



American Security Insurance Company
PO Box 202142
Florence, SC 29502
www.assurant.com

January 17, 2023

GINA PEPE
415 EDEN ISLES BLVD
SLIDELL LA 70458-5571

Claim Information

Insured:	FLAGSTAR BANK	Claim Number:	00103855111
Additional Name:	Gina Pepe	Policy Number:	2MR171925600
Cause of Loss:	Fire	Date of Loss:	11-14-2022
Loan Number:	0502177469	Reported Date:	12-08-2022
Property Address:	415 EDEN ISLES BLVD SLIDELL, LA 70458-5571		

This letter has been sent to: GINAMPEPE@AOL.COM

Dear Gina Pepe,

We have completed our review of your claim. The following payment has been issued and mailed separately. A copy of the adjuster's estimate is included for your review.

<u>LPR-Dwelling, Residential-Fire</u>	Dwelling
Repair/Replacement Cost:	\$175,491.00
Deductible:	\$2,000.00
Recoverable Depreciation:	\$30,510.06
Total Payment Amount:	\$142,980.94
Date Issued:	1/17/2023

Payment Made Payable to:	FLAGSTAR BANK and GINA PEPE
Payment Mailed to:	GINA PEPE 415 EDEN ISLES BLVD SLIDELL, LA 70458-5571

Your mortgage lender is included as a payee on this check. All payees must endorse prior to depositing. Please contact your lender directly for instructions on obtaining their endorsement.

Please give your repairer a copy of the enclosed estimate before repairs begin. If the repairer believes there are additional damages or costs attributed to this loss, please contact us to discuss the differences. Before we can consider any additional payment, we must agree the damage is related to this loss.

Your policy provides coverage to your property on an actual cash value basis until repairs or replacements have been completed. Depreciation has been determined by taking into consideration the condition and age of the materials

evaluated by the adjuster. The ages and condition of the depreciated items were discussed with you during the course of the claims process. Please review the depreciation taken in your claim, and if you have any questions or would like to provide additional information, please contact the assigned adjuster.

We will pay no more than the actual cash value until actual repair or replacement is completed. You may make further claim for the recoverable depreciation within 180 days after the loss, based upon and for any specific additional cost to you actually incurred within that period, in replacing the damaged property on a replacement cost basis.

Once the repair or replacement of the items has been completed, up to \$30,510.06 in recoverable depreciation will be available. As you repair or replace these items, please forward the receipts to us for consideration of refund of the depreciated recoverable amounts. You may submit the receipts by mail to the address above, email myclaiminfo@assurant.com, or Fax 866-728-7098. Please include your claim number and/or policy number on all correspondence. Via email, the subject line should only contain your 11 digit claim number (no spaces or hyphens) to ensure your items are connected to your claim appropriately and quickly reach your adjuster.

If you have questions about your claim, or you have additional information that you would like us to consider, please contact us at the number below. Our office hours are 8 a.m. to 6 p.m. Monday through Friday. We appreciate your business and thank you for being a valued customer.

Sincerely,

Troy Schrader
Field Staff Adjuster
Global P&C Claims
T. 800-652-1262 Ext. 4030757
F. 866-728-7098
E. myclaiminfo@assurant.com

Enclosure: Incoming



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Insured: GINA PEPE
Home: 415 EDEN ISLES BLVD
SLIDELL, LA 70458
Property: 415 EDEN ISLES BLVD
SLIDELL, LA 70458

Other: (985) 718-6907
Cell: (985) 718-6907
E-mail: GINAMPEPE@AOL.COM

Claim Rep.: Brett Ripp
Company: Colonial Claims LLC

Business: (817) 876-4256
E-mail: bripp.vas@gmail.com

Estimator: Brett Ripp
Company: Colonial Claims LLC

Business: (817) 876-4256
E-mail: bripp.vas@gmail.com

Claim Number: 00103855111

Policy Number: 2MR171925600

Type of Loss: Fire

Date Contacted: 12/9/2022 11:32 AM

Date of Loss: 11/14/2022 1:00 AM

Date Inspected: 12/11/2022 2:00 PM

Date Received: 12/8/2022 1:00 AM

Date Entered: 12/9/2022 11:17 AM

Date Est. Completed: 1/11/2023 4:20 PM

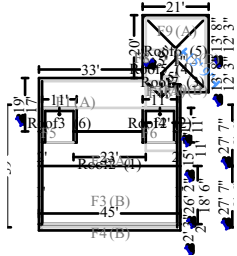
Price List: LAMA8X_DEC22
Restoration/Service/Remodel
Estimate: GINA_PEPE1



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GINA_PEPE1



Dwelling Roof

3373.14 Surface Area
 343.05 Total Perimeter Length
 54.00 Total Hip Length

33.73 Number of Squares
 55.99 Total Ridge Length

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1. Tear off, haul and dispose of comp. shingles - Laminated									
33.73 SQ	69.72	0.00	470.34	2,822.00	0/30 yrs	Avg.	NA	(0.00)	2,822.00
2. Roofing felt - 15 lb.									
33.73 SQ	30.93	19.16	212.50	1,274.93	12/20 yrs	Avg.	60%	(764.96)	509.97
3. Laminated - comp. shingle rfg. - w/out felt									
39.00 SQ	241.22	424.23	1,966.36	11,798.17	12/30 yrs	Avg.	40%	(4,719.26)	7,078.91
<i>15% waste added for hip roof</i>									
4. Hip / Ridge cap - composition shingles									
109.99 LF	4.31	13.01	97.42	584.49	12/25 yrs	Avg.	48%	(280.55)	303.94
5. R&R Drip edge									
343.05 LF	3.12	34.02	220.86	1,325.19	12/35 yrs	Avg.	34.29%	(392.25)	932.94
6. Flashing - pipe jack									
2.00 EA	47.35	2.90	19.52	117.12	12/35 yrs	Avg.	34.29%	(40.16)	76.96
7. R&R Valley metal									
120.50 LF	6.73	26.52	167.50	1,004.99	12/35 yrs	Avg.	34.29%	(305.89)	699.10
8. R&R Chimney flashing - average (32" x 36")									
1.00 EA	427.59	8.94	87.30	523.83	12/35 yrs	Avg.	34.29%	(169.23)	354.60
9. Remove Additional charge for steep roof - 10/12 - 12/12 slope									
17.88 SQ	29.55	0.00	105.68	634.03	0/NA	Avg.	NA	(0.00)	634.03
<i>This is for Facets F2 and F3 which are both 12/12 pitch respectively</i>									
10. Additional charge for steep roof - 10/12 - 12/12 slope									
17.88 SQ	67.54	0.00	241.52	1,449.14	0/NA	Avg.	0%	(0.00)	1,449.14
11. Remove Additional charge for high roof (2 stories or greater)									
17.88 SQ	7.11	0.00	25.42	152.55	0/NA	Avg.	NA	(0.00)	152.55
<i>This is for Facets F2 and F3 which are both 12/12 pitch and on the 2nd story respectively</i>									
12. Additional charge for high roof (2 stories or greater)									
17.88 SQ	18.98	0.00	67.88	407.24	0/NA	Avg.	0%	(0.00)	407.24
13. R&R Sheathing - spaced 1" x 6"									
1,291.00 SF	5.04	304.38	1,362.20	8,173.22	20/150 yrs	Avg.	13.33%	(920.38)	7,252.84
<i>This is to replace the damaged roof sheathing</i>									
14. R&R Add charge for sheathing steep roof - 10/12 - 12/12 slope									
1,291.00 SF	0.36	8.99	94.76	568.51	0/150 yrs	Avg.	0%	(0.00)	568.51
15. R&R Attic truss - 12/12 slope									
384.00 LF	17.35	335.75	1,399.64	8,397.79	20/150 yrs	Avg.	13.33%	(921.87)	7,475.92



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CONTINUED - Dwelling Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Dwelling Roof		1,177.90	6,538.90	39,233.20				8,514.55	30,718.65

Right Elevation

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
16. R&R Siding - vinyl									
538.00 SF	4.80	93.61	535.20	3,211.21	12/50 yrs	Avg.	24%	(679.29)	2,531.92
<i>This includes the right elevation siding and the dormer siding on the back elevation closest to the right elevation</i>									
Totals: Right Elevation		93.61	535.20	3,211.21				679.29	2,531.92

Left Elevation

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
17. R&R Siding - vinyl									
490.00 SF	4.80	85.26	487.46	2,924.72	12/50 yrs	Avg.	24%	(618.68)	2,306.04
Totals: Left Elevation		85.26	487.46	2,924.72				618.68	2,306.04

