



The Steam Team

9901 Burnet Ln.
Austin, TX 78758
512-451-8326
Tax ID 74-2521412

Insured: PAXTON, WARREN

Property:

Home:

MCKINNEY, TX 75071

Business: (469) 742-0100

Cell:

Other:

E-mail:

Claim Rep.: N/A

Estimator: Zachary Newell

Business: (940) 391-8984

E-mail: znewell@thesteamteam.com

Claim Number: 003604465-045

Policy Number: 003604465/91E

Type of Loss: WTR-ROF

Date Contacted: 4/7/2020 12:08 PM

Date of Loss: 1/15/2020

Date Inspected: 4/8/2020 10:00 AM

Date Est. Completed: 4/13/2020 6:24 PM

Date Received: 4/7/2020

Date Entered: 4/7/2020 12:08 PM

Price List: TXAU8X_APR20

Restoration/Service/Remodel

Estimate: PAXTON_WARREN_CO1

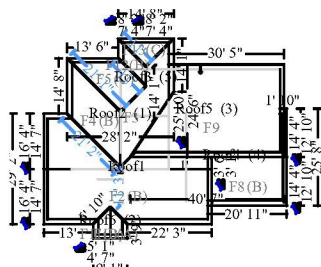


The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412

PAXTON_WARREN_CO1

Level 2



Roof1

3043.64 Surface Area
 282.41 Total Perimeter Length
 53.25 Total Hip Length
 30.44 Number of Squares
 93.87 Total Ridge Length

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1. Remove Laminated - comp. shingle rfg. - w/ felt									
30.44 SQ	43.70	0.00	266.04	1,596.27	0/30 yrs	Avg.	NA	(0.00)	1,596.27
2. Laminated - comp. shingle rfg. - w/out felt									
35.00 SQ	210.92	277.32	1,531.90	9,191.42	0/30 yrs	Avg.	0%	(0.00)	9,191.42
3. R&R Sheathing - plywood - 1/2" CDX									
32.00 SF	2.42	1.58	15.80	94.82	0/150 yrs	Avg.	0%	(0.00)	94.82
for valley at rear slope									
4. Ridge cap - composition shingles									
147.12 LF	3.88	11.77	116.52	699.12	0/25 yrs	Avg.	0%	(0.00)	699.12
5. Continuous ridge vent - shingle-over style									
60.00 LF	8.23	15.69	101.90	611.39	0/35 yrs	Avg.	0%	(0.00)	611.39
6. R&R Valley metal									
96.14 LF	5.73	15.39	113.26	679.53	0/35 yrs	Avg.	0%	(0.00)	679.53
7. Flashing - pipe jack									
5.00 EA	41.39	4.55	42.32	253.82	0/35 yrs	Avg.	0%	(0.00)	253.82
8. Flashing - pipe jack - lead									
1.00 EA	68.57	3.15	14.36	86.08	0/35 yrs	Avg.	0%	(0.00)	86.08
9. Rain cap - 4" to 5"									
2.00 EA	32.43	2.56	13.50	80.92	0/35 yrs	Avg.	0%	(0.00)	80.92
10. R&R Rain cap - 8"									
1.00 EA	47.89	2.24	10.02	60.15	0/35 yrs	Avg.	0%	(0.00)	60.15
11. R&R Exhaust cap - through roof - 6" to 8"									
1.00 EA	87.94	2.72	18.14	108.80	0/35 yrs	Avg.	0%	(0.00)	108.80
12. R&R Drip edge									
282.41 LF	2.50	17.24	144.66	867.93	0/35 yrs	Avg.	0%	(0.00)	867.93
13. R&R Chimney flashing - large (32" x 60")									
2.00 EA	514.68	18.67	209.62	1,257.65	0/35 yrs	Avg.	0%	(0.00)	1,257.65
14. R&R Chimney cricket - sheet metal*									
1.00 EA	389.13	6.56	79.14	474.83	0/35 yrs	Avg.	0%	(0.00)	474.83
For stone chimney at front									
15. R&R Fireplace - chimney chase cover - sheet metal									
1.00 EA	381.15	16.74	79.58	477.47	0/20 yrs	Avg.	0%	(0.00)	477.47



The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412

CONTINUED - Roof1

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
For sided chimney at right									
16. R&R Flue cap									
2.00 EA	117.77	14.31	49.96	299.81	0/18 yrs	Avg.	0%	(0.00)	299.81
17. Digital satellite system - Detach & reset									
1.00 EA	27.06	0.00	5.42	32.48	0/NA	Avg.	0%	(0.00)	32.48
18. Digital weather vane system - Detach & reset*									
1.00 EA	27.06	0.00	5.42	32.48	0/NA	Avg.	0%	(0.00)	32.48
19. Prime & paint roof vent									
10.00 EA	27.29	5.08	55.60	333.58	0/15 yrs	Avg.	0%	(0.00)	333.58
Includes all pipe jacks and rain caps									
20. Seal & paint drip edge - two coats*									
282.41 LF	1.10	2.56	62.66	375.87	0/15 yrs	Avg.	0%	(0.00)	375.87
21. Prime & paint chimney chase cover*									
1.00 EA	27.29	0.51	5.56	33.36	0/15 yrs	Avg.	0%	(0.00)	33.36
22. Gutter - Detach & reset*									
164.17 LF	4.58	0.00	150.38	902.28	0/NA	Avg.	0%	(0.00)	902.28
23. Downspout - Detach & reset*									
80.00 LF	4.58	0.00	73.28	439.68	0/NA	Avg.	0%	(0.00)	439.68
Includes all gutters and downspouts									
24. R&R Siding - beveled - (clapboard)*									
196.00 SF	7.37	58.70	300.66	1,803.88	0/100 yrs	Avg.	0%	(0.00)	1,803.88
Siding rotted									
25. Seal & paint wood siding									
356.00 SF	1.10	11.75	80.68	484.03	0/15 yrs	Avg.	0%	(0.00)	484.03
Siding along chimney, includes from ground up full chimney area									
26. R&R Siding - beveled - (clapboard)*									
48.00 SF	7.37	14.37	73.64	441.77	0/100 yrs	Avg.	0%	(0.00)	441.77
Siding rotted									
27. Seal & paint wood siding									
48.00 SF	1.10	1.58	10.88	65.26	0/15 yrs	Avg.	0%	(0.00)	65.26
Siding second level of roof (the split above the master bedroom area)									
Totals: Roof1		505.04	3,630.90	21,784.68				0.00	21,784.68
Total: Level 2		505.04	3,630.90	21,784.68				0.00	21,784.68

Main Level



The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412

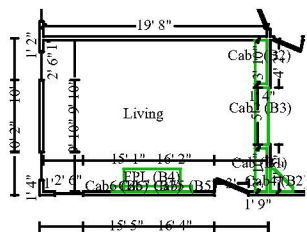
Main Level

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
28. Final cleaning - construction - Residential										
1,511.04	SF	0.20	29.92	60.44	392.57	0/NA	Avg.	0%	(0.00)	392.57
29. Tandem axle dump trailer - per load - including dump fees										
1.00	EA	193.94	0.00	38.78	232.72	0/NA	Avg.	NA	(0.00)	232.72
The following items are for personal protective gear due to COVID-19										
30. Peel & seal zipper										
3.00	EA	11.21	2.10	7.14	42.87	0/NA	Avg.	0%	(0.00)	42.87
31. Containment Barrier/Airlock/Decon. Chamber										
200.00	SF	0.63	1.32	25.46	152.78	0/NA	Avg.	0%	(0.00)	152.78
Includes masking off door openings, open areas, and vents to non-work areas										
32. Add for personal protective equipment - Heavy duty										
80.00	EA	22.20	146.52	384.50	2,307.02	0/NA	Avg.	0%	(0.00)	2,307.02
33. Add for personal protective equipment - Heavy duty										
80.00	EA	22.20	146.52	384.50	2,307.02	0/NA	Avg.	0%	(0.00)	2,307.02
Includes disposable masks, gloves, eye protection and overalls for each worker with two changes per day two changes X four guys X seven days										
34. Plastic bag - used for disposal of contaminated items										
10.00	EA	2.89	2.38	6.26	37.54	0/NA	Avg.	0%	(0.00)	37.54
For disposal of personal protective gear at end of each day										
35. Negative air fan/Air scrubber (24 hr period) - No monit.										
10.00	DA	74.08	0.00	148.16	888.96	0/NA	Avg.	0%	(0.00)	888.96
Air scrubber per day of work										
36. Equipment decontamination charge - HVY, per piece of equip										
1.00	EA	41.66	0.41	8.42	50.49	0/NA	Avg.	0%	(0.00)	50.49
Sanitize air scrubber at end of project										
37. Contents Cleaning Technician - per hour										
10.00	HR	34.35	34.01	68.70	446.21	0/NA	Avg.	0%	(0.00)	446.21
38. HEPA Vacuuming - hourly charge										
10.00	HR	47.22	0.00	94.44	566.64	0/NA	Avg.	0%	(0.00)	566.64
Includes wiping down and vacuuming the work area										
Total: Main Level		363.18	1,226.80	7,424.82				0.00	7,424.82	



The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412



Living

Height: 8' 2"

