



RECEIPT FOR REPORTS No. 1
(C.A.R. Form RFR, Revised 6/25)

Sotheby's
INTERNATIONAL REALTY

In accordance with the terms and conditions of the Purchase Agreement OR ☐ Other _____
dated _____, on property known
as 2560 Allen Ave, Altadena, CA 91001 ("Property"),
between _____ ("Buyer")
and Emily Lin Allen, Trustee ("Seller").

- REPORTS PROVIDED TO BUYER:** Buyer is being provided with the following reports, documents, inspections reports, disclosures, proposals, estimates or invoices ("Reports") checked in **paragraphs 4 and 5**.
- REPORTS NOT VERIFIED BY BROKER OR SELLER:** Broker and Seller have not verified the representations in such Reports and make no representation themselves regarding the adequacy and completeness of such Reports or the performance of the person conducting such inspections or preparing the Reports.
- BUYER'S OWN INVESTIGATIONS:** Any Reports not ordered by Buyer should not be considered as a substitute for Buyer obtaining their own inspections and Reports covering the same items and any other matter affecting the value and desirability of the Property.

4. LIST OF REPORTS ORDERED BY BUYER OR SELLER FOR THIS TRANSACTION:

Report, Document or Disclosure	Ordered by	Prepared By	Dated	Via Link
A. ☐ Wood Destroying Pest Inspection	☐ B ☐ S	_____	_____	☐
B. ☐ Home Inspection Report	☐ B ☐ S	_____	_____	☐
C. ☒ Title: Preliminary Report	☐ B ☒ S	<u>USA National Title</u>	<u>04/23/2025</u>	☐
D. ☐ Roof Inspection	☐ B ☐ S	_____	_____	☐
E. ☐ Sewer Lateral Report	☐ B ☐ S	_____	_____	☐
F. ☒ Natural Hazard Disclosure Report	☐ B ☒ S	<u>Disclosure Source</u>	<u>04/25/2025</u>	☐
G. ☐ Domestic Well Test	☐ B ☐ S	_____	_____	☐
H. ☐ Septic/Private Sewage Inspection	☐ B ☐ S	_____	_____	☐
I. ☐ HVAC Inspection	☐ B ☐ S	_____	_____	☐
J. ☐ Government Inspection or Report	☐ B ☐ S	_____	_____	☐
K. ☐ Statutory Condominium/Planned Development Disclosures (Civil Code § 4525)	☐ B ☐ S	_____	_____	☐
L. ☐ Contractual Condominium/Planned Development Disclosures	☐ B ☐ S	_____	_____	☐
M. ☐ Lease Documents	☐ B ☐ S	_____	_____	☐
N. ☐ Tenant Estoppel Certificates	☐ B ☐ S	_____	_____	☐
O. ☒ <u>Insurance Restoration Estimate</u>	☐ B ☒ S	<u>Paul Davis Restoration</u>	<u>05/20/2025</u>	☐
P. ☒ <u>Fungi Abatement Contract</u>	☐ B ☒ S	<u>Precision Environmental</u>	_____	☐
Q. ☒ <u>See Text Overflow Addendum (C.A.R.</u>	☐ B ☒ S	<u>Precision Environmental</u>	<u>10/30/2024</u>	☐
R. ☐ _____	☐ B ☐ S	_____	_____	☐



RECEIPT FOR REPORTS (RFR PAGE 1 OF 2)

- 5. LIST OF REPORTS FROM PREVIOUS TRANSACTIONS:** The following Reports are being provided by Seller from previous transactions, and unless otherwise disclosed or noted, Seller has not verified the information and has no further knowledge regarding such Reports. Such Reports may not have been updated or reflect the current condition of the Property.

**Report, Document or Disclosure
From Previous Transactions**

Prepared By

Dated Via Link

A.	☐	_____	_____	_____	☐
B.	☐	_____	_____	_____	☐
C.	☐	_____	_____	_____	☐
D.	☐	_____	_____	_____	☐
E.	☐	_____	_____	_____	☐
F.	☐	_____	_____	_____	☐
G.	☐	_____	_____	_____	☐
H.	☐	_____	_____	_____	☐
I.	☐	_____	_____	_____	☐
J.	☐	_____	_____	_____	☐
K.	☐	_____	_____	_____	☐

Seller is not aware of any other reports in Seller's possession or control.

Seller _____ ***Emily Lin Allen, Trustee*** Date _____

Seller _____ Date _____

- 6. REPORTS DELIVERED VIA LINK:** For all Reports identified by a check below, Buyer is unable or unwilling to open the link, is unable to download the documents in the link, or prefers to receive the documents directly rather than via a link.

A. ☐ All Reports Delivered via link.

B. ☐ _____

C. ☐ _____

- 7. ADDITIONAL INVESTIGATION RECOMMENDATIONS:** If any of the above reports recommends Buyer obtain additional investigations, you should contact qualified experts to determine if such additional investigations are necessary. If you do not do so, you are acting against Broker's Advice.

- 8. REPORTS PREPARED FOR PERSONS OTHER THAN BUYER:** Buyer has been advised that if Buyer receives any Report that has not been ordered by Buyer (whether prepared by or for Seller or others), Buyer may have no recourse against the preparer of the report for any errors, inaccuracies or missing information. Buyer is advised to check with the preparer of any Report to determine if preparer will offer Buyer such recourse.

Buyer acknowledges receipt of the report(s), document(s), inspection report(s), disclosure(s), proposal(s), estimate(s), or invoice(s) ("Reports") checked above. Unless otherwise specified in paragraph 6, Buyer acknowledges being able to access any and all Reports delivered via a link.

By signing below, Buyer acknowledges that they have received a copy of this Receipt for Reports, and they have read and understand its terms.

Buyer _____ Date _____

Buyer _____ Date _____

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RFR REVISED 6/25 (PAGE 2 OF 2)



RECEIPT FOR REPORTS (RFR PAGE 2 OF 2)

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

2560 Allen Ave



TEXT OVERFLOW ADDENDUM No. 1
(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as 2560 Allen Ave, Altadena, CA 91001
2560 Allen Ave, Altadena, CA 91001 ("Property"),
in which _____ is referred to as ("Buyer")

1) RFR, Paragraph 4, Q:
Fungi Abatement Report and Completion

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer _____ Date _____

Buyer _____ Date _____

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TOA REVISED 6/23 (PAGE 1 OF 1)



TEXT OVERFLOW ADDENDUM (TOA PAGE 1 OF 1)



Paul Davis Restoration of Pasadena

2613 Pasadena Ave
Los Angeles, CA 90031
(877) 822-5572
<https://pasadena.pauldavis.com/>
CA License # 1092319

Insured: Emily Allen
Property: 2560 Allen Ave
Altadena, CA 91001-2704

Claim Number: 016907213

Policy Number: CHO101442542

Type of Loss:

Date of Loss: 1/8/2025 12:00 AM
Date Inspected:

Date Received:
Date Entered: 5/20/2025 12:00 AM

Price List: CALA8X_APR25
Restoration/Service/Remodel
Estimate: A250183_MIT_EMILY~S2

This is an itemization of services performed and/or to be performed at the above referenced property. It has been prepared using Xactimate® estimating software, and is based either in whole or in part on current material, labor, and equipment costs for your geographical area as compiled by Verisk™, the maker of Xactimate. Please do not hesitate to contact Paul Davis Restoration of Pasadena if you have any questions regarding this estimate.



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A250183_MIT_EMILY~S2

Dwelling

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
MISCELLANEOUS:									
1. Cleaning & Remediation - Supervisory - after hours									
40.00 HR	127.63	0.00	0.00	5,105.20	0/NA	Avg.	0%	(0.00)	5,105.20
2. Hazardous Material Remediation (Bid Item)									
1.00 EA					0/NA	Avg.	0%	AS INCURRED	
3. Add for personal protective equipment (hazardous cleanup)									
56.00 EA	12.29	62.52	0.00	750.76	0/NA	Avg.	0%	(0.00)	750.76
Item not found in adjuster's estimate.									
4. Respirator - Half face - multi-purpose resp. (per day)									
28.00 DA	1.67	0.00	0.00	46.76	0/NA	Avg.	0%	(0.00)	46.76
Item not found in adjuster's estimate.									
5. Respirator cartridge - HEPA only (per pair)									
8.00 EA	15.59	12.16	0.00	136.88	0/NA	Avg.	0%	(0.00)	136.88
Item not found in adjuster's estimate.									
6. Equipment setup, take down, and monitoring (hourly charge)									
4.00 HR	79.99	0.00	0.00	319.96	0/NA	Avg.	0%	(0.00)	319.96
7. Deodorize building - Ozone & hydroxyl treatment									
14,780. CF	0.06	0.00	0.00	886.81	0/NA	Avg.	0%	(0.00)	886.81
09									
This item is estimated by the cubic foot (not by the piece of equipment as the adjuster estimated). According to our sketch, this home has 14,780.09 CF.									
8. Add for HEPA filter (for canister/backpack vacuums)									
4.00 EA	95.28	30.23	0.00	411.35	0/NA	Avg.	0%	(0.00)	411.35
Item not found in adjuster's estimate.									
9. Negative air fan/Air scrubber (24 hr period) - No monit.									
9.00 DA	73.02	0.00	0.00	657.18	0/NA	Avg.	0%	(0.00)	657.18
A quantity of 9 is needed (not 3 as the adjuster estimated). Calculation is based on 3 units for 3 days each.									
10. Carbon vapor filter (for air scrubber) - 16" x 16"									
3.00 EA	74.78	16.67	0.00	241.01	0/NA	Avg.	0%	(0.00)	241.01
Item not found in adjuster's estimate.									
11. Add for HEPA filter (for negative air exhaust fan)									
3.00 EA	213.89	57.36	0.00	699.03	0/NA	Avg.	0%	(0.00)	699.03
Item not found in adjuster's estimate.									
12. Equipment decontamination charge - per piece of equipment									
7.00 EA	45.76	3.93	0.00	324.25	0/NA	Avg.	0%	(0.00)	324.25
3 air scrubbers, 2 ozone/hydroxyl machines, 2 HEPA vacuums. Item not found in adjuster's estimate.									
Totals: General Conditions		182.87	0.00	9,579.19				0.00	9,579.19



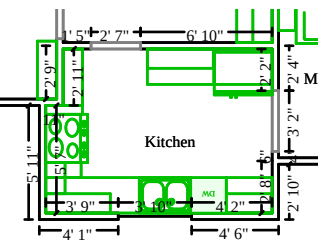
Paul Davis Restoration of Pasadena

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Los Angeles, CA 90031
(877) 822-5572
https://pasadena.pauldavis.com/
CA License # 1092319

Interior

Interior

Table with 10 columns: QUANTITY, UNIT, TAX, O&P, RCV, AGE/LIFE, COND., DEP %, DEPREC., ACV. Rows include ATTIC (13-16) and CRAWLSPACE (17-19) items, followed by HVAC (20) and a Total Interior summary row.



Kitchen

Height: 8'

Table with 2 columns: Item description and Value. Rows include SF Walls, SF Walls & Ceiling, SY Flooring, LF Ceil. Perimeter, SF Ceiling, SF Floor, and LF Floor Perimeter.

Table with 3 columns: Description, Dimensions, and Opening. Rows include Missing Wall - Goes to Floor, Missing Wall - Goes to Floor, and Window.

Table with 10 columns: QUANTITY, UNIT, TAX, O&P, RCV, AGE/LIFE, COND., DEP %, DEPREC., ACV.

NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.



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CONTINUED - Kitchen

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING:									
21. Tear out wet plaster, cleanup, bag - Category 3 water									
97.02 SF	4.63	1.99	90.24	541.43	0/NA	Avg.	NA	(0.00)	541.43
22. HEPA Vacuuming exposed framing - Floor - (PER SF)									
97.02 SF	1.53	0.00	0.00	148.44	0/NA	Avg.	0%	(0.00)	148.44
WALLS:									
23. Tear out and bag wet insulation - Category 3 water									
148.87 SF	1.50	1.02	0.00	224.33	0/NA	Avg.	NA	(0.00)	224.33
24. Tear out wet plaster, cleanup, bag - Category 3 water									
272.86 SF	4.63	5.59	253.78	1,522.71	0/NA	Avg.	NA	(0.00)	1,522.71
25. HEPA Vacuuming exposed framing - Walls - (PER SF)									
272.86 SF	0.92	0.00	0.00	251.03	0/NA	Avg.	0%	(0.00)	251.03
26. Clean stud wall									
272.86 SF	1.23	0.53	0.00	336.15	0/NA	Avg.	0%	(0.00)	336.15
27. Tear out baseboard									
34.74 LF	0.74	0.00	0.00	25.71	0/NA	Avg.	NA	(0.00)	25.71
28. Tear out trim									
34.74 LF	0.74	0.00	0.00	25.71	0/NA	Avg.	NA	(0.00)	25.71
Quarter round.									
FLOOR:									
29. Tear out non-salv wood floor & bag - Category 3 water									
97.02 SF	7.71	0.76	0.00	748.78	0/NA	Avg.	NA	(0.00)	748.78
30. HEPA Vacuuming - Light - (PER SF)									
97.02 SF	0.49	0.00	0.00	47.54	0/NA	Avg.	0%	(0.00)	47.54
CASED OPENINGS:									
Cased Opening to Dining Room:									
31. Tear out trim									
16.58 LF	0.74	0.00	0.00	12.27	0/NA	Avg.	NA	(0.00)	12.27
Casing.									
32. Tear out trim									
16.58 LF	0.74	0.00	0.00	12.27	0/NA	Avg.	NA	(0.00)	12.27
Jamb.									
WINDOWS:									
33. Clean window unit (per side) 10 - 20 SF - Heavy									
1.00 EA	34.32	0.00	0.00	34.32	0/NA	Avg.	0%	(0.00)	34.32
34. Tear out trim									
4.00 LF	0.74	0.00	0.00	2.96	0/NA	Avg.	NA	(0.00)	2.96



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CONTINUED - Kitchen

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Window stool and apron.									
35. Tear out trim									
10.00 LF	0.74	0.00	0.00	7.40	0/NA	Avg.	NA	(0.00)	7.40
Casing and stop.									
<u>CABINETRY, SHELVING, CUSTOM MILLWORK:</u>									
36. Tear out cabinetry - full height unit									
3.00 LF	15.90	0.00	0.00	47.70	0/NA	Avg.	NA	(0.00)	47.70
37. Tear out cabinetry - upper (wall) units									
15.08 LF	13.26	0.00	0.00	199.96	0/NA	Avg.	NA	(0.00)	199.96
38. Tear out cabinetry - lower (base) units									
17.42 LF	13.26	0.00	0.00	230.99	0/NA	Avg.	NA	(0.00)	230.99
39. Tear out countertop - solid surface/granite									
38.84 SF	7.62	0.00	0.00	295.96	0/NA	Avg.	NA	(0.00)	295.96
40. Tear out countertop subdeck & bag for disposal									
38.84 SF	1.57	0.80	0.00	61.78	0/NA	Avg.	NA	(0.00)	61.78
<u>TILE BACKSPLASH:</u>									
41. Tear out non-salv. tile & bag - Category 3 water									
64.54 SF	6.24	1.32	0.00	404.05	0/NA	Avg.	NA	(0.00)	404.05
<u>ELECTRICAL:</u>									
42. Clean recessed light fixture - Heavy									
5.00 EA	22.80	0.05	0.00	114.05	0/NA	Avg.	0%	(0.00)	114.05
43. Clean outlet or switch									
11.00 EA	5.61	0.01	0.00	61.72	0/NA	Avg.	0%	(0.00)	61.72
<u>PLUMBING:</u>									
44. Remove Sink faucet - Kitchen - High grade									
1.00 EA	28.45	0.00	0.00	28.45	0/15 yrs	Avg.	NA	(0.00)	28.45
45. Remove Plumbing fixture supply line									
2.00 EA	7.59	0.00	0.00	15.18	0/20 yrs	Avg.	NA	(0.00)	15.18
46. Sink - double basin - Detach									
1.00 EA	45.61	0.00	0.00	45.61	0/NA	Avg.	0%	(0.00)	45.61
47. Remove P-trap assembly - ABS (plastic)									
1.00 EA	11.38	0.00	0.00	11.38	0/25 yrs	Avg.	NA	(0.00)	11.38
48. Garbage disposal / disposer - Detach									
1.00 EA	57.19	0.00	0.00	57.19	0/NA	Avg.	0%	(0.00)	57.19
<u>APPLIANCES:</u>									
49. Detach & Reset Range hood - High grade									
0.50 EA	132.19	0.00	0.00	66.10	0/14 yrs	Avg.	0%	(0.00)	66.10

Detach only (total quantity involved has been divided by 2).

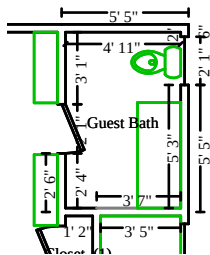


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CONTINUED - Kitchen

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
50. Clean range hood - Commercial - Heavy									
1.00 EA	50.16	0.02	0.00	50.18	0/NA	Avg.	0%	(0.00)	50.18
51. Range - freestanding - gas - Detach									
1.00 EA	54.81	0.00	0.00	54.81	0/NA	Avg.	0%	(0.00)	54.81
52. Clean range - interior and exterior - Heavy									
1.00 EA	98.88	0.14	0.00	99.02	0/NA	Avg.	0%	(0.00)	99.02
53. Refrigerator - Detach									
1.00 EA	41.12	0.00	0.00	41.12	0/NA	Avg.	0%	(0.00)	41.12
54. Clean refrigerator - interior and exterior - Heavy									
1.00 EA	124.55	0.10	0.00	124.65	0/NA	Avg.	0%	(0.00)	124.65
55. Dishwasher - Detach									
1.00 EA	79.94	0.00	0.00	79.94	0/NA	Avg.	0%	(0.00)	79.94
56. Clean dishwasher - interior and exterior - Heavy									
1.00 EA	68.31	0.01	0.00	68.32	0/NA	Avg.	0%	(0.00)	68.32
57. Detach & Reset Built-in oven									
0.50 EA	305.51	0.00	0.00	152.76	0/15 yrs	Avg.	0%	(0.00)	152.76
Detach only (total quantity involved has been divided by 2).									
58. Clean oven - interior and exterior - Heavy									
1.00 EA	57.65	1.18	0.00	58.83	0/NA	Avg.	0%	(0.00)	58.83
MISCELLANEOUS:									
59. Final cleaning - construction - Residential									
97.02 SF	0.42	0.00	0.00	40.75	0/NA	Avg.	0%	(0.00)	40.75
Totals: Kitchen		13.52	344.02	6,351.55				0.00	6,351.55



Door

Window

Guest Bath

Height: 8'

153.26 SF Walls	36.46 SF Ceiling
189.73 SF Walls & Ceiling	36.46 SF Floor
4.05 SY Flooring	22.61 LF Floor Perimeter
21.13 LF Ceil. Perimeter	

2' 1" X 6' 6 3/4"

Opens into GUEST_BEDROOM

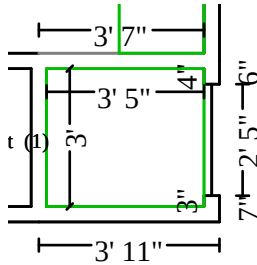
2' 1/2" X 1' 10 13/16"

Opens into Exterior



Paul Davis Restoration of Pasadena

2613 Pasadena Ave
Los Angeles, CA 90031
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Subroom: Shower (1)

Height: 8'

72.66 SF Walls	10.12 SF Ceiling
82.79 SF Walls & Ceiling	10.12 SF Floor
1.12 SY Flooring	12.75 LF Floor Perimeter
9.35 LF Ceil. Perimeter	

Window

2' 4 7/8" X 1' 7 5/16"

Opens into Exterior

Missing Wall - Goes to Ceiling

3' 4 13/16" X 7' 6"

Opens into GUEST_BATH2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

60. Clean the ceiling - Heavy

46.59 SF	0.71	0.05	0.00	33.13	0/NA	Avg.	0%	(0.00)	33.13
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61. HEPA Vacuuming - Light - (PER SF)

46.59 SF	0.49	0.00	0.00	22.83	0/NA	Avg.	0%	(0.00)	22.83
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WALLS:

62. Clean the walls - Heavy

225.93 SF	0.71	0.22	0.00	160.63	0/NA	Avg.	0%	(0.00)	160.63
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63. HEPA Vacuuming - Light - (PER SF)

225.93 SF	0.49	0.00	0.00	110.71	0/NA	Avg.	0%	(0.00)	110.71
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64. Clean mirror - Heavy

6.00 SF	1.60	0.01	0.00	9.61	0/NA	Avg.	0%	(0.00)	9.61
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65. Clean toilet paper dispenser - Heavy

1.00 EA	15.32	0.00	0.00	15.32	0/NA	Avg.	0%	(0.00)	15.32
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66. Clean towel bar - Heavy

2.00 EA	15.29	0.00	0.00	30.58	0/NA	Avg.	0%	(0.00)	30.58
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67. Clean bath accessory - Heavy

1.00 EA	15.41	0.01	0.00	15.42	0/NA	Avg.	0%	(0.00)	15.42
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Robe hook.

68. Clean baseboard - Heavy

35.37 LF	0.81	0.03	0.00	28.68	0/NA	Avg.	0%	(0.00)	28.68
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69. Clean base shoe - Heavy

35.37 LF	0.68	0.03	0.00	24.08	0/NA	Avg.	0%	(0.00)	24.08
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FLOOR:

70. Clean floor - tile - Heavy clean

46.59 SF	1.29	0.32	0.00	60.42	0/NA	Avg.	0%	(0.00)	60.42
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71. HEPA Vacuuming - Light - (PER SF)

46.59 SF	0.49	0.00	0.00	22.83	0/NA	Avg.	0%	(0.00)	22.83
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DOORS:



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CONTINUED - Guest Bath

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<u>Door to Guest Room:</u>									
72. Clean door (per side) - Heavy									
1.00 EA	15.42	0.02	0.00	15.44	0/NA	Avg.	0%	(0.00)	15.44
73. Clean door hardware - Heavy									
1.00 EA	14.99	0.02	0.00	15.01	0/NA	Avg.	0%	(0.00)	15.01
74. Clean door / window opening (per side)									
1.00 EA	21.05	0.00	0.00	21.05	0/NA	Avg.	0%	(0.00)	21.05
<u>WINDOWS:</u>									
75. Clean window unit (per side) 3 - 9 SF - Heavy									
2.00 EA	23.98	0.00	0.00	47.96	0/NA	Avg.	0%	(0.00)	47.96
76. Clean door / window opening (per side)									
2.00 EA	21.05	0.01	0.00	42.11	0/NA	Avg.	0%	(0.00)	42.11
<u>CABINETRY, SHELVING, CUSTOM MILLWORK:</u>									
77. Clean countertop - Heavy									
9.00 SF	1.55	0.02	0.00	13.97	0/NA	Avg.	0%	(0.00)	13.97
78. Clean vanity - inside and out									
4.50 LF	21.36	0.05	0.00	96.17	0/NA	Avg.	0%	(0.00)	96.17
<u>HVAC:</u>									
79. Remove Heat/AC register - Mechanically attached									
1.00 EA	3.80	0.00	0.00	3.80	0/25 yrs	Avg.	NA	(0.00)	3.80
80. Clean register - heat / AC									
1.00 EA	9.12	0.00	0.00	9.12	0/NA	Avg.	0%	(0.00)	9.12
<u>ELECTRICAL:</u>									
81. Clean recessed light fixture - Heavy									
1.00 EA	22.80	0.01	0.00	22.81	0/NA	Avg.	0%	(0.00)	22.81
82. Clean bathroom fan - Heavy									
1.00 EA	65.04	0.00	0.00	65.04	0/NA	Avg.	0%	(0.00)	65.04
83. Clean light fixture - high detail									
2.00 EA	34.26	0.03	0.00	68.55	0/NA	Avg.	0%	(0.00)	68.55
84. Clean outlet or switch									
4.00 EA	5.61	0.00	0.00	22.44	0/NA	Avg.	0%	(0.00)	22.44
<u>PLUMBING:</u>									
85. Clean sink and faucet - Heavy									
1.00 EA	38.24	0.01	0.00	38.25	0/NA	Avg.	0%	(0.00)	38.25
86. Clean shower door - Heavy									
1.00 EA	37.46	0.01	0.00	37.47	0/NA	Avg.	0%	(0.00)	37.47
87. Clean shower - Heavy									
1.00 EA	93.48	0.01	0.00	93.49	0/NA	Avg.	0%	(0.00)	93.49

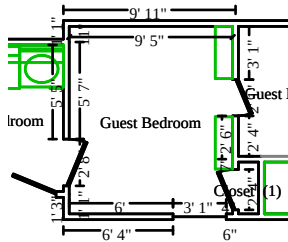


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CONTINUED - Guest Bath

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
88. Clean tub / shower faucet - Heavy									
1.00 EA	31.26	0.00	0.00	31.26	0/NA	Avg.	0%	(0.00)	31.26
89. Clean toilet - Heavy									
1.00 EA	48.35	0.01	0.00	48.36	0/NA	Avg.	0%	(0.00)	48.36
90. Clean toilet seat - Heavy									
1.00 EA	10.11	0.00	0.00	10.11	0/NA	Avg.	0%	(0.00)	10.11
MISCELLANEOUS:									
91. Final cleaning - construction - Residential									
46.59 SF	0.42	0.00	0.00	19.57	0/NA	Avg.	0%	(0.00)	19.57
Totals: Guest Bath		0.87	0.00	1,256.22				0.00	1,256.22



Guest Bedroom

Height: 8'

205.47 SF Walls	101.16 SF Ceiling
306.63 SF Walls & Ceiling	95.16 SF Floor
10.57 SY Flooring	33.24 LF Floor Perimeter
40.33 LF Ceil. Perimeter	

Door

2' 1" X 6' 6 3/4"

Opens into GUEST_BATH2

Door

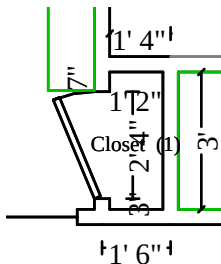
2' 8 1/4" X 6' 8 11/16"

Opens into MUDROOM2

Window

3' 5/8" X 4' 7 1/8"

Opens into Exterior



Subroom: Closet (1)

Height: 8'

50.71 SF Walls	3.43 SF Ceiling
54.14 SF Walls & Ceiling	3.43 SF Floor
0.38 SY Flooring	5.94 LF Floor Perimeter
8.26 LF Ceil. Perimeter	

Door

2' 3 13/16" X 6' 7 1/2"

Opens into GUEST_BEDROOM

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.



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CONTINUED - Guest Bedroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING:									
92. Clean the ceiling - Heavy									
104.60 SF	0.71	0.10	0.00	74.37	0/NA	Avg.	0%	(0.00)	74.37
93. HEPA Vacuuming - Light - (PER SF)									
104.60 SF	0.49	0.00	0.00	51.25	0/NA	Avg.	0%	(0.00)	51.25
WALLS:									
94. Clean the walls - Heavy									
256.18 SF	0.71	0.25	0.00	182.14	0/NA	Avg.	0%	(0.00)	182.14
95. HEPA Vacuuming - Light - (PER SF)									
256.18 SF	0.49	0.00	0.00	125.53	0/NA	Avg.	0%	(0.00)	125.53
96. Clean crown molding - Heavy									
48.59 LF	1.02	0.05	0.00	49.61	0/NA	Avg.	0%	(0.00)	49.61
97. Clean baseboard - Heavy									
39.18 LF	0.81	0.04	0.00	31.78	0/NA	Avg.	0%	(0.00)	31.78
FLOOR:									
98. Clean floor - Heavy									
98.60 SF	0.98	0.10	0.00	96.73	0/NA	Avg.	0%	(0.00)	96.73
99. HEPA Vacuuming - Light - (PER SF)									
98.60 SF	0.49	0.00	0.00	48.31	0/NA	Avg.	0%	(0.00)	48.31
DOORS:									
Door to Mud Room:									
100. Clean door (per side) - Heavy									
1.00 EA	15.42	0.02	0.00	15.44	0/NA	Avg.	0%	(0.00)	15.44
101. Clean door hardware - Heavy									
1.00 EA	14.99	0.02	0.00	15.01	0/NA	Avg.	0%	(0.00)	15.01
102. Clean door / window opening (per side)									
1.00 EA	21.05	0.00	0.00	21.05	0/NA	Avg.	0%	(0.00)	21.05
Door to Closet:									
103. Clean door (per side) - Heavy									
2.00 EA	15.42	0.05	0.00	30.89	0/NA	Avg.	0%	(0.00)	30.89
104. Clean door / window opening (per side)									
2.00 EA	21.05	0.01	0.00	42.11	0/NA	Avg.	0%	(0.00)	42.11
Door to Guest Bath:									
105. Clean door (per side) - Heavy									
1.00 EA	15.42	0.02	0.00	15.44	0/NA	Avg.	0%	(0.00)	15.44
106. Clean door / window opening (per side)									
1.00 EA	21.05	0.00	0.00	21.05	0/NA	Avg.	0%	(0.00)	21.05



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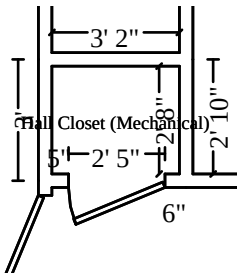
CONTINUED - Guest Bedroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<u>WINDOWS:</u>									
107. Window drapery - hardware - Detach & reset									
0.50 EA	51.45	0.00	0.00	25.73	0/NA	Avg.	0%	(0.00)	25.73
Detach only (total quantity involved has been divided by 2).									
108. Clean window unit (per side) 10 - 20 SF - Heavy									
1.00 EA	34.32	0.00	0.00	34.32	0/NA	Avg.	0%	(0.00)	34.32
109. Clean door / window opening (per side)									
1.00 EA	21.05	0.00	0.00	21.05	0/NA	Avg.	0%	(0.00)	21.05
<u>CABINETRY, SHELVING, CUSTOM MILLWORK:</u>									
110. Clean bookcase									
48.00 SF	1.81	0.19	0.00	87.07	0/NA	Avg.	0%	(0.00)	87.07
111. Clean closet shelf and rod per lineal foot									
2.98 LF	1.74	0.01	0.00	5.20	0/NA	Avg.	0%	(0.00)	5.20
<u>HVAC:</u>									
112. Remove Heat/AC register - Mechanically attached									
1.00 EA	3.80	0.00	0.00	3.80	0/25 yrs	Avg.	NA	(0.00)	3.80
113. Clean register - heat / AC									
1.00 EA	9.12	0.00	0.00	9.12	0/NA	Avg.	0%	(0.00)	9.12
<u>ELECTRICAL:</u>									
114. Clean ceiling fan w/out light - Heavy									
1.00 EA	40.08	0.01	0.00	40.09	0/NA	Avg.	0%	(0.00)	40.09
115. Clean smoke/carbon monoxide detector									
1.00 EA	10.13	0.00	0.00	10.13	0/NA	Avg.	0%	(0.00)	10.13
116. Clean outlet or switch									
7.00 EA	5.61	0.01	0.00	39.28	0/NA	Avg.	0%	(0.00)	39.28
<u>MISCELLANEOUS:</u>									
117. Final cleaning - construction - Residential									
104.60 SF	0.42	0.00	0.00	43.93	0/NA	Avg.	0%	(0.00)	43.93
Totals: Guest Bedroom		0.88	0.00	1,140.43				0.00	1,140.43



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Hall Closet (Mechanical)

Height: 9'

Table with 2 columns: Item Description and Value. Rows include: 88.49 SF Walls, 96.87 SF Walls & Ceiling, 0.93 SY Flooring, 11.62 LF Ceil. Perimeter, 8.38 SF Ceiling, 8.38 SF Floor, 9.24 LF Floor Perimeter.

Table with 10 columns: QUANTITY, UNIT, TAX, O&P, RCV, AGE/LIFE, COND., DEP %, DEPREC., ACV. Row 1: Door, 2' 4 9/16" X 6' 9 1/8", Opens into HALL.

NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

Table with 10 columns: Item Description, QUANTITY, UNIT, TAX, O&P, RCV, AGE/LIFE, COND., DEP %, DEPREC., ACV. Rows 118-119: Tear out wet plaster, cleanup, bag - Category 3 water; HEPA Vacuuming exposed framing - Floor - (PER SF).

WALLS:

Table with 10 columns: Item Description, QUANTITY, UNIT, TAX, O&P, RCV, AGE/LIFE, COND., DEP %, DEPREC., ACV. Rows 120-124: Tear out wet plaster, cleanup, bag - Category 3 water; HEPA Vacuuming exposed framing - Walls - (PER SF); Clean stud wall; Tear out baseboard; Tear out trim; Quarter round.

FLOOR:

Table with 10 columns: Item Description, QUANTITY, UNIT, TAX, O&P, RCV, AGE/LIFE, COND., DEP %, DEPREC., ACV. Rows 125-126: Tear out non-salv wood floor & bag - Category 3 water; HEPA Vacuuming - Light - (PER SF).

DOORS:

Door to Hallway:

Table with 10 columns: Item Description, QUANTITY, UNIT, TAX, O&P, RCV, AGE/LIFE, COND., DEP %, DEPREC., ACV. Rows 127-128: Remove Interior door - Colonist - pre-hung unit; Clean door hardware - Heavy.

MISCELLANEOUS:

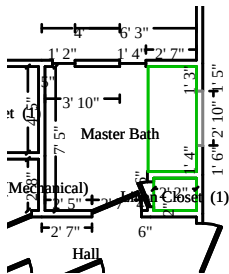


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CONTINUED - Hall Closet (Mechanical)

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
129. Final cleaning - construction - Residential									
8.38 SF	0.42	0.00	0.00	3.52	0/NA	Avg.	0%	(0.00)	3.52
Totals: Hall Closet (Mechanical)		2.24	90.10	873.28				0.00	873.28



Master Bath

Height: 9'

148.30 SF Walls	53.31 SF Ceiling
201.62 SF Walls & Ceiling	36.01 SF Floor
4.00 SY Flooring	16.29 LF Floor Perimeter
30.58 LF Ceil. Perimeter	

Door

2' 6 3/4" X 6' 8 5/16"

Opens into HALL

Window

1' 2" X 2' 9"

Opens into Exterior

Window

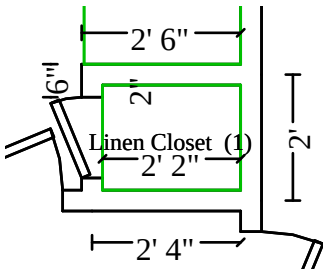
1' 4 1/4" X 2' 9"

Opens into Exterior

Missing Wall - Goes to neither Floor/Ceiling

2' 9 3/4" X 1' 8 1/2"

Opens into MASTER_BEDRO



Subroom: Linen Closet (1)

Height: 9'

61.03 SF Walls	3.70 SF Ceiling
64.73 SF Walls & Ceiling	
7.77 LF Ceil. Perimeter	

Door

1' 3 1/2" X 6' 10 11/16"

Opens into MASTER_BATH

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:



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CONTINUED - Master Bath

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
130. Tear out wet plaster, cleanup, bag - Category 3 water									
57.01 SF	4.63	1.17	53.04	318.17	0/NA	Avg.	NA	(0.00)	318.17
131. HEPA Vacuuming exposed framing - Floor - (PER SF)									
57.01 SF	1.53	0.00	0.00	87.23	0/NA	Avg.	0%	(0.00)	87.23
<u>WALLS:</u>									
132. Tear out and bag wet insulation - Category 3 water									
209.33 SF	1.50	1.43	0.00	315.43	0/NA	Avg.	NA	(0.00)	315.43
All walls in this room are insulated.									
133. Tear out wet plaster, cleanup, bag - Category 3 water									
209.33 SF	4.63	4.29	194.70	1,168.19	0/NA	Avg.	NA	(0.00)	1,168.19
134. HEPA Vacuuming exposed framing - Walls - (PER SF)									
209.33 SF	0.92	0.00	0.00	192.58	0/NA	Avg.	0%	(0.00)	192.58
135. Clean stud wall									
209.33 SF	1.23	0.41	0.00	257.89	0/NA	Avg.	0%	(0.00)	257.89
136. Remove Mirror - 1/4" plate glass									
12.00 SF	0.42	0.00	0.00	5.04	0/40 yrs	Avg.	NA	(0.00)	5.04
137. Remove Bath accessory - High grade									
3.00 EA	7.59	0.00	0.00	22.77	0/50 yrs	Avg.	NA	(0.00)	22.77
138. Tear out trim									
38.35 LF	0.74	0.00	0.00	28.38	0/NA	Avg.	NA	(0.00)	28.38
Crown molding.									
139. Tear out baseboard									
16.29 LF	0.74	0.00	0.00	12.05	0/NA	Avg.	NA	(0.00)	12.05
<u>FLOOR:</u>									
140. Tear out non-salvageable tile floor & bag - Cat 3 water									
36.01 SF	7.77	0.74	0.00	280.54	0/NA	Avg.	NA	(0.00)	280.54
141. Tear out non-salvageable cement board & bag - Cat 3 water									
36.01 SF	2.67	0.63	0.00	96.78	0/NA	Avg.	NA	(0.00)	96.78
142. HEPA Vacuuming - Light - (PER SF)									
36.01 SF	0.49	0.00	0.00	17.64	0/NA	Avg.	0%	(0.00)	17.64
<u>CABINETRY, SHELVING, CUSTOM MILLWORK:</u>									
143. Tear out cabinetry - full height unit									
1.67 LF	15.90	0.00	0.00	26.55	0/NA	Avg.	NA	(0.00)	26.55
This is for built-in closet.									
144. Clean door hardware - Heavy									
1.00 EA	14.99	0.02	0.00	15.01	0/NA	Avg.	0%	(0.00)	15.01
This is for built-in closet.									