SKETCH1

Debris Removal

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
18. Dumpster load - Approx. 30 yards, 5-7 tons of debris									
1.00 EA	795.00	0.00	0.00	795.00	0/NA	Avg.	NA	(0.00)	795.00
Totals: Debris Removal		0.00	0.00	795.00				0.00	795.00
Total: SKETCH1		0.00	0.00	795.00				0.00	795.00

SKETCH3



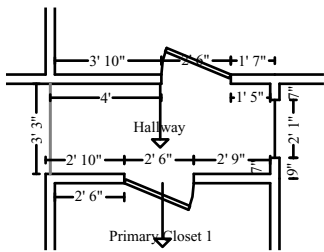
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Main Level

Main Level

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<i>The framing tool was utilized for accurate quantities of framing materials to repair the damaged areas. These quantities are totals for all damaged rooms.</i>									
19.	2" x 4" x 12' #2 & better Fir / Larch (material only)								
67.00	EA	6.63	38.65	96.58	579.44	20/150 yrs	Avg. 13.33%	(77.26)	502.18
20.	2" x 4" x 8' #2 & better Fir / Larch (material only)								
68.00	EA	4.40	26.03	65.04	390.27	20/150 yrs	Avg. 13.33%	(52.04)	338.23
21.	2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)								
160.00	EA	4.26	59.30	148.18	889.08	20/150 yrs	Avg. 13.33%	(118.55)	770.53
22.	R&R Labor to frame 2" x 4" non-bearing wall - 16" oc								
2,348.38	SF	1.83	4.09	860.34	5,161.97	0/150 yrs	Avg. 0%	(0.00)	5,161.97
23.	2" x 4" x 20' #2 & better Fir / Larch (material only)								
15.00	EA	16.03	20.92	52.28	313.65	20/150 yrs	Avg. 13.33%	(41.83)	271.82
24.	2" x 4" x 10' #2 & better Fir / Larch (material only)								
9.00	EA	5.50	4.31	10.76	64.57	20/150 yrs	Avg. 13.33%	(8.61)	55.96
25.	R&R Sheathing - plywood - 1/2" - treated								
635.36	SF	3.14	81.26	415.28	2,491.57	20/150 yrs	Avg. 13.33%	(254.95)	2,236.62
26.	2" x 4" x 116 5/8" pre-cut stud (for 10' wall, mat only)								
5.00	EA	5.34	2.32	5.80	34.82	20/150 yrs	Avg. 13.33%	(4.65)	30.17
27.	2" x 4" x 104 5/8" pre-cut stud (for 9' wall, mat only)								
5.00	EA	4.78	2.08	5.20	31.18	20/150 yrs	Avg. 13.33%	(4.17)	27.01
28.	R&R Sheathing - OSB - 1/2"								
352.57	SF	2.35	20.86	169.90	1,019.30	20/150 yrs	Avg. 13.33%	(93.03)	926.27
29.	2" x 4" x 16' #2 & better Fir / Larch (material only)								
11.00	EA	8.73	8.35	20.88	125.26	20/150 yrs	Avg. 13.33%	(16.69)	108.57
30.	2" x 4" x 14' #2 & better Fir / Larch (material only)								
8.00	EA	7.75	5.39	13.48	80.87	20/150 yrs	Avg. 13.33%	(10.79)	70.08
31.	R&R Sheathing - plywood - 1/2" CDX								
378.40	SF	2.88	39.83	225.92	1,355.54	20/150 yrs	Avg. 13.33%	(134.73)	1,220.81
Total: Main Level		313.39	2,089.64	12,537.52				817.30	11,720.22



Hallway

Height: Sloped

195.94 SF Walls	40.76 SF Ceiling
236.69 SF Walls & Ceiling	25.67 SF Floor
2.85 SY Flooring	19.24 LF Floor Perimeter
26.29 LF Ceil. Perimeter	

Missing Wall

3' 2 15/16" X 8'

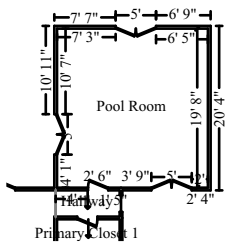
Opens into LIVING_ROOM



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QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Flooring									
32. R&R Ceramic/porcelain tile									
25.67 SF	12.54	10.50	66.48	398.88	12/150 yrs	Avg.	8%	(25.94)	372.94
33. R&R Base shoe									
19.24 LF	1.88	1.27	7.48	44.92	12/150 yrs	Avg.	8%	(3.20)	41.72
34. Paint baseboard - one coat									
19.24 LF	0.96	0.15	3.74	22.36	12/15 yrs	Avg.	75% [M]	(16.76)	5.60
35. Seal & paint base shoe or quarter round									
19.24 LF	0.81	0.20	3.16	18.94	12/15 yrs	Avg.	75% [M]	(14.22)	4.72
Totals: Hallway		12.12	80.86	485.10				60.12	424.98



Pool Room

Height: 8'

- 613.42 SF Walls
- 367.21 SF Ceiling
- 980.62 SF Walls & Ceiling
- 367.21 SF Floor
- 40.80 SY Flooring
- 76.68 LF Floor Perimeter
- 76.68 LF Ceil. Perimeter

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Prep Work									
36. Contents - move out then reset									
1.00 EA	84.21	0.00	0.00	84.21	0/NA	Avg.	0%	(0.00)	84.21
Ceiling									
37. R&R Rafters - 2x10 - 16" OC (3-5/12 Gable, per SF of floor)									
367.21 SF	6.56	65.49	494.88	2,969.27	20/150 yrs	Avg.	13.33%	(290.15)	2,679.12
38. Ceiling fan & light									
1.00 EA	399.68	11.09	82.16	492.93	12/20 yrs	Avg.	60%	(295.76)	197.17
39. R&R 5/8" drywall - hung, taped, floated, ready for paint									
367.21 SF	3.19	20.77	238.44	1,430.61	16/150 yrs	Avg.	10.67%	(126.27)	1,304.34
40. R&R Batt insulation - 10" - R30 - unfaced batt									
367.21 SF	2.17	35.46	166.48	998.78	12/150 yrs	Avg.	8%	(62.99)	935.79
41. Apply anti-microbial agent to the ceiling									
367.21 SF	0.38	1.28	0.00	140.82	0/NA	Avg.	0%	(0.00)	140.82
42. Seal/prime then paint the ceiling twice (3 coats)									
367.21 SF	1.34	9.90	100.40	602.36	12/15 yrs	Avg.	75% [M]	(451.78)	150.58
Above items are for repairs to the drywall ceiling									
Walls									
43. R&R Interior door unit - High grade									
1.00 EA	338.79	22.04	72.16	432.99	10/100 yrs	Avg.	10%	(40.28)	392.71

Includes pre-hung interior door, hinges, jamb, stop, casing (both sides). and installation labor.



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CONTINUED - Pool Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
44. Paint door slab only - 2 coats (per side)									
2.00	EA	38.01	1.44	15.48	92.94	12/15 yrs	Avg. 75% [M]	(69.72)	23.22
45. Paint door/window trim & jamb - 2 coats (per side)									
2.00	EA	31.78	0.87	12.90	77.33	12/15 yrs	Avg. 75% [M]	(58.00)	19.33
46. Detach & Reset Door knob - interior									
1.00	EA	24.68	0.00	0.00	24.68	0/20 yrs	Avg. 0%	(0.00)	24.68
47. R&R 1/2" drywall - hung, taped, floated, ready for paint									
613.42	SF	3.09	32.02	385.50	2,312.99	16/150 yrs	Avg. 10.67%	(202.76)	2,110.23
48. Batt insulation - 6" - R19 - unfaced batt									
306.71	SF	1.15	18.14	74.16	445.02	12/150 yrs	Avg. 8%	(35.61)	409.41
Insulation included for exterior walls only									
49. Apply anti-microbial agent to the walls									
613.42	SF	0.38	2.13	0.00	235.23	0/NA	Avg. 0%	(0.00)	235.23
50. Seal/prime then paint the walls twice (3 coats)									
613.42	SF	1.34	16.54	167.70	1,006.22	12/15 yrs	Avg. 75% [M]	(754.68)	251.54
Above items are for repairs to the drywall walls									
51. R&R French double doors - Exterior - pre-hung unit									
2.00	EA	1,893.98	290.86	815.78	4,894.60	10/100 yrs	Avg. 10%	(480.67)	4,413.93
52. Paint double French door slabs only - 2 coats (per side)									
4.00	EA	144.76	5.83	116.96	701.83	12/15 yrs	Avg. 75% [M]	(526.37)	175.46
53. R&R Door opening (jamb & casing) - 60" or wider - paint grade									
2.00	EA	245.74	28.86	104.08	624.42	20/150 yrs	Avg. 13.33%	(80.54)	543.88
@cased opening									
54. Paint door/window trim & jamb - Large - 2 coats (per side)									
4.00	EA	37.38	2.05	30.32	181.89	12/15 yrs	Avg. 75% [M]	(136.42)	45.47
55. Door lockset & deadbolt - exterior									
2.00	EA	86.34	10.01	0.00	182.69	10/20 yrs	Avg. 50%	(91.35)	91.34
56. R&R Siding - hardboard - lap pattern - 6"									
613.42	SF	5.27	107.80	668.10	4,008.63	12/100 yrs	Avg. 12%	(428.92)	3,579.71
Flooring									
57. R&R Ceramic/porcelain tile									
367.21	SF	12.54	150.15	951.02	5,705.99	12/150 yrs	Avg. 8%	(371.16)	5,334.83
58. Final cleaning - construction - Residential									
367.21	SF	0.37	0.00	0.00	135.87	0/NA	Avg. 0%	(0.00)	135.87
59. R&R Base shoe									
76.68	LF	1.88	5.07	29.86	179.09	12/150 yrs	Avg. 8%	(12.71)	166.38
60. Paint baseboard - one coat									
76.68	LF	0.96	0.60	14.84	89.05	12/15 yrs	Avg. 75% [M]	(66.80)	22.25



