



The Steam Team

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

Insured: PAXTON, WARREN
Property: [REDACTED]
Home: [REDACTED]
MCKINNEY, TX 75071

Business: (469) 742-0100
Cell: [REDACTED]
Other: [REDACTED]
E-mail: [REDACTED]

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
Insurance Company: USAA Casualty Insurance Company

Date Contacted: 4/7/2020 12:08 PM
Date of Loss: 1/15/2020 Date Received: 4/7/2020
Date Inspected: 4/8/2020 10:00 AM Date Entered: 4/7/2020 12:08 PM
Date Est. Completed: 5/29/2020 10:30 AM

Price List: TXAU8X_APR20
Restoration/Service/Remodel
Estimate: PAXTON__WARREN-1



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CONTINUED - Roofl

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
16. 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
For sided chimney at right									
17. R&R Flue cap									
2.00	EA	117.77	14.31	49.96	299.81	0/18 yrs	Avg.	0%	(0.00) 299.81
18. Digital satellite system - Detach & reset									
1.00	EA	27.06	0.00	5.42	32.48	0/NA	Avg.	0%	(0.00) 32.48
19. 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
20. 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									
21. 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
22. 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
23. Gutter - Detach & reset*									
164.17	LF	4.58	0.00	150.38	902.28	0/NA	Avg.	0%	(0.00) 902.28
24. 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									
25. 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									
Totals: Roofl		433.73	3,363.20	20,178.71				0.00	20,178.71
Total: Level 2		433.73	3,363.20	20,178.71				0.00	20,178.71

Main Level

Main Level

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
THE FOLLOWING LINE ITEMS ARE FOR MATERIALS PURCHASED AND DELIVERED TO HOME									
includes 5 sheets 5/8" drywall, 12 sheets 1/2" drywall, 4 boxes 20min mud, 2 boxes joint compound, 2 rolls painter plastic, 2 rolls painter paper									
26. Material Only 5/8" drywall - hung, taped, ready for texture									
160.00	SF	0.45	5.94	15.58	93.52	0/150 yrs	Avg.	0%	(0.00) 93.52

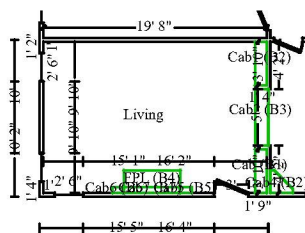


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CONTINUED - Main Level

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
27. Material Only 1/2" drywall - hung, taped, ready for texture									
384.00 SF	0.39	12.36	32.44	194.56	0/150 yrs	Avg.	0%	(0.00)	194.56
28. Material Only Mask the surface area per square foot - plastic and tape - 4 mil									
3,600.00 SF	0.05	14.85	38.98	233.83	0/15 yrs	Avg.	0%	(0.00)	233.83
29. Material Only Floor protection - heavy paper and tape									
800.00 SF	0.04	2.64	6.92	41.56	0/15 yrs	Avg.	0%	(0.00)	41.56
NO INTERIOR REPAIRS MADE ; ALL REMAINING LINE ITEMS HAVE BEEN REMOVED									
Total: Main Level		35.79	93.92	563.47				0.00	563.47



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	

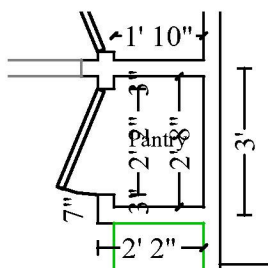
Missing Wall - Goes to Floor	5' X 6' 8"	Opens into DINING
Window	2' 6" X 5'	Opens into Exterior
Window	2' 6" X 5'	Opens into Exterior
Door	3' X 6' 8"	Opens into Exterior
Window	2' 6" X 5'	Opens into Exterior

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									
*Excludes any manipulation or packing/storage of contents - will need separate estimate									
Totals: Living		0.00	0.00	0.00				0.00	0.00



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Pantry

Height: 8' 2"

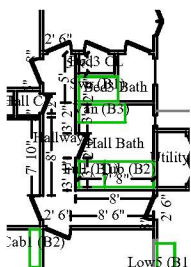
73.50 SF Walls	4.89 SF Ceiling
78.39 SF Walls & Ceiling	4.89 SF Floor
0.54 SY Flooring	9.00 LF Floor Perimeter
9.00 LF Ceil. Perimeter	

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**
- Door**
- Door**
- Door**
- Door**
- Door**
- Door**

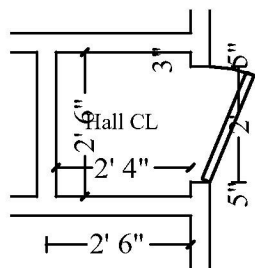
- 2' 6" X 6' 8"**
 - 2' X 6' 8"**
 - 2' 6" X 6' 8"**
 - 2' 6" X 6' 8"**
 - 2' 6" X 6' 8"**
 - 2' 6" X 6' 8"**
 - 2' 6" X 6' 8"**
- Opens into BEDROOM2**
Opens into HALL_CL
Opens into BEDROOM1
Opens into DINING
Opens into KITCHEN
Opens into HALL_BATH
Opens into BEDROOM3