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CONTINUED - Master Bath

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
145. Remove Medicine cabinet - High grade									
1.00 EA	27.34	0.00	0.00	27.34	0/20 yrs	Avg.	NA	(0.00)	27.34
146. Tear out countertop - solid surface/granite									
6.00 SF	7.62	0.00	0.00	45.72	0/NA	Avg.	NA	(0.00)	45.72
147. Tear out cabinetry - vanity									
3.00 LF	13.26	0.00	0.00	39.78	0/NA	Avg.	NA	(0.00)	39.78
DOORS:									
Door to Hallway:									
148. Remove Interior door - Colonist - pre-hung unit									
1.00 EA	28.45	0.00	0.00	28.45	0/100 yrs	Avg.	NA	(0.00)	28.45
149. Clean door hardware - Heavy									
1.00 EA	14.99	0.02	0.00	15.01	0/NA	Avg.	0%	(0.00)	15.01
WINDOWS:									
150. Clean window unit (per side) 3 - 9 SF - Heavy									
2.00 EA	23.98	0.00	0.00	47.96	0/NA	Avg.	0%	(0.00)	47.96
151. Tear out trim									
2.33 LF	0.74	0.00	0.00	1.72	0/NA	Avg.	NA	(0.00)	1.72
Window stool and apron.									
152. Tear out trim									
13.33 LF	0.74	0.00	0.00	9.86	0/NA	Avg.	NA	(0.00)	9.86
Casing and stop.									
ELECTRICAL:									
153. Clean recessed light fixture - Heavy									
1.00 EA	22.80	0.01	0.00	22.81	0/NA	Avg.	0%	(0.00)	22.81
154. Remove Bathroom ventilation fan									
1.00 EA	26.73	0.00	0.00	26.73	0/10 yrs	Avg.	NA	(0.00)	26.73
155. Remove Light bar - 3 lights - High grade									
1.00 EA	30.34	0.00	0.00	30.34	0/20 yrs	Avg.	NA	(0.00)	30.34
156. Clean outlet or switch									
3.00 EA	5.61	0.00	0.00	16.83	0/NA	Avg.	0%	(0.00)	16.83
PLUMBING:									
157. Remove Sink faucet - Bathroom - High grade									
1.00 EA	28.45	0.00	0.00	28.45	0/20 yrs	Avg.	NA	(0.00)	28.45
158. Toilet - Detach									
1.00 EA	71.56	0.08	0.00	71.64	0/NA	Avg.	0%	(0.00)	71.64
159. Remove Tub/shower faucet - High grade									
1.00 EA	37.94	0.00	0.00	37.94	0/20 yrs	Avg.	NA	(0.00)	37.94



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CONTINUED - Master Bath

Table with 10 columns: QUANTITY, UNIT, TAX, O&P, RCV, AGE/LIFE, COND., DEP %, DEPREC., ACV. Rows include: 160. Bathtub - Detach, TILE SURROUND: 161. Tear out non-salv. tile & bag, 162. Tear out non-salvageable cement board, MISCELLANEOUS: 163. Final cleaning, and Totals: Master Bath.

Diagram of Storage 1 showing dimensions (8", 10", 6", 2' 5", 3' 5", 2' 7", 10"). Text: Storage 1, Height: 8', 77.75 SF Walls, 86.11 SF Walls & Ceiling, 0.93 SY Flooring, 11.72 LF Ceil. Perimeter, 8.36 SF Ceiling, 8.36 SF Floor, 9.32 LF Floor Perimeter. Door: 2' 4 13/16" X 6' 7 15/16" Opens into HALL.

NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

Table with 10 columns: QUANTITY, UNIT, TAX, O&P, RCV, AGE/LIFE, COND., DEP %, DEPREC., ACV. Rows include: 164. Tear out wet plaster, cleanup, bag and 165. HEPA Vacuuming exposed framing.

WALLS:

Table with 10 columns: QUANTITY, UNIT, TAX, O&P, RCV, AGE/LIFE, COND., DEP %, DEPREC., ACV. Row includes: 166. Tear out and bag wet insulation.



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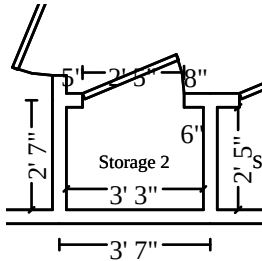
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CONTINUED - Storage 1

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
167. Tear out wet plaster, cleanup, bag - Category 3 water									
77.75 SF	4.63	1.59	72.32	433.89	0/NA	Avg.	NA	(0.00)	433.89
168. HEPA Vacuuming exposed framing - Walls - (PER SF)									
77.75 SF	0.92	0.00	0.00	71.53	0/NA	Avg.	0%	(0.00)	71.53
169. Clean stud wall									
77.75 SF	1.23	0.15	0.00	95.78	0/NA	Avg.	0%	(0.00)	95.78
170. Tear out baseboard									
9.32 LF	0.74	0.00	0.00	6.90	0/NA	Avg.	NA	(0.00)	6.90
171. Tear out trim									
9.32 LF	0.74	0.00	0.00	6.90	0/NA	Avg.	NA	(0.00)	6.90
Quarter round.									
FLOOR:									
172. Tear out non-salv wood floor & bag - Category 3 water									
8.36 SF	7.71	0.07	0.00	64.53	0/NA	Avg.	NA	(0.00)	64.53
173. HEPA Vacuuming - Light - (PER SF)									
8.36 SF	0.49	0.00	0.00	4.10	0/NA	Avg.	0%	(0.00)	4.10
DOORS:									
Door to Hallway:									
174. Remove Interior door - Colonist - pre-hung unit									
1.00 EA	28.45	0.00	0.00	28.45	0/100 yrs	Avg.	NA	(0.00)	28.45
175. Clean door hardware - Heavy									
1.00 EA	14.99	0.02	0.00	15.01	0/NA	Avg.	0%	(0.00)	15.01
CABINETRY, SHELVING, CUSTOM MILLWORK:									
176. Remove Closet shelf and rod package									
2.59 LF	5.69	0.00	0.00	14.74	0/150 yrs	Avg.	NA	(0.00)	14.74
MISCELLANEOUS:									
177. Final cleaning - construction - Residential									
8.36 SF	0.42	0.00	0.00	3.51	0/NA	Avg.	0%	(0.00)	3.51
Totals: Storage 1		2.14	80.10	836.00				0.00	836.00

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Storage 2

Height: 8'

75.48 SF Walls	8.05 SF Ceiling
83.53 SF Walls & Ceiling	8.05 SF Floor
0.89 SY Flooring	9.04 LF Floor Perimeter
11.47 LF Ceil. Perimeter	

Door

2' 5 3/16" X 6' 8 5/16"

Opens into HALL

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: This room has related damage but is not found in the adjuster's estimate.

CEILING:

178.	Tear out wet plaster, cleanup, bag - Category 3 water									
	8.05 SF	4.63	0.16	7.50	44.93	0/NA	Avg.	NA	(0.00)	44.93
179.	HEPA Vacuuming exposed framing - Floor - (PER SF)									
	8.05 SF	1.53	0.00	0.00	12.32	0/NA	Avg.	0%	(0.00)	12.32

WALLS:

180.	Tear out and bag wet insulation - Category 3 water									
	26.23 SF	1.50	0.18	0.00	39.53	0/NA	Avg.	NA	(0.00)	39.53
181.	Tear out wet plaster, cleanup, bag - Category 3 water									
	75.48 SF	4.63	1.55	70.22	421.24	0/NA	Avg.	NA	(0.00)	421.24
182.	HEPA Vacuuming exposed framing - Walls - (PER SF)									
	75.48 SF	0.92	0.00	0.00	69.44	0/NA	Avg.	0%	(0.00)	69.44
183.	Clean stud wall									
	75.48 SF	1.23	0.15	0.00	92.99	0/NA	Avg.	0%	(0.00)	92.99
184.	Tear out baseboard									
	9.04 LF	0.74	0.00	0.00	6.69	0/NA	Avg.	NA	(0.00)	6.69
185.	Tear out trim									
	9.04 LF	0.74	0.00	0.00	6.69	0/NA	Avg.	NA	(0.00)	6.69
	Quarter round.									

FLOOR:

186.	Tear out non-salv wood floor & bag - Category 3 water									
	8.05 SF	7.71	0.06	0.00	62.13	0/NA	Avg.	NA	(0.00)	62.13
187.	HEPA Vacuuming - Light - (PER SF)									
	8.05 SF	0.49	0.00	0.00	3.94	0/NA	Avg.	0%	(0.00)	3.94

DOORS:

Door to Hallway:

188. Remove Interior door - Colonist - pre-hung unit	1.00 EA	28.45	0.00	0.00	28.45	0/100 yrs	Avg.	NA	(0.00)	28.45
189. Clean door hardware - Heavy	1.00 EA	14.99	0.02	0.00	15.01	0/NA	Avg.	0%	(0.00)	15.01

CABINETRY, SHELVING, CUSTOM MILLWORK:

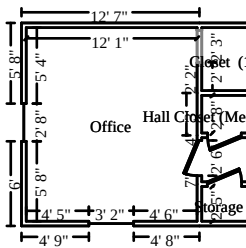


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CONTINUED - Storage 2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
190. Remove Closet shelf and rod package									
3.28 LF	5.69	0.00	0.00	18.66	0/150 yrs	Avg.	NA	(0.00)	18.66
MISCELLANEOUS:									
191. Final cleaning - construction - Residential									
8.05 SF	0.42	0.00	0.00	3.38	0/NA	Avg.	0%	(0.00)	3.38
Totals: Storage 2		2.12	77.72	825.40				0.00	825.40



Office

Height: 8'

354.91 SF Walls	165.51 SF Ceiling
520.42 SF Walls & Ceiling	165.51 SF Floor
18.39 SY Flooring	46.81 LF Floor Perimeter
51.56 LF Ceil. Perimeter	

Window

2' 8" X 4' 2 13/16"

Opens into Exterior

Window

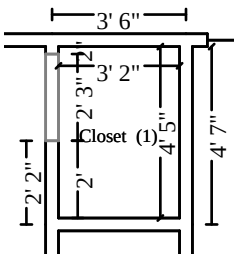
3' 2 1/16" X 4' 6 5/16"

Opens into Exterior

Door

2' 5 15/16" X 6' 8 5/16"

Opens into HALL



Subroom: Closet (1)

Height: 9'

121.64 SF Walls	14.03 SF Ceiling
135.67 SF Walls & Ceiling	14.03 SF Floor
1.56 SY Flooring	12.95 LF Floor Perimeter
15.21 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

2' 3 1/16" X 6' 9 1/8"

Opens into OFFICE

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

FRAMING:

Walls:



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CONTINUED - Office

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
192. Remove Stud wall - 2" x 4" - 16" oc									
237.00 SF	0.33	0.00	15.64	93.85	0/150 yrs	Avg.	NA	(0.00)	93.85
193. Stud wall - 2" x 4" - 16" oc									
237.00 SF	3.40	24.96	166.16	996.92	0/150 yrs	Avg.	0%	(0.00)	996.92
194. Remove Sheathing - plywood - 1/2" CDX									
237.00 SF	0.85	0.00	40.30	241.75	0/150 yrs	Avg.	NA	(0.00)	241.75
195. Sheathing - plywood - 1/2" CDX									
237.00 SF	2.33	23.57	115.16	690.94	0/150 yrs	Avg.	0%	(0.00)	690.94
196. Remove House wrap (air/moisture barrier)									
237.00 SF	0.08	0.00	0.00	18.96	0/150 yrs	Avg.	NA	(0.00)	18.96
197. House wrap (air/moisture barrier)									
237.00 SF	0.52	4.85	0.00	128.09	0/150 yrs	Avg.	0%	(0.00)	128.09
198. Temporary shoring post - Screw jack (per day)									
12.00 DA	57.00	0.00	136.80	820.80	0/150 yrs	Avg.	0%	(0.00)	820.80
4 posts for 3 days to rebuild walls.									
199. Carpenter - General Framer - per hour									
36.00 HR	103.24	0.00	743.32	4,459.96	0/NA	Avg.	0%	(0.00)	4,459.96
Additional labor to add shoring and for the added difficulty of working in close confines with the existing framing.									
Floor:									
200. Remove Beam - 6" x 6" rough sawn									
32.00 BF	2.10	0.00	13.44	80.64	0/150 yrs	Avg.	NA	(0.00)	80.64
201. Beam - 6" x 6" rough sawn									
32.00 BF	8.94	23.68	61.96	371.72	0/150 yrs	Avg.	0%	(0.00)	371.72
202. Remove Joist - floor or ceiling - 2x8 - w/blocking - 16" oc									
89.77 SF	1.35	0.00	24.24	145.43	0/150 yrs	Avg.	NA	(0.00)	145.43
203. Joist - floor or ceiling - 2x8 - w/blocking - 16" oc									
89.77 SF	3.91	11.38	72.48	434.86	0/150 yrs	Avg.	0%	(0.00)	434.86
204. Remove Sheathing - 2" x 6" - tongue and groove									
127.51 SF	1.04	0.00	26.52	159.13	0/150 yrs	Avg.	NA	(0.00)	159.13
205. Sheathing - 2" x 6" - tongue and groove									
127.51 SF	9.79	85.53	266.76	1,600.61	0/150 yrs	Avg.	0%	(0.00)	1,600.61
206. Temporary shoring post - Screw jack (per day)									
12.00 DA	57.00	0.00	136.80	820.80	0/150 yrs	Avg.	0%	(0.00)	820.80
4 posts for 3 days to rebuild floor.									
207. Carpenter - General Framer - per hour									
16.00 HR	103.24	0.00	330.36	1,982.20	0/NA	Avg.	0%	(0.00)	1,982.20
Additional labor to add shoring and for the added difficulty of working in close confines with the existing framing.									

CEILING:



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CONTINUED - Office

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
208. Tear out wet plaster, cleanup, bag - Category 3 water									
179.54 SF	4.63	3.68	167.00	1,001.95	0/NA	Avg.	NA	(0.00)	1,001.95
209. HEPA Vacuuming exposed framing - Floor - (PER SF)									
179.54 SF	1.53	0.00	0.00	274.70	0/NA	Avg.	0%	(0.00)	274.70
WALLS:									
210. Tear out and bag wet insulation - Category 3 water									
305.62 SF	1.50	2.09	0.00	460.52	0/NA	Avg.	NA	(0.00)	460.52
211. Tear out wet plaster, cleanup, bag - Category 3 water									
476.55 SF	4.63	9.76	443.24	2,659.43	0/NA	Avg.	NA	(0.00)	2,659.43
212. HEPA Vacuuming exposed framing - Walls - (PER SF)									
476.55 SF	0.92	0.00	0.00	438.43	0/NA	Avg.	0%	(0.00)	438.43
213. Clean stud wall									
238.28 SF	1.23	0.47	0.00	293.55	0/NA	Avg.	0%	(0.00)	293.55
214. Tear out trim									
66.77 LF	0.74	0.00	0.00	49.41	0/NA	Avg.	NA	(0.00)	49.41
Crown molding.									
215. Tear out baseboard									
59.77 LF	0.74	0.00	0.00	44.23	0/NA	Avg.	NA	(0.00)	44.23
216. Tear out trim									
59.77 LF	0.74	0.00	0.00	44.23	0/NA	Avg.	NA	(0.00)	44.23
Quarter round.									
FLOOR:									
217. Tear out non-salv wood floor & bag - Category 3 water									
179.54 SF	7.71	1.40	0.00	1,385.65	0/NA	Avg.	NA	(0.00)	1,385.65
218. HEPA Vacuuming - Light - (PER SF)									
179.54 SF	0.49	0.00	0.00	87.97	0/NA	Avg.	0%	(0.00)	87.97
DOORS:									
Door to Hallway:									
219. Remove Interior door - Colonist - pre-hung unit									
1.00 EA	28.45	0.00	0.00	28.45	0/100 yrs	Avg.	NA	(0.00)	28.45
220. Clean door hardware - Heavy									
1.00 EA	14.99	0.02	0.00	15.01	0/NA	Avg.	0%	(0.00)	15.01
Door to Closet:									
221. Remove Interior door - Colonist - pre-hung unit									
1.00 EA	28.45	0.00	0.00	28.45	0/100 yrs	Avg.	NA	(0.00)	28.45
222. Clean door hardware - Heavy									
1.00 EA	14.99	0.02	0.00	15.01	0/NA	Avg.	0%	(0.00)	15.01
WINDOWS:									



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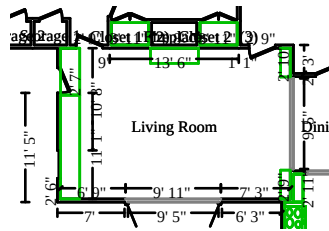
CONTINUED - Office

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
223. Tear out trim									
6.00 LF	0.74	0.00	0.00	4.44	0/NA	Avg.	NA	(0.00)	4.44
Window stool and apron.									
224. Tear out trim									
22.00 LF	0.74	0.00	0.00	16.28	0/NA	Avg.	NA	(0.00)	16.28
Casing and stop.									
CABINETRY, SHELVING, CUSTOM MILLWORK:									
225. Remove Closet shelf and rod package									
3.17 LF	5.69	0.00	0.00	18.04	0/150 yrs	Avg.	NA	(0.00)	18.04
ELECTRICAL:									
226. Remove Recessed light fixture - High grade									
4.00 EA	16.90	0.00	0.00	67.60	0/20 yrs	Avg.	NA	(0.00)	67.60
227. Remove Ceiling fan without light - Premium grade									
1.00 EA	28.63	0.00	0.00	28.63	0/20 yrs	Avg.	NA	(0.00)	28.63
228. Remove Light fixture									
1.00 EA	12.64	0.00	0.00	12.64	0/20 yrs	Avg.	NA	(0.00)	12.64
In closet.									
229. Remove Smoke detector									
1.00 EA	16.83	0.00	0.00	16.83	0/10 yrs	Avg.	NA	(0.00)	16.83
230. Clean outlet or switch									
3.00 EA	5.61	0.00	0.00	16.83	0/NA	Avg.	0%	(0.00)	16.83
MISCELLANEOUS:									
231. Final cleaning - construction - Residential									
179.54 SF	0.42	0.00	0.00	75.41	0/NA	Avg.	0%	(0.00)	75.41
Totals: Office		191.41	2,760.18	20,130.35				0.00	20,130.35



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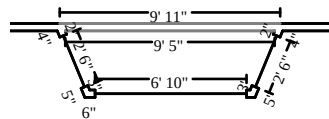
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Living Room Height: 9'

477.66 SF Walls	376.69 SF Ceiling
854.36 SF Walls & Ceiling	341.11 SF Floor
37.90 SY Flooring	26.04 LF Floor Perimeter
79.36 LF Ceil. Perimeter	

Door	2' 9 3/16" X 6' 9 1/8"	Opens into HALL
Window	2' 10 15/16" X 5' 5/8"	Opens into Exterior
Door	2' 7 5/16" X 7' 9 5/16"	Opens into Exterior
Missing Wall - Goes to Floor	9' 5 5/16" X 7' 11 11/16"	Opens into DINING_ROOM2
Door	2' 8 3/4" X 6' 7 1/8"	Opens into SCREENED_POR



Subroom: Bay (4) Height: 8'

30.68 SF Walls	22.24 SF Ceiling
52.92 SF Walls & Ceiling	22.24 SF Floor
2.47 SY Flooring	13.01 LF Floor Perimeter
22.45 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	9' 5 5/16" X 7'	Opens into LIVING_ROOM2
Window	2' 6" X 7'	Opens into Exterior
Window	6' 10" X 7'	Opens into Exterior
Window	2' 6" X 7'	Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

232. Tear out wet plaster, cleanup, bag - Category 3 water									
398.94 SF	4.63	8.17	371.06	2,226.32	0/NA	Avg.	NA	(0.00)	2,226.32
233. HEPA Vacuuming exposed framing - Floor - (PER SF)									
398.94 SF	1.53	0.00	0.00	610.38	0/NA	Avg.	0%	(0.00)	610.38

WALLS:

234. Tear out and bag wet insulation - Category 3 water									
302.74 SF	1.50	2.07	0.00	456.18	0/NA	Avg.	NA	(0.00)	456.18
235. Tear out wet plaster, cleanup, bag - Category 3 water									
508.35 SF	4.63	10.41	472.82	2,836.89	0/NA	Avg.	NA	(0.00)	2,836.89
236. HEPA Vacuuming exposed framing - Walls - (PER SF)									
508.35 SF	0.92	0.00	0.00	467.68	0/NA	Avg.	0%	(0.00)	467.68



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CONTINUED - Living Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
237. Clean stud wall									
508.35 SF	1.23	0.99	0.00	626.26	0/NA	Avg.	0%	(0.00)	626.26
238. Tear out trim									
101.82 LF	0.74	0.00	0.00	75.35	0/NA	Avg.	NA	(0.00)	75.35
Crown molding.									
239. Tear out baseboard									
39.05 LF	0.74	0.00	0.00	28.90	0/NA	Avg.	NA	(0.00)	28.90
240. Tear out trim									
39.05 LF	0.74	0.00	0.00	28.90	0/NA	Avg.	NA	(0.00)	28.90
Quarter round.									
FLOOR:									
241. Tear out non-salv wood floor & bag - Category 3 water									
363.36 SF	7.71	2.83	0.00	2,804.34	0/NA	Avg.	NA	(0.00)	2,804.34
242. HEPA Vacuuming - Light - (PER SF)									
363.36 SF	0.49	0.00	0.00	178.05	0/NA	Avg.	0%	(0.00)	178.05
CABINETRY, SHELVING, CUSTOM MILLWORK:									
243. Tear out cabinetry - full height unit									
15.75 LF	15.90	0.00	0.00	250.43	0/NA	Avg.	NA	(0.00)	250.43
This is for the front wall.									
244. Remove Bookcase - built in - 12" - (SF of face area)									
48.00 SF	1.14	0.00	0.00	54.72	0/150 yrs	Avg.	NA	(0.00)	54.72
245. Remove Fireplace mantel - paint grade - custom									
13.00 EA	81.29	0.00	0.00	1,056.77	0/75 yrs	Avg.	NA	(0.00)	1,056.77
246. Clean fireplace hearth									
7.92 SF	2.29	0.01	0.00	18.15	0/NA	Avg.	0%	(0.00)	18.15
DOORS:									
Door to Exterior:									
247. Tear out trim									
17.00 LF	0.74	0.00	0.00	12.58	0/NA	Avg.	NA	(0.00)	12.58
Casing.									
248. Clean exterior door (per side)									
1.00 EA	22.99	0.02	0.00	23.01	0/NA	Avg.	0%	(0.00)	23.01
249. Clean door hardware - Heavy									
1.00 EA	14.99	0.02	0.00	15.01	0/NA	Avg.	0%	(0.00)	15.01
Door to Screened Porch:									
250. Tear out trim									
17.00 LF	0.74	0.00	0.00	12.58	0/NA	Avg.	NA	(0.00)	12.58
Casing.									



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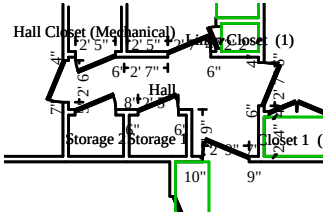
CONTINUED - Living Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
251. Clean door - French (per side) - Heavy									
1.00 EA	48.02	0.01	0.00	48.03	0/NA	Avg.	0%	(0.00)	48.03
<u>WINDOWS:</u>									
252. Window drapery - hardware - Detach & reset									
4.00 EA	51.45	0.00	0.00	205.80	0/NA	Avg.	0%	(0.00)	205.80
253. Clean drapery hardware - Heavy									
1.00 EA	35.50	0.00	0.00	35.50	0/NA	Avg.	0%	(0.00)	35.50
254. Clean window unit (per side) 3 - 9 SF - Heavy									
4.00 EA	23.98	0.01	0.00	95.93	0/NA	Avg.	0%	(0.00)	95.93
255. Clean window unit (per side) 10 - 20 SF - Heavy									
2.00 EA	34.32	0.01	0.00	68.65	0/NA	Avg.	0%	(0.00)	68.65
256. Tear out trim									
14.83 LF	0.74	0.00	0.00	10.97	0/NA	Avg.	NA	(0.00)	10.97
Window stool and apron.									
257. Tear out trim									
66.83 LF	0.74	0.00	0.00	49.45	0/NA	Avg.	NA	(0.00)	49.45
Casing and stop.									
<u>ELECTRICAL:</u>									
258. Clean recessed light fixture - Heavy									
4.00 EA	22.80	0.04	0.00	91.24	0/NA	Avg.	0%	(0.00)	91.24
259. Remove Ceiling fan without light - Premium grade									
1.00 EA	28.63	0.00	0.00	28.63	0/20 yrs	Avg.	NA	(0.00)	28.63
260. Clean outlet or switch									
9.00 EA	5.61	0.01	0.00	50.50	0/NA	Avg.	0%	(0.00)	50.50
<u>MISCELLANEOUS:</u>									
261. Final cleaning - construction - Residential									
398.94 SF	0.42	0.00	0.00	167.55	0/NA	Avg.	0%	(0.00)	167.55
Totals: Living Room		24.60	843.88	12,634.75				0.00	12,634.75



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Hall

Height: 8'

157.53 SF Walls	46.37 SF Ceiling
203.91 SF Walls & Ceiling	46.37 SF Floor
5.15 SY Flooring	16.85 LF Floor Perimeter
34.45 LF Ceil. Perimeter	

Door	2' 6 3/4" X 6' 8 5/16"	Opens into MASTER_BATH
Door	2' 4 9/16" X 6' 9 1/8"	Opens into HALL_CLOSET_
Door	2' 5 15/16" X 6' 8 5/16"	Opens into OFFICE
Door	2' 5 3/16" X 6' 8 5/16"	Opens into STORAGE_4
Door	2' 4 13/16" X 6' 7 15/16"	Opens into STORAGE_3
Door	2' 9 3/16" X 6' 9 1/8"	Opens into LIVING_ROOM2
Door	2' 6 7/8" X 6' 8 5/16"	Opens into MASTER_BEDRO

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

262. Tear out wet plaster, cleanup, bag - Category 3 water									
46.37 SF	4.63	0.95	43.14	258.78	0/NA	Avg.	NA	(0.00)	258.78
263. HEPA Vacuuming exposed framing - Floor - (PER SF)									
46.37 SF	1.53	0.00	0.00	70.95	0/NA	Avg.	0%	(0.00)	70.95

WALLS:

264. Tear out wet plaster, cleanup, bag - Category 3 water									
157.53 SF	4.63	3.23	146.52	879.11	0/NA	Avg.	NA	(0.00)	879.11
265. HEPA Vacuuming exposed framing - Walls - (PER SF)									
157.53 SF	0.92	0.00	0.00	144.93	0/NA	Avg.	0%	(0.00)	144.93
266. Clean stud wall									
157.53 SF	1.23	0.31	0.00	194.07	0/NA	Avg.	0%	(0.00)	194.07
267. Tear out trim									
34.45 LF	0.74	0.00	0.00	25.49	0/NA	Avg.	NA	(0.00)	25.49
Crown molding.									
268. Tear out baseboard									
16.85 LF	0.74	0.00	0.00	12.47	0/NA	Avg.	NA	(0.00)	12.47
269. Tear out trim									
16.85 LF	0.74	0.00	0.00	12.47	0/NA	Avg.	NA	(0.00)	12.47
Quarter round.									

FLOOR:

270. Tear out non-salv wood floor & bag - Category 3 water									
46.37 SF	7.71	0.36	0.00	357.87	0/NA	Avg.	NA	(0.00)	357.87



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CONTINUED - Hall

Table with 10 columns: QUANTITY, UNIT, TAX, O&P, RCV, AGE/LIFE, COND., DEP %, DEPREC., ACV. Rows include HEPA Vacuuming, DOORS (Door to Living Room), HVAC, ELECTRICAL, MISCELLANEOUS, and Totals: Hall.

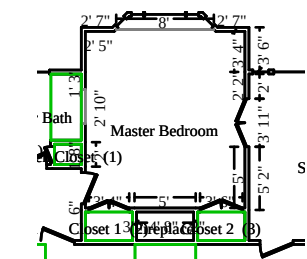
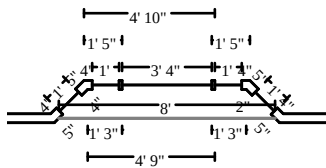


Table with 2 columns: Description and Height: 9'. Rows include Master Bedroom area breakdown (Walls, Ceiling, Floor, Flooring, Ceil. Perimeter) and door dimensions.



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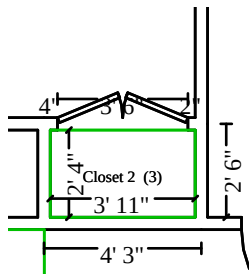
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Subroom: Bay Window (1) Height: 7'

31.55 SF Walls	7.45 SF Ceiling
39.00 SF Walls & Ceiling	7.45 SF Floor
0.83 SY Flooring	9.40 LF Floor Perimeter
17.43 LF Ceil. Perimeter	

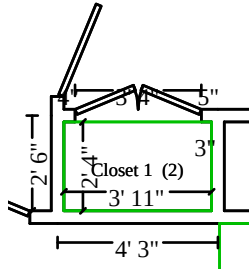
Window	1' X 4' 8"	Opens into Exterior
Window	3' 4" X 4' 8"	Opens into Exterior
Window	1' X 4' 8"	Opens into Exterior
Window	1' X 4' 8"	Opens into Exterior
Missing Wall - Goes to Floor	8' 7/16" X 7'	Opens into MASTER_BEDRO
Window	1' X 4' 8"	Opens into Exterior



Subroom: Closet 2 (3) Height: 9'

85.51 SF Walls	9.08 SF Ceiling
94.59 SF Walls & Ceiling	
12.45 LF Ceil. Perimeter	

Door	3' 5 15/16" X 7' 6 15/16"	Opens into MASTER_BEDRO
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Subroom: Closet 1 (2) Height: 9'

87.01 SF Walls	9.07 SF Ceiling
96.09 SF Walls & Ceiling	
12.44 LF Ceil. Perimeter	

Door	3' 3 13/16" X 7' 6 3/16"	Opens into MASTER_BEDRO
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QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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CONTINUED - Master Bedroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING:									
278. Tear out wet plaster, cleanup, bag - Category 3 water									
217.94 SF	4.63	4.46	202.72	1,216.24	0/NA	Avg.	NA	(0.00)	1,216.24
279. HEPA Vacuuming exposed framing - Floor - (PER SF)									
217.94 SF	1.53	0.00	0.00	333.45	0/NA	Avg.	0%	(0.00)	333.45
WALLS:									
280. Tear out and bag wet insulation - Category 3 water									
229.56 SF	1.50	1.57	0.00	345.91	0/NA	Avg.	NA	(0.00)	345.91
Exterior walls only + walls shared with Screened Porch.									
281. Tear out wet plaster, cleanup, bag - Category 3 water									
542.59 SF	4.63	11.11	504.66	3,027.96	0/NA	Avg.	NA	(0.00)	3,027.96
282. HEPA Vacuuming exposed framing - Walls - (PER SF)									
542.59 SF	0.92	0.00	0.00	499.18	0/NA	Avg.	0%	(0.00)	499.18
283. Clean stud wall									
542.59 SF	1.23	1.06	0.00	668.45	0/NA	Avg.	0%	(0.00)	668.45
284. Tear out wet paneling, bag for disposal - Cat 3									
28.19 SF	1.24	0.27	0.00	35.23	0/NA	Avg.	NA	(0.00)	35.23
This is located within the bay window on the lower portion of the walls.									
285. Tear out trim									
79.90 LF	0.74	0.00	0.00	59.13	0/NA	Avg.	NA	(0.00)	59.13
Crown molding.									
Calculation excludes bay window.									
286. Tear out baseboard									
49.84 LF	0.74	0.00	0.00	36.88	0/NA	Avg.	NA	(0.00)	36.88
287. Tear out trim									
49.84 LF	0.74	0.00	0.00	36.88	0/NA	Avg.	NA	(0.00)	36.88
Quarter round.									
FLOOR:									
288. Tear out non-salv wood floor & bag - Category 3 water									
199.79 SF	7.71	1.56	0.00	1,541.94	0/NA	Avg.	NA	(0.00)	1,541.94
289. HEPA Vacuuming - Light - (PER SF)									
199.79 SF	0.49	0.00	0.00	97.90	0/NA	Avg.	0%	(0.00)	97.90
CABINETRY, SHELVING, CUSTOM MILLWORK:									
290. Tear out cabinetry - full height unit									
7.77 LF	15.90	0.00	0.00	123.54	0/NA	Avg.	NA	(0.00)	123.54
This is for 2 built-in closets.									
DOORS:									
Door to Hallway:									



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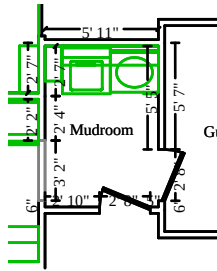
CONTINUED - Master Bedroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
291. Remove Interior door - Colonist - pre-hung unit									
1.00 EA	28.45	0.00	0.00	28.45	0/100 yrs	Avg.	NA	(0.00)	28.45
292. Clean door hardware - Heavy									
1.00 EA	14.99	0.02	0.00	15.01	0/NA	Avg.	0%	(0.00)	15.01
<u>Door to Screened Porch:</u>									
293. Tear out trim									
17.92 LF	0.74	0.00	0.00	13.26	0/NA	Avg.	NA	(0.00)	13.26
Casing.									
294. Clean door - French (per side) - Heavy									
2.00 EA	48.02	0.03	0.00	96.07	0/NA	Avg.	0%	(0.00)	96.07
295. Clean door hardware - Heavy									
1.00 EA	14.99	0.02	0.00	15.01	0/NA	Avg.	0%	(0.00)	15.01
<u>WINDOWS:</u>									
296. Clean window unit (per side) 3 - 9 SF - Heavy									
4.00 EA	23.98	0.01	0.00	95.93	0/NA	Avg.	0%	(0.00)	95.93
297. Clean window unit (per side) 10 - 20 SF - Heavy									
1.00 EA	34.32	0.00	0.00	34.32	0/NA	Avg.	0%	(0.00)	34.32
298. Tear out trim									
7.33 LF	0.74	0.00	0.00	5.42	0/NA	Avg.	NA	(0.00)	5.42
Window stool and apron.									
299. Tear out trim									
54.00 LF	0.74	0.00	0.00	39.96	0/NA	Avg.	NA	(0.00)	39.96
Casing and stop.									
<u>ELECTRICAL:</u>									
300. Clean recessed light fixture - Heavy									
4.00 EA	22.80	0.04	0.00	91.24	0/NA	Avg.	0%	(0.00)	91.24
301. Remove Ceiling fan without light - Premium grade									
1.00 EA	28.63	0.00	0.00	28.63	0/20 yrs	Avg.	NA	(0.00)	28.63
302. Remove Smoke detector									
1.00 EA	16.83	0.00	0.00	16.83	0/10 yrs	Avg.	NA	(0.00)	16.83
303. Clean outlet or switch									
9.00 EA	5.61	0.01	0.00	50.50	0/NA	Avg.	0%	(0.00)	50.50
<u>MISCELLANEOUS:</u>									
304. Final cleaning - construction - Residential									
217.94 SF	0.42	0.00	0.00	91.53	0/NA	Avg.	0%	(0.00)	91.53
Totals: Master Bedroom		20.16	707.38	8,644.85				0.00	8,644.85



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Mudroom					Height: 8'				
171.21 SF Walls					49.93 SF Ceiling				
221.14 SF Walls & Ceiling					49.93 SF Floor				
5.55 SY Flooring					20.22 LF Floor Perimeter				
28.70 LF Ceil. Perimeter									
Missing Wall - Goes to Floor					Opens into KITCHEN				
Door					Opens into Exterior				
Door					Opens into GUEST_BEDROO				

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

305. Tear out wet plaster, cleanup, bag - Category 3 water									
49.93 SF	4.63	1.02	46.44	278.64	0/NA	Avg.	NA	(0.00)	278.64
306. HEPA Vacuuming exposed framing - Floor - (PER SF)									
49.93 SF	1.53	0.00	0.00	76.39	0/NA	Avg.	0%	(0.00)	76.39

WALLS:

307. Tear out and bag wet insulation - Category 3 water									
77.05 SF	1.50	0.53	0.00	116.11	0/NA	Avg.	NA	(0.00)	116.11
308. Tear out wet plaster, cleanup, bag - Category 3 water									
171.21 SF	4.63	3.51	159.24	955.45	0/NA	Avg.	NA	(0.00)	955.45
309. HEPA Vacuuming exposed framing - Walls - (PER SF)									
171.21 SF	0.92	0.00	0.00	157.51	0/NA	Avg.	0%	(0.00)	157.51
310. Clean stud wall									
171.21 SF	1.23	0.33	0.00	210.92	0/NA	Avg.	0%	(0.00)	210.92
311. Tear out baseboard									
20.22 LF	0.74	0.00	0.00	14.96	0/NA	Avg.	NA	(0.00)	14.96
312. Tear out trim									
20.22 LF	0.74	0.00	0.00	14.96	0/NA	Avg.	NA	(0.00)	14.96
Quarter round.									