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CONTINUED - Living Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Walls									
70.	R&R 1/2" drywall - hung, taped, floated, ready for paint								
849.98 SF	3.09	44.37	534.18	3,204.99	16/150 yrs	Avg.	10.67%	(280.93)	2,924.06
71.	R&R Batt insulation - 6" - R19 - unfaced batt								
424.99 SF	1.54	25.14	135.92	815.55	12/150 yrs	Avg.	8%	(49.33)	766.22
Insulation included for exterior walls only									
72.	Apply anti-microbial agent to the walls								
849.98 SF	0.38	2.96	0.00	325.95	0/NA	Avg.	0%	(0.00)	325.95
73.	Seal/prime then paint the walls twice (3 coats)								
849.98 SF	1.34	22.92	232.38	1,394.27	12/15 yrs	Avg.	75% [M]	(1,045.70)	348.57
Above items are for repairs to the drywall walls									
74.	R&R French double doors - Exterior - pre-hung unit								
2.00 EA	1,893.98	290.86	815.78	4,894.60	10/100 yrs	Avg.	10%	(480.67)	4,413.93
75.	Paint double French door slabs only - 2 coats (per side)								
4.00 EA	144.76	5.83	116.96	701.83	12/15 yrs	Avg.	75% [M]	(526.37)	175.46
76.	R&R Door opening (jamb & casing) - 60" or wider - paint grade								
2.00 EA	245.74	28.86	104.08	624.42	20/150 yrs	Avg.	13.33%	(80.54)	543.88
@cased opening									
77.	Paint door/window trim & jamb - Large - 2 coats (per side)								
4.00 EA	37.38	2.05	30.32	181.89	12/15 yrs	Avg.	75% [M]	(136.42)	45.47
78.	Door lockset & deadbolt - exterior								
2.00 EA	86.34	10.01	0.00	182.69	10/20 yrs	Avg.	50%	(91.35)	91.34
79.	R&R Fireplace, zero clnce, gas burning, w/ venting								
1.00 EA	3,455.80	179.19	727.00	4,361.99	20/40 yrs	Avg.	50%	(1,938.90)	2,423.09
80.	Fireplace screen								
1.00 EA	181.13	13.25	38.88	233.26	20/20 yrs	Avg.	75% [M]	(174.95)	58.31
81.	R&R Furnace vent - rain cap and storm collar, 8"								
1.00 EA	101.20	3.33	20.90	125.43	20/25 yrs	Avg.	75% [M]	(81.11)	44.32
Flooring									
82.	R&R Ceramic/porcelain tile								
475.22 SF	12.54	194.32	1,230.70	7,384.28	12/150 yrs	Avg.	8%	(480.35)	6,903.93
83.	Final cleaning - construction - Residential								
475.22 SF	0.37	0.00	0.00	175.83	0/NA	Avg.	0%	(0.00)	175.83
84.	R&R Base shoe								
62.58 LF	1.88	4.14	24.36	146.15	12/150 yrs	Avg.	8%	(10.36)	135.79
85.	Paint baseboard - one coat								
62.58 LF	0.96	0.49	12.12	72.69	12/15 yrs	Avg.	75% [M]	(54.53)	18.16



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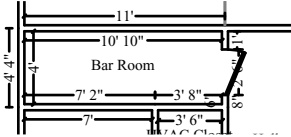
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CONTINUED - Living Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
86. Seal & paint base shoe or quarter round										
62.58	LF	0.81	0.65	10.28	61.62	12/15 yrs	Avg.	75% [M]	(46.23)	15.39
87. Rewire/wire - avg. residence - boxes & wiring										
475.22	SF	4.87	25.63	467.98	2,807.93	0/100 yrs	Avg.	0%	(0.00)	2,807.93
88. Mask the floor per square foot - plastic and tape - 4 mil										
475.22	SF	0.25	2.48	24.26	145.55	0/15 yrs	Avg.	0%	(0.00)	145.55
89. Mask and prep for paint - plastic, paper, tape (per LF)										
86.72	LF	1.41	2.04	24.86	149.18	0/15 yrs	Avg.	0%	(0.00)	149.18
Totals: Living Room		962.48	5,329.24	32,853.87				6,656.63	26,197.24	

Bar Room

Height: 8'



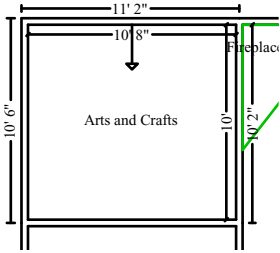
- 237.30 SF Walls
- 280.61 SF Walls & Ceiling
- 4.81 SY Flooring
- 29.66 LF Ceil. Perimeter
- 43.31 SF Ceiling
- 43.31 SF Floor
- 29.66 LF Floor Perimeter

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
Flooring										
90. R&R Ceramic/porcelain tile										
43.31	SF	12.54	17.71	112.16	672.98	12/150 yrs	Avg.	8%	(43.78)	629.20
91. R&R Base shoe										
29.66	LF	1.88	1.96	11.54	69.27	12/150 yrs	Avg.	8%	(4.92)	64.35
92. Paint baseboard - one coat										
29.66	LF	0.96	0.23	5.74	34.44	12/15 yrs	Avg.	75% [M]	(25.82)	8.62
93. Seal & paint base shoe or quarter round										
29.66	LF	0.81	0.31	4.86	29.19	12/15 yrs	Avg.	75% [M]	(21.89)	7.30
Totals: Bar Room		20.21	134.30	805.88				96.41	709.47	



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Arts and Crafts

Height: Sloped

413.19 SF Walls
 528.00 SF Walls & Ceiling
 11.84 SY Flooring
 42.86 LF Ceil. Perimeter

114.81 SF Ceiling
 106.59 SF Floor
 41.32 LF Floor Perimeter

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Prep Work									
94. Contents - move out then reset									
1.00	EA	84.21	0.00	0.00	84.21	0/NA	Avg.	0%	(0.00) 84.21
Ceiling									
95. Ceiling fan & light									
1.00	EA	399.68	11.09	82.16	492.93	12/20 yrs	Avg.	60%	(295.76) 197.17
96. R&R 5/8" drywall - hung, taped, floated, ready for paint									
114.81	SF	3.19	6.49	74.56	447.29	16/150 yrs	Avg.	10.67%	(39.48) 407.81
97. Batt insulation - 10" - R30 - unfaced batt									
114.81	SF	1.69	11.09	41.02	246.14	12/150 yrs	Avg.	8%	(19.69) 226.45
98. Apply anti-microbial agent to the ceiling									
114.81	SF	0.38	0.40	0.00	44.03	0/NA	Avg.	0%	(0.00) 44.03
99. Seal/prime then paint the ceiling twice (3 coats)									
114.81	SF	1.34	3.10	31.40	188.35	12/15 yrs	Avg.	75% [M]	(141.28) 47.07
Above items are for repairs to the drywall ceiling									
Walls									
100. R&R 1/2" drywall - hung, taped, floated, ready for paint									
413.19	SF	3.09	21.57	259.68	1,558.01	16/150 yrs	Avg.	10.67%	(136.57) 1,421.44
101. Batt insulation - 6" - R19 - unfaced batt									
206.60	SF	1.15	12.22	49.96	299.77	12/150 yrs	Avg.	8%	(23.99) 275.78
Insulation included for exterior walls only									
102. Apply anti-microbial agent to the walls									
413.19	SF	0.38	1.44	0.00	158.45	0/NA	Avg.	0%	(0.00) 158.45
103. Seal/prime then paint the walls twice (3 coats)									
413.19	SF	1.34	11.14	112.96	677.77	12/15 yrs	Avg.	75% [M]	(508.32) 169.45
Above items are for repairs to the drywall walls									
Flooring									
104. R&R Ceramic/porcelain tile									
106.59	SF	12.54	43.58	276.06	1,656.28	12/150 yrs	Avg.	8%	(107.75) 1,548.53
105. Final cleaning - construction - Residential									
106.59	SF	0.37	0.00	0.00	39.44	0/NA	Avg.	0%	(0.00) 39.44
106. R&R Base shoe									
41.32	LF	1.88	2.73	16.08	96.49	12/150 yrs	Avg.	8%	(6.85) 89.64
107. Paint baseboard - one coat									
41.32	LF	0.96	0.32	8.00	47.99	12/15 yrs	Avg.	75% [M]	(35.99) 12.00

