



ScopeAI Pro

USER GUIDE

Field Estimating for iPhone & iPad

Voice · Photo · AI Estimating

Built by a contractor, for contractors
Curt's Construction · www.GoAskCurt.com

Version 3.0 · iOS · August 2026

A Note From Curt

From 1978 to 1989 I learned to build — carpenter, foreman, superintendent. I learned how to run the work and put a house together. What nobody taught me was the one thing that decides whether you make it: the bid.

In June of 1989 I quit my job and started out on my own. Excited and scared at the same time — both feet in, hoping I wouldn't drown. Every estimate after that felt like a job interview. Nervous the whole time about what the other side was thinking. Never sure I'd gotten every detail down on paper. Always that voice in the back of my head — did I miss something?

I did it the hard way. By living through it. There were nights the stress had me ready to walk away from the whole thing, and Dee could tell you how close I came. I didn't quit. And the way I got through it was the same way I get through every job: I kept looking for a better tool.

ScopeAI Pro is the tool I wish I'd had in '89. A partner that knows the part I didn't — that helps me catch what I might've missed and get to a solid scope with a matching number, without eating my whole weekend.

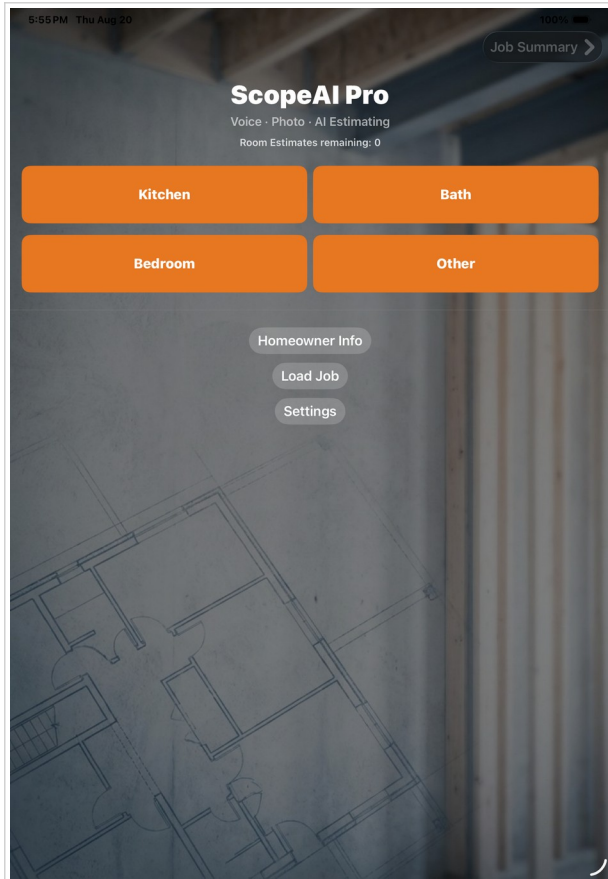
It won't bid the job for you. You're still the last hand on every number, the way it should be. But it gives you a running start, and it gives you back the one thing you can never get more of: time. Time for the work that matters. Time with your family.

That's what I want for you.

— Curt

1 What ScopeAI Pro Does

You walk the job. You describe the work — talk it out or type it. ScopeAI Pro sends your scope to AI and hands back a complete, line-item estimate broken out by CSI division. You review it, correct it, and make it yours — then turn it into a clean PDF for your client, your crew, or your office.



Plain English: you write the scope, the app builds a starting estimate, and you have the final say on the number.

One thing up front, because it drives everything else — the estimate is only as good as the scope you feed it. The measurements, materials, and allowances you write down are what the AI prices.

Photos ride along on the PDF as your record of the "before" — they don't build the number. Your words do.

Three roles (set in Settings)

Contractor — full access: settings, markup, PDFs, save & load.

Estimator — build and export estimates; no markup controls.

Field Rep — collect the scope and hand it up to the contractor.

Your Estimate is only as good as your Scope!

2 Getting In — Sign In & Room Estimates



Sign in with Apple. First launch, one tap — nothing to remember.

