment	☐ Attached to plank ☐ Carpet pad: _____ ☐ McInnis recommend
Tile layout	☐ Straight ☐ Offset ☐ Herringbone ☐ Diagonal Trim: ☐ Bullnose ☐ Metal edge
Grout	☐ Cement ☐ Urethane / pre-mix ☐ Epoxy Color: _____
Lot / dye #	Lot # on boxes (if ordered): _____ Spare boxes to keep: ___
Notes	

Next step: send this sheet to McInnis Construction (mcinnisllc@outlook.com). We'll check quantities against our measurements before anything is ordered.

Where to shop (★ = McInnis preferred • samples are low cost at Floor & Decor and CFM)

Store	LVP / laminate	Carpet & pad	Tile	Sheet vinyl	Hardwood
★ Lowe's	✓	✓	✓	✓	✓
★ Floor & Decor	✓		✓	✓	✓
★ CFM	✓	✓	✓		✓
Home Depot	✓	✓	✓	✓	✓
Other: _____					

HOMEOWNER'S GUIDE TO

Your Paint

Walls, ceilings & trim • Sheens and where they go • Primer
Picking colors that work • What gets painted on an insurance repair
How paint is sold • Where to shop • Your one-page selection sheet

START HERE

How this guide works

Paint is on almost every rebuild. This guide explains the choices — color, sheen and product — so you can pick with confidence. **You pick the colors and sheens. We do the painting** — patching, sanding, priming, cutting in, rolling, trim and clean-up.

Step	What to do
1. Check your estimate	It shows which rooms and surfaces are being painted (walls, ceiling, trim, doors).
2. Get samples	Get real swatches or sample pots. Test them on your own walls.
3. Fill in the sheet	Write the brand, color name and number, and sheen for each room on the Paint Selection Sheet.
4. Send it to us	We order the paint under **McInnis Construction LLC** with your PO # — or you can order it.

INSURANCE NOTE Insurance pays to paint the areas damaged by the loss, usually **corner to corner** on the affected walls so the color doesn't stop in the middle of a wall. Painting the whole room or a new color everywhere may be beyond the claim — ask us what your estimate covers before choosing a new color for untouched walls.

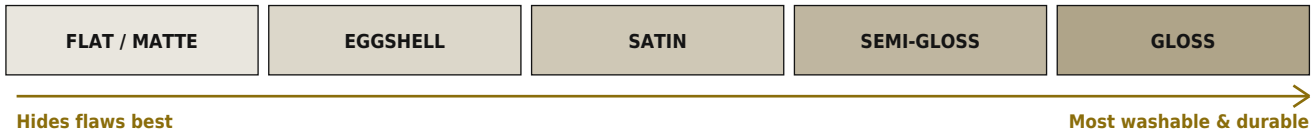
SECTION 1

Walls, ceilings and trim

Surface	Typical sheen	Typical color	Things to know
Walls — living areas, bedrooms	Eggshell or matte	Your choice	Eggshell wipes clean better; matte hides wall flaws.
Walls — kitchen, bath, laundry	Satin	Your choice	Stands up to moisture and scrubbing. Bath paints resist mildew.
Ceilings	Flat	Flat white or ceiling white	Flat hides seams and lighting glare. Colored ceilings are a design choice.
Baseboard, casing, doors	Semi-gloss	White or to match the house	Tough and easy to wipe. Match the sheen of the rest of the house.
Cabinets (if painting)	Semi-gloss or satin enamel	Your choice	Needs a hard cabinet enamel — not wall paint.

SECTION 2

Sheens



- **Flat / matte:** no shine, hides patches and wall waves. Harder to wash. Ceilings and low-traffic walls.
- **Eggshell:** a soft glow. The most popular wall sheen — a good balance of looks and washability.
- **Satin:** a little more shine; wipes clean well. Kitchens, baths, kids' rooms, hallways.
- **Semi-gloss:** shiny and durable. Trim, doors and cabinets.

- **Gloss:** very shiny; shows every flaw. Accent trim, front doors, furniture.

GOOD TO KNOW Matching a repair to an existing wall? Sheen matters as much as color — a satin patch on an eggshell wall will show. Tell us the existing sheen if you know it.

SECTION 3

Primer

- New drywall, patches and bare wood always get primer first — we include it.
- Stains (water marks, smoke) get a stain-blocking primer so they don't bleed through.
- Big color changes (dark to light, or light to dark) may need a tinted primer or an extra coat.
- “Paint and primer in one” products are fine over already-painted walls, but not a replacement for primer on new drywall.

SECTION 4

Picking colors that work

- **Test on the wall.** Paint two 12" squares on different walls and look at them morning, afternoon and at night.
- **Light changes color.** North-facing rooms look cooler; south-facing rooms look warmer. LED bulbs change color too.
- **Look at the whole room:** floor, countertops, cabinets and furniture. Pick paint last — it's the easiest to match.
- **Write down the color name and number** (e.g., “Agreeable Gray SW 7029”). Names alone can repeat across brands.
- **Matching existing paint:** bring a chip about the size of a quarter to the store for a computer match.

FILL IN AND RETURN

Paint Selection Sheet

Name: _____ Address: _____ PO #: _____ Date: _____

One line per room. Write the color name **and** number. Leave a box blank if that surface isn't being painted.

Room	Wall color / #	Wall sheen	Ceiling	Trim color / #	Trim sheen	Brand / line

Item	Your choice
Store / brand	☐ Lowe's ☐ Sherwin-Williams ☐ Other store: _____
Ceilings (all rooms)	☐ Flat white ☐ Ceiling white ☐ Match walls ☐ Custom: _____
Trim & doors (all rooms)	☐ White ☐ Match existing ☐ Custom: _____ Sheen: ☐ Semi-gloss ☐ Satin
Existing paint match	☐ Not needed ☐ Chip provided ☐ Leftover can on site
Notes	

Where to shop: ★ Lowe's • Sherwin-Williams • Other store _____ (★ = McInnis preferred). **Next step:** send this sheet to mcinnisllc@outlook.com.

How paint is sold

Item	What it means
Coverage	About 350–400 SF per gallon per coat on smooth, primed walls. Textured walls use more.
Coats	Most repaints get two coats. Big color changes may need more.
Sizes	Quart (small trim jobs, samples) • Gallon • 5-gallon bucket (large areas, saves money)
Product line	Each brand has good/better/best lines. Higher lines cover better and wash better.
Quantities	We figure the gallons from your estimate — you just pick the color, sheen and line.

Keep leftovers. Label a leftover can with the room and keep it for touch-ups.

HOMEOWNER'S GUIDE TO

Your Doors & Trim

Interior door styles • Slab vs. pre-hung • Hollow vs. solid core
Knobs, levers & hinges • Baseboard, casing & quarter round
Matching your existing trim • Where to shop • Your one-page selection sheet

START HERE

How this guide works

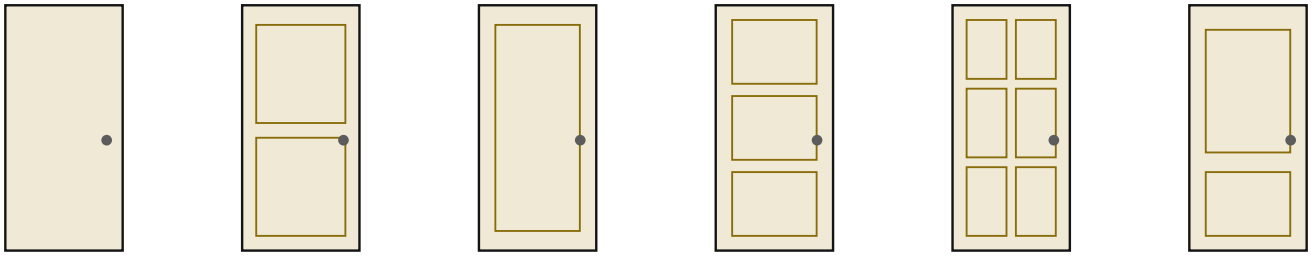
Doors and trim tie a rebuild together. Door sizes, swing direction and trim heights come from your estimate and our photos of the house. **You pick the style, finish and hardware. We handle the rest** — removal, framing repair, hanging, casing, baseboard, caulk and paint.

Step	What to do
1. Look at what you have	Count door panels and look at the trim profile. We match the baseboard and casing profile and height from our photos.
2. Pick styles	Choose door style, core and hardware, plus baseboard and casing — matching the rest of the house or a new look.
3. Fill in the sheet	List each door opening and room on the Doors & Trim Selection Sheet.
4. Order or send it	Order under **McInnis Construction LLC** with your PO #, or send us the sheet and we'll order.

INSURANCE NOTE Like kind and quality: a damaged hollow-core door is replaced with a hollow-core door; damaged trim with matching trim. If only some rooms are affected but you want every door or all the trim to match, the extra rooms are usually your cost — ask us before deciding.

SECTION 1

Interior door styles



FLAT / FLUSH | 2-PANEL | SHAKER (1-PANEL) | 3-PANEL SHAKER | 6-PANEL | CRAFTSMAN

Choice	Options	Things to know
Construction	Molded (pressed hardboard face) • Solid wood • MDF	Molded doors are the most common in homes; solid wood is a stain-grade upgrade.
Texture	Smooth • Wood-grain embossed	Match what's in the rest of the house.
Glass	None • Clear • Frosted • Full-lite • Partial	Nice for offices and pantries; frosted for privacy.

SECTION 2

Slab vs. pre-hung, and the core

Choice	What it is	When it's used
Slab	The door only. Hung on the existing frame and hinges.	Frame and jamb are in good shape; only the door was damaged.
Pre-hung	Door already hung in a new frame (jamb) with hinges.	Frame is swollen or damaged by water — common on water losses.
Hollow core	Light; cardboard honeycomb inside.	Standard in most homes; lower cost.
Solid core	Heavy; solid composite inside.	Quieter, sturdier feel; good for bedrooms and offices.
Swing & size	Left- or right-hand swing; 24"–36" widths, 80" tall standard.	We take these from your estimate and the existing opening.
Closet doors	Bifold • Bypass (sliding) • Swing • Barn door	Barn doors need wall space beside the opening.

SECTION 3

Door hardware

Choice	Options	Things to know
Knob or lever	Round knob • Lever • Square / modern	Levers are easier for kids, older adults and full hands.
Function	Privacy (bath, bedroom) • Passage (halls, closets) • Dummy (fixed, closets & bifolds) • Keyed	Pick one function for each opening on the sheet.
Finish	Satin nickel • Matte black • Oil-rubbed bronze • Brass / gold • Chrome	Match the rest of the house unless you're replacing all of it.
Hinges	Match the knob finish; 3½" standard	Corners are square, ¼" round or ⅜" round — must match the door. We check.
Door stops	Baseboard spring • Rigid • Hinge-pin • Floor	Protects the wall behind the door.

SECTION 4

Baseboard, casing and quarter round

We identify the existing baseboard and casing profile and height from our photos so the new trim matches. Tell us if you'd rather change the look.



Item	Options	Things to know
Baseboard height	3¼" • 4¼" • 5¼" • 7¼" or taller	Taller base suits taller ceilings. Match the rest of the house in open areas.
Material	MDF (paint-grade) • Finger-joint pine (paint-grade) • Solid wood (stain-grade) • PVC (waterproof)	PVC won't swell if it gets wet again — great for baths, laundry and basements.
Casing	Colonial • Ranch • Craftsman flat (with head cap) • Square-edge; 2¼"–3½" wide	Casing usually matches the baseboard style.
Quarter round / shoe	Quarter round • Shoe molding • None	Covers the expansion gap at the floor. Match the base color or the floor.
Finish	Painted (see the Paint guide for color & sheen) • Stained	Trim is usually semi-gloss.

FILL IN AND RETURN

Doors & Trim Selection Sheet

Name: _____ Address: _____ PO #: _____ Date: _____

Doors — one line per opening. We fill in size and swing from your estimate.

Room / opening	Size / swing	Door style	Core	Slab / PH	Knob / lever	Function	Finish

Trim — one line per room or area.

Room	Base profile	Base height	Casing profile	Quarter round	Material / finish

Item	Your choice
Store	☐ ★ Lowe's ☐ Home Depot ☐ CFM ☐ Other store: _____
Hardware finish (all)	☐ Satin nickel ☐ Matte black ☐ Bronze ☐ Brass / gold ☐ Chrome ☐ Match existing
Trim match	☐ Match existing house trim ☐ New style throughout affected rooms
Notes	

★ = McInnis preferred. **Next step:** send this sheet to mcinnisllc@outlook.com before ordering.

Not sure what you have? Look at the cut end of a piece (wood grain = wood, smooth and paper-like = MDF, bendable = vinyl or rubber). Snap a photo of the profile from the end and measure from floor to top.

HOMEOWNER'S GUIDE TO

Your Countertops

Materials compared • Edge profiles • Backsplash options
Sinks & cutouts • How tops are measured & templated
Where to shop • Your one-page selection sheet

START HERE

How this guide works

Countertops are one of the most visible choices in a kitchen or bath. This guide compares the materials, edges and backsplash options. **You pick the material, color and style. We handle the rest** — templating, fabrication through our suppliers, installation, sink and faucet hookup, and sealing.

Step	What to do
1. Pick cabinets first	The countertop sits on the cabinets, so cabinet layout comes first (see the Cabinets and Vanity guides).
2. Choose material & color	Look at full slabs or large samples in person. Bring a cabinet door and flooring sample.
3. Fill in the sheet	Material, color, edge, backsplash and sink on the Countertop Selection Sheet.
4. We template	After cabinets are installed, the fabricator measures exactly. Install follows, usually 1–3 weeks later for stone.

INSURANCE NOTE Like kind and quality: a damaged laminate top is replaced with laminate; granite with granite. Upgrading (laminate to quartz) is usually your cost for the difference. Exact matches to an existing stone top are rarely possible — tell us early if matching matters.

