

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

Sent: Friday, May 29, 2020 05:01 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]

I am attaching a copy of the updated estimate that The Steam Team submitted. The estimate went up about \$4,000.00. Please let me know if you want to proceed with the interior repairs with The Steam Team or your own contractor?

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.

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

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- 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
 5/29/2020**

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

Insurance Company: USAA Casualty Insurance Company

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: 5/29/2020 10:30 AM

Price List: TXAU8X_APR20
 Restoration/Service/Remodel

Summary for Dwelling

Line Item Total	41,984.68
Material Sales Tax	989.38
Cleaning Mtl Tax	299.25
Subtotal	43,273.31
Overhead	4,327.60
Profit	4,327.60
Cleaning Sales Tax	29.92
Replacement Cost Value	\$51,958.43
Less Deductible	(3,620.00)
Net Claim	\$48,338.43

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

5/29/2020

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

Insurance Company: USAA Casualty Insurance Company

Table with 3 columns: Coverage, Deductible, Policy Limit. Rows include Dwelling, Contents, Other Structures, Loss of Use.

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: 5/29/2020 10:30 AM
Date Received: 4/7/2020
Date Entered: 4/7/2020 12:08 PM

Price List: TXAU8X_APR20
Restoration/Service/Remodel

Summary for Contents

Table with 2 columns: Description, Amount. Rows include Line Item Total, Overhead, Profit, Cleaning Sales Tax, Replacement Cost Value, Net Claim.

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								
	4,361.95	4,361.95	989.38	299.25	63.93	0.00	0.00	0.00
Total	4,361.95	4,361.95	989.38	299.25	63.93	0.00	0.00	0.00

CONTINUED - Roof1

Description	Quantity	Unit Price	RCV	Depreciation	ACV	
17. R&R Flue cap	2	2.00 EA	117.77	235.54	(0.00)	235.54
18. Digital satellite system - Detach & reset	1	1.00 EA	27.06	27.06	(0.00)	27.06
19. Digital weather vane system - Detach & reset	1	1.00 EA	27.06	27.06	(0.00)	27.06
20. Prime & paint roof vent	10	10.00 EA	27.29	272.90	(0.00)	272.90
Includes all pipe jacks and rain caps						
21. Seal & paint drip edge - two coats	P	282.41 LF	1.10	310.65	(0.00)	310.65
22. Prime & paint chimney chase cover	1	1.00 EA	27.29	27.29	(0.00)	27.29
23. Gutter - Detach & reset	EAVE	164.17 LF	4.58	751.90	(0.00)	751.90
24. Downspout - Detach & reset	8*10	80.00 LF	4.58	366.40	(0.00)	366.40
Includes all gutters and downspouts						
25. R&R Sheathing - plywood - 1/2" CDX	32	32.00 SF	2.42	77.44	(0.00)	77.44
for valley at rear slope						
Totals: Roof1			16,381.78	0.00	16,381.78	
Total: Level 2			16,381.78	0.00	16,381.78	

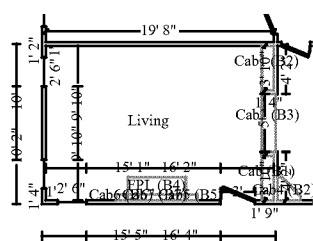
Main Level

Main Level

Description	Quantity	Unit Price	RCV	Depreciation	ACV	
26. Final cleaning - construction - Residential	1511.04	1,511.04 SF	0.20	302.21	(0.00)	302.21
27. 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						
28. Peel & seal zipper	3	3.00 EA	11.21	33.63	(0.00)	33.63
29. 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						

CONTINUED - Main Level

Description	Quantity	Unit Price	RCV	Depreciation	ACV	
30. Add for personal protective equipment - Heavy duty 2*4*10	80.00 EA	22.20	1,776.00	(0.00)	1,776.00	
31. Add for personal protective equipment - Heavy duty 2*4*10	80.00 EA	22.20	1,776.00	(0.00)	1,776.00	
Includes disposable masks, gloves, eye protection and overalls for each worker with two changes per day two changes X four guys X seven days						
32. 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						
33. 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						
34. 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						
35. Contents Cleaning Technician - per hour	10	10.00 HR	34.35	343.50	(0.00)	343.50
36. 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

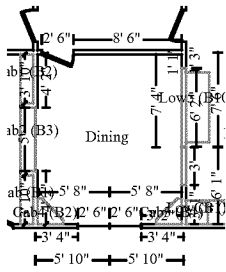
Description	Quantity	Unit Price	RCV	Depreciation	ACV
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*Repairs exclude any work for framing behind walls, ceiling, or roof that cannot be inspected until demo is completed