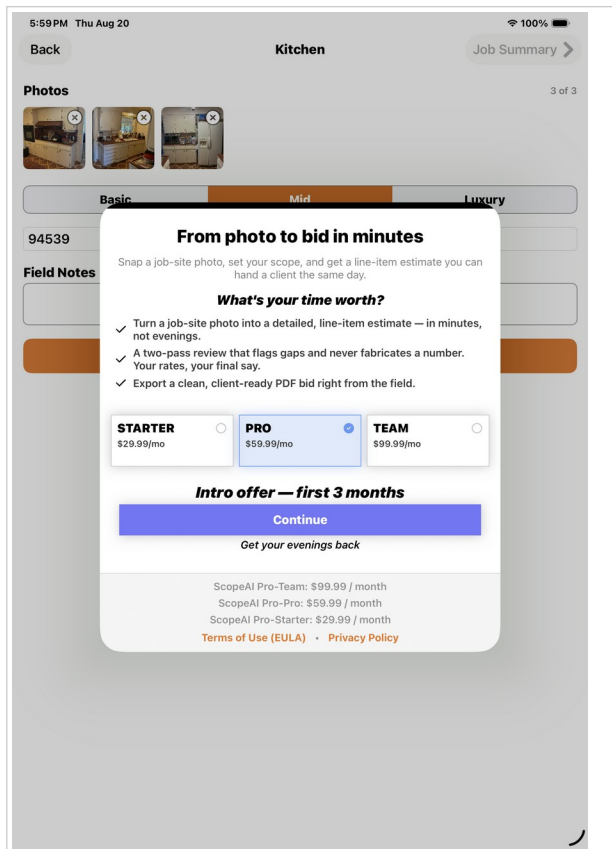
Room Estimates — your fuel gauge

Once you're in, the home screen shows Room Estimates remaining up top:

- Every room you estimate burns one.
- Exporting a CSV burns one per room — the app warns you first.
- New accounts start with three free.

From the home screen you'll also reach your four room types — Kitchen, Bath, Bedroom, Other — plus Homeowner Info, Load Job, Settings, and Job Summary in the top corner.

When your free estimates run out — Plans



When you're out of free Room Estimates, the subscription screen comes up. Three plans, billed monthly:

Starter — \$29.99 / month

Pro — \$59.99 / month

Team — \$99.99 / month

There's an intro offer on the first three months. Pick a plan, tap Continue, and you're back to estimating.

3 First-Time Setup — Settings (Do This Once)

Tap Settings. Five minutes here and every PDF comes out branded and correct, and every estimate carries your real numbers.

5:56 PM Thu Aug 20 100%

Settings Save

Company Info

Company Name

Phone

Website

License Number

Logo

Choose Logo

Emails

Contractor Email

Estimator Email

Role & Access

Role Contractor

4-Digit PIN (optional)

Markup %

Labor	30.0
Overhead	30.0
Profit	30.0

Labor Rate

Blended Rate (\$/hr) 185.0

Company Info — business name, phone, website, license number. Prints on every PDF header.

Logo — tap Choose Logo. Square image, 300×300 or smaller, PNG or JPG. Sits top-left on your PDFs.

Emails — your contractor email. Estimator email is optional.

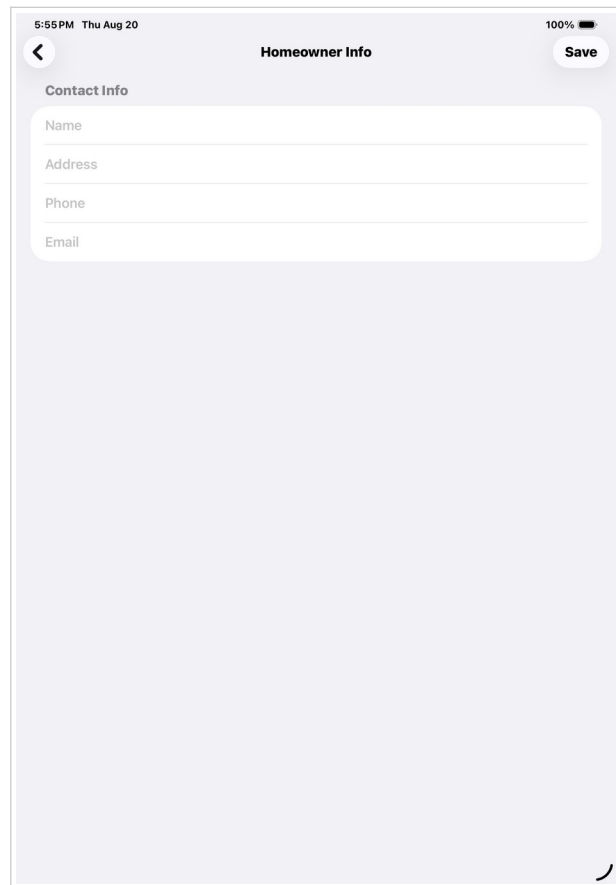
Role & Access — set your Role (Contractor if you're the owner), and set a 4-digit PIN to lock Settings so a field rep can't change your company info.