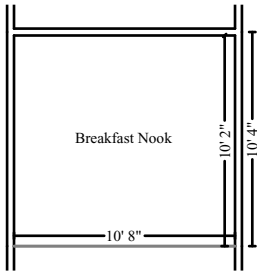


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CONTINUED - Arts and Crafts

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
108. Seal & paint base shoe or quarter round										
41.32	LF	0.81	0.43	6.78	40.68	12/15 yrs	Avg.	75% [M]	(30.50)	10.18
109. Mask the floor per square foot - plastic and tape - 4 mil										
106.59	SF	0.25	0.56	5.46	32.67	0/15 yrs	Avg.	0%	(0.00)	32.67
110. Mask and prep for paint - plastic, paper, tape (per LF)										
42.86	LF	1.41	1.01	12.28	73.72	0/15 yrs	Avg.	0%	(0.00)	73.72
Totals: Arts and Crafts		127.17	976.40	6,184.22				1,346.18	4,838.04	



Breakfast Nook

Height: 8'

- 248.00 SF Walls
- 356.44 SF Walls & Ceiling
- 12.05 SY Flooring
- 31.00 LF Ceil. Perimeter
- 108.44 SF Ceiling
- 108.44 SF Floor
- 31.00 LF Floor Perimeter

Missing Wall

10' 8" X 8'

Opens into KITCHEN

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
Flooring										
111. R&R Ceramic/porcelain tile										
108.44	SF	12.54	44.34	280.82	1,684.99	12/150 yrs	Avg.	8%	(109.60)	1,575.39
112. R&R Base shoe										
31.00	LF	1.88	2.05	12.08	72.41	12/150 yrs	Avg.	8%	(5.14)	67.27
113. Paint baseboard - one coat										
31.00	LF	0.96	0.24	6.00	36.00	12/15 yrs	Avg.	75% [M]	(27.00)	9.00
114. Seal & paint base shoe or quarter round										
31.00	LF	0.81	0.32	5.08	30.51	12/15 yrs	Avg.	75% [M]	(22.87)	7.64
115. Contents - move out then reset										
1.00	EA	84.21	0.00	16.84	101.05	0/NA	Avg.	0%	(0.00)	101.05
Totals: Breakfast Nook		46.95	320.82	1,924.96				164.61	1,760.35	



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Kitchen

Height: 8'

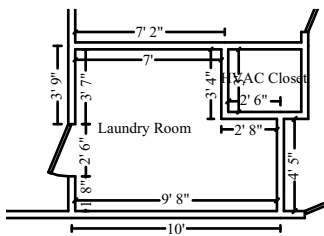
376.00 SF Walls	193.78 SF Ceiling
569.78 SF Walls & Ceiling	193.78 SF Floor
21.53 SY Flooring	47.00 LF Floor Perimeter
47.00 LF Ceil. Perimeter	

Missing Wall

10' 8" X 8'

Opens into BREAKFAST_NO

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Flooring									
116.	R&R Ceramic/porcelain tile								
193.78 SF	12.54	79.24	501.86	3,011.10	12/150 yrs	Avg.	8%	(195.86)	2,815.24
117.	R&R Base shoe								
47.00 LF	1.88	3.11	18.28	109.75	12/150 yrs	Avg.	8%	(7.79)	101.96
118.	Paint baseboard - one coat								
47.00 LF	0.96	0.37	9.10	54.59	12/15 yrs	Avg.	75% [M]	(40.94)	13.65
119.	Seal & paint base shoe or quarter round								
47.00 LF	0.81	0.49	7.72	46.28	12/15 yrs	Avg.	75% [M]	(34.70)	11.58
120.	Refrigerator - Remove & reset								
1.00 EA	61.54	0.00	12.30	73.84	0/NA	Avg.	0%	(0.00)	73.84
121.	Dishwasher - Detach & reset								
1.00 EA	252.75	0.00	50.56	303.31	0/NA	Avg.	0%	(0.00)	303.31
122.	Contents - move out then reset								
1.00 EA	84.21	0.00	16.84	101.05	0/NA	Avg.	0%	(0.00)	101.05
Totals: Kitchen		83.21	616.66	3,699.92				279.29	3,420.63



Laundry Room

Height: 8'

278.67 SF Walls	66.03 SF Ceiling
344.69 SF Walls & Ceiling	66.03 SF Floor
7.34 SY Flooring	34.83 LF Floor Perimeter
34.83 LF Ceil. Perimeter	

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Flooring									
123.	R&R Ceramic/porcelain tile								
66.03 SF	12.54	27.00	171.00	1,026.01	12/150 yrs	Avg.	8%	(66.74)	959.27
124.	R&R Base shoe								
34.83 LF	1.88	2.30	13.56	81.34	12/150 yrs	Avg.	8%	(5.77)	75.57

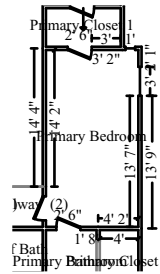


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CONTINUED - Laundry Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
125. Paint baseboard - one coat										
34.83	LF	0.96	0.27	6.74	40.45	12/15 yrs	Avg.	75% [M]	(30.34)	10.11
126. Seal & paint base shoe or quarter round										
34.83	LF	0.81	0.36	5.72	34.29	12/15 yrs	Avg.	75% [M]	(25.73)	8.56
127. Dryer - Remove & reset										
1.00	EA	46.17	0.00	9.24	55.41	0/NA	Avg.	0%	(0.00)	55.41
128. Washer/Washing machine - Remove & reset										
1.00	EA	59.89	0.00	11.98	71.87	0/NA	Avg.	0%	(0.00)	71.87
Totals: Laundry Room		29.93	218.24	1,309.37				128.58	1,180.79	



Primary Bedroom

Height: 8'

446.67 SF Walls
 622.35 SF Walls & Ceiling
 19.52 SY Flooring
 55.83 LF Ceil. Perimeter

175.68 SF Ceiling
 175.68 SF Floor
 55.83 LF Floor Perimeter

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
Prep Work										
129. Contents - move out then reset										
1.00	EA	84.21	0.00	0.00	84.21	0/NA	Avg.	0%	(0.00)	84.21
Ceiling										
130. Ceiling fan & light										
1.00	EA	399.68	11.09	82.16	492.93	12/20 yrs	Avg.	60%	(295.76)	197.17
131. R&R 5/8" drywall - hung, taped, floated, ready for paint										
175.68	SF	3.19	9.93	114.06	684.41	16/150 yrs	Avg.	10.67%	(60.40)	624.01
132. Batt insulation - 10" - R30 - unfaced batt										
175.68	SF	1.69	16.97	62.78	376.65	12/150 yrs	Avg.	8%	(30.13)	346.52
133. Apply anti-microbial agent to the ceiling										
175.68	SF	0.38	0.61	0.00	67.37	0/NA	Avg.	0%	(0.00)	67.37
134. Seal/prime then paint the ceiling twice (3 coats)										
175.68	SF	1.34	4.74	48.02	288.17	12/15 yrs	Avg.	75% [M]	(216.14)	72.03