SECTION 1

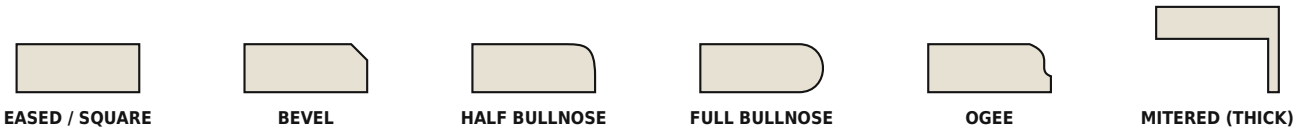
Materials compared

Material	Pros	Cons	Care
Laminate	Lowest cost; many colors and patterns; fast	Seams and edges don't like standing water; can't cut on it or set hot pans	Wipe clean; no sealing
Quartz	Very durable; consistent color; non-porous	Can scorch with hot pans; not for outdoors	No sealing needed
Granite	Natural stone; every slab unique; heat-tough	Must be sealed; some colors stain	Seal every 1–2 years
Solid surface	Seamless look; sink can be molded in; scratches buff out	Softer; can scorch or scratch	No sealing; buff light scratches
Butcher block	Warm wood look; great for islands	Needs oiling; can dent and water-stain	Oil regularly; keep dry near the sink
Cultured marble (baths)	Top and sink molded as one piece; affordable	Bath vanities only; can chip	Non-abrasive cleaner

Stone tops come in **2cm** (about ¾") or **3cm** (about 1¼") thickness. Beaverton Cabinets also does 2cm wraps and solid slabs on its vanities.

SECTION 2

Edge profiles



Edge profiles, seen from the end. Rounded edges are kinder to hips and kids; square edges look modern.

Laminate edges are usually square (self-edge) or post-formed (rolled front with a built-in backsplash).

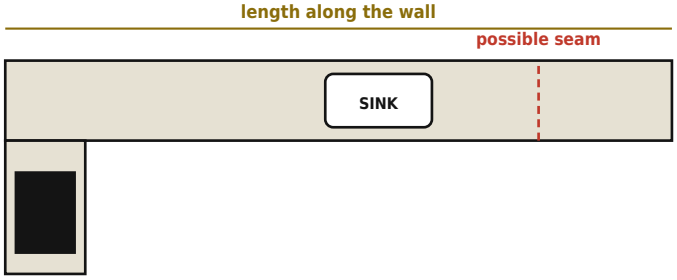
SECTION 3

Backsplash, sinks and cutouts

Choice	Options	Things to know
Backsplash	4" matching splash • Full-height slab • Tile (see the Build-Back guide) • None	Side splashes are needed where the top meets a side wall.
Kitchen sink	Undermount • Drop-in • Farmhouse / apron	Undermount needs stone, quartz or solid surface. Farmhouse sinks need a special cabinet.
Bath sink	Undermount • Integrated • Vessel • Drop-in	Pick the sink before the top is cut.
Faucet holes	1 hole • 3 holes (centerset/widespread) • Extra for soap, sprayer or water filter	Holes are drilled to match your faucet — choose the faucet first.
Cooktop cutout	Cooktop model # needed	We send the cutout spec to the fabricator.
Overhang	Standard 1½" • Seating overhang 10"–12"	Seating overhangs over 10" may need support brackets.

SECTION 4

How countertops are measured and templated



Tops are priced by the square foot (SF) of counter, plus each sink and cooktop cutout, edge length, backsplash and any seams. Slabs come in set sizes, so long runs and L-shapes may need a seam. **We template after the cabinets are installed.**

- We measure for the estimate. After the cabinets are installed, the fabricator **templates** — measures exactly with a laser or templates.
- Choose your sink, faucet and cooktop **before** templating so cutouts can be made.
- Stone slabs come in set sizes. Long or L-shaped runs may need a seam; ask where it will go.
- Laminate tops can often be ordered faster; stone usually takes 1–3 weeks from templating to install.

FILL IN AND RETURN

Countertop Selection Sheet

Name: _____ Address: _____ PO #: _____ Date: _____

Item	Your choice
Area	☐ Kitchen ☐ Island ☐ Bath vanity ☐ Laundry ☐ Other: _____
Material	☐ Laminate ☐ Quartz ☐ Granite ☐ Solid surface ☐ Butcher block ☐ Cultured marble
Color / pattern	Name: _____ Brand / item #: _____
Thickness	☐ 2cm ☐ 3cm ☐ Laminate standard
Edge profile	☐ Eased / square ☐ Bevel ☐ Half bullnose ☐ Full bullnose ☐ Ogee ☐ Mitered
Backsplash	☐ 4" matching ☐ Full-height slab ☐ Tile ☐ None Side splash: ☐ Left ☐ Right
Sink type	☐ Undermount ☐ Drop-in ☐ Farmhouse ☐ Integrated ☐ Vessel Model: _____
Faucet holes	☐ 1 ☐ 3 ☐ Soap ☐ Sprayer ☐ Filter Faucet model: _____
Cooktop cutout	☐ None ☐ Yes Cooktop model: _____
Seating overhang	☐ None ☐ Yes Depth: _____"
Second area (if any)	Area: _____ Material: _____ Color: _____ Edge: _____
Store	☐ ★ CFM ☐ ★ Lowe's ☐ Beaverton Cabinets ☐ McInnis custom cabinet shop ☐ Other store: _____
Notes	

★ = McInnis preferred. **Next step:** send this sheet to mcinnisllc@outlook.com. We'll schedule templating once cabinets are set.

HOMEOWNER'S GUIDE TO

Your Cabinets

Measuring • Box & drawer construction • Doors & finishes
Pullouts & storage • Soffits & wall cabinets • Range & appliances
Hardware • Where to shop • Your one-page selection sheet

START HERE

How this guide works

Your insurance rebuild includes replacing the cabinets that were damaged. This guide walks you through every choice that goes into a set of cabinets, in the same order a cabinet designer would ask you. You pick the look, the features and the store. **We handle the rest** — field-verifying every measurement before anything is ordered, removing the old cabinets, installing the new ones level and square, setting the countertop, and hooking the sink and appliances back up.

What you'll decide

- **Your layout** — keep the same footprint, or make small changes (Section 1 and Section 7).
- **How the cabinets are built** — framed or frameless, box material (Section 2); stock vs. semi-custom vs. custom (below).
- **Doors and finish** — style, overlay and color (Section 3).
- **Drawers** — drawer-box construction, slides and soft-close (Section 4).
- **Storage inside** — pullouts, corner solutions, trash, spices, trays (Section 5).
- **Above the counter** — wall cabinet height, soffits, crown molding (Section 6).
- **Range and appliance spaces** — range type, hood, microwave, fridge and dishwasher openings (Section 7).
- **Hardware** — knobs and pulls (Section 8).

How to use it

- Read through once, then fill in the **one-page Cabinet Selection Sheet** at the back.
- Bring the sheet (and your sketch from Section 1) to the store. The cabinet desk will build the order from it.
- Send us the store's quote or design printout **before you pay for the order**. We check it against our field measurements so nothing arrives the wrong size.

INSURANCE NOTE Your claim covers cabinets of **like kind and quality** to what you had. You're free to upgrade — nicer doors, more pullouts, taller uppers — but the difference in cost is usually yours. Ask us before you upgrade if you're not sure what your estimate allows.

Stock, semi-custom or custom

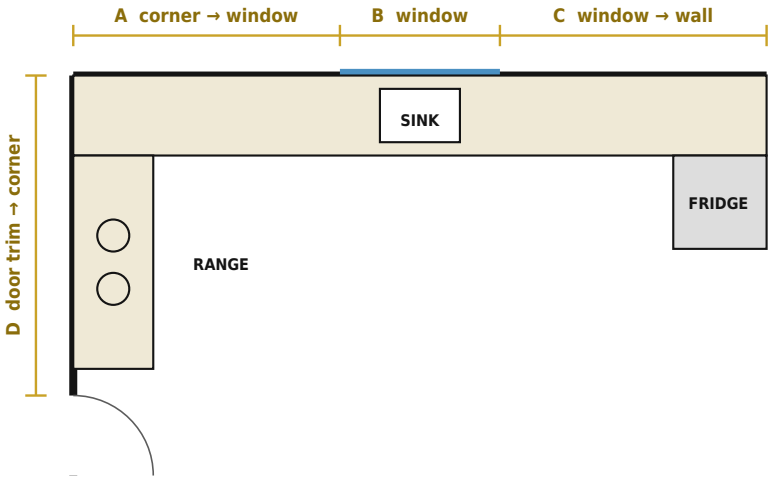
Grade	What you get	Lead time
Stock	Set sizes (usually 3" width steps), limited door styles and colors, often in the store or warehouse	Fastest
Semi-custom	Same sizing system, but more door styles, finishes, depths and inserts; some size tweaks	Weeks
Custom	Built to your exact measurements in any style — best for odd spaces and matching existing cabinets	Longest

TIMING Lead times vary a lot. Stock cabinets can be days; semi-custom is often several weeks; custom can run longer. Ask the store for the ship date in writing and tell us — we schedule the install around it.

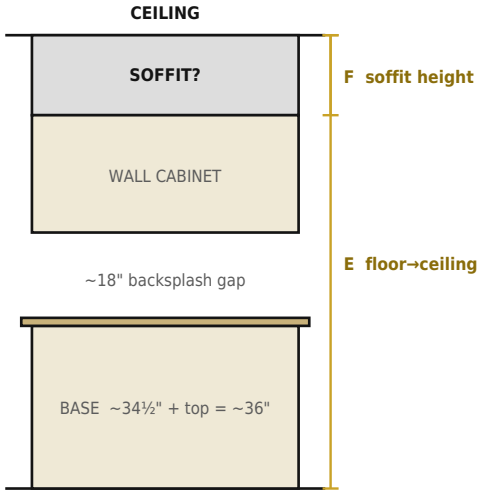
SECTION 1

Measuring your kitchen, step by step

Your measurements get the conversation started at the store. **We re-measure before anything is ordered**, so don't stress about being perfect — just be thorough.



Sketch from above. Measure every wall in segments, corner to corner, and mark windows, doors, the sink, range, fridge and any vents.



Side view (elevation)

Step	What to do
1. Gather tools	A 25-ft tape measure, pencil, graph paper (or the back of the selection sheet), and a helper to hold the tape.
2. Sketch the room	Draw the room from above. Draw every wall, even ones with no cabinets. Number the walls clockwise.
3. Measure each wall	Measure corner to corner at about 36" high (counter height) and again near the ceiling. Walls are rarely perfectly straight — write down both.
4. Break it into segments	Measure in pieces: corner to window trim, window trim to window trim, window to next corner. Write each one on the sketch. Add them up to check against the full-wall number.
5. Windows and doors	Measure each window's width outside-of-trim to outside-of-trim, the height from floor to the bottom of the trim, and the height to the top of the trim. Same for doors and openings.
6. Ceiling height	Floor to ceiling in a few spots. Note any soffit (the boxed-down area above the cabinets): its height from the floor and how deep it sticks out.
7. Plumbing, gas, electrical	Mark the center of the sink drain from the nearest corner. Mark the gas line or range outlet, outlets above the counter, light switches, and any heat vents in the toe-kick area or floor.
8. Appliances	Write down the width, height and depth of every appliance you're keeping (fridge, range, dishwasher, microwave, hood). If buying new, get the model numbers — cabinets are sized to them.
9. Take photos	Snap a photo of each wall, straight on, with the tape stretched across it. These help the store designer and us.

GOOD TO KNOW Measure in inches, not feet-and-inches (write 126" instead of 10' 6"). Round to the nearest 1/8". Cabinet desks work in inches and it prevents mix-ups.

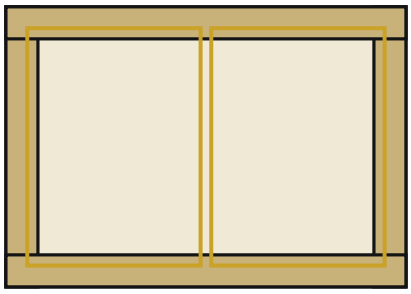
SECTION 2

How the cabinet box is built

Two cabinets can look identical from the front and be built very differently. These choices decide how long your cabinets last — and in a house that's had water damage, that matters.

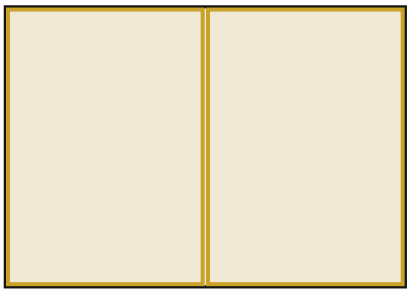
Framed vs. frameless

FRAMED



Face frame shows around the doors; slightly smaller opening

FRAMELESS



Doors cover the whole box; full-width access

	Framed (face frame)	Frameless (“European” / full access)
Look	Traditional; a hardwood frame shows around the doors	Clean, modern; doors cover the entire box
Storage	Slightly less — the frame narrows the opening	More usable space; drawers can be wider
Strength	Frame adds stiffness; forgiving on uneven walls	Relies on thicker box sides; needs a flat, square install (we handle this)
Door styles	Works with full overlay, partial overlay and inset	Full overlay only
Common at	Most stock and semi-custom lines at the big stores	Many modern lines and custom shops

Box material

Material	What it is	Moisture	Notes
Plywood	Thin wood layers glued in alternating grain	Best of the common options	Holds screws well; lighter; our first recommendation for sink bases
Particleboard	Wood chips pressed with resin	Swells if it stays wet	Common in stock lines; fine when dry, but sink-base leaks are its weak spot
MDF	Fine wood fibers pressed smooth	Swells if it stays wet	Very smooth; often used for painted doors and panels
Solid wood	Used for face frames, doors, drawer fronts	Can move with humidity	Usually not the whole box

RESTORATION TIP Even if the rest of the kitchen is particleboard, ask whether the **sink base** can be plywood or comes with a waterproof floor liner. It's the cabinet most likely to see water again.

SECTION 3

Doors, overlay and finish

The door is most of what you see. Pick the overlay first (how the door sits on the box), then the style, then the finish.

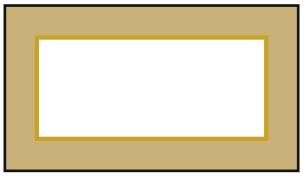
Overlay — how the door sits

FULL OVERLAY



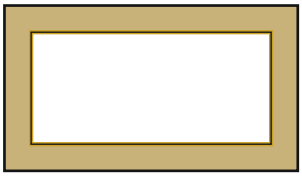
Door covers almost all of the frame

PARTIAL OVERLAY



Frame shows around the door

INSET



Door sits inside the frame

Door styles

Style	Looks like	Good to know
Shaker	Flat center panel with a square frame around it	The most popular style; works traditional or modern; easy to clean
Slab / flat panel	One smooth flat piece, no frame	Modern look; shows fingerprints on glossy finishes
Raised panel	Center panel that rises up with a shaped edge	Traditional; more dust-catching edges
Recessed / beadboard	Sunken center, sometimes with grooves	Cottage or farmhouse feel
Glass front	Frame with glass insert	Usually a few upper doors only; consider interior lighting
Open shelving	No door	Shows everything; great near the range for daily-use items

Finish

Finish	Look	Durability
Painted	Solid color (white, gray, navy, green…)	Beautiful; can chip at edges over time; touch-up kit recommended
Stained	Shows the wood grain (oak, maple, cherry, hickory)	Hides wear well; color varies naturally board to board
Thermofoil / vinyl wrap	Smooth vinyl over MDF	Budget friendly; can peel near heat (range, toaster) — ask about heat shields
Laminate / melamine	Printed or solid surface	Very tough, easy to clean; common on frameless lines

GOOD TO KNOW Matching existing cabinets in another room? Bring a door or drawer front to the store. Exact color matches on painted or stained wood are hard — sometimes a complementary color looks better than a near-miss.