Blended Labor Rate — one combined hourly rate covering all your trades. The AI tells the app how many hours a job takes; the app multiplies those hours by this rate. Put in your real number.

Markup % — Labor, Overhead, Profit. These flow into every estimate, so your totals already carry your margins — not just raw material and labor.

Tap Save. You're set until something changes.

4 Start With the Homeowner

A screenshot of a mobile application interface for entering homeowner information. The screen has a light purple background. At the top, there is a status bar showing '5:55 PM Thu Aug 20' and '100%' battery. Below the status bar is a navigation bar with a back arrow on the left, the title 'Homeowner Info' in the center, and a 'Save' button on the right. Under the navigation bar, there is a section titled 'Contact Info' in a smaller font. Below this title are four white input fields with light green borders, labeled 'Name', 'Address', 'Phone', and 'Email' from top to bottom. The rest of the screen is a large, empty light purple area. A small black curved line is visible at the bottom right corner of the screen.

From the home screen, tap Homeowner Info and fill in the four lines — name, property address, phone, email — then tap Save.

This prints in the top-right corner of every PDF under Prepared For, so your client sees their own name and address on a clean, professional document from page one.

Set this before you start any rooms. The homeowner info rides with the whole job, so entering it up front stamps every page correctly. Skip it and your header comes out blank where the client's name should be.

Field tip: type the name and address exactly the way the client would want to read them. This is the top of the document they're going to hold in their hands.

5 Pick a Room & Write the Scope

This is the heart of the app. Everything downstream — the estimate, the PDF, the number your client sees — is built on what you write here.

5:55 PM Thu Aug 20 100%

< Kitchen Job Summary >

Room
Kitchen ▾

Scope of Work
Describe the work in detail — materials, fixtures, finishes, demo, etc.

Your Estimate is only as good as your Scope! Clear

Dimensions
e.g. 14.2 ft x 11.8 ft x 9.0 ft ceiling

ZIP Code
ZIP

Finish Level
Basic Mid Luxury

Next →

Room — tap the picker to select the specific space (under Kitchen: Kitchen, Pantry, Laundry Room, Other). It's a selector, not a text box — that label carries onto the Job Summary and PDF.

Scope of Work — describe the job: materials, fixtures, finishes, demo, what comes out and what goes in. Type it, or tap the mic and talk it (it handles trade terms fine). The AI prices your *words* — so leave nothing to guess:

- Put measurements in the scope, and if a measurement carries a cost, say the rate — "25 lineal feet of mitered edge at \$35/LF."
- Put a dollar allowance on anything you're not itemizing — "RTA cabinets allotted at \$5,000."
- State your counts — "eight handles at \$5 each," not just "handles."

Dimensions — enter length × width × ceiling by hand: tape it and type it. (No scan button — LiDAR lives in ScopeAI Bid.)

ZIP Code — the job-site ZIP.

Finish Level — Basic, Mid, or Luxury. Your pick highlights in orange and calibrates material grade across the estimate.