FLOOR:

313. Clean floor - Heavy									
49.93 SF	0.98	0.05	0.00	48.98	0/NA	Avg.	0%	(0.00)	48.98
314. HEPA Vacuuming - Light - (PER SF)									
49.93 SF	0.49	0.00	0.00	24.47	0/NA	Avg.	0%	(0.00)	24.47

DOORS:

Door to Exterior:									
315. Tear out trim									
16.67 LF	0.74	0.00	0.00	12.34	0/NA	Avg.	NA	(0.00)	12.34



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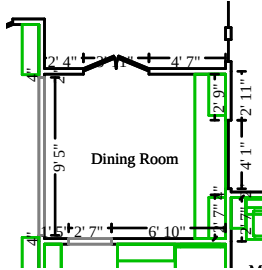
CONTINUED - Mudroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Casing.									
316. Clean exterior door (per side)									
1.00 EA	22.99	0.02	0.00	23.01	0/NA	Avg.	0%	(0.00)	23.01
317. Clean door hardware - Heavy									
1.00 EA	14.99	0.02	0.00	15.01	0/NA	Avg.	0%	(0.00)	15.01
<u>Door to Guest Room:</u>									
318. Tear out trim									
16.67 LF	0.74	0.00	0.00	12.34	0/NA	Avg.	NA	(0.00)	12.34
Casing.									
<u>WINDOWS:</u>									
319. Clean roof window or skylight - Heavy									
1.00 EA	76.46	0.01	0.00	76.47	0/NA	Avg.	0%	(0.00)	76.47
<u>CABINETRY, SHELVING, CUSTOM MILLWORK:</u>									
320. Tear out cabinetry - full height unit									
0.83 LF	15.90	0.00	0.00	13.20	0/NA	Avg.	NA	(0.00)	13.20
321. Tear out cabinetry - upper (wall) units									
5.08 LF	13.26	0.00	0.00	67.36	0/NA	Avg.	NA	(0.00)	67.36
322. Tear out countertop - solid surface/granite									
10.17 SF	7.62	0.00	0.00	77.50	0/NA	Avg.	NA	(0.00)	77.50
323. Tear out countertop subdeck & bag for disposal									
10.17 SF	1.57	0.21	0.00	16.18	0/NA	Avg.	NA	(0.00)	16.18
<u>TILE BACKSPLASH:</u>									
324. Tear out non-salv. tile & bag - Category 3 water									
10.17 SF	6.24	0.21	0.00	63.67	0/NA	Avg.	NA	(0.00)	63.67
<u>ELECTRICAL:</u>									
325. Clean recessed light fixture - Heavy									
2.00 EA	22.80	0.02	0.00	45.62	0/NA	Avg.	0%	(0.00)	45.62
326. Clean outlet or switch									
6.00 EA	5.61	0.01	0.00	33.67	0/NA	Avg.	0%	(0.00)	33.67
<u>MISCELLANEOUS:</u>									
327. Final cleaning - construction - Residential									
49.93 SF	0.42	0.00	0.00	20.97	0/NA	Avg.	0%	(0.00)	20.97
Totals: Mudroom		5.94	205.68	2,375.73				0.00	2,375.73



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Dining Room

Height: 9'

159.40 SF Walls	106.42 SF Ceiling
265.82 SF Walls & Ceiling	88.39 SF Floor
9.82 SY Flooring	11.89 LF Floor Perimeter
41.31 LF Ceil. Perimeter	

Door	3' 11 1/16" X 6' 10 11/16"	Opens into SCREENED_POR
Missing Wall - Goes to Floor	9' 5 5/16" X 7' 11 11/16"	Opens into LIVING_ROOM2
Missing Wall - Goes to Floor	2' 6 13/16" X 6' 8 5/16"	Opens into KITCHEN
Window	4' 1 3/16" X 2' 7 7/8"	Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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CEILING:

328. Tear out wet plaster, cleanup, bag - Category 3 water									
65.59 SF	4.63	1.34	61.00	366.02	0/NA	Avg.	NA	(0.00)	366.02
329. HEPA Vacuuming exposed framing - Floor - (PER SF)									
65.59 SF	1.53	0.00	0.00	100.35	0/NA	Avg.	0%	(0.00)	100.35
330. HEPA Vacuuming - Light - (PER SF)									
106.42 SF	0.49	0.00	0.00	52.15	0/NA	Avg.	0%	(0.00)	52.15

WALLS:

331. Tear out and bag wet insulation - Category 3 water									
58.91 SF	1.50	0.40	0.00	88.77	0/NA	Avg.	NA	(0.00)	88.77
332. Tear out wet paneling, bag for disposal - Cat 3									
103.50 SF	1.24	1.01	0.00	129.35	0/NA	Avg.	NA	(0.00)	129.35
333. HEPA Vacuuming exposed framing - Walls - (PER SF)									
103.50 SF	0.92	0.00	0.00	95.22	0/NA	Avg.	0%	(0.00)	95.22
334. Clean stud wall									
103.50 SF	1.23	0.20	0.00	127.51	0/NA	Avg.	0%	(0.00)	127.51
335. HEPA Vacuuming - Light - (PER SF)									
55.90 SF	0.49	0.00	0.00	27.39	0/NA	Avg.	0%	(0.00)	27.39
336. Tear out trim									
41.31 LF	0.74	0.00	0.00	30.57	0/NA	Avg.	NA	(0.00)	30.57
Crown molding.									
337. Tear out baseboard									
11.89 LF	0.74	0.00	0.00	8.80	0/NA	Avg.	NA	(0.00)	8.80
338. Tear out trim									
11.89 LF	0.74	0.00	0.00	8.80	0/NA	Avg.	NA	(0.00)	8.80
Quarter round.									

FLOOR:



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CONTINUED - Dining Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
339. Tear out non-salv wood floor & bag - Category 3 water									
88.39 SF	7.71	0.69	0.00	682.18	0/NA	Avg.	NA	(0.00)	682.18
340. HEPA Vacuuming - Light - (PER SF)									
88.39 SF	0.49	0.00	0.00	43.31	0/NA	Avg.	0%	(0.00)	43.31
<u>CABINETRY, SHELVING, CUSTOM MILLWORK:</u>									
341. Tear out cabinetry - full height unit									
5.00 LF	15.90	0.00	0.00	79.50	0/NA	Avg.	NA	(0.00)	79.50
342. Tear out cabinetry - lower (base) units									
4.83 LF	13.26	0.00	0.00	64.05	0/NA	Avg.	NA	(0.00)	64.05
<u>DOORS:</u>									
<u>Door to Screened Porch:</u>									
343. Tear out trim									
17.92 LF	0.74	0.00	0.00	13.26	0/NA	Avg.	NA	(0.00)	13.26
Casing.									
344. Clean door - French (per side) - Heavy									
2.00 EA	48.02	0.03	0.00	96.07	0/NA	Avg.	0%	(0.00)	96.07
<u>CASED OPENINGS:</u>									
<u>Cased Opening to Kitchen:</u>									
345. Tear out trim									
16.58 LF	0.74	0.00	0.00	12.27	0/NA	Avg.	NA	(0.00)	12.27
Casing.									
<u>WINDOWS:</u>									
346. Clean window unit (per side) 3 - 9 SF - Heavy									
2.00 EA	23.98	0.00	0.00	47.96	0/NA	Avg.	0%	(0.00)	47.96
347. Tear out trim									
4.00 LF	0.74	0.00	0.00	2.96	0/NA	Avg.	NA	(0.00)	2.96
Window stool and apron.									
348. Tear out trim									
9.33 LF	0.74	0.00	0.00	6.90	0/NA	Avg.	NA	(0.00)	6.90
Casing and stop.									
<u>ELECTRICAL:</u>									
349. Remove Chandelier - High grade									
1.00 EA	28.45	0.00	0.00	28.45	0/20 yrs	Avg.	NA	(0.00)	28.45
350. Clean outlet or switch									
4.00 EA	5.61	0.00	0.00	22.44	0/NA	Avg.	0%	(0.00)	22.44
<u>MISCELLANEOUS:</u>									
351. Final cleaning - construction - Residential									
106.42 SF	0.42	0.00	0.00	44.70	0/NA	Avg.	0%	(0.00)	44.70

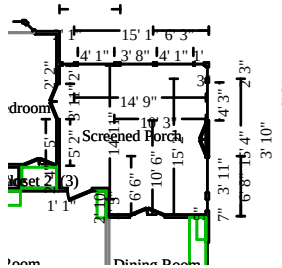


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CONTINUED - Dining Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Dining Room		3.67	61.00	2,178.98				0.00	2,178.98



Screened Porch

Height: 9'

291.83 SF Walls	256.27 SF Ceiling
548.09 SF Walls & Ceiling	256.27 SF Floor
28.47 SY Flooring	51.72 LF Floor Perimeter
66.06 LF Ceil. Perimeter	

Window	1' 3 11/16" X 8'	Opens into Exterior
Window	4' 3" X 8'	Opens into Exterior
Window	3' 10" X 1' 8"	Opens into Exterior
Door	3' 8 13/16" X 6' 7 15/16"	Opens into Exterior
Window	3' 11" X 8'	Opens into Exterior
Window	1' 3 11/16" X 8'	Opens into Exterior
Window	1' 3 11/16" X 8'	Opens into Exterior
Window	4' 1" X 8'	Opens into Exterior
Window	3' 8" X 8'	Opens into Exterior
Window	4' 1" X 8'	Opens into Exterior
Window	1' 3/16" X 8'	Opens into Exterior
Door	3' 11 7/16" X 6' 9 1/2"	Opens into MASTER_BEDRO
Door	2' 8 3/4" X 6' 7 1/8"	Opens into LIVING_ROOM2
Door	3' 11 1/16" X 6' 10 11/16"	Opens into DINING_ROOM2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

352. Clean soffit - metal or vinyl

256.27 SF	0.58	0.25	0.00	148.89	0/NA	Avg.	0%	(0.00)	148.89
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WALLS:



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CONTINUED - Screened Porch

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
353. Clean siding - wood									
128.92 SF	0.61	0.13	0.00	78.77	0/NA	Avg.	0%	(0.00)	78.77
354. Clean stucco									
96.47 SF	0.99	0.09	0.00	95.60	0/NA	Avg.	0%	(0.00)	95.60
FLOOR:									
355. Clean floor - Heavy									
256.27 SF	0.98	0.25	0.00	251.39	0/NA	Avg.	0%	(0.00)	251.39
DOORS:									
Door to Exterior:									
356. Clean door - French (per side) - Heavy									
2.00 EA	48.02	0.03	0.00	96.07	0/NA	Avg.	0%	(0.00)	96.07
357. Clean door hardware - Heavy									
1.00 EA	14.99	0.02	0.00	15.01	0/NA	Avg.	0%	(0.00)	15.01
Door to Master Bedroom:									
358. Clean door - French (per side) - Heavy									
2.00 EA	48.02	0.03	0.00	96.07	0/NA	Avg.	0%	(0.00)	96.07
Door to Living Room:									
359. Clean door - French (per side) - Heavy									
1.00 EA	48.02	0.01	0.00	48.03	0/NA	Avg.	0%	(0.00)	48.03
360. Clean door hardware - Heavy									
1.00 EA	14.99	0.02	0.00	15.01	0/NA	Avg.	0%	(0.00)	15.01
WINDOWS:									
361. Clean screen wall									
297.25 SF	1.06	0.29	0.00	315.38	0/NA	Avg.	0%	(0.00)	315.38
ELECTRICAL:									
362. Clean ceiling fan and light - Heavy									
1.00 EA	60.09	0.01	0.00	60.10	0/NA	Avg.	0%	(0.00)	60.10
363. Clean exterior light fixture									
2.00 EA	22.83	0.02	0.00	45.68	0/NA	Avg.	0%	(0.00)	45.68
364. Clean outlet or switch									
2.00 EA	5.61	0.00	0.00	11.22	0/NA	Avg.	0%	(0.00)	11.22
MISCELLANEOUS:									
365. Final cleaning - construction - Residential									
256.27 SF	0.42	0.00	0.00	107.63	0/NA	Avg.	0%	(0.00)	107.63
Totals: Screened Porch		1.15	0.00	1,384.85				0.00	1,384.85



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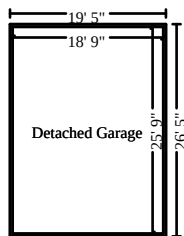
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Total: Interior	320.24	5,745.40	92,099.76	0.00	92,099.76
Total: Dwelling	503.11	5,745.40	101,678.95	0.00	101,678.95

Other Structures

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
MISCELLANEOUS:									
366. Equipment setup, take down, and monitoring (hourly charge)									
4.00 HR	79.99	0.00	0.00	319.96	0/NA	Avg.	0%	(0.00)	319.96
367. Deodorize building - Ozone & hydroxyl treatment									
3,862.50 CF	0.06	0.00	0.00	231.75	0/NA	Avg.	0%	(0.00)	231.75
This item is estimated by the cubic foot (not by the piece of equipment as the adjuster estimated). According to our sketch, this structure has 3,862.50 CF.									
368. Add for HEPA filter (for canister/backpack vacuums)									
1.00 EA	95.28	7.56	0.00	102.84	0/NA	Avg.	0%	(0.00)	102.84
Item not found in adjuster's estimate.									
369. Negative air fan/Air scrubber (24 hr period) - No monit.									
3.00 DA	73.02	0.00	0.00	219.06	0/NA	Avg.	0%	(0.00)	219.06
370. Carbon vapor filter (for air scrubber) - 16" x 16"									
1.00 EA	74.78	5.56	0.00	80.34	0/NA	Avg.	0%	(0.00)	80.34
Item not found in adjuster's estimate.									
371. Add for HEPA filter (for negative air exhaust fan)									
1.00 EA	213.89	19.12	0.00	233.01	0/NA	Avg.	0%	(0.00)	233.01
Item not found in adjuster's estimate.									
372. Equipment decontamination charge - per piece of equipment									
3.00 EA	45.76	1.68	0.00	138.96	0/NA	Avg.	0%	(0.00)	138.96
1 air scrubber, 1 ozone/hydroxyl machines, 1 HEPA vacuum. Item not found in adjuster's estimate.									
Totals: General Conditions		33.92	0.00	1,325.92				0.00	1,325.92



Detached Garage

Height: 8'

712.00 SF Walls	482.81 SF Ceiling
1194.81 SF Walls & Ceiling	482.81 SF Floor
53.65 SY Flooring	89.00 LF Floor Perimeter
89.00 LF Ceil. Perimeter	

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
ELEVATIONS:									



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CONTINUED - Detached Garage

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
373. Clean overhead door & hardware - Large									
1.00 EA	97.88	0.04	0.00	97.92	0/NA	Avg.	0%	(0.00)	97.92
374. Clean exterior door (per side)									
1.00 EA	22.99	0.02	0.00	23.01	0/NA	Avg.	0%	(0.00)	23.01
375. Clean door hardware									
1.00 EA	10.72	0.02	0.00	10.74	0/NA	Avg.	0%	(0.00)	10.74
376. Clean door / window opening (per side)									
1.00 EA	21.05	0.00	0.00	21.05	0/NA	Avg.	0%	(0.00)	21.05

INTERIOR:

NOTE: None of the following items are found in the adjuster's estimate.

Ceiling:

377. Clean paneling - Heavy									
482.81 SF	0.75	2.82	0.00	364.93	0/NA	Avg.	0%	(0.00)	364.93
378. HEPA Vacuuming - Light - (PER SF)									
482.81 SF	0.49	0.00	0.00	236.58	0/NA	Avg.	0%	(0.00)	236.58

Walls:

379. Clean paneling - Heavy									
712.00 SF	0.75	4.17	0.00	538.17	0/NA	Avg.	0%	(0.00)	538.17
380. HEPA Vacuuming - Light - (PER SF)									
712.00 SF	0.49	0.00	0.00	348.88	0/NA	Avg.	0%	(0.00)	348.88

Floor:

381. Clean concrete the floor									
482.81 SF	0.49	0.47	0.00	237.05	0/NA	Avg.	0%	(0.00)	237.05
382. HEPA Vacuuming - Light - (PER SF)									
482.81 SF	0.49	0.00	0.00	236.58	0/NA	Avg.	0%	(0.00)	236.58

Totals: Detached Garage		7.54	0.00	2,114.91				0.00	2,114.91
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Total: Other Structures		41.46	0.00	3,440.83				0.00	3,440.83
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Debris Removal

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
383. Dumpster load - Approx. 20 yards, 4 tons of debris									
2.00 EA	910.00	0.00	364.00	2,184.00	0/NA	Avg.	NA	(0.00)	2,184.00



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CONTINUED - Debris Removal

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Debris Removal		0.00	364.00	2,184.00				0.00	2,184.00
Line Item Totals: A250183_MIT_ EMILY~S2		544.57	6,109.40	107,303.78				0.00	107,303.78

[%] - 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

Additional Charges	Charge
California Lumber Assessment Fee	17.01
Additional Charges Total	\$17.01

Grand Total Areas:

4,352.19 SF Walls	2,079.21 SF Ceiling	6,431.40 SF Walls and Ceiling
1,980.44 SF Floor	220.05 SY Flooring	505.58 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	732.20 LF Ceil. Perimeter
1,980.44 Floor Area	2,257.50 Total Area	4,352.19 Interior Wall Area
2,600.94 Exterior Wall Area	332.63 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Coverage	Item Total	%	ACV Total	%
Fire Mitigation - Dwelling	103,862.95	96.79%	103,883.36	96.79%
Fire Mitigation - Other Structures	3,440.83	3.21%	3,440.83	3.21%
Total	107,303.78	100.00%	107,324.19	100.00%



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Summary for Fire Mitigation - Dwelling

Line Item Total	97,250.44
California Lumber Assessment Fee	17.01
Material Sales Tax	503.11
Subtotal	97,770.56
Overhead	3,056.40
Profit	3,056.40
Replacement Cost Value	\$103,883.36
Net Claim	\$103,883.36



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Summary for Fire Mitigation - Other Structures

Line Item Total	3,399.37
Material Sales Tax	41.46
Replacement Cost Value	\$3,440.83
Net Claim	\$3,440.83



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Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (9.75%)	Storage Rental Tax (9.75%)
Line Items	3,054.70	3,054.70	544.57	0.00
Additional Charges	1.70	1.70	0.00	0.00
Total	3,056.40	3,056.40	544.57	0.00



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Recap by Room

Estimate: A250183_MIT_EMILY~S2

Area: Dwelling			
General Conditions		9,396.32	9.34%
Coverage: Fire Mitigation - Dwelling	100.00% =	9,396.32	
Area: Interior		27,160.63	26.99%
Coverage: Fire Mitigation - Dwelling	100.00% =	27,160.63	
Kitchen		5,994.01	5.96%
Coverage: Fire Mitigation - Dwelling	100.00% =	5,994.01	
Guest Bath		1,255.35	1.25%
Coverage: Fire Mitigation - Dwelling	100.00% =	1,255.35	
Guest Bedroom		1,139.55	1.13%
Coverage: Fire Mitigation - Dwelling	100.00% =	1,139.55	
Hall Closet (Mechanical)		780.94	0.78%
Coverage: Fire Mitigation - Dwelling	100.00% =	780.94	
Master Bath		3,782.06	3.76%
Coverage: Fire Mitigation - Dwelling	100.00% =	3,782.06	
Storage 1		753.76	0.75%
Coverage: Fire Mitigation - Dwelling	100.00% =	753.76	
Storage 2		745.56	0.74%
Coverage: Fire Mitigation - Dwelling	100.00% =	745.56	
Office		17,178.76	17.07%
Coverage: Fire Mitigation - Dwelling	100.00% =	17,178.76	
Living Room		11,766.27	11.69%
Coverage: Fire Mitigation - Dwelling	100.00% =	11,766.27	
Hall		1,897.80	1.89%
Coverage: Fire Mitigation - Dwelling	100.00% =	1,897.80	
Master Bedroom		7,917.31	7.87%
Coverage: Fire Mitigation - Dwelling	100.00% =	7,917.31	
Mudroom		2,164.11	2.15%
Coverage: Fire Mitigation - Dwelling	100.00% =	2,164.11	
Dining Room		2,114.31	2.10%
Coverage: Fire Mitigation - Dwelling	100.00% =	2,114.31	
Screened Porch		1,383.70	1.37%
Coverage: Fire Mitigation - Dwelling	100.00% =	1,383.70	
Area Subtotal: Interior		86,034.12	85.48%
Coverage: Fire Mitigation - Dwelling	100.00% =	86,034.12	
Area Subtotal: Dwelling		95,430.44	94.81%



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Coverage: Fire Mitigation - Dwelling	100.00% =	95,430.44	
Area: Other Structures			
General Conditions		1,292.00	1.28%
Coverage: Fire Mitigation - Other Structures	100.00% =	1,292.00	
Detached Garage		2,107.37	2.09%
Coverage: Fire Mitigation - Other Structures	100.00% =	2,107.37	
Area Subtotal: Other Structures		3,399.37	3.38%
Coverage: Fire Mitigation - Other Structures	100.00% =	3,399.37	
Debris Removal		1,820.00	1.81%
Coverage: Fire Mitigation - Dwelling	100.00% =	1,820.00	
Subtotal of Areas		100,649.81	100.00%
Coverage: Fire Mitigation - Dwelling	96.62% =	97,250.44	
Coverage: Fire Mitigation - Other Structures	3.38% =	3,399.37	
Total		100,649.81	100.00%

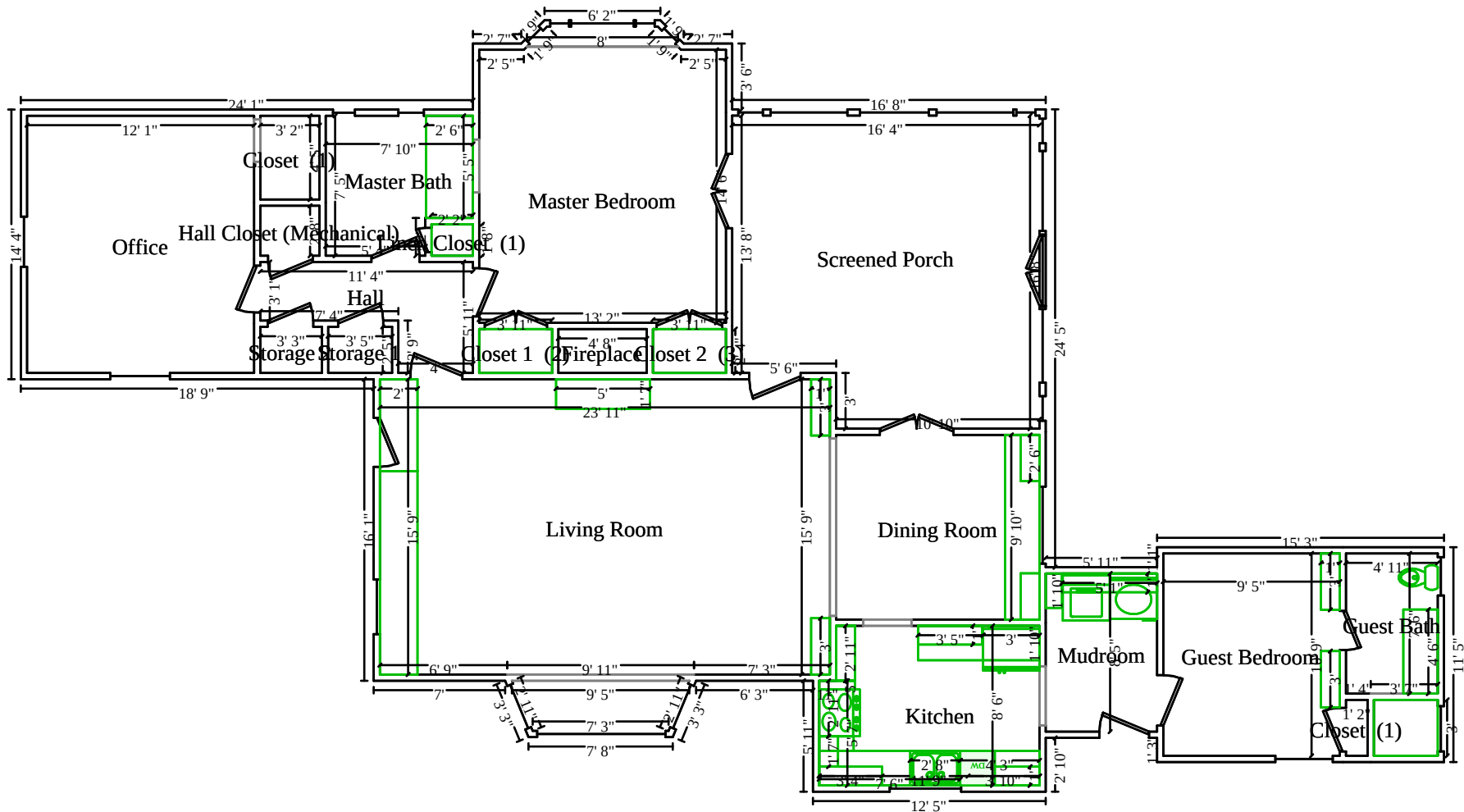


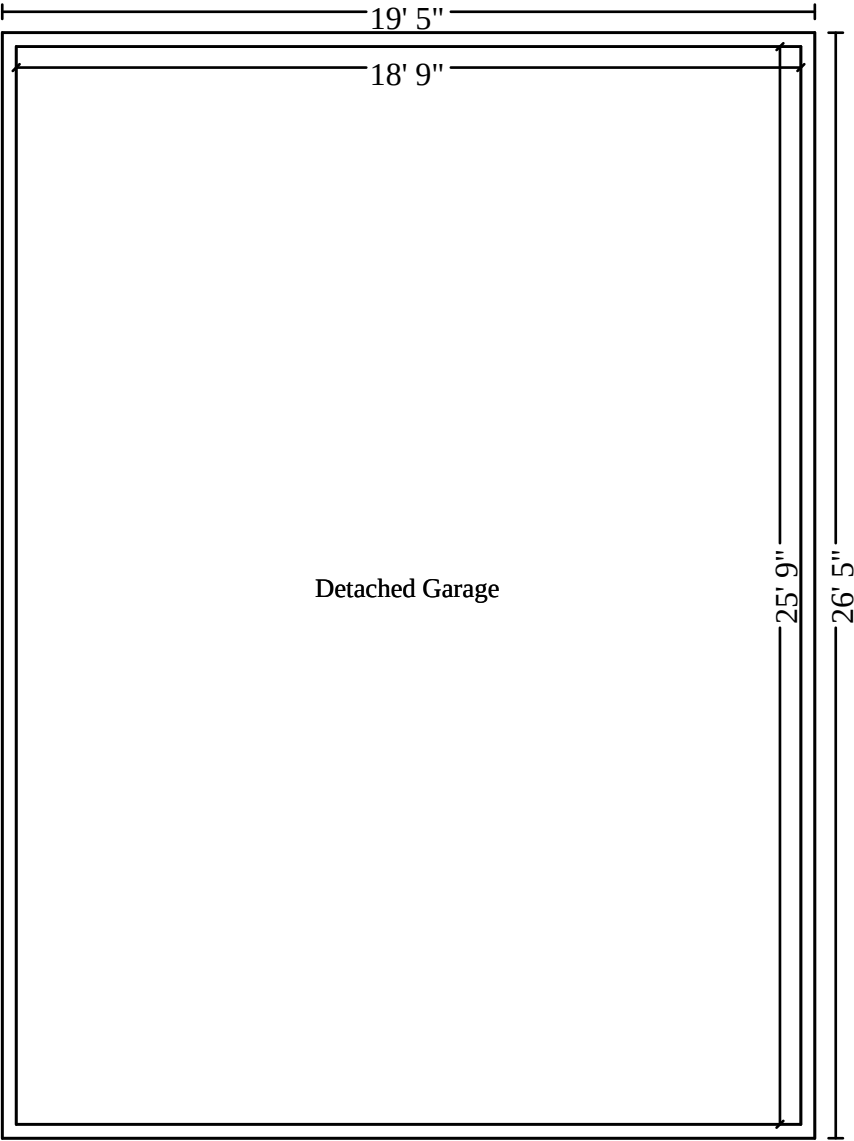
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Recap by Category

O&P Items				Total	%
GENERAL DEMOLITION				20,321.26	18.93%
Coverage: Fire Mitigation - Dwelling	@	100.00% =		20,321.26	
FRAMING & ROUGH CARPENTRY				9,979.89	9.30%
Coverage: Fire Mitigation - Dwelling	@	100.00% =		9,979.89	
O&P Items Subtotal				30,301.15	28.23%
Non-O&P Items				Total	%
APPLIANCES				218.86	0.20%
Coverage: Fire Mitigation - Dwelling	@	100.00% =		218.86	
CLEANING				22,071.76	20.57%
Coverage: Fire Mitigation - Dwelling	@	93.13% =		20,554.68	
Coverage: Fire Mitigation - Other Structures	@	6.87% =		1,517.08	
GENERAL DEMOLITION				24,145.03	22.50%
Coverage: Fire Mitigation - Dwelling	@	100.00% =		24,145.03	
SIDING				123.24	0.11%
Coverage: Fire Mitigation - Dwelling	@	100.00% =		123.24	
WINDOW TREATMENT				231.53	0.22%
Coverage: Fire Mitigation - Dwelling	@	100.00% =		231.53	
WATER EXTRACTION & REMEDIATION				23,558.24	21.95%
Coverage: Fire Mitigation - Dwelling	@	92.01% =		21,675.95	
Coverage: Fire Mitigation - Other Structures	@	7.99% =		1,882.29	
Non-O&P Items Subtotal				70,348.66	65.55%
O&P Items Subtotal				30,301.15	28.23%
Permits and Fees				17.01	0.02%
Coverage: Fire Mitigation - Dwelling	@	100.00% =		17.01	
Material Sales Tax				544.57	0.51%
Coverage: Fire Mitigation - Dwelling	@	92.39% =		503.11	
Coverage: Fire Mitigation - Other Structures	@	7.61% =		41.46	
Overhead				3,056.40	2.85%
Coverage: Fire Mitigation - Dwelling	@	100.00% =		3,056.40	
Profit				3,056.40	2.85%
Coverage: Fire Mitigation - Dwelling	@	100.00% =		3,056.40	
Total				107,324.19	100.00%







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Insured: Emily Allen
Property: 2560 Allen Ave
Altadena, CA 91001-2704

Claim Number: 016907213

Policy Number: CHO101442542

Type of Loss:

Date of Loss: 1/8/2025 12:00 AM
Date Inspected:

Date Received:
Date Entered: 5/20/2025 12:00 AM

Price List: CALA8X_APR25
Restoration/Service/Remodel
Estimate: A250183_RECON_EMILY2



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THIS IS A SUPPLEMENTAL/CORRECTED ESTIMATE

This Xactimate® estimate follows the same order and format as the adjuster's initial estimate, but includes supplemental line items that were omitted or estimated incorrectly. These additional items are necessary to restore the property to its pre-loss condition and are highlighted in **bold print** for easy reference. We have included notes on some of these items to explain why they were added or changed. Our aim is to make it easy for the reader to compare our estimate with the adjuster's, line by line.

We have utilized the CALA8X_APR25 price list from Xactimate, which specifies up-to-date material, labor, and equipment costs for your geographical area as compiled by Verisk™, the maker of Xactimate. Therefore, unit prices in our estimate may differ from unit prices in the adjuster's estimate thereby contributing to additional differences.

Please be advised that the scope of work outlined in this estimate is based on damages known by Paul Davis Restoration of Pasadena to exist at the time it was written. If additional damages are discovered, or if circumstances arise that would prohibit the scope of work in this estimate from being completed for the costs estimated herein, then this estimate will be subject to change. Please do not hesitate to contact Paul Davis Restoration of Pasadena if you have any questions.

THIS ENTIRE PROJECT (NOT JUST SELECTIVE TRADES) IS ELIGIBLE FOR GENERAL CONTRACTOR'S OVERHEAD & PROFIT

The property owner has contracted with Paul Davis Restoration of Pasadena, a General Contractor, to handle the restoration process. Their decision to hire a General Contractor was understandably made for the following reasons:

1. To oversee and manage the complexities of reconstruction and repairs.
2. To interview and hire qualified roofers and/or other subcontractors. (Please refer to the "Recap by Category" page of this estimate for a summarization of the specific trades involved)
3. To properly manage subcontractors and ensure that quality work is done according to all applicable building codes. (Please refer to the "Recap by Category" page of this estimate for a summarization of the specific trades involved)
4. The property owner does not personally have the knowledge, nor the time, to do the above mentioned activities that are required as part of the restoration process.

It is restoration industry standard for General Contractors to apply "Overhead" and "Profit" to reconstruction and repair estimates in which any of the aforementioned circumstances are true.

Paul Davis Restoration of Pasadena uses Xactimate for preparation of property loss related reconstruction and repair estimates. For information regarding Xactimate's intended use of "Overhead" and "Profit," please reference their white paper titled "Overhead and Profit," which is attached to the end of this estimate. In short, it states the following:

"When Xactware performs market research on unit prices, those surveyed are specifically asked to not include expenses that would be included in the General Overhead and Profit markup percentages..."

It further states the following:

"The building cost data published by Xactware is not designed to be inclusive of sales tax, General O&P, or Job-Related O&P within the unit prices. These can be specified and added at print time after all line items have been listed."