HINGES **Soft-close, concealed hinges** are standard on most lines now — confirm they're included. Exposed decorative hinges are a style choice for farmhouse or traditional kitchens.

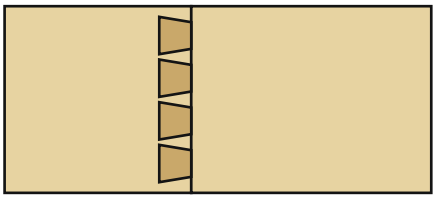
SECTION 4

Drawers — boxes, slides and soft-close

Drawers do the hardest work in a kitchen. Ask about these three things separately, because a nice-looking drawer front can hide a cheap box or cheap slides.

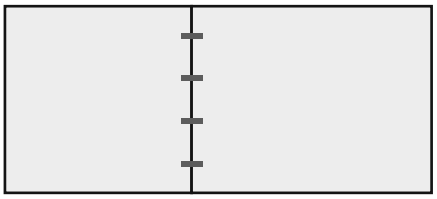
1. The drawer box

DOVETAIL JOINT



Interlocking “tails” — strongest corner

STAPLED / DOWELED



Butt joint held with staples, glue or dowels

Box type	How it's built	Best for
Dovetail, solid wood	Corners interlock like puzzle pieces; usually maple or birch	Heavy pots and long life — the gold standard
Dovetail, plywood	Same joint in plywood	Strong, stable, good value
Doweled / stapled	Butt joints held with staples, dowels and glue; often particleboard	Light-duty drawers; budget lines
Metal-sided systems	Steel sides with a wood or melamine bottom	Common on frameless lines; very smooth and strong

2. The slides

Slide	What it means
Full extension	Drawer pulls all the way out so you can reach the back. Strongly recommended.
3/4 extension	Leaves the back quarter tucked inside the cabinet. Cheaper, less useful.
Undermount	Slides hide under the drawer — cleaner look, smoother feel. Common with dovetail boxes.
Side-mount	Metal slides visible on the drawer sides. Strong and affordable.
Weight rating	Ask what the slides hold. Pot-and-pan drawers want a higher rating.

3. Open/close action

Option	How it works
Soft-close	Drawer catches itself the last inch and closes gently. Our default recommendation.
Self-close	Pulls itself shut the last inch, but without the damping — can bang.
Standard (open)	No assist; closes as hard as you push it.
Push-to-open	Press the front to pop it open — lets you skip hardware on modern slab fronts.

GOOD TO KNOW A quick test in the showroom: open a display drawer all the way, push down on the front, then let it close. Wobble means light slides; a soft, quiet close means the soft-close works.

SECTION 5

Base cabinets, pullouts and storage

Base cabinets are 24" deep and about 34½" tall before the countertop. Widths usually come in 3" steps. Here are the common types and the inserts that make them work harder.

Base cabinet types

Type	What it's for
Door base	One drawer on top, door(s) below with a shelf. The basic building block.
Drawer base	Three or four drawers. Many people put drawers everywhere they can — easier than digging through shelves.
Sink base	No back or drawer — room for the sink and plumbing. Often 30" to 36" wide. Usually a false front where the drawer would be (tip-out tray optional).
Corner — lazy susan	Rotating shelves in an L-shaped corner. Simple and reliable.
Corner — blind corner	Reaches into the dead corner; pair with a pull-out or swing-out insert so the back is usable.
Filler / spacers	Thin strips that fill small gaps between cabinets and walls so doors clear the wall and appliances. Normal and expected.

Pullouts and inserts — check the ones you want

Insert	Where it goes	Why
Trash / recycling pullout	Base cabinet next to the sink, 15"–21"	Keeps cans hidden; single or double bin
Roll-out shelves	Inside door bases and pantries	Turns a deep shelf into a drawer
Base spice / oil pullout	Narrow base next to the range, 6"–9"	Reach oils and spices while cooking
Tray / sheet-pan divider	Above the oven or in a narrow base	Stores baking sheets and cutting boards on edge
Pots-and-pans drawers	Wide deep drawers near the range	Lift-free access to heavy cookware
Cutlery & utensil dividers	Top drawers	Keeps drawers organized
Sink tip-out tray	False front on the sink base	Holds sponges and brushes
Under-sink organizer	Sink base	Works around the plumbing
Mixer / appliance lift	Base cabinet	Raises a stand mixer to counter height
Pantry pullout	Tall cabinet	Full-height shelves that slide out

GOOD TO KNOW Most inserts are sold as add-ons and need to be on the cabinet order. Adding them later often means a different cabinet box — decide now.

SECTION 6

Wall cabinets, soffits and crown

What happens above the counter changes the whole look of the room. The biggest question is what to do with the soffit, if you have one.

Wall cabinet basics

- Wall cabinets are about **12" deep** (deeper over the fridge).
- They usually start about **18" above the countertop** — the backsplash space.
- Common heights: **30"** (with soffit or lower ceilings), **36"**, and **42"** (taller, closer to an 8-ft ceiling).

With or without a soffit

Option	What it looks like	Things to know
Keep the soffit	Cabinets tuck up under the boxed-down area	Same footprint as before; no surprises; usually what your claim covers
Remove the soffit, cabinets to the ceiling	Taller uppers or stacked cabinets that reach the ceiling	Soffits often hide ductwork, vent pipes, plumbing or wiring. We have to open it to know. Rerouting is extra work and usually not covered by insurance
Remove the soffit, open space above	Standard-height uppers with a gap above	Clean, simple look; gap collects dust; can be used for decor
Stacked uppers	A second short row of cabinets on top, often with glass doors	Dramatic, high-end; top row is hard to reach (step stool)

BEFORE YOU ORDER Thinking about removing a soffit? Tell us before you order. We'll check what's inside first. If it hides a duct or a drain line, the cabinet heights you pick will change.

Trim and finishing pieces

Piece	What it does
Crown molding	Decorative trim at the top of the uppers; can run to the ceiling or soffit.
Light rail	Trim under the uppers that hides under-cabinet lights.
End panels	Finished sides where a cabinet end shows (next to the fridge, at the end of a run, on an island).
Toe kick	The recessed strip at the floor. Can include a heat-vent cutout or a toe-kick drawer.
Scribe molding	Thin trim that covers the gap where cabinets meet uneven walls.

SECTION 7

Range and appliance options

Cabinets are built around the appliances, so lock these in early. If you're buying any new appliances, **get the model numbers to the store and to us** before the cabinet order is placed.

Cooking

Option	How it fits the cabinets	Notes
Freestanding range	Slides into a gap between base cabinets; finished sides	Most common; control panel on the back
Slide-in range	Sits flush with the counter; controls up front	Countertop runs right up to it — cleaner look
Cooktop + wall oven	Cooktop drops into a base cabinet; oven goes in a tall oven cabinet	Needs a cooktop base and a tall oven cabinet sized to the model
Range width	30" is standard; 36" and larger are pro-style	Changing the width changes the cabinets on both sides

Ventilation over the range

Option	How it fits
Under-cabinet hood	Mounts under a short wall cabinet over the range.
Over-the-range (OTR) microwave	Microwave doubles as the vent; hangs under a short wall cabinet. Usually 30" wide.
Wall-mount chimney hood	No cabinet above the range — the hood is the focal point.
Hood insert / custom wood hood	A vent insert hidden inside a cabinet-style or wood hood that matches your doors.

Microwave, fridge and dishwasher

Appliance	Cabinet choices
Microwave	Over the range • Built into a wall/tall cabinet with a trim kit • Microwave drawer in a base cabinet • On a shelf or the counter
Refrigerator	Measure the opening width and height. Standard-depth fridges stick out past the counter; counter-depth sit flush. A deep (24") cabinet over the fridge is easier to reach. Panels on each side give a built-in look.
Dishwasher	Standard opening is 24" wide next to the sink. Panel-ready dishwashers accept a door panel that matches your cabinets.
Other	Wine or beverage fridge • Second sink • Built-in coffee station • Warming drawer — all need specific cabinet openings.

LAYOUT CHANGES Moving the sink, range or dishwasher to a different wall means moving plumbing, gas or electrical. That's usually outside the insurance scope and may need permits. Keeping appliances where they were is the fastest, simplest path.

SECTION 8

Hardware — knobs and pulls

Hardware is the jewelry of the kitchen and one of the easiest things to pick on your own. Order it at the same time as the cabinets so it's on site when we install.

Choice	Options
Type	Knobs • Bar pulls • Cup/bin pulls • Edge or finger pulls • Appliance pulls (long, for panel fridges) • None (push-to-open)
Finish	Matte black • Brushed nickel • Stainless • Satin brass / gold • Oil-rubbed bronze • Polished chrome
Size	Pulls are sold by **center-to-center** screw spacing (common: 3", 3¾", 5", 6¼", larger for wide drawers).
Common pattern	Knobs on doors + pulls on drawers, or pulls everywhere. Longer pulls on wider drawers.

Counting what you need

- Count every door and every drawer on your design printout. One knob or pull each; two on very wide drawers if you like.
- **Add 2–3 extra** in case of a defect or a future repair — finishes get discontinued.
- If you're matching existing hardware elsewhere in the house, bring one with you.

Islands and peninsulas (if you have one)

- Decide which side is storage and which is seating. Seating needs a countertop overhang — the store and countertop supplier will size it.
- Finished back and end panels are needed wherever the island shows.
- Outlets on islands are typically required by code — we'll coordinate the electrical.

Countertops

Cabinets and countertops are ordered separately but must match. Countertops are covered by CFM, Lowe's and Beaverton Cabinets. The countertop is templated **after** the cabinets are installed — we'll set that up.

FILL IN AND RETURN

Cabinet Selection Sheet

Name: _____ Address: _____ Date: _____

Item	Your choice
Store	☐ Lowe's ☐ CFM ☐ Home Depot ☐ Beaverton Cabinets ☐ Custom ☐ Other: _____
Cabinet line / color	Line: _____ Color/finish: _____
Grade	☐ Stock ☐ Semi-custom ☐ Custom
Construction	☐ Framed ☐ Frameless
Box material	☐ Plywood ☐ Particleboard ☐ Plywood sink base only
Overlay	☐ Full overlay ☐ Partial overlay ☐ Inset
Door style	☐ Shaker ☐ Slab ☐ Raised panel ☐ Recessed ☐ Glass fronts at: _____
Finish	☐ Painted ☐ Stained ☐ Thermofoil ☐ Laminate
Drawer box	☐ Dovetail wood ☐ Dovetail plywood ☐ Doweled/stapled ☐ Metal-sided
Drawer slides	☐ Full extension ☐ 3/4 extension | ☐ Undermount ☐ Side-mount
Close action	☐ Soft-close ☐ Self-close ☐ Standard ☐ Push-to-open
Corner	☐ Lazy susan ☐ Blind corner + pullout ☐ None
Pullouts	☐ Trash/recycle ☐ Roll-out shelves ☐ Spice ☐ Tray divider ☐ Pots drawers ☐ Tip-out ☐ Under-sink ☐ Mixer lift ☐ Pantry
Wall cabinet height	☐ 30" ☐ 36" ☐ 42" ☐ Stacked ☐ To ceiling
Soffit	☐ Keep ☐ Remove — check with McInnis first ☐ No soffit
Trim	☐ Crown ☐ Light rail ☐ End panels ☐ Toe-kick vent ☐ Scribe
Range	☐ Freestanding ☐ Slide-in ☐ Cooktop + wall oven Width: ___" Model: _____
Vent	☐ Under-cabinet hood ☐ OTR microwave ☐ Chimney hood ☐ Insert/wood hood
Microwave	☐ Over range ☐ Built-in ☐ Drawer ☐ Counter
Refrigerator	☐ Standard depth ☐ Counter depth ☐ Side panels ☐ 24" deep cabinet above Model: _____
Dishwasher	☐ Standard ☐ Panel-ready Model: _____
Hardware	Type: _____ Finish: _____ Size: _____ Qty: ___ (+2–3 spare)
Layout	☐ Same as before ☐ Changes — see sketch
Notes	

Next step: send this sheet and the store's quote or design printout to McInnis Construction (mcinnisllc@outlook.com) **before you pay for the order**. We'll check it against our field measurements and let you know it's good to go.

Where to shop

Store	Cabinets	Hardware	Notes
★ **Lowe's**	✓	✓	Preferred — stock and semi-custom lines; in-store cabinet design desk
★ **CFM**	✓	✓	Preferred
Home Depot	✓	✓	Backup to Lowe's — stock and semi-custom; in-store design desk
Beaverton Cabinets	✓	✓	Cabinets and countertops
Custom cabinet maker	✓		Ask us — we work with custom cabinet builders for odd sizes and matching
Other store: _____			

★ = *McInnis preferred vendor*

HOMEOWNER'S GUIDE TO

Your Vanity

Measuring • Sizes & mounting styles • Cabinet construction
Tops, sinks & faucet drilling • Faucets & drains • Mirrors & lighting
Hardware • Where to shop • Your one-page selection sheet

START HERE

How this guide works

Your bathroom rebuild includes replacing the vanity that was damaged. This guide walks you through every choice — size, style, top, sink, faucet, mirror and hardware. **You pick and order them. We handle the rest** — removing the old vanity, any wall and floor repairs, setting the new one level, mounting the top, and hooking up the plumbing.

What you'll decide

- **Size and style** — width, height, single or double sink, floor-standing or floating (Section 2).
- **How it's built** — box material, doors and drawers (Section 3).
- **Top and sink** — material, sink type, faucet drilling, backsplash (Section 4).
- **Faucet and drain** — style and finish (Section 5).
- **Mirror, lighting and hardware** (Section 6).

How to use it

- Read through once, then fill in the **one-page Vanity Selection Sheet** at the back.
- Send us the product links or model numbers **before you buy**. We check the size against the room and the plumbing.
- Have it delivered to the house (or tell us to pick it up). Leave the boxes sealed — we open and inspect it before install.