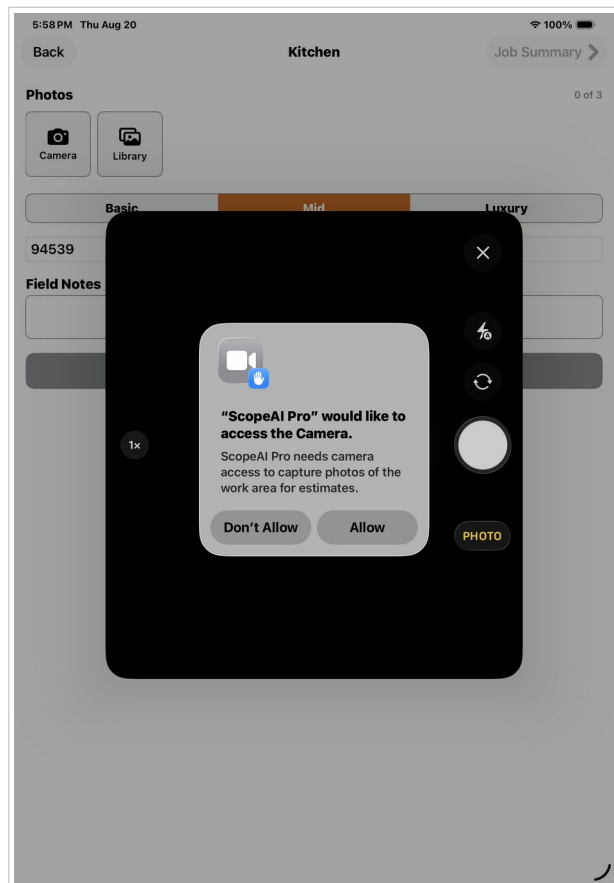
Next → heads to the photos and the estimate.

Your Estimate is only as good as your Scope!

What a good scope reads like

✓

6 Add Your Photos

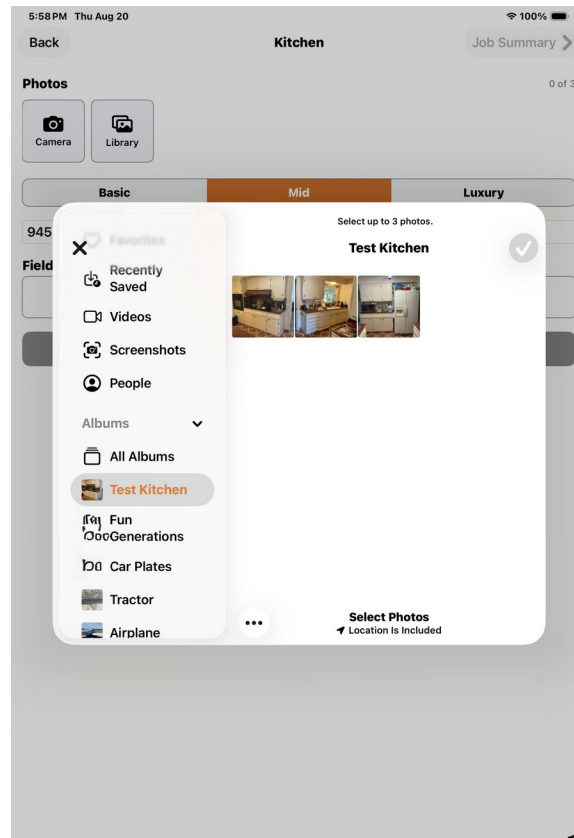


Tap Camera to shoot the space, or Library to load existing shots. The first time, iOS asks for camera access — tap Allow. Attach at least one photo to move forward; the app holds three slots per room, so pick the three that tell the story best.

Straight talk on what photos do

Your photos are your record of the "before." They print on the PDF under Site Condition Photos so you and your client have a documented starting point — and if you don't set foot in that house again for months, they're your memory of exactly how it looked.

They are not read by the AI. The estimate is built from your scope, not your pictures.



Pull from any album — Camera or Library, select up to three.

7 Generate the Estimate

6:01PM Thu Aug 20

BackKitchenJob Summary

3 of 3

Photos



BasicMidLuxury

94539Prepared By

Field Notes

Generate Estimate

Estimate

FIELD NOTES

Assumptions: Linear cabinet footage used as stated without added corners or returns; countertop area estimated at 40 sf based on 20 LF lower run at standard 25" depth; floor/wall/ceiling areas calculated directly from given room dimensions; handle quantity estimated at 20 units based on typical cabinet spacing; soffit removal limited to area above uppers only; all new work matches existing rough-ins except as described.

Recommendations: Confirm code compliance for new circuits and exhaust ducting; protect adjacent finished areas during demolition.

Clarifying questions: Exact number of cabinet doors and drawers for handle count? Precise countertop length, depth, and edge configuration?

Hazmat Testing: Recommend testing for asbestos and lead paint prior to any demolition in structures built before 1980.