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



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Hall cL

Height: 8' 2"

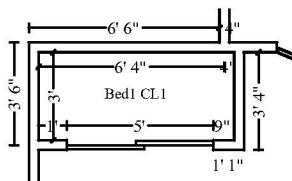
78.94 SF Walls	5.83 SF Ceiling
84.78 SF Walls & Ceiling	5.83 SF Floor
0.65 SY Flooring	9.67 LF Floor Perimeter
9.67 LF Ceil. Perimeter	

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



Bed1 CL1

Height: 8' 2"

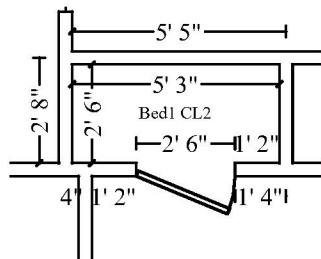
124.56 SF Walls	20.00 SF Ceiling
144.56 SF Walls & Ceiling	20.00 SF Floor
2.22 SY Flooring	14.33 LF Floor Perimeter
19.33 LF Ceil. Perimeter	

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									
Totals: Bed1 CL1		0.00	0.00	0.00				0.00	0.00



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									
Totals: Bed1 CL2		0.00	0.00	0.00				0.00	0.00

PAXTON__WARREN-1

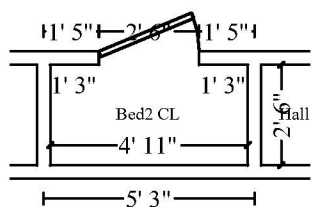
7/7/2020

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Bed2 CL

Height: 8' 2"

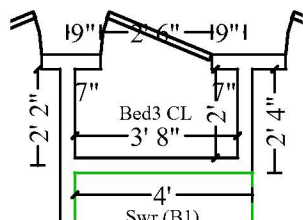
121.14 SF Walls	12.29 SF Ceiling
133.43 SF Walls & Ceiling	12.29 SF Floor
1.37 SY Flooring	14.83 LF Floor Perimeter
14.83 LF Ceil. Perimeter	

Door **2' 6" X 6' 8"** **Opens into BEDROOM2**

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

Totals: Bed2 CL		0.00	0.00	0.00				0.00	0.00
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Bed3 CL

Height: 8' 2"

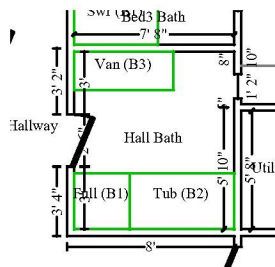
92.56 SF Walls	7.33 SF Ceiling
99.89 SF Walls & Ceiling	7.33 SF Floor
0.81 SY Flooring	11.33 LF Floor Perimeter
11.33 LF Ceil. Perimeter	

Door **2' 6" X 6' 8"** **Opens into BEDROOM3**

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

Totals: Bed3 CL		0.00	0.00	0.00				0.00	0.00
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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
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no roof leak related damages

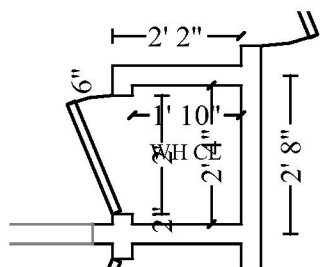


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CONTINUED - Hall Bath

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Hall Bath		0.00	0.00	0.00				0.00	0.00



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	

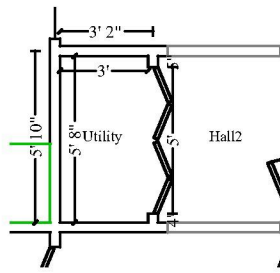
Door

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
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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

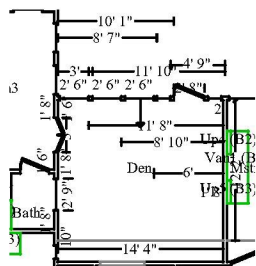
QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
no roof leak related damages									

Totals: Utility		0.00	0.00	0.00				0.00	0.00
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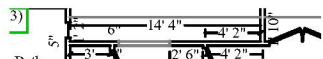


Den **Height: Sloped**

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

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									
Totals: Den		0.00	0.00	0.00				0.00	0.00
Total: Main Level		35.79	93.92	563.47				0.00	563.47
Line Item Totals: PAXTON		469.52	3,457.12	20,742.18				0.00	20,742.18
WARREN-1									