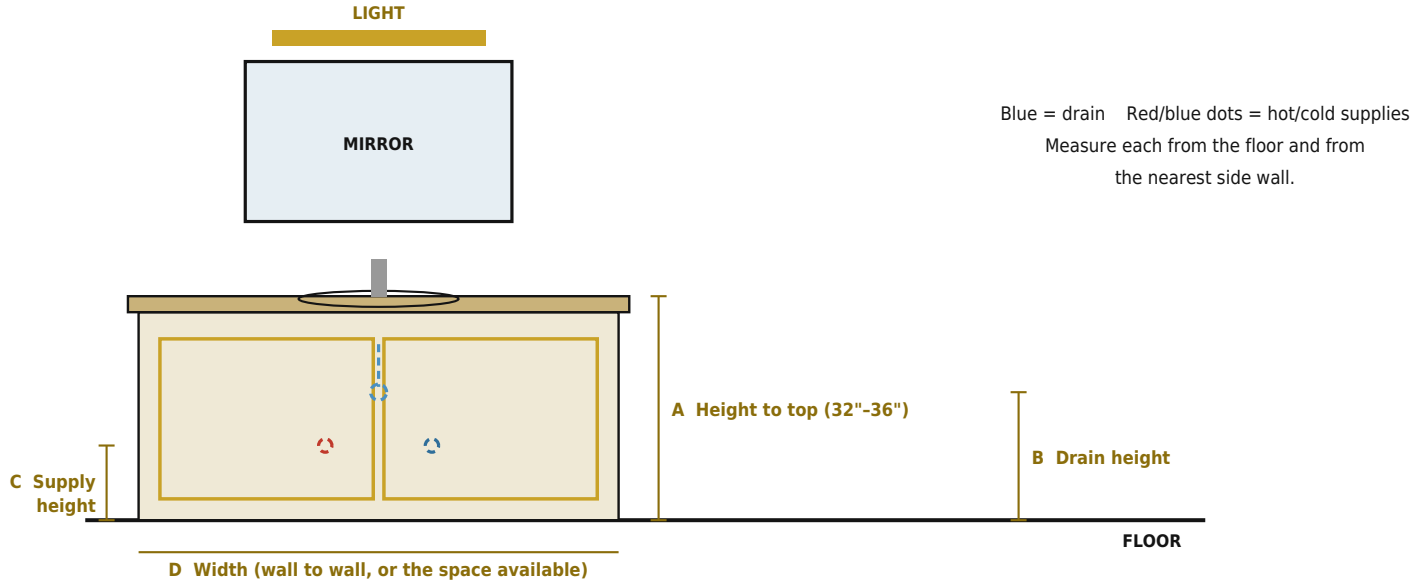
INSURANCE NOTE Your claim covers a vanity of **like kind and quality** to what you had. You can upgrade — a quartz top, a bigger cabinet, a double sink — but the difference is usually yours. Moving the plumbing for a different layout is extra work and usually not covered.

EASIEST PATH Many vanities are sold as a set with the top and sink already attached. That's the simplest path. If you buy the cabinet and top separately, make sure the top fits the cabinet size exactly.

SECTION 1

Measuring for your vanity

Your measurements narrow down the choices. **We re-measure before you buy** if you send us your picks first.



Step	What to do
1. Width (D)	Measure the space side to side. In a nook between two walls, measure at the back and front and use the smaller number — then subtract about ½" so it slides in.
2. Depth	Measure from the wall out. Leave room to open the door and walk around the toilet.
3. Height (A)	Note the height of the old top. Standard is around 32"; "comfort height" is around 36", like a kitchen counter.
4. Drain (B)	Center of the drain pipe from the floor and from the nearest side wall.
5. Supplies (C)	Center of each water valve from the floor and from the side wall. Floating vanities need these up high enough to hide.
6. Clearances	Note the toilet, door swing, outlets, light switches, heat vents and any window near the vanity.
7. Photos	Take a straight-on photo of the wall with the tape measure across it.

GOOD TO KNOW Building code needs clear space around fixtures — commonly 15" from the center of the toilet to the side of a vanity, and about 21" of open floor in front of each. If a bigger vanity squeezes the toilet, we'll tell you before you buy.

SECTION 2

Sizes and mounting styles

Common widths

Width	Typical use
18"–24"	Powder rooms and small hall baths
30"–36"	The most common single-sink size
42"–48"	Single sink with extra counter space
60"	Double sink fits, but counter space is tight; or a single sink with lots of room
72" and up	Comfortable double sink

Depth and height

- **Standard depth** is about 21". **Narrow-depth** vanities (around 18") help in tight baths.
- **Standard height** is around 32" with the top. **Comfort height** (about 36") is easier on the back for adults.

Mounting styles

Style	Look	Things to know
Floor-standing (toe kick)	Classic cabinet base to the floor	Most storage; hides plumbing; most common in insurance rebuilds
Furniture style (legs)	Looks like a dresser or table	Floor shows underneath — the flooring must run under it
Floating / wall-mounted	Hangs on the wall, open below	Needs blocking in the wall; plumbing may need to move up. Ask us first
Corner vanity	Fits into a corner	Saves space in small baths
Pedestal / wall-hung sink	Sink only, no cabinet	Very small baths; no storage

Single or double sink?

- A second sink needs a second drain and supplies. If you only had one sink before, adding one is plumbing work outside the usual claim.
- Under 60", a single sink with more counter is usually more useful than two cramped sinks.

SECTION 3

How the cabinet is built

Bathrooms are humid, and a vanity sits right under the plumbing. Build quality matters more here than almost anywhere in the house.

Material	Moisture	Notes
Plywood box	Best of the common options	Our first recommendation — holds up to small leaks and humidity
Solid wood	Good, can move with humidity	Often used for frames, doors and drawer fronts
MDF	Swells if it stays wet	Smooth painted finish; fine if kept dry
Particleboard	Swells quickly when wet	Common in budget lines; the bottom is the weak spot
PVC / waterproof	Won't swell	Great for basement baths or homes that have had repeat leaks

RESTORATION TIP You're rebuilding because of water. Look at the **bottom panel** of the vanity in the store — that's what fails first. Plywood or waterproof material there is worth it.

Doors, drawers and storage

Feature	Options
Door style	Shaker • Slab • Raised panel • Recessed • Open shelf
Finish	Painted • Stained wood • Laminate / melamine • Thermofoil
Drawers	Look for full-extension, soft-close slides. Dovetail drawer boxes last longest.
Under-sink drawer	U-shaped drawers wrap around the plumbing so you get drawer storage under the sink
Hinges	Soft-close concealed hinges are standard on most lines — confirm it
Extras	Pull-out organizers • Outlet inside a drawer for hair tools (electrical work) • Tip-out tray

SECTION 4

Tops, sinks and faucet drilling

Top material

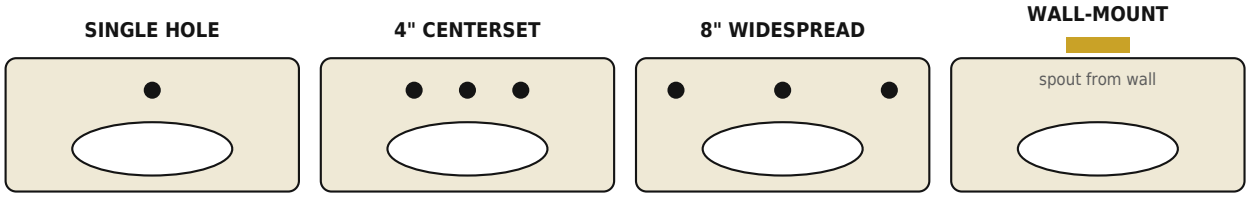
Material	Look	Good to know
Cultured marble	Top and sink molded as one piece	Seamless, easy to clean, affordable; common on combo vanities
Quartz	Engineered stone; solid colors or veining	Very durable, no sealing needed
Granite	Natural stone; every slab is unique	Durable; needs occasional sealing
Solid surface	Smooth, matte; sink can be built in	Scratches can be buffed out
Laminate	Printed surface over a core	Lowest cost; seams and edges don't like standing water
Porcelain / ceramic one-piece	Glossy top with integrated sink	Common on modern and floating vanities

Stone tops usually come in 2cm (about ¾") or 3cm (about 1¼") thickness. Thicker looks heavier and costs more; both are durable.

Sink type

Sink	Things to know
Integrated	Molded with the top — no seam to clean
Undermount	Mounted under a stone or quartz top; clean edge for wiping the counter
Drop-in	Rim sits on top of the counter; easiest to replace later
Vessel	Bowl sits on top of the counter; needs a tall faucet or wall-mount faucet, and often a lower cabinet

Faucet drilling



The faucet you buy must match the holes drilled in the top. Pick the faucet first, or buy them together.

Backsplash

- Most tops come with a matching 4" back splash; side splashes are needed where the vanity touches a side wall.
- Or skip the matching splash and run tile up the wall behind the vanity.

SECTION 5

Faucets and drains

Choice	Options
Handles	Single handle • Two handles • Touchless
Finish	Chrome • Brushed nickel • Matte black • Brushed gold / brass • Oil-rubbed bronze
Drain	Most faucets include a pop-up drain. Make sure it matches the faucet finish and works with your sink (overflow or no overflow).
Spout reach	Should land the water near the middle of the bowl. Vessel sinks need a tall or wall-mount faucet.
Shut-off valves	We replace the shut-off valves and supply lines as part of install.

SECTION 6

Mirrors, lighting and hardware

Item	Options and tips
Mirror	Framed • Frameless • Lighted / LED. A common rule: slightly narrower than the vanity.
Medicine cabinet	Surface-mount • Recessed into the wall (needs an open stud bay with no pipes or wires)
Lighting	Bar light above the mirror • Sconces on each side (more even light for the face). Moving electrical boxes is extra work.
Hardware	Knobs or pulls to match the faucet finish. Count every door and drawer and add one spare.
Accessories	Towel bar or ring, toilet paper holder, robe hook — matching finish

SECTION 7

Where to shop

Store	Vanities	Tops / sinks	Faucets	Notes
★ **Lowe's**	✓	✓	✓	Preferred
★ **Floor & Decor**	✓	✓	✓	Preferred
★ **CFM**	✓	✓		Preferred
Home Depot	✓	✓	✓	Backup to Lowe's
Beaverton Cabinets	✓	✓		Vanities with 2cm wraps and solid slab tops
George Morlan Plumbing Supply		✓	✓	Faucets, sinks and drains
Custom cabinet maker	✓			Ask us — for odd sizes or matching
Other: _____				

★ = *McInnis preferred vendor*

FILL IN AND RETURN

Vanity Selection Sheet

Name: _____ Address: _____ Date: _____

Item	Your choice
Which bathroom	☐ Main / hall ☐ Primary ☐ Powder room ☐ Basement ☐ Other: _____
Store	☐ Lowe's ☐ Floor & Decor ☐ CFM ☐ Home Depot ☐ Beaverton Cabinets ☐ Custom ☐ Other: _____
Vanity model	Brand / model / SKU: _____
Width	☐ 24" ☐ 30" ☐ 36" ☐ 48" ☐ 60" ☐ 72" ☐ Other: ___"
Height / depth	☐ Standard ~32" ☐ Comfort ~36" | ☐ Standard depth ☐ Narrow depth
Mounting	☐ Floor-standing ☐ Furniture / legs ☐ Floating ☐ Corner ☐ Pedestal
Sinks	☐ Single ☐ Double
Box material	☐ Plywood ☐ Solid wood ☐ MDF ☐ Particleboard ☐ Waterproof / PVC
Finish / color	_____ Door style: ☐ Shaker ☐ Slab ☐ Other
Top	☐ Comes with vanity ☐ Cultured marble ☐ Quartz ☐ Granite ☐ Solid surface ☐ Laminate Color: _____
Sink type	☐ Integrated ☐ Undermount ☐ Drop-in ☐ Vessel
Faucet drilling	☐ Single hole ☐ 4" centerset ☐ 8" widespread ☐ Wall-mount
Splash	☐ Back splash ☐ Side splash L ☐ Side splash R ☐ Tile instead
Faucet	Brand / model: _____ Finish: ☐ Chrome ☐ Nickel ☐ Black ☐ Gold ☐ Bronze
Mirror / cabinet	☐ Framed mirror ☐ Frameless ☐ Lighted ☐ Surface med. cabinet ☐ Recessed med. cabinet
Lighting	☐ Reuse existing ☐ New bar light ☐ Sconces Model: _____
Hardware	Type: _____ Finish: _____ Qty: ___ (+1 spare)
Accessories	☐ Towel bar ☐ Towel ring ☐ TP holder ☐ Robe hook Finish: _____
Delivery	☐ Delivered to house ☐ McInnis picks up Date: _____
Notes	

Next step: send this sheet and your product links to McInnis Construction (mcinnisllc@outlook.com) **before you buy**. We'll confirm it fits the room and the plumbing.

HOMEOWNER'S GUIDE TO

Your Shower & Tub

Measuring • Tile vs. fabricated panels vs. inserts • Tubs
Tile choices & waterproofing • Valves, heads & trim • Doors & glass
Safety & accessibility • Where to shop • Your one-page selection sheet

START HERE

How this guide works

Your bathroom rebuild includes replacing the shower or tub area that was damaged. This guide covers the main ways to build it — tile, fabricated panels, one-piece or multi-piece inserts, and tubs — plus the fixtures and glass. **You pick the look and the products. We handle the rest** — demo, framing repairs, plumbing, waterproofing, installation, grout, caulk and clean-up.

Step	What to do
1. Read & choose	Pick the build type (Section 2), then your products. Fill in the Shower & Tub Selection Sheet at the back.
2. Send before buying	Send us model numbers and links **before you buy**. Tubs, bases and inserts must match the opening and drain side exactly.
3. Order	Order under **McInnis Construction LLC** with your PO #, or return the sheet and we'll order.