417.50 SF Walls	248.89 SF Ceiling
666.39 SF Walls & Ceiling	243.72 SF Floor
27.08 SY Flooring	47.00 LF Floor Perimeter
51.67 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	5' X 6' 8"	Opens into DINING
Window	2' 6" X 5'	Opens into Exterior
Window	2' 6" X 5'	Opens into Exterior
Door	3' X 6' 8"	Opens into Exterior
Window	2' 6" X 5'	Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
*Repairs exclude any work for framing behind walls, ceiling, or roof that cannot be inspected until demo is completed									
*Repairs exclude any work related to mold, lead or asbestos									
*Repairs exclude any work related to foundation settlement or previous patches that were made to drywall (this estimate includes bolded items that reflect the additional cost of these repairs)									
*Excludes any manipulation or packing/storage of contents - will need separate estimate									
39. Window blind - horizontal or vertical - Detach & reset									
3.00 EA	23.43	0.00	14.06	84.35	0/NA	Avg.	0%	(0.00)	84.35
40. Recessed light fixture - Detach & reset entire unit									
4.00 EA	113.77	0.00	91.02	546.10	0/NA	Avg.	0%	(0.00)	546.10
41. Heat/AC register - Mechanically attached - Detach & reset									
2.00 EA	12.41	0.00	4.96	29.78	0/NA	Avg.	0%	(0.00)	29.78
42. R&R Siding - board on board - pine or equal									
248.89 SF	4.63	34.50	237.38	1,424.24	0/100 yrs	Avg.	0%	(0.00)	1,424.24
replace wood ceiling due to water damage									
43. R&R Trim board - 1" x 2" - installed (pine)									
51.67 LF	2.32	3.24	24.62	147.74	0/150 yrs	Avg.	0%	(0.00)	147.74
44. Finish Carpenter - per hour									
4.31 HR	61.17	0.00	52.72	316.36	0/NA	Avg.	0%	(0.00)	316.36
Labor to cut trim piece for board on board pattern									
45. R&R Batt insulation - 6" - R19 - paper / foil faced									
248.89 SF	1.06	11.50	55.08	330.41	0/150 yrs	Avg.	0%	(0.00)	330.41
46. Mask and prep for paint - tape only (per LF)									
51.67 LF	0.46	0.17	4.80	28.74	0/15 yrs	Avg.	0%	(0.00)	28.74
47. Floor protection - plastic and tape - 10 mil									
243.72 SF	0.25	2.21	12.62	75.76	0/15 yrs	Avg.	0%	(0.00)	75.76
48. Mask cabinets per square foot - plastic and tape - 4 mil*									
100.00 SF	0.19	0.41	3.88	23.29	0/15 yrs	Avg.	0%	(0.00)	23.29
49. Seal & paint wood siding									
248.89 SF	1.10	8.21	56.40	338.39	0/15 yrs	Avg.	0%	(0.00)	338.39

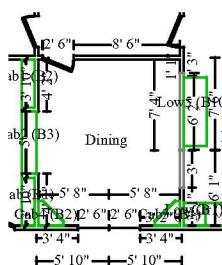


The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412

CONTINUED - Living

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
50. Paint the walls - two coats									
417.50 SF	0.76	6.89	64.84	389.03	0/15 yrs	Avg.	0%	(0.00)	389.03
for damages while replacing ceiling *excludes drywall/mud repairs due to settlement									
51. Drywall Installer / Finisher - per hour									
2.00 HR	109.19	0.00	43.68	262.06	0/150 yrs	Avg.	0%	(0.00)	262.06
Settlement repairs									
Totals: Living		67.13	666.06	3,996.25				0.00	3,996.25



Dining

Height: 8' 2"

369.57 SF Walls	146.69 SF Ceiling
516.25 SF Walls & Ceiling	146.69 SF Floor
16.30 SY Flooring	36.34 LF Floor Perimeter
41.33 LF Ceil. Perimeter	

Missing Wall - Goes to neither Floor/Ceiling	6' 2" X 2' 8"	Opens into KITCHEN
Missing Wall - Goes to Floor	3' X 6' 8"	Opens into KITCHEN
Door	2' 6" X 6' 8"	Opens into HALLWAY
Missing Wall - Goes to Floor	5' X 6' 8"	Opens into LIVING
Window	2' 6" X 5'	Opens into Exterior
Window	2' 6" X 5'	Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
52. Window blind - horizontal or vertical - Detach & reset									
2.00 EA	23.43	0.00	9.38	56.24	0/NA	Avg.	0%	(0.00)	56.24
53. Chandelier - Detach & reset									
1.00 EA	141.07	0.00	28.22	169.29	0/NA	Avg.	0%	(0.00)	169.29
54. Heat/AC register - Mechanically attached - Detach & reset									
1.00 EA	12.41	0.00	2.48	14.89	0/NA	Avg.	0%	(0.00)	14.89
55. R&R Siding - board on board - pine or equal									
146.69 SF	4.63	20.33	139.90	839.40	0/100 yrs	Avg.	0%	(0.00)	839.40
replace wood ceiling due to water damage									
56. R&R Trim board - 1" x 2" - installed (pine)									
41.33 LF	2.32	2.59	19.70	118.17	0/150 yrs	Avg.	0%	(0.00)	118.17



The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412

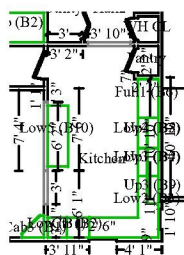
CONTINUED - Dining

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
57. Finish Carpenter - per hour										
3.44	HR	61.17	0.00	42.08	252.50	0/NA	Avg.	0%	(0.00)	252.50
Labor to cut trim piece for board on board pattern										
58. R&R Batt insulation - 6" - R19 - paper / foil faced										
146.69	SF	1.06	6.78	32.46	194.73	0/150 yrs	Avg.	0%	(0.00)	194.73
59. Mask and prep for paint - tape only (per LF)										
41.33	LF	0.46	0.14	3.82	22.97	0/15 yrs	Avg.	0%	(0.00)	22.97
60. Floor protection - plastic and tape - 10 mil										
146.69	SF	0.25	1.33	7.60	45.60	0/15 yrs	Avg.	0%	(0.00)	45.60
61. Mask cabinets per square foot - plastic and tape - 4 mil*										
50.00	SF	0.19	0.21	1.94	11.65	0/15 yrs	Avg.	0%	(0.00)	11.65
62. Seal & paint wood siding										
146.69	SF	1.10	4.84	33.24	199.44	0/15 yrs	Avg.	0%	(0.00)	199.44
63. Paint the walls - two coats										
369.57	SF	0.76	6.10	57.40	344.37	0/15 yrs	Avg.	0%	(0.00)	344.37
for damages while replacing ceiling										
*excludes drywall/mud repairs due to settlement										
64. Drywall Installer / Finisher - per hour										
4.00	HR	109.19	0.00	87.36	524.12	0/150 yrs	Avg.	0%	(0.00)	524.12
Settlement repairs										
Totals: Dining		42.32	465.58	2,793.37				0.00	2,793.37	



The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412



Kitchen

Height: 8' 2"

315.34 SF Walls	166.83 SF Ceiling
482.17 SF Walls & Ceiling	125.58 SF Floor
13.95 SY Flooring	23.17 LF Floor Perimeter
54.67 LF Ceil. Perimeter	

Window	1' 10" X 3'	Opens into Exterior
Door	2' 2" X 6' 8"	Opens into PANTRY
Missing Wall - Goes to Floor	3' 10" X 6' 8"	Opens into HALL2
Door	2' 6" X 6' 8"	Opens into HALLWAY
Missing Wall - Goes to neither Floor/Ceiling	6' 2" X 2' 8"	Opens into DINING
Missing Wall - Goes to Floor	3' X 6' 8"	Opens into DINING
Window	2' 6" X 3'	Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
65. R&R Batt insulation - 6" - R19 - paper / foil faced									
25.00 SF	1.06	1.16	5.56	33.22	0/150 yrs	Avg.	0%	(0.00)	33.22
66. R&R 5/8" drywall - hung, taped, ready for texture									
16.00 SF	2.60	0.63	8.44	50.67	0/150 yrs	Avg.	0%	(0.00)	50.67
replace drywall section on ceiling due to water damage									
67. Tape joint for new to existing drywall - per LF									
16.00 LF	10.45	0.26	33.50	200.96	0/150 yrs	Avg.	0%	(0.00)	200.96
68. Texture drywall - machine									
25.00 SF	0.57	0.08	2.88	17.21	0/150 yrs	Avg.	0%	(0.00)	17.21
69. Mask and prep for paint - tape only (per LF)									
54.67 LF	0.46	0.18	5.08	30.41	0/15 yrs	Avg.	0%	(0.00)	30.41
70. Floor protection - plastic and tape - 10 mil									
125.58 SF	0.25	1.14	6.50	39.04	0/15 yrs	Avg.	0%	(0.00)	39.04
71. Mask cabinets per square foot - plastic and tape - 4 mil*									
300.00 SF	0.19	1.24	11.64	69.88	0/15 yrs	Avg.	0%	(0.00)	69.88
72. Seal the surface area w/latex based stain blocker - one coat									
25.00 SF	0.48	0.14	2.42	14.56	0/15 yrs	Avg.	0%	(0.00)	14.56
73. Paint the ceiling - two coats									
166.83 SF	0.76	2.75	25.92	155.46	0/15 yrs	Avg.	0%	(0.00)	155.46
*excludes drywall/mud repairs due to settlement									
74. Drywall Installer / Finisher - per hour									
3.00 HR	109.19	0.00	65.52	393.09	0/150 yrs	Avg.	0%	(0.00)	393.09
Settlement repairs									
75. Spot seal w/oil based/hybrid stain blocker									
3.00 EA	20.06	0.56	12.16	72.90	0/15 yrs	Avg.	0%	(0.00)	72.90
76. Paint the walls - two coats									
315.34 SF	0.76	5.20	48.98	293.84	0/15 yrs	Avg.	0%	(0.00)	293.84

