

Contractor estimate v1

Original files delivered on WhatsApp • Expected total: USD 47,000

Version v1

A spreadsheet can move numbers quietly. This PDF fixes the original narrative

The estimate and the takeoff travel together. The PDF makes the expected scope readable, while the spreadsheet carries the detailed quantities. Later, a contractor can quietly switch one file and claim it was always the valid one.

Profile: EB1

Scope: original estimate

Channel: WhatsApp

Key agreed items

505 sq ft of living room flooring.

76 linear feet of baseboard.

129 sq ft of kitchen and bath tile work.

Plumbing, rewiring and trim work as closed allowances.

Original expected total: USD 47,000.

Why this hurts in practice

If 505 becomes 690 in a later takeoff, the overrun looks technical and believable.

If a new photo appears showing supposed hidden damage, the homeowner is cornered.

Without the original package, each party keeps a different version of the story.

This bundle seals the version delivered before the dispute began.

The point of this estimate PDF is not to prove the contractor is right, but to preserve which estimate and quantities were originally placed on the table.

Reference figures from the initial package

Key quantities connected to the takeoff and the dispute

Original figures included

Living room flooring: 505 sq ft.

Baseboard replacement: 76 lf.

Kitchen and bath tile work: 129 sq ft.

Demolition and haul-off included as an initial line item.

Total package value at issue time: USD 47,000.

Dispute trigger later on

The contractor later claims a change order with a revised takeoff is the real version.

That revised file allegedly justifies an extra USD 18,000.

The homeowner and architect doubt the spreadsheet and the new supporting photo.

This bundle helps prove what was actually sent on day one.

Estimate v1 is meaningful because it can be read alongside the original takeoff, photos and WhatsApp capture contained in the same packa