*Repairs exclude any work related to mold, lead or asbestos

CONTINUED - Living

Description	Quantity	Unit Price	RCV	Depreciation	ACV
*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					
37. Window blind - horizontal or vertical - Detach & reset					
	3	3.00 EA	23.43	70.29	(0.00)
38. Recessed light fixture - Detach & reset entire unit					
	4	4.00 EA	113.77	455.08	(0.00)
39. Heat/AC register - Mechanically attached - Detach & reset					
	2	2.00 EA	12.41	24.82	(0.00)
40. R&R Siding - board on board - pine or equal					
	C	248.89 SF	4.63	1,152.36	(0.00)
replace wood ceiling due to water damage					
41. R&R Trim board - 1" x 2" - installed (pine)					
	PC	51.67 LF	2.32	119.88	(0.00)
42. Finish Carpenter - per hour					
	PC/12	4.31 HR	61.17	263.64	(0.00)
Labor to cut trim piece for board on board pattern					
43. R&R Batt insulation - 6" - R19 - paper / foil faced					
	C	248.89 SF	1.06	263.83	(0.00)
44. Mask and prep for paint - tape only (per LF)					
	PC	51.67 LF	0.46	23.77	(0.00)
45. Floor protection - plastic and tape - 10 mil					
	F	243.72 SF	0.25	60.93	(0.00)
46. Mask cabinets per square foot - plastic and tape - 4 mil					
	100	100.00 SF	0.19	19.00	(0.00)
47. Seal & paint wood siding					
	C	248.89 SF	1.10	273.78	(0.00)
48. Paint the walls - two coats					
	W	417.50 SF	0.76	317.30	(0.00)
for damages while replacing ceiling					
*excludes drywall/mud repairs due to settlement					
Totals: Living			3,044.68	0.00	3,044.68



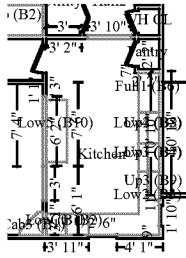
Dining

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
49. Window blind - horizontal or vertical - Detach & reset	2	23.43	46.86	(0.00)	46.86
50. Chandelier - Detach & reset	1	141.07	141.07	(0.00)	141.07
51. Heat/AC register - Mechanically attached - Detach & reset	1	12.41	12.41	(0.00)	12.41
52. R&R Siding - board on board - pine or equal	C	146.69 SF	679.17	(0.00)	679.17
replace wood ceiling due to water damage					
53. R&R Trim board - 1" x 2" - installed (pine)	PC	41.33 LF	95.88	(0.00)	95.88
54. Finish Carpenter - per hour	PC/12	3.44 HR	210.42	(0.00)	210.42
Labor to cut trim piece for board on board pattern					
55. R&R Batt insulation - 6" - R19 - paper / foil faced	C	146.69 SF	155.49	(0.00)	155.49
56. Mask and prep for paint - tape only (per LF)	PC	41.33 LF	19.01	(0.00)	19.01
57. Floor protection - plastic and tape - 10 mil	F	146.69 SF	36.67	(0.00)	36.67
58. Mask cabinets per square foot - plastic and tape - 4 mil	50	50.00 SF	9.50	(0.00)	9.50
59. Seal & paint wood siding	C	146.69 SF	161.36	(0.00)	161.36
60. Paint the walls - two coats	W	369.57 SF	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"

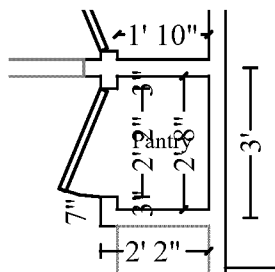
315.34 SF Walls	166.83 SF Ceiling
482.17 SF Walls & Ceiling	125.58 SF Floor
13.95 SY Flooring	23.17 LF Floor Perimeter
54.67 LF Ceil. Perimeter	

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
61. R&R Batt insulation - 6" - R19 - paper / foil faced					
5*5	25.00 SF	1.06	26.50	(0.00)	26.50
62. 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					
63. Tape joint for new to existing drywall - per LF					
16	16.00 LF	10.45	167.20	(0.00)	167.20
64. Texture drywall - machine					
5*5	25.00 SF	0.57	14.25	(0.00)	14.25
65. Mask and prep for paint - tape only (per LF)					
PC	54.67 LF	0.46	25.15	(0.00)	25.15
66. Floor protection - plastic and tape - 10 mil					
F	125.58 SF	0.25	31.40	(0.00)	31.40
67. Mask cabinets per square foot - plastic and tape - 4 mil					
300	300.00 SF	0.19	57.00	(0.00)	57.00
68. Seal the surface area w/latex based stain blocker - one coat					
5*5	25.00 SF	0.48	12.00	(0.00)	12.00
69. 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
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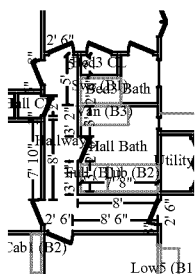