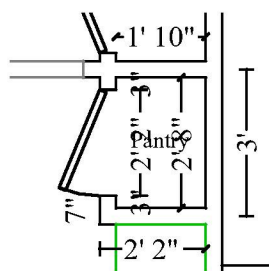


The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412

CONTINUED - Kitchen

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Kitchen		13.34	228.60	1,371.24				0.00	1,371.24

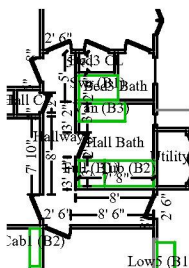


Pantry Height: 8' 2"

73.50 SF Walls	4.89 SF Ceiling
78.39 SF Walls & Ceiling	4.89 SF Floor
0.54 SY Flooring	9.00 LF Floor Perimeter
9.00 LF Ceil. Perimeter	

Door 2' 2" X 6' 8" Opens into KITCHEN

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
no roof leak related damages									
Totals: Pantry		0.00	0.00	0.00				0.00	0.00



Hallway Height: 8' 2"

473.67 SF Walls	88.22 SF Ceiling
561.89 SF Walls & Ceiling	88.22 SF Floor
9.80 SY Flooring	58.00 LF Floor Perimeter
58.00 LF Ceil. Perimeter	

- Door** 2' 6" X 6' 8" Opens into BEDROOM2
- Door** 2' X 6' 8" Opens into HALL_CL
- Door** 2' 6" X 6' 8" Opens into BEDROOM1
- Door** 2' 6" X 6' 8" Opens into DINING
- Door** 2' 6" X 6' 8" Opens into KITCHEN
- Door** 2' 6" X 6' 8" Opens into HALL_BATH
- Door** 2' 6" X 6' 8" Opens into BEDROOM3

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
no roof leak related damages									

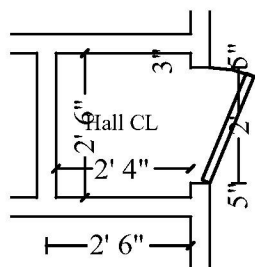


The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412

CONTINUED - Hallway

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
77. Drywall Installer / Finisher - per hour										
6.00	HR	109.19	0.00	131.02	786.16	0/150 yrs	Avg.	0%	(0.00)	786.16
Settlement repairs										
78. Mask and prep for paint - tape only (per LF)										
58.00	LF	0.46	0.19	5.38	32.25	0/15 yrs	Avg.	0%	(0.00)	32.25
79. Floor protection - plastic and tape - 10 mil										
88.22	SF	0.25	0.80	4.58	27.44	0/15 yrs	Avg.	0%	(0.00)	27.44
80. Spot seal w/oil based/hybrid stain blocker										
6.00	EA	20.06	1.11	24.30	145.77	0/15 yrs	Avg.	0%	(0.00)	145.77
81. Paint the walls and ceiling - two coats										
561.89	SF	0.76	9.27	87.26	523.57	0/15 yrs	Avg.	0%	(0.00)	523.57
Totals: Hallway			11.37	252.54	1,515.19			0.00		1,515.19



Hall cL	Height: 8' 2"
78.94 SF Walls	5.83 SF Ceiling
84.78 SF Walls & Ceiling	5.83 SF Floor
0.65 SY Flooring	9.67 LF Floor Perimeter
9.67 LF Ceil. Perimeter	

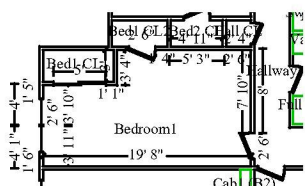
Door 2' X 6' 8" Opens into HALLWAY

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
no roof leak related damages									
Totals: Hall cL		0.00	0.00	0.00				0.00	0.00



The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412



Bedroom1

Height: 8' 2"

467.56 SF Walls	193.00 SF Ceiling
660.56 SF Walls & Ceiling	193.00 SF Floor
21.44 SY Flooring	56.33 LF Floor Perimeter
61.33 LF Ceil. Perimeter	

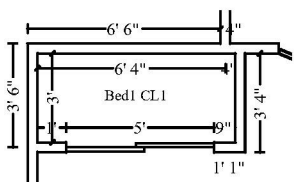
Door	2' 6" X 6' 8"	Opens into BED1_CL2
Door	5' X 6' 8"	Opens into BED1_CL1
Window	2' 6" X 5'	Opens into Exterior
Window	2' 6" X 5'	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into HALLWAY

	QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
82. R&R Batt insulation - 6" - R19 - paper / foil faced	45.00	SF	1.06	2.08	9.98	59.76	0/150 yrs	Avg.	0%	(0.00)	59.76
83. R&R 5/8" drywall - hung, taped, ready for texture	32.00	SF	2.60	1.27	16.90	101.37	0/150 yrs	Avg.	0%	(0.00)	101.37
replace drywall section on ceiling due to water damage											
84. Tape joint for new to existing drywall - per LF	24.00	LF	10.45	0.40	50.24	301.44	0/150 yrs	Avg.	0%	(0.00)	301.44
85. Texture drywall - machine	45.00	SF	0.57	0.15	5.18	30.98	0/150 yrs	Avg.	0%	(0.00)	30.98
86. Mask and prep for paint - tape only (per LF)	61.33	LF	0.46	0.20	5.68	34.09	0/15 yrs	Avg.	0%	(0.00)	34.09
87. Floor protection - plastic and tape - 10 mil	193.00	SF	0.25	1.75	10.02	60.02	0/15 yrs	Avg.	0%	(0.00)	60.02
88. Seal the surface area w/latex based stain blocker - one coat	45.00	SF	0.48	0.26	4.38	26.24	0/15 yrs	Avg.	0%	(0.00)	26.24
89. Paint the ceiling - two coats	193.00	SF	0.76	3.18	29.98	179.84	0/15 yrs	Avg.	0%	(0.00)	179.84
*excludes drywall/mud repairs due to settlement											
90. Drywall Installer / Finisher - per hour	8.00	HR	109.19	0.00	174.70	1,048.22	0/150 yrs	Avg.	0%	(0.00)	1,048.22
Settlement repairs											
91. Spot seal w/oil based/hybrid stain blocker	6.00	EA	20.06	1.11	24.30	145.77	0/15 yrs	Avg.	0%	(0.00)	145.77
92. Paint the walls - two coats	467.56	SF	0.76	7.71	72.62	435.68	0/15 yrs	Avg.	0%	(0.00)	435.68
Totals: Bedroom1			18.11	403.98	2,423.41				0.00	2,423.41	



The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412



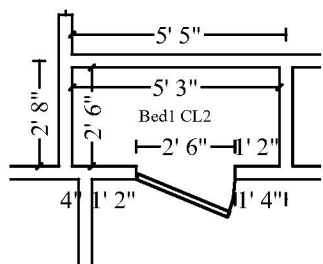
Bed1 CL1

Height: 8' 2"

124.56 SF Walls	20.00 SF Ceiling
144.56 SF Walls & Ceiling	20.00 SF Floor
2.22 SY Flooring	14.33 LF Floor Perimeter
19.33 LF Ceil. Perimeter	

Door **5' X 6' 8"** **Opens into BEDROOM1**

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
no roof leak related damages									
93. Drywall Installer / Finisher - per hour									
2.00 HR	109.19	0.00	43.68	262.06	0/150 yrs	Avg.	0%	(0.00)	262.06
Settlement repairs									
94. Mask and prep for paint - tape only (per LF)									
19.33 LF	0.46	0.06	1.80	10.75	0/15 yrs	Avg.	0%	(0.00)	10.75
95. Floor protection - plastic and tape - 10 mil									
20.00 SF	0.25	0.18	1.04	6.22	0/15 yrs	Avg.	0%	(0.00)	6.22
96. Spot seal w/oil based/hybrid stain blocker									
2.00 EA	20.06	0.37	8.10	48.59	0/15 yrs	Avg.	0%	(0.00)	48.59
97. Paint the walls and ceiling - two coats									
144.56 SF	0.76	2.39	22.46	134.72	0/15 yrs	Avg.	0%	(0.00)	134.72
Totals: Bed1 CL1		3.00	77.08	462.34				0.00	462.34



Bed1 CL2

Height: 8' 2"

126.58 SF Walls	13.13 SF Ceiling
139.71 SF Walls & Ceiling	13.13 SF Floor
1.46 SY Flooring	15.50 LF Floor Perimeter
15.50 LF Ceil. Perimeter	

Door **2' 6" X 6' 8"** **Opens into BEDROOM1**

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
no roof leak related damages									
98. Drywall Installer / Finisher - per hour									
2.00 HR	109.19	0.00	43.68	262.06	0/150 yrs	Avg.	0%	(0.00)	262.06
Settlement repairs									
99. Mask and prep for paint - tape only (per LF)									
15.50 LF	0.46	0.05	1.44	8.62	0/15 yrs	Avg.	0%	(0.00)	8.62