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A250183_RECON_EMILY2

Dwelling

General Conditions

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
PERMITTING:									
1. Taxes, insurance, permits & fees (Bid Item)									
1.00	EA				0/NA	Avg.	0%	AS INCURRED	
MISCELLANEOUS:									
2. Residential Supervision / Project Management - per hour									
240.00	HR	88.50	0.00	4,248.00	25,488.00	0/NA	Avg.	0%	(0.00) 25,488.00
10 hours per week for up to 24 weeks.									
3. Temporary hand washing station (per month)									
6.00	MO	247.00	0.00	296.40	1,778.40	0/NA	Avg.	0%	(0.00) 1,778.40
At least 6 months are needed (not just 2 months as the adjuster estimated).									
4. Temporary toilet (per month)									
6.00	MO	225.00	0.00	270.00	1,620.00	0/NA	Avg.	0%	(0.00) 1,620.00
At least 6 months are needed (not just 2 months as the adjuster estimated).									
5. Temporary power usage (per month)									
6.00	MO	317.35	185.65	417.96	2,507.71	0/NA	Avg.	0%	(0.00) 2,507.71
At least 6 months are needed (not just 2 months as the adjuster estimated).									
6. Job-site cargo/storage container - 20' long (per month)									
12.00	MO	180.00	210.60	474.12	2,844.72	0/NA	Avg.	0%	(0.00) 2,844.72
A quantity of 12 is needed (not just 2 as the adjuster estimated). Calculation is based on 2 containers for 6 months each. These are needed for safe storage of building materials and contactor's equipment.									
7. Job-site cargo container - pick up/del. (each way) 16'-40'									
4.00	EA	240.00	93.60	210.72	1,264.32	0/NA	Avg.	0%	(0.00) 1,264.32
Totals: General Conditions		489.85	5,917.20	35,503.15				0.00	35,503.15

Roof Structure

Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
8. Remove Standing seam metal roofing									
30.00	SF	0.75	0.00	4.50	27.00	0/75 yrs	Avg.	NA	(0.00) 27.00
Bay window roof.									
Item not found in adjuster's estimate. Removal is not included in the cost to tear off shingles and felt.									
9. Standing seam metal roofing									
30.00	SF	10.95	16.23	68.94	413.67	0/75 yrs	Avg.	0%	(0.00) 413.67



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Bay window roof.									
10. Tear off, haul and dispose of comp. shingles - Laminated									
27.80 SQ	86.74	0.00	482.28	2,893.65	0/30 yrs	Avg.	NA	(0.00)	2,893.65
Includes: Dump fees, hauling, disposal, and labor to remove 30-40 year composition shingles and felt.									
11. Roofing felt - 15 lb. - double coverage/low slope									
27.80 SQ	107.90	52.88	610.50	3,663.00	0/20 yrs	Avg.	0%	(0.00)	3,663.00
12. Laminated - comp. shingle rfg. - w/out felt									
32.00 SQ	398.22	491.99	2,647.00	15,882.03	0/30 yrs	Avg.	0%	(0.00)	15,882.03
Includes: Laminated composition shingles, roofing nails, and installation labor.									
Excludes: Roofing felt underlayment.									
Quality: Average grade laminated (double layer shingle, 3 dimensional), with limited lifetime warranty, and a class A fire rating. Weight range between 235 and 280 Lbs/SQ. (Due to advancements in material technology, weight alone is not an adequate indicator of shingle quality.)									
15% waste factor.									
13. Asphalt starter - universal starter course									
399.00 LF	3.06	27.23	249.62	1,497.79	0/20 yrs	Avg.	0%	(0.00)	1,497.79
14. Hip / Ridge cap - High profile - composition shingles									
182.00 LF	10.74	86.95	408.34	2,449.97	0/30 yrs	Avg.	0%	(0.00)	2,449.97
15. Drip edge/gutter apron									
399.00 LF	4.61	55.63	379.00	2,274.02	0/35 yrs	Avg.	0%	(0.00)	2,274.02
16. Valley metal - (W) profile - painted									
58.00 LF	11.38	24.37	136.88	821.29	0/35 yrs	Avg.	0%	(0.00)	821.29
17. Apply mastic around vent pipes to repair leakage									
17.00 EA	51.82	1.64	176.50	1,059.08	0/17 yrs	Avg.	0%	(0.00)	1,059.08
18. Roof vent - off ridge type - 4'									
6.00 EA	205.18	33.30	252.88	1,517.26	0/35 yrs	Avg.	0%	(0.00)	1,517.26
19. Remove Skylight - flat fixed, 9.1 - 10 sf									
1.00 EA	68.51	0.00	13.70	82.21	0/18 yrs	Avg.	NA	(0.00)	82.21
Item not found in adjuster's estimate. Removal is not included in the cost to tear off shingles and felt.									
20. Skylight - flat fixed, 9.1 - 10 sf									
1.00 EA	844.60	65.20	181.96	1,091.76	0/18 yrs	Avg.	0%	(0.00)	1,091.76
21. Exhaust cap - through roof - 6" to 8"									
2.00 EA	153.12	10.03	63.24	379.51	0/35 yrs	Avg.	0%	(0.00)	379.51
22. Remove Fire / Smoke roof vent - automatic - 48"x48"									
1.00 EA	81.29	0.00	16.26	97.55	0/35 yrs	Avg.	NA	(0.00)	97.55
Item not found in adjuster's estimate. Removal is not included in the cost to tear off shingles and felt.									
23. Fire / Smoke roof vent - automatic - 48"x48"									
1.00 EA	1,127.53	72.19	239.94	1,439.66	0/35 yrs	Avg.	0%	(0.00)	1,439.66



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CONTINUED - Roof

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
24. Rain cap - 4" to 5"									
1.00 EA	62.41	2.64	13.00	78.05	0/35 yrs	Avg.	0%	(0.00)	78.05
25. Flashing - pipe jack									
4.00 EA	81.62	7.05	66.72	400.25	0/35 yrs	Avg.	0%	(0.00)	400.25
26. Flashing - pipe jack - split boot									
1.00 EA	121.13	4.92	25.20	151.25	0/35 yrs	Avg.	0%	(0.00)	151.25
For meter mast.									
27. Roof finial - High grade									
1.00 EA	805.53	35.45	168.20	1,009.18	0/150 yrs	Avg.	0%	(0.00)	1,009.18
28. Weathervane - copper									
1.00 EA	704.97	25.64	146.12	876.73	0/50 yrs	Avg.	0%	(0.00)	876.73
Totals: Roof		1,013.34	6,350.78	38,104.91				0.00	38,104.91
Total: Roof Structure		1,013.34	6,350.78	38,104.91				0.00	38,104.91

Interior

Interior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
ATTIC:									
29. Blown-in insulation - 20" depth - R50									
1,596.40 SF	2.98	351.77	1,021.82	6,130.86	0/150 yrs	Avg.	0%	(0.00)	6,130.86
30. Seal attic framing (shellac) - up to 5/12									
1,596.40 SF	2.41	74.71	784.40	4,706.43	0/15 yrs	Avg.	0%	(0.00)	4,706.43
CRAWLSPACE:									
NOTE: The following calculations exclude the Mud Room, Guest Room and Guest Bath.									
31. Seal floor or ceiling joist system (shellac)									
1,384.30 SF	2.25	64.78	635.90	3,815.36	0/15 yrs	Avg.	0%	(0.00)	3,815.36
32. Batt insulation - 8" - R25 - unfaced batt									
1,384.30 SF	1.95	155.22	570.92	3,425.53	0/150 yrs	Avg.	0%	(0.00)	3,425.53
33. Batt insulation - Add-on for confined spaces									
1,384.30 SF	0.66	0.00	182.72	1,096.36	0/150 yrs	Avg.	0%	(0.00)	1,096.36

HVAC:

NOTE: All costs to be field verified against specialty subcontractor costs.

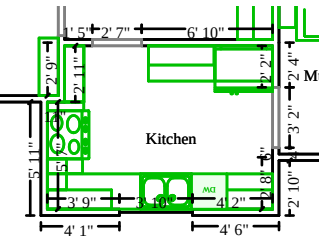


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CONTINUED - Interior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
34. Furnace - heavy clean, replace filters and service - w/ AC									
1.00 EA	624.25	1.52	125.16	750.93	0/NA	Avg.	0%	(0.00)	750.93
35. Ductwork system - hot or cold air - 1200 to 1599 SF home									
1.00 EA	6,143.43	217.17	1,272.12	7,632.72	0/30 yrs	Avg.	0%	(0.00)	7,632.72
Includes: Trunk and branch lines, registers, return air covers, furnace plenum, return air duct, foil tape and/or mastic, duct hanger strap, and installation labor.									
Quality: Ductwork for 1200 to 1599 SF of living space.									
36. Detach & Reset Furnace - forced air - high efficiency - 100,000 BTU									
1.00 EA	1,018.19	0.00	203.64	1,221.83	0/18 yrs	Avg.	0%	(0.00)	1,221.83
Total: Interior		865.17	4,796.68	28,780.02					0.00 28,780.02



Kitchen Height: 8'

272.86 SF Walls	97.02 SF Ceiling
369.88 SF Walls & Ceiling	97.02 SF Floor
10.78 SY Flooring	34.74 LF Floor Perimeter
40.45 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	3' 1 11/16" X 7' 1 13/16"	Opens into MUDROOM2
Missing Wall - Goes to Floor	2' 6 13/16" X 6' 8 5/16"	Opens into DINING_ROOM2
Window	3' 9 5/8" X 2' 11 1/16"	Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

37. Seal floor or ceiling joist system (shellac)									
97.02 SF	2.25	4.54	44.56	267.40	0/15 yrs	Avg.	0%	(0.00)	267.40
38. Two coat plaster over 5/8" gypsum core blueboard									
97.02 SF	15.81	19.77	310.74	1,864.40	0/150 yrs	Avg.	0%	(0.00)	1,864.40
39. Seal/prime (1 coat) then paint (2 coats) the ceiling									
97.02 SF	2.09	3.41	41.24	247.42	0/15 yrs	Avg.	0%	(0.00)	247.42

WALLS:



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CONTINUED - Kitchen

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
40. Batt insulation - 4" - R15 - paper / foil faced									
148.87 SF	1.81	16.26	57.16	342.87	0/150 yrs	Avg.	0%	(0.00)	342.87
41. Seal stud wall for odor control (shellac)									
272.86 SF	1.67	10.91	93.32	559.91	0/15 yrs	Avg.	0%	(0.00)	559.91
42. Two coat plaster over 1/2" gypsum core blueboard									
272.86 SF	15.41	52.41	851.44	5,108.62	0/150 yrs	Avg.	0%	(0.00)	5,108.62
43. Seal/prime (1 coat) then paint (2 coats) the walls									
272.86 SF	2.09	9.58	115.98	695.84	0/15 yrs	Avg.	0%	(0.00)	695.84
44. Baseboard - 4 1/4"									
34.74 LF	5.71	9.52	41.58	249.47	0/150 yrs	Avg.	0%	(0.00)	249.47
45. Quarter round - 3/4"									
34.74 LF	2.26	3.45	16.40	98.36	0/150 yrs	Avg.	0%	(0.00)	98.36
46. Seal (1 coat) & paint (2 coats) baseboard w/cap &/or shoe									
34.74 LF	4.02	1.49	28.24	169.38	0/15 yrs	Avg.	0%	(0.00)	169.38
FLOOR:									
47. Seal underlayment for odor control									
97.02 SF	0.98	0.95	19.22	115.25	0/15 yrs	Avg.	0%	(0.00)	115.25
48. Oak flooring - #1 common - no finish									
97.02 SF	12.22	64.70	250.06	1,500.34	0/150 yrs	Avg.	0%	(0.00)	1,500.34
49. Sand, stain, and finish wood floor									
97.02 SF	6.56	11.16	129.54	777.15	0/10 yrs	Avg.	0%	(0.00)	777.15
50. Add for dustless floor sanding									
97.02 SF	1.00	0.00	19.40	116.42	0/10 yrs	Avg.	0%	(0.00)	116.42
51. Vapor barrier - 15# felt									
97.02 SF	0.46	0.95	9.12	54.70	0/30 yrs	Avg.	0%	(0.00)	54.70
CASED OPENINGS:									
Cased Opening to Dining Room:									
52. Door opening (jamb & casing) - up to 32" wide - paint grade									
1.00 EA	171.52	11.08	36.52	219.12	0/150 yrs	Avg.	0%	(0.00)	219.12
53. Seal & paint door/window trim & jamb - (per side)									
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90
WINDOWS:									
54. Seal & paint wood window (per side)									
1.00 EA	92.56	0.78	18.68	112.02	0/15 yrs	Avg.	0%	(0.00)	112.02
55. Window stool & apron									
4.00 LF	9.91	1.58	8.24	49.46	0/150 yrs	Avg.	0%	(0.00)	49.46
56. Window trim set (casing & stop)									
10.00 LF	7.22	3.00	15.04	90.24	0/150 yrs	Avg.	0%	(0.00)	90.24



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CONTINUED - Kitchen

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
57. Seal & paint door/window trim & jamb - (per side)									
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90
CABINETRY, SHELVING, CUSTOM MILLWORK:									
58. Custom cabinets - full height units - High grade									
3.00 LF	689.43	178.76	449.42	2,696.47	0/50 yrs	Avg.	0%	(0.00)	2,696.47
59. Custom cabinets - wall units - 42" tall - High grade									
15.08 LF	373.44	458.12	1,217.92	7,307.52	0/50 yrs	Avg.	0%	(0.00)	7,307.52
60. Custom cabinets - base units - High grade									
17.42 LF	478.54	707.71	1,808.78	10,852.66	0/50 yrs	Avg.	0%	(0.00)	10,852.66
61. Countertop - solid surface - High grade									
38.84 SF	86.78	227.14	719.52	4,317.20	0/25 yrs	Avg.	0%	(0.00)	4,317.20
62. Add on for undermount sink cutout & polish - double basin									
1.00 EA	348.84	0.00	69.76	418.60	0/150 yrs	Avg.	0%	(0.00)	418.60
63. Countertop subdeck - plywood									
38.84 SF	4.48	6.85	36.18	217.03	0/150 yrs	Avg.	0%	(0.00)	217.03
64. Cabinet knob or pull - High grade									
28.00 EA	14.01	18.73	82.20	493.21	0/20 yrs	Avg.	0%	(0.00)	493.21
65. Add for prefinished 2 piece crown molding									
24.08 LF	19.02	25.33	96.66	579.99	0/150 yrs	Avg.	0%	(0.00)	579.99
TILE BACKSPLASH:									
66. Glass tile - High grade									
64.54 SF	42.17	152.53	574.84	3,449.02	0/150 yrs	Avg.	0%	(0.00)	3,449.02
67. Add-on for tile backsplash installation									
64.54 SF	27.78	0.00	358.58	2,151.50	0/150 yrs	Avg.	0%	(0.00)	2,151.50
68. Seal grout on tile wall									
64.54 SF	2.63	1.20	34.18	205.12	0/2 yrs	Avg.	0%	(0.00)	205.12
ELECTRICAL:									
69. Detach & Reset Recessed light fixture - High grade									
5.00 EA	159.90	0.00	159.90	959.40	0/20 yrs	Avg.	0%	(0.00)	959.40
This is needed to facilitate work on the ceiling.									
PLUMBING:									
70. Sink faucet - Kitchen - High grade									
1.00 EA	418.91	31.35	90.06	540.32	0/15 yrs	Avg.	0%	(0.00)	540.32
71. Install Sink - double basin - High grade									
1.00 EA	145.45	0.00	29.10	174.55	0/50 yrs	Avg.	0%	(0.00)	174.55
72. Install P-trap assembly - ABS (plastic)									
1.00 EA	67.89	0.00	13.58	81.47	0/25 yrs	Avg.	0%	(0.00)	81.47



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CONTINUED - Kitchen

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
73. Install Garbage disposal / disposer									
1.00 EA	139.93	0.00	27.98	167.91	0/12 yrs	Avg.	0%	(0.00)	167.91
74. Remove Angle stop valve									
3.00 EA	7.59	0.00	4.56	27.33	0/100 yrs	Avg.	NA	(0.00)	27.33
2 for sink, 1 for dishwasher.									
75. Angle stop valve									
3.00 EA	46.42	3.65	28.60	171.51	0/100 yrs	Avg.	0%	(0.00)	171.51
2 for sink, 1 for dishwasher.									
APPLIANCES:									
76. Install Range hood - High grade									
1.00 EA	123.92	0.00	24.78	148.70	0/14 yrs	Avg.	0%	(0.00)	148.70
77. Install Range - freestanding - gas									
1.00 EA	188.19	0.00	37.64	225.83	0/15 yrs	Avg.	0%	(0.00)	225.83
78. Refrigerator - Reset									
1.00 EA	34.86	0.00	6.98	41.84	0/NA	Avg.	0%	(0.00)	41.84
79. Install Dishwasher - High grade									
1.00 EA	162.32	0.00	32.46	194.78	0/9 yrs	Avg.	0%	(0.00)	194.78
80. Install Built-in oven									
1.00 EA	123.92	0.00	24.78	148.70	0/15 yrs	Avg.	0%	(0.00)	148.70
MISCELLANEOUS:									
81. Mask and prep for paint - plastic, paper, tape (per LF)									
40.45 LF	2.20	1.06	18.02	108.07	0/15 yrs	Avg.	0%	(0.00)	108.07
Totals: Kitchen		2,039.21	8,073.92	48,442.90					
							0.00	48,442.90	



Door

Window

Guest Bath

Height: 8'

153.26 SF Walls	36.46 SF Ceiling
189.73 SF Walls & Ceiling	36.46 SF Floor
4.05 SY Flooring	22.61 LF Floor Perimeter
21.13 LF Ceil. Perimeter	

2' 1" X 6' 6 3/4"

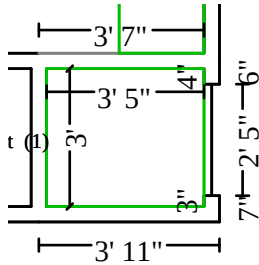
2' 1/2" X 1' 10 13/16"

Opens into GUEST_BEDROOM

Opens into Exterior

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Subroom: Shower (1)

Height: 8'

72.66 SF Walls	10.12 SF Ceiling
82.79 SF Walls & Ceiling	10.12 SF Floor
1.12 SY Flooring	12.75 LF Floor Perimeter
9.35 LF Ceil. Perimeter	

Window

2' 4 7/8" X 1' 7 5/16"

Opens into Exterior

Missing Wall - Goes to Ceiling

3' 4 13/16" X 7' 6"

Opens into GUEST_BATH2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

82. Seal/prime (1 coat) then paint (2 coats) the ceiling

46.59 SF	2.09	1.64	19.80	118.81	0/15 yrs	Avg.	0%	(0.00)	118.81
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WALLS:

83. Seal/prime (1 coat) then paint (2 coats) the walls

225.93 SF	2.09	7.93	96.02	576.14	0/15 yrs	Avg.	0%	(0.00)	576.14
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84. Detach & Reset Mirror - 1/4" plate glass

6.00 SF	9.25	0.00	11.10	66.60	0/40 yrs	Avg.	0%	(0.00)	66.60
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This is needed to facilitate paint work.

85. Detach & Reset Toilet paper holder - High grade

1.00 EA	26.71	0.00	5.34	32.05	0/50 yrs	Avg.	0%	(0.00)	32.05
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This is needed to facilitate paint work.

86. Detach & Reset Towel bar - High grade

2.00 EA	25.30	0.00	10.12	60.72	0/50 yrs	Avg.	0%	(0.00)	60.72
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This is needed to facilitate paint work.

87. Detach & Reset Robe hook

1.00 EA	13.36	0.00	2.68	16.04	0/50 yrs	Avg.	0%	(0.00)	16.04
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This is needed to facilitate paint work.

88. Seal (1 coat) & paint (2 coats) baseboard

35.37 LF	3.59	0.72	25.54	153.24	0/15 yrs	Avg.	0%	(0.00)	153.24
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89. Seal & paint base shoe or quarter round

35.37 LF	1.33	0.48	9.50	57.02	0/15 yrs	Avg.	0%	(0.00)	57.02
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FLOOR:

90. Recolor/stain grout in tile floor

46.59 SF	4.38	1.32	41.08	246.46	0/10 yrs	Avg.	0%	(0.00)	246.46
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91. Grout sealer

46.59 SF	2.42	0.86	22.74	136.35	0/2 yrs	Avg.	0%	(0.00)	136.35
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DOORS:

Door to Guest Room:

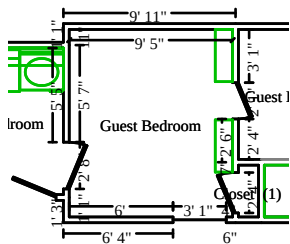


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CONTINUED - Guest Bath

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
92. Seal & paint door slab only (per side)									
1.00 EA	61.47	1.06	12.52	75.05	0/15 yrs	Avg.	0%	(0.00)	75.05
93. Detach & Reset Door knob - interior									
1.00 EA	34.34	0.00	6.86	41.20	0/20 yrs	Avg.	0%	(0.00)	41.20
This is needed to facilitate paint work.									
94. Seal & paint door/window trim & jamb - (per side)									
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90
WINDOWS:									
95. Seal & paint wood window (per side)									
2.00 EA	92.56	1.55	37.34	224.01	0/15 yrs	Avg.	0%	(0.00)	224.01
96. Seal & paint door/window trim & jamb - (per side)									
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90
CABINETRY, SHELVING, CUSTOM MILLWORK:									
97. Install Heat/AC register - Mechanically attached									
1.00 EA	18.67	0.00	3.74	22.41	0/25 yrs	Avg.	0%	(0.00)	22.41
MISCELLANEOUS:									
98. Mask and prep for paint - plastic, paper, tape (per LF)									
30.48 LF	2.20	0.80	13.58	81.44	0/15 yrs	Avg.	0%	(0.00)	81.44
Totals: Guest Bath		17.60	338.92	2,033.34					0.00
									2,033.34



Guest Bedroom

Height: 8'

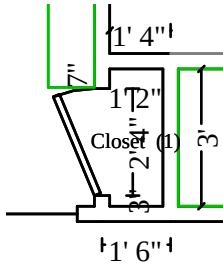
205.47 SF Walls	101.16 SF Ceiling
306.63 SF Walls & Ceiling	95.16 SF Floor
10.57 SY Flooring	33.24 LF Floor Perimeter
40.33 LF Ceil. Perimeter	

Door	2' 1" X 6' 6 3/4"	Opens into GUEST_BATH2
Door	2' 8 1/4" X 6' 8 11/16"	Opens into MUDROOM2
Window	3' 5/8" X 4' 7 1/8"	Opens into Exterior



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Subroom: Closet (1) Height: 8'

Table with 2 columns: Item, Value. Rows include: 50.71 SF Walls, 3.43 SF Ceiling, 54.14 SF Walls & Ceiling, 3.43 SF Floor, 0.38 SY Flooring, 5.94 LF Floor Perimeter, 8.26 LF Ceil. Perimeter.

Door 2' 3 13/16" X 6' 7 1/2" Opens into GUEST_BEDROO

Table header with 10 columns: QUANTITY, UNIT, TAX, O&P, RCV, AGE/LIFE, COND., DEP %, DEPREC., ACV

NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

Table with 10 columns: Item, QUANTITY, UNIT, TAX, O&P, RCV, AGE/LIFE, COND., DEP %, DEPREC., ACV. Rows include: 99. Seal/prime (1 coat) then paint (2 coats) the ceiling, 100. Mask and cover large light fixture.

WALLS:

Table with 10 columns: Item, QUANTITY, UNIT, TAX, O&P, RCV, AGE/LIFE, COND., DEP %, DEPREC., ACV. Rows include: 101. Seal/prime (1 coat) then paint (2 coats) the walls, 102. Seal (1 coat) & paint (2 coats)crown molding, oversized, 103. Seal (1 coat) & paint (2 coats) baseboard, 104. Remove Quarter round - 3/4", 105. Quarter round - 3/4", 106. Seal & paint base shoe or quarter round.

FLOOR:

Table with 10 columns: Item, QUANTITY, UNIT, TAX, O&P, RCV, AGE/LIFE, COND., DEP %, DEPREC., ACV. Rows include: 107. Sand, stain, and finish wood floor, 108. Add for dustless floor sanding.

DOORS:

Table with 10 columns: Item, QUANTITY, UNIT, TAX, O&P, RCV, AGE/LIFE, COND., DEP %, DEPREC., ACV. Rows include: Door to Mud Room: 109. Seal & paint door slab only (per side), 110. Detach & Reset Door knob - interior.

This is needed to facilitate paint work.



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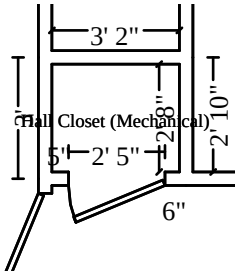
CONTINUED - Guest Bedroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
111. Seal & paint door/window trim & jamb - (per side)									
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90
Door to Closet:									
112. Seal & paint door slab only (per side)									
2.00 EA	61.47	2.11	25.00	150.05	0/15 yrs	Avg.	0%	(0.00)	150.05
113. Detach & Reset Door knob - interior									
1.00 EA	34.34	0.00	6.86	41.20	0/20 yrs	Avg.	0%	(0.00)	41.20
This is needed to facilitate paint work.									
114. Seal & paint door/window trim & jamb - (per side)									
2.00 EA	51.80	1.25	20.98	125.83	0/15 yrs	Avg.	0%	(0.00)	125.83
Door to Guest Bath:									
115. Seal & paint door slab only (per side)									
1.00 EA	61.47	1.06	12.52	75.05	0/15 yrs	Avg.	0%	(0.00)	75.05
116. Seal & paint door/window trim & jamb - (per side)									
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90
WINDOWS:									
117. Install Window drapery - hardware									
1.00 EA	63.26	0.00	12.66	75.92	0/10 yrs	Avg.	0%	(0.00)	75.92
118. Clean window drapery - Roman shades - Full service									
1.00 EA	31.90	0.00	6.38	38.28	0/NA	Avg.	0%	(0.00)	38.28
119. Seal & paint wood window (per side)									
1.00 EA	92.56	0.78	18.68	112.02	0/15 yrs	Avg.	0%	(0.00)	112.02
120. Seal & paint door/window trim & jamb - (per side)									
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90
CABINETRY, SHELVING, CUSTOM MILLWORK:									
121. Seal & paint bookcase									
48.00 SF	4.14	3.60	40.46	242.78	0/15 yrs	Avg.	0%	(0.00)	242.78
122. Seal & paint closet shelving - single shelf									
1.00 EA	86.64	0.55	17.44	104.63	0/15 yrs	Avg.	0%	(0.00)	104.63
HVAC:									
123. Install Heat/AC register - Mechanically attached									
1.00 EA	18.67	0.00	3.74	22.41	0/25 yrs	Avg.	0%	(0.00)	22.41
MISCELLANEOUS:									
124. Mask and prep for paint - plastic, paper, tape (per LF)									
48.59 LF	2.20	1.28	21.64	129.82	0/15 yrs	Avg.	0%	(0.00)	129.82
Totals: Guest Bedroom		44.15	646.62	3,879.55				0.00	3,879.55



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Hall Closet (Mechanical)

Height: 9'

88.49 SF Walls	8.38 SF Ceiling
96.87 SF Walls & Ceiling	8.38 SF Floor
0.93 SY Flooring	9.24 LF Floor Perimeter
11.62 LF Ceil. Perimeter	

Door

2' 4 9/16" X 6' 9 1/8"

Opens into HALL

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

125. Seal floor or ceiling joist system (shellac)	8.38 SF	2.25	0.39	3.86	23.11	0/15 yrs	Avg.	0%	(0.00)	23.11
126. Two coat plaster over 5/8" gypsum core blueboard	8.38 SF	15.81	1.71	26.84	161.04	0/150 yrs	Avg.	0%	(0.00)	161.04
127. Seal/prime (1 coat) then paint (2 coats) the ceiling	8.38 SF	2.09	0.29	3.56	21.36	0/15 yrs	Avg.	0%	(0.00)	21.36

WALLS:

128. Seal stud wall for odor control (shellac)	88.49 SF	1.67	3.54	30.26	181.58	0/15 yrs	Avg.	0%	(0.00)	181.58
129. Two coat plaster over 1/2" gypsum core blueboard	88.49 SF	15.41	17.00	276.12	1,656.75	0/150 yrs	Avg.	0%	(0.00)	1,656.75
130. Seal/prime (1 coat) then paint (2 coats) the walls	88.49 SF	2.09	3.11	37.60	225.65	0/15 yrs	Avg.	0%	(0.00)	225.65
131. Baseboard - 4 1/4"	9.24 LF	5.71	2.53	11.06	66.35	0/150 yrs	Avg.	0%	(0.00)	66.35
132. Quarter round - 3/4"	9.24 LF	2.26	0.92	4.36	26.16	0/150 yrs	Avg.	0%	(0.00)	26.16
133. Seal (1 coat) & paint (2 coats) baseboard w/cap &/or shoe	9.24 LF	4.02	0.40	7.50	45.04	0/15 yrs	Avg.	0%	(0.00)	45.04

The adjuster estimated only 1 coat of paint. That is not adequate. Newly primed surfaces always require at least 2 coats of paint. Given the age of this home, it is also safe to assume at least 2 coats of paint existed before.

FLOOR:

134. Seal underlayment for odor control	8.38 SF	0.98	0.08	1.66	9.95	0/15 yrs	Avg.	0%	(0.00)	9.95
135. Oak flooring - #1 common - no finish	8.38 SF	12.22	5.59	21.60	129.59	0/150 yrs	Avg.	0%	(0.00)	129.59
136. Sand, stain, and finish wood floor	8.38 SF	6.56	0.96	11.20	67.13	0/10 yrs	Avg.	0%	(0.00)	67.13



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CONTINUED - Hall Closet (Mechanical)

Table with 10 columns: QUANTITY, UNIT, TAX, O&P, RCV, AGE/LIFE, COND., DEP %, DEPREC., ACV. Rows include items 137-142 and 143, and a Totals row for Hall Closet (Mechanical).

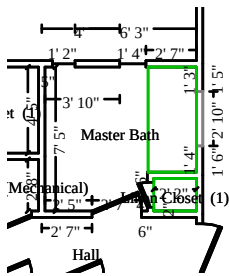
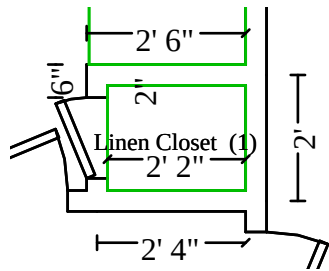


Table with 3 columns: Item description, Quantity, and Height: 9'. Rows include Master Bath details (Walls, Ceiling, Floor, Flooring, Perimeter) and Door/Window specifications.



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Subroom: Linen Closet (1)				Height: 9'
61.03	SF Walls			3.70 SF Ceiling
64.73	SF Walls & Ceiling			
7.77	LF Ceil. Perimeter			

Door	1' 3 1/2" X 6' 10 11/16"				Opens into MASTER_BATH				
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV

NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:									
144. Seal floor or ceiling joist system (shellac)									
57.01 SF	2.25	2.67	26.20	157.14	0/15 yrs	Avg.	0%	(0.00)	157.14
145. Two coat plaster over 5/8" gypsum core blueboard									
57.01 SF	15.81	11.62	182.58	1,095.53	0/150 yrs	Avg.	0%	(0.00)	1,095.53
146. Seal/prime (1 coat) then paint (2 coats) the ceiling									
57.01 SF	2.09	2.00	24.24	145.39	0/15 yrs	Avg.	0%	(0.00)	145.39
WALLS:									
147. Batt insulation - 4" - R15 - paper / foil faced									
209.33 SF	1.81	22.86	80.36	482.11	0/150 yrs	Avg.	0%	(0.00)	482.11
All walls in this room are insulated.									
148. Seal stud wall for odor control (shellac)									
209.33 SF	1.67	8.37	71.60	429.55	0/15 yrs	Avg.	0%	(0.00)	429.55
149. Two coat plaster over 1/2" gypsum core blueboard									
209.33 SF	15.41	40.21	653.20	3,919.19	0/150 yrs	Avg.	0%	(0.00)	3,919.19
150. Seal/prime (1 coat) then paint (2 coats) the walls									
209.33 SF	2.09	7.35	88.98	533.83	0/15 yrs	Avg.	0%	(0.00)	533.83
151. Mirror - 1/4" plate glass									
12.00 SF	23.51	18.72	60.16	361.00	0/40 yrs	Avg.	0%	(0.00)	361.00
152. Bath accessory - High grade									
3.00 EA	42.55	6.59	26.86	161.10	0/50 yrs	Avg.	0%	(0.00)	161.10
153. Crown molding - 3 1/4"									
38.35 LF	5.85	7.89	46.46	278.70	0/150 yrs	Avg.	0%	(0.00)	278.70
154. Seal (1 coat) & paint (2 coats)crown molding, oversized									
38.35 LF	3.96	1.01	30.58	183.46	0/15 yrs	Avg.	0%	(0.00)	183.46
155. Baseboard - 4 1/4"									
16.29 LF	5.71	4.46	19.50	116.98	0/150 yrs	Avg.	0%	(0.00)	116.98



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CONTINUED - Master Bath

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
156. Seal (1 coat) & paint (2 coats) baseboard									
16.29 LF	3.59	0.33	11.76	70.57	0/15 yrs	Avg.	0%	(0.00)	70.57
FLOOR:									
157. Seal underlayment for odor control									
36.01 SF	0.98	0.35	7.14	42.78	0/15 yrs	Avg.	0%	(0.00)	42.78
158. Tile floor covering - High grade									
36.01 SF	20.19	28.65	151.14	906.83	0/100 yrs	Avg.	0%	(0.00)	906.83
159. Grout sealer									
36.01 SF	2.42	0.67	17.56	105.37	0/2 yrs	Avg.	0%	(0.00)	105.37
160. 1/2" Cement board									
36.01 SF	7.44	6.81	54.94	329.66	0/100 yrs	Avg.	0%	(0.00)	329.66
CABINETRY, SHELVING, CUSTOM MILLWORK:									
161. Custom cabinets - full height units - High grade									
1.67 LF	689.43	99.51	250.18	1,501.04	0/50 yrs	Avg.	0%	(0.00)	1,501.04
This is for built-in closet.									
162. Cabinet knob or pull - High grade									
4.00 EA	14.01	2.68	11.74	70.46	0/20 yrs	Avg.	0%	(0.00)	70.46
This is for built-in closet.									
163. Medicine cabinet - High grade									
1.00 EA	284.95	23.24	61.64	369.83	0/20 yrs	Avg.	0%	(0.00)	369.83
164. Countertop - Granite or Marble									
6.00 SF	80.95	17.78	100.70	604.18	0/150 yrs	Avg.	0%	(0.00)	604.18
165. Vanity - High grade									
3.00 LF	378.98	94.41	246.26	1,477.61	0/50 yrs	Avg.	0%	(0.00)	1,477.61
DOORS:									
Door to Hallway:									
166. Interior door - Colonist - pre-hung unit									
1.00 EA	338.82	24.92	72.74	436.48	0/100 yrs	Avg.	0%	(0.00)	436.48
167. Seal & paint door slab only (per side)									
1.00 EA	61.47	1.06	12.52	75.05	0/15 yrs	Avg.	0%	(0.00)	75.05
168. Seal & paint door/window trim & jamb - (per side)									
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90
169. Detach & Reset Door knob - interior									
1.00 EA	34.34	0.00	6.86	41.20	0/20 yrs	Avg.	0%	(0.00)	41.20
WINDOWS:									
170. Seal & paint wood window (per side) - Small									
2.00 EA	65.31	0.76	26.28	157.66	0/15 yrs	Avg.	0%	(0.00)	157.66



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CONTINUED - Master Bath

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
171. Window stool & apron									
2.33 LF	9.91	0.92	4.80	28.81	0/150 yrs	Avg.	0%	(0.00)	28.81
172. Window trim set (casing & stop)									
13.33 LF	7.22	4.00	20.04	120.28	0/150 yrs	Avg.	0%	(0.00)	120.28
173. Seal & paint door/window trim & jamb - (per side)									
2.00 EA	51.80	1.25	20.98	125.83	0/15 yrs	Avg.	0%	(0.00)	125.83
ELECTRICAL:									
174. Detach & Reset Recessed light fixture - High grade									
1.00 EA	159.90	0.00	31.98	191.88	0/20 yrs	Avg.	0%	(0.00)	191.88
This is needed to facilitate work on the ceiling.									
175. Bathroom ventilation fan									
1.00 EA	133.42	6.76	28.04	168.22	0/10 yrs	Avg.	0%	(0.00)	168.22
176. Light bar - 3 lights - High grade									
1.00 EA	195.33	11.84	41.42	248.59	0/20 yrs	Avg.	0%	(0.00)	248.59
PLUMBING:									
177. Sink faucet - Bathroom - High grade									
1.00 EA	309.91	20.72	66.12	396.75	0/20 yrs	Avg.	0%	(0.00)	396.75
178. Toilet									
1.00 EA	586.77	31.89	123.74	742.40	0/150 yrs	Avg.	0%	(0.00)	742.40
179. Tub/shower faucet - High grade									
1.00 EA	430.03	21.94	90.38	542.35	0/20 yrs	Avg.	0%	(0.00)	542.35
180. Bathtub - High grade									
1.00 EA	1,265.99	68.89	266.98	1,601.86	0/50 yrs	Avg.	0%	(0.00)	1,601.86
181. Remove Angle stop valve									
3.00 EA	7.59	0.00	4.56	27.33	0/100 yrs	Avg.	NA	(0.00)	27.33
182. Angle stop valve									
3.00 EA	46.42	3.65	28.60	171.51	0/100 yrs	Avg.	0%	(0.00)	171.51
TILE SURROUND:									
183. Tile tub surround - up to 60 SF - High grade									
1.00 EA	2,663.56	66.02	545.92	3,275.50	0/150 yrs	Avg.	0%	(0.00)	3,275.50
184. 1/2" Cement board									
62.50 SF	8.81	11.82	112.48	674.93	0/150 yrs	Avg.	0%	(0.00)	674.93
185. Waterproof membrane - liquid - tile underlayment									
62.50 SF	5.86	14.50	76.16	456.91	0/150 yrs	Avg.	0%	(0.00)	456.91
186. Seal grout on tile wall									
62.50 SF	2.63	1.16	33.12	198.66	0/2 yrs	Avg.	0%	(0.00)	198.66
MISCELLANEOUS:									

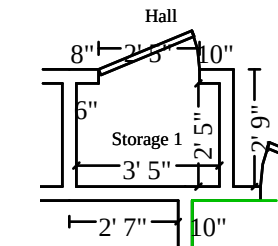


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CONTINUED - Master Bath

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
187. Mask and prep for paint - plastic, paper, tape (per LF)									
38.35 LF	2.20	1.01	17.08	102.46	0/15 yrs	Avg.	0%	(0.00)	102.46
Totals: Master Bath		701.91	3,865.06	23,189.87				0.00	23,189.87



Storage 1 Height: 8'

77.75 SF Walls	8.36 SF Ceiling
86.11 SF Walls & Ceiling	8.36 SF Floor
0.93 SY Flooring	9.32 LF Floor Perimeter
11.72 LF Ceil. Perimeter	

Door 2' 4 13/16" X 6' 7 15/16" Opens into HALL

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

188. Seal floor or ceiling joist system (shellac)									
8.36 SF	2.25	0.39	3.84	23.04	0/15 yrs	Avg.	0%	(0.00)	23.04
189. Two coat plaster over 5/8" gypsum core blueboard									
8.36 SF	15.81	1.70	26.78	160.65	0/150 yrs	Avg.	0%	(0.00)	160.65
190. Seal/prime (1 coat) then paint (2 coats) the ceiling									
8.36 SF	2.09	0.29	3.56	21.32	0/15 yrs	Avg.	0%	(0.00)	21.32

WALLS:

191. Batt insulation - 4" - R15 - paper / foil faced									
20.71 SF	1.81	2.26	7.96	47.71	0/150 yrs	Avg.	0%	(0.00)	47.71
192. Seal stud wall for odor control (shellac)									
77.75 SF	1.67	3.11	26.58	159.53	0/15 yrs	Avg.	0%	(0.00)	159.53
193. Two coat plaster over 1/2" gypsum core blueboard									
77.75 SF	15.41	14.93	242.60	1,455.66	0/150 yrs	Avg.	0%	(0.00)	1,455.66
194. Seal/prime (1 coat) then paint (2 coats) the walls									
77.75 SF	2.09	2.73	33.04	198.27	0/15 yrs	Avg.	0%	(0.00)	198.27



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CONTINUED - Storage 1

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
195. Baseboard - 4 1/4"									
9.32 LF	5.71	2.55	11.16	66.93	0/150 yrs	Avg.	0%	(0.00)	66.93
196. Quarter round - 3/4"									
9.32 LF	2.26	0.93	4.40	26.39	0/150 yrs	Avg.	0%	(0.00)	26.39
197. Seal (1 coat) & paint (2 coats) baseboard w/cap &/or shoe									
9.32 LF	4.02	0.40	7.58	45.45	0/15 yrs	Avg.	0%	(0.00)	45.45
The adjuster estimated only 1 coat of paint. That is not adequate. Newly primed surfaces always require at least 2 coats of paint. Given the age of this home, it is also safe to assume at least 2 coats of paint existed before.									
FLOOR:									
198. Seal underlayment for odor control									
8.36 SF	0.98	0.08	1.66	9.93	0/15 yrs	Avg.	0%	(0.00)	9.93
199. Oak flooring - #1 common - no finish									
8.36 SF	12.22	5.58	21.56	129.30	0/150 yrs	Avg.	0%	(0.00)	129.30
200. Sand, stain, and finish wood floor									
8.36 SF	6.56	0.96	11.16	66.96	0/10 yrs	Avg.	0%	(0.00)	66.96
201. Add for dustless floor sanding									
8.36 SF	1.00	0.00	1.68	10.04	0/10 yrs	Avg.	0%	(0.00)	10.04
202. Vapor barrier - 15# felt									
8.36 SF	0.46	0.08	0.80	4.73	0/30 yrs	Avg.	0%	(0.00)	4.73
DOORS:									
Door to Hallway:									
203. Interior door - Colonist - pre-hung unit									
1.00 EA	338.82	24.92	72.74	436.48	0/100 yrs	Avg.	0%	(0.00)	436.48
204. Seal & paint door slab only (per side)									
1.00 EA	61.47	1.06	12.52	75.05	0/15 yrs	Avg.	0%	(0.00)	75.05
205. Seal & paint door/window trim & jamb - (per side)									
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90
206. Detach & Reset Door knob - interior									
1.00 EA	34.34	0.00	6.86	41.20	0/20 yrs	Avg.	0%	(0.00)	41.20
CABINETRY, SHELVING, CUSTOM MILLWORK:									
207. Closet shelf and rod package									
2.59 LF	29.25	1.47	15.46	92.69	0/150 yrs	Avg.	0%	(0.00)	92.69
208. Seal & paint closet shelving - single shelf									
1.00 EA	86.64	0.55	17.44	104.63	0/15 yrs	Avg.	0%	(0.00)	104.63
MISCELLANEOUS:									
209. Mask and prep for paint - plastic, paper, tape (per LF)									
11.72 LF	2.20	0.31	5.22	31.31	0/15 yrs	Avg.	0%	(0.00)	31.31

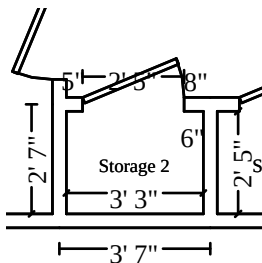


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CONTINUED - Storage 1

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Storage 1		64.92	545.08	3,270.17				0.00	3,270.17



Storage 2

Height: 8'

75.48 SF Walls	8.05 SF Ceiling
83.53 SF Walls & Ceiling	8.05 SF Floor
0.89 SY Flooring	9.04 LF Floor Perimeter
11.47 LF Ceil. Perimeter	

Door	2' 5 3/16" X 6' 8 5/16"					Opens into HALL			
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV

NOTE: This room has related damage but is not found in the adjuster's estimate.

