

From: USAA Claims<49ljqb7gl84k@claims.usaa.com>

Sent: Friday, June 05, 2020 04:17 PM

To: ken@kenpaxtonlaw.com

Subject: Claim Message from USAA

Dear Mr. Paxton,

This correspondence is regarding the following USAA claim:

USAA policyholder: Warren K Paxton
Claim number: [REDACTED]

Per our phone conversation today, I am attaching a copy of the approved original estimate for your review.

You may reply to this message. If you need to provide documentation, you can attach documents to your email. We can't guarantee the security of any medical, financial or other personally identifiable information sent by email.

Email Delivery Criteria

To ensure delivery of your email, please make sure it meets the following criteria:

- The size of the message can't exceed 30 MB.
- These attachments are supported: .bmp, .jpe, .jpeg, .jpg, .pdf, .doc, .docx, .xls and .xlsx.
- Individual attachments must not exceed 7 MB.
- Include no more than 10 attachments.
- Attachments can't be password-protected.

Sincerely,



Wendy O'Neil
CAT Claims Operations
USAA Casualty Insurance Company

[01243:005:54]

**The Steam Team
 9901 Burnet Ln.
 Austin, TX 78758
 512-451-8326
 Tax ID 74-2521412
 4/13/2020**

Insured: PAXTON, WARREN
 Property: [REDACTED]
 Austin, TX 78703
 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

Member Number: 003604465

Policy Number: 003604465/91E

L/R Number: 045

Type of Loss: WTR-ROF

Cause of Loss: Other

Coverage	Deductible	Policy Limit
Dwelling	\$3,620.00	\$362,000.00
Contents	\$0.00	\$271,500.00
Other Structures	\$0.00	\$36,200.00
Loss of Use	\$0.00	\$72,400.00

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: 4/13/2020 6:24 PM

Price List: TXAU8X_APR20
 Restoration/Service/Remodel

Summary for Dwelling

Line Item Total	38,701.08
Material Sales Tax	929.38
Cleaning Mtl Tax	299.25
Subtotal	39,929.71
Overhead	3,993.24
Profit	3,993.24
Cleaning Sales Tax	29.92
Replacement Cost Value	\$47,946.11
Less Deductible	(3,620.00)
Net Claim	\$44,326.11

Zachary Newell

Please contact our adjuster if you believe a supplement to this estimate is needed. Before we will consider a supplement to this estimate, we must have the opportunity to re-inspect the damages prior to the supplemental work being done.

The Steam Team

PAXTON, WARREN

4/13/2020

Page: 3

Insured: PAXTON, WARREN
Property: [REDACTED]
Austin, TX 78703
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

Member Number: 003604465

Policy Number: 003604465/91E

L/R Number: 045

Type of Loss: WTR-ROF

Cause of Loss: Other

Coverage	Deductible	Policy Limit
Dwelling	\$3,620.00	\$362,000.00
Contents	\$0.00	\$271,500.00
Other Structures	\$0.00	\$36,200.00
Loss of Use	\$0.00	\$72,400.00

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: 4/13/2020 6:24 PM

Price List: TXAU8X_APR20
Restoration/Service/Remodel

Summary for Contents

Line Item Total	343.50
Overhead	34.35
Profit	34.35
Cleaning Sales Tax	34.01
Replacement Cost Value	\$446.21
Net Claim	\$446.21

Zachary Newell

Please contact our adjuster if you believe a supplement to this estimate is needed. Before we will consider a supplement to this estimate, we must have the opportunity to re-inspect the damages prior to the supplemental work being done.

Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (8.25%)	Cleaning Mtl Tax (8.25%)	Cleaning Sales Tax (8.25%)	Manuf. Home Tax (5%)	Storage Rental Tax (8.25%)	Total Tax (8.25%)
Line Items								
	4,027.59	4,027.59	929.38	299.25	63.93	0.00	0.00	0.00
Total	4,027.59	4,027.59	929.38	299.25	63.93	0.00	0.00	0.00

CONTINUED - Roof1

Description	Quantity	Unit Price	RCV	Depreciation	ACV
17. Digital satellite system - Detach & reset					
1	1.00 EA	27.06	27.06	(0.00)	27.06
18. Digital weather vane system - Detach & reset					
1	1.00 EA	27.06	27.06	(0.00)	27.06
19. Prime & paint roof vent					
10	10.00 EA	27.29	272.90	(0.00)	272.90
Includes all pipe jacks and rain caps					
20. Seal & paint drip edge - two coats					
P	282.41 LF	1.10	310.65	(0.00)	310.65
21. Prime & paint chimney chase cover					
1	1.00 EA	27.29	27.29	(0.00)	27.29
22. Gutter - Detach & reset					
EAVE	164.17 LF	4.58	751.90	(0.00)	751.90
23. Downspout - Detach & reset					
8*10	80.00 LF	4.58	366.40	(0.00)	366.40
Includes all gutters and downspouts					
Totals: Roof1			15,406.06	0.00	15,406.06
Total: Level 2			15,406.06	0.00	15,406.06