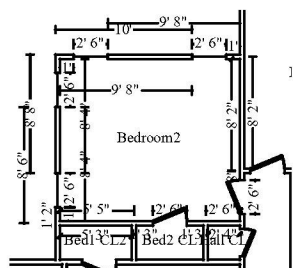


The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412

CONTINUED - Bed1 CL2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
100. Floor protection - plastic and tape - 10 mil									
13.13 SF	0.25	0.12	0.68	4.08	0/15 yrs	Avg.	0%	(0.00)	4.08
101. Spot seal w/oil based/hybrid stain blocker									
2.00 EA	20.06	0.37	8.10	48.59	0/15 yrs	Avg.	0%	(0.00)	48.59
102. Paint the walls and ceiling - two coats									
139.71 SF	0.76	2.31	21.70	130.19	0/15 yrs	Avg.	0%	(0.00)	130.19
Totals: Bed1 CL2		2.85	75.60	453.54				0.00	453.54



Bedroom2

Height: 8' 2"

408.33 SF Walls
 564.14 SF Walls & Ceiling
 17.31 SY Flooring
 50.00 LF Ceil. Perimeter
 155.81 SF Ceiling
 155.81 SF Floor
 50.00 LF Floor Perimeter

- Window 2' 6" X 5" Opens into Exterior
- Window 2' 6" X 5" Opens into Exterior
- Door 2' 6" X 6' 8" Opens into BED2_CL
- Door 2' 6" X 6' 8" Opens into HALLWAY
- Window 2' 6" X 5" Opens into Exterior
- Window 2' 6" X 5" Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
103. R&R Batt insulation - 6" - R19 - paper / foil faced									
45.00 SF	1.06	2.08	9.98	59.76	0/150 yrs	Avg.	0%	(0.00)	59.76
104. R&R 5/8" drywall - hung, taped, ready for texture									
32.00 SF	2.60	1.27	16.90	101.37	0/150 yrs	Avg.	0%	(0.00)	101.37
replace drywall section on ceiling due to water damage									
105. Tape joint for new to existing drywall - per LF									
24.00 LF	10.45	0.40	50.24	301.44	0/150 yrs	Avg.	0%	(0.00)	301.44
106. Texture drywall - machine									
45.00 SF	0.57	0.15	5.18	30.98	0/150 yrs	Avg.	0%	(0.00)	30.98
107. Mask and prep for paint - tape only (per LF)									
50.00 LF	0.46	0.17	4.64	27.81	0/15 yrs	Avg.	0%	(0.00)	27.81

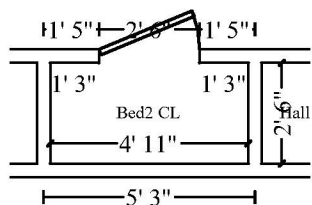


The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412

CONTINUED - Bedroom2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
108. Floor protection - plastic and tape - 10 mil									
155.81 SF	0.25	1.41	8.08	48.44	0/15 yrs	Avg.	0%	(0.00)	48.44
109. Seal the surface area w/latex based stain blocker - one coat									
45.00 SF	0.48	0.26	4.38	26.24	0/15 yrs	Avg.	0%	(0.00)	26.24
110. Paint the ceiling - two coats									
155.81 SF	0.76	2.57	24.20	145.19	0/15 yrs	Avg.	0%	(0.00)	145.19
*excludes drywall/mud repairs due to settlement									
111. Drywall Installer / Finisher - per hour									
2.00 HR	109.19	0.00	43.68	262.06	0/150 yrs	Avg.	0%	(0.00)	262.06
Settlement repairs									
112. Spot seal w/oil based/hybrid stain blocker									
2.00 EA	20.06	0.37	8.10	48.59	0/15 yrs	Avg.	0%	(0.00)	48.59
113. Paint the walls - two coats									
408.33 SF	0.76	6.74	63.40	380.47	0/15 yrs	Avg.	0%	(0.00)	380.47
Totals: Bedroom2		15.42	238.78	1,432.35				0.00	1,432.35



Bed2 CL

Height: 8' 2"

121.14 SF Walls	12.29 SF Ceiling
133.43 SF Walls & Ceiling	12.29 SF Floor
1.37 SY Flooring	14.83 LF Floor Perimeter
14.83 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

Opens into BEDROOM2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
no roof leak related damages									
114. Drywall Installer / Finisher - per hour									
1.00 HR	109.19	0.00	21.84	131.03	0/150 yrs	Avg.	0%	(0.00)	131.03
Settlement repairs									
115. Mask and prep for paint - tape only (per LF)									
14.83 LF	0.46	0.05	1.38	8.25	0/15 yrs	Avg.	0%	(0.00)	8.25
116. Floor protection - plastic and tape - 10 mil									
12.29 SF	0.25	0.11	0.64	3.82	0/15 yrs	Avg.	0%	(0.00)	3.82

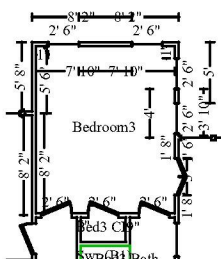


The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412

CONTINUED - Bed2 CL

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
117. Spot seal w/oil based/hybrid stain blocker									
2.00 EA	20.06	0.37	8.10	48.59	0/15 yrs	Avg.	0%	(0.00)	48.59
118. Paint the walls and ceiling - two coats									
133.43 SF	0.76	2.20	20.72	124.33	0/15 yrs	Avg.	0%	(0.00)	124.33
Totals: Bed2 CL		2.73	52.68	316.02				0.00	316.02



Bedroom3

Height: 8' 2"

408.33 SF Walls	154.89 SF Ceiling
563.22 SF Walls & Ceiling	154.89 SF Floor
17.21 SY Flooring	50.00 LF Floor Perimeter
50.00 LF Ceil. Perimeter	

Window	2' 6" X 5'	Opens into Exterior
Window	2' 6" X 5'	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into HALLWAY
Door	2' 6" X 6' 8"	Opens into BED3_CL
Door	2' 6" X 6' 8"	Opens into BED3_BATH
Door	3' X 6' 8"	Opens into DEN
Window	2' 6" X 5'	Opens into Exterior
Window	2' 6" X 5'	Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
119. R&R Batt insulation - 6" - R19 - paper / foil faced									
45.00 SF	1.06	2.08	9.98	59.76	0/150 yrs	Avg.	0%	(0.00)	59.76
120. R&R 5/8" drywall - hung, taped, ready for texture									
32.00 SF	2.60	1.27	16.90	101.37	0/150 yrs	Avg.	0%	(0.00)	101.37
replace drywall section on ceiling due to water damage									
121. Tape joint for new to existing drywall - per LF									
24.00 LF	10.45	0.40	50.24	301.44	0/150 yrs	Avg.	0%	(0.00)	301.44
122. Texture drywall - machine									
45.00 SF	0.57	0.15	5.18	30.98	0/150 yrs	Avg.	0%	(0.00)	30.98
123. Mask and prep for paint - tape only (per LF)									
50.00 LF	0.46	0.17	4.64	27.81	0/15 yrs	Avg.	0%	(0.00)	27.81

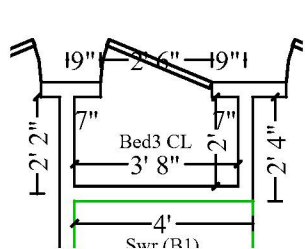


The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412

CONTINUED - Bedroom3

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
124. Floor protection - plastic and tape - 10 mil									
154.89 SF	0.25	1.41	8.02	48.15	0/15 yrs	Avg.	0%	(0.00)	48.15
125. Seal the surface area w/latex based stain blocker - one coat									
45.00 SF	0.48	0.26	4.38	26.24	0/15 yrs	Avg.	0%	(0.00)	26.24
126. Paint the ceiling - two coats									
154.89 SF	0.76	2.56	24.06	144.34	0/15 yrs	Avg.	0%	(0.00)	144.34
*excludes drywall/mud repairs due to settlement									
127. Drywall Installer / Finisher - per hour									
4.00 HR	109.19	0.00	87.36	524.12	0/150 yrs	Avg.	0%	(0.00)	524.12
Settlement repairs									
128. Spot seal w/oil based/hybrid stain blocker									
4.00 EA	20.06	0.74	16.18	97.16	0/15 yrs	Avg.	0%	(0.00)	97.16
129. Paint the walls - two coats									
408.33 SF	0.76	6.74	63.40	380.47	0/15 yrs	Avg.	0%	(0.00)	380.47
Totals: Bedroom3		15.78	290.34	1,741.84				0.00	1,741.84



Bed3 CL

Height: 8' 2"

92.56 SF Walls
 99.89 SF Walls & Ceiling
 0.81 SY Flooring
 11.33 LF Ceil. Perimeter
 7.33 SF Ceiling
 7.33 SF Floor
 11.33 LF Floor Perimeter

Door

2' 6" X 6' 8"