CEILING:

210. Seal floor or ceiling joist system (shellac)	8.05 SF	2.25	0.38	3.70	22.19	0/15 yrs	Avg.	0%	(0.00)	22.19
211. Two coat plaster over 5/8" gypsum core blueboard	8.05 SF	15.81	1.64	25.78	154.69	0/150 yrs	Avg.	0%	(0.00)	154.69
212. Seal/prime (1 coat) then paint (2 coats) the ceiling	8.05 SF	2.09	0.28	3.42	20.52	0/15 yrs	Avg.	0%	(0.00)	20.52

WALLS:

213. Batt insulation - 4" - R15 - paper / foil faced	26.23 SF	1.81	2.86	10.08	60.42	0/150 yrs	Avg.	0%	(0.00)	60.42
214. Seal stud wall for odor control (shellac)	75.48 SF	1.67	3.02	25.82	154.89	0/15 yrs	Avg.	0%	(0.00)	154.89
215. Two coat plaster over 1/2" gypsum core blueboard	75.48 SF	15.41	14.50	235.54	1,413.19	0/150 yrs	Avg.	0%	(0.00)	1,413.19
216. Seal/prime (1 coat) then paint (2 coats) the walls	75.48 SF	2.09	2.65	32.10	192.50	0/15 yrs	Avg.	0%	(0.00)	192.50
217. Baseboard - 4 1/4"	9.04 LF	5.71	2.48	10.82	64.92	0/150 yrs	Avg.	0%	(0.00)	64.92
218. Quarter round - 3/4"	9.04 LF	2.26	0.90	4.26	25.59	0/150 yrs	Avg.	0%	(0.00)	25.59



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CONTINUED - Storage 2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
219. Seal (1 coat) & paint (2 coats) baseboard w/cap &/or shoe									
9.04 LF	4.02	0.39	7.34	44.07	0/15 yrs	Avg.	0%	(0.00)	44.07
The adjuster estimated only 1 coat of paint. That is not adequate. Newly primed surfaces always require at least 2 coats of paint. Given the age of this home, it is also safe to assume at least 2 coats of paint existed before.									
FLOOR:									
220. Seal underlayment for odor control									
8.05 SF	0.98	0.08	1.60	9.57	0/15 yrs	Avg.	0%	(0.00)	9.57
221. Oak flooring - #1 common - no finish									
8.05 SF	12.22	5.37	20.76	124.50	0/150 yrs	Avg.	0%	(0.00)	124.50
222. Sand, stain, and finish wood floor									
8.05 SF	6.56	0.93	10.74	64.48	0/10 yrs	Avg.	0%	(0.00)	64.48
223. Add for dustless floor sanding									
8.05 SF	1.00	0.00	1.62	9.67	0/10 yrs	Avg.	0%	(0.00)	9.67
224. Vapor barrier - 15# felt									
8.05 SF	0.46	0.08	0.76	4.54	0/30 yrs	Avg.	0%	(0.00)	4.54
DOORS:									
Door to Hallway:									
225. Interior door - Colonist - pre-hung unit									
1.00 EA	338.82	24.92	72.74	436.48	0/100 yrs	Avg.	0%	(0.00)	436.48
226. Seal & paint door slab only (per side)									
1.00 EA	61.47	1.06	12.52	75.05	0/15 yrs	Avg.	0%	(0.00)	75.05
227. Seal & paint door/window trim & jamb - (per side)									
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90
228. Detach & Reset Door knob - interior									
1.00 EA	34.34	0.00	6.86	41.20	0/20 yrs	Avg.	0%	(0.00)	41.20
CABINETRY, SHELVING, CUSTOM MILLWORK:									
229. Closet shelf and rod package									
3.28 LF	29.25	1.86	19.56	117.36	0/150 yrs	Avg.	0%	(0.00)	117.36
230. Seal & paint closet shelving - single shelf									
1.00 EA	86.64	0.55	17.44	104.63	0/15 yrs	Avg.	0%	(0.00)	104.63
MISCELLANEOUS:									
231. Mask and prep for paint - plastic, paper, tape (per LF)									
11.47 LF	2.20	0.30	5.10	30.63	0/15 yrs	Avg.	0%	(0.00)	30.63
Totals: Storage 2		64.87	539.04	3,233.99					0.00
								3,233.99	



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CONTINUED - Office

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
240. Seal (1 coat) & paint (2 coats) crown molding, oversized									
66.77 LF	3.96	1.76	53.24	319.41	0/15 yrs	Avg.	0%	(0.00)	319.41
241. Baseboard - 4 1/4"									
59.77 LF	5.71	16.38	71.54	429.21	0/150 yrs	Avg.	0%	(0.00)	429.21
242. Quarter round - 3/4"									
59.77 LF	2.26	5.94	28.20	169.22	0/150 yrs	Avg.	0%	(0.00)	169.22
243. Seal (1 coat) & paint (2 coats) baseboard w/cap &/or shoe									
59.77 LF	4.02	2.56	48.58	291.42	0/15 yrs	Avg.	0%	(0.00)	291.42
FLOOR:									
244. Seal underlayment for odor control									
179.54 SF	0.98	1.75	35.56	213.26	0/15 yrs	Avg.	0%	(0.00)	213.26
245. Oak flooring - #1 common - no finish									
179.54 SF	12.22	119.73	462.74	2,776.45	0/150 yrs	Avg.	0%	(0.00)	2,776.45
246. Sand, stain, and finish wood floor									
179.54 SF	6.56	20.66	239.70	1,438.14	0/10 yrs	Avg.	0%	(0.00)	1,438.14
247. Add for dustless floor sanding									
179.54 SF	1.00	0.00	35.90	215.44	0/10 yrs	Avg.	0%	(0.00)	215.44
248. Vapor barrier - 15# felt									
179.54 SF	0.46	1.75	16.88	101.22	0/30 yrs	Avg.	0%	(0.00)	101.22
DOORS:									
Door to Hallway:									
249. Interior door - Colonist - pre-hung unit									
1.00 EA	338.82	24.92	72.74	436.48	0/100 yrs	Avg.	0%	(0.00)	436.48
250. Seal & paint door slab only (per side)									
1.00 EA	61.47	1.06	12.52	75.05	0/15 yrs	Avg.	0%	(0.00)	75.05
251. Seal & paint door/window trim & jamb - (per side)									
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90
252. Detach & Reset Door knob - interior									
1.00 EA	34.34	0.00	6.86	41.20	0/20 yrs	Avg.	0%	(0.00)	41.20
Door to Closet:									
253. Interior door - Colonist - pre-hung unit									
1.00 EA	338.82	24.92	72.74	436.48	0/100 yrs	Avg.	0%	(0.00)	436.48
254. Seal & paint door slab only (per side)									
2.00 EA	61.47	2.11	25.00	150.05	0/15 yrs	Avg.	0%	(0.00)	150.05
255. Seal & paint door/window trim & jamb - (per side)									
2.00 EA	51.80	1.25	20.98	125.83	0/15 yrs	Avg.	0%	(0.00)	125.83
256. Detach & Reset Door knob - interior									
1.00 EA	34.34	0.00	6.86	41.20	0/20 yrs	Avg.	0%	(0.00)	41.20



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CONTINUED - Office

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
WINDOWS:									
257. Remove Wood window - double hung, 9-12 sf, High grade									
2.00 EA	51.40	0.00	20.56	123.36	0/30 yrs	Avg.	NA	(0.00)	123.36
258. Wood window - double hung, 9-12 sf, High grade									
2.00 EA	1,000.86	164.80	433.30	2,599.82	0/30 yrs	Avg.	0%	(0.00)	2,599.82
259. Flashing - Sill flashing - moldable tape									
14.00 LF	10.21	3.74	29.32	176.00	0/30 yrs	Avg.	0%	(0.00)	176.00
260. Urethane foam sealant									
28.00 LF	0.94	0.41	5.34	32.07	0/150 yrs	Avg.	0%	(0.00)	32.07
261. Add on for "Low E" glass									
24.00 SF	5.47	12.80	28.82	172.90	0/30 yrs	Avg.	0%	(0.00)	172.90
262. Add on for grid (double or triple glazed windows)									
24.00 SF	6.08	14.23	32.02	192.17	0/18 yrs	Avg.	0%	(0.00)	192.17
263. Seal & paint wood window (per side)									
2.00 EA	92.56	1.55	37.34	224.01	0/15 yrs	Avg.	0%	(0.00)	224.01
264. Window stool & apron									
6.00 LF	9.91	2.37	12.38	74.21	0/150 yrs	Avg.	0%	(0.00)	74.21
265. Window trim set (casing & stop)									
22.00 LF	7.22	6.61	33.08	198.53	0/150 yrs	Avg.	0%	(0.00)	198.53
266. Seal & paint door/window trim & jamb - (per side)									
2.00 EA	51.80	1.25	20.98	125.83	0/15 yrs	Avg.	0%	(0.00)	125.83
CABINETRY, SHELVING, CUSTOM MILLWORK:									
267. Closet shelf and rod package									
3.17 LF	29.25	1.80	18.90	113.42	0/150 yrs	Avg.	0%	(0.00)	113.42
268. Seal & paint closet shelving - single shelf									
1.00 EA	86.64	0.55	17.44	104.63	0/15 yrs	Avg.	0%	(0.00)	104.63
ELECTRICAL:									
269. Recessed light fixture - High grade									
4.00 EA	186.19	22.11	153.38	920.25	0/20 yrs	Avg.	0%	(0.00)	920.25
270. Ceiling fan without light - Premium grade									
1.00 EA	580.30	35.10	123.08	738.48	0/20 yrs	Avg.	0%	(0.00)	738.48
271. Light fixture									
1.00 EA	87.20	3.22	18.08	108.50	0/20 yrs	Avg.	0%	(0.00)	108.50
In closet.									
272. Smoke detector									
1.00 EA	79.49	2.99	16.50	98.98	0/10 yrs	Avg.	0%	(0.00)	98.98
273. Remove 110 volt copper wiring run, box and outlet									
4.00 EA	8.13	0.00	6.50	39.02	0/100 yrs	Avg.	NA	(0.00)	39.02

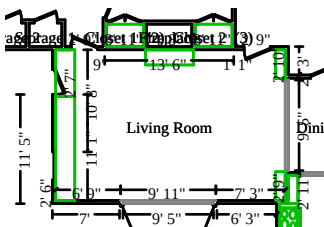


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CONTINUED - Office

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
274. 110 volt copper wiring run, box and outlet									
4.00 EA	104.95	7.97	85.56	513.33	0/100 yrs	Avg.	0%	(0.00)	513.33
275. Remove 110 volt copper wiring run, box and switch									
2.00 EA	8.13	0.00	3.26	19.52	0/100 yrs	Avg.	NA	(0.00)	19.52
276. 110 volt copper wiring run, box and switch									
2.00 EA	105.65	4.12	43.08	258.50	0/100 yrs	Avg.	0%	(0.00)	258.50
MISCELLANEOUS:									
277. Mask and prep for paint - plastic, paper, tape (per LF)									
66.77 LF	2.20	1.76	29.74	178.39	0/15 yrs	Avg.	0%	(0.00)	178.39
Totals: Office		758.20	5,289.42	31,736.42				0.00	31,736.42



Living Room

Height: 9'

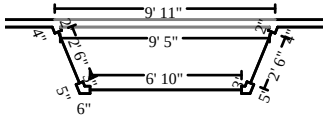
477.66 SF Walls	376.69 SF Ceiling
854.36 SF Walls & Ceiling	341.11 SF Floor
37.90 SY Flooring	26.04 LF Floor Perimeter
79.36 LF Ceil. Perimeter	

Door	2' 9 3/16" X 6' 9 1/8"	Opens into HALL
Window	2' 10 15/16" X 5' 5/8"	Opens into Exterior
Door	2' 7 5/16" X 7' 9 5/16"	Opens into Exterior
Missing Wall - Goes to Floor	9' 5 5/16" X 7' 11 11/16"	Opens into DINING_ROOM2
Door	2' 8 3/4" X 6' 7 1/8"	Opens into SCREENED_POR



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Subroom: Bay (4)

Height: 8'

30.68 SF Walls	22.24 SF Ceiling
52.92 SF Walls & Ceiling	22.24 SF Floor
2.47 SY Flooring	13.01 LF Floor Perimeter
22.45 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	9' 5 5/16" X 7'	Opens into LIVING_ROOM2
Window	2' 6" X 7'	Opens into Exterior
Window	6' 10" X 7'	Opens into Exterior
Window	2' 6" X 7'	Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

278. Seal floor or ceiling joist system (shellac)

398.94 SF	2.25	18.67	183.26	1,099.55	0/15 yrs	Avg.	0%	(0.00)	1,099.55
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279. Two coat plaster over 5/8" gypsum core blueboard

398.94 SF	15.81	81.29	1,277.70	7,666.23	0/150 yrs	Avg.	0%	(0.00)	7,666.23
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280. Seal/prime (1 coat) then paint (2 coats) the ceiling

398.94 SF	2.09	14.00	169.56	1,017.34	0/15 yrs	Avg.	0%	(0.00)	1,017.34
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WALLS:

281. Batt insulation - 4" - R15 - paper / foil faced

302.74 SF	1.81	33.06	116.22	697.24	0/150 yrs	Avg.	0%	(0.00)	697.24
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Exterior walls only + walls shared with Screened Porch.

282. Seal stud wall for odor control (shellac)

508.35 SF	1.67	20.32	173.84	1,043.10	0/15 yrs	Avg.	0%	(0.00)	1,043.10
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283. Two coat plaster over 1/2" gypsum core blueboard

508.35 SF	15.41	97.64	1,586.26	9,517.57	0/150 yrs	Avg.	0%	(0.00)	9,517.57
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284. Seal/prime (1 coat) then paint (2 coats) the walls

508.35 SF	2.09	17.84	216.06	1,296.35	0/15 yrs	Avg.	0%	(0.00)	1,296.35
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285. Crown molding - 3-piece

101.82 LF	20.18	65.52	424.04	2,544.29	0/150 yrs	Avg.	0%	(0.00)	2,544.29
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286. Seal (1 coat) & paint (2 coats) crown molding, oversized

101.82 LF	3.96	2.68	81.18	487.07	0/15 yrs	Avg.	0%	(0.00)	487.07
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287. Baseboard - 4 1/4"

39.05 LF	5.71	10.70	46.74	280.42	0/150 yrs	Avg.	0%	(0.00)	280.42
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288. Quarter round - 3/4"

39.05 LF	2.26	3.88	18.44	110.57	0/150 yrs	Avg.	0%	(0.00)	110.57
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289. Seal (1 coat) & paint (2 coats) baseboard w/cap &/or shoe

39.05 LF	4.02	1.68	31.74	190.40	0/15 yrs	Avg.	0%	(0.00)	190.40
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CONTINUED - Living Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
FLOOR:									
290. Seal underlayment for odor control									
363.36 SF	0.98	3.54	71.92	431.55	0/15 yrs	Avg.	0%	(0.00)	431.55
291. Oak flooring - #1 common - no finish									
363.36 SF	12.22	242.32	936.52	5,619.10	0/150 yrs	Avg.	0%	(0.00)	5,619.10
292. Sand, stain, and finish wood floor									
363.36 SF	6.56	41.80	485.08	2,910.52	0/10 yrs	Avg.	0%	(0.00)	2,910.52
293. Add for dustless floor sanding									
363.36 SF	1.00	0.00	72.68	436.04	0/10 yrs	Avg.	0%	(0.00)	436.04
294. Vapor barrier - 15# felt									
363.36 SF	0.46	3.54	34.14	204.83	0/30 yrs	Avg.	0%	(0.00)	204.83
CABINETRY, SHELVING, CUSTOM MILLWORK:									
295. Custom cabinets - full height units - High grade									
15.75 LF	689.43	938.50	2,359.40	14,156.42	0/50 yrs	Avg.	0%	(0.00)	14,156.42
This is for the front wall.									
296. Bookcase - built in - 12" - (SF of face area)									
48.00 SF	22.68	56.11	228.94	1,373.69	0/150 yrs	Avg.	0%	(0.00)	1,373.69
Includes: Wood, shelving hardware, finish nails, and installation labor. Quality: 1" x 12" D pine or AC plywood, 1" x 4" pine. Adjustable shelves are 10 1/2" to 12" deep.									
297. Seal & paint bookcase									
48.00 SF	4.14	3.60	40.46	242.78	0/15 yrs	Avg.	0%	(0.00)	242.78
298. Fireplace mantel - paint grade - custom									
13.00 EA	1,605.13	1,440.87	4,461.52	26,769.08	0/75 yrs	Avg.	0%	(0.00)	26,769.08
299. Seal & paint fireplace mantel									
13.00 LF	8.74	0.35	22.80	136.77	0/15 yrs	Avg.	0%	(0.00)	136.77
8 LF of vertical and 5 LF of horizontal.									
DOORS:									
Door to Exterior:									
300. Casing - 3 1/4"									
17.00 LF	3.81	3.91	13.74	82.42	0/150 yrs	Avg.	0%	(0.00)	82.42
301. Prime & paint door slab only - exterior (per side)									
1.00 EA	71.29	1.72	14.60	87.61	0/15 yrs	Avg.	0%	(0.00)	87.61
302. Detach & Reset Door lockset & deadbolt - exterior									
1.00 EA	48.07	0.00	9.62	57.69	0/20 yrs	Avg.	0%	(0.00)	57.69
This is needed to facilitate paint work.									
Door to Screened Porch:									
303. Casing - 3 1/4"									
17.00 LF	3.81	3.91	13.74	82.42	0/150 yrs	Avg.	0%	(0.00)	82.42



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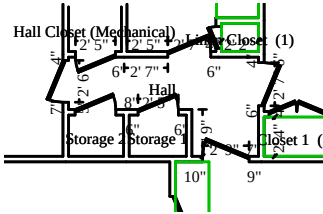
CONTINUED - Living Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
304. Prime & paint French door slab only - exterior (per side)									
1.00 EA	168.02	1.81	33.96	203.79	0/15 yrs	Avg.	0%	(0.00)	203.79
Door to Hallway:									
305. Seal & paint door slab only (per side)									
1.00 EA	61.47	1.06	12.52	75.05	0/15 yrs	Avg.	0%	(0.00)	75.05
306. Seal & paint door/window trim & jamb - (per side)									
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90
WINDOWS:									
307. Clean drapes - flat - large - Full service									
4.00 EA	52.13	0.00	41.70	250.22	0/NA	Avg.	0%	(0.00)	250.22
308. Seal & paint wood window (per side) - Small									
4.00 EA	65.31	1.52	52.54	315.30	0/15 yrs	Avg.	0%	(0.00)	315.30
309. Seal & paint wood window (per side)									
2.00 EA	92.56	1.55	37.34	224.01	0/15 yrs	Avg.	0%	(0.00)	224.01
310. Window stool & apron									
14.83 LF	9.91	5.86	30.58	183.41	0/150 yrs	Avg.	0%	(0.00)	183.41
311. Window trim set (casing & stop)									
66.83 LF	7.22	20.07	100.52	603.10	0/150 yrs	Avg.	0%	(0.00)	603.10
312. Seal & paint door/window trim & jamb - (per side)									
6.00 EA	51.80	3.74	62.90	377.44	0/15 yrs	Avg.	0%	(0.00)	377.44
313. Seal & paint wood window (per side) - Large									
1.00 EA	123.14	1.04	24.82	149.00	0/15 yrs	Avg.	0%	(0.00)	149.00
ELECTRICAL:									
314. Detach & Reset Recessed light fixture - High grade									
4.00 EA	159.90	0.00	127.92	767.52	0/20 yrs	Avg.	0%	(0.00)	767.52
This is needed to facilitate work on the ceiling.									
315. Ceiling fan without light - Premium grade									
1.00 EA	580.30	35.10	123.08	738.48	0/20 yrs	Avg.	0%	(0.00)	738.48
MISCELLANEOUS:									
316. Mask and prep for paint - plastic, paper, tape (per LF)									
101.82 LF	2.20	2.68	45.34	272.02	0/15 yrs	Avg.	0%	(0.00)	272.02
Totals: Living Room		3,182.50	13,793.90	82,763.29					0.00 82,763.29



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Hall

Height: 8'

157.53 SF Walls	46.37 SF Ceiling
203.91 SF Walls & Ceiling	46.37 SF Floor
5.15 SY Flooring	16.85 LF Floor Perimeter
34.45 LF Ceil. Perimeter	

Door	2' 6 3/4" X 6' 8 5/16"	Opens into MASTER_BATH
Door	2' 4 9/16" X 6' 9 1/8"	Opens into HALL_CLOSET_
Door	2' 5 15/16" X 6' 8 5/16"	Opens into OFFICE
Door	2' 5 3/16" X 6' 8 5/16"	Opens into STORAGE_4
Door	2' 4 13/16" X 6' 7 15/16"	Opens into STORAGE_3
Door	2' 9 3/16" X 6' 9 1/8"	Opens into LIVING_ROOM2
Door	2' 6 7/8" X 6' 8 5/16"	Opens into MASTER_BEDRO

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

317. Seal floor or ceiling joist system (shellac)									
46.37 SF	2.25	2.17	21.30	127.80	0/15 yrs	Avg.	0%	(0.00)	127.80
318. Two coat plaster over 5/8" gypsum core blueboard									
46.37 SF	15.81	9.45	148.52	891.08	0/150 yrs	Avg.	0%	(0.00)	891.08
319. Seal/prime (1 coat) then paint (2 coats) the ceiling									
46.37 SF	2.09	1.63	19.70	118.24	0/15 yrs	Avg.	0%	(0.00)	118.24

WALLS:

320. Seal stud wall for odor control (shellac)									
157.53 SF	1.67	6.30	53.88	323.26	0/15 yrs	Avg.	0%	(0.00)	323.26
321. Two coat plaster over 1/2" gypsum core blueboard									
157.53 SF	15.41	30.26	491.56	2,949.36	0/150 yrs	Avg.	0%	(0.00)	2,949.36
322. Seal/prime (1 coat) then paint (2 coats) the walls									
157.53 SF	2.09	5.53	66.94	401.71	0/15 yrs	Avg.	0%	(0.00)	401.71
323. Crown molding - 3 1/4"									
34.45 LF	5.85	7.09	41.72	250.34	0/150 yrs	Avg.	0%	(0.00)	250.34
324. Seal (1 coat) & paint (2 coats) crown molding									
34.45 LF	3.79	0.81	26.28	157.66	0/15 yrs	Avg.	0%	(0.00)	157.66
325. Baseboard - 4 1/4"									
16.85 LF	5.71	4.62	20.16	120.99	0/150 yrs	Avg.	0%	(0.00)	120.99
326. Quarter round - 3/4"									
16.85 LF	2.26	1.68	7.96	47.72	0/150 yrs	Avg.	0%	(0.00)	47.72



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CONTINUED - Hall

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
327. Seal (1 coat) & paint (2 coats) baseboard w/cap &/or shoe									
16.85 LF	4.02	0.72	13.68	82.14	0/15 yrs	Avg.	0%	(0.00)	82.14
The adjuster estimated only 1 coat of paint. That is not adequate. Newly primed surfaces always require at least 2 coats of paint. Given the age of this home, it is also safe to assume at least 2 coats of paint existed before.									
FLOOR:									
328. Seal underlayment for odor control									
46.37 SF	0.98	0.45	9.18	55.07	0/15 yrs	Avg.	0%	(0.00)	55.07
329. Oak flooring - #1 common - no finish									
46.37 SF	12.22	30.92	119.50	717.06	0/150 yrs	Avg.	0%	(0.00)	717.06
330. Sand, stain, and finish wood floor									
46.37 SF	6.56	5.34	61.90	371.43	0/10 yrs	Avg.	0%	(0.00)	371.43
331. Add for dustless floor sanding									
46.37 SF	1.00	0.00	9.28	55.65	0/10 yrs	Avg.	0%	(0.00)	55.65
332. Vapor barrier - 15# felt									
46.37 SF	0.46	0.45	4.36	26.14	0/30 yrs	Avg.	0%	(0.00)	26.14
DOORS:									
Door to Living Room:									
333. Interior door - Colonist - pre-hung unit									
1.00 EA	338.82	24.92	72.74	436.48	0/100 yrs	Avg.	0%	(0.00)	436.48
334. Seal & paint door slab only (per side)									
1.00 EA	61.47	1.06	12.52	75.05	0/15 yrs	Avg.	0%	(0.00)	75.05
335. Seal & paint door/window trim & jamb - (per side)									
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90
336. Detach & Reset Door knob - interior									
1.00 EA	34.34	0.00	6.86	41.20	0/20 yrs	Avg.	0%	(0.00)	41.20
Door to Master Bath:									
337. Seal & paint door slab only (per side)									
1.00 EA	61.47	1.06	12.52	75.05	0/15 yrs	Avg.	0%	(0.00)	75.05
338. Seal & paint door/window trim & jamb - (per side)									
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90
Door to Hall Closet:									
339. Seal & paint door slab only (per side)									
1.00 EA	61.47	1.06	12.52	75.05	0/15 yrs	Avg.	0%	(0.00)	75.05
340. Seal & paint door/window trim & jamb - (per side)									
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90
Door to Storage 1:									
341. Seal & paint door slab only (per side)									
1.00 EA	61.47	1.06	12.52	75.05	0/15 yrs	Avg.	0%	(0.00)	75.05



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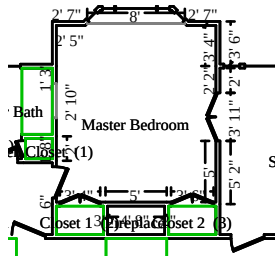
CONTINUED - Hall

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
342. Seal & paint door/window trim & jamb - (per side)										
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90	
Door to Storage 2:										
343. Seal & paint door slab only (per side)										
1.00 EA	61.47	1.06	12.52	75.05	0/15 yrs	Avg.	0%	(0.00)	75.05	
344. Seal & paint door/window trim & jamb - (per side)										
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90	
Door to Office:										
345. Seal & paint door slab only (per side)										
1.00 EA	61.47	1.06	12.52	75.05	0/15 yrs	Avg.	0%	(0.00)	75.05	
346. Seal & paint door/window trim & jamb - (per side)										
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90	
HVAC:										
347. Thermostat										
1.00 EA	126.14	5.47	26.32	157.93	0/35 yrs	Avg.	0%	(0.00)	157.93	
ELECTRICAL:										
348. Light fixture - High grade										
2.00 EA	124.85	9.95	51.94	311.59	0/20 yrs	Avg.	0%	(0.00)	311.59	
349. Smoke detector										
1.00 EA	79.49	2.99	16.50	98.98	0/10 yrs	Avg.	0%	(0.00)	98.98	
MISCELLANEOUS:										
350. Mask and prep for paint - plastic, paper, tape (per LF)										
34.45 LF	2.20	0.91	15.34	92.04	0/15 yrs	Avg.	0%	(0.00)	92.04	
Totals: Hall		161.74	1,443.62	8,661.57					0.00	8,661.57



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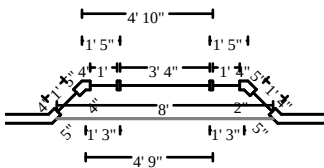


Master Bedroom

Height: 9'

338.52 SF Walls	192.33 SF Ceiling
530.85 SF Walls & Ceiling	192.33 SF Floor
21.37 SY Flooring	40.45 LF Floor Perimeter
55.01 LF Ceil. Perimeter	

Door	3' 11 7/16" X 6' 9 1/2"	Opens into SCREENED_POR
Missing Wall - Goes to neither Floor/Ceiling	2' 9 3/4" X 1' 8 1/2"	Opens into MASTER_BATH
Door	2' 6 7/8" X 6' 8 5/16"	Opens into HALL

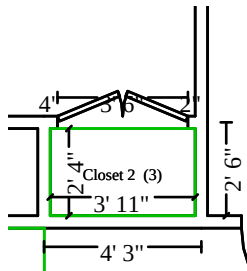


Subroom: Bay Window (1)

Height: 7'

31.55 SF Walls	7.45 SF Ceiling
39.00 SF Walls & Ceiling	7.45 SF Floor
0.83 SY Flooring	9.40 LF Floor Perimeter
17.43 LF Ceil. Perimeter	

Window	1' X 4' 8"	Opens into Exterior
Window	3' 4" X 4' 8"	Opens into Exterior
Window	1' X 4' 8"	Opens into Exterior
Window	1' X 4' 8"	Opens into Exterior
Missing Wall - Goes to Floor	8' 7/16" X 7'	Opens into MASTER_BEDRO
Window	1' X 4' 8"	Opens into Exterior



Subroom: Closet 2 (3)

Height: 9'

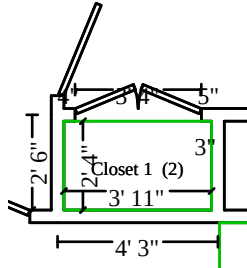
85.51 SF Walls	9.08 SF Ceiling
94.59 SF Walls & Ceiling	
12.45 LF Ceil. Perimeter	

Door	3' 5 15/16" X 7' 6 15/16"	Opens into MASTER_BEDRO
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Subroom: Closet 1 (2)

Height: 9'

87.01 SF Walls
96.09 SF Walls & Ceiling
12.44 LF Ceil. Perimeter

9.07 SF Ceiling

Door

3' 3 13/16" X 7' 6 3/16"

Opens into MASTER_BEDRO

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

351. Seal floor or ceiling joist system (shellac)

217.94 SF	2.25	10.20	100.12	600.69	0/15 yrs	Avg.	0%	(0.00)	600.69
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352. Two coat plaster over 5/8" gypsum core blueboard

217.94 SF	15.81	44.41	698.00	4,188.04	0/150 yrs	Avg.	0%	(0.00)	4,188.04
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353. Seal/prime (1 coat) then paint (2 coats) the ceiling

217.94 SF	2.09	7.65	92.64	555.78	0/15 yrs	Avg.	0%	(0.00)	555.78
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WALLS:

354. Batt insulation - 4" - R15 - paper / foil faced

229.56 SF	1.81	25.07	88.12	528.69	0/150 yrs	Avg.	0%	(0.00)	528.69
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Exterior walls only + walls shared with Screened Porch.

355. Seal stud wall for odor control (shellac)

542.59 SF	1.67	21.69	185.56	1,113.38	0/15 yrs	Avg.	0%	(0.00)	1,113.38
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356. Two coat plaster over 1/2" gypsum core blueboard

542.59 SF	15.41	104.22	1,693.10	10,158.63	0/150 yrs	Avg.	0%	(0.00)	10,158.63
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357. Seal/prime (1 coat) then paint (2 coats) part of the walls

514.40 SF	2.09	18.06	218.64	1,311.80	0/15 yrs	Avg.	0%	(0.00)	1,311.80
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358. Judges paneling - raised panel - paint grade

28.19 SF	39.54	16.41	226.20	1,357.24	0/150 yrs	Avg.	0%	(0.00)	1,357.24
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This is located within the bay window on the lower portion of the walls.

359. Seal (1 coat) & paint (1 coat) - judges paneling

28.19 SF	7.43	0.88	42.08	252.41	0/15 yrs	Avg.	0%	(0.00)	252.41
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360. Crown molding - 3-piece

79.90 LF	20.18	51.42	332.76	1,996.56	0/150 yrs	Avg.	0%	(0.00)	1,996.56
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Calculation excludes bay window.