Above items are for repairs to the drywall ceiling
 Walls

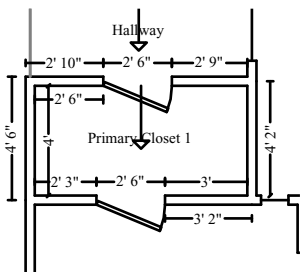


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CONTINUED - Primary Bedroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
135. R&R 1/2" drywall - hung, taped, floated, ready for paint									
446.67 SF	3.09	23.32	280.70	1,684.24	16/150 yrs	Avg.	10.67%	(147.63)	1,536.61
136. Batt insulation - 6" - R19 - unfaced batt									
223.34 SF	1.15	13.21	54.00	324.05	12/150 yrs	Avg.	8%	(25.93)	298.12
Insulation included for exterior walls only									
137. Apply anti-microbial agent to the walls									
446.67 SF	0.38	1.55	0.00	171.28	0/NA	Avg.	0%	(0.00)	171.28
138. Seal/prime then paint the walls twice (3 coats)									
446.67 SF	1.34	12.05	122.12	732.71	12/15 yrs	Avg.	75% [M]	(549.55)	183.16
Above items are for repairs to the drywall walls									
Flooring									
139. R&R Ceramic/porcelain tile									
175.68 SF	12.54	71.84	454.98	2,729.85	12/150 yrs	Avg.	8%	(177.58)	2,552.27
140. Final cleaning - construction - Residential									
175.68 SF	0.37	0.00	0.00	65.00	0/NA	Avg.	0%	(0.00)	65.00
141. R&R Base shoe									
55.83 LF	1.88	3.69	21.74	130.39	12/150 yrs	Avg.	8%	(9.25)	121.14
142. Paint baseboard - one coat									
55.83 LF	0.96	0.44	10.80	64.84	12/15 yrs	Avg.	75% [M]	(48.63)	16.21
143. Seal & paint base shoe or quarter round									
55.83 LF	0.81	0.58	9.16	54.96	12/15 yrs	Avg.	75% [M]	(41.24)	13.72
144. Mask the floor per square foot - plastic and tape - 4 mil									
175.68 SF	0.25	0.92	8.96	53.80	0/15 yrs	Avg.	0%	(0.00)	53.80
145. Mask and prep for paint - plastic, paper, tape (per LF)									
55.83 LF	1.41	1.31	16.00	96.03	0/15 yrs	Avg.	0%	(0.00)	96.03
Totals: Primary Bedroom		172.25	1,285.48	8,100.89				1,602.24	6,498.65



Primary Closet 1

Height: Sloped

234.96 SF Walls	43.83 SF Ceiling
278.79 SF Walls & Ceiling	30.99 SF Floor
3.44 SY Flooring	23.50 LF Floor Perimeter
26.81 LF Ceil. Perimeter	

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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CONTINUED - Primary Closet 1

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Prep Work									
146. Contents - move out then reset									
1.00	EA	84.21	0.00	0.00	84.21	0/NA	Avg. 0%	(0.00)	84.21
Ceiling									
147. Ceiling fan & light									
1.00	EA	399.68	11.09	82.16	492.93	12/20 yrs	Avg. 60%	(295.76)	197.17
148. R&R Rafters - 2x10 - 16" OC (3-5/12 Gable, per SF of floor)									
30.99	SF	6.56	5.53	41.76	250.58	20/150 yrs	Avg. 13.33%	(24.49)	226.09
149. R&R 5/8" drywall - hung, taped, floated, ready for paint									
43.83	SF	3.19	2.48	28.46	170.75	16/150 yrs	Avg. 10.67%	(15.08)	155.67
150. Batt insulation - 10" - R30 - unfaced batt									
43.83	SF	1.69	4.23	15.66	93.96	12/150 yrs	Avg. 8%	(7.53)	86.43
151. Apply anti-microbial agent to the ceiling									
43.83	SF	0.38	0.15	0.00	16.81	0/NA	Avg. 0%	(0.00)	16.81
152. Seal/prime then paint the ceiling twice (3 coats)									
43.83	SF	1.34	1.18	11.98	71.89	12/15 yrs	Avg. 75% [M]	(53.92)	17.97
Above items are for repairs to the drywall ceiling									
Walls									
153. R&R 1/2" drywall - hung, taped, floated, ready for paint									
234.96	SF	3.09	12.27	147.68	885.98	16/150 yrs	Avg. 10.67%	(77.66)	808.32
154. Batt insulation - 6" - R19 - unfaced batt									
117.48	SF	1.15	6.95	28.42	170.47	12/150 yrs	Avg. 8%	(13.65)	156.82
Insulation included for exterior walls only									
155. Apply anti-microbial agent to the walls									
234.96	SF	0.38	0.82	0.00	90.10	0/NA	Avg. 0%	(0.00)	90.10
156. Seal/prime then paint the walls twice (3 coats)									
234.96	SF	1.34	6.34	64.24	385.43	12/15 yrs	Avg. 75% [M]	(289.08)	96.35
157. R&R Interior door unit									
2.00	EA	336.32	43.65	143.26	859.55	10/100 yrs	Avg. 10%	(79.91)	779.64
<i>Includes pre-hung interior door, hinges, jamb, stop, casing (both sides). and installation labor.</i>									
158. Paint door slab only - 2 coats (per side)									
4.00	EA	38.01	2.88	30.98	185.90	12/15 yrs	Avg. 75% [M]	(139.43)	46.47
159. Paint door/window trim & jamb - 2 coats (per side)									
4.00	EA	31.78	1.74	25.76	154.62	12/15 yrs	Avg. 75% [M]	(115.97)	38.65
160. Detach & Reset Door knob - interior									
2.00	EA	24.68	0.00	0.00	49.36	0/20 yrs	Avg. 0%	(0.00)	49.36
Above items are for repairs to the drywall walls									
Flooring									

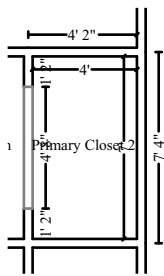


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CONTINUED - Primary Closet 1

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
161. R&R Ceramic/porcelain tile									
30.99 SF	12.54	12.67	80.26	481.55	12/150 yrs	Avg.	8%	(31.32)	450.23
162. Final cleaning - construction - Residential									
30.99 SF	0.37	0.00	0.00	11.47	0/NA	Avg.	0%	(0.00)	11.47
163. R&R Base shoe									
23.50 LF	1.88	1.55	9.16	54.89	12/150 yrs	Avg.	8%	(3.88)	51.01
164. Paint baseboard - one coat									
23.50 LF	0.96	0.18	4.56	27.30	12/15 yrs	Avg.	75% [M]	(20.48)	6.82
165. Seal & paint base shoe or quarter round									
23.50 LF	0.81	0.25	3.86	23.15	12/15 yrs	Avg.	75% [M]	(17.37)	5.78
166. Mask the floor per square foot - plastic and tape - 4 mil									
30.99 SF	0.25	0.16	1.60	9.51	0/15 yrs	Avg.	0%	(0.00)	9.51
167. Mask and prep for paint - plastic, paper, tape (per LF)									
26.81 LF	1.41	0.63	7.68	46.11	0/15 yrs	Avg.	0%	(0.00)	46.11
Totals: Primary Closet 1		114.75	727.48	4,616.52				1,185.53	3,430.99



Primary Closet 2

Height: 8'

- 144.85 SF Walls
- 172.84 SF Walls & Ceiling
- 3.11 SY Flooring
- 22.00 LF Ceil. Perimeter
- 27.99 SF Ceiling
- 27.99 SF Floor
- 17.33 LF Floor Perimeter

Missing Wall - Goes to Floor

4' 8" X 6' 8"

Opens into PRIMARY_BATH

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Flooring									
168. R&R Ceramic/porcelain tile									
27.99 SF	12.54	11.44	72.48	434.92	12/150 yrs	Avg.	8%	(28.30)	406.62
169. R&R Base shoe									
17.33 LF	1.88	1.15	6.76	40.49	12/150 yrs	Avg.	8%	(2.87)	37.62
170. Paint baseboard - one coat									
17.33 LF	0.96	0.14	3.34	20.12	12/15 yrs	Avg.	75% [M]	(15.09)	5.03
171. Seal & paint base shoe or quarter round									
17.33 LF	0.81	0.18	2.84	17.06	12/15 yrs	Avg.	75% [M]	(12.81)	4.25

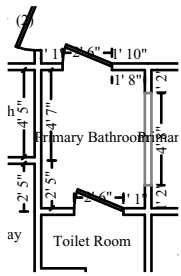


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CONTINUED - Primary Closet 2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Primary Closet 2		12.91	85.42	512.59				59.07	453.52



Primary Bathroom

Height: 8'