Opens into BEDROOM3

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
no roof leak related damages									
130. Drywall Installer / Finisher - per hour									
1.00 HR	109.19	0.00	21.84	131.03	0/150 yrs	Avg.	0%	(0.00)	131.03
Settlement repairs									
131. Mask and prep for paint - tape only (per LF)									
11.33 LF	0.46	0.04	1.04	6.29	0/15 yrs	Avg.	0%	(0.00)	6.29
132. Floor protection - plastic and tape - 10 mil									
7.33 SF	0.25	0.07	0.38	2.28	0/15 yrs	Avg.	0%	(0.00)	2.28

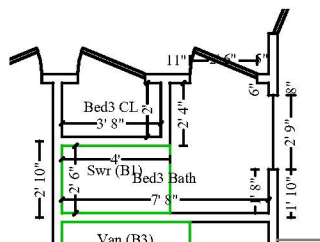


The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412

CONTINUED - Bed3 CL

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
133. Spot seal w/oil based/hybrid stain blocker									
1.00	EA	20.06	0.19	4.06	24.31	0/15 yrs	Avg.	0%	(0.00) 24.31
134. Paint the walls and ceiling - two coats									
99.89	SF	0.76	1.65	15.52	93.09	0/15 yrs	Avg.	0%	(0.00) 93.09
Totals: Bed3 CL			1.95	42.84	257.00			0.00	257.00



Bed3 Bath

Height: 8' 2"

118.42 SF Walls	17.72 SF Ceiling
136.14 SF Walls & Ceiling	17.72 SF Floor
1.97 SY Flooring	14.50 LF Floor Perimeter
14.50 LF Ceil. Perimeter	

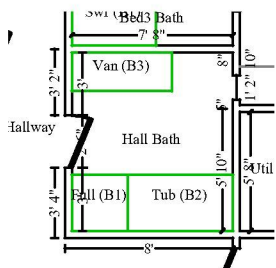
Door 2' 6" X 6' 8" **Opens into BEDROOM3**
Window 2' 9" X 1' **Opens into DEN**

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
no roof leak related damages									
135. Drywall Installer / Finisher - per hour									
4.00	HR	109.19	0.00	87.36	524.12	0/150 yrs	Avg.	0%	(0.00) 524.12
Settlement repairs									
136. Mask and prep for paint - tape only (per LF)									
14.50	LF	0.46	0.05	1.36	8.08	0/15 yrs	Avg.	0%	(0.00) 8.08
137. Floor protection - plastic and tape - 10 mil									
17.72	SF	0.25	0.16	0.92	5.51	0/15 yrs	Avg.	0%	(0.00) 5.51
138. Seal the ceiling w/latex based stain blocker - one coat									
17.72	SF	0.48	0.10	1.72	10.33	0/15 yrs	Avg.	0%	(0.00) 10.33
139. Paint the walls and ceiling - two coats									
136.14	SF	0.76	2.25	21.16	126.88	0/15 yrs	Avg.	0%	(0.00) 126.88
Totals: Bed3 Bath			2.56	112.52	674.92			0.00	674.92



The Steam Team

9901 Burnet Ln.
Austin, TX 78758
512-451-8326
Tax ID 74-2521412



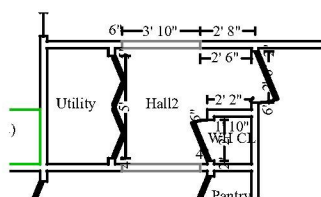
Hall Bath

Height: 8' 2"

152.93 SF Walls	58.06 SF Ceiling
210.99 SF Walls & Ceiling	36.01 SF Floor
4.00 SY Flooring	12.75 LF Floor Perimeter
27.00 LF Ceil. Perimeter	

Door 2' 6" X 6' 8" **Opens into HALLWAY**
Window 1' 2" X 3' **Opens into DEN1**

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
no roof leak related damages									
140. Drywall Installer / Finisher - per hour									
2.00 HR	109.19	0.00	43.68	262.06	0/150 yrs	Avg.	0%	(0.00)	262.06
Settlement repairs									
141. Mask and prep for paint - tape only (per LF)									
27.00 LF	0.46	0.09	2.50	15.01	0/15 yrs	Avg.	0%	(0.00)	15.01
142. Floor protection - plastic and tape - 10 mil									
36.01 SF	0.25	0.33	1.86	11.19	0/15 yrs	Avg.	0%	(0.00)	11.19
143. Spot seal w/oil based/hybrid stain blocker									
2.00 EA	20.06	0.37	8.10	48.59	0/15 yrs	Avg.	0%	(0.00)	48.59
144. Paint the walls and ceiling - two coats									
210.99 SF	0.76	3.48	32.78	196.61	0/15 yrs	Avg.	0%	(0.00)	196.61
Totals: Hall Bath		4.27	88.92	533.46				0.00	533.46



Hall2

Height: 8' 8"

180.44 SF Walls	32.00 SF Ceiling
212.44 SF Walls & Ceiling	32.00 SF Floor
3.56 SY Flooring	19.67 LF Floor Perimeter
24.67 LF Ceil. Perimeter	

Missing Wall - Goes to Floor 3' 10" X 6' 8" **Opens into DEN1**
Door 5' X 6' 8" **Opens into UTILITY**
Missing Wall - Goes to Floor 3' 10" X 6' 8" **Opens into KITCHEN**
Door 2' X 6' 8" **Opens into WH_CL**
Door 2' 6" X 6' 8" **Opens into MSTRBEDROOM**

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
145. R&R 1/2" drywall - hung, taped, ready for texture									
4.00 SF	2.50	0.14	2.02	12.16	0/150 yrs	Avg.	0%	(0.00)	12.16

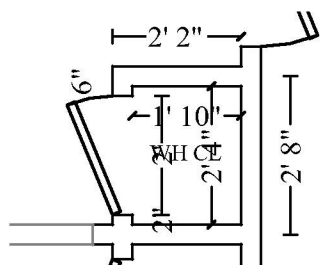


The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412

CONTINUED - Hall2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
replace drywall section on ceiling due to water damage									
146.	Tape joint for new to existing drywall - per LF								
8.00	LF	10.45	0.13	16.74	100.47	0/150 yrs	Avg.	0%	(0.00) 100.47
147.	Texture drywall - machine								
9.00	SF	0.57	0.03	1.02	6.18	0/150 yrs	Avg.	0%	(0.00) 6.18
148.	Mask and prep for paint - tape only (per LF)								
24.67	LF	0.46	0.08	2.30	13.73	0/15 yrs	Avg.	0%	(0.00) 13.73
149.	Floor protection - plastic and tape - 10 mil								
32.00	SF	0.25	0.29	1.66	9.95	0/15 yrs	Avg.	0%	(0.00) 9.95
150.	Seal the surface area w/latex based stain blocker - one coat								
9.00	SF	0.48	0.05	0.88	5.25	0/15 yrs	Avg.	0%	(0.00) 5.25
151.	Paint the walls - two coats								
180.44	SF	0.76	2.98	28.02	168.13	0/15 yrs	Avg.	0%	(0.00) 168.13
*excludes drywall/mud repairs due to settlement									
152.	Drywall Installer / Finisher - per hour								
2.00	HR	109.19	0.00	43.68	262.06	0/150 yrs	Avg.	0%	(0.00) 262.06
Settlement repairs									
153.	Spot seal w/oil based/hybrid stain blocker								
2.00	EA	20.06	0.37	8.10	48.59	0/15 yrs	Avg.	0%	(0.00) 48.59
154.	Paint the ceiling - two coats								
32.00	SF	0.76	0.53	4.96	29.81	0/15 yrs	Avg.	0%	(0.00) 29.81
Totals: Hall2		4.60	109.38	656.33				0.00	656.33



WH CL

Height: 8' 2"

68.06 SF Walls	4.28 SF Ceiling
72.33 SF Walls & Ceiling	4.28 SF Floor
0.48 SY Flooring	8.33 LF Floor Perimeter
8.33 LF Ceil. Perimeter	

Door

2' X 6' 8"

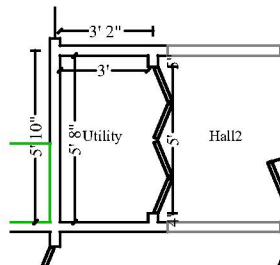
Opens into HALL2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
no roof leak related damages									
Totals: WH CL		0.00	0.00	0.00				0.00	0.00



The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412



Utility

Height: 8' 8"

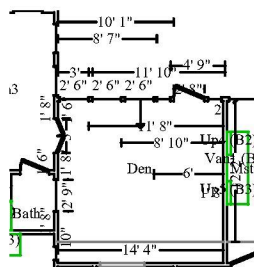
116.89 SF Walls	17.00 SF Ceiling
133.89 SF Walls & Ceiling	17.00 SF Floor
1.89 SY Flooring	12.33 LF Floor Perimeter
17.33 LF Ceil. Perimeter	

Door

5' X 6' 8"

Opens into HALL2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
no roof leak related damages									
155. Drywall Installer / Finisher - per hour									
4.00 HR	109.19	0.00	87.36	524.12	0/150 yrs	Avg.	0%	(0.00)	524.12
Settlement repairs									
156. Mask and prep for paint - tape only (per LF)									
17.33 LF	0.46	0.06	1.62	9.65	0/15 yrs	Avg.	0%	(0.00)	9.65
157. Floor protection - plastic and tape - 10 mil									
17.00 SF	0.25	0.15	0.90	5.30	0/15 yrs	Avg.	0%	(0.00)	5.30
158. Seal the walls and ceiling w/latex based stain blocker - one coat									
133.89 SF	0.48	0.77	13.02	78.06	0/15 yrs	Avg.	0%	(0.00)	78.06
159. Paint the walls and ceiling - two coats									
133.89 SF	0.76	2.21	20.80	124.77	0/15 yrs	Avg.	0%	(0.00)	124.77
Totals: Utility		3.19	123.70	741.90				0.00	741.90