[%] - 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:

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	



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Summary for Dwelling

Line Item Total	16,815.54
Material Sales Tax	469.52
Subtotal	17,285.06
Overhead	1,728.56
Profit	1,728.56
Replacement Cost Value	\$20,742.18
Less Deductible	(3,620.00)
Net Claim	\$17,122.18

Zachary Newell

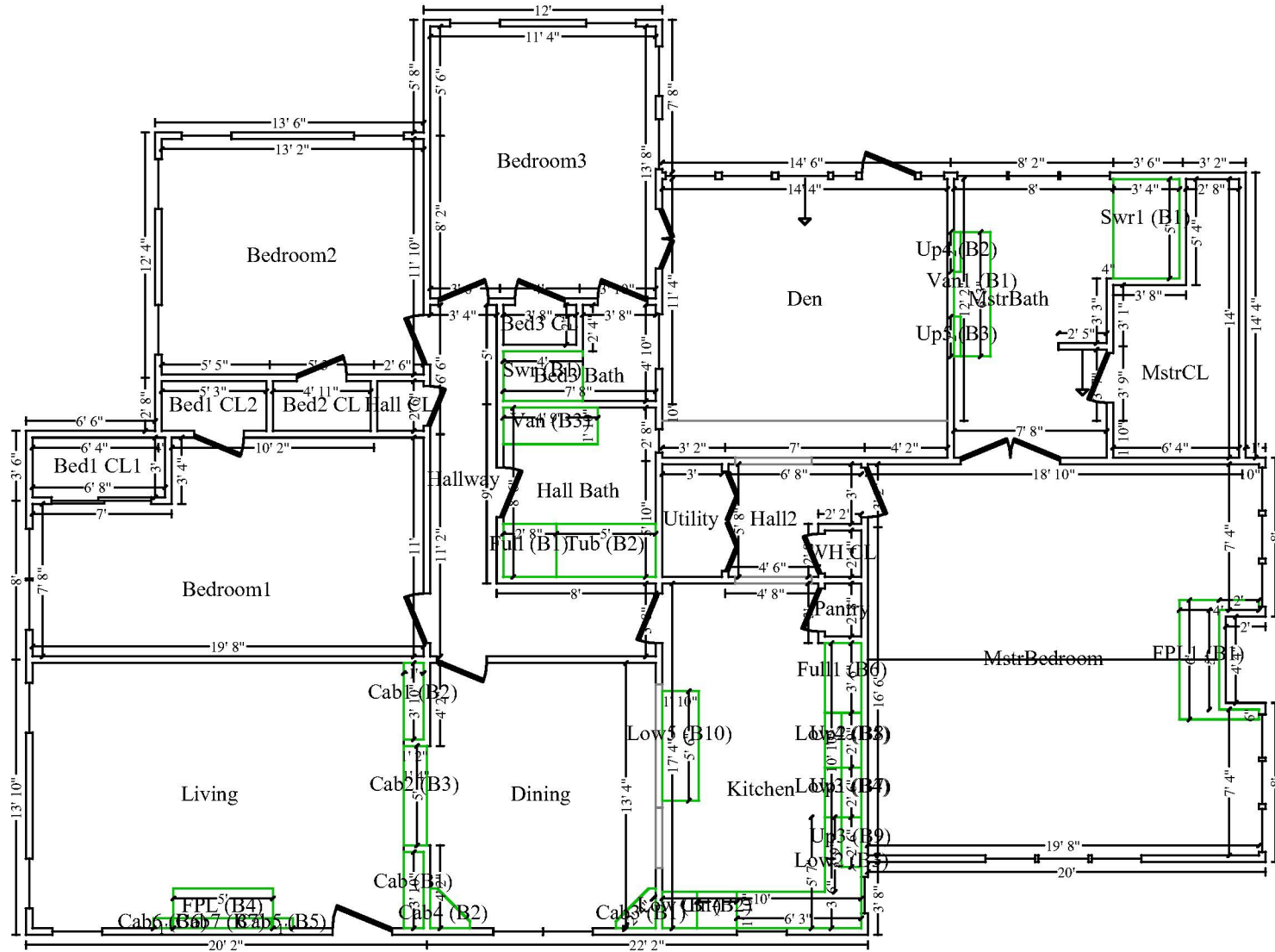


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Recap by Category

O&P Items	Total	%
DRYWALL	221.76	1.07%
FIREPLACES	616.69	2.97%
PAINTING	822.84	3.97%
ROOFING	14,035.95	67.67%
SOFFIT, FASCIA, & GUTTER	1,118.30	5.39%
O&P Items Subtotal	16,815.54	81.07%
Material Sales Tax	469.52	2.26%
Overhead	1,728.56	8.33%
Profit	1,728.56	8.33%
Total	20,742.18	100.00%



Main Level