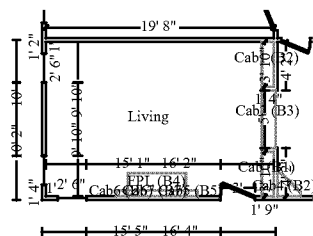
Main Level

Main Level

Description	Quantity	Unit Price	RCV	Depreciation	ACV
24. Final cleaning - construction - Residential					
1511.04	1,511.04 SF	0.20	302.21	(0.00)	302.21
25. Tandem axle dump trailer - per load - including dump fees					
1	1.00 EA	193.94	193.94	(0.00)	193.94
The following items are for personal protective gear due to COVID-19					
26. Peel & seal zipper					
3	3.00 EA	11.21	33.63	(0.00)	33.63
27. Containment Barrier/Airlock/Decon. Chamber					
200	200.00 SF	0.63	126.00	(0.00)	126.00
Includes masking off door openings, open areas, and vents to non-work areas					
28. Add for personal protective equipment - Heavy duty					
2*4*10	80.00 EA	22.20	1,776.00	(0.00)	1,776.00
29. Add for personal protective equipment - Heavy duty					
2*4*10	80.00 EA	22.20	1,776.00	(0.00)	1,776.00

CONTINUED - Main Level

Description	Quantity	Unit Price	RCV	Depreciation	ACV
Includes disposable masks, gloves, eye protection and overalls for each worker with two changes per day two changes X four guys X seven days					
30. Plastic bag - used for disposal of contaminated items	10	10.00 EA	2.89	28.90	(0.00) 28.90
For disposal of personal protective gear at end of each day					
31. Negative air fan/Air scrubber (24 hr period) - No monit.	10	10.00 DA	74.08	740.80	(0.00) 740.80
Air scrubber per day of work					
32. Equipment decontamination charge - HVY, per piece of equip	1	1.00 EA	41.66	41.66	(0.00) 41.66
Sanitize air scrubber at end of project					
33. Contents Cleaning Technician - per hour	10	10.00 HR	34.35	343.50	(0.00) 343.50
34. HEPA Vacuuming - hourly charge	10	10.00 HR	47.22	472.20	(0.00) 472.20
Includes wiping down and vacuuming the work area					
Total: Main Level			5,834.84	0.00	5,834.84



Living

Height: 8' 2"

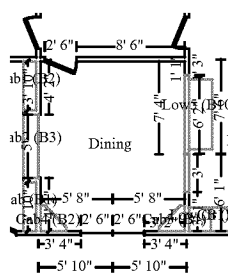
417.50 SF Walls	248.89 SF Ceiling
666.39 SF Walls & Ceiling	243.72 SF Floor
27.08 SY Flooring	47.00 LF Floor Perimeter
51.67 LF Ceil. Perimeter	

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

Description	Quantity	Unit Price	RCV	Depreciation	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					
35. Window blind - horizontal or vertical - Detach & reset	3	3.00 EA	23.43	70.29	(0.00) 70.29

CONTINUED - Living

Description	Quantity	Unit Price	RCV	Depreciation	ACV
36. Recessed light fixture - Detach & reset entire unit					
4	4.00 EA	113.77	455.08	(0.00)	455.08
37. Heat/AC register - Mechanically attached - Detach & reset					
2	2.00 EA	12.41	24.82	(0.00)	24.82
38. R&R Siding - board on board - pine or equal					
C	248.89 SF	4.63	1,152.36	(0.00)	1,152.36
replace wood ceiling due to water damage					
39. R&R Trim board - 1" x 2" - installed (pine)					
PC	51.67 LF	2.32	119.88	(0.00)	119.88
40. Finish Carpenter - per hour					
PC/12	4.31 HR	61.17	263.64	(0.00)	263.64
Labor to cut trim piece for board on board pattern					
41. R&R Batt insulation - 6" - R19 - paper / foil faced					
C	248.89 SF	1.06	263.83	(0.00)	263.83
42. Mask and prep for paint - tape only (per LF)					
PC	51.67 LF	0.46	23.77	(0.00)	23.77
43. Floor protection - plastic and tape - 10 mil					
F	243.72 SF	0.25	60.93	(0.00)	60.93
44. Mask cabinets per square foot - plastic and tape - 4 mil					
100	100.00 SF	0.19	19.00	(0.00)	19.00
45. Seal & paint wood siding					
C	248.89 SF	1.10	273.78	(0.00)	273.78
46. Paint the walls - two coats					
W	417.50 SF	0.76	317.30	(0.00)	317.30
for damages while replacing ceiling					
*excludes drywall/mud repairs due to settlement					
Totals: Living			3,044.68	0.00	3,044.68