Den

Height: Sloped

397.75 SF Walls	180.36 SF Ceiling
578.11 SF Walls & Ceiling	174.39 SF Floor
19.38 SY Flooring	38.67 LF Floor Perimeter
53.83 LF Ceil. Perimeter	

Window

2' 9" X 1'

Opens into BED3_BATH

Door

3' X 6' 8"

Opens into BEDROOM3

Window

1' 2" X 5'

Opens into Exterior

Door

2' 8" X 6' 8"

Opens into Exterior

Window

1' 2" X 5'

Opens into Exterior

Window

2' 6" X 5'

Opens into Exterior

Window

2' 6" X 5'

Opens into Exterior

Window

2' 6" X 5'

Opens into Exterior

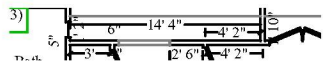


The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412

Subroom: Den1 (1)

Height: 9' 2"



167.39 SF Walls	26.28 SF Ceiling
193.67 SF Walls & Ceiling	26.28 SF Floor
2.92 SY Flooring	18.00 LF Floor Perimeter
32.33 LF Ceil. Perimeter	

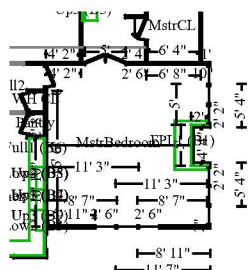
Window	1' 2" X 3'	Opens into HALL_BATH
Missing Wall - Goes to Floor	14' 4" X 9'	Opens into DEN
Missing Wall - Goes to Floor	3' 10" X 6' 8"	Opens into HALL2

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
no roof leak related damages									
160. Paneling Installer - Finish Carpenter - per hour									
2.00	HR	61.17	0.00	24.46	146.80	0/NA	Avg.	0%	(0.00) 146.80
161. Drywall Installer / Finisher - per hour									
4.00	HR	109.19	0.00	87.36	524.12	0/150 yrs	Avg.	0%	(0.00) 524.12
Settlement repairs									
162. Mask and prep for paint - tape only (per LF)									
86.17	LF	0.46	0.28	7.98	47.90	0/15 yrs	Avg.	0%	(0.00) 47.90
163. Floor protection - plastic and tape - 10 mil									
200.67	SF	0.25	1.82	10.40	62.39	0/15 yrs	Avg.	0%	(0.00) 62.39
164. Seal the walls and ceiling w/latex based stain blocker - one coat									
771.77	SF	0.48	4.46	75.00	449.91	0/15 yrs	Avg.	0%	(0.00) 449.91
165. Paint the walls - two coats									
565.14	SF	0.76	9.32	87.76	526.59	0/15 yrs	Avg.	0%	(0.00) 526.59
166. Seal & paint wood siding									
206.64	SF	1.10	6.82	46.82	280.94	0/15 yrs	Avg.	0%	(0.00) 280.94
Totals: Den			22.70	339.78	2,038.65			0.00	2,038.65



The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412



MstrBedroom

Height: Peaked

647.27 SF Walls	402.12 SF Ceiling
1049.39 SF Walls & Ceiling	362.78 SF Floor
40.31 SY Flooring	67.67 LF Floor Perimeter
85.31 LF Ceil. Perimeter	

Window	2' 2" X 1' 2"	Opens into Exterior
Window	2' 2" X 1' 2"	Opens into Exterior
Window	2' 2" X 1' 2"	Opens into Exterior
Window	2' 2" X 1' 2"	Opens into Exterior
Window	2' 2" X 1' 2"	Opens into Exterior
Window	2' 2" X 1' 2"	Opens into Exterior
Door	5' X 6' 8"	Opens into MBA
Door	2' 6" X 6' 8"	Opens into HALL2
Window	2' 6" X 5'	Opens into Exterior
Window	2' 6" X 5'	Opens into Exterior
Window	2' 6" X 5'	Opens into Exterior

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
167. Window blind - horizontal or vertical - Detach & reset									
3.00	EA	23.43	0.00	14.06	84.35	0/NA	Avg.	0%	(0.00) 84.35
168. Ceiling fan - Detach & reset									
1.00	EA	193.24	0.00	38.64	231.88	0/NA	Avg.	0%	(0.00) 231.88
169. Recessed light fixture - Detach & reset entire unit									
2.00	EA	113.77	0.00	45.50	273.04	0/NA	Avg.	0%	(0.00) 273.04
170. R&R Batt insulation - 6" - R19 - paper / foil faced									
402.12	SF	1.06	18.58	88.98	533.81	0/150 yrs	Avg.	0%	(0.00) 533.81
171. R&R Siding - beveled - pine or equal (clapboard)									
402.12	SF	6.20	81.61	514.96	3,089.72	0/100 yrs	Avg.	0%	(0.00) 3,089.72
172. R&R Trim board - 1" x 4" - installed (pine)									
85.31	LF	3.05	9.29	53.90	323.39	0/150 yrs	Avg.	0%	(0.00) 323.39
Used as crown at ceiling									
173. R&R Trim board - 1" x 4" - installed (pine)									
35.33	LF	3.05	3.85	22.34	133.94	0/150 yrs	Avg.	0%	(0.00) 133.94
174. R&R Trim board - 1" x 8" - installed (pine)									
17.67	LF	4.81	3.96	17.80	106.75	0/150 yrs	Avg.	0%	(0.00) 106.75
The above two items are for the beam trim at peak of ceiling									
175. R&R Trim board - 1" x 4" - installed (pine)									
56.00	LF	3.05	6.10	35.38	212.28	0/150 yrs	Avg.	0%	(0.00) 212.28
Used as trim at slanted windows on exterior wall									
176. R&R Batt insulation - 4" - R11 - paper / foil faced									
336.44	SF	0.77	10.27	53.88	323.21	0/150 yrs	Avg.	0%	(0.00) 323.21



The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412

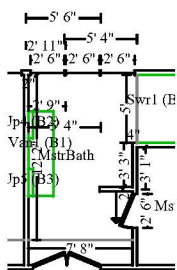
CONTINUED - MstrBedroom

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
177. R&R 1/2" drywall - hung, taped, ready for texture									
336.44 SF	2.50	11.94	170.60	1,023.64	0/150 yrs	Avg.	0%	(0.00)	1,023.64
Includes drywall on exterior walls, front and right of house									
178. Tape joint for new to existing drywall - per LF									
15.67 LF	10.45	0.26	32.82	196.83	0/150 yrs	Avg.	0%	(0.00)	196.83
179. Texture drywall - machine									
336.44 SF	0.57	1.11	38.58	231.46	0/150 yrs	Avg.	0%	(0.00)	231.46
180. R&R Baseboard - 4 1/4"									
39.33 LF	3.46	5.26	28.28	169.63	0/150 yrs	Avg.	0%	(0.00)	169.63
181. Mask and prep for paint - tape only (per LF)									
85.31 LF	0.46	0.28	7.90	47.42	0/15 yrs	Avg.	0%	(0.00)	47.42
182. Mask fireplace per square foot - plastic and tape - 4 mil*									
50.00 SF	0.19	0.21	1.94	11.65	0/15 yrs	Avg.	0%	(0.00)	11.65
183. Seal the surface area w/latex based stain blocker - one coat									
336.44 SF	0.48	1.94	32.68	196.11	0/15 yrs	Avg.	0%	(0.00)	196.11
184. Paint the walls - two coats									
647.27 SF	0.76	10.68	100.52	603.13	0/15 yrs	Avg.	0%	(0.00)	603.13
*excludes drywall/mud repairs due to settlement									
185. Seal & paint baseboard - two coats									
39.33 LF	1.15	0.32	9.10	54.65	0/15 yrs	Avg.	0%	(0.00)	54.65
186. Paint baseboard - one coat									
28.34 LF	0.74	0.19	4.24	25.40	0/15 yrs	Avg.	0%	(0.00)	25.40
187. Paint door opening - 1 coat (per side)*									
1.00 EA	16.47	0.24	3.34	20.05	0/15 yrs	Avg.	0%	(0.00)	20.05
188. Remove Carpet									
362.78 SF	0.20	0.00	14.52	87.08	0/10 yrs	Avg.	NA	(0.00)	87.08
189. R&R Carpet pad									
362.78 SF	0.63	14.37	48.60	291.52	0/10 yrs	Avg.	0%	(0.00)	291.52
190. Carpet - High grade									
481.00 SF	4.70	168.25	485.80	2,914.75	0/10 yrs	Avg.	0%	(0.00)	2,914.75
191. Drywall Installer / Finisher - per hour									
4.00 HR	109.19	0.00	87.36	524.12	0/150 yrs	Avg.	0%	(0.00)	524.12
Settlement repairs									
Totals: MstrBedroom		348.71	1,951.72	11,709.81				0.00	11,709.81