Division 02 - Existing Conditions & Demo | Remove lower and upper cabinets | LF | 35.25 | 0 | 4

Division 02 - Existing Conditions & Demo | Remove soffit above uppers | LF | 15.25 | 0 | 3

Division 02 - Existing Conditions & Demo | Remove existing ceiling light and linoleum/underlayment | SF | 114.75 | 0 | 3.5

Division 06 - Wood & Carpentry | RTA cabinetry supplied and delivered | LS | 1 | 5000 | 6

Division 06 - Wood & Carpentry | 5/8" CDX plywood substrate for countertops | SF | 40 | 120 | 1.5

Field Notes (optional) — jot anything you want carried along. Prepared By can be set here too.

Generate Estimate — the app sends your scope, dimensions, finish level, and ZIP to the AI and comes back in about 10 to 30 seconds.

Reading the estimate

You get a full line-item estimate grouped by CSI division — 02 Demo, 06 Carpentry, 09 Finishes, 22 Plumbing, 26 Electrical. Each line reads: Division | Line Item | Unit | Qty | Material | Labor (hours).

What keeps your number honest: the AI hands back material dollars and labor hours only. It does not set your labor cost, your markups, or your grand total — the app does that math from your Settings. The AI counts; the app prices.

Field Notes — the app showing its work

Up top, the AI lays out its Assumptions, Recommendations, and Clarifying questions — what it assumed when your scope left something open. If a note flags a gap, the best fix is to add it in Your Final Say (no cost); or tighten the scope and regenerate (spends a Room Estimate); or add it to the PDF by hand.

8 Your Final Say — You're the Last Hand on the Number

When the estimate lands, the biggest button on the screen says Your Final Say. Tap it. This is the most important step in the app — it's what makes the number yours.

6:01PM Thu Aug 20 100%

Back Testing: Recommend test Kitchen asbestos and lead Job Summary >

Division 02 - Existing Conditions & Demo | Remove lower and upper cabinets | LF | 35.25 | 0 | 4

Division 02 - Existing Conditions & Demo | Remove soffit above uppers | LF | 15.25 | 0 | 3

Division 02 - Existing Conditions & Demo | Remove existing ceiling light and linoleum/underlayment | SF | 114.75 | 0 | 3.5

Division 06 - Wood & Carpentry | RTA cabinetry supplied and delivered | LS | 1 | 5000 | 6

Division 09 - Finishes

Patch, tape, skim, and Level 4 finish at soffit and ceiling

Qty (SF) Material \$ Hours

50 80 4

Prime and paint walls and ceiling, 2 coats semi-gloss

Qty (SF) Material \$ Hours

467 280 6

White ceramic subway tile backsplash, stacked, white grout

Qty (SF) Material \$ Hours

32 96 5

Porcelain floor tile 12x24, standard pattern

Qty (SF) Material \$ Hours

114.75 574 8

\$50,810.70

Your Final Say

Generate PDF

Add Room Estimate Complete

The truth about the AI: it's a fast start, not the final word. Run the same scope twice and it'll hand you two different numbers — same as asking two contractors to bid the same job. It has no memory of the estimate it wrote ten minutes ago. That's exactly why this screen exists.

Fix any line, right where it sits. Tap a wrong hour, a wrong quantity, or the wording itself, and change it.

Add what the AI missed. Down in Add-Ins, tap Add a line for anything skipped — a gas line, a permit, hidden repairs. Drop in the material dollars and your hours, and use File under to send it to the right division (General is for permits, fees, and anything that doesn't belong to one trade). It prints on both PDFs.

Set the price for this bid

03:PM Thu Aug 20

Back | Testing | Recommend test Kitchen | asbestos and lead Job Summary >

prior to any demolition in structures built before 1980.

Division 02 – Existing Conditions & Demo | Remove lower and upper cabinets | LF | 35.25 | 0 | 4

Division 02 – Existing Conditions & Demo | Remove soffit above uppers | LF | 15.25 | 0 | 3

Division 02 – Existing Conditions & Demo | Remove existing ceiling light and linoleum/underlayment | SF | 114.75 | 0 | 3.5

Division 06 – Wood & Carpentry | RTA cabinetry supplied and delivered | LS | 1 | 5000 | 6

Division 06 – Wood & Carpentry | RTA cabinetry supplied and delivered | LS | 1 | 5000 | 6

Division 06 – Wood & Carpentry | RTA cabinetry supplied and delivered | LS | 1 | 5000 | 6

Countertop

Mitered edge

Soffit and underlayment

Coats of paint

Stacked

Pattern

Shutoffs,

Connective

Hood with

25 ft run

Dimmer on

Box | LS

Total Materials

\$50,810.70

Your Final Say

Apply

Cancel	Your Final Say	Apply
Blended labor rate	185 \$/hr	
Labor markup	30 %	
Overhead	30 %	
Profit	30 %	

Adjust the rate or markups for this job's area. These change this bid only — your saved Settings stay put.