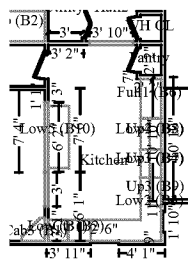
Dining

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

Description	Quantity	Unit Price	RCV	Depreciation	ACV	
47. Window blind - horizontal or vertical - Detach & reset	2	2.00 EA	23.43	46.86	(0.00)	46.86
48. Chandelier - Detach & reset	1	1.00 EA	141.07	141.07	(0.00)	141.07
49. Heat/AC register - Mechanically attached - Detach & reset	1	1.00 EA	12.41	12.41	(0.00)	12.41
50. R&R Siding - board on board - pine or equal	C	146.69 SF	4.63	679.17	(0.00)	679.17
replace wood ceiling due to water damage						
51. R&R Trim board - 1" x 2" - installed (pine)	PC	41.33 LF	2.32	95.88	(0.00)	95.88
52. Finish Carpenter - per hour	PC/12	3.44 HR	61.17	210.42	(0.00)	210.42
Labor to cut trim piece for board on board pattern						
53. R&R Batt insulation - 6" - R19 - paper / foil faced	C	146.69 SF	1.06	155.49	(0.00)	155.49
54. Mask and prep for paint - tape only (per LF)	PC	41.33 LF	0.46	19.01	(0.00)	19.01
55. Floor protection - plastic and tape - 10 mil	F	146.69 SF	0.25	36.67	(0.00)	36.67
56. Mask cabinets per square foot - plastic and tape - 4 mil	50	50.00 SF	0.19	9.50	(0.00)	9.50
57. Seal & paint wood siding	C	146.69 SF	1.10	161.36	(0.00)	161.36
58. Paint the walls - two coats	W	369.57 SF	0.76	280.87	(0.00)	280.87
for damages while replacing ceiling						
*excludes drywall/mud repairs due to settlement						
Totals: Dining			1,848.71	0.00		1,848.71



Kitchen

Height: 8' 2"

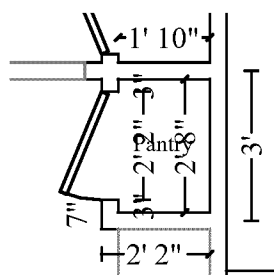
315.34 SF Walls	166.83 SF Ceiling
482.17 SF Walls & Ceiling	125.58 SF Floor
13.95 SY Flooring	23.17 LF Floor Perimeter
54.67 LF Ceil. Perimeter	

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

Description	Quantity	Unit Price	RCV	Depreciation	ACV
59. R&R Batt insulation - 6" - R19 - paper / foil faced					
5*5	25.00 SF	1.06	26.50	(0.00)	26.50
60. R&R 5/8" drywall - hung, taped, ready for texture					
4*4	16.00 SF	2.60	41.60	(0.00)	41.60
replace drywall section on ceiling due to water damage					
61. Tape joint for new to existing drywall - per LF					
16	16.00 LF	10.45	167.20	(0.00)	167.20
62. Texture drywall - machine					
5*5	25.00 SF	0.57	14.25	(0.00)	14.25
63. Mask and prep for paint - tape only (per LF)					
PC	54.67 LF	0.46	25.15	(0.00)	25.15
64. Floor protection - plastic and tape - 10 mil					
F	125.58 SF	0.25	31.40	(0.00)	31.40
65. Mask cabinets per square foot - plastic and tape - 4 mil					
300	300.00 SF	0.19	57.00	(0.00)	57.00
66. Seal the surface area w/latex based stain blocker - one coat					
5*5	25.00 SF	0.48	12.00	(0.00)	12.00
67. Paint the ceiling - two coats					
C	166.83 SF	0.76	126.79	(0.00)	126.79

*excludes drywall/mud repairs due to settlement

Totals: Kitchen			501.89	0.00	501.89
------------------------	--	--	---------------	-------------	---------------