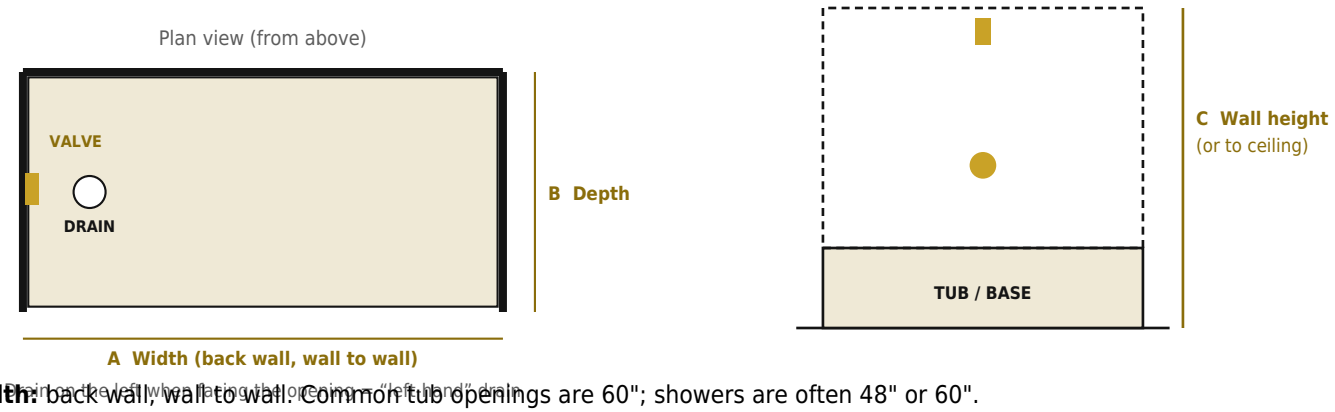
INSURANCE NOTE Your claim covers a shower or tub of **like kind and quality** to what you had: a fiberglass insert is usually replaced with an insert, tile with tile. Upgrades (insert to tile, a bigger tub, glass doors) are usually your cost for the difference. Moving the drain or valve is extra work.

GOOD TO KNOW Matching tile: if only part of a tiled shower was damaged and your tile is discontinued, a patch rarely matches. Tell us if matching matters to you — we'll raise it with the adjuster.

SECTION 1

Measuring the opening

Your measurements narrow down the choices. **We confirm them after demo**, when the walls are open and square.



- **A Width:** back wall, wall to wall. Common tub openings are 60"; showers are often 48" or 60".
- **B Depth:** front edge to back wall. Tubs are usually 30"–32"; showers 32"–36" or deeper.
- **C Height:** top of tub or base to the top of the wall surround, or to the ceiling.
- **Drain side:** stand outside facing the opening — drain on your left = left-hand; on your right = right-hand.
- **Doorways:** measure the narrowest door and hall to the bathroom — one-piece units often won't fit through.

SECTION 2

Pick your build type

Type	What it is	Good	Trade-offs
Tile	Tile over a waterproof wall and a tiled or pre-formed floor	Endless looks; any size; niches and benches	Most labor; grout needs care; longest to build
Fabricated panels	Large solid panels — cultured marble, solid surface or composite — cut to fit	Few or no grout lines; easy to clean; looks custom	Fewer colors than tile; seams at corners
Multi-piece insert	Acrylic or fiberglass walls in 3–5 pieces that lock together	Fits through doorways; fast install; budget friendly	Visible seams; fewer styles
One-piece insert	Walls and base molded as one unit	No seams at all	Usually only fits in new construction or with a wall opened up
Tub + surround	A tub with tile, panel or insert walls above	Bathing plus shower in one footprint	Stepping over the tub wall

SECTION 3

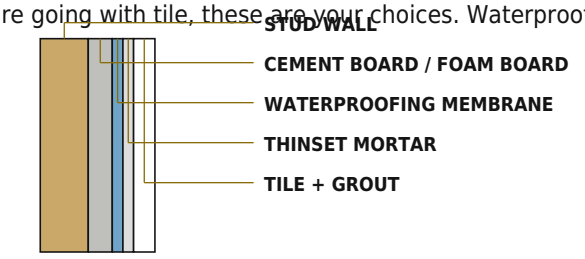
Tubs

Choice	Options and notes
Style	Alcove (three walls, most common) • Drop-in (set into a deck) • Freestanding (needs floor space and a floor-mount faucet) • Corner • Walk-in (door, built-in seat)
Material	Acrylic (warm, light, common) • Fiberglass (lowest cost, less durable) • Enameled steel (hard surface, can chip, colder) • Cast iron (very durable, very heavy — check the floor)
Size	Most alcove tubs are 60" × 30"–32". Deeper soaking tubs hold more water — make sure your water heater can fill them.
Drain side	Left or right-hand must match your plumbing. A wrong-hand tub cannot be installed.
Jets	Whirlpool or air jets need a dedicated electrical circuit and access panel — extra work and usually not covered.
Tub-to-shower	Removing a tub for a walk-in shower changes the drain and floor — ask us before choosing.

SECTION 4

Tile showers

If you're going with tile, these are your choices. Waterproofing and the shower floor system are ours to pick and install.



Wall cross-section

Tile and grout are NOT waterproof on their own.
The membrane behind the tile keeps water out of the wall — we choose and install it.

Choice	Options	Things to know
Wall tile	Porcelain • Ceramic • Natural stone • Glass	Porcelain is the most water-resistant and easiest to care for. Stone needs sealing.
Tile size	Mosaic • 3×6 subway • 12×24 • Large format	Bigger tile = fewer grout lines. Large tile needs very flat walls (we prep).
Floor tile	Small tile (2×2 or mosaic) or textured tile	More grout lines = better grip. The floor slopes to the drain.
Layout	Stacked • Offset (⅓ for long tiles) • Herringbone • Vertical	Herringbone and diagonal take more labor and more tile waste.

Choice	Options	Things to know
Grout	Cement • Urethane / pre-mixed • Epoxy; color	Epoxy and urethane resist stains best. Close-to-tile colors hide lines.
Edges	Metal edge trim • Bullnose tile	Finishes the tile where it stops on the wall. Pick a finish that matches fixtures.
Niche	None • One • Two; size	Built into the wall between studs — can't go on an outside wall in some homes.
Bench / seat	None • Built-in • Fold-down	Built-in benches take floor space; fold-down seats need wall blocking.
Floor	Tiled mortar bed • Pre-formed base • Linear drain • Curbless	Curbless and linear drains look great but need floor work — ask first.
Accent	Accent stripe • Feature wall • None	Order a little extra of accent tile — it's often discontinued first.

SECTION 5

Fabricated panels and inserts

Choice	Options and notes
Panel material	Cultured marble • Solid surface • Composite / PVC panels. All are non-porous — no grout to scrub.
Look	Solid color • Stone-look veining • Tile-look (molded grout lines)
Base / pan	Matching base or tub; size and drain location come from your measurements
Built-ins	Molded shelves and soap dishes • Separate niche • Molded seat
Trim	Matching corner and edge trim pieces — pick the trim color with the panels
Inserts	Multi-piece units are the usual choice for remodels. One-piece units rarely fit through finished doorways.

SECTION 6

Valves, heads and trim

Choice	Options	Things to know
Valve type	Pressure-balance • Thermostatic	Both prevent scalding. Thermostatic holds an exact temperature and costs more.
Trim kit	Handle, plate, head and spout	**The trim must match the valve brand in the wall.** Send us the brand before you buy.
Shower head	Fixed • Rain head • Handheld on a slide bar • Combo	Rain heads on a ceiling arm need different plumbing.
Extras	Body sprays • Second head • Diverter	Need bigger supply lines and more hot water — not usually covered.
Tub spout	Slip-on • Threaded • With diverter	Matched to the valve and pipe type.
Finish	Chrome • Brushed nickel • Matte black • Brushed gold • Bronze	Match the faucet, accessories and glass hardware.

SECTION 7

Doors, glass and curtains

Option	Things to know
Curtain rod	Straight or curved. Lowest cost and the most open look.
Sliding (bypass)	Common on tubs. Framed or semi-frameless.
Hinged / pivot door	Showers; needs room to swing out.
Frameless glass	Thick glass with minimal hardware. Measured **after** tile or panels are done, so it's ordered last.
Fixed panel	One glass panel, open on one side — no door to clean.
Glass	Clear • Low-iron (extra clear) • Frosted • Rain. Ask about a water-repelling coating.

FILL IN AND RETURN

Shower & Tub Selection Sheet

Name: _____ Address: _____ Date: _____

Item	Your choice
Which bathroom	☐ Main / hall ☐ Primary ☐ Basement ☐ Other: _____
Build type	☐ Tile ☐ Fabricated panels ☐ Multi-piece insert ☐ One-piece insert ☐ Tub + surround
Tub	☐ None ☐ Alcove ☐ Drop-in ☐ Freestanding ☐ Walk-in ☐ Acrylic ☐ Fiberglass ☐ Steel ☐ Cast iron
Tub / base size	___" × ___" Drain: ☐ Left ☐ Right ☐ Center Model: _____
Wall tile	Product / item #: _____ Size: _____ Color: _____
Floor tile / base	Product / item #: _____ Size: _____ Color: _____
Layout	☐ Stacked ☐ Offset ☐ ⅓ offset ☐ Herringbone ☐ Vertical
Grout	☐ Cement ☐ Urethane / pre-mix ☐ Epoxy Color: _____
Tile edges	☐ Metal trim ☐ Bullnose Finish: _____
Niche / bench	Niches: ☐ 0 ☐ 1 ☐ 2 Bench: ☐ None ☐ Built-in ☐ Fold-down
Accent	☐ None ☐ Stripe ☐ Feature wall Product: _____
Panels / insert	Brand / product: _____ Color / pattern: _____
Valve	☐ Pressure-balance ☐ Thermostatic Brand: _____ (must match trim)
Shower head	☐ Fixed ☐ Rain ☐ Handheld + slide bar ☐ Combo
Trim finish	☐ Chrome ☐ Nickel ☐ Black ☐ Gold ☐ Bronze Model: _____
Door / curtain	☐ Curtain rod ☐ Sliding ☐ Hinged ☐ Frameless ☐ Fixed panel
Glass	☐ Clear ☐ Low-iron ☐ Frosted ☐ Rain ☐ Protective coating
Grab bars	☐ None ☐ Blocking only ☐ Install bars Qty: ___ Finish: _____
Notes	

Next step: send this sheet and your product links to McInnis Construction (mcinnisllc@outlook.com) **before you buy**. We'll confirm sizes, drain side and valve brand.

Where to shop (★ = McInnis preferred • custom glass is measured and ordered by us)

Store	Tile	Tubs / bases / inserts	Valves & trim	Glass / doors
★ Lowe's	✓	✓	✓	✓
★ Floor & Decor	✓	✓	✓	✓
★ CFM	✓			
Home Depot	✓	✓	✓	✓
George Morlan Plumbing Supply		✓	✓	✓
Other: _____				

Safety, accessibility and care

- **Grab bars:** we add solid blocking in the walls so bars can go anywhere — even later. Pick the finish and locations.
- **Low threshold or curbless entry**, a seat and a handheld shower head make bathing easier for everyone.
- **Ventilation:** a quiet exhaust fan, run during and for 20 minutes after a shower, prevents mold.
- **Care:** squeegee glass and tile after use; re-seal cement grout and natural stone as the maker recommends; re-caulk corners when the caulk splits.

HOMEOWNER'S GUIDE TO

Your Roof

Roof anatomy • Reading your roof measurements • Roofing materials
Shingle colors & ratings • Underlayment & decking • Ventilation
Flashing & skylights • Gutters • Moss care • Your one-page selection sheet

START HERE

How this guide works

Your insurance rebuild includes replacing the roofing that was damaged. This guide explains the parts of a roof, how it's measured, and every choice you'll be asked to make, in plain language. **You pick the look and the options. We handle everything on the roof** — measuring, tear-off, decking repairs, underlayment, flashing, ventilation, installation, clean-up and disposal.

SAFETY FIRST **Please don't climb on your roof to measure it.** We measure from the ground, from aerial measurement reports and from our own on-roof inspection. Your job is the decisions in this guide.

What you'll decide

- **Roofing material** — asphalt shingle type, metal, shake or another product (Section 3).
- **Color and product line** — plus impact, wind and algae ratings (Section 4).
- **Ventilation style** — ridge vent vs. box vents (Section 6).
- **Skylights, chimney and extras** — keep, replace or remove (Section 7).
- **Gutters** — style, size, color and guards, if they're part of your claim (Section 8).

How to use it

- Read through once, then fill in the **one-page Roof Selection Sheet** at the back.
- Look at real samples before you choose a color — small chips look different than a whole roof. Drive by a house with the color you like, or ask us for addresses of roofs we've done.
- Send us the sheet. **We place the roofing order** through our supplier so the material is delivered straight to the roof on install day.

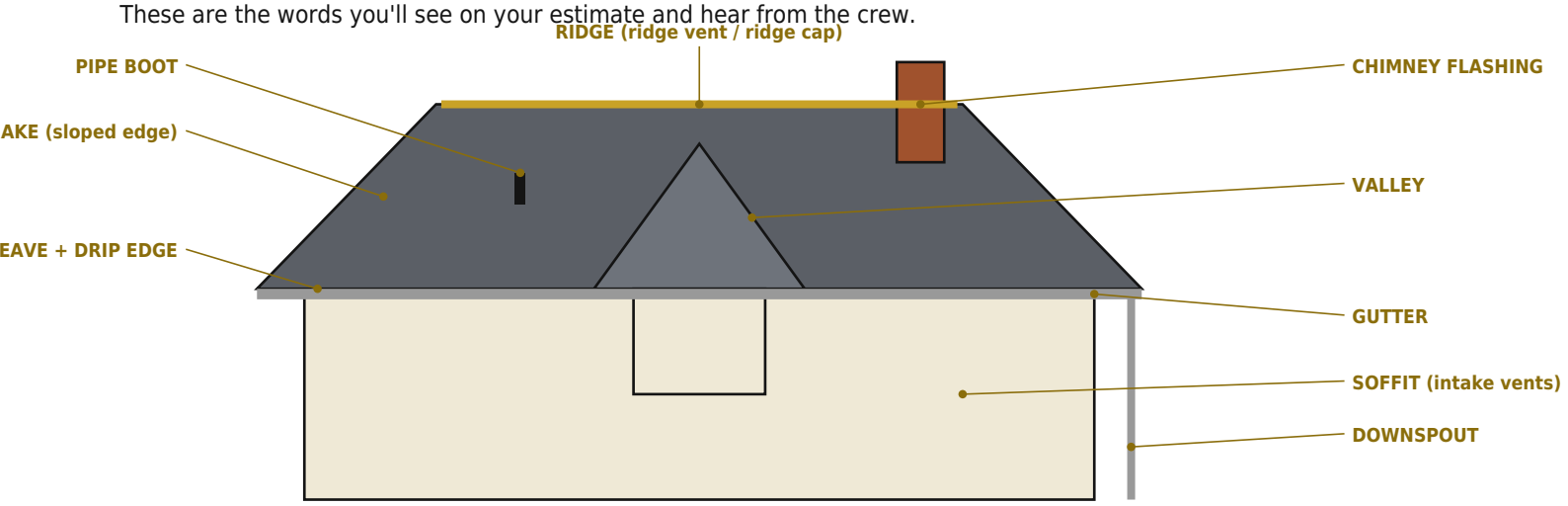
Insurance basics for roofs

Term	What it means for you
Like kind and quality	Your claim pays to replace what you had with a comparable product. Upgrades (a heavier shingle, metal instead of asphalt) are usually your cost for the difference.
Depreciation	Many policies pay part of the roof up front and release the held-back amount ("recoverable depreciation") once the work is complete and invoiced. Check your claim paperwork.
Code upgrades	Items today's code requires that your old roof didn't have (drip edge, ice barrier, ventilation) may be covered if your policy includes Ordinance or Law coverage. We'll note these on the estimate.
Deductible	Your share, paid as set out in your contract with us.