Your Bid

Materials	\$13,140.00
Labor (75.0 hrs @ \$185.00/hr)	\$13,875.00
Labor markup (30%)	\$4,162.50
Overhead (30%)	\$9,353.25
Profit (30%)	\$12,159.22

\$50,810.70

Your Final Say

Generate PDF

Add Room Estimate Complete

Your blended labor rate and your three markups come in pre-filled from Settings. Change them right here when the job calls for it — a pricier part of town, or the client who's going to cost you.

These change this one bid only. Your standard stays locked for every other job.

Watch the Your Bid box rebuild itself as you work — materials, labor, your markups, the grand total, live.

One rule the app can't do for you: if you change a quantity, change that line's Material \$ to match. Bump 24 handles to 30 and the app won't move the dollars — that's your call.

When it reads right, tap Apply (top right). That's the moment it becomes real. Cancel backs out and changes nothing. Reopen it as many times as you need — it holds this bid until you generate a fresh one.

Treat every estimate like a bid from a brand-new sub who's never walked the job and won't remember it tomorrow. Read every line. Then it's yours.

9 Build This Room's Output

8:01PM Thu Aug 20

Precise countertop length, depth, and edge configuration?

100%

Back

Testing: Recommend test Kitchen

Job Summary

prior to any demolition in structures built before 1980.

Division 02 - Existing Conditions & Demo | Remove lower and upper cabinets | LF | 35.25 | 0 | 4

Division 02 - Existing Conditions & Demo | Remove soffit above uppers | LF | 15.25 | 0 | 3

Division 02 - Existing Conditions & Demo | Remove existing ceiling light and linoleum/underlayment | SF | 114.75 | 0 | 3.5

Division 06 - Wood & Carpentry | RTA cabinetry supplied and delivered | LS | 1 | 5000 | 6

Division 06 - Wood & Carpentry | 5/8" CDX plywood substrate for countertops | SF | 40 | 120 | 1.5

Division 06 - Wood & Carpentry | Granite slab countertops with mitered edge (material and fabrication) | SF | 40 | 3600 | 4

Division 06 - Wood & Carpentry | Cabinet handles | EA | 20 | 100 | 1

Division 09 - Finishes | Patch, tape, skim, and Level 4 finish at soffit and ceiling | SF | 50 | 80 | 4

Division 09 - Finishes | Prime and paint walls and ceiling, 2 coats semi-gloss | SF | 467 | 280 | 6

Division 09 - Finishes | White ceramic subway tile backsplash, stacked, white grout | SF | 32 | 96 | 5

Division 09 - Finishes | Porcelain floor tile 12x24, standard pattern | SF | 114.75 | 574 | 8

Division 22 - Plumbing | Farm sink, faucet, supply lines, shutoffs, and install | LS | 1 | 600 | 4

Division 22 - Plumbing | Dishwasher and garbage disposal with all connections | LS | 1 | 650 | 3

Division 26 - Electrical | 30" electric cooktop, 24" oven, and 30" hood with cabinet adjustment | LS | 1 | 1300 | 5

Division 26 - Electrical | 4 GFCI outlets on 2 new 20A circuits, 25 ft run via crawl space | EA | 4 | 320 | 8

Division 26 - Electrical | LED strip lighting under cabinets with dimmer on existing circuit | LS | 1 | 150 | 2

Division 26 - Electrical | 6 LED recessed lights, patch existing box | LS | 1 | 120 | 3

Total Materials: \$12990.00 - Total Labor Hours: 71.0

\$50,810.70

Your Final Say

Generate PDF

Add Room

Estimate Complete

The estimate ends with Total Materials, Total Labor Hours, and your Grand Total. Once you've had your final say, you've got three moves at the bottom:

Generate PDF — a clean PDF of this room only.

Add Room — start the next room in this job.

Estimate Complete — lock this room into the Job Summary.

⚠ **Do Your Final Say first, then Generate PDF.** The PDF prints whatever the number is right now — so make it yours before you print it.