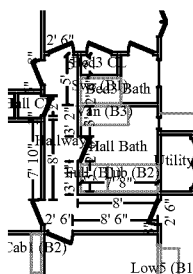


Pantry **Height: 8' 2"**

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**

Description	Quantity	Unit Price	RCV	Depreciation	ACV
no roof leak related damages					
Totals: Pantry			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**

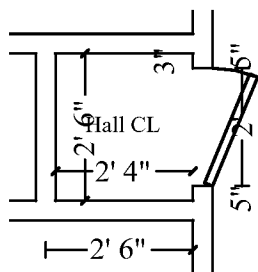
Door **2' 6" X 6' 8"** **Opens into DINING**

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**

Description	Quantity	Unit Price	RCV	Depreciation	ACV
no roof leak related damages					
Totals: Hallway			0.00	0.00	0.00

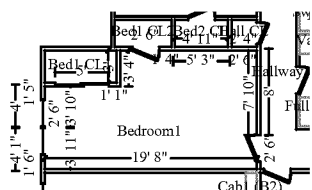


Hall cL **Height: 8' 2"**

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**

Description	Quantity	Unit Price	RCV	Depreciation	ACV
no roof leak related damages					
Totals: Hall cL			0.00	0.00	0.00



Bedroom1 **Height: 8' 2"**

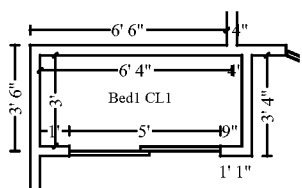
467.56 SF Walls	193.00 SF Ceiling
660.56 SF Walls & Ceiling	193.00 SF Floor
21.44 SY Flooring	56.33 LF Floor Perimeter
61.33 LF Ceil. Perimeter	

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**

Description	Quantity	Unit Price	RCV	Depreciation	ACV	
68. R&R Batt insulation - 6" - R19 - paper / foil faced	9*5	45.00 SF	1.06	47.70	(0.00)	47.70
69. R&R 5/8" drywall - hung, taped, ready for texture	8*4	32.00 SF	2.60	83.20	(0.00)	83.20
replace drywall section on ceiling due to water damage						
70. Tape joint for new to existing drywall - per LF	24	24.00 LF	10.45	250.80	(0.00)	250.80
71. Texture drywall - machine	9*5	45.00 SF	0.57	25.65	(0.00)	25.65
72. Mask and prep for paint - tape only (per LF)	PC	61.33 LF	0.46	28.21	(0.00)	28.21
73. Floor protection - plastic and tape - 10 mil	F	193.00 SF	0.25	48.25	(0.00)	48.25

CONTINUED - Bedroom1

Description	Quantity	Unit Price	RCV	Depreciation	ACV	
74. Seal the surface area w/latex based stain blocker - one coat	45	45.00 SF	0.48	21.60	(0.00)	21.60
75. Paint the ceiling - two coats	C	193.00 SF	0.76	146.68	(0.00)	146.68
*excludes drywall/mud repairs due to settlement						
Totals: Bedroom1			652.09	0.00	652.09	



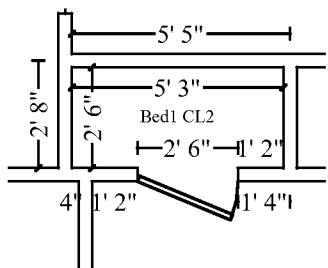
Bed1 CL1

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

Description	Quantity	Unit Price	RCV	Depreciation	ACV
no roof leak related damages					
Totals: Bed1 CL1			0.00	0.00	0.00



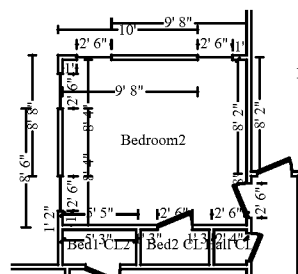
Bed1 CL2

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

Description	Quantity	Unit Price	RCV	Depreciation	ACV
no roof leak related damages					
Totals: Bed1 CL2			0.00	0.00	0.00



Bedroom2

Height: 8' 2"

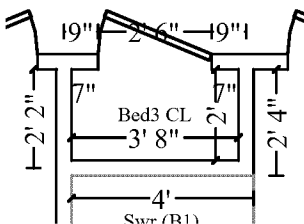
408.33 SF Walls	155.81 SF Ceiling
564.14 SF Walls & Ceiling	155.81 SF Floor
17.31 SY Flooring	50.00 LF Floor Perimeter
50.00 LF Ceil. Perimeter	