The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412

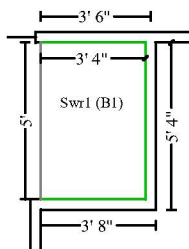


MstrBath

Height: Sloped

296.98 SF Walls	97.31 SF Ceiling
394.29 SF Walls & Ceiling	82.63 SF Floor
9.18 SY Flooring	26.25 LF Floor Perimeter
45.99 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into MSTRCL
Window	2' 6" X 5'	Opens into Exterior
Window	2' 6" X 5'	Opens into Exterior
Window	2' 6" X 5'	Opens into Exterior



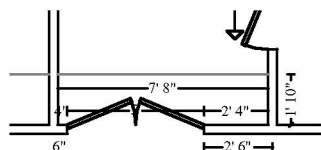
Subroom: Mba2 (2)

Height: 8' 2"

Missing Wall

5' X 8' 2"

Opens into MSTRBATH



Subroom: MstrBath1 (1)

Height: 8' 8"

64.89 SF Walls	14.06 SF Ceiling
78.94 SF Walls & Ceiling	14.06 SF Floor
1.56 SY Flooring	6.33 LF Floor Perimeter
11.33 LF Ceil. Perimeter	

Door	5' X 6' 8"	Opens into MSTRBEDROOM
Missing Wall	7' 8" X 8' 8"	Opens into MSTRBATH

	QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
192. Window blind - horizontal or vertical - Detach & reset	3.00 EA	23.43	0.00	14.06	84.35	0/NA	Avg.	0%	(0.00)	84.35
193. R&R Batt insulation - 6" - R19 - paper / foil faced	45.00 SF	1.06	2.08	9.98	59.76	0/150 yrs	Avg.	0%	(0.00)	59.76
194. R&R 5/8" drywall - hung, taped, ready for texture	32.00 SF	2.60	1.27	16.90	101.37	0/150 yrs	Avg.	0%	(0.00)	101.37
replace drywall section on ceiling due to water damage										
195. Tape joint for new to existing drywall - per LF	24.00 LF	10.45	0.40	50.24	301.44	0/150 yrs	Avg.	0%	(0.00)	301.44

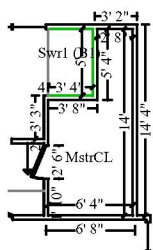


The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412

CONTINUED - MstrBath

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
196. Texture drywall - machine									
45.00 SF	0.57	0.15	5.18	30.98	0/150 yrs	Avg.	0%	(0.00)	30.98
197. R&R 1/2" drywall - hung, taped, ready for texture									
32.00 SF	2.50	1.14	16.22	97.36	0/150 yrs	Avg.	0%	(0.00)	97.36
198. Tape joint for new to existing drywall - per LF									
24.00 LF	10.45	0.40	50.24	301.44	0/150 yrs	Avg.	0%	(0.00)	301.44
199. Texture drywall - machine									
45.00 SF	0.57	0.15	5.18	30.98	0/150 yrs	Avg.	0%	(0.00)	30.98
200. Mask and prep for paint - tape only (per LF)									
57.32 LF	0.46	0.19	5.32	31.88	0/15 yrs	Avg.	0%	(0.00)	31.88
201. Floor protection - plastic and tape - 10 mil									
96.57 SF	0.25	0.88	5.00	30.02	0/15 yrs	Avg.	0%	(0.00)	30.02
202. Seal the surface area w/latex based stain blocker - one coat									
90.00 SF	0.48	0.52	8.74	52.46	0/15 yrs	Avg.	0%	(0.00)	52.46
203. Mask cabinets per square foot - plastic and tape - 4 mil*									
100.00 SF	0.19	0.41	3.88	23.29	0/15 yrs	Avg.	0%	(0.00)	23.29
204. Paint the walls and ceiling - two coats									
473.23 SF	0.76	7.81	73.50	440.96	0/15 yrs	Avg.	0%	(0.00)	440.96
*excludes drywall/mud repairs due to settlement									
205. Drywall Installer / Finisher - per hour									
2.00 HR	109.19	0.00	43.68	262.06	0/150 yrs	Avg.	0%	(0.00)	262.06
Settlement repairs									
Totals: MstrBath		15.40	308.12	1,848.35				0.00	1,848.35



MstrCL

Height: 8' 8"

352.44 SF Walls	69.11 SF Ceiling
421.56 SF Walls & Ceiling	69.11 SF Floor
7.68 SY Flooring	40.67 LF Floor Perimeter
40.67 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

Opens into MSTRBATH

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

no roof leak related damages



The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412

CONTINUED - MstrCL

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
206. Drywall Installer / Finisher - per hour									
4.00	HR	109.19	0.00	87.36	524.12	0/150 yrs	Avg.	0%	(0.00) 524.12
Settlement repairs									
207. Mask and prep for paint - tape only (per LF)									
40.67	LF	0.46	0.13	3.76	22.60	0/15 yrs	Avg.	0%	(0.00) 22.60
208. Floor protection - plastic and tape - 10 mil									
69.11	SF	0.25	0.63	3.58	21.49	0/15 yrs	Avg.	0%	(0.00) 21.49
209. Spot seal w/oil based/hybrid stain blocker									
4.00	EA	20.06	0.74	16.18	97.16	0/15 yrs	Avg.	0%	(0.00) 97.16
210. Paint the walls and ceiling - two coats									
421.56	SF	0.76	6.96	65.48	392.83	0/15 yrs	Avg.	0%	(0.00) 392.83
Totals: MstrCL		8.46	176.36	1,058.20				0.00	1,058.20
Total: Main Level		967.07	7,231.38	43,448.99				0.00	43,448.99
Line Item Totals: PAXTON_		1,472.11	10,862.28	65,233.67				0.00	65,233.67
WARREN_CO1									

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

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

Grand Total Areas:

6,041.03 SF Walls	2,136.09 SF Ceiling	8,177.12 SF Walls and Ceiling
2,007.52 SF Floor	223.06 SY Flooring	660.67 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	807.97 LF Ceil. Perimeter
2,007.52 Floor Area	2,327.61 Total Area	6,116.72 Interior Wall Area
2,650.63 Exterior Wall Area	220.67 Exterior Perimeter of Walls	
3,043.64 Surface Area	30.44 Number of Squares	282.41 Total Perimeter Length
93.87 Total Ridge Length	53.25 Total Hip Length	



The Steam Team

9901 Burnet Ln.
Austin, TX 78758
512-451-8326
Tax ID 74-2521412

Coverage	Item Total	%	ACV Total	%
Dwelling	48,392.32	74.18%	48,392.32	74.18%
Contents	0.00	0.00%	0.00	0.00%
Other Structures	0.00	0.00%	0.00	0.00%
Loss of Use	0.00	0.00%	0.00	0.00%
Customer	16,841.35	25.82%	16,841.35	25.82%
Total	65,233.67	100.00%	65,233.67	100.00%



The Steam Team

9901 Burnet Ln.
Austin, TX 78758
512-451-8326
Tax ID 74-2521412

Summary for Dwelling

Line Item Total	39,044.58
Material Sales Tax	929.38
Cleaning Mtl Tax	299.25
<hr/>	
Subtotal	40,273.21
Overhead	4,027.59
Profit	4,027.59
Cleaning Sales Tax	63.93
<hr/>	
Replacement Cost Value	\$48,392.32
Less Deductible	(3,620.00)
<hr/>	
Net Claim	\$44,772.32
<hr/> <hr/>	

Zachary Newell



The Steam Team

9901 Burnet Ln.
Austin, TX 78758
512-451-8326
Tax ID 74-2521412

Summary for Customer

Line Item Total	13,854.70
Material Sales Tax	179.55
Subtotal	14,034.25
Overhead	1,403.55
Profit	1,403.55
Replacement Cost Value	\$16,841.35
Net Claim	\$16,841.35