SECTION 1

Parts of a roof

These are the words you'll see on your estimate and hear from the crew.



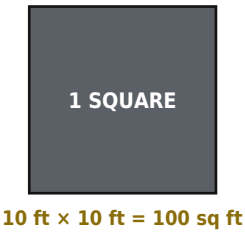
Front view of a typical roof and the parts you'll see named on your estimate.

Part	What it is
Ridge	The peak where two slopes meet. Covered with ridge cap shingles or a ridge vent.
Hip	A sloped outside corner where two roof planes meet (runs from the ridge down to a corner).
Valley	An inside corner where two slopes meet and water runs together. Needs extra protection.
Eave	The bottom, level edge where water runs off into the gutter.
Rake	The sloped edge at the end of a gable.
Drip edge	Metal edging at eaves and rakes that steers water into the gutter and away from the fascia.
Flashing	Metal that seals the roof where it meets walls, chimneys, skylights and other openings.
Pipe boot / jack	Rubber or lead collar sealing around plumbing vent pipes.
Fascia / soffit	The trim board behind the gutter / the underside of the overhang (often vented).

SECTION 2

Reading your roof measurements

You won't measure your roof — but understanding how it's measured lets you read your estimate and know what you're paying for.

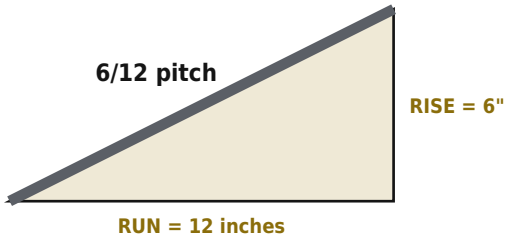


10 ft × 10 ft = 100 sq ft

A 2,000 sq ft roof surface = 20 squares,
plus waste for cuts at hips, valleys and edges.

Roofing is priced, measured and ordered by the square.

Pitch (how steep it is)



Pitch	Feel	Typical roof
2/12 or less	Nearly flat	Low-slope membrane
3/12 – 4/12	Low	Shingles w/ extra underlayment
5/12 – 8/12	Walkable	Most homes
9/12 and up	Steep	Needs safety gear; costs more

The line items you'll see

Measurement	Unit	What it covers
Roof area	Squares (SQ)	Tear-off, shingles, underlayment
Waste	% added	Extra material for cuts. More hips and valleys = more waste
Ridge / hip	Linear feet (LF)	Ridge cap shingles, ridge vent
Valleys	LF	Ice & water shield and valley metal or woven shingles
Eaves + rakes	LF	Drip edge, starter strip, ice barrier at eaves
Step / counter flashing	LF	Where the roof meets a wall or chimney
Decking	Sheets / SF	Damaged plywood or OSB that must be replaced
Pipe boots, vents	Each (EA)	Every penetration through the roof
Layers	Count	Removing more than one old layer of shingles costs more
Stories / steep	Charge	Extra labor and safety gear for high or steep roofs

SECTION 3

Roofing materials

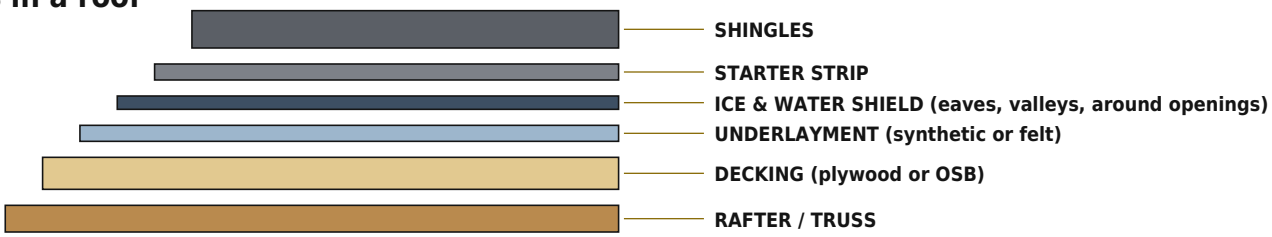
Most Portland-area homes have asphalt shingles, and that's what most claims replace. Here's how the options compare.

Material	Look	Lifespan*	Things to know
3-tab asphalt	Flat, uniform tabs	Shortest	Being phased out by many manufacturers; matching an old 3-tab roof can be hard
Architectural (dimensional) asphalt	Layered, shadowed look	Longer	The most common choice today; better wind ratings than 3-tab
Designer / luxury asphalt	Thick, mimics slate or shake	Longer still	Heavier and costs more; usually an upgrade over the claim
Standing-seam metal	Smooth panels with raised seams	Very long	Sheds moss and rain well; higher cost; can be louder in heavy rain without solid decking
Metal shingles / panels	Shingle or tile shapes in metal	Very long	Lighter than tile; many colors
Cedar shake	Natural split wood	Varies with care	Needs regular maintenance in our wet climate; fire-rating rules vary
Synthetic / composite	Looks like slate or shake	Long	Light, low maintenance; fewer local installers and suppliers
Concrete / clay tile	Heavy, sculpted tiles	Very long	Very heavy — the framing must be able to carry it
Low-slope membrane (TPO, modified bitumen)	Flat sheet roofing	Long	Only for flat or very low sections (porches, additions) — shingles can't be used there

** Actual life depends on the product, ventilation, sun exposure and maintenance. Check the manufacturer's warranty for specifics.*

BEFORE YOU UPGRADE Switching materials (asphalt to metal, shake to asphalt) is a bigger change than it looks: trim, flashing, ventilation and sometimes decking change too. Talk to us first so we can tell you what your claim covers and what the difference would be.

Layers in a roof



Layers from the bottom up

SECTION 4

Choosing a shingle: color and ratings

Once the material is set, you pick the product line and color. These ratings are printed on the bundle wrapper and the manufacturer's website.

Color tips

- **Look at a full board or a finished roof**, not a 2-inch chip. Colors look lighter from the street.
- **Lighter colors** reflect more heat; **darker colors** hide streaking and moss staining better.
- Match it to things that won't change: brick, stone, siding and trim colors.
- If you're in an HOA, check whether your color needs approval **before** you choose.
- Partial repair? Exact matches to a weathered roof are rarely possible. Tell us if matching is a concern — it can affect what the claim covers.

Ratings worth knowing

Rating	What it means	Why it matters here
Impact (Class 4 / UL 2218)	Shingle resisted a steel-ball drop test	Some insurers offer a premium discount for Class 4 — worth asking your agent
Wind rating	Tested wind speed the shingle holds at with proper nailing	Higher ratings often require more nails and specific starter/ridge products
Algae resistance	Granules treated to fight dark streaks	Helpful in our damp climate; does not stop moss on its own
Fire rating (Class A)	Highest fire-resistance rating	Most asphalt shingles are Class A; matters near wooded or wildfire areas
Cool roof / reflective	Reflects more sunlight	Can lower attic heat on sunny slopes

Warranties

- **Manufacturer warranty** covers defects in the shingle itself.
- **Enhanced system warranties** often require using the same brand's underlayment, starter, ridge cap and vents. Tell us if you want a specific warranty level so we order the matching components.
- **Workmanship warranty** covers our installation — it's in your contract with us.

SECTION 5

Underlayment and decking

You won't see these once the roof is on, but they keep water out if a shingle ever fails. Most of these are decided by code and the manufacturer — we'll recommend, you approve.

Item	Options	Notes
Underlayment	Synthetic • Felt (asphalt paper)	Synthetic is lighter, stronger and the most common today
Ice & water shield	Self-sealing membrane	Goes at eaves, valleys, and around chimneys, skylights and pipes. More coverage = more protection
Decking	Plywood • OSB	We replace any rotted or soft sheets found during tear-off. Old "skip sheathing" (gapped boards) usually must be covered with new decking under shingles

HIDDEN DAMAGE Decking damage is often hidden until the old roof comes off. If we find more than expected, we photograph it and document it for the insurance carrier before we cover it up.

SECTION 6

Ventilation

A roof needs air coming in low (soffit intake) and going out high (exhaust). Good ventilation keeps the attic drier, helps shingles last, and prevents condensation and mold — a big deal in the Northwest.

Exhaust type	Look	Notes
Ridge vent	Runs along the peak, capped with shingles	Nearly invisible; vents the whole length of the ridge
Box / static vents	Square caps near the ridge	Simple, reliable; you'll see several on the roof
Turbine vents	Spinning round vents	Older style; often replaced with ridge or box vents
Power / solar vents	Fan in a dome	Can pull conditioned air from the house if intake is short — use with care
Soffit intake	Vents under the overhang	Exhaust only works if enough air comes in down low

GOOD TO KNOW Bathroom and kitchen fans should vent all the way outside — not into the attic. If we find a fan dumping into the attic during the job, we'll let you know.

SECTION 7

Flashing, skylights, chimneys and extras

Most roof leaks start at the openings, not the shingles. Decide now what happens with each one.

Item	Your choices	Things to know
Skylights	Reflash existing • Replace with new • Remove and roof over	Older skylights often leak at the seal; replacing during the roof job is the cheapest time to do it. Removal means drywall work inside
Chimney	Reflash • Add a cricket • Remove unused chimney above the roof	A cricket (small peaked diverter behind a wide chimney) keeps water from pooling; often required by code for wider chimneys
Pipe boots	Rubber • Lead • Long-life boots	Rubber boots crack with sun over time — longer-life options are a small upgrade
Wall flashing	New step + counter flashing	Where the roof meets siding; sometimes siding must be lifted or trimmed
Satellite dish / solar	Remove • Reinstall • Discard	Solar panels must be removed and reset by a solar contractor — tell us early, it affects the schedule
Gutter apron / drip edge color	Match gutters • Match trim • Match roof	Small detail, very visible from the street

SECTION 8

Gutters and downspouts

If gutters are part of your claim (or you want them done at the same time), here are the choices.

Choice	Options	Notes
Style	K-style • Half-round	K-style is the most common; half-round suits older or traditional homes
Size	5" • 6"	6" carries more water; good for big or steep roofs
Material	Seamless aluminum • Steel • Copper • Vinyl	Seamless aluminum is the standard; fewer seams means fewer leaks
Downspouts	2×3 • 3×4	Larger downspouts clog less; plan where water exits
Guards	None • Screen • Micro-mesh • Solid cover	Very useful under fir and maple trees; still need occasional cleaning
Color	Match trim • Match roof • Match siding	Pick from the installer's color chart

SECTION 9

Moss and long-term care in the Northwest

- **Zinc or copper strips** near the ridge release metal ions in the rain that slow moss growth. Ask for them on the selection sheet.
- Trim back overhanging branches — shade and leaf litter feed moss.
- Never pressure-wash shingles; it strips the granules. Use a soft brush or a roof-safe moss treatment.
- Clean gutters at least once a year, more under trees.
- Have the roof looked at after big wind storms, and keep your warranty paperwork with your claim file.

SECTION 10

Where to look at samples

Where	What you'll find	Notes
★ **Lowe's**	Shingle displays and sample boards	Preferred — good place to compare colors in person
Home Depot	Shingle displays and sample boards	Backup option
Manufacturer websites	Color visualizers — upload a photo of your house	Try a few colors on your own home
Ask McInnis	Addresses of finished roofs	Seeing a full roof beats any sample
Other: _____		

★ = McInnis preferred vendor. Roofing material is ordered by McInnis and delivered to the roof on install day.

FILL IN AND RETURN

Roof Selection Sheet

Name: _____ Address: _____ Date: _____

Item	Your choice
Roofing material	☐ Architectural asphalt ☐ 3-tab ☐ Designer asphalt ☐ Standing-seam metal ☐ Metal shingle ☐ Shake ☐ Synthetic ☐ Tile
Flat / low-slope areas	☐ None ☐ TPO ☐ Modified bitumen ☐ Not sure — ask McInnis
Manufacturer / line	Brand: _____ Product line: _____
Color	Color name: _____ Seen on a house at: _____
Ratings wanted	☐ Class 4 impact ☐ High wind ☐ Algae resistant ☐ Cool / reflective
Warranty	☐ Standard ☐ Enhanced system warranty
HOA approval	☐ No HOA ☐ Approval needed ☐ Approved
Ventilation	☐ Ridge vent ☐ Box vents ☐ Match existing ☐ McInnis recommend
Skylights	☐ None ☐ Reflash ☐ Replace ☐ Remove & roof over Qty: ___
Chimney	☐ None ☐ Reflash ☐ Add cricket ☐ Remove above roof
Pipe boots	☐ Standard rubber ☐ Lead ☐ Long-life
Solar / dish	☐ None ☐ Solar — needs detach/reset ☐ Dish — reinstall ☐ Dish — discard
Drip edge color	☐ Match gutters ☐ Match trim ☐ Match roof Color: _____
Gutters	☐ Not included ☐ K-style ☐ Half-round ☐ 5" ☐ 6" Color: _____
Downspouts / guards	☐ 2×3 ☐ 3×4 | ☐ No guards ☐ Screen ☐ Micro-mesh ☐ Solid cover
Moss control	☐ Zinc strips ☐ Copper strips ☐ None
Access notes	Gate code / pets / parking / where the dumpster can go: _____
Notes	

Next step: send this sheet to McInnis Construction (mcinnisllc@outlook.com). We'll confirm your selections against the claim, place the material order and schedule your install date.

HOMEOWNER'S GUIDE TO

Your Concrete

Concrete basics • Reading your measurements • What we're pouring
Finishes & color • Joints & reinforcement • Drainage & slope
Steps & railings • Curing & care • Your one-page selection sheet

START HERE

How this guide works

Your rebuild includes replacing concrete that was damaged or had to be broken out — for example after a sewer or water-line repair, a foundation-area excavation, or replacing old stairs. This guide covers how concrete is built and the choices you get to make. **You pick the look and the options. We handle the rest** — locates, demo and haul-off, base prep, forms, reinforcement, the pour, finishing, curing and clean-up.

What you'll decide

- **The finish** — broom, exposed aggregate, stamped, smooth, salt (Section 4).
- **Color** — standard gray, integral color, or stain (Section 4).
- **Joint layout** — tooled or saw-cut, and any decorative borders (Section 5).
- **Steps and railings** — if stairs or a stoop are in the job (Section 7).
- **Sealer** — none, clear, or wet-look (Section 8).