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

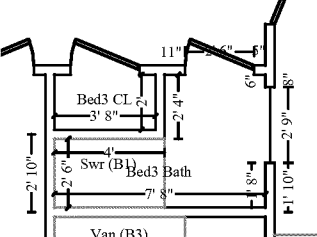
Description	Quantity	Unit Price	RCV	Depreciation	ACV	
76. R&R Batt insulation - 6" - R19 - paper / foil faced	9*5	45.00 SF	1.06	47.70	(0.00)	47.70
77. R&R 5/8" drywall - hung, taped, ready for texture	4*8	32.00 SF	2.60	83.20	(0.00)	83.20
replace drywall section on ceiling due to water damage						
78. Tape joint for new to existing drywall - per LF	24	24.00 LF	10.45	250.80	(0.00)	250.80
79. Texture drywall - machine	9*5	45.00 SF	0.57	25.65	(0.00)	25.65
80. Mask and prep for paint - tape only (per LF)	PC	50.00 LF	0.46	23.00	(0.00)	23.00
81. Floor protection - plastic and tape - 10 mil	F	155.81 SF	0.25	38.95	(0.00)	38.95
82. Seal the surface area w/latex based stain blocker - one coat	45	45.00 SF	0.48	21.60	(0.00)	21.60
83. Paint the ceiling - two coats	C	155.81 SF	0.76	118.42	(0.00)	118.42
*excludes drywall/mud repairs due to settlement						
Totals: Bedroom2			609.32	0.00		609.32

CONTINUED - Bedroom3

Description	Quantity	Unit Price	RCV	Depreciation	ACV
89. Floor protection - plastic and tape - 10 mil F	154.89 SF	0.25	38.72	(0.00)	38.72
90. Seal the surface area w/latex based stain blocker - one coat 45	45.00 SF	0.48	21.60	(0.00)	21.60
91. Paint the ceiling - two coats C	154.89 SF	0.76	117.72	(0.00)	117.72
*excludes drywall/mud repairs due to settlement					
Totals: Bedroom3			608.39	0.00	608.39

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

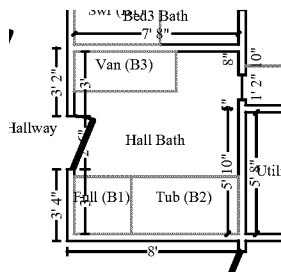
Description	Quantity	Unit Price	RCV	Depreciation	ACV
no roof leak related damages					
Totals: Bed3 CL			0.00	0.00	0.00

Bed3 Bath		Height: 8' 2"
	118.42 SF Walls 136.14 SF Walls & Ceiling 1.97 SY Flooring 14.50 LF Ceil. Perimeter	17.72 SF Ceiling 17.72 SF Floor 14.50 LF Floor Perimeter
Door	2' 6" X 6' 8"	Opens into BEDROOM3
Window	2' 9" X 1'	Opens into DEN

Description	Quantity	Unit Price	RCV	Depreciation	ACV
-------------	----------	------------	-----	--------------	-----

CONTINUED - Bed3 Bath

Description	Quantity	Unit Price	RCV	Depreciation	ACV
no roof leak related damages					
Totals: Bed3 Bath			0.00	0.00	0.00

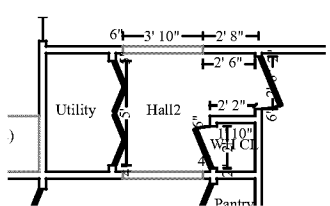


Hall Bath **Height: 8' 2"**

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

Description	Quantity	Unit Price	RCV	Depreciation	ACV
no roof leak related damages					
Totals: Hall Bath			0.00	0.00	0.00

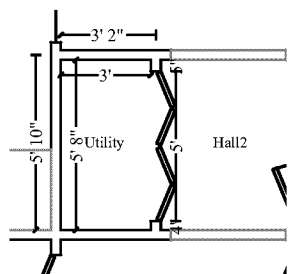


Hall2 **Height: 8' 8"**

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

Description	Quantity	Unit Price	RCV	Depreciation	ACV
92. R&R 1/2" drywall - hung, taped, ready for texture					
	2*2	4.00 SF	2.50	10.00	(0.00)
			10.00		10.00

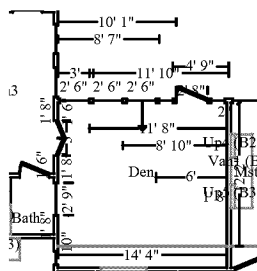


Utility **Height: 8' 8"**

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**

Description	Quantity	Unit Price	RCV	Depreciation	ACV
no roof leak related damages					
Totals: Utility			0.00	0.00	0.00