Pantry **Height: 8' 2"**

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**

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



Hallway **Height: 8' 2"**

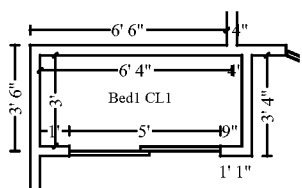
473.67 SF Walls	88.22 SF Ceiling
561.89 SF Walls & Ceiling	88.22 SF Floor
9.80 SY Flooring	58.00 LF Floor Perimeter
58.00 LF Ceil. Perimeter	

- 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

CONTINUED - Bedroom1

Description	Quantity	Unit Price	RCV	Depreciation	ACV	
76. Seal the surface area w/latex based stain blocker - one coat	45	45.00 SF	0.48	21.60	(0.00)	21.60
77. 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	

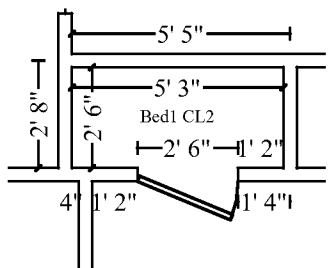


Bed1 CL1 **Height: 8' 2"**

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

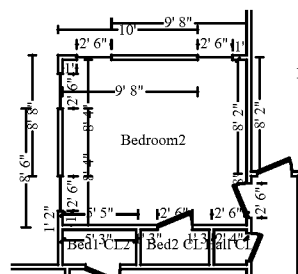


Bed1 CL2 **Height: 8' 2"**

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"

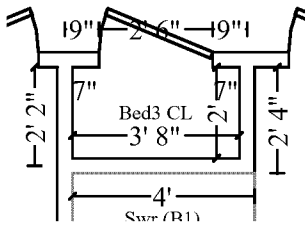
408.33 SF Walls	155.81 SF Ceiling
564.14 SF Walls & Ceiling	155.81 SF Floor
17.31 SY Flooring	50.00 LF Floor Perimeter
50.00 LF Ceil. Perimeter	

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	
78. R&R Batt insulation - 6" - R19 - paper / foil faced	9*5	45.00 SF	1.06	47.70	(0.00)	47.70
79. 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						
80. Tape joint for new to existing drywall - per LF	24	24.00 LF	10.45	250.80	(0.00)	250.80
81. Texture drywall - machine	9*5	45.00 SF	0.57	25.65	(0.00)	25.65
82. Mask and prep for paint - tape only (per LF)	PC	50.00 LF	0.46	23.00	(0.00)	23.00
83. Floor protection - plastic and tape - 10 mil	F	155.81 SF	0.25	38.95	(0.00)	38.95
84. Seal the surface area w/latex based stain blocker - one coat	45	45.00 SF	0.48	21.60	(0.00)	21.60
85. 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
91. Floor protection - plastic and tape - 10 mil F	154.89 SF	0.25	38.72	(0.00)	38.72
92. Seal the surface area w/latex based stain blocker - one coat 45	45.00 SF	0.48	21.60	(0.00)	21.60
93. Paint the ceiling - two coats C	154.89 SF	0.76	117.72	(0.00)	117.72
*excludes drywall/mud repairs due to settlement					
94. Seal the surface area w/latex based stain blocker - one coat 10	10.00 SF	0.48	4.80	(0.00)	4.80
95. Paint the walls - two coats W	408.33 SF	0.76	310.33	(0.00)	310.33
Totals: Bedroom3			923.52	0.00	923.52



Bed3 CL

Height: 8' 2"

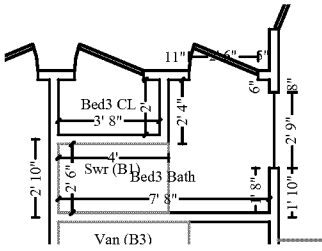
92.56 SF Walls	7.33 SF Ceiling
99.89 SF Walls & Ceiling	7.33 SF Floor
0.81 SY Flooring	11.33 LF Floor Perimeter
11.33 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

Opens into BEDROOM3

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"