How to use it

- Read through once, then fill in the **one-page Concrete Selection Sheet** at the back.
- Take photos of finishes you like on neighbors' driveways and patios — they're the best sample there is.
- Send us the sheet. We order the concrete and materials and schedule the pour around the weather.

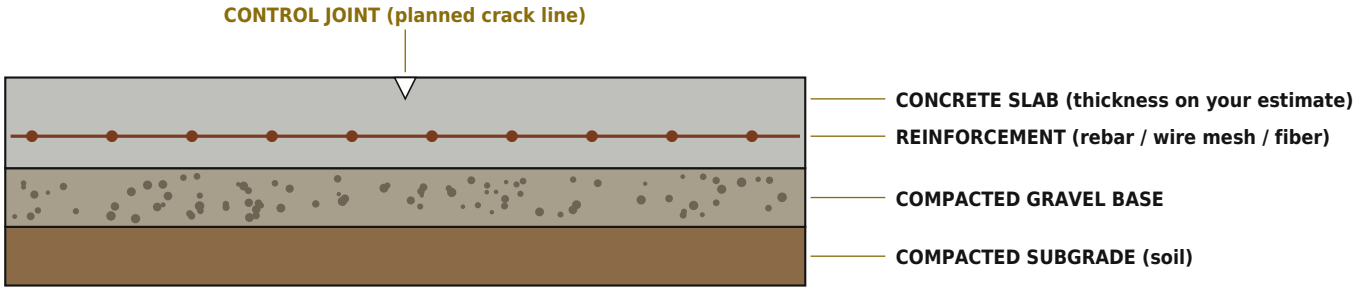
Insurance and permit basics

Topic	What it means for you
Like kind and quality	Your claim pays to replace what was there with comparable concrete. Upgrades (stamped or colored where it used to be plain broom finish, a bigger slab) are usually your cost for the difference.
Matching	New concrete never matches old concrete exactly — new is lighter and cleaner. It weathers closer over time. If an area must visually match, tell us before the pour.
Permits	Work in the public right-of-way (sidewalk, curb, driveway apron) usually needs a city permit and inspection. Some steps and structural work need a building permit. We handle the paperwork.
Utility locates	Before digging, utilities are marked through the 811 call-before-you-dig system. We place the call.

SECTION 1

Concrete basics

A slab is only as good as what's under it. Most cracks and sinking come from poor base prep, not bad concrete.



Cross-section of a typical slab

Term	What it is
Flatwork	Any slab on the ground — driveways, patios, walks, garage floors.
Subgrade / base	The compacted soil and gravel the slab sits on. We dig out soft or organic soil and compact the gravel.
Forms	Boards or metal that hold the wet concrete in shape until it sets.
PSI (strength)	How much load the cured concrete can carry. Driveways use a stronger mix than walkways.
Reinforcement	Rebar, welded wire mesh or fibers in the mix that hold cracked pieces together.
Control joint	A groove that tells the slab where to crack, so cracks stay straight and hidden.
Expansion / isolation joint	A soft strip where new concrete meets the house, steps or old concrete so they can move separately.
Curing	Keeping new concrete damp and protected so it reaches full strength.

GOOD TO KNOW Hairline cracks in concrete are normal and expected — concrete shrinks as it dries. Joints and reinforcement keep cracks small and in planned places. Wide, offset or sinking cracks are not normal; tell us.

SECTION 2

Reading your concrete measurements

Here's how concrete is measured and priced so you can read your estimate.

Measurement	Unit	What it covers
Slab area	Square feet (SF)	Demo, base prep, finishing and sealer
Thickness	Inches	Walks and patios are commonly about 4"; driveways and slabs that carry vehicles are often thicker
Concrete volume	Cubic yards (CY)	The concrete itself. Length × width × thickness (all in feet) ÷ 27
Forms / edges	Linear feet (LF)	Form boards around the slab
Demo + haul	SF or CY	Breaking out old concrete and hauling it away
Base gravel	Tons or CY	Compacted rock under the slab
Reinforcement	SF or LF	Mesh by the square foot; rebar by the linear foot
Steps	Each riser / LF	Formed steps are priced by the step
Pump / access	Each	A concrete pump when a truck can't reach the pour

Example

A 10 ft × 20 ft patio, 4 inches thick: 10 × 20 × 0.33 = 66 cubic feet ÷ 27 = **about 2.5 cubic yards**. A small extra is always ordered so the truck doesn't run short.

SECTION 3

What we're pouring

Type	Things to know
Driveway	Thicker, stronger mix and reinforcement for vehicles. Plan joints so they line up with the garage door edges.
Driveway apron / curb cut	The part in the public right-of-way — the city sets its size, thickness and finish and inspects it.
Patio	Size it for furniture plus walking room. Consider a grill or hot-tub pad area that's thicker.
Walkway / sidewalk	Common widths are 3–4 ft for side paths, wider for a front entry walk.
Steps / stoop	Formed steps with a landing at the door. See Section 7 for code rules.
Garage or shop slab	Smooth trowel finish, sloped toward the door; vapor barrier under interior slabs.
Equipment pad	Small pad for HVAC, generator or water heater.
Trench patch	Replacing concrete cut out for a pipe repair. Will look different from the surrounding slab.

SECTION 4

Finishes and color

The finish is the biggest choice you'll make. Each one looks, feels and wears differently.

Finish	Looks like	Good to know
Broom finish	Fine lines brushed across the surface	The standard for outdoor flatwork; good traction when wet. Usually what your claim covers
Exposed aggregate	Smooth stones showing on the surface	Very common in the Portland area; hides dirt; rougher to walk barefoot on
Stamped	Pressed patterns — stone, slate, brick, wood plank	Decorative; needs sealer every few years; can be slick when wet unless a grit is added to the sealer
Smooth trowel	Hard, smooth surface	Garage and interior floors; slippery outdoors when wet
Salt (rock salt) finish	Small pits across the surface	Subtle texture; can be harder to keep looking clean
Swirl / float finish	Circular texture	Simple decorative alternative to broom
Border / band	A different finish or color around the edges	Dresses up plain broom finish without a full stamped slab

Color

Option	How it works
Standard gray	No color added. Lightens as it cures.
Integral color	Pigment mixed into the concrete, so color goes all the way through. Chips and wear don't show as much.
Color hardener / release	Color troweled onto the surface; common with stamped concrete for two-tone looks.
Acid or water-based stain	Applied after curing; variegated, marbled look. Works best on smooth finishes.

COLOR TIP Colored concrete looks different wet vs. dry and from one batch to the next. Ask us for a sample board or an address to look at before choosing.

SECTION 5

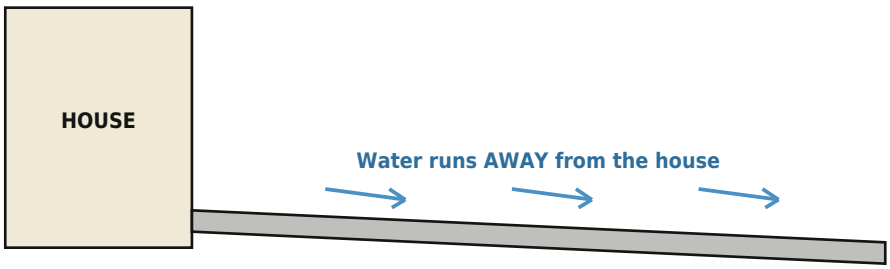
Joints and reinforcement

Choice	Options	Notes
Control joints	Tooled (grooved while wet) • Saw-cut (cut the next day)	Saw-cut lines are thinner and cleaner; tooled joints have rounded edges. Joints are spaced in a regular grid sized to the slab thickness
Joint pattern	Square grid • Diagonal • Follow the house lines	We'll lay out a pattern that controls cracking; tell us if you want it to line up with doors, posts or steps
Reinforcement	Rebar • Welded wire mesh • Fiber mix	We choose based on use — driveways and steps typically get rebar
Doweled to existing	Pins drilled into old concrete	Keeps new and old slabs level with each other at the joint

SECTION 6

Drainage and slope

Water is the reason most of our jobs exist — new concrete should never send it toward the house.



Patios and walks slope gently away from the foundation — usually about ¼" per foot.

- Patios, walks and driveways next to the house slope away from the foundation.
- Plan where downspouts discharge — onto a splash block, into a drain line, or under the slab in a pipe.
- A channel or trench drain can be added across a driveway or patio that would otherwise hold water.
- Low spots next to an old slab are a common source of crawlspace and basement water — point them out on the walk-through.

SECTION 7

Steps and railings

Stairs follow the building code. We set the heights and depths so every step is the same — uneven steps are a tripping hazard.

Item	Code basics (residential)	Your choice
Riser (step height)	Maximum 7¾" and consistent from step to step	Set by code
Tread (step depth)	Minimum 10"	Deeper treads are easier on the knees
Landing	Required at exterior doors	Size can go bigger for a bench or planters
Handrail	Required on stairs with four or more risers	Metal (painted or powder-coated) • Wood • Cable
Guardrail	Required where a landing or walk is more than 30" above the ground below	Pickets • Panels • Cable
Nosing / edge	—	Square • Rounded (bullnose)

Code requirements can vary by city. We confirm the rules for your address before forming.

FILL IN AND RETURN

Concrete Selection Sheet

Name: _____ Address: _____ Date: _____

Item	Your choice
Areas in the job	☐ Driveway ☐ Apron ☐ Patio ☐ Walkway ☐ Steps / stoop ☐ Garage slab ☐ Pad ☐ Trench patch
Finish	☐ Broom ☐ Exposed aggregate ☐ Stamped ☐ Smooth trowel ☐ Salt ☐ Swirl
Stamp pattern	Pattern name: _____ (stamped only)
Border	☐ None ☐ Smooth border ☐ Contrasting color border ☐ Stamped border
Color	☐ Standard gray ☐ Integral color ☐ Color hardener ☐ Stain Color: _____
Control joints	☐ Tooled ☐ Saw-cut ☐ McInnis recommend
Joint pattern	☐ Square grid ☐ Diagonal ☐ Line up with doors / posts ☐ McInnis recommend
Drainage	☐ Splash blocks ☐ Downspout drain line ☐ Trench / channel drain ☐ None needed
Steps — edge	☐ Square ☐ Rounded Landing: ☐ Code minimum ☐ Larger
Railing	☐ None needed ☐ Metal — painted ☐ Metal — powder-coated ☐ Wood ☐ Cable Color: _____
Sealer	☐ None ☐ Clear / natural ☐ Wet-look ☐ With anti-slip grit
Matching	☐ Matching not critical ☐ Must blend with existing — talk to McInnis
Access	Truck / pump access, gate width, sprinklers, where the trucks can park: _____
Sprinklers / lighting	☐ None ☐ Sleeve under slab for future lines ☐ Low-voltage lighting conduit
Notes	

Next step: send this sheet to McInnis Construction (mcinnisllc@outlook.com). We'll confirm your choices against the claim, pull any permits, call in locates and schedule the pour.

Curing and timing

After the pour	What's okay
First day	Keep people, pets and sprinklers off. We cover it if rain is coming.
About 1–2 days	Light foot traffic.
About a week	Cars on a driveway (avoid turning wheels in place and keep heavy trucks off).
About 28 days	Concrete reaches its design strength. Wait to apply most decorative sealers until then.

Long-term care

- **Sealer:** protects against stains and freeze-thaw. Choose none, clear (natural look) or wet-look (darker, glossy). Stamped and colored concrete need it re-applied every few years.
- **De-icers:** avoid rock salt the first winter — use sand for traction instead.
- **Weather:** rain and cold delay pours. We schedule around the forecast; a postponed pour is normal in the Northwest.

HOMEOWNER'S GUIDE TO

Abatement

Asbestos & lead basics • Testing & results • What abatement looks like
Getting your home ready • Staying safe during the work
Clearance & records • Common questions • Your one-page prep sheet

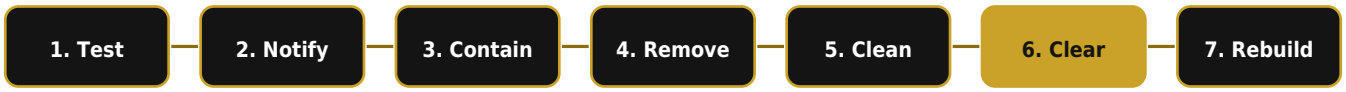
START HERE

How this guide works

Older homes can contain asbestos or lead paint in materials that look completely ordinary — drywall mud, ceiling texture, vinyl flooring, pipe wrap. When a water loss means those materials have to come out, they must be tested and, if positive, removed by a **licensed abatement contractor** under strict rules before any rebuild starts. This guide explains what happens, why, and what you'll need to do to get your home ready.

SAFETY FIRST **Don't touch, scrape, sand, sweep or vacuum suspect materials yourself**, and keep the area closed off. Asbestos fibers are only a hazard when the material is disturbed and they get into the air. Left alone, it can wait safely for the abatement crew.

The process at a glance



What you'll decide

- **Where you'll stay** during the work — at home outside the work area, or relocated (Section 5).
- **Your belongings** — packed out by us, moved by you, or protected in place (Section 5).
- **Pets, access and schedule** — keys, gate codes, parking for the crew trailer (Section 5).

Insurance basics

Topic	What it means for you
Testing	Sampling and lab analysis are part of the job when damaged materials could contain asbestos or lead.
Abatement	When the damaged materials test positive, removing them safely is usually part of the claim because they can't be removed any other way. We document it for the carrier.
Living expenses	If you can't stay in the home during the work, many policies include Additional Living Expense / Loss of Use coverage. Ask your adjuster what your policy allows before you book a hotel.
Deductible	Your share, paid as set out in your contract with us.

SECTION 1

Asbestos basics

Asbestos is a natural mineral fiber that was mixed into many building products for strength and fire resistance. It was used for decades, and some products contained it into the 1980s and beyond.

Where it hides in a typical home

Material	Where you'd see it	Type
Popcorn / acoustic ceiling	Ceilings, often in older living rooms and bedrooms	Friable
Drywall joint compound and wall texture	Walls and ceilings throughout	Friable
Sheet vinyl flooring and backing	Kitchens, baths, laundry rooms	Varies
9" × 9" floor tiles and black mastic (glue)	Basements, kitchens, under newer flooring	Non-friable
Pipe and duct insulation / wrap	Basement, crawlspace, furnace area	Friable
Vermiculite attic insulation	Pebbly gray-brown loose fill in the attic	Friable
Cement siding, roofing and panels	Exterior walls, older roofs, behind wood stoves	Non-friable
Window glazing, caulks, roofing felt	Windows, roof underlayers	Non-friable

Friable vs. non-friable

- **Friable** materials crumble by hand pressure when dry (texture, pipe wrap, insulation). They release fibers easily, and in Oregon must be removed by a licensed asbestos abatement contractor.
- **Non-friable** materials are bound tightly (vinyl tile, cement siding, roofing). They still require proper notification, wet removal methods and disposal, and must be kept intact during removal.