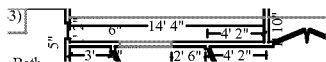


Den **Height: Sloped**

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"**



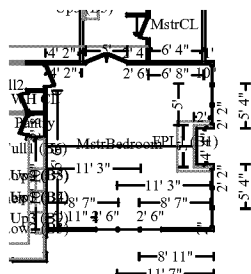
167.39 SF Walls	26.28 SF Ceiling
193.67 SF Walls & Ceiling	26.28 SF Floor
2.92 SY Flooring	18.00 LF Floor Perimeter
32.33 LF Ceil. Perimeter	

- 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**

Description	Quantity	Unit Price	RCV	Depreciation	ACV
-------------	----------	------------	-----	--------------	-----

CONTINUED - Den

Description	Quantity	Unit Price	RCV	Depreciation	ACV
no roof leak related damages					
Totals: Den			0.00	0.00	0.00



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

Description	Quantity	Unit Price	RCV	Depreciation	ACV	
99. Window blind - horizontal or vertical - Detach & reset	3	3.00 EA	23.43	70.29	(0.00)	70.29
100. Ceiling fan - Detach & reset	1	1.00 EA	193.24	193.24	(0.00)	193.24
101. Recessed light fixture - Detach & reset entire unit	2	2.00 EA	113.77	227.54	(0.00)	227.54
102. R&R Batt insulation - 6" - R19 - paper / foil faced	C	402.12 SF	1.06	426.25	(0.00)	426.25
103. R&R Siding - beveled - pine or equal (clapboard)	C	402.12 SF	6.20	2,493.15	(0.00)	2,493.15
104. R&R Trim board - 1" x 4" - installed (pine)	PC	85.31 LF	3.05	260.20	(0.00)	260.20
Used as crown at ceiling						

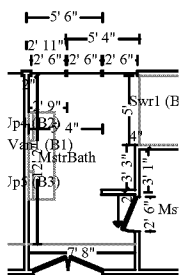
The Steam Team

CONTINUED - MstrBedroom

Description	Quantity	Unit Price	RCV	Depreciation	ACV
105. R&R Trim board - 1" x 4" - installed (pine) 17'8*2	35.33 LF	3.05	107.75	(0.00)	107.75
106. R&R Trim board - 1" x 8" - installed (pine) 17'8	17.67 LF	4.81	84.99	(0.00)	84.99
The above two items are for the beam trim at peak of ceiling					
107. R&R Trim board - 1" x 4" - installed (pine) 28*2	56.00 LF	3.05	170.80	(0.00)	170.80
Used as trim at slanted windows on exterior wall					
108. R&R Batt insulation - 4" - R11 - paper / foil faced 336.44	336.44 SF	0.77	259.06	(0.00)	259.06
109. R&R 1/2" drywall - hung, taped, ready for texture WS202. SF+WS176. SF+WS368. SF+WS370. SF+WS372. SF+WS374.SF	336.44 SF	2.50	841.10	(0.00)	841.10
Includes drywall on exterior walls, front and right of house					
110. Tape joint for new to existing drywall - per LF 7'10+7'10	15.67 LF	10.45	163.75	(0.00)	163.75
111. Texture drywall - machine 336.44	336.44 SF	0.57	191.77	(0.00)	191.77
112. R&R Baseboard - 4 1/4" 19'8+19'8	39.33 LF	3.46	136.09	(0.00)	136.09
113. Mask and prep for paint - tape only (per LF) PC	85.31 LF	0.46	39.24	(0.00)	39.24
114. Mask fireplace per square foot - plastic and tape - 4 mil 50	50.00 SF	0.19	9.50	(0.00)	9.50
115. Seal the surface area w/latex based stain blocker - one coat 336.44	336.44 SF	0.48	161.49	(0.00)	161.49
116. Paint the walls - two coats W	647.27 SF	0.76	491.93	(0.00)	491.93
*excludes drywall/mud repairs due to settlement					
117. Seal & paint baseboard - two coats 39.33	39.33 LF	1.15	45.23	(0.00)	45.23
118. Paint baseboard - one coat PF-39.33	28.34 LF	0.74	20.97	(0.00)	20.97
119. Paint door opening - 1 coat (per side) 1	1.00 EA	16.47	16.47	(0.00)	16.47
120. Remove Carpet F	362.78 SF	0.20	72.56	(0.00)	72.56
121. R&R Carpet pad F	362.78 SF	0.63	228.55	(0.00)	228.55