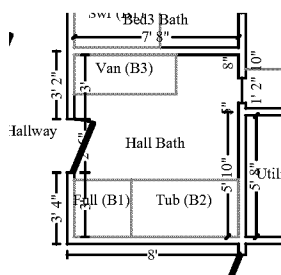
118.42 SF Walls	17.72 SF Ceiling
136.14 SF Walls & Ceiling	17.72 SF Floor
1.97 SY Flooring	14.50 LF Floor Perimeter
14.50 LF Ceil. Perimeter	

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

Description	Quantity	Unit Price	RCV	Depreciation	ACV
96. R&R 5/8" drywall - hung, taped, ready for texture					
2*2	4.00 SF	2.60	10.40	(0.00)	10.40
replace drywall section on ceiling due to water damage					
97. Tape joint for new to existing drywall - per LF					
4	4.00 LF	10.45	41.80	(0.00)	41.80
98. Texture drywall - machine					
8	8.00 SF	0.57	4.56	(0.00)	4.56
99. R&R 1/2" drywall - hung, taped, ready for texture					
2*2	4.00 SF	2.50	10.00	(0.00)	10.00
100. Tape joint for new to existing drywall - per LF					
4	4.00 LF	10.45	41.80	(0.00)	41.80
101. Texture drywall - machine					
9*5	45.00 SF	0.57	25.65	(0.00)	25.65
102. Mask and prep for paint - tape only (per LF)					
PC	14.50 LF	0.46	6.67	(0.00)	6.67
103. Floor protection - plastic and tape - 10 mil					
F	17.72 SF	0.25	4.43	(0.00)	4.43
104. Seal the surface area w/latex based stain blocker - one coat					
8+8	16.00 SF	0.48	7.68	(0.00)	7.68
105. Paint the walls and ceiling - two coats					
WC	136.14 SF	0.76	103.47	(0.00)	103.47

*excludes drywall/mud repairs due to settlement

Totals: Bed3 Bath			256.46	0.00	256.46
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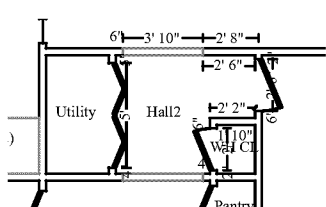


Hall Bath **Height: 8' 2"**

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

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"**

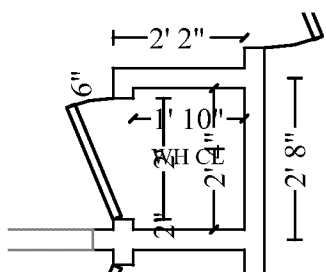
180.44 SF Walls	32.00 SF Ceiling
212.44 SF Walls & Ceiling	32.00 SF Floor
3.56 SY Flooring	19.67 LF Floor Perimeter
24.67 LF Ceil. Perimeter	

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	
106. R&R 1/2" drywall - hung, taped, ready for texture 2*2	4.00 SF	2.50	10.00	(0.00)	10.00	
replace drywall section on ceiling due to water damage						
107. Tape joint for new to existing drywall - per LF	8	8.00 LF	10.45	83.60	(0.00)	83.60
108. Texture drywall - machine	3*3	9.00 SF	0.57	5.13	(0.00)	5.13
109. Mask and prep for paint - tape only (per LF)	PC	24.67 LF	0.46	11.35	(0.00)	11.35
110. Floor protection - plastic and tape - 10 mil	F	32.00 SF	0.25	8.00	(0.00)	8.00
111. Seal the surface area w/latex based stain blocker - one coat	9	9.00 SF	0.48	4.32	(0.00)	4.32

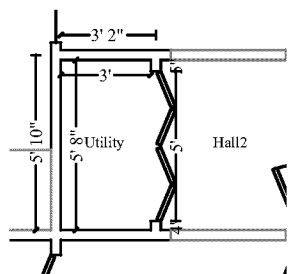
CONTINUED - Hall2

Description	Quantity	Unit Price	RCV	Depreciation	ACV
112. Paint the walls - two coats					
W	180.44 SF	0.76	137.13	(0.00)	137.13
*excludes drywall/mud repairs due to settlement					
Totals: Hall2			259.53	0.00	259.53



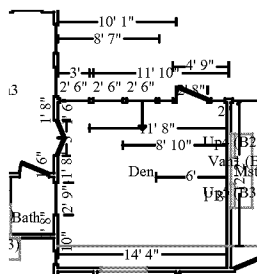
WH CL		Height: 8' 2"			
68.06 SF Walls				4.28 SF Ceiling	
72.33 SF Walls & Ceiling				4.28 SF Floor	
0.48 SY Flooring				8.33 LF Floor Perimeter	
8.33 LF Ceil. Perimeter					
Door	2' X 6' 8"	Opens into HALL2			