Zachary Newell



The Steam Team

9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412

Recap by Category

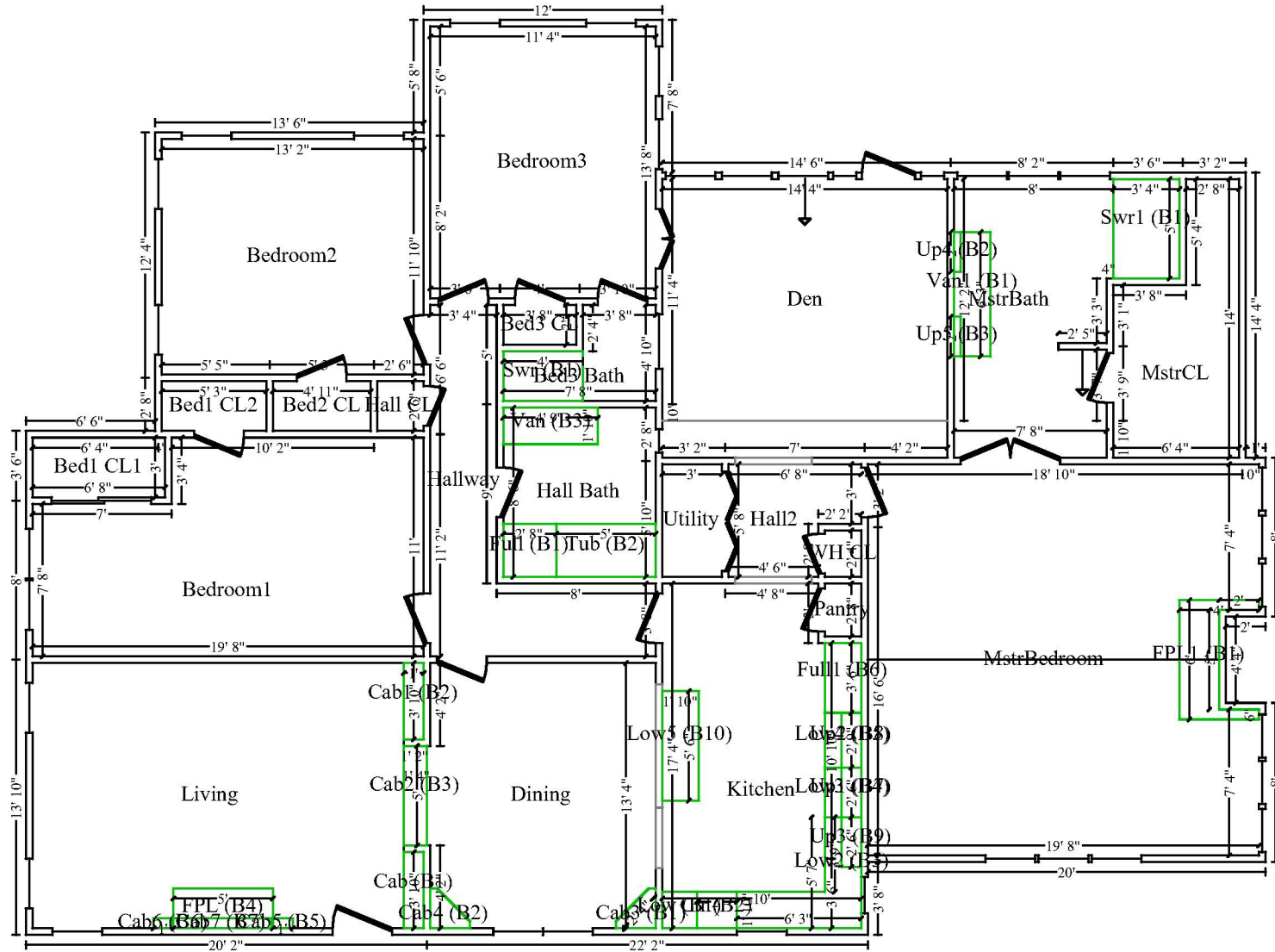
O&P Items			Total	%
CONT: CLEAN - GENERAL ITEMS			343.50	0.53%
Coverage: Dwelling	@	100.00% =	343.50	
CLEANING			302.21	0.46%
Coverage: Dwelling	@	100.00% =	302.21	
GENERAL DEMOLITION			193.94	0.30%
Coverage: Dwelling	@	100.00% =	193.94	
DRYWALL			9,974.04	15.29%
Coverage: Dwelling	@	33.22% =	3,313.45	
Coverage: Customer	@	66.78% =	6,660.59	
FLOOR COVERING - CARPET			2,561.81	3.93%
Coverage: Dwelling	@	100.00% =	2,561.81	
FINISH CARPENTRY / TRIMWORK			1,449.65	2.22%
Coverage: Dwelling	@	100.00% =	1,449.65	
FIREPLACES			616.69	0.95%
Coverage: Dwelling	@	100.00% =	616.69	
HEAT, VENT & AIR CONDITIONING			37.23	0.06%
Coverage: Dwelling	@	100.00% =	37.23	
INSULATION			1,321.93	2.03%
Coverage: Dwelling	@	100.00% =	1,321.93	
LIGHT FIXTURES			1,016.93	1.56%
Coverage: Dwelling	@	100.00% =	1,016.93	
PANELING & WOOD WALL FINISHES			122.34	0.19%
Coverage: Customer	@	100.00% =	122.34	
PAINTING			9,404.60	14.42%
Coverage: Dwelling	@	43.93% =	4,131.11	
Coverage: Customer	@	56.07% =	5,273.49	
ROOFING			13,060.23	20.02%
Coverage: Dwelling	@	100.00% =	13,060.23	
SIDING			6,122.96	9.39%
Coverage: Dwelling	@	70.63% =	4,324.68	
Coverage: Customer	@	29.37% =	1,798.28	
SOFFIT, FASCIA, & GUTTER			1,118.30	1.71%
Coverage: Dwelling	@	100.00% =	1,118.30	
WINDOW TREATMENT			257.73	0.40%
Coverage: Dwelling	@	100.00% =	257.73	
WATER EXTRACTION & REMEDIATION			4,995.19	7.66%
Coverage: Dwelling	@	100.00% =	4,995.19	
O&P Items Subtotal			52,899.28	81.09%
Material Sales Tax			1,108.93	1.70%
Coverage: Dwelling	@	83.81% =	929.38	
Coverage: Customer	@	16.19% =	179.55	



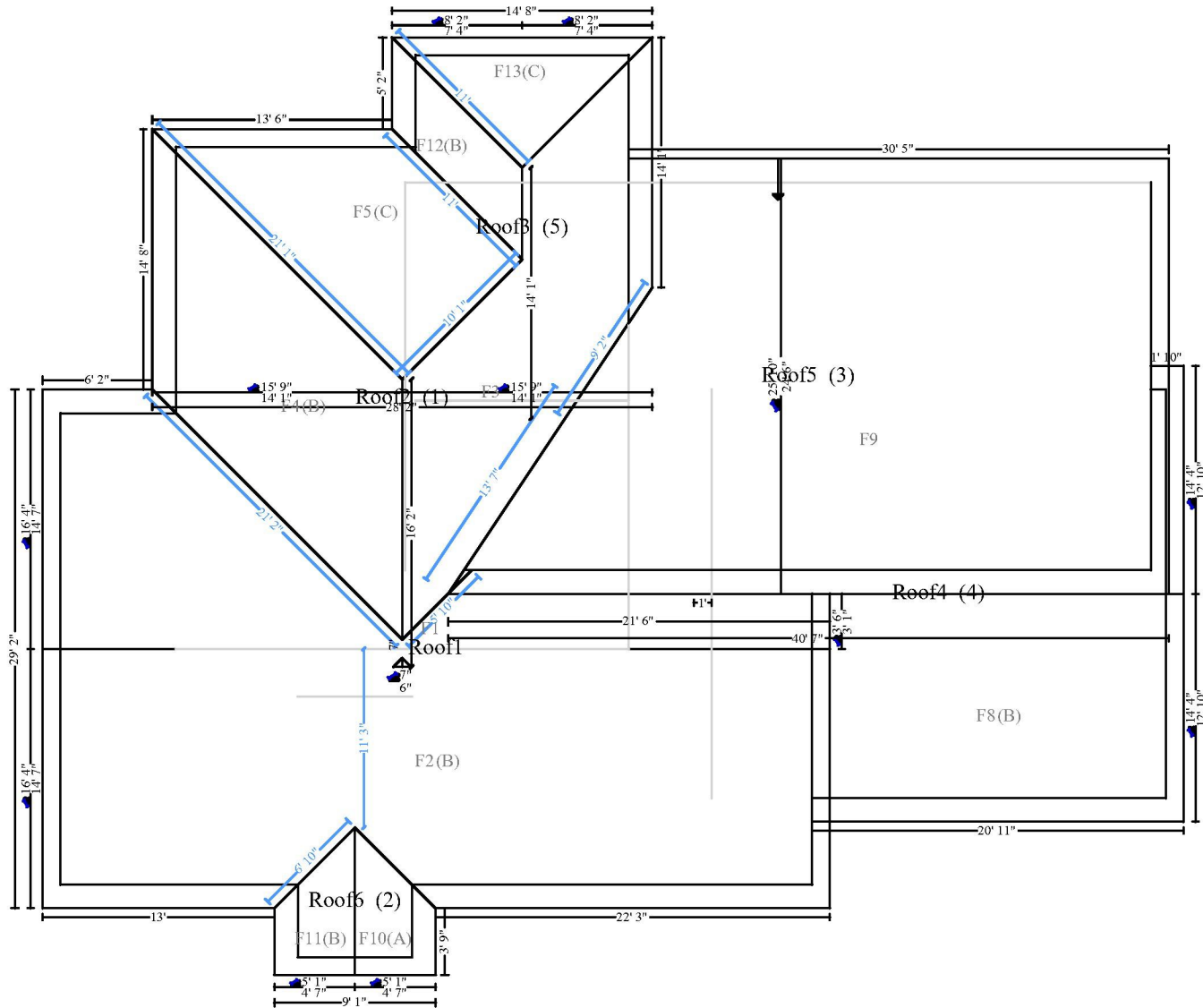
The Steam Team

9901 Burnet Ln.
Austin, TX 78758
512-451-8326
Tax ID 74-2521412

Cleaning Mtl Tax			299.25	0.46%
Coverage: Dwelling	@	100.00% =	299.25	
Overhead			5,431.14	8.33%
Coverage: Dwelling	@	74.16% =	4,027.59	
Coverage: Customer	@	25.84% =	1,403.55	
Profit			5,431.14	8.33%
Coverage: Dwelling	@	74.16% =	4,027.59	
Coverage: Customer	@	25.84% =	1,403.55	
Cleaning Sales Tax			63.93	0.10%
Coverage: Dwelling	@	100.00% =	63.93	
Total			65,233.67	100.00%



Main Level



Level 2