⚠ **Generate PDF is a one-shot.** For a standalone PDF of just this room, tap Generate PDF before Estimate Complete. After that, the room only comes out as part of the combined PDF.

For a multi-room job, tap Estimate Complete after each room, then build the combined PDFs from the Job Summary.

10 Job Summary — Review, Then Build Your Outputs

Every room you marked Estimate Complete lands here. This is your last stop before anything goes out the door.

6:04 PM Thu Aug 20 100%

Job Summary

No Homeowner Set

Kitchen
\$52,689.98

Combined Total **\$52689.98**

Prepared By

Contractor's PDF Homeowner PDF

Add Another Room

Export CSV

Save Job

New Job

Check your rooms first. The screen lists each room with its total and the Combined Total.

Missing a room? Add Another Room. A room that shouldn't be here? Tap the red trash icon — the total updates on the spot.

Prepared By — your company name or your own. Prints in the footer of every page.

Two PDFs — and they are not the same document

Contractor's PDF — everything: line items with quantities, material and labor, your markup, overhead, profit, and the Field Notes. Your working copy. This one never goes to the homeowner.

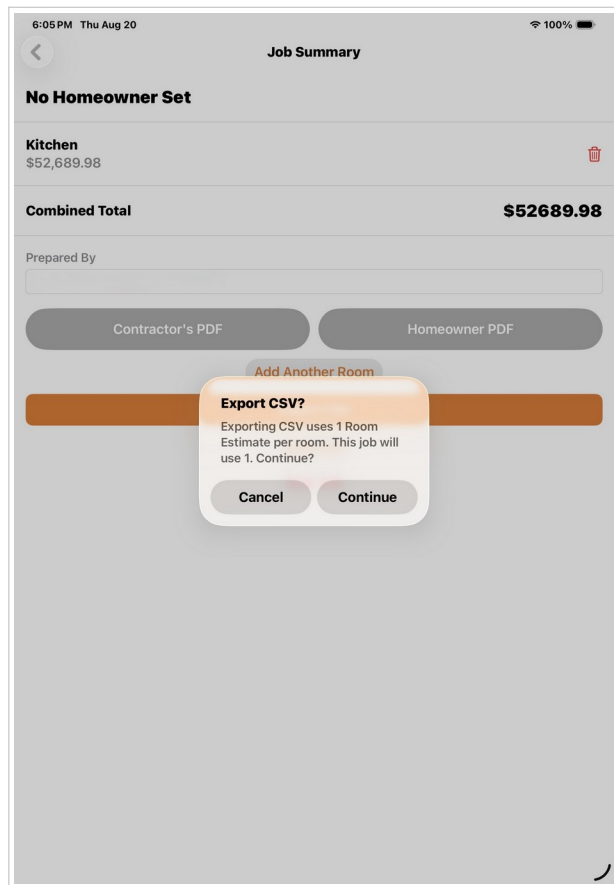
Homeowner PDF — your scope, your site photos, and every line of work by trade so they see what they're getting. No line-item dollars, no hours. The only numbers a homeowner sees are your allowances under General and one figure at the bottom: the grand total.

Never show a homeowner your line-item numbers. Every contractor slots the work differently — your gas line's in plumbing, the next guy's in HVAC. Show line items and all they see is two different numbers, and now you're in a bidding war over categories. When you book Hawaii, you look at the package price, not each piece. That's what you're selling: concept to completion, one price.

Save Job & New Job

Save Job stores the current job under the homeowner's name (two slots; if both are full, you pick which to overwrite). Load it later from Load Job on the home screen. One catch: saved jobs don't keep the photos — generate and share your PDFs first if you want them in hand. **New Job** clears everything and starts fresh — so share or save before you tap it.

11 Export CSV



Export CSV sends the full job to a spreadsheet — every room, every line item with quantities and costs, and the grand total. Opens clean in Excel or Numbers for budget tracking, change orders, and invoicing without retyping. It saves through the iOS share sheet — to Files, Drive, email, or AirDrop.

It costs Room Estimates — one per room. The app tells you exactly how many before it runs, and you can cancel.

The CSV is a contractor document. It carries every number the Contractor's PDF does. Don't send it to a client.