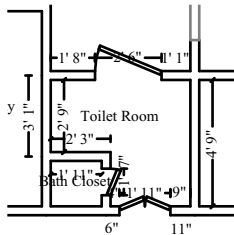
164.82 SF Walls	36.72 SF Ceiling
201.55 SF Walls & Ceiling	36.72 SF Floor
4.08 SY Flooring	19.83 LF Floor Perimeter
24.49 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

4' 8" X 6' 8"

Opens into PRIMARY_CLO1

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Flooring									
172. R&R Ceramic/porcelain tile									
36.72 SF	12.54	15.01	95.10	570.58	12/150 yrs	Avg.	8%	(37.11)	533.47
173. R&R Base shoe									
19.83 LF	1.88	1.31	7.72	46.31	12/150 yrs	Avg.	8%	(3.27)	43.04
174. Paint baseboard - one coat									
19.83 LF	0.96	0.15	3.84	23.03	12/15 yrs	Avg.	75% [M]	(17.27)	5.76
175. Seal & paint base shoe or quarter round									
19.83 LF	0.81	0.21	3.26	19.53	12/15 yrs	Avg.	75% [M]	(14.65)	4.88
176. Toilet - Detach & reset									
1.00 EA	264.48	0.72	53.04	318.24	0/NA	Avg.	0%	(0.00)	318.24
Totals: Primary Bathroom		17.40	162.96	977.69				72.30	905.39



Toilet Room

Height: 8'

159.97 SF Walls	20.34 SF Ceiling
180.31 SF Walls & Ceiling	20.34 SF Floor
2.26 SY Flooring	20.00 LF Floor Perimeter
20.00 LF Ceil. Perimeter	

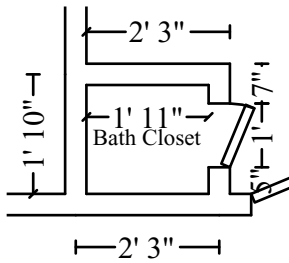


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CONTINUED - Toilet Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Flooring									
177.	R&R Ceramic/porcelain tile								
20.34	SF	12.54	8.32	52.66	316.04	12/150 yrs	Avg. 8%	(20.56)	295.48
178.	R&R Base shoe								
20.00	LF	1.88	1.32	7.78	46.70	12/150 yrs	Avg. 8%	(3.33)	43.37
179.	Paint baseboard - one coat								
20.00	LF	0.96	0.16	3.88	23.24	12/15 yrs	Avg. 75% [M]	(17.44)	5.80
180.	Seal & paint base shoe or quarter round								
20.00	LF	0.81	0.21	3.28	19.69	12/15 yrs	Avg. 75% [M]	(14.77)	4.92
181.	Toilet - Detach & reset								
1.00	EA	264.48	0.72	53.04	318.24	0/NA	Avg. 0%	(0.00)	318.24
Totals: Toilet Room			10.73	120.64	723.91			56.10	667.81



Bath Closet

Height: 8'

57.93 SF Walls	3.27 SF Ceiling
61.20 SF Walls & Ceiling	3.27 SF Floor
0.36 SY Flooring	7.24 LF Floor Perimeter
7.24 LF Ceil. Perimeter	

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Flooring									
182.	R&R Ceramic/porcelain tile								
3.27	SF	12.54	1.34	8.46	50.80	12/150 yrs	Avg. 8%	(3.32)	47.48
183.	R&R Base shoe								
7.24	LF	1.88	0.48	2.82	16.91	12/150 yrs	Avg. 8%	(1.20)	15.71
184.	Paint baseboard - one coat								
7.24	LF	0.96	0.06	1.42	8.43	12/15 yrs	Avg. 75% [M]	(6.31)	2.12
185.	Seal & paint base shoe or quarter round								
7.24	LF	0.81	0.08	1.20	7.14	12/15 yrs	Avg. 75% [M]	(5.36)	1.78
Totals: Bath Closet			1.96	13.90	83.28			16.19	67.09

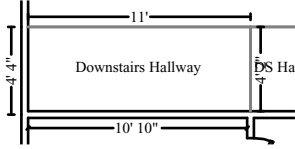


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Downstairs Hallway

Height: 8'

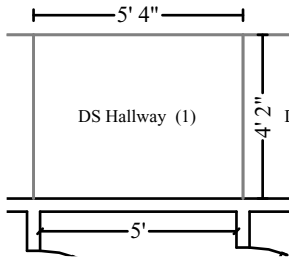


121.35 SF Walls	45.86 SF Ceiling
167.21 SF Walls & Ceiling	45.86 SF Floor
5.10 SY Flooring	15.17 LF Floor Perimeter
15.17 LF Ceil. Perimeter	

Missing Wall

11' X 8'

Opens into LIVING_ROOM



Subroom: DS Hallway (1)

Height: 8'

42.67 SF Walls	22.23 SF Ceiling
64.90 SF Walls & Ceiling	22.23 SF Floor
2.47 SY Flooring	5.33 LF Floor Perimeter
5.33 LF Ceil. Perimeter	

Missing Wall

5' 4" X 8'

Opens into LIVING_ROOM

Missing Wall

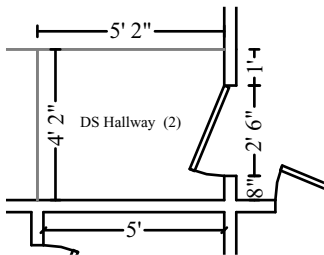
4' 2" X 8'

Opens into ROOM4

Missing Wall

4' 2" X 8'

Opens into DOWNSTAIRS_H



Subroom: DS Hallway (2)

Height: 8'

74.70 SF Walls	21.55 SF Ceiling
96.25 SF Walls & Ceiling	21.55 SF Floor
2.39 SY Flooring	9.34 LF Floor Perimeter
9.34 LF Ceil. Perimeter	

Missing Wall

5' 2" X 8'

Opens into LIVING_ROOM

Missing Wall

4' 2" X 8'

Opens into DS_HALLWAY

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Ceiling									
186.	Ceiling fan & light								
1.00	EA	399.68	11.09	82.16	492.93	12/20 yrs	Avg. 60%	(295.76)	197.17
187.	R&R 5/8" drywall - hung, taped, floated, ready for paint								
89.64	SF	3.19	5.07	58.22	349.24	16/150 yrs	Avg. 10.67%	(30.83)	318.41
188.	Batt insulation - 10" - R30 - unfaced batt								
89.64	SF	1.69	8.66	32.04	192.19	12/150 yrs	Avg. 8%	(15.37)	176.82
189.	Apply anti-microbial agent to the ceiling								
89.64	SF	0.38	0.31	0.00	34.37	0/NA	Avg. 0%	(0.00)	34.37
190.	Seal/prime then paint the ceiling twice (3 coats)								
89.64	SF	1.34	2.42	24.50	147.04	12/15 yrs	Avg. 75% [M]	(110.29)	36.75

Above items are for repairs to the drywall ceiling

Flooring

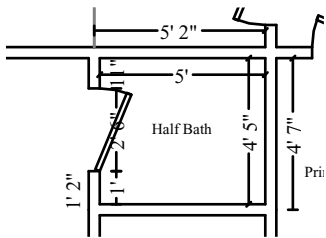


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CONTINUED - Downstairs Hallway

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
191. R&R Ceramic/porcelain tile									
89.64 SF	12.54	36.65	232.16	1,392.90	12/150 yrs	Avg.	8%	(90.60)	1,302.30
192. Final cleaning - construction - Residential									
89.64 SF	0.37	0.00	0.00	33.17	0/NA	Avg.	0%	(0.00)	33.17
193. R&R Base shoe									
29.84 LF	1.88	1.97	11.62	69.68	12/150 yrs	Avg.	8%	(4.94)	64.74
194. Paint baseboard - one coat									
29.84 LF	0.96	0.23	5.78	34.66	12/15 yrs	Avg.	75% [M]	(26.00)	8.66
195. Seal & paint base shoe or quarter round									
29.84 LF	0.81	0.31	4.90	29.38	12/15 yrs	Avg.	75% [M]	(22.04)	7.34
196. Mask the floor per square foot - plastic and tape - 4 mil									
89.64 SF	0.25	0.47	4.58	27.46	0/15 yrs	Avg.	0%	(0.00)	27.46
197. Mask and prep for paint - plastic, paper, tape (per LF)									
29.84 LF	1.41	0.70	8.56	51.33	0/15 yrs	Avg.	0%	(0.00)	51.33
Totals: Downstairs Hallway		67.88	464.52	2,854.35				595.83	2,258.52



Half Bath

Height: 8'

- 150.66 SF Walls
- 172.74 SF Walls & Ceiling
- 2.45 SY Flooring
- 18.83 LF Ceil. Perimeter
- 22.08 SF Ceiling
- 22.08 SF Floor
- 18.83 LF Floor Perimeter