CONTINUED - MstrBedroom

Description	Quantity	Unit Price	RCV	Depreciation	ACV
122. Carpet - High grade FLR_RPL	481.00 SF	4.70	2,260.70	(0.00)	2,260.70
Totals: MstrBedroom			8,972.62	0.00	8,972.62

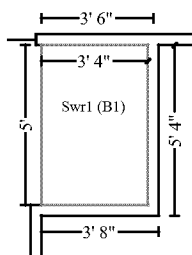


MstrBath

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	

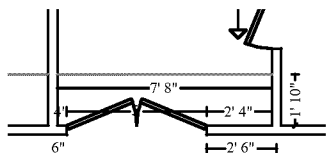
Door	2' 6" X 6' 8"	Opens into MSTRCL
Window	2' 6" X 5'	Opens into Exterior
Window	2' 6" X 5'	Opens into Exterior
Window	2' 6" X 5'	Opens into Exterior



Subroom: Mba2 (2)

Height: 8' 2"

Missing Wall	5' X 8' 2"	Opens into MSTRBATH
--------------	------------	---------------------



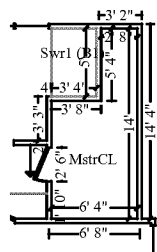
Subroom: MstrBath1 (1)

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

Description	Quantity	Unit Price	RCV	Depreciation	ACV	
123. Window blind - horizontal or vertical - Detach & reset	3	3.00 EA	23.43	70.29	(0.00)	70.29
124. R&R Batt insulation - 6" - R19 - paper / foil faced	9*5	45.00 SF	1.06	47.70	(0.00)	47.70
125. R&R 5/8" drywall - hung, taped, ready for texture	4*8	32.00 SF	2.60	83.20	(0.00)	83.20
replace drywall section on ceiling due to water damage						
126. Tape joint for new to existing drywall - per LF	24	24.00 LF	10.45	250.80	(0.00)	250.80
127. Texture drywall - machine	9*5	45.00 SF	0.57	25.65	(0.00)	25.65
128. R&R 1/2" drywall - hung, taped, ready for texture	4*8	32.00 SF	2.50	80.00	(0.00)	80.00
129. Tape joint for new to existing drywall - per LF	24	24.00 LF	10.45	250.80	(0.00)	250.80
130. Texture drywall - machine	9*5	45.00 SF	0.57	25.65	(0.00)	25.65
131. Mask and prep for paint - tape only (per LF)	PC	57.32 LF	0.46	26.37	(0.00)	26.37
132. Floor protection - plastic and tape - 10 mil	F	96.57 SF	0.25	24.14	(0.00)	24.14
133. Seal the surface area w/latex based stain blocker - one coat	45+45	90.00 SF	0.48	43.20	(0.00)	43.20
134. Mask cabinets per square foot - plastic and tape - 4 mil	100	100.00 SF	0.19	19.00	(0.00)	19.00
135. Paint the walls and ceiling - two coats	WC	473.23 SF	0.76	359.65	(0.00)	359.65
*excludes drywall/mud repairs due to settlement						
Totals: MstrBath			1,306.45	0.00	1,306.45	



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**

Description	Quantity	Unit Price	RCV	Depreciation	ACV
no roof leak related damages					

CONTINUED - MstrCL

Description	Quantity	Unit Price	RCV	Depreciation	ACV
Totals: MstrCL			0.00	0.00	0.00
Total: Main Level			23,638.52	0.00	23,638.52
Line Item Totals: PAXTON__WARREN			39,044.58	0.00	39,044.58

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	

Coverage	Item Total	%	ACV Total	%
Dwelling	38,701.08	99.12%	47,946.11	99.08%
Contents	343.50	0.88%	446.21	0.92%
Other Structures	0.00	0.00%	0.00	0.00%
Loss of Use	0.00	0.00%	0.00	0.00%
Total	39,044.58	100.00%	48,392.32	100.00%

Recap by Room

Estimate: PAXTON__WARREN

Area: Level 2

Roof1		15,406.06	39.46%
Coverage: Dwelling	100.00% =	15,406.06	

Area Subtotal: Level 2		15,406.06	39.46%
Coverage: Dwelling	100.00% =	15,406.06	

Area: Main Level

Coverage: Dwelling	94.11% =	5,491.34	
Coverage: Contents	5.89% =	343.50	

Living		3,044.68	7.80%
---------------	--	-----------------	--------------

Coverage: Dwelling	100.00% =	3,044.68	
--------------------	-----------	----------	--

Dining		1,848.71	4.73%
---------------	--	-----------------	--------------

Coverage: Dwelling	100.00% =	1,848.71	
--------------------	-----------	----------	--