361. Seal (1 coat) & paint (2 coats) crown molding, oversized

79.90 LF	3.96	2.10	63.70	382.20	0/15 yrs	Avg.	0%	(0.00)	382.20
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CONTINUED - Master Bedroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
362. Baseboard - 4 1/4"									
49.84 LF	5.71	13.65	59.66	357.90	0/150 yrs	Avg.	0%	(0.00)	357.90
363. Quarter round - 3/4"									
49.84 LF	2.26	4.96	23.52	141.12	0/150 yrs	Avg.	0%	(0.00)	141.12
364. Seal (1 coat) & paint (2 coats) baseboard w/cap &/or shoe									
49.84 LF	4.02	2.14	40.50	243.00	0/15 yrs	Avg.	0%	(0.00)	243.00
FLOOR:									
365. Seal underlayment for odor control									
199.79 SF	0.98	1.95	39.56	237.30	0/15 yrs	Avg.	0%	(0.00)	237.30
366. Oak flooring - #1 common - no finish									
199.79 SF	12.22	133.24	514.92	3,089.59	0/150 yrs	Avg.	0%	(0.00)	3,089.59
367. Sand, stain, and finish wood floor									
199.79 SF	6.56	22.99	266.72	1,600.33	0/10 yrs	Avg.	0%	(0.00)	1,600.33
368. Add for dustless floor sanding									
199.79 SF	1.00	0.00	39.96	239.75	0/10 yrs	Avg.	0%	(0.00)	239.75
369. Vapor barrier - 15# felt									
199.79 SF	0.46	1.95	18.78	112.63	0/30 yrs	Avg.	0%	(0.00)	112.63
CABINETRY, SHELVING, CUSTOM MILLWORK:									
370. Custom cabinets - full height units - High grade									
7.77 LF	689.43	462.99	1,163.98	6,983.84	0/50 yrs	Avg.	0%	(0.00)	6,983.84
This is for 2 built-in closets.									
DOORS:									
Door to Hallway:									
371. Interior door - Colonist - pre-hung unit									
1.00 EA	338.82	24.92	72.74	436.48	0/100 yrs	Avg.	0%	(0.00)	436.48
372. Seal & paint door slab only (per side)									
1.00 EA	61.47	1.06	12.52	75.05	0/15 yrs	Avg.	0%	(0.00)	75.05
373. Seal & paint door/window trim & jamb - (per side)									
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90
374. Detach & Reset Door knob - interior									
1.00 EA	34.34	0.00	6.86	41.20	0/20 yrs	Avg.	0%	(0.00)	41.20
Door to Screened Porch:									
375. Casing - 3 1/4"									
17.92 LF	3.81	4.12	14.48	86.88	0/150 yrs	Avg.	0%	(0.00)	86.88
376. Seal 1 coat & paint 1coat French door slab only (per side)									
2.00 EA	119.40	2.08	48.18	289.06	0/15 yrs	Avg.	0%	(0.00)	289.06
377. Detach & Reset Door lockset & deadbolt - exterior									
1.00 EA	48.07	0.00	9.62	57.69	0/20 yrs	Avg.	0%	(0.00)	57.69



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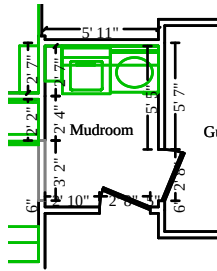
CONTINUED - Master Bedroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
This is needed to facilitate paint work.									
WINDOWS:									
378. Seal & paint wood window (per side) - Small									
4.00 EA	65.31	1.52	52.54	315.30	0/15 yrs	Avg.	0%	(0.00)	315.30
379. Seal & paint wood window (per side)									
1.00 EA	92.56	0.78	18.68	112.02	0/15 yrs	Avg.	0%	(0.00)	112.02
380. Window stool & apron									
7.33 LF	9.91	2.89	15.10	90.63	0/150 yrs	Avg.	0%	(0.00)	90.63
381. Window trim set (casing & stop)									
54.00 LF	7.22	16.22	81.22	487.32	0/150 yrs	Avg.	0%	(0.00)	487.32
382. Seal & paint door/window trim & jamb - (per side)									
5.00 EA	51.80	3.12	52.42	314.54	0/15 yrs	Avg.	0%	(0.00)	314.54
ELECTRICAL:									
383. Detach & Reset Recessed light fixture - High grade									
4.00 EA	159.90	0.00	127.92	767.52	0/20 yrs	Avg.	0%	(0.00)	767.52
This is needed to facilitate work on the ceiling.									
384. Ceiling fan without light - Premium grade									
1.00 EA	580.30	35.10	123.08	738.48	0/20 yrs	Avg.	0%	(0.00)	738.48
385. Smoke detector									
1.00 EA	79.49	2.99	16.50	98.98	0/10 yrs	Avg.	0%	(0.00)	98.98
MISCELLANEOUS:									
386. Mask and prep for paint - plastic, paper, tape (per LF)									
97.33 LF	2.20	2.56	43.34	260.03	0/15 yrs	Avg.	0%	(0.00)	260.03
Totals: Master Bedroom		1,043.96	6,614.20	39,684.96				0.00	39,684.96



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Mudroom Height: 8'

171.21 SF Walls	49.93 SF Ceiling
221.14 SF Walls & Ceiling	49.93 SF Floor
5.55 SY Flooring	20.22 LF Floor Perimeter
28.70 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	3' 1 11/16" X 7' 1 13/16"	Opens into KITCHEN
Door	2' 7 13/16" X 6' 8 11/16"	Opens into Exterior
Door	2' 8 1/4" X 6' 8 11/16"	Opens into GUEST_BEDROOM

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

387. Seal floor or ceiling joist system (shellac)									
49.93 SF	2.25	2.34	22.92	137.60	0/15 yrs	Avg.	0%	(0.00)	137.60
388. Two coat plaster over 5/8" gypsum core blueboard									
49.93 SF	15.81	10.17	159.92	959.48	0/150 yrs	Avg.	0%	(0.00)	959.48
389. Seal/prime (1 coat) then paint (2 coats) the ceiling									
49.93 SF	2.09	1.75	21.24	127.34	0/15 yrs	Avg.	0%	(0.00)	127.34

WALLS:

390. Batt insulation - 4" - R15 - paper / foil faced									
77.05 SF	1.81	8.41	29.58	177.45	0/150 yrs	Avg.	0%	(0.00)	177.45
391. Seal stud wall for odor control (shellac)									
171.21 SF	1.67	6.84	58.54	351.30	0/15 yrs	Avg.	0%	(0.00)	351.30
392. Two coat plaster over 1/2" gypsum core blueboard									
171.21 SF	15.41	32.88	534.26	3,205.49	0/150 yrs	Avg.	0%	(0.00)	3,205.49
393. Seal/prime (1 coat) then paint (2 coats) the walls									
171.21 SF	2.09	6.01	72.76	436.60	0/15 yrs	Avg.	0%	(0.00)	436.60
394. Baseboard - 4 1/4"									
20.22 LF	5.71	5.54	24.20	145.20	0/150 yrs	Avg.	0%	(0.00)	145.20
395. Quarter round - 3/4"									
20.22 LF	2.26	2.01	9.54	57.25	0/150 yrs	Avg.	0%	(0.00)	57.25
396. Seal (1 coat) & paint (2 coats) baseboard w/cap &/or shoe									
20.22 LF	4.02	0.87	16.44	98.59	0/15 yrs	Avg.	0%	(0.00)	98.59

FLOOR:

397. Sand, stain, and finish wood floor									
49.93 SF	6.56	5.74	66.64	399.92	0/10 yrs	Avg.	0%	(0.00)	399.92
398. Add for dustless floor sanding									
49.93 SF	1.00	0.00	9.98	59.91	0/10 yrs	Avg.	0%	(0.00)	59.91

DOORS:



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CONTINUED - Mudroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Door to Exterior:									
399. Casing - 3 1/4"									
16.67 LF	3.81	3.84	13.46	80.81	0/150 yrs	Avg.	0%	(0.00)	80.81
400. Prime & paint door slab only - exterior (per side)									
1.00 EA	71.29	1.72	14.60	87.61	0/15 yrs	Avg.	0%	(0.00)	87.61
401. Detach & Reset Door lockset & deadbolt - exterior									
1.00 EA	48.07	0.00	9.62	57.69	0/20 yrs	Avg.	0%	(0.00)	57.69
This is needed to facilitate paint work.									
Door to Guest Room:									
402. Casing - 3 1/4"									
16.67 LF	3.81	3.84	13.46	80.81	0/150 yrs	Avg.	0%	(0.00)	80.81
403. Seal & paint door/window trim & jamb - (per side)									
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90
CABINETRY, SHELVING, CUSTOM MILLWORK:									
404. Custom cabinets - full height units - High grade									
0.83 LF	689.43	49.46	124.34	746.03	0/50 yrs	Avg.	0%	(0.00)	746.03
405. Custom cabinets - wall units - 42" tall - High grade									
5.08 LF	373.44	154.33	410.28	2,461.69	0/50 yrs	Avg.	0%	(0.00)	2,461.69
406. Countertop - solid surface - High grade									
10.17 SF	86.78	59.48	188.42	1,130.45	0/25 yrs	Avg.	0%	(0.00)	1,130.45
407. Countertop subdeck - plywood									
10.17 SF	4.48	1.79	9.48	56.83	0/150 yrs	Avg.	0%	(0.00)	56.83
408. Cabinet knob or pull - High grade									
6.00 EA	14.01	4.01	17.62	105.69	0/20 yrs	Avg.	0%	(0.00)	105.69
409. Add for prefinished 2 piece crown molding									
6.92 LF	19.02	7.28	27.78	166.68	0/150 yrs	Avg.	0%	(0.00)	166.68
TILE BACKSPLASH:									
410. Glass tile - High grade									
10.17 SF	42.17	24.04	90.58	543.49	0/150 yrs	Avg.	0%	(0.00)	543.49
411. Add-on for tile backsplash installation									
10.17 SF	27.78	0.00	56.50	339.02	0/150 yrs	Avg.	0%	(0.00)	339.02
412. Seal grout on tile wall									
10.17 SF	2.63	0.19	5.40	32.34	0/2 yrs	Avg.	0%	(0.00)	32.34
ELECTRICAL:									
413. Detach & Reset Recessed light fixture - High grade									
2.00 EA	159.90	0.00	63.96	383.76	0/20 yrs	Avg.	0%	(0.00)	383.76

This is needed to facilitate work on the ceiling.

MISCELLANEOUS:

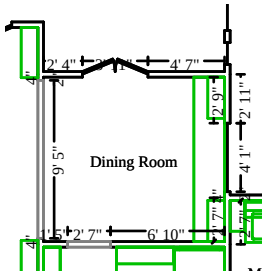


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CONTINUED - Mudroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
414. Mask and prep for paint - plastic, paper, tape (per LF)									
28.70 LF	2.20	0.76	12.78	76.68	0/15 yrs	Avg.	0%	(0.00)	76.68
Totals: Mudroom		393.92	2,094.78	12,568.61				0.00	12,568.61



Dining Room Height: 9'

159.40 SF Walls	106.42 SF Ceiling
265.82 SF Walls & Ceiling	88.39 SF Floor
9.82 SY Flooring	11.89 LF Floor Perimeter
41.31 LF Ceil. Perimeter	

Door	3' 11 1/16" X 6' 10 11/16"	Opens into SCREENED_POR
Missing Wall - Goes to Floor	9' 5 5/16" X 7' 11 11/16"	Opens into LIVING_ROOM2
Missing Wall - Goes to Floor	2' 6 13/16" X 6' 8 5/16"	Opens into KITCHEN
Window	4' 1 3/16" X 2' 7 7/8"	Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

415. Seal floor or ceiling joist system (shellac)									
65.59 SF	2.25	3.07	30.14	180.79	0/15 yrs	Avg.	0%	(0.00)	180.79
416. Two coat plaster over 5/8" gypsum core blueboard									
40.83 SF	15.81	8.32	130.76	784.60	0/150 yrs	Avg.	0%	(0.00)	784.60
417. Two coat plaster over 5/8" gypsum core blueboard									
65.59 SF	15.81	13.37	210.08	1,260.43	0/150 yrs	Avg.	0%	(0.00)	1,260.43
418. Seal/prime (1 coat) then paint (2 coats) the ceiling									
106.42 SF	2.09	3.74	45.22	271.38	0/15 yrs	Avg.	0%	(0.00)	271.38

WALLS:

419. Remove Batt insulation - 4" - R15 - paper / foil faced									
17.61 SF	0.37	0.00	1.30	7.82	0/150 yrs	Avg.	NA	(0.00)	7.82
420. Batt insulation - 4" - R15 - paper / foil faced									
76.52 SF	1.81	8.36	29.38	176.24	0/150 yrs	Avg.	0%	(0.00)	176.24



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CONTINUED - Dining Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
421. Clean stud wall									
55.90 SF	1.23	0.11	13.78	82.65	0/NA	Avg.	0%	(0.00)	82.65
422. Seal stud wall for odor control (shellac)									
159.40 SF	1.67	6.37	54.52	327.09	0/15 yrs	Avg.	0%	(0.00)	327.09
423. Remove Judges paneling - raised panel - paint grade									
55.90 SF	1.52	0.00	17.00	101.97	0/150 yrs	Avg.	NA	(0.00)	101.97
424. Judges paneling - raised panel - paint grade									
159.40 SF	39.54	92.78	1,279.10	7,674.56	0/150 yrs	Avg.	0%	(0.00)	7,674.56
425. Seal (1 coat) & paint (1 coat) - judges paneling									
159.40 SF	7.43	4.97	237.86	1,427.17	0/15 yrs	Avg.	0%	(0.00)	1,427.17
426. Crown molding - 3 1/4"									
41.31 LF	5.85	8.50	50.04	300.20	0/150 yrs	Avg.	0%	(0.00)	300.20
427. Seal (1 coat) & paint (2 coats) crown molding, oversized									
41.31 LF	3.96	1.09	32.94	197.62	0/15 yrs	Avg.	0%	(0.00)	197.62
428. Baseboard - 4 1/4"									
11.89 LF	5.71	3.26	14.24	85.39	0/150 yrs	Avg.	0%	(0.00)	85.39
429. Quarter round - 3/4"									
11.89 LF	2.26	1.18	5.62	33.67	0/150 yrs	Avg.	0%	(0.00)	33.67
430. Seal (1 coat) & paint (2 coats) baseboard w/cap &/or shoe									
11.89 LF	4.02	0.51	9.66	57.97	0/15 yrs	Avg.	0%	(0.00)	57.97
FLOOR:									
431. Remove Oak flooring - #1 common - no finish									
27.03 SF	3.56	0.00	19.24	115.47	0/150 yrs	Avg.	NA	(0.00)	115.47
432. Seal underlayment for odor control									
88.39 SF	0.98	0.86	17.50	104.98	0/15 yrs	Avg.	0%	(0.00)	104.98
433. Oak flooring - #1 common - no finish									
88.39 SF	12.22	58.95	227.82	1,366.90	0/150 yrs	Avg.	0%	(0.00)	1,366.90
434. Sand, stain, and finish wood floor									
88.39 SF	6.56	10.17	118.00	708.01	0/10 yrs	Avg.	0%	(0.00)	708.01
435. Add for dustless floor sanding									
88.39 SF	1.00	0.00	17.68	106.07	0/10 yrs	Avg.	0%	(0.00)	106.07
436. Vapor barrier - 15# felt									
88.39 SF	0.46	0.86	8.32	49.84	0/30 yrs	Avg.	0%	(0.00)	49.84
CABINETRY, SHELVING, CUSTOM MILLWORK:									
437. Custom cabinets - full height units - High grade									
5.00 LF	689.43	297.94	749.02	4,494.11	0/50 yrs	Avg.	0%	(0.00)	4,494.11
438. Custom cabinets - base units - High grade									
4.83 LF	478.54	196.22	501.52	3,009.09	0/50 yrs	Avg.	0%	(0.00)	3,009.09



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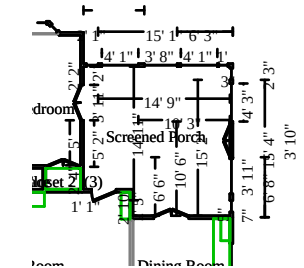
CONTINUED - Dining Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
439. Cabinet knob or pull - High grade									
18.00 EA	14.01	12.04	52.84	317.06	0/20 yrs	Avg.	0%	(0.00)	317.06
DOORS:									
Door to Screened Porch:									
440. Casing - 3 1/4"									
17.92 LF	3.81	4.12	14.48	86.88	0/150 yrs	Avg.	0%	(0.00)	86.88
441. Seal 1 coat & paint 1coat French door slab only (per side)									
2.00 EA	119.40	2.08	48.18	289.06	0/15 yrs	Avg.	0%	(0.00)	289.06
CASED OPENINGS:									
Cased Opening to Kitchen:									
442. Seal & paint door/window trim & jamb - (per side)									
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90
WINDOWS:									
443. Seal & paint wood window (per side)									
2.00 EA	92.56	1.55	37.34	224.01	0/15 yrs	Avg.	0%	(0.00)	224.01
444. Window stool & apron									
4.00 LF	9.91	1.58	8.24	49.46	0/150 yrs	Avg.	0%	(0.00)	49.46
445. Window trim set (casing & stop)									
9.33 LF	7.22	2.80	14.04	84.20	0/150 yrs	Avg.	0%	(0.00)	84.20
446. Seal & paint door/window trim & jamb - (per side)									
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90
ELECTRICAL:									
447. Chandelier - High grade									
1.00 EA	440.99	23.80	92.96	557.75	0/20 yrs	Avg.	0%	(0.00)	557.75
MISCELLANEOUS:									
448. Mask and prep for paint - plastic, paper, tape (per LF)									
41.31 LF	2.20	1.09	18.40	110.37	0/15 yrs	Avg.	0%	(0.00)	110.37
Totals: Dining Room		770.93	4,128.18	24,768.61				0.00	24,768.61



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Screened Porch Height: 9'

291.83 SF Walls	256.27 SF Ceiling
548.09 SF Walls & Ceiling	256.27 SF Floor
28.47 SY Flooring	51.72 LF Floor Perimeter
66.06 LF Ceil. Perimeter	

Window	1' 3 11/16" X 8'	Opens into Exterior
Window	4' 3" X 8'	Opens into Exterior
Window	3' 10" X 1' 8"	Opens into Exterior
Door	3' 8 13/16" X 6' 7 15/16"	Opens into Exterior
Window	3' 11" X 8'	Opens into Exterior
Window	1' 3 11/16" X 8'	Opens into Exterior
Window	1' 3 11/16" X 8'	Opens into Exterior
Window	4' 1" X 8'	Opens into Exterior
Window	3' 8" X 8'	Opens into Exterior
Window	4' 1" X 8'	Opens into Exterior
Window	1' 3/16" X 8'	Opens into Exterior
Door	3' 11 7/16" X 6' 9 1/2"	Opens into MASTER_BEDRO
Door	2' 8 3/4" X 6' 7 1/8"	Opens into LIVING_ROOM2
Door	3' 11 1/16" X 6' 10 11/16"	Opens into DINING_ROOM2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

449. Prime & paint exterior soffit - metal	256.27 SF	3.41	8.25	176.44	1,058.57	0/15 yrs	Avg.	0%	(0.00)	1,058.57
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WALLS:

450. Seal & paint wood siding	128.92 SF	2.90	7.16	76.22	457.25	0/15 yrs	Avg.	0%	(0.00)	457.25
451. Seal & paint stucco	96.47 SF	2.33	3.39	45.64	273.81	0/15 yrs	Avg.	0%	(0.00)	273.81

FLOOR:

452. Floor protection - plastic and tape - 10 mil	256.27 SF	0.44	3.00	23.16	138.92	0/15 yrs	Avg.	0%	(0.00)	138.92
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DOORS:

Door to Exterior:										
453. Prime & paint French door slab only - exterior (per side)	2.00 EA	168.02	3.62	67.92	407.58	0/15 yrs	Avg.	0%	(0.00)	407.58



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CONTINUED - Screened Porch

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
454. Seal & paint door/window trim & jamb - Large (per side)									
1.00 EA	60.95	0.74	12.34	74.03	0/15 yrs	Avg.	0%	(0.00)	74.03
455. Detach & Reset Door lockset & deadbolt - exterior									
1.00 EA	48.07	0.00	9.62	57.69	0/20 yrs	Avg.	0%	(0.00)	57.69
This is needed to facilitate paint work.									
<u>Door to Master Bedroom:</u>									
456. Prime & paint French door slab only - exterior (per side)									
2.00 EA	168.02	3.62	67.92	407.58	0/15 yrs	Avg.	0%	(0.00)	407.58
457. Seal & paint door/window trim & jamb - Large (per side)									
1.00 EA	60.95	0.74	12.34	74.03	0/15 yrs	Avg.	0%	(0.00)	74.03
<u>Door to Living Room:</u>									
458. Prime & paint French door slab only - exterior (per side)									
1.00 EA	168.02	1.81	33.96	203.79	0/15 yrs	Avg.	0%	(0.00)	203.79
459. Seal & paint door/window trim & jamb - (per side)									
1.00 EA	51.80	0.62	10.48	62.90	0/15 yrs	Avg.	0%	(0.00)	62.90
460. Detach & Reset Door lockset & deadbolt - exterior									
1.00 EA	48.07	0.00	9.62	57.69	0/20 yrs	Avg.	0%	(0.00)	57.69
This is needed to facilitate paint work.									
<u>MISCELLANEOUS:</u>									
461. Mask and prep for paint - plastic, paper, tape (per LF)									
66.06 LF	2.20	1.74	29.40	176.47	0/15 yrs	Avg.	0%	(0.00)	176.47
Totals: Screened Porch		34.69	575.06	3,450.31				0.00	3,450.31

Total: Interior	10,207.28	53,290.36	319,738.79					0.00	319,738.79
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Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<u>ELEVATIONS:</u>									
462. Remove Gutter - aluminum - 6"									
249.00 LF	0.75	0.00	37.36	224.11	0/25 yrs	Avg.	NA	(0.00)	224.11
463. Gutter - aluminum - 6"									
249.00 LF	14.80	198.83	776.80	4,660.83	0/25 yrs	Avg.	0%	(0.00)	4,660.83
464. Remove Gutter / downspout - aluminum - up to 5"									
104.00 LF	0.75	0.00	15.60	93.60	0/25 yrs	Avg.	NA	(0.00)	93.60



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CONTINUED - Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
465. Gutter / downspout - aluminum - up to 5"									
104.00 LF	10.68	45.02	231.14	1,386.88	0/25 yrs	Avg.	0%	(0.00)	1,386.88
466. Clean fascia									
399.00 LF	1.12	0.00	89.38	536.26	0/NA	Avg.	0%	(0.00)	536.26
467. Prime & paint exterior fascia - wood, 6" - 8" wide									
399.00 LF	3.53	10.50	283.80	1,702.77	0/15 yrs	Avg.	0%	(0.00)	1,702.77
468. Clean soffit - wood									
399.00 SF	0.61	0.39	48.76	292.54	0/NA	Avg.	0%	(0.00)	292.54
Item not found in adjuster's estimate.									
469. Prime & paint exterior soffit - exposed rafters									
399.00 SF	4.98	36.57	404.72	2,428.31	0/15 yrs	Avg.	0%	(0.00)	2,428.31
Item not found in adjuster's estimate.									
470. Remove Metal lath & stucco									
157.67 SF	1.14	0.00	35.94	215.68	0/100 yrs	Avg.	NA	(0.00)	215.68
Stucco at the front elevation has related damage and/or will need to be removed to facilitate framing repairs.									
471. Metal lath & stucco									
157.67 SF	9.38	22.29	300.24	1,801.47	0/100 yrs	Avg.	0%	(0.00)	1,801.47
Stucco at the front elevation has related damage and/or will need to be removed to facilitate framing repairs.									
472. Clean stucco									
200.00 SF	0.99	0.20	39.64	237.84	0/NA	Avg.	0%	(0.00)	237.84
473. Seal & paint stucco									
200.00 SF	2.33	7.02	94.60	567.62	0/15 yrs	Avg.	0%	(0.00)	567.62
Seal and paint is needed (not just paint as the adjuster estimated).									
474. Clean siding - wood									
3,654.00 SF	0.61	3.56	446.50	2,679.00	0/NA	Avg.	0%	(0.00)	2,679.00
475. Seal & paint wood siding									
3,654.00 SF	2.90	203.07	2,159.94	12,959.61	0/15 yrs	Avg.	0%	(0.00)	12,959.61
Seal and paint is needed (not just paint as the adjuster estimated).									
476. Clean exterior masonry - acid wash									
211.80 SF	1.07	0.83	45.48	272.94	0/NA	Avg.	0%	(0.00)	272.94
477. Clean shutter									
12.00 EA	14.07	0.08	33.78	202.70	0/NA	Avg.	0%	(0.00)	202.70
478. Seal & paint window shutters - per set									
6.00 EA	53.01	4.45	64.52	387.03	0/15 yrs	Avg.	0%	(0.00)	387.03
Seal and paint is needed (not just paint as the adjuster estimated).									
479. Seal & paint wood gable vent									
3.00 EA	69.02	2.92	42.00	251.98	0/15 yrs	Avg.	0%	(0.00)	251.98



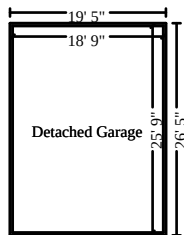
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CONTINUED - Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
480. Clean door bell/chime									
1.00 EA	16.26	0.00	3.26	19.52	0/NA	Avg.	0%	(0.00)	19.52
481. Clean exterior light fixture									
5.00 EA	22.83	0.04	22.84	137.03	0/NA	Avg.	0%	(0.00)	137.03
482. Clean outlet or switch									
4.00 EA	5.61	0.00	4.48	26.92	0/NA	Avg.	0%	(0.00)	26.92
483. Clean water heater - Heavy									
1.00 EA	45.65	0.01	9.14	54.80	0/NA	Avg.	0%	(0.00)	54.80
HVAC:									
484. Clean air conditioning condenser unit									
1.00 EA	106.79	0.17	21.40	128.36	0/NA	Avg.	0%	(0.00)	128.36
Totals: Exterior		535.95	5,211.32	31,267.80				0.00	31,267.80
Total: Dwelling		12,246.42	70,769.66	424,614.65				0.00	424,614.65

Other Structures



Detached Garage

Height: 8'

712.00 SF Walls	482.81 SF Ceiling
1194.81 SF Walls & Ceiling	482.81 SF Floor
53.65 SY Flooring	89.00 LF Floor Perimeter
89.00 LF Ceil. Perimeter	

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
ATTIC:									
485. Seal attic framing (shellac) - up to 5/12									
567.00 SF	2.41	26.54	278.60	1,671.61	0/15 yrs	Avg.	0%	(0.00)	1,671.61
ELEVATIONS:									
486. Clean fascia									
194.00 LF	1.12	0.00	43.46	260.74	0/NA	Avg.	0%	(0.00)	260.74
487. Prime & paint exterior fascia - wood, 6" - 8" wide									
194.00 LF	3.53	5.11	137.98	827.91	0/15 yrs	Avg.	0%	(0.00)	827.91
488. Clean soffit - wood									
194.00 SF	0.61	0.19	23.70	142.23	0/NA	Avg.	0%	(0.00)	142.23



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CONTINUED - Detached Garage

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Item not found in adjuster's estimate.									
489. Prime & paint exterior soffit - exposed rafters									
194.00 SF	4.98	17.78	196.78	1,180.68	0/15 yrs	Avg.	0%	(0.00)	1,180.68
Item not found in adjuster's estimate.									
490. Clean stucco									
692.70 SF	0.99	0.68	137.30	823.75	0/NA	Avg.	0%	(0.00)	823.75
491. Seal & paint stucco									
692.70 SF	2.33	24.31	327.66	1,965.96	0/15 yrs	Avg.	0%	(0.00)	1,965.96
Seal and paint is needed (not just paint as the adjuster estimated).									
492. Paint overhead door - Large - 2 coats (per side)									
1.00 EA	270.50	7.19	55.54	333.23	0/15 yrs	Avg.	0%	(0.00)	333.23
Item not found in adjuster's estimate.									
493. Detach & Reset Door lockset & deadbolt - exterior									
1.00 EA	48.07	0.00	9.62	57.69	0/20 yrs	Avg.	0%	(0.00)	57.69
This is needed to facilitate paint work.									
494. Seal & paint door slab only (per side)									
1.00 EA	61.47	1.06	12.52	75.05	0/15 yrs	Avg.	0%	(0.00)	75.05
Seal and paint is needed (not just paint as the adjuster estimated).									
INTERIOR:									
NOTE: None of the following items are found in the adjuster's estimate.									
Miscellaneous:									
495. Final cleaning - construction - Residential									
482.81 SF	0.42	0.00	40.56	243.34	0/NA	Avg.	0%	(0.00)	243.34
Totals: Detached Garage		82.86	1,263.72	7,582.19					
								0.00	7,582.19

Fence

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
496. Remove Vinyl (PVC) fence, 3'- 4' high - full slat									
20.00 LF	9.49	0.00	37.96	227.76	0/150 yrs	Avg.	NA	(0.00)	227.76
497. Vinyl (PVC) fence, 3'- 4' high - full slat									
20.00 LF	75.94	64.45	316.66	1,899.91	0/150 yrs	Avg.	0%	(0.00)	1,899.91
498. Remove Lattice work									
96.00 SF	0.64	0.00	12.28	73.72	0/150 yrs	Avg.	NA	(0.00)	73.72



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CONTINUED - Fence

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
499. Lattice work									
96.00 SF	5.43	26.11	109.48	656.87	0/150 yrs	Avg.	0%	(0.00)	656.87
500. Remove Picket fence, 5' to 6' high									
50.00 LF	9.49	0.00	94.90	569.40	0/12 yrs	Avg.	NA	(0.00)	569.40
501. Picket fence, 5' to 6' high									
50.00 LF	56.77	112.47	590.20	3,541.17	0/12 yrs	Avg.	0%	(0.00)	3,541.17
502. Remove Picket fence gate - 5' to 6' high									
13.00 LF	9.49	0.00	24.68	148.05	0/12 yrs	Avg.	NA	(0.00)	148.05
Back gate and driveway gate.									
503. Picket fence gate - 5' to 6' high									
13.00 LF	113.00	41.46	302.10	1,812.56	0/12 yrs	Avg.	0%	(0.00)	1,812.56
Back gate and driveway gate.									
504. Seal & paint - wood fence/gate									
54.00 SF	1.84	2.37	20.36	122.09	0/15 yrs	Avg.	0%	(0.00)	122.09
505. Seal & paint lattice work									
96.00 SF	2.26	2.53	43.90	263.39	0/15 yrs	Avg.	0%	(0.00)	263.39
506. Remove Chain link fence w/posts & top rail - 4' high - 9 gauge									
50.00 LF	4.06	0.00	40.60	243.60	0/30 yrs	Avg.	NA	(0.00)	243.60
507. Chain link fence w/posts & top rail - 4' high - 9 gauge									
50.00 LF	37.09	71.27	385.16	2,310.93	0/30 yrs	Avg.	0%	(0.00)	2,310.93
508. Clean exterior masonry - acid wash									
925.00 SF	1.07	3.61	198.68	1,192.04	0/NA	Avg.	0%	(0.00)	1,192.04
CMU wall on the left elevation.									
509. Remove Two coat plaster (no lath)									
925.00 SF	1.35	0.00	249.76	1,498.51	0/150 yrs	Avg.	NA	(0.00)	1,498.51
510. Two coat plaster (no lath)									
925.00 SF	12.09	90.19	2,254.70	13,528.14	0/150 yrs	Avg.	0%	(0.00)	13,528.14
Totals: Fence		414.46	4,681.42	28,088.14				0.00	28,088.14

Plants, Trees & Shrubs

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
511. Tree - evergreen - 6' to 7' in height									
15.00 EA	413.88	266.18	1,294.88	7,769.26	0/NA	Avg.	0%	(0.00)	7,769.26

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CONTINUED - Plants, Trees & Shrubs

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
512. Tree - fruit or nut - 1" to 2" caliper									
5.00 EA	171.94	31.96	178.34	1,070.00	0/NA	Avg.	0%	(0.00)	1,070.00
513. Plants - shrubs - deciduous - 5 gallon									
40.00 EA	107.12	135.60	884.08	5,304.48	0/NA	Avg.	0%	(0.00)	5,304.48
514. General Laborer - per hour									
5.00 HR	65.00	0.00	65.00	390.00	0/NA	Avg.	0%	(0.00)	390.00
Labor to remove deciduous shrubs. Item not found in adjuster's estimate.									
515. Tree - tear out and disposal - under 12" diameter									
19.00 EA	562.45	0.00	2,137.32	12,823.87	0/NA	Avg.	NA	(0.00)	12,823.87
516. Tree - tear out and disposal - 24" to 36" diameter									
1.00 EA	2,351.40	0.00	470.28	2,821.68	0/NA	Avg.	NA	(0.00)	2,821.68
517. Topsoil (per CY)									
10.00 CY	35.50	34.61	77.92	467.53	0/NA	Avg.	0%	(0.00)	467.53
Totals: Plants, Trees & Shrubs		468.35	5,107.82	30,646.82				0.00	30,646.82
Total: Other Structures		965.67	11,052.96	66,317.15				0.00	66,317.15

Debris Removal

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
518. Dumpster load - Approx. 20 yards, 4 tons of debris									
1.00 EA	910.00	0.00	182.00	1,092.00	0/NA	Avg.	NA	(0.00)	1,092.00
Totals: Debris Removal		0.00	182.00	1,092.00				0.00	1,092.00
Line Item Totals: A250183_ RECON_EMILY2		13,212.09	82,004.62	492,023.80				0.00	492,023.80

[%] - 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

Additional Charges**Charge**

California Lumber Assessment Fee	117.59
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Additional Charges Total**\$117.59**

A250183_RECON_EMILY2

6/3/2025

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Grand Total Areas:

4,352.19	SF Walls	2,079.21	SF Ceiling	6,431.40	SF Walls and Ceiling
1,980.44	SF Floor	220.05	SY Flooring	505.58	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	732.20	LF Ceil. Perimeter
1,980.44	Floor Area	2,257.50	Total Area	4,352.19	Interior Wall Area
2,600.94	Exterior Wall Area	332.63	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

Coverage	Item Total	%	ACV Total	%
Reconstruction - Dwelling	425,706.65	86.52%	425,838.55	86.52%
Reconstruction - Other Structures	66,317.15	13.48%	66,326.36	13.48%
Total	492,023.80	100.00%	492,164.91	100.00%



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Summary for Reconstruction - Dwelling

Line Item Total	342,508.57
California Lumber Assessment Fee	109.92
Material Sales Tax	11,942.22
Storage Rental Tax	304.20
Subtotal	354,864.91
Overhead	35,486.82
Profit	35,486.82
Replacement Cost Value	\$425,838.55
Net Claim	\$425,838.55



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Summary for Reconstruction - Other Structures

Line Item Total	54,298.52
California Lumber Assessment Fee	7.67
Material Sales Tax	965.67
Subtotal	55,271.86
Overhead	5,527.25
Profit	5,527.25
Replacement Cost Value	\$66,326.36
Net Claim	\$66,326.36



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Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (9.75%)	Storage Rental Tax (9.75%)
Line Items	41,002.31	41,002.31	12,907.89	304.20
Additional Charges	11.76	11.76	0.00	0.00
Total	41,014.07	41,014.07	12,907.89	304.20



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Recap by Room

Estimate: A250183_RECON_EMILY2

Area: Dwelling

General Conditions

Coverage: Reconstruction - Dwelling	100.00% =	29,096.10	7.33%
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Area: Roof Structure

Roof

Coverage: Reconstruction - Dwelling	100.00% =	30,740.79	7.75%
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Area Subtotal: Roof Structure

Coverage: Reconstruction - Dwelling	100.00% =	30,740.79	7.75%
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Area: Interior

Coverage: Reconstruction - Dwelling	100.00% =	23,118.17	5.83%
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Kitchen

Coverage: Reconstruction - Dwelling	100.00% =	38,329.77	9.66%
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Guest Bath

Coverage: Reconstruction - Dwelling	100.00% =	1,676.82	0.42%
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Guest Bedroom

Coverage: Reconstruction - Dwelling	100.00% =	3,188.78	0.80%
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Hall Closet (Mechanical)

Coverage: Reconstruction - Dwelling	100.00% =	2,665.79	0.67%
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Master Bath

Coverage: Reconstruction - Dwelling	100.00% =	18,622.90	4.69%
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Storage 1

Coverage: Reconstruction - Dwelling	100.00% =	2,660.17	0.67%
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Storage 2

Coverage: Reconstruction - Dwelling	100.00% =	2,630.08	0.66%
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Office

Coverage: Reconstruction - Dwelling	100.00% =	25,688.80	6.47%
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Living Room

Coverage: Reconstruction - Dwelling	100.00% =	65,786.89	16.58%
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Hall

Coverage: Reconstruction - Dwelling	100.00% =	7,056.21	1.78%
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Master Bedroom

Coverage: Reconstruction - Dwelling	100.00% =	32,026.80	8.07%
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Mudroom

Coverage: Reconstruction - Dwelling	100.00% =	10,079.91	2.54%
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Dining Room

Coverage: Reconstruction - Dwelling	100.00% =	19,869.50	5.01%
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Screened Porch		2,840.56	0.72%
Coverage: Reconstruction - Dwelling	100.00% =	2,840.56	
Area Subtotal: Interior		256,241.15	64.58%
Coverage: Reconstruction - Dwelling	100.00% =	256,241.15	
Exterior		25,520.53	6.43%
Coverage: Reconstruction - Dwelling	100.00% =	25,520.53	
Area Subtotal: Dwelling		341,598.57	86.09%
Coverage: Reconstruction - Dwelling	100.00% =	341,598.57	
Area: Other Structures			
Detached Garage		6,235.61	1.57%
Coverage: Reconstruction - Other Structures	100.00% =	6,235.61	
Fence		22,992.26	5.79%
Coverage: Reconstruction - Other Structures	100.00% =	22,992.26	
Plants, Trees & Shrubs		25,070.65	6.32%
Coverage: Reconstruction - Other Structures	100.00% =	25,070.65	
Area Subtotal: Other Structures		54,298.52	13.68%
Coverage: Reconstruction - Other Structures	100.00% =	54,298.52	
Debris Removal		910.00	0.23%
Coverage: Reconstruction - Dwelling	100.00% =	910.00	
Subtotal of Areas		396,807.09	100.00%
Coverage: Reconstruction - Dwelling	86.32% =	342,508.57	
Coverage: Reconstruction - Other Structures	13.68% =	54,298.52	
Total		396,807.09	100.00%