12 Quick Reference — The Whole Workflow

#	Where	What You Do
1	Home	Check Room Estimates remaining
2	Home	Homeowner Info — name, address, phone, email → Save
3	Home	Tap the room type — Kitchen / Bath / Bedroom / Other
4	Scope	Room picker — select the specific space
5	Scope	Scope of Work — type or talk it (measurements, allowances, counts)
6	Scope	Dimensions (tape it and type it), ZIP, Finish Level
7	Scope	Next →
8	Photos	Attach at least one reference photo (three slots)
9	Estimate	Generate Estimate — 10 to 30 seconds
10	Estimate	Read the estimate and the Field Notes
11	Estimate	Your Final Say — check every line, fix, add, set this bid's markups → Apply
12	Estimate	Want this room's own PDF? Generate PDF now — last chance
13	Estimate	Estimate Complete (or Add Room for the next one)
14	—	Repeat for every room
15	Job Summary	Verify rooms — trash to remove, Add Another Room to add
16	Job Summary	Fill in Prepared By
17	Job Summary	Contractor's PDF for you · Homeowner PDF for the client
18	Job Summary	Optional: Export CSV (costs 1 Room Estimate per room)
19	Job Summary	Save Job, then New Job when you're ready for the next one

13 Troubleshooting

Problem	What to Do
Generate button won't activate	At least one photo is required. Attach one and it wakes up.
Estimate is taking a while	Normal — give it up to 60 seconds. If it times out, check your connection and try again.
Voice transcription got a word wrong	Tap into the Scope box and fix it before you generate. Job names and brands sometimes don't come through.
The number looks off	Open Your Final Say and read it line by line. If the AI assumed a quantity you never stated, put the real figure in — right on the line. Need a different rate or markup for this job? Set it there too — it changes this bid only.
Field Notes flagged something my scope missed	Best fix: add it in Your Final Say — no cost. Or tighten the scope and regenerate (costs another Room Estimate).
I changed a quantity but the dollars didn't move	That's on purpose — you set the price. When you change a quantity, update that line's Material \$ to match.
I can't get a PDF of just one room anymore	Single-room Generate PDF is only available before you tap Estimate Complete. After that, the room comes out inside the combined PDF.
PDF header shows no client name	Home → Homeowner Info → fill it in → Save, then generate again.
A room is missing from Job Summary	Only rooms you marked Estimate Complete land there. Tap Add Another Room and run it.
Reloaded job has no photos	Expected — saved jobs keep everything but the photos. Build and share your PDFs before saving.
Out of Room Estimates	Every room uses one, and CSV export uses one per room. Check the counter before a big multi-room job — or pick a plan on the subscription screen.

14 Tips from the Field

Your Estimate is only as good as your Scope. It's on the app screen and all over this guide because it's the whole ballgame. The app prices the words you give it. Vague scope, vague number.

If your footage carries a cost, say what it is. Don't make the app guess a number you can read off a tape. And watch items priced two ways — slab by the square foot, edge by the lineal foot. Give both.

Allowances are your friend. Anything you're not itemizing gets a dollar figure. What you state, you control. What you leave open, you're trusting to a guess.

Count things. Handles, cans, outlets, doors. "Twenty handles" beats "handles" every time.

The AI hands you a starting board — you build the bid. Its first pass is fast, not final. Don't burn another Room Estimate chasing a prettier number. Take it into Your Final Say and make it right there — that's what the screen is for, and it costs you nothing.

Talk, don't type. On a job site, voice is faster and more accurate than thumbs. Just read it back and edit before you move on.

Tape it and type it. Your measurements go in the scope, in your own hand. That's the number the AI prices.

Photos are your record, not your estimator. Three slots ride along and print on the PDF. Come back to that job in three months and you'll be glad the "before" is sitting there.

Never hand a homeowner the Contractor's PDF or the CSV. Both carry your margins. The Homeowner PDF exists for a reason. Complete scope, one package price.

Build your own scope templates. Once you've written a kitchen scope you like — your measurements, your allowances, your counts — save it in your notes app. Next kitchen, paste it in and swap the numbers. The second job is always faster than the first. Same as framing.

15 Questions & Support

ScopeAI Pro was developed by Curt's Construction — a Bay Area general contracting firm handling architecture, design, and construction in-house since 1989.

Contact	Details
Website	www.GoAskCurt.com
App	ScopeAI Pro — available on the App Store
Feedback	Use the feedback option in the App Store listing to report issues or suggest improvements

Built by a contractor, for contractors.