Kitchen		501.89	1.29%
----------------	--	---------------	--------------

Coverage: Dwelling	100.00% =	501.89	
--------------------	-----------	--------	--

Bedroom1		652.09	1.67%
-----------------	--	---------------	--------------

Coverage: Dwelling	100.00% =	652.09	
--------------------	-----------	--------	--

Bedroom2		609.32	1.56%
-----------------	--	---------------	--------------

Coverage: Dwelling	100.00% =	609.32	
--------------------	-----------	--------	--

Bedroom3		608.39	1.56%
-----------------	--	---------------	--------------

Coverage: Dwelling	100.00% =	608.39	
--------------------	-----------	--------	--

Hall2		259.53	0.66%
--------------	--	---------------	--------------

Coverage: Dwelling	100.00% =	259.53	
--------------------	-----------	--------	--

MstrBedroom		8,972.62	22.98%
--------------------	--	-----------------	---------------

Coverage: Dwelling	100.00% =	8,972.62	
--------------------	-----------	----------	--

MstrBath		1,306.45	3.35%
-----------------	--	-----------------	--------------

Coverage: Dwelling	100.00% =	1,306.45	
--------------------	-----------	----------	--

Area Subtotal: Main Level		23,638.52	60.54%
----------------------------------	--	------------------	---------------

Coverage: Dwelling	98.55% =	23,295.02	
--------------------	----------	-----------	--

Coverage: Contents	1.45% =	343.50	
--------------------	---------	--------	--

Subtotal of Areas		39,044.58	100.00%
--------------------------	--	------------------	----------------

Coverage: Dwelling	99.12% =	38,701.08	
--------------------	----------	-----------	--

Coverage: Contents	0.88% =	343.50	
--------------------	---------	--------	--

Total		39,044.58	100.00%
--------------	--	------------------	----------------

Recap by Category

O&P Items			Total	%
CONT: CLEAN - GENERAL ITEMS			343.50	0.71%
Coverage: Contents	@	100.00% =	343.50	
CLEANING			302.21	0.62%
Coverage: Dwelling	@	100.00% =	302.21	
GENERAL DEMOLITION			193.94	0.40%
Coverage: Dwelling	@	100.00% =	193.94	
DRYWALL			3,313.45	6.85%
Coverage: Dwelling	@	100.00% =	3,313.45	
FLOOR COVERING - CARPET			2,561.81	5.29%
Coverage: Dwelling	@	100.00% =	2,561.81	
FINISH CARPENTRY / TRIMWORK			1,449.65	3.00%
Coverage: Dwelling	@	100.00% =	1,449.65	
FIREPLACES			616.69	1.27%
Coverage: Dwelling	@	100.00% =	616.69	
HEAT, VENT & AIR CONDITIONING			37.23	0.08%
Coverage: Dwelling	@	100.00% =	37.23	
INSULATION			1,321.93	2.73%
Coverage: Dwelling	@	100.00% =	1,321.93	
LIGHT FIXTURES			1,016.93	2.10%
Coverage: Dwelling	@	100.00% =	1,016.93	
PAINTING			4,131.11	8.54%
Coverage: Dwelling	@	100.00% =	4,131.11	
ROOFING			13,060.23	26.99%
Coverage: Dwelling	@	100.00% =	13,060.23	
SIDING			4,324.68	8.94%
Coverage: Dwelling	@	100.00% =	4,324.68	
SOFFIT, FASCIA, & GUTTER			1,118.30	2.31%
Coverage: Dwelling	@	100.00% =	1,118.30	
WINDOW TREATMENT			257.73	0.53%
Coverage: Dwelling	@	100.00% =	257.73	
WATER EXTRACTION & REMEDIATION			4,995.19	10.32%
Coverage: Dwelling	@	100.00% =	4,995.19	
O&P Items Subtotal			39,044.58	80.68%
Material Sales Tax			929.38	1.92%
Coverage: Dwelling	@	100.00% =	929.38	
Cleaning Mtl Tax			299.25	0.62%
Coverage: Dwelling	@	100.00% =	299.25	
Overhead			4,027.59	8.32%
Coverage: Dwelling	@	99.15% =	3,993.24	
Coverage: Contents	@	0.85% =	34.35	
Profit			4,027.59	8.32%
Coverage: Dwelling	@	99.15% =	3,993.24	
Coverage: Contents	@	0.85% =	34.35	
Cleaning Sales Tax			63.93	0.13%
Coverage: Dwelling	@	46.80% =	29.92	

Coverage: Contents	@	53.20% =	34.01	
Total			48,392.32	100.00%