GOOD TO KNOW You can't tell by looking. Two ceilings that look identical can test differently. Only a lab test of a sample answers the question.

SECTION 2

Testing and your results

Before materials are disturbed, they're sampled by an accredited inspector and sent to a lab.

Question	Answer
When is testing required?	In Oregon, homes built before January 1, 2004 need an asbestos survey by an accredited inspector before renovation or demolition. In Washington, a survey is required before renovation regardless of the home's age.
What happens during sampling?	The inspector wets the material and cuts a small piece from each suspect material — usually a few small holes that get patched or are removed with the damaged material anyway.
How long do results take?	Usually a few business days, depending on the lab. Rush results are available at extra cost.
What does a result look like?	A lab report listing each sample, the material and whether asbestos was detected (and how much).
What if it's negative?	Normal demolition and rebuild go ahead — no abatement needed for those materials.
What if it's positive?	Those materials are scheduled for abatement before any demo or rebuild work in that area.

Lead paint

- Homes built **before 1978** may have lead-based paint under newer layers.
- Work that disturbs painted surfaces in those homes must follow lead-safe practices by a certified renovation firm (EPA's Renovation, Repair and Painting rule): containment, no dry sanding or open-flame removal, HEPA cleanup and a cleaning check.
- Lead is most dangerous to young children and pregnant women. Keep them away from the work area entirely.

Keep these documents

The survey report, lab results and clearance paperwork are permanent records for your home. Keep them with your claim file — they're useful if you sell or remodel later.

SECTION 3

What abatement looks like

Abatement is careful, slow work. The goal is to remove the material without letting a single fiber leave the work area.



Top-down view of a typical containment

Step	What you'll see
1. Notification	The state is notified before work begins (Oregon DEQ requires advance notice). This sets the earliest start date.
2. Containment	Floors, walls and openings sealed with heavy plastic. Vents and doorways closed off. Warning signs posted.
3. Negative air	HEPA-filtered air machines run day and night, pulling air into the work area and exhausting filtered air outside.
4. Removal	Crew in suits and respirators wets the material and removes it in pieces to keep dust down.
5. Packaging	Waste is double-bagged in heavy plastic, labeled and sealed for hauling to a permitted disposal site.
6. Cleaning	Everything inside containment is HEPA-vacuumed and wet-wiped, often more than once.
7. Clearance	A visual inspection and, where required or recommended, air testing confirm the area is clean before the plastic comes down.
8. Rebuild	Only after clearance do we start drywall, flooring and the rest of the rebuild.

SECTION 4

Timeline and what to expect

Every job is different, but this is the usual order of events.

Stage	Typical timing	Notes
Sampling	One visit	Usually done during or right after mitigation
Lab results	A few business days	Faster with rush analysis
Carrier approval	Varies	We send results and the abatement scope to your adjuster
Notification waiting period	Several days	Required before work can start
Abatement work	1 day to about a week	Depends on how much material and how many rooms
Clearance	Same day to a few days	Air sample results may take a day or two
Rebuild starts	After clearance	We schedule trades as soon as clearance is confirmed

During the work

- **Never enter the containment** or open the plastic — even to grab something. Ask the crew lead instead.
- **Expect noise:** air machines run 24 hours a day and use household power. Don't unplug them or switch off their breakers.
- **Heating and cooling** may be shut off or the vents sealed in the work area. Plan for a cooler or warmer house.
- **Keep children and pets away** from the work area, the decon entry and the waste trailer.
- **Windows and doors** near the work area stay closed unless the crew says otherwise.
- Questions or something looks wrong (torn plastic, a machine off)? Call us right away — don't try to fix it.

PEACE OF MIND Worried about air quality in the rest of the house? Ask us about adding clearance air testing for peace of mind. The documentation is useful for your records, too.

SECTION 5

Getting your home ready

A little preparation keeps the job on schedule. These are the decisions we'll need from you.

Topic	Your options	Things to know
Where you'll stay	Stay home (outside work area) • Relocate to family/friends • Hotel or rental	Relocation is common when a kitchen, only bathroom or central area is involved. Check Additional Living Expense coverage with your adjuster first
Belongings in the area	McInnis pack-out • You move them • Protect in place	Everything must be out of or sealed off from the work area before containment goes up
Pets	Board them • Keep in a closed room away from the work	Fans, strangers and plastic walls stress pets out
Access	Keys • Lockbox • Garage code • Someone home	The crew needs daily access, often early mornings
Power and water	Outlets the crew can use • Outdoor faucet	Air machines and wet methods need both
Parking	Driveway • Street	Room for a work truck and a waste trailer or bin near the house
HVAC	Furnace / AC off during work • Vents sealed	Prevents fibers from moving through ductwork
Neighbors / HOA	Notify • Not needed	Shared walls or common areas may need building manager notice

SECTION 6

Common questions

Question	Answer
Can't you just remove it carefully yourselves?	Friable asbestos must be removed by a licensed abatement contractor, and all asbestos removal has notification, handling and disposal rules. We coordinate the licensed abatement crew and schedule our rebuild around it.
Was my family exposed?	Intact materials don't release fibers. Concern is highest when material has been sanded, scraped or broken up dry. Talk to your doctor if you have health questions.
Why does it take so long to start?	Lab results, insurance approval and the state notification period all have to happen first.
Will my house smell or be dusty afterward?	No — the work area is cleaned and cleared before the plastic comes down.
What happens to the waste?	It's sealed, labeled and hauled to a permitted disposal site with a shipping record.

FILL IN AND RETURN

Abatement Prep Sheet

Name: _____ Address: _____ Date: _____

Item	Your answer
Areas involved	☐ Kitchen ☐ Bathroom(s) ☐ Laundry ☐ Bedroom(s) ☐ Living area ☐ Basement ☐ Crawlspace ☐ Attic ☐ Exterior
Year home was built	_____ ☐ Not sure
Survey / lab results	☐ I've received a copy ☐ Please send me a copy
Where we'll stay	☐ At home ☐ Family / friends ☐ Hotel / rental Dates: _____
Living expenses	☐ Asked my adjuster about coverage ☐ Need help with this
Who lives here	☐ Children under 6 ☐ Someone pregnant ☐ Someone with breathing issues ☐ None of these
Pets	☐ None ☐ Will board ☐ Closed room away from work Type: _____
Belongings	☐ McInnis pack-out ☐ I'll move them ☐ Protect in place
Access	☐ Someone home ☐ Lockbox ☐ Garage / gate code Code: _____
Work hours	☐ Standard weekdays OK ☐ Early starts OK ☐ Restrictions: _____
Parking	☐ Driveway ☐ Street Notes: _____
Power / water	Outlets the crew may use: _____ Outdoor faucet: ☐ Yes ☐ No
HVAC	☐ Forced air ☐ Baseboard / wall heat ☐ Heat pump ☐ Not sure
Shared walls / HOA	☐ No ☐ Yes — contact: _____
Best contact	Name: _____ Phone: _____ ☐ Text OK
Notes / questions	

Next step: send this sheet to McInnis Construction (mcinnisllc@outlook.com). We'll coordinate testing, approval and the abatement schedule, and walk you through the start date.

HOW TO

Send Us Your Selections

Get your picks and photos to us — straight into your job file
Upload • Email • Text • Drop off
What we do once we have them

STEP 1

What to send us

Send	Why
Your filled-in selection sheets	The Build-Back answer sheet plus any guide sheets (flooring, paint, cabinets, etc.).
Product links or photos	A link, screenshot or photo of the label with the item # for each pick.
Photos of what you have now	Close-ups of trim, flooring, tile or hardware you want matched.
Order / receipt numbers	If you ordered at the store, send the order # so we can track delivery.

STEP 2

How to send it

Way	How
Email	mcinnisllc@outlook.com — put your **last name and address** in the subject line.
Text	(971) 384-8180 - start the text with your last name and address.
Hand it to us	Give the sheets to your project lead at the house, or drop them at 1386 SE Fir Grove Loop, Hillsboro (Mon–Fri 9–5).
Phone photos	Take the photo straight on, in good light, with the label readable. One item per photo is best.

STEP 3

What happens next

- **We file everything** in your job folder the same day.
- **We check each pick against your estimate** — size, quantity and whether it's covered or an upgrade.
- **We confirm with you** before anything is ordered, and tell you if anything needs a second look.
- **We add what's missing** — matching trim, transitions, grout, supply lines — and confirm pickup or delivery.

Order: send selections to the office, or build an order on the McInnis Construction LLC account with your PO #.

YOUR PO # Your PO # is your **last name + street number**, for example GERBER-4827. Give it to the store with every order.

CHECKLIST

What I sent

✓	What I sent	How I sent it	Date	Notes

WHEN YOU NEED US

Troubleshooting & Contacts

Who to call and when • Office hours • Emergencies
Quick fixes for the guides, ordering and deliveries

CONTACTS

Who to call

Who	Phone	Call for
Office (Judi)	(971) 384-8180	Scheduling, questions, selections, paperwork — Mon–Fri 9–5
Tiffany	(503) 330-5516	Scheduling, billing and coordination
Jason - Co-Owner	(503) 330-5517	Crews, project questions, emergencies and after-hours calls
Nolan - Co-Owner	(503) 816-7201	Estimates, emergencies and after-hours calls
Email	mcinnisllc@outlook.com	Selections, photos, documents — any time

HOURS Monday-Friday, 9 a.m.-5 p.m. For emergencies or after-hours help, call either Jason at (503) 330-5517 or Nolan at (503) 816-7201. If anyone is in danger, call 911 first.

QUICK FIXES

Common problems

Problem	What to do
Can't find a product from the guide	Search the store's website by the product type and color, or send us a photo of something you like and we'll find it.
Store says the item is out of stock	Ask about the lead time and a similar item in stock. Send us both options before ordering.
Store can't find our account	Give them **McInnis Construction LLC** and your PO #. If it still doesn't work, call the office.
Not sure if something is covered	Ask us before ordering. Upgrades beyond your estimate are usually your cost for the difference.
Delivery arrived damaged	Don't open or install it. Take photos, note it on the delivery slip, and call the office.
Boxes have different dye lots	Flooring and tile must match. Call us before anything is installed so we can exchange it.
Wrong size or wrong item delivered	Leave it boxed and call the office — we'll handle the return with the store.
Can't send photos or files	Text them to (971) 384-8180, or give printed sheets to your project lead.

AFTER YOUR REBUILD

Our Warranty

What we stand behind • For how long • How to ask for a fix

OUR PROMISE

One-year workmanship warranty

McInnis Construction stands behind the work our crews install. If something we installed fails because of how it was installed within **one year** of the date you signed off on your job, we'll come back and make it right at no charge.

Covered	Not covered by this warranty
Installation of the flooring, trim, doors, cabinets, countertops, fixtures, tile, drywall and paint we put in	Product defects — those fall under the manufacturer's warranty (we'll help you file the claim)
Loose, lifting or separating materials caused by how they were installed	Normal wear and tear, scratches, dents, fading or stains from use
Leaks at plumbing connections we made	Hairline cracks from normal settling or drying in drywall, grout, caulk or concrete
Trim, caulk and paint touch-ups where our work failed	Damage from misuse, accidents, pets, lack of maintenance, or changes made by others
	New water losses, storms or other events — those are new insurance claims (call us; we can help)
	Work we didn't do, or materials we didn't install

NEED A FIX?

How to ask for warranty service

- **Call the office** at (971) 384-8180 (Mon–Fri 9–5) or email mcinnisllc@outlook.com.
- **Send photos** of the problem and tell us when you first noticed it.
- **We'll schedule a visit** to look at it and let you know what we'll fix and when.
- Please don't have someone else repair it first — that can void the warranty on that item.

KEEP THIS Keep this page with your signed Completion & Sign-Off form and your product warranty papers. Your one year starts on the sign-off date.

Warranty start date (sign-off date): _____ Job address: _____

FOR OUR STORE PARTNERS

Supplier Partner Guide

For our store partners — how McInnis customer orders work
PO numbers • What to check • Delivery • Order tracker • Contacts

WHO THIS IS FOR

Our store partners

McInnis Construction LLC rebuilds homes after water damage and insurance losses. Homeowners choose their finishes, then send selections to the office or build orders on the McInnis account. We review quotes before orders are finalized.

Stores we work with: Lowe's, Floor & Decor, CFM, Home Depot, Beaverton Cabinets, George Morlan Plumbing Supply and Sherwin-Williams.

SECTION 1

How an order comes in

- The homeowner comes in (or calls) with their selection sheet and a **PO #**.
- Every order goes on the **McInnis Construction LLC** account under that PO #.
- PO format: the homeowner's **last name + street number**, e.g., GERBER-4827.
- Please send the quote to McInnis before it's finalized so we can confirm quantities.

SECTION 2

What we do with the quote

- **We check it against our estimate** — product, size and quantity.
- **We add what's missing** — matching trims, transitions, grout, supply lines.
- **We confirm pickup or delivery** and the window that fits our schedule (job address is on the order).
- **The order is placed** on the McInnis account. Please send us the order or invoice number.
- **Delivery problems or damage** — call us before the crew is scheduled; we'll handle the return with you.

SECTION 3

Before you finalize — checklist

✓	Check	Notes
☐	PO # and McInnis Construction LLC on the order	
☐	Job address for delivery	
☐	Quantities match our estimate	
☐	Matching trims / grout / transitions added	
☐	One dye lot / run for all flooring and tile	
☐	Lead time noted for special orders	
☐	Quote sent to McInnis and confirmed	

SECTION 4

Open order tracker

Optional — keep a running list of our open jobs and send it to us weekly.

Customer	PO #	Items	Quote / order #	Qty OK'd	Status	Pickup / delivery

SECTION 5

Our contacts

Who	Phone	For
Nolan - Co-Owner	(503) 816-7201	Quotes, quantities, approvals
Jason - Co-Owner	(503) 330-5517	Crews, job-site delivery
Office (Judi)	(971) 384-8180	Scheduling, order numbers — Mon–Fri 9–5
Tiffany	(503) 330-5516	Scheduling, billing and coordination

McInnis Construction LLC • 1386 SE Fir Grove Loop, Hillsboro, OR 97123 • CCB #199578 • mcinnisllc@outlook.com

Your store / contact name: _____ Direct phone / email: _____

Notes