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Recap by Category

O&P Items				Total	%
APPLIANCES				773.14	0.16%
Coverage: Reconstruction - Dwelling	@	100.00% =		773.14	
CABINETRY				49,733.75	10.11%
Coverage: Reconstruction - Dwelling	@	100.00% =		49,733.75	
CONT: GARMENT & SOFT GOODS CLN				240.42	0.05%
Coverage: Reconstruction - Dwelling	@	100.00% =		240.42	
CLEANING				6,100.65	1.24%
Coverage: Reconstruction - Dwelling	@	63.71% =		3,886.73	
Coverage: Reconstruction - Other Structures	@	36.29% =		2,213.92	
CONT: PACKING,HANDLNG,STORAGE				3,120.00	0.63%
Coverage: Reconstruction - Dwelling	@	100.00% =		3,120.00	
GENERAL DEMOLITION				19,672.00	4.00%
Coverage: Reconstruction - Dwelling	@	22.03% =		4,333.19	
Coverage: Reconstruction - Other Structures	@	77.97% =		15,338.81	
DOORS				2,710.56	0.55%
Coverage: Reconstruction - Dwelling	@	100.00% =		2,710.56	
ELECTRICAL				1,002.99	0.20%
Coverage: Reconstruction - Dwelling	@	100.00% =		1,002.99	
FLOOR COVERING - CERAMIC TILE				1,398.90	0.28%
Coverage: Reconstruction - Dwelling	@	100.00% =		1,398.90	
FLOOR COVERING - WOOD				21,347.90	4.34%
Coverage: Reconstruction - Dwelling	@	100.00% =		21,347.90	
FENCING				7,680.80	1.56%
Coverage: Reconstruction - Other Structures	@	100.00% =		7,680.80	
FINISH CARPENTRY / TRIMWORK				19,440.29	3.95%
Coverage: Reconstruction - Dwelling	@	97.32% =		18,919.01	
Coverage: Reconstruction - Other Structures	@	2.68% =		521.28	
FINISH HARDWARE				884.48	0.18%
Coverage: Reconstruction - Dwelling	@	94.57% =		836.41	
Coverage: Reconstruction - Other Structures	@	5.43% =		48.07	
FIREPLACES				20,866.69	4.24%
Coverage: Reconstruction - Dwelling	@	100.00% =		20,866.69	
HEAT, VENT & AIR CONDITIONING				7,949.35	1.62%
Coverage: Reconstruction - Dwelling	@	100.00% =		7,949.35	
INSULATION				10,924.52	2.22%
Coverage: Reconstruction - Dwelling	@	100.00% =		10,924.52	
LABOR ONLY				21,240.00	4.32%
Coverage: Reconstruction - Dwelling	@	100.00% =		21,240.00	
LIGHT FIXTURES				6,017.28	1.22%
Coverage: Reconstruction - Dwelling	@	100.00% =		6,017.28	



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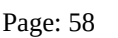
O&P Items			Total	%
LANDSCAPING			12,032.70	2.44%
Coverage: Reconstruction - Other Structures	@	100.00% =	12,032.70	
MOISTURE PROTECTION			142.94	0.03%
Coverage: Reconstruction - Dwelling	@	100.00% =	142.94	
MIRRORS & SHOWER DOORS			337.62	0.07%
Coverage: Reconstruction - Dwelling	@	100.00% =	337.62	
METAL STRUCTURES & COMPONENTS			328.50	0.07%
Coverage: Reconstruction - Dwelling	@	100.00% =	328.50	
INTERIOR LATH & PLASTER			69,566.77	14.13%
Coverage: Reconstruction - Dwelling	@	83.92% =	58,383.52	
Coverage: Reconstruction - Other Structures	@	16.08% =	11,183.25	
PLUMBING			3,503.47	0.71%
Coverage: Reconstruction - Dwelling	@	100.00% =	3,503.47	
PAINTING			59,442.34	12.08%
Coverage: Reconstruction - Dwelling	@	91.12% =	54,162.65	
Coverage: Reconstruction - Other Structures	@	8.88% =	5,279.69	
ROOFING			26,279.05	5.34%
Coverage: Reconstruction - Dwelling	@	100.00% =	26,279.05	
SOFFIT, FASCIA, & GUTTER			4,795.92	0.97%
Coverage: Reconstruction - Dwelling	@	100.00% =	4,795.92	
SPECIALTY ITEMS			704.97	0.14%
Coverage: Reconstruction - Dwelling	@	100.00% =	704.97	
STUCCO & EXTERIOR PLASTER			1,478.94	0.30%
Coverage: Reconstruction - Dwelling	@	100.00% =	1,478.94	
TILE			9,167.27	1.86%
Coverage: Reconstruction - Dwelling	@	100.00% =	9,167.27	
TEMPORARY REPAIRS			4,736.10	0.96%
Coverage: Reconstruction - Dwelling	@	100.00% =	4,736.10	
WINDOWS - SKYLIGHTS			844.60	0.17%
Coverage: Reconstruction - Dwelling	@	100.00% =	844.60	
WINDOW TREATMENT			63.26	0.01%
Coverage: Reconstruction - Dwelling	@	100.00% =	63.26	
WINDOWS - WOOD			2,278.92	0.46%
Coverage: Reconstruction - Dwelling	@	100.00% =	2,278.92	
O&P Items Subtotal			396,807.09	80.62%
Permits and Fees			117.59	0.02%
Coverage: Reconstruction - Dwelling	@	93.48% =	109.92	
Coverage: Reconstruction - Other Structures	@	6.52% =	7.67	
Material Sales Tax			12,907.89	2.62%
Coverage: Reconstruction - Dwelling	@	92.52% =	11,942.22	
Coverage: Reconstruction - Other Structures	@	7.48% =	965.67	
Storage Rental Tax			304.20	0.06%

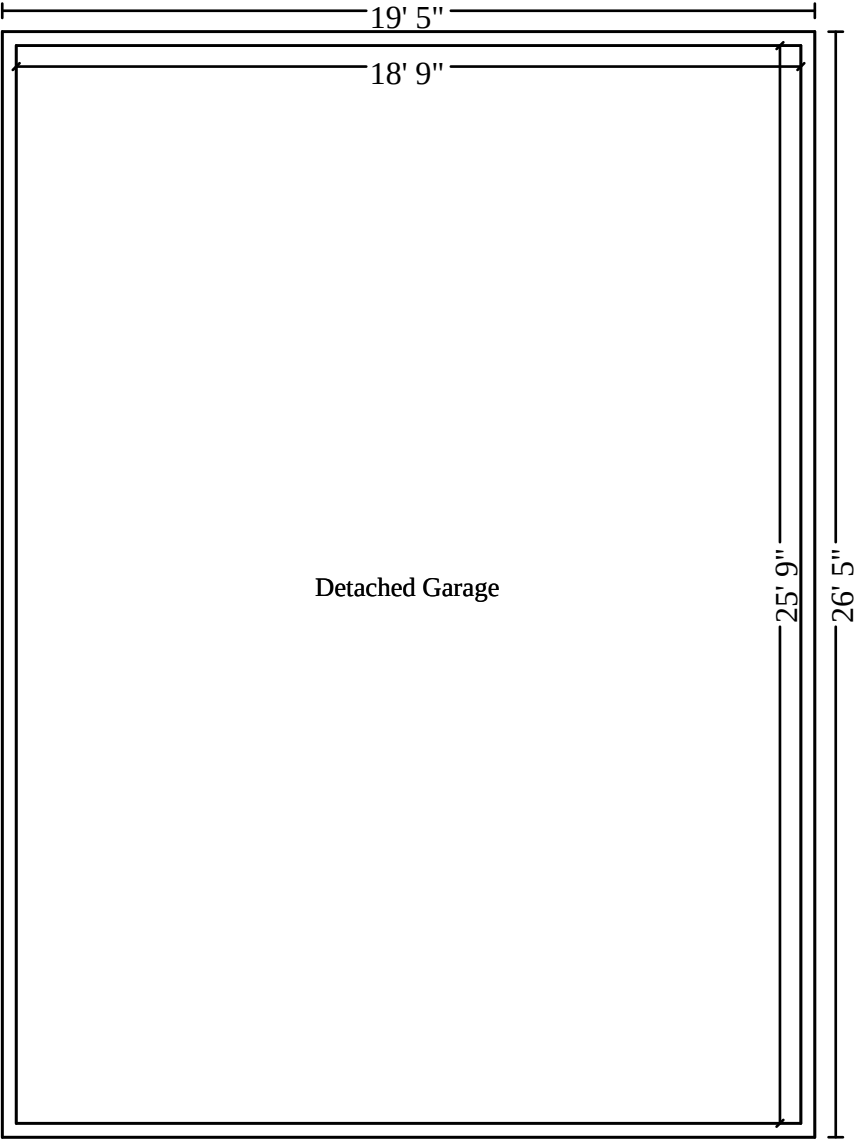


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Coverage: Reconstruction - Dwelling	@	100.00% =	304.20	
Overhead			41,014.07	8.33%
Coverage: Reconstruction - Dwelling	@	86.52% =	35,486.82	
Coverage: Reconstruction - Other Structures	@	13.48% =	5,527.25	
Profit			41,014.07	8.33%
Coverage: Reconstruction - Dwelling	@	86.52% =	35,486.82	
Coverage: Reconstruction - Other Structures	@	13.48% =	5,527.25	
Total			492,164.91	100.00%







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Insured: Emily Allen
Property: 2560 Allen Ave
Altadena, CA 91001-2704

Claim Number: 016907213 **Policy Number:** CHO101442542 **Type of Loss:**

Date of Loss: 1/8/2025 12:00 AM Date Received:
Date Inspected: Date Entered: 5/20/2025 12:00 AM

Price List: CALA8X_APR25
Restoration/Service/Remodel
Estimate: A250183_SEAL_EMILY_A

**THIS IS A BREAKOUT OF COST FOR SEALING/ODOR CONTROL THAT IS INCLUDED IN THE
RECONSTRUCTION ESTIMATE**



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CONTINUED - Kitchen

Table with 10 columns: QUANTITY, UNIT, TAX, O&P, RCV, AGE/LIFE, COND., DEP %, DEPREC., ACV. Rows include CEILING (37. Seal floor or ceiling joist system), WALLS (41. Seal stud wall for odor control), FLOOR (47. Seal underlayment for odor control), CASED OPENINGS, WINDOWS, CABINETRY, TILE BACKSPLASH, ELECTRICAL, PLUMBING, APPLIANCES, MISCELLANEOUS, and Totals: Kitchen.

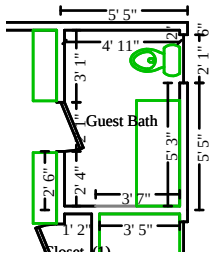
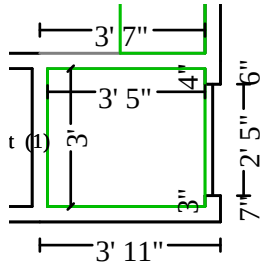


Table with 3 columns: Feature (Door, Window), Dimensions (2' 1" X 6' 6 3/4", 2' 1/2" X 1' 10 13/16"), and Notes (Opens into GUEST_BEDROO, Opens into Exterior).



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Subroom: Shower (1)

Height: 8'

72.66 SF Walls	10.12 SF Ceiling
82.79 SF Walls & Ceiling	10.12 SF Floor
1.12 SY Flooring	12.75 LF Floor Perimeter
9.35 LF Ceil. Perimeter	

Window 2' 4 7/8" X 1' 7 5/16"

Opens into Exterior

Missing Wall - Goes to Ceiling **3' 4 13/16" X 7' 6"**

Opens into GUEST_BATH2

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

NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

WALLS:

FLOOR:

DOORS:

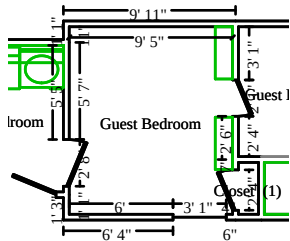
Door to Guest Room:

WINDOWS:

CABINETS, SHELVING, CUSTOM MILLWORK:

MISCELLANEOUS:

Totals: Guest Bath	0.00	0.00	0.00	0.00	0.00
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Guest Bedroom

Height: 8'

205.47 SF Walls	101.16 SF Ceiling
306.63 SF Walls & Ceiling	95.16 SF Floor
10.57 SY Flooring	33.24 LF Floor Perimeter
40.33 LF Ceil. Perimeter	

Door 2' 1" X 6' 6 3/4"

Opens into GUEST_BATH2

Door 2' 8 1/4" X 6' 8 11/16"

Opens into MUDROOM2

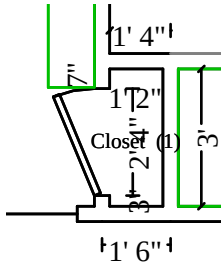
Window 3' 5/8" X 4' 7 1/8"

Opens into Exterior



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Subroom: Closet (1)

Height: 8'

50.71 SF Walls	3.43 SF Ceiling
54.14 SF Walls & Ceiling	3.43 SF Floor
0.38 SY Flooring	5.94 LF Floor Perimeter
8.26 LF Ceil. Perimeter	

Door

2' 3 13/16" X 6' 7 1/2"

Opens into GUEST_BEDROO

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

NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

WALLS:

FLOOR:

DOORS:

Door to Mud Room:

Door to Closet:

Door to Guest Bath:

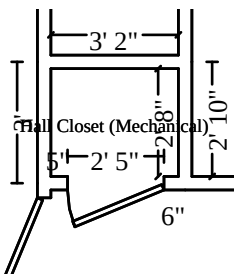
WINDOWS:

CABINETS, SHELVING, CUSTOM MILLWORK:

HVAC:

MISCELLANEOUS:

Totals: Guest Bedroom		0.00	0.00	0.00				0.00	0.00
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Hall Closet (Mechanical)

Height: 9'

88.49 SF Walls	8.38 SF Ceiling
96.87 SF Walls & Ceiling	8.38 SF Floor
0.93 SY Flooring	9.24 LF Floor Perimeter
11.62 LF Ceil. Perimeter	

Door

2' 4 9/16" X 6' 9 1/8"

Opens into HALL

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

NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

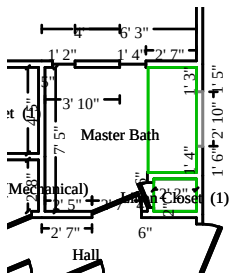


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CONTINUED - Hall Closet (Mechanical)

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
125. Seal floor or ceiling joist system (shellac)									
8.38 SF	2.25	0.39	3.86	23.11	0/15 yrs	Avg.	0%	(0.00)	23.11
WALLS:									
128. Seal stud wall for odor control (shellac)									
88.49 SF	1.67	3.54	30.26	181.58	0/15 yrs	Avg.	0%	(0.00)	181.58
FLOOR:									
134. Seal underlayment for odor control									
8.38 SF	0.98	0.08	1.66	9.95	0/15 yrs	Avg.	0%	(0.00)	9.95
DOORS:									
Door to Hallway:									
MISCELLANEOUS:									
Totals: Hall Closet (Mechanical)		4.01	35.78	214.64					214.64



Master Bath

Height: 9'

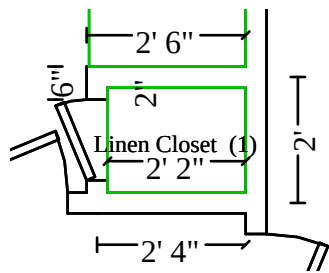
148.30 SF Walls	53.31 SF Ceiling
201.62 SF Walls & Ceiling	36.01 SF Floor
4.00 SY Flooring	16.29 LF Floor Perimeter
30.58 LF Ceil. Perimeter	

Door	2' 6 3/4" X 6' 8 5/16"	Opens into HALL
Window	1' 2" X 2' 9"	Opens into Exterior
Window	1' 4 1/4" X 2' 9"	Opens into Exterior
Missing Wall - Goes to neither Floor/Ceiling	2' 9 3/4" X 1' 8 1/2"	Opens into MASTER_BEDRO



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Subroom: Linen Closet (1)					Height: 9'				
61.03 SF Walls					3.70 SF Ceiling				
64.73 SF Walls & Ceiling									
7.77 LF Ceil. Perimeter									

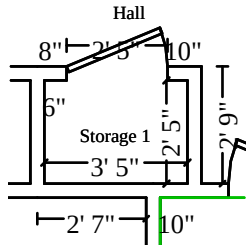
Door			1' 3 1/2" X 6' 10 11/16"			Opens into MASTER_BATH			
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV

NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

<u>CEILING:</u>									
144. Seal floor or ceiling joist system (shellac)									
57.01 SF	2.25	2.67	26.20	157.14	0/15 yrs	Avg.	0%	(0.00)	157.14
<u>WALLS:</u>									
148. Seal stud wall for odor control (shellac)									
209.33 SF	1.67	8.37	71.60	429.55	0/15 yrs	Avg.	0%	(0.00)	429.55
<u>FLOOR:</u>									
157. Seal underlayment for odor control									
36.01 SF	0.98	0.35	7.14	42.78	0/15 yrs	Avg.	0%	(0.00)	42.78
<u>CABINETRY, SHELVING, CUSTOM MILLWORK:</u>									
<u>DOORS:</u>									
<u>Door to Hallway:</u>									
<u>WINDOWS:</u>									
<u>ELECTRICAL:</u>									
<u>PLUMBING:</u>									
<u>TILE SURROUND:</u>									
<u>MISCELLANEOUS:</u>									
Totals: Master Bath		11.39	104.94	629.47				0.00	629.47

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Storage 1

Height: 8'

77.75 SF Walls	8.36 SF Ceiling
86.11 SF Walls & Ceiling	8.36 SF Floor
0.93 SY Flooring	9.32 LF Floor Perimeter
11.72 LF Ceil. Perimeter	

Door	2' 4 13/16" X 6' 7 15/16"	Opens into HALL
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QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
----------	------	-----	-----	-----	----------	-------	-------	---------	-----

NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

188. Seal floor or ceiling joist system (shellac)									
8.36 SF	2.25	0.39	3.84	23.04	0/15 yrs	Avg.	0%	(0.00)	23.04

WALLS:

192. Seal stud wall for odor control (shellac)									
77.75 SF	1.67	3.11	26.58	159.53	0/15 yrs	Avg.	0%	(0.00)	159.53

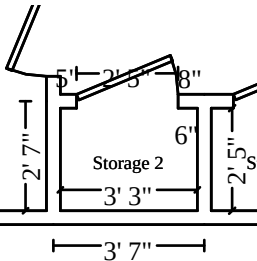
FLOOR:

198. Seal underlayment for odor control									
8.36 SF	0.98	0.08	1.66	9.93	0/15 yrs	Avg.	0%	(0.00)	9.93

DOORS:

Door to Hallway:
CABINETRY, SHELVING, CUSTOM MILLWORK:
MISCELLANEOUS:

Totals: Storage 1	3.58	32.08	192.50	0.00	192.50
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Storage 2

Height: 8'

75.48 SF Walls	8.05 SF Ceiling
83.53 SF Walls & Ceiling	8.05 SF Floor
0.89 SY Flooring	9.04 LF Floor Perimeter
11.47 LF Ceil. Perimeter	

Door	2' 5 3/16" X 6' 8 5/16"	Opens into HALL
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QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: This room has related damage but is not found in the adjuster's estimate.

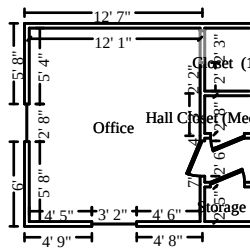


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CONTINUED - Storage 2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
CEILING:										
210. Seal floor or ceiling joist system (shellac)										
8.05 SF	2.25	0.38	3.70	22.19	0/15 yrs	Avg.	0%	(0.00)	22.19	
WALLS:										
214. Seal stud wall for odor control (shellac)										
75.48 SF	1.67	3.02	25.82	154.89	0/15 yrs	Avg.	0%	(0.00)	154.89	
FLOOR:										
220. Seal underlayment for odor control										
8.05 SF	0.98	0.08	1.60	9.57	0/15 yrs	Avg.	0%	(0.00)	9.57	
DOORS:										
Door to Hallway:										
CABINETRY, SHELVING, CUSTOM MILLWORK:										
MISCELLANEOUS:										
Totals: Storage 2		3.48	31.12	186.65					0.00	186.65

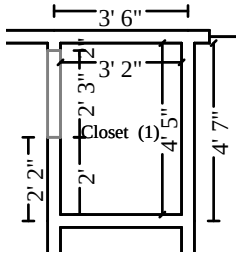


Office		Height: 8'
354.91 SF Walls	165.51 SF Ceiling	
520.42 SF Walls & Ceiling	165.51 SF Floor	
18.39 SY Flooring	46.81 LF Floor Perimeter	
51.56 LF Ceil. Perimeter		
Window	2' 8" X 4' 2 13/16"	Opens into Exterior
Window	3' 2 1/16" X 4' 6 5/16"	Opens into Exterior
Door	2' 5 15/16" X 6' 8 5/16"	Opens into HALL



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Subroom: Closet (1)

Height: 9'

121.64 SF Walls	14.03 SF Ceiling
135.67 SF Walls & Ceiling	14.03 SF Floor
1.56 SY Flooring	12.95 LF Floor Perimeter
15.21 LF Ceil. Perimeter	

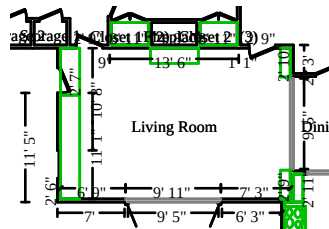
Missing Wall - Goes to Floor 2' 3 1/16" X 6' 9 1/8" Opens into OFFICE

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.									
CEILING:									
232. Seal floor or ceiling joist system (shellac)									
179.54 SF	2.25	8.40	82.48	494.85	0/15 yrs	Avg.	0%	(0.00)	494.85
WALLS:									
236. Seal stud wall for odor control (shellac)									
238.28 SF	1.67	9.52	81.48	488.93	0/15 yrs	Avg.	0%	(0.00)	488.93
FLOOR:									
244. Seal underlayment for odor control									
179.54 SF	0.98	1.75	35.56	213.26	0/15 yrs	Avg.	0%	(0.00)	213.26
DOORS:									
Door to Hallway:									
Door to Closet:									
WINDOWS:									
CABINETRY, SHELVING, CUSTOM MILLWORK:									
ELECTRICAL:									
MISCELLANEOUS:									
Totals: Office									
		19.67	199.52	1,197.04				0.00	1,197.04



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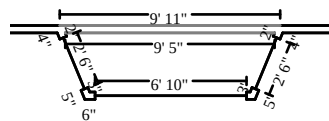
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Living Room Height: 9'

477.66 SF Walls	376.69 SF Ceiling
854.36 SF Walls & Ceiling	341.11 SF Floor
37.90 SY Flooring	26.04 LF Floor Perimeter
79.36 LF Ceil. Perimeter	

Door	2' 9 3/16" X 6' 9 1/8"	Opens into HALL
Window	2' 10 15/16" X 5' 5/8"	Opens into Exterior
Door	2' 7 5/16" X 7' 9 5/16"	Opens into Exterior
Missing Wall - Goes to Floor	9' 5 5/16" X 7' 11 11/16"	Opens into DINING_ROOM2
Door	2' 8 3/4" X 6' 7 1/8"	Opens into SCREENED_POR



Subroom: Bay (4) Height: 8'

30.68 SF Walls	22.24 SF Ceiling
52.92 SF Walls & Ceiling	22.24 SF Floor
2.47 SY Flooring	13.01 LF Floor Perimeter
22.45 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	9' 5 5/16" X 7'	Opens into LIVING_ROOM2
Window	2' 6" X 7'	Opens into Exterior
Window	6' 10" X 7'	Opens into Exterior
Window	2' 6" X 7'	Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

278. Seal floor or ceiling joist system (shellac)									
398.94 SF	2.25	18.67	183.26	1,099.55	0/15 yrs	Avg.	0%	(0.00)	1,099.55

WALLS:

282. Seal stud wall for odor control (shellac)									
508.35 SF	1.67	20.32	173.84	1,043.10	0/15 yrs	Avg.	0%	(0.00)	1,043.10

FLOOR:

290. Seal underlayment for odor control									
363.36 SF	0.98	3.54	71.92	431.55	0/15 yrs	Avg.	0%	(0.00)	431.55

CABINETRY, SHELVING, CUSTOM MILLWORK:

DOORS:

Door to Exterior:	
Door to Screened Porch:	

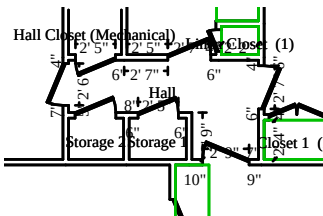


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CONTINUED - Living Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<u>Door to Hallway:</u>									
<u>WINDOWS:</u>									
<u>ELECTRICAL:</u>									
<u>MISCELLANEOUS:</u>									
Totals: Living Room		42.53	429.02	2,574.20				0.00	2,574.20



Hall

Height: 8'

157.53 SF Walls	46.37 SF Ceiling
203.91 SF Walls & Ceiling	46.37 SF Floor
5.15 SY Flooring	16.85 LF Floor Perimeter
34.45 LF Ceil. Perimeter	

Door	2' 6 3/4" X 6' 8 5/16"	Opens into MASTER_BATH
Door	2' 4 9/16" X 6' 9 1/8"	Opens into HALL_CLOSET_
Door	2' 5 15/16" X 6' 8 5/16"	Opens into OFFICE
Door	2' 5 3/16" X 6' 8 5/16"	Opens into STORAGE_4
Door	2' 4 13/16" X 6' 7 15/16"	Opens into STORAGE_3
Door	2' 9 3/16" X 6' 9 1/8"	Opens into LIVING_ROOM2
Door	2' 6 7/8" X 6' 8 5/16"	Opens into MASTER_BEDRO

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

317. Seal floor or ceiling joist system (shellac)

46.37 SF	2.25	2.17	21.30	127.80	0/15 yrs	Avg.	0%	(0.00)	127.80
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WALLS:

320. Seal stud wall for odor control (shellac)

157.53 SF	1.67	6.30	53.88	323.26	0/15 yrs	Avg.	0%	(0.00)	323.26
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FLOOR:

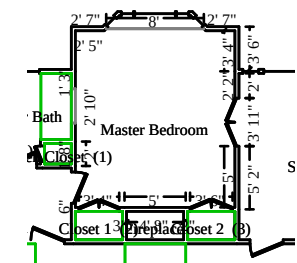


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CONTINUED - Hall

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
328. Seal underlayment for odor control									
46.37 SF	0.98	0.45	9.18	55.07	0/15 yrs	Avg.	0%	(0.00)	55.07
DOORS:									
Door to Living Room:									
Door to Master Bath:									
Door to Hall Closet:									
Door to Storage 1:									
Door to Storage 2:									
Door to Office:									
HVAC:									
ELECTRICAL:									
MISCELLANEOUS:									
Totals: Hall		8.92	84.36	506.13				0.00	506.13

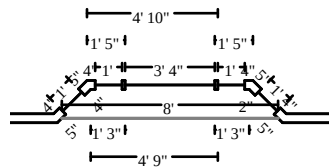


Master Bedroom		Height: 9'
338.52 SF Walls	192.33 SF Ceiling	
530.85 SF Walls & Ceiling	192.33 SF Floor	
21.37 SY Flooring	40.45 LF Floor Perimeter	
55.01 LF Ceil. Perimeter		
Door	3' 11 7/16" X 6' 9 1/2"	Opens into SCREENED_POR
Missing Wall - Goes to neither Floor/Ceiling	2' 9 3/4" X 1' 8 1/2"	Opens into MASTER_BATH
Door	2' 6 7/8" X 6' 8 5/16"	Opens into HALL

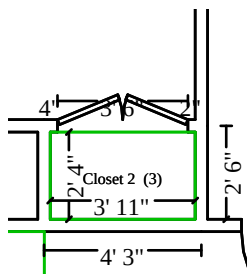


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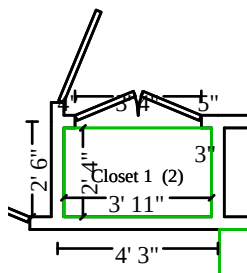
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Subroom: Bay Window (1)		Height: 7'
31.55 SF Walls	7.45 SF Ceiling	
39.00 SF Walls & Ceiling	7.45 SF Floor	
0.83 SY Flooring	9.40 LF Floor Perimeter	
17.43 LF Ceil. Perimeter		
Window	1' X 4' 8"	Opens into Exterior
Window	3' 4" X 4' 8"	Opens into Exterior
Window	1' X 4' 8"	Opens into Exterior
Window	1' X 4' 8"	Opens into Exterior
Missing Wall - Goes to Floor	8' 7/16" X 7'	Opens into MASTER_BEDRO
Window	1' X 4' 8"	Opens into Exterior



Subroom: Closet 2 (3)		Height: 9'
85.51 SF Walls	9.08 SF Ceiling	
94.59 SF Walls & Ceiling		
12.45 LF Ceil. Perimeter		
Door	3' 5 15/16" X 7' 6 15/16"	Opens into MASTER_BEDRO



Subroom: Closet 1 (2)		Height: 9'
87.01 SF Walls	9.07 SF Ceiling	
96.09 SF Walls & Ceiling		
12.44 LF Ceil. Perimeter		
Door	3' 3 13/16" X 7' 6 3/16"	Opens into MASTER_BEDRO

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

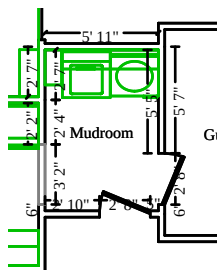


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CONTINUED - Master Bedroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING:									
351. Seal floor or ceiling joist system (shellac)									
217.94 SF	2.25	10.20	100.12	600.69	0/15 yrs	Avg.	0%	(0.00)	600.69
WALLS:									
355. Seal stud wall for odor control (shellac)									
542.59 SF	1.67	21.69	185.56	1,113.38	0/15 yrs	Avg.	0%	(0.00)	1,113.38
FLOOR:									
365. Seal underlayment for odor control									
199.79 SF	0.98	1.95	39.56	237.30	0/15 yrs	Avg.	0%	(0.00)	237.30
CABINETRY, SHELVING, CUSTOM MILLWORK:									
DOORS:									
Door to Hallway:									
Door to Screened Porch:									
WINDOWS:									
ELECTRICAL:									
MISCELLANEOUS:									
Totals: Master Bedroom		33.84	325.24	1,951.37				0.00	1,951.37



Mudroom

Height: 8'

171.21 SF Walls	49.93 SF Ceiling
221.14 SF Walls & Ceiling	49.93 SF Floor
5.55 SY Flooring	20.22 LF Floor Perimeter
28.70 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

3' 1 11/16" X 7' 1 13/16"

Opens into KITCHEN

Door

2' 7 13/16" X 6' 8 11/16"

Opens into Exterior

Door

2' 8 1/4" X 6' 8 11/16"

Opens into GUEST_BEDROO

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

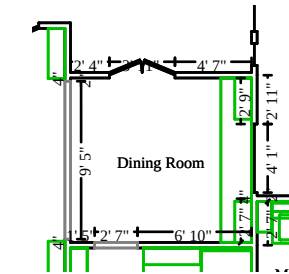


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CONTINUED - Mudroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
387. Seal floor or ceiling joist system (shellac)									
49.93 SF	2.25	2.34	22.92	137.60	0/15 yrs	Avg.	0%	(0.00)	137.60
WALLS:									
391. Seal stud wall for odor control (shellac)									
171.21 SF	1.67	6.84	58.54	351.30	0/15 yrs	Avg.	0%	(0.00)	351.30
FLOOR:									
DOORS:									
Door to Exterior:									
Door to Guest Room:									
CABINETRY, SHELVING, CUSTOM MILLWORK:									
TILE BACKSPLASH:									
ELECTRICAL:									
MISCELLANEOUS:									
Totals: Mudroom									
		9.18	81.46	488.90				0.00	488.90



Dining Room			Height: 9'		
159.40 SF Walls			106.42 SF Ceiling		
265.82 SF Walls & Ceiling			88.39 SF Floor		
9.82 SY Flooring			11.89 LF Floor Perimeter		
41.31 LF Ceil. Perimeter					
Door	3' 11 1/16" X 6' 10 11/16"	Opens into SCREENED_POR			
Missing Wall - Goes to Floor	9' 5 5/16" X 7' 11 11/16"	Opens into LIVING_ROOM2			
Missing Wall - Goes to Floor	2' 6 13/16" X 6' 8 5/16"	Opens into KITCHEN			
Window	4' 1 3/16" X 2' 7 7/8"	Opens into Exterior			

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.									

CEILING:									
415. Seal floor or ceiling joist system (shellac)									
65.59 SF	2.25	3.07	30.14	180.79	0/15 yrs	Avg.	0%	(0.00)	180.79



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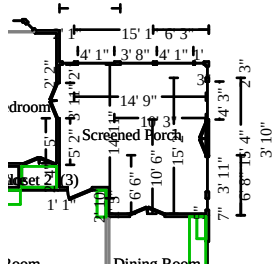
CONTINUED - Dining Room

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
WALLS:									
422. Seal stud wall for odor control (shellac)									
159.40 SF	1.67	6.37	54.52	327.09	0/15 yrs	Avg.	0%	(0.00)	327.09
FLOOR:									
432. Seal underlayment for odor control									
88.39 SF	0.98	0.86	17.50	104.98	0/15 yrs	Avg.	0%	(0.00)	104.98
CABINETRY, SHELVING, CUSTOM MILLWORK:									
DOORS:									
Door to Screened Porch:									
CASED OPENINGS:									
Cased Opening to Kitchen:									
WINDOWS:									
ELECTRICAL:									
MISCELLANEOUS:									
Totals: Dining Room		10.30	102.16	612.86				0.00	612.86



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Screened Porch

Height: 9'

291.83 SF Walls	256.27 SF Ceiling
548.09 SF Walls & Ceiling	256.27 SF Floor
28.47 SY Flooring	51.72 LF Floor Perimeter
66.06 LF Ceil. Perimeter	

Window	1' 3 11/16" X 8'	Opens into Exterior
Window	4' 3" X 8'	Opens into Exterior
Window	3' 10" X 1' 8"	Opens into Exterior
Door	3' 8 13/16" X 6' 7 15/16"	Opens into Exterior
Window	3' 11" X 8'	Opens into Exterior
Window	1' 3 11/16" X 8'	Opens into Exterior
Window	1' 3 11/16" X 8'	Opens into Exterior
Window	4' 1" X 8'	Opens into Exterior
Window	3' 8" X 8'	Opens into Exterior
Window	4' 1" X 8'	Opens into Exterior
Window	1' 3/16" X 8'	Opens into Exterior
Door	3' 11 7/16" X 6' 9 1/2"	Opens into MASTER_BEDRO
Door	2' 8 3/4" X 6' 7 1/8"	Opens into LIVING_ROOM2
Door	3' 11 1/16" X 6' 10 11/16"	Opens into DINING_ROOM2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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NOTE: The adjuster's sketch details inaccurate dimensions for this room, which negatively affects the estimated repair costs. We have corrected the sketch accordingly. Also, the adjuster's scope of work is incorrect. We have corrected it accordingly.

CEILING:

WALLS:

FLOOR:

DOORS:

Door to Exterior:

Door to Master Bedroom:

Door to Living Room:

MISCELLANEOUS:

Totals: Screened Porch		0.00	0.00	0.00				0.00	0.00
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Total: Interior		302.79	3,003.08	18,018.11				0.00	18,018.11
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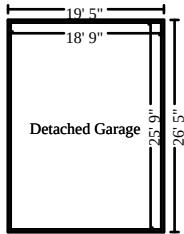
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Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<u>ELEVATIONS:</u>									
<u>HVAC:</u>									
Totals: Exterior		0.00	0.00	0.00				0.00	0.00
Total: Dwelling		302.79	3,003.08	18,018.11				0.00	18,018.11

Other Structures



Detached Garage

Height: 8'

712.00 SF Walls	482.81 SF Ceiling
1194.81 SF Walls & Ceiling	482.81 SF Floor
53.65 SY Flooring	89.00 LF Floor Perimeter
89.00 LF Ceil. Perimeter	

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<u>ATTIC:</u>									
485. Seal attic framing (shellac) - up to 5/12									
567.00 SF	2.41	26.54	278.60	1,671.61	0/15 yrs	Avg.	0%	(0.00)	1,671.61

ELEVATIONS:

INTERIOR:

NOTE: None of the following items are found in the adjuster's estimate.

Miscellaneous:

Totals: Detached Garage		26.54	278.60	1,671.61				0.00	1,671.61
Total: Other Structures		26.54	278.60	1,671.61				0.00	1,671.61
Line Item Totals: A250183_SEAL_EMILY_A		329.33	3,281.68	19,689.72				0.00	19,689.72

[%] - 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



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Grand Total Areas:

4,352.19	SF Walls	2,079.21	SF Ceiling	6,431.40	SF Walls and Ceiling
1,980.44	SF Floor	220.05	SY Flooring	505.58	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	732.20	LF Ceil. Perimeter
1,980.44	Floor Area	2,257.50	Total Area	4,352.19	Interior Wall Area
2,600.94	Exterior Wall Area	332.63	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

Coverage	Item Total	%	ACV Total	%
Reconstruction - Dwelling	18,018.11	91.51%	18,018.11	91.51%
Reconstruction - Other Structures	1,671.61	8.49%	1,671.61	8.49%
Total	19,689.72	100.00%	19,689.72	100.00%



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Summary for Reconstruction - Dwelling

Line Item Total	14,712.24
Material Sales Tax	302.79
Subtotal	15,015.03
Overhead	1,501.54
Profit	1,501.54
Replacement Cost Value	\$18,018.11
Net Claim	\$18,018.11



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Summary for Reconstruction - Other Structures

Line Item Total	1,366.47
Material Sales Tax	26.54
Subtotal	1,393.01
Overhead	139.30
Profit	139.30
Replacement Cost Value	\$1,671.61
Net Claim	\$1,671.61



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CSLB B, C-2, C-22, SPCB Branch 2 and 3, DOSH #1082

HOME IMPROVEMENT CONTRACT FOR FUNGI ABATEMENT

Proposal #241002JFP1

Proposal Submitted to Owner ("Customer") Emily Allen 2560 Allen Ave. Altadena, CA 91001 650-814-2881 elallen54@gmail.com	Bill To Same
Inspector/Estimator Name: Jehremy Foster SPCB Lic. OPR12374	
Job site address: 2560 Allen Ave. Altadena, CA 91001	

Meruliporia (Poria) Incrassata

During a limited Wood Destroying Organisms inspection was performed on the above listed property on October 2, 2024. Poria Incrassata was visually identified in the two bedrooms on the north side of the structure and extending into the bathroom and crawlspace adjacent to these rooms. It is possible that it extends to other areas not inspected or currently accessible at this time.