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Flooring									
198. R&R Ceramic/porcelain tile									
22.08 SF	12.54	9.03	57.18	343.09	12/150 yrs	Avg.	8%	(22.32)	320.77
199. R&R Base shoe									
18.83 LF	1.88	1.24	7.32	43.96	12/150 yrs	Avg.	8%	(3.12)	40.84
200. Paint baseboard - one coat									
18.83 LF	0.96	0.15	3.66	21.89	12/15 yrs	Avg.	75% [M]	(16.41)	5.48
201. Seal & paint base shoe or quarter round									
18.83 LF	0.81	0.20	3.10	18.55	12/15 yrs	Avg.	75% [M]	(13.91)	4.64
202. Toilet - Detach & reset									
1.00 EA	264.48	0.72	53.04	318.24	0/NA	Avg.	0%	(0.00)	318.24



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CONTINUED - HVAC Closet

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
208.	Furnace - heavy clean, replace filters and service - w/ AC									
1.00	EA	519.13	1.28	104.08	624.49	0/NA	Avg.	0%	(0.00)	624.49
Totals: HVAC Closet			1.28	104.08	624.49			0.00	624.49	
Total: Main Level			2,900.68	18,083.18	111,212.97			17,971.29	93,241.68	
Total: SKETCH3			2,900.68	18,083.18	111,212.97			17,971.29	93,241.68	

**SKETCH4
Main Level**

Main Level

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
209.	R&R I-joist - 9 1/2" deep - 1 3/4" flange									
362.47	LF	6.46	83.88	485.10	2,910.53	20/150 yrs	Avg.	13.33%	(299.91)	2,610.62
210.	R&R Sheathing - OSB - 3/4" - tongue and groove									
384.00	SF	4.85	55.79	383.64	2,301.83	20/150 yrs	Avg.	13.33%	(195.71)	2,106.12
211.	R&R Drilled bottom plate - 2" x 4" treated lumber									
84.92	LF	12.01	8.64	205.70	1,234.23	20/150 yrs	Avg.	13.33%	(48.94)	1,185.29
212.	2" x 4" x 20' #2 & better Fir / Larch (material only)									
3.00	EA	16.03	4.18	10.46	62.73	20/150 yrs	Avg.	13.33%	(8.37)	54.36
213.	2" x 4" x 16' #2 & better Fir / Larch (material only)									
3.00	EA	8.73	2.28	5.70	34.17	20/150 yrs	Avg.	13.33%	(4.55)	29.62
214.	2" x 4" x 10' #2 & better Fir / Larch (material only)									
3.00	EA	5.50	1.44	3.58	21.52	20/150 yrs	Avg.	13.33%	(2.87)	18.65
215.	2" x 4" x 8' #2 & better Fir / Larch (material only)									
14.00	EA	4.40	5.36	13.40	80.36	20/150 yrs	Avg.	13.33%	(10.70)	69.66
216.	2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)									
77.00	EA	4.26	28.54	71.30	427.86	20/150 yrs	Avg.	13.33%	(57.05)	370.81
217.	R&R Labor to frame 2" x 4" non-bearing wall - 16" oc									
620.10	SF	1.83	1.08	227.18	1,363.05	0/150 yrs	Avg.	0%	(0.00)	1,363.05
218.	R&R Sheathing - plywood - 1/2" - treated									
756.75	SF	3.14	96.78	494.60	2,967.58	20/150 yrs	Avg.	13.33%	(303.66)	2,663.92
219.	2" x 4" x 14' #2 & better Fir / Larch (material only)									
6.00	EA	7.75	4.05	10.12	60.67	20/150 yrs	Avg.	13.33%	(8.08)	52.59

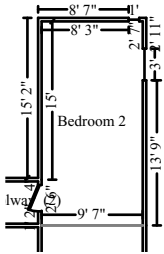


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CONTINUED - Main Level

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
220. 2" x 4" x 12' #2 & better Fir / Larch (material only)									
3.00	EA	6.63	1.73	4.32	25.94	20/150 yrs	Avg. 13.33%	(3.46)	22.48
Total: Main Level		293.75	1,915.10	11,490.47				943.30	10,547.17



Bedroom 2

Height: 8'

386.02 SF Walls
 571.28 SF Walls & Ceiling
 20.58 SY Flooring
 48.25 LF Ceil. Perimeter

185.26 SF Ceiling
 185.26 SF Floor
 48.25 LF Floor Perimeter

Missing Wall

9' 7" X 8'

Opens into B2A

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Prep Work									
221. Contents - move out then reset									
1.00	EA	84.21	0.00	0.00	84.21	0/NA	Avg. 0%	(0.00)	84.21
Ceiling									
222. R&R Ceiling fan & light									
1.00	EA	425.06	11.09	87.24	523.39	12/20 yrs	Avg. 60%	(295.76)	227.63
223. R&R 5/8" drywall - hung, taped, floated, ready for paint									
185.26	SF	3.19	10.48	120.30	721.76	16/150 yrs	Avg. 10.67%	(63.71)	658.05
224. Batt insulation - 10" - R30 - unfaced batt									
185.26	SF	1.69	17.89	66.20	397.18	12/150 yrs	Avg. 8%	(31.78)	365.40
225. Apply anti-microbial agent to the ceiling									
185.26	SF	0.38	0.64	0.00	71.04	0/NA	Avg. 0%	(0.00)	71.04
226. Seal/prime then paint the ceiling twice (3 coats)									
185.26	SF	1.34	5.00	50.66	303.91	12/15 yrs	Avg. 75% [M]	(227.94)	75.97
Above items are for repairs to the drywall ceiling									
Walls									
227. R&R 1/2" drywall - hung, taped, floated, ready for paint									
386.02	SF	3.09	20.15	242.60	1,455.55	16/150 yrs	Avg. 10.67%	(127.58)	1,327.97
228. Batt insulation - 6" - R19 - unfaced batt									
386.02	SF	1.15	22.84	93.34	560.10	12/150 yrs	Avg. 8%	(44.80)	515.30
Insulation included for exterior walls only									



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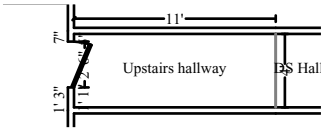
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CONTINUED - Bedroom 2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
229. Apply anti-microbial agent to the walls									
386.02 SF	0.38	1.34	0.00	148.03	0/NA	Avg.	0%	(0.00)	148.03
230. Seal/prime then paint the walls twice (3 coats)									
386.02 SF	1.34	10.41	105.54	633.22	12/15 yrs	Avg.	75% [M]	(474.92)	158.30
Above items are for repairs to the drywall walls									
231. Final cleaning - construction - Residential									
185.26 SF	0.37	0.00	0.00	68.55	0/NA	Avg.	0%	(0.00)	68.55
232. Mask the floor per square foot - plastic and tape - 4 mil									
185.26 SF	0.25	0.97	9.46	56.75	0/15 yrs	Avg.	0%	(0.00)	56.75
233. Mask and prep for paint - plastic, paper, tape (per LF)									
48.25 LF	1.41	1.13	13.82	82.98	0/15 yrs	Avg.	0%	(0.00)	82.98
Totals: Bedroom 2		101.94	789.16	5,106.67				1,266.49	3,840.18

Upstairs hallway

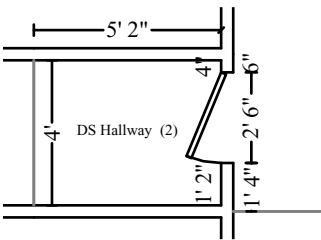
Height: 8'



208.02 SF Walls	44.02 SF Ceiling
252.04 SF Walls & Ceiling	44.02 SF Floor
4.89 SY Flooring	26.00 LF Floor Perimeter
26.00 LF Ceil. Perimeter	

Subroom: DS Hallway (2)

Height: 8'



114.72 SF Walls	20.69 SF Ceiling
135.40 SF Walls & Ceiling	20.69 SF Floor
2.30 SY Flooring	14.34 LF Floor Perimeter
14.34 LF Ceil. Perimeter	

Missing Wall

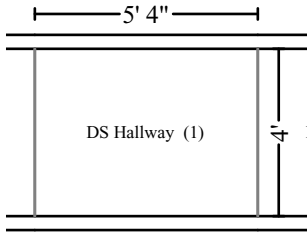
4' X 8'

Opens into DS_HALLWAY



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Subroom: DS Hallway (1)

Height: 8'

85.33 SF Walls
 106.68 SF Walls & Ceiling
 2.37 SY Flooring
 10.67 LF Ceil. Perimeter

21.35 SF Ceiling
 21.35 SF Floor
 10.67 LF Floor Perimeter

Missing Wall

4' X 8'

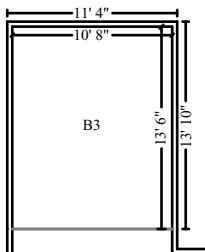
Opens into ROOM4

Missing Wall

4' X 8'

Opens into UPSTAIRS_HAL

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Ceiling									
234. Ceiling fan & light									
1.00 EA	399.68	11.09	82.16	492.93	12/20 yrs	Avg.	60%	(295.76)	197.17
235. R&R 5/8" drywall - hung, taped, floated, ready for paint									
86.06 SF	3.19	4.87	55.88	335.28	16/150 yrs	Avg.	10.67%	(29.60)	305.68
236. Batt insulation - 10" - R30 - unfaced batt									
86.06 SF	1.69	8.31	30.74	184.49	12/150 yrs	Avg.	8%	(14.77)	169.72
237. Apply anti-microbial agent to the ceiling									
86.06 SF	0.38	0.30	0.00	33.00	0/NA	Avg.	0%	(0.00)	33.00
238. Seal/prime then paint the ceiling twice (3 coats)									
86.06 SF	1.34	2.32	23.52	141.16	12/15 yrs	Avg.	75% [M]	(105.87)	35.29
Above items are for repairs to the drywall ceiling									
239. Mask the floor per square foot - plastic and tape - 4 mil									
86.06 SF	0.25	0.45	4.40	26.37	0/15 yrs	Avg.	0%	(0.00)	26.37
240. Mask and prep for paint - plastic, paper, tape (per LF)									
51.01 LF	1.41	1.20	14.62	87.74	0/15 yrs	Avg.	0%	(0.00)	87.74
Totals: Upstairs hallway		28.54	211.32	1,300.97				446.00	854.97



B3

Height: 8'

301.33 SF Walls
 445.33 SF Walls & Ceiling
 16.00 SY Flooring
 37.67 LF Ceil. Perimeter

144.00 SF Ceiling
 144.00 SF Floor
 37.67 LF Floor Perimeter

Missing Wall

10' 8" X 8'

Opens into B3A2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
241. Clean door (per side)									
2.00 EA	10.16	0.03	4.06	24.41	0/NA	Avg.	0%	(0.00)	24.41



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CONTINUED - B3

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
242. Seal & paint door slab only (per side)										
2.00	EA	38.39	1.51	15.66	93.95	12/15 yrs	Avg.	75% [M]	(70.46)	23.49
Totals: B3		1.54	19.72	118.36				70.46	47.90	
Total: Main Level		425.77	2,935.30	18,016.47				2,726.25	15,290.22	
Total: SKETCH4		425.77	2,935.30	18,016.47				2,726.25	15,290.22	

Labor Minimums Applied

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
243. Finish hardware labor minimum										
1.00	EA	81.19	0.00	16.24	97.43	0/NA	Avg.	0%	(0.00)	97.43
Totals: Labor Minimums Applied		0.00	16.24	97.43				0.00	97.43	
Line Item Totals: GINA_PEPE1		4,683.22	28,596.28	175,491.00				30,510.06	144,980.94	

[%] - Indicates that depreciate by percent was used for this item

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item

Grand Total Areas:

7,304.45	SF Walls	2,716.74	SF Ceiling	10,021.18	SF Walls and Ceiling
2,649.90	SF Floor	294.43	SY Flooring	846.37	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	891.76	LF Ceil. Perimeter
2,649.90	Floor Area	2,866.60	Total Area	7,304.45	Interior Wall Area
3,924.12	Exterior Wall Area	432.50	Exterior Perimeter of Walls		
3,373.14	Surface Area	33.73	Number of Squares	343.05	Total Perimeter Length
55.99	Total Ridge Length	54.00	Total Hip Length		



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Summary for Building

Line Item Total	142,211.50
Material Sales Tax	4,683.22
Subtotal	146,894.72
Overhead	14,298.14
Profit	14,298.14
Replacement Cost Value	\$175,491.00
Less Depreciation	(30,510.06)
Actual Cash Value	\$144,980.94
Less Deductible	(2,000.00)
Net Claim	\$142,980.94
Total Recoverable Depreciation	30,510.06
Net Claim if Depreciation is Recovered	\$173,491.00

Brett Ripp



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Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (8.7%)	Manuf. Home Tax (8.7%)	Cleaning Mat'l Tax (8.7%)	Fabric Cleaning Tax (8.7%)	Storage Tax (8.7%)	Local Food Tax (4.25%)
Line Items	14,298.14	14,298.14	4,683.22	0.00	0.00	0.00	0.00	0.00
Total	14,298.14	14,298.14	4,683.22	0.00	0.00	0.00	0.00	0.00



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Recap by Room

Estimate: GINA_PEPE1

Dwelling Roof	31,516.40	22.16%
Right Elevation	2,582.40	1.82%
Left Elevation	2,352.00	1.65%

Area: SKETCH1

Debris Removal	795.00	0.56%
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Area Subtotal: SKETCH1	795.00	0.56%
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Area: SKETCH3

Area: Main Level

Hallway	10,134.49	7.13%
Pool Room	392.12	0.28%
Living Room	24,721.16	17.38%
Bar Room	26,562.15	18.68%
Arts and Crafts	651.37	0.46%
Breakfast Nook	5,080.65	3.57%
Kitchen	1,557.19	1.09%
Laundry Room	3,000.05	2.11%
Primary Bedroom	1,061.20	0.75%
Primary Closet 1	6,643.16	4.67%
Primary Closet 2	3,774.29	2.65%
Primary Bathroom	414.26	0.29%
Toilet Room	797.33	0.56%
Bath Closet	592.54	0.42%
Downstairs Hallway	67.42	0.05%
Half Bath	2,321.95	1.63%
Hallway	916.60	0.64%
HVAC Closet	1,022.05	0.72%
	519.13	0.37%

Area Subtotal: Main Level	90,229.11	63.45%
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Area Subtotal: SKETCH3	90,229.11	63.45%
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Area: SKETCH4

Area: Main Level

Bedroom 2	9,281.62	6.53%
Upstairs hallway	4,215.57	2.96%
B3	1,061.11	0.75%
	97.10	0.07%

Area Subtotal: Main Level	14,655.40	10.31%
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Area Subtotal: SKETCH4	14,655.40	10.31%
Labor Minimums Applied	81.19	0.06%
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Subtotal of Areas	142,211.50	100.00%
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Total	142,211.50	100.00%



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Recap by Category with Depreciation

O&P Items	RCV	Deprec.	ACV
APPLIANCES	420.35		420.35
CLEANING	20.32		20.32
CONTENT MANIPULATION	168.42		168.42
GENERAL DEMOLITION	20,233.78		20,233.78
DOORS	8,364.93	836.50	7,528.43
DRYWALL	11,573.81	1,234.53	10,339.28
ELECTRICAL	4,102.63		4,102.63
FINISH CARPENTRY / TRIMWORK	1,900.93	202.68	1,698.25
FINISH HARDWARE	81.19		81.19
FIREPLACES	3,233.40	1,661.99	1,571.41
FRAMING & ROUGH CARPENTRY	28,120.68	3,089.47	25,031.21
HEAT, VENT & AIR CONDITIONING	605.91	65.09	540.82
INSULATION	4,565.50	365.26	4,200.24
LIGHT FIXTURES	3,197.44	1,918.48	1,278.96
PLUMBING	1,099.95		1,099.95
PAINTING	9,982.99	6,760.88	3,222.11
ROOFING	14,605.31	5,348.00	9,257.31
SIDING	7,198.69	1,383.20	5,815.49
TILE	18,855.69	1,508.45	17,347.24
O&P Items Subtotal	138,331.92	24,374.53	113,957.39
Non-O&P Items	RCV	Deprec.	ACV
CLEANING	529.33		529.33
CONTENT MANIPULATION	421.05		421.05
GENERAL DEMOLITION	795.00		795.00
FINISH HARDWARE	419.40	172.68	246.72
WATER EXTRACTION & REMEDIATION	1,714.80		1,714.80
Non-O&P Items Subtotal	3,879.58	172.68	3,706.90
O&P Items Subtotal	138,331.92	24,374.53	113,957.39
Material Sales Tax	4,683.22	908.07	3,775.15
Overhead	14,298.14	2,527.39	11,770.75
Profit	14,298.14	2,527.39	11,770.75
Total	175,491.00	30,510.06	144,980.94