The poria has impacted the integrity of the flooring in the areas listed above. The soil on the exterior of the northwest bedroom is above the height of the foundation creating a faulty grade.. Soil level should be at least 4in below the top of the foundation wall.

Precision Environmental is a State of California licensed Branch II and III structural pest control company and licensed General Contractors. We hold the necessary credentials to identify and eradicate wood destroying organism infestations, which includes Poria Incrassata.

Poria Incrassata is an unusually persistent wood decay fungus that can be difficult to remediate. Detailed steps need to be taken and are crucial for complete removal of the infection.

Step 1 includes setting of containments, establishing negative air pressure with HEPA air filtration equipment and the demolition that is needed to open the walls and floor systems to access the infected structural wood members and soil.

Step 2 will be the investigation and removal of all Poria Incrassata infected building materials and the removal of the infected soil.

We will need to remove and dispose of all infected wood members from the structure. This will require the client to hire the services of a structural engineer to advise on shoring the structure during demolition. It is possible a specialty shoring contractor may need to also be hired by the client depending on the engineer's recommendations.

We will also need to track down and fully remove the entire Poria Incrassata "root" system which may extend to other areas of the structure and property.

Due to the nature of this project, it is unknown the extent of the infection and the amount of building materials and soil that will need to be removed. Therefore, this project will need to be done on a Time and Materials basis.

Step 3 is the general cleaning of the work areas. This includes the cleaning needed in the containment to prepare for the post remediation sampling. A wood preservative (Borates) will be applied to the exposed structural wood members.

Step 4 is Heat Treatment - This process will kill any residual spores in inaccessible areas.

Please note that Precision does not perform the work to address any existing excessive moisture condition such as grading, landscaping, sub-area ventilation etc.

FUNGI ABATEMENT PROJECT SCOPE OF WORK ("WORK")

DESCRIPTION OF THE PROJECT AND DESCRIPTION OF THE SIGNIFICANT MATERIALS TO BE USED AND EQUIPMENT TO BE INSTALLED (ALL AREAS OF REMEDIATION INCLUDE THE FOLLOWING):

STEP 1 – SETUP AND INITIAL ACCESS DEMOLITION

- Owner/Agent to remove all personal items from the areas of remediation in the bedrooms and bathroom.
- Set containment(s) or use critical barriers to isolate the areas of remediation in bedrooms and bathroom.
- Cover any supply and return registers in area(s) of remediation.
- Establish negative air pressure with HEPA air filtration equipment in the containments.
- Restrict entry to trained and protected personnel.
- Start removal and disposal of wall material and other building components to fully expose the extent of the fungus in the structure
- Removal may continue beyond the initially identified areas and will extend at least two feet beyond visible fungi/damage.
- Remove and dispose of all insulation in the exposed areas.
- Disposal of waste as construction debris.

STEP 2 – REMOVAL OF PORIA INFECTED WOOD MEMBERS AND SOIL EXCAVATION

- Remove and dispose of all other infected wood members and other building materials in the area(s) of remediation.
- Depending on the extent of the damage temporary supports may be necessary during the abatement. It may be necessary that the client hire a contractor to support the structure during the poria demolition.
- It will be necessary to investigate where the root system extends into the soil by excavation and removal the infested material. It may be necessary to demo plants, decking, asphalt, concrete, tile, flooring, brick and other building materials to gain access to underlying areas so that the fungus can be completely removed.
- During soil removal/root tracing we will attempt to track down additional water sources and advise the client on correcting the source(s).

STEP 3 – CLEANING

- Clean up of all work areas and disposal of materials as construction debris.
- Disinfect, detail clean, damp-wipe and HEPA vacuum all areas inside containment and prepare for post-remediation clearance.
- Apply borate-based wood preservative to all exposed wood members.

STEP 4 – HEAT TREATMENT

- Apply Heat Treatment to the containment areas. The Precision Heat Treatment process will achieve the following objectives:
 - Kill fungi, mold and bacteria in inaccessible areas.
 - Dry out the affected building material.



4350 Transport St., Suite 109, Ventura, CA 93003

2945 Townsgate Rd., Suite 200, Westlake Village, CA 91361

Phone: 800-375-7786 Fax: 805-648-6999

* Contractors License No. 480595 * CA STRUCTURAL PEST LICENSE PR7589 *

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-
- Kill insect vectors and their eggs.
 - Kill any associated odors.

TOTAL COST OF PROPOSAL AND CONTRACT PRICE: Time and Materials

Client's Initials

**PRECISION ENVIRONMENTAL IS NOT RESPONSIBLE FOR ANY OTHER WORK OR ANY OTHER
HAZARDOUS MATERIALS REMOVAL FROM WORK AREAS, HOME OR PROPERTY.**

Terms and Conditions:

1. Customer acknowledges and agrees as follows:
 - a. Surface and /or airborne mold and/or fungi contamination, or suspected contamination, exists on Customer's property.
 - b. Customer has contracted with an Industrial Hygienist or Independent Consultant who has identified the locations on the property where contamination exists. Precision Environmental, Inc ("Precision") shall provide its best efforts to abate the contamination identified by the Industrial Hygienist or Independent Consultant. However, Precision shall not be responsible or liable for identifying or locating mold and/or fungi beyond the locations identified by Customer or by the Industrial Hygienist or Independent Consultant. Should Precision discover that the contamination extends to areas other than those identified by Customer, the Industrial Hygienist or the Independent Consultant, and should such persons direct Precision to remediate such contamination, then Customer shall pay to Precision additional sums for Precision's labor, materials and equipment at the rates set forth on the attached time and materials rate sheet.
 - c. Customer acknowledges that Precision is not responsible for the conditions on Customer's property causing the contamination. These conditions may include, but are not limited to, construction defects, water damage or moisture intrusion due to rain, leaking pipes or other sources. Since property conditions are beyond Precision control, Precision does not warrant that surface or airborne mold and/or fungi conditions will not reappear after Precision abatement work. PRECISION SPECIFICALLY DISCLAIMS ANY IMPLIED OR EXPRESS WARRANTY THERETO. Customer shall be responsible for correcting all conditions on the property causing the contamination. Precision shall not assume any responsibility for protecting the property, or its contents, from water due to rain, leaking pipes or other moisture sources.
 - d. Customer acknowledges that Precision is not responsible for damages to wall coverings, substrate surfaces, such as paint or wallpaper, drywall or plaster, due to necessary safety precautions, such as taping plastic barriers to walls, employed by Precision.
 - e. It is the Customer's or Customer's agent's responsibility to notify Precision of the presence of the following items: Fire sprinklers and heat sensors, vinyl wallpaper, vinyl windows and "self-stick" floor tile and any other items that might be damaged by heat. Also, please remove batteries from smoke detectors. ThermaPure Heat may damage or prematurely age building components or finishes. Precision will repair or replace damaged components or finishes only if Precision receives written notice of such damage no later than six (6) months from the date of completion of Precision's work at Customer's property. Failure to give such written notice to Precision within that period will result in a total and complete bar and waiver of any such claim by Customer and/or Customer's heirs, successors, representatives, beneficiaries, employees, agents, invitees, insurers and assigns.
 - f. As to walls and ceiling areas where work is to be performed, Customer is responsible to remove furniture and fixtures that may possibly impede work and to provide adequate floor space. Should Precision incur additional costs or expenses as a result of Customer's failure or neglect to remove such furniture or fixtures, then Precision shall be entitled to extra compensation for Precision's labor, materials and equipment at the rates set forth on the attached time and materials rate sheet.
 - g. When Precision believes that the abatement work is complete, Consultant or Industrial Hygienist will perform an air quality clearance test and/or visual inspection to ascertain whether remediation/abatement has been completed in accordance with their standards.
 - h. Precision is not responsible for any additional clearance sampling that may be deemed necessary by the independent consultant. If additional sampling is deemed necessary, it will be the responsibility of the Customer or Customer's agent to coordinate with the consultant to do so.
2. Balance of payment shall be due on the day of completion of the Work or as specified on the Schedule of Progress Payments noted below. Payment shall be made to Precision's abatement foreman on jobsite. A late charge of 1½% per month will be assessed to the Contract Price on all accounts not paid upon presentation of Precision's invoice or payment request. In the event that Customer shall pay any sums due and owing Precision pursuant to this Contract with a credit card, Customer shall also pay and reimburse Precision for any costs, expenses and charges incurred by Precision arising out of, connected with or related to Customer's credit card payment
3. **Schedule of Progress Payments**

	PHASE OF THE WORK	AMOUNT
a.	<u>Single Phase</u>	<u>Due upon Completion</u>

4. **The schedule of progress payments must specifically describe each phase of work, including the type and amount of work or services scheduled to be supplied in each phase, along with the amount of each**

proposed progress payment. IT IS AGAINST THE LAW FOR A CONTRACTOR TO COLLECT PAYMENT FOR WORK NOT YET COMPLETED, OR FOR MATERIALS NOT YET DELIVERED. HOWEVER, A CONTRACTOR MAY REQUIRE A DOWNPAYMENT.

5. If payments are to be made in accordance with the foregoing Schedule of Progress Payments, then Customer shall pay to Precision, upon completion of the Work, all sums due pursuant to this Contract that are not included in the Schedule of Progress Payments ("Final Payment").
6. After every progress payment, Precision shall provide unconditional mechanic's lien releases and, if requested, shall also provide unconditional mechanic's lien releases from any potential lien claimant for whose work Customer has paid.
7. The undersigned understands that Precision can only provide a limited estimate of time required to complete said job. At the time that this Contract is signed, the parties contemplate that the Approximate Start Date for the Work shall be _____. Substantial commencement of the Work shall occur on the first day that Precision furnishes the first item of Work following receipt of Customer's written notification to commence the Work. The Work shall be completed by the following approximate completion date: _____. Additional time may be required due to circumstances beyond Precision's control. Please plan accordingly.
8. Customer shall pay for extra work caused by any variations, discrepancies, change orders, or changes in plan of action specifications or amounts of material or mold to be abated ("Extra Work") based on Precision's time and materials rate.
9. **Note about Extra Work and Change Orders:** Extra Work and Change Orders become part of the Contract once the order is prepared in writing and signed by the parties prior to the commencement of any work covered by the new change order. The order must describe the scope of the extra work or change, the cost to be added or subtracted from the Contract, and the effect the order will have on the schedule of progress payments and the approximate completion date. The owner may not require the contractor to perform change order work without providing written authorization. Failure to comply with this requirement does not preclude recovery of compensation by the contractor based on legal and equitable principles designed to prevent unjust enrichment.
10. **Form of Change Order:** Attached to the Contract is a form of change order that must be signed by the parties prior to the commencement of any Extra Work.
11. Customer, on behalf of himself/herself and his/her heirs, executors, successors, administrators, representatives, assigns, residents, tenants, invitees, guests, or any party (including minor children) for which Customer may be legally responsible (hereinafter collectively "Releasors"), agrees to fully release and forever discharge Precision and its officers, directors, employees, agents, insurers and representatives (hereinafter collectively "Releasees") from all past, present or future liability, damage, losses, claims or expenses, of whatever nature, including but not limited to claims for death, bodily injury, ill health or property damage, whether foreseen or unforeseen, attributable to the presence or continuing presence of surface and airborne mold, mildew, fungus, microbial matter or microbiological contamination ("Mold Conditions") on, in, about or within Customer's property. Releasors shall indemnify, defend and hold Releasees free and harmless from such liability, damages, losses, claims or expenses (including reasonable attorneys' fees and costs in the event of litigation), whether asserted by Releasors or a third party. This indemnity shall be provided by Customer even if Precision is partly responsible for the claim, damage, injury or loss, but Customer shall not provide indemnity for claims or losses caused by the sole negligence or willful misconduct of Precision or its employees.
12. Customer will provide, free of charge, reasonable use of light, water, power and storage.
13. Customer will be responsible for replacement or reconnection of all materials, fixtures, or equipment removed during remediation.
14. In the event that the work area is not ready at the scheduled work time the customer will be charged \$65 /hr./ man, min. \$200, to prepare the work area.
15. The maximum amount of any damages for which the Precision may be held responsible shall be limited to the amount of the Contract Price. Precision shall not be responsible for any damages in excess of the Contract Price, and Precision shall not be liable for any indirect, incidental, consequential or special damages incurred by Customer or third parties arising out of the Work.
16. In the event that legal action is instituted in order to interpret or enforce any provision contained in this Contract, the prevailing party to such action shall be entitled, in addition to any other remedy available by applicable law or this Contract, to an award as and for any attorney fees, expert witness fees, or any other costs normally associated with such an action, in an amount so as to compensate said prevailing party for any actual attorney fees, expert fees or other such costs incurred in good faith. Said award shall be entered separately or as a portion of the award of a judge in any such action.

17. If any term, covenant or condition of this Contract is found to be invalid, void or unenforceable, the remainder of the provisions of this Contract shall remain in full force and effect, and shall not be affected, impaired or invalidated thereby.
18. No alteration or variation of the terms of this Contract shall be valid unless made in writing and signed by the parties. Notwithstanding the foregoing, requests for Extra Work should be made in writing by appropriate change order, but shall be enforceable by Precision whether or not reduced to a writing.
19. This agreement shall be interpreted and construed in accordance with the laws of the State of California. Should litigation arising from this Contract be filed, the venue for such litigation shall be in a court of competent jurisdiction in the County of Ventura, State of California.
20. No action of any character arising from or related to this Contract, or the performance thereof, shall be commenced by either party against the other more than two years after completion or cessation of the Work to be performed under this Contract.
21. If the completion of the work is delayed for any cause beyond the control of Precision, and which is not reasonably foreseeable or anticipated and which is not due to any neglect or fault of Precision, including but not limited to acts of God, delays of Customer or Customer's agent or agents, stormy weather, labor trouble, acts of public utilities, public bodies or inspectors, Extra Work, the unavailability of materials, a material change in the scope of the work, failure of Customer to sign a Change Order timely or failure of Customer to make payment promptly, then the time of completion of the Work will be extended for a period equivalent to the time lost by reason of any or all such causes and Precision shall be entitled to additional compensation as a result of delay or delays which are caused by the action or inaction of Customer. The amount of additional compensation to which Precision is entitled as a result of the aforesaid delay or delays shall be determined in accordance with Precision's time and materials rates then prevailing.
22. Precision shall have the right to stop work if any payment shall not be made in accordance with the provisions of this Contract; Precision may keep the job idle until all payments due are received. The foregoing procedure shall be in lieu of and shall be deemed to satisfy any and all requirements set forth in California Civil Code section 3260.2 in order for Precision to stop the work.
23. Customer acknowledges that Precision did not hire, contract with or authorize the Industrial Hygienist ("Hygienist") or the Independent Consultant ("Consultant") to prepare the reports, plans, specifications and/or other documents produced by Hygienist and/or Consultant ("Specifications"). Customer further acknowledges that Precision is therefore not responsible or liable for any damages or injuries that may be sustained by Releasees (as that term is defined in paragraph 12 herein), or by a trespasser, as a result of any deficiency, defect or omission in the Specifications. In recognition of the foregoing and in the event that Releasees (as that term is defined in paragraph 12 herein) shall have a claim made against them, or become involved in litigation, arbitration or mediation proceedings because of claims, damages, injury or loss arising out of or related to any actual or alleged deficiency, defect or omission in the Specifications, Releasees shall indemnify and defend Releasees against and hold them harmless from all such claims, loss, liability, and expense, including attorney's fees, incurred as a result. This indemnity shall be provided by Releasees even if Releasees are partly responsible for the claim, damage, injury or loss, but Releasees shall not provide indemnity for claims or losses caused by the sole negligence or willful misconduct of Releasees. This indemnity agreement shall be covered by Customer's comprehensive general liability insurance policies.
24. This Contract is solely for the benefit of the signatories hereto and represents the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations, or agreements, either written or oral.
25. Any notice required or permitted under this Contract may be given by ordinary mail at the address contained in this Contract; but such address may be changed by written notice given by one party to the other from time to time. After a notice is deposited in the mail, postage prepaid, it shall be deemed received in the ordinary course of the mails.
26. Contractors are required by law to be licensed and regulated by the Contractors' State License Board which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors' State License Board, P.O. Box 26000, Sacramento, California 95826.
27. **STATE LAW REQUIRES ANYONE WHO CONTRACTS TO DO CONSTRUCTION WORK TO BE LICENSED BY THE CONTRACTORS' STATE LICENSE BOARD IN THE LICENSE CATEGORY IN WHICH THE**

CONTRACTOR IS GOING TO BE WORKING-IF THE TOTAL PRICE OF THE JOB IS \$500 OR MORE (INCLUDING LABOR AND MATERIALS).

LICENSED CONTRACTORS ARE REGULATED BY LAWS DESIGNED TO PROTECT THE PUBLIC. IF YOU CONTRACT WITH SOMEONE WHO DOES NOT HAVE A LICENSE, THE CONTRACTORS' STATE LICENSE BOARD MAY BE UNABLE TO ASSIST YOU WITH A COMPLAINT. YOUR ONLY REMEDY AGAINST AN UNLICENSED CONTRACTOR MAY BE IN CIVIL COURT, AND YOU MAY BE LIABLE FOR DAMAGES ARISING OUT OF ANY INJURIES TO THE CONTRACTOR OR HIS OR HER EMPLOYEES.

YOU MAY CONTACT THE CONTRACTORS' STATE LICENSE BOARD TO FIND OUT IF THIS CONTRACTOR HAS A VALID LICENSE. THE BOARD HAS COMPLETE INFORMATION ON THE HISTORY OF LICENSED CONTRACTORS, INCLUDING ANY POSSIBLE SUSPENSIONS, REVOCATIONS, JUDGMENTS, AND CITATIONS. THE BOARD HAS OFFICES THROUGHOUT CALIFORNIA. PLEASE CHECK THE GOVERNMENT PAGES OF THE WHITE PAGES FOR THE OFFICE NEAREST YOU OR CALL 1-800-321-CSLB FOR MORE INFORMATION.

Information About Commercial General Liability Insurance Home Improvement

Pursuant to California Business & Professions Code §7159.3 (SB 2029), home improvement contractors must provide this notice and disclose whether or not they carry commercial general liability insurance.

Did your contractor tell you whether he or she carries Commercial General Liability Insurance?

Home improvement contractors are required by law to tell you whether or not they carry Commercial General Liability Insurance. This written statement must accompany the bid, if there is one, and the contract.

What does this insurance cover?

Commercial General Liability Insurance can protect against third-party bodily injury and accidental property damage. It is not intended to cover the work the contractor performs.

Is this insurance required?

No. But the Contractors State License Board strongly recommends that all contractors carry it. The Board cautions you to evaluate the risk to your family and property when you hire a contractor who is not insured. Ask yourself, if something went wrong, would this contractor be able to cover losses ordinarily covered by insurance?

How can you make sure the contractor is insured?

If he or she is insured, your contractor is required to provide you with the name and telephone number of the insurance company. Check with the insurance company to verify that the contractor's insurance coverage will cover your project.

What about a contractor who is self-insured?

A self-insured contractor has made a business decision to be personally responsible for losses that would ordinarily be covered by insurance. Before contracting with a self-insured contractor, ask yourself, if something went wrong, would this contractor be able to cover losses ordinarily covered by insurance?

Precision Environmental carries commercial general liability insurance written by Risk Strategies.

Proof of insurance will be provided upon request.

For more information about Commercial General Liability Insurance, contact the Contractors



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CSLB B, C-2, C-22, SPCB Branch 2 and 3, DOSH #1082

State License Board at www.cslb.ca.gov or call 800-321-CSLB (2752).

- 28. Workers' Compensation Insurance: Precision carries workers' compensation insurance for all employees.
- 29. Customer has the right to require Precision to have a performance and payment bond covering the Work hereunder; however, the cost thereof shall be paid and borne by Customer
- 30. Customer is entitled to a completely filled-in copy of the Contract signed by both parties before work may be started.

Respectfully Submitted,
Precision Environmental

By: 

Date: 4/2/2024

Your bid for the construction of the above project is accepted. I/We agree to be bound by all of the terms and conditions stated on the face of this proposal and contract which shall form a part of the contract. **PLEASE SIGN BELOW.**

X _____

Date: _____



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Notice of the Three-Day Right to Cancel

You, the buyer, have the right to cancel this contract within three business days. You may cancel by e-mailing, mailing, faxing, or delivering a written notice to the contractor at the contractor's place of business by midnight of the third business day after you received a signed and dated copy of the contract that includes this notice. Include your name, your address, and the date you received the signed copy of the Contract and this Notice.

If you cancel, the contractor must return to you anything you paid within 10 days of receiving the notice of cancellation. For your part, you must make available to the contractor at your residence, in substantially as good condition as you received it, any goods delivered to you under this Contract or sale. Or, you may, if you wish, comply with the contractor's instructions on how to return the goods at the contractor's expense and risk. If you do make the goods available to the contractor and the contractor does not pick them up within 20 days of the date of your notice of cancellation, you may keep them without any further obligation. If you fail to make the goods available to the contractor, or if you agree to return the goods to the contractor and fail to do so, then you remain liable for performance of all obligations under the contract.

Date: _____

By: _____
CUSTOMER



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CSLB B, C-2, C-22, SPCB Branch 2 and 3, DOSH #1082

“Notice of Cancellation”

Enter Date of Transaction

You may cancel this transaction, without penalty or obligation, within three business days from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice, or any other written notice, or send a telegram to Precision Environmental, Inc. at 2945 Townsgate Rd., Suite 200, Westlake Village CA 91361 not later than midnight of _____ (Date)

I hereby cancel this transaction. _____ (Date)

(Client's Signature)

Note: Precision will not be using any subcontractors on this project

MECHANIC'S LIEN WARNING

Anyone who helps improve your property, but who is not paid, may record what is called a mechanic's lien on your property. A mechanic's lien is a claim, like a mortgage or home equity loan, made against your property and recorded with the county recorder.

Even if you pay your contractor in full, unpaid subcontractors, suppliers, and laborers who helped to improve your property may record mechanics' liens and sue you in court to foreclose the lien. If a court finds the lien is valid, you could be forced to pay twice or have a court officer sell your home to pay the lien. Liens can also affect your credit. (Note: Precision is not using any sub-contractors on this project)

To preserve their right to record a lien, each subcontractor and material supplier must provide you with a document called a "20-day Preliminary Notice." This notice is not a lien. The purpose of the notice is to let you know that the person who sends you the notice has the right to record a lien on your property if he or she is not paid.

BE CAREFUL. The Preliminary Notice can be sent up to 20 days after the subcontractor starts work or the supplier provides material. This can be a big problem if you pay your contractor before you have received the Preliminary Notice.

You will not get Preliminary Notices from your prime contractor or from laborers who work on your project. The law assumes that you already know they are improving your property. **PROTECT YOURSELF FROM LIENS.** You can protect yourself from liens by getting a list from your contractor of all the subcontractors and material suppliers that work on your project. Find out from your contractor when these subcontractors started work and when these suppliers delivered goods or materials. Then wait 20 days, paying attention to the Preliminary Notices you receive.

PAY WITH JOINT CHECKS. One way to protect yourself is to pay with a joint check. When your contractor tells you it is time to pay for the work of a subcontractor or supplier who has provided you with a Preliminary Notice, write a joint check payable to both the contractor and the subcontractor or material supplier.

For other ways to prevent liens, visit CSLB's Web site at www.cslb.ca.gov or call CSLB at 800-321-CSLB (2752).

REMEMBER, IF YOU DO NOTHING, YOU RISK HAVING A LIEN PLACED ON YOUR PROPERTY. This can mean that you may have to pay twice, or face the forced sale of your home to pay what you owe.



Precision Environmental

4350 Transport Street, Unit 109, Ventura, CA 93003
800-375-7786 | info@precisionenv.com |
www.precisionenv.com

RECIPIENT:

Emily Allen
2560 Allen Ave
Altadena, CA 91001
Phone: 650-814-2881

Quote #7210	
Sent on	10/02/2024
Total	\$0.00

Product/Service	Description	Qty.	Unit Price	Total
Poria Incrassata Abatement	North side of the structure - Please see the attached contract for details on the scope of work along with the terms and conditions To be billed on a time and materials basis. Please see the attached schedule of charges.	1	\$0.00	\$0.00*

10/02/2024
Date

Emily Allen
Client Signature

Total	\$0.00
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By clicking the button labeled “Approve”, you agree to the terms and conditions of this agreement and acknowledge that you have read and understand all of the disclosures provided therein.

If you choose to manually sign the contract please email to ktellou@precisionenv.com or fax to 805-648-6999, Thank you!



Precision Environmental

4350 Transport Street, Unit 109, Ventura, CA 93003
800-375-7786 | info@precisionenv.com |
www.precisionenv.com

Notes Continued...

* Non-taxable



Time & Materials

Name: _____

Supervisor: _____

Date: _____

Additional 25% if job is scheduled for Saturday/Sunday and Evenings.

1. LABOR:

Project Manager:

_____ x \$105.00 per man hour=	\$ -	Regular Time hours
_____ x \$157.50 per man hour=	\$ -	Overtime hours
_____ x 105.00 x 25% per man hour=	\$ -	Regular Time Evening/Weekend
_____ x \$157.50 x 25% per man hour=	\$ -	Overtime Evening/Weekend

Supervisor:

_____ x \$95.00 per man hour=	\$ -	Regular Time hours
_____ x \$142.50 per man hour=	\$ -	Overtime hours
_____ x \$90.00 x 25% per man hour=	\$ -	Regular Time Evening/Weekend
_____ x \$142.50 x 25% per man hour=	\$ -	Overtime Evening/Weekend

Laborer:

_____ x \$90.00 per man hour=	\$ -	Regular Time hours
_____ x \$135.00 per man hour=	\$ -	Overtime hours
_____ x \$90.00 x 25% per man hour=	\$ -	Regular Time Evening/Weekend
_____ x \$135.00 x 25% per man hour=	\$ -	Overtime Evening/Weekend

2. LODGING - PER DIEM:

_____ x \$115.00 Per man= \$ - Regular weekday rate

3. DISPOSAL:

Disposal charge, per bag, of regular (non-hazardous waste) is: \$7.14 # Bags = _____

Disposal charge, per bag, of hazardous waste (asbestos, lead) is: \$8.57 # Bags = _____

Labor: \$ -

Lodging: \$ -

Material (page 2): \$ -

Equipment (page 3): \$ -

Waste: _____

Signature of Client: _____

Date: _____

TOTAL: \$ -

(All other items and subcontractors not listed here will be at cost + 25%)

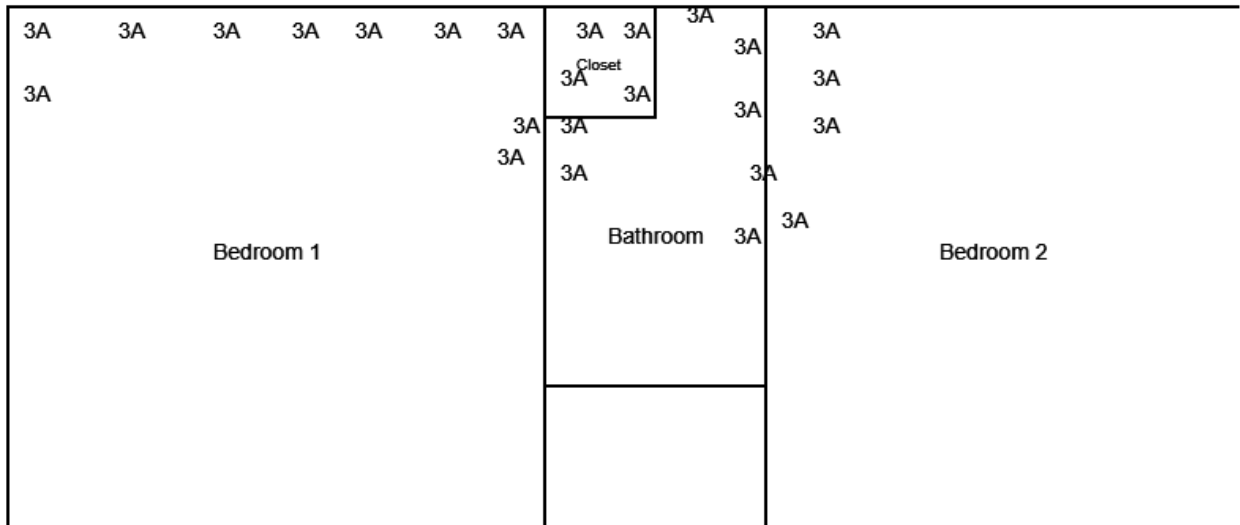
WORK PERFORMED: _____

Equipment	Out	Daily Rate	Total		Equipment	Out	Daily Rate	Total
Air Pump (High Volume)		\$ 47.14			Roof Shovel		\$ 3.77	
Air Pump (Personal)		\$ 56.57			Respirator, 1/2 face		\$ 5.66	
Airless Sprayer		\$ 124.46			Respirator, full face		\$ 15.09	
					Respirator, PAPR		\$ 18.86	
Buffer		\$ 28.29			Respirator, SCBA		\$ 28.29	
					Rotozip		\$ 16.97	
Dollie		\$ 7.54						
Drill, Makita		\$ 18.86			Sander, HEPA		\$ 15.09	
					Saw, Circular		\$ 18.86	
Fan, room fan		\$ 1.89			Sawsall		\$ 13.20	
Fan, Carpet		\$ 51.86			Saw, HEPA		\$ 18.86	
Fan, High Temp		\$ 18.86			Scaffold		\$ 75.43	
Fire Extinguisher		\$ 3.77			Shower Metal		\$ 33.94	
Floor Tile Bar		\$ 2.83			Snow Shovel		\$ 3.77	
					Spider Box		\$ 28.29	
Gas Canister		\$ 1.89			Squiggie		\$ 3.77	
Halogen Light		\$ 1.89			Tarp 12x40		\$ 18.86	
Hard Hat		\$ 0.94			Tarp 12x20		\$ 24.51	
Heater, Trailer Mounted		\$ 5,091.39			Tarp 30x40		\$ 30.17	
Heater, Salamander (Propane Tank)		\$ 471.43			Tarp 30x50		\$ 35.83	
Heater, Portable (Propane Tank)		\$ 160.28						
HEPA Vacuum		\$ 41.49			Water Pump		\$ 30.17	
Hudson Sprayer		\$ 7.54			Water Heater		\$ 13.58	
		\$ -			Wheel Barrow		\$ 7.54	
Ladder 4'		\$ 9.43			Wheel Cart (Gray/Yellow)		\$ 15.09	
Ladder 6'		\$ 11.31						
Ladder 8'		\$ 13.20			Box Van		\$ 188.57	
Ladder 10'		\$ 15.09						
Ladder Extension		\$ 18.86			Miscellaneous:		\$ -	
Leaf Blower		\$ 5.66					\$ -	
		\$ -						
Monometer		\$ 94.29						
Mop Bucket		\$ 5.66						
Mop Handle		\$ 3.77						
		\$ -						
Neg Air 2000 (Extension cord, GFI)		\$ 75.43						
Neg Air 1800 (Extension cord, GFI)		\$ 64.11						
Neg Air 600 (Extension cord, GFI)		\$ 50.91						
Neg Air 325 ((Extension cord, GFI)		\$ 43.37						
		\$ -						
Pallet Jack		\$ 28.29						
Particle Counter		\$ 156.51						
Pig Tale		\$ 1.41						
Power Generator		\$ 28.29						
Push Broom		\$ 3.77						
					Total			
					(Rev. 9/1/18)			

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 2560	Street Allen Ave	City Altadena	ZIP 91001	Date of Inspection 10/30/2024	Number of Pages 3
Precision Environmental 4350 Transport St. Suite 109 Ventura CA 93003 (800) 375-7786 info@precisionenv.com Fax (805) 648-6999				Report # : 10839 Registration # : PR7589 Escrow # : ☐ CORRECTED REPORT	
Ordered by: Emily Allen 2560 Allen Ave Altadena CA 91001 United States		Property Owner and Party of Interest: Emily Allen 2560 Allen Ave Altadena CA 91001 United States		Report sent to: Emily Allen 2560 Allen Ave Altadena CA 91001 United States	
COMPLETE REPORT ☐ LIMITED REPORT ☒ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐					
GENERAL DESCRIPTION: One story single family home				Inspection Tag Posted: Subarea Other Tags Posted:	
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.					
Subterranean Termites ☐ Drywood Termites ☐ Fungus / Dryrot ☒ Other Findings ☐ Further Inspection ☒					
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.					

Diagram Not To Scale



Inspected By: Jehremy Foster State License No. OPR12374 Signature: 

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815-3831.
 NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov.
 43M-41 (Rev. 04/2015)

PRECISION ENVIRONMENTAL

Page 2 of 3 inspection report

2560	Allen Ave	Altadena	CA	91001
Address of Property Inspected		City	State	ZIP
10/30/2024	10839			
Date of Inspection	Corresponding Report No.			Escrow No.

WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either this company, or it's employees.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture or appliances are not moved and windows are not opened during a routine inspection.

The exterior Surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractor's State License Board.

This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation or any other adverse condition which may exist in such areas or may become visibly evident in such area after this date. Upon request, further inspection of these areas would be performed at an additional charge.

In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company.

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

NOTICE: The charge for service that this company subcontracts to another registered company may include the company's

PRECISION ENVIRONMENTAL

Page 3 of 3 inspection report

2560	Allen Ave	Altadena	CA	91001
Address of Property Inspected		City	State	ZIP
10/30/2024	10839			
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charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Precision Environmental's bid or you may contract directly with another registered company licensed to perform the work.

If you choose to contract directly with another registered company, Precision Environmental will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform.

"This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection. Section I contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation of infection. Section II items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found. Further inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I or Section II."

3. FUNGUS / DRYROT:

3A - Section I

FINDING - Fungus damage noted in the sub-area, interior framing, baseboard, flooring - *Poria Incrassata*

RECOMMENDATION - Expose infected areas, track down and remove rhizomorphs in the soil, remove fungus damaged wood member(s).

Replacement of building materials that are removed will be replaced by another company.

Thank you for selecting us to perform a structural pest control inspection on your property. Should you have any questions regarding this report, please call us directly by the contact information provided on the first page of the inspection report.

If our inspectors have determined that your property will benefit from a safe application of chemicals commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to provide you and your occupants with the following information prior to any application of chemicals to such property.

Please take a few moments to read and become familiar with the content.

"State law requires that you be given the following information: CAUTION—PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that, based on existing scientific evidence, there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

"If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center (800) 222-1222 and your pest control company immediately.

"For further information, contact any of the following:

Precision Environmental - 800-375-7786

Poison Control Center
Agricultural Department
Health Department
Structural Pest Control Board

(800) 222-1222
(626) 575-5471
(213) 989-7140
(916) 561-8700
2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815

STANDARD NOTICE OF WORK COMPLETED AND NOT COMPLETED

NOTICE - All recommendations may not have been completed - See below - Recommendations not completed.

This form is prescribed by the Structural Pest Control Board.

Building No. 2560	Street Allen Ave	City Altadena	ZIP 91001	Date of Completion 11/01/2024
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Precision Environmental

4350 Transport St. Suite 109
Ventura CA 93003
(800) 375-7786

info@precisionenv.com Fax (805) 648-6999

Report # : 10839 - 1

Registration # : PR7589

Escrow # :

☐ CORRECTED REPORT

Ordered By: Emily Allen 2560 Allen Ave Altadena CA 91001 United States	Property Owner and/or Party of Interest: Emily Allen 2560 Allen Ave Altadena CA 91001 United States	Completion Sent To: Emily Allen 2560 Allen Ave Altadena CA 91001 United States
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The following recommendations on the above designated property, as outlined in Wood Destroying Pests and Organisms Inspection Report dated 10/30/2024 have been and/or have not been completed.

Recommendations completed by this firm that are in accordance with the Structural Pest Control Board's Rules and Regulations:
3A

Recommendations completed by this firm that are considered secondary and substandard measures under Section 1992 of the Structural Pest Control Board's Rules and Regulations including person requesting secondary measure:

Cost of work completed:

Cost: \$	50,615.71
Inspection Fee: \$	0.00
Other: \$	0.00
Total: \$	50,615.71

Recommendations not completed by this firm:

Estimated Cost: \$

Remarks:

Poria infected building materials were completely removed and disposed of in bedroom 1 including the closet, the bathroom and bedroom 2. Poria Incrassata rhizomorphs were tracked into the soil and removed from the north and west side of the structure outside these rooms. All visible signs of poria were abated. The soil, foundation and surrounding areas were heat treated to kill any residual spores.

Client hired another contractor to do all build back.

Inspected By: Jehremy Foster State License No. OPR12374 Signature: _____

You are entitled to obtain copies of all reports and completion notices on this property reported to the Board during the preceding two years upon payment of a search fee to: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of this company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. 43M-44 (Rev.10/01)