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



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



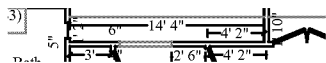
Den **Height: Sloped**

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

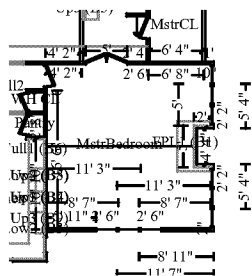
Subroom: Den1 (1) **Height: 9' 2"**

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
no roof leak related damages					
Totals: Den			0.00	0.00	0.00



MstrBedroom

Height: Peaked

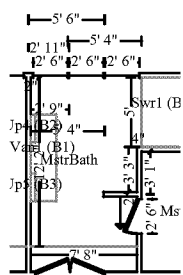
647.27 SF Walls	402.12 SF Ceiling
1049.39 SF Walls & Ceiling	362.78 SF Floor
40.31 SY Flooring	67.67 LF Floor Perimeter
85.31 LF Ceil. Perimeter	

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	
113. Window blind - horizontal or vertical - Detach & reset	3	3.00 EA	23.43	70.29	(0.00)	70.29
114. Ceiling fan - Detach & reset	1	1.00 EA	193.24	193.24	(0.00)	193.24
115. Recessed light fixture - Detach & reset entire unit	2	2.00 EA	113.77	227.54	(0.00)	227.54
116. R&R Batt insulation - 6" - R19 - paper / foil faced	C	402.12 SF	1.06	426.25	(0.00)	426.25
117. R&R Siding - beveled - pine or equal (clapboard)	C	402.12 SF	6.20	2,493.15	(0.00)	2,493.15
118. 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						
119. R&R Trim board - 1" x 4" - installed (pine)	17'8*2	35.33 LF	3.05	107.75	(0.00)	107.75
120. 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						
121. 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						
122. R&R Batt insulation - 4" - R11 - paper / foil faced	336.44	336.44 SF	0.77	259.06	(0.00)	259.06

CONTINUED - MstrBedroom

Description	Quantity	Unit Price	RCV	Depreciation	ACV
123. R&R 1/2" drywall - hung, taped, ready for texture					
WS202.	336.44 SF	2.50	841.10	(0.00)	841.10
SF+WS176.					
SF+WS368.					
SF+WS370.					
SF+WS372.					
SF+WS374.SF					
Includes drywall on exterior walls, front and right of house					
124. Tape joint for new to existing drywall - per LF					
7'10+7'10	15.67 LF	10.45	163.75	(0.00)	163.75
125. Texture drywall - machine					
336.44	336.44 SF	0.57	191.77	(0.00)	191.77
126. R&R Baseboard - 4 1/4"					
19'8+19'8	39.33 LF	3.46	136.09	(0.00)	136.09
127. Mask and prep for paint - tape only (per LF)					
PC	85.31 LF	0.46	39.24	(0.00)	39.24
128. Mask fireplace per square foot - plastic and tape - 4 mil					
50	50.00 SF	0.19	9.50	(0.00)	9.50
129. Seal the surface area w/latex based stain blocker - one coat					
336.44	336.44 SF	0.48	161.49	(0.00)	161.49
130. Paint the walls - two coats					
W	647.27 SF	0.76	491.93	(0.00)	491.93
*excludes drywall/mud repairs due to settlement					
131. Seal & paint baseboard - two coats					
39.33	39.33 LF	1.15	45.23	(0.00)	45.23
132. Paint baseboard - one coat					
PF-39.33	28.34 LF	0.74	20.97	(0.00)	20.97
133. Paint door opening - 1 coat (per side)					
1	1.00 EA	16.47	16.47	(0.00)	16.47
134. Remove Carpet					
F	362.78 SF	0.20	72.56	(0.00)	72.56
135. R&R Carpet pad					
F	362.78 SF	0.63	228.55	(0.00)	228.55
136. 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

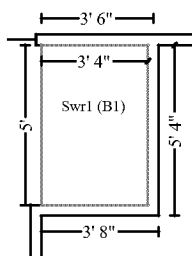


MstrBath

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	

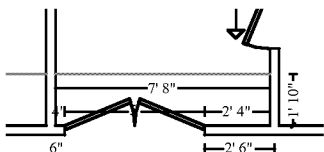
Door	2' 6" X 6' 8"	Opens into MSTRCL
Window	2' 6" X 5'	Opens into Exterior
Window	2' 6" X 5'	Opens into Exterior
Window	2' 6" X 5'	Opens into Exterior



Subroom: Mba2 (2)

Height: 8' 2"

Missing Wall	5' X 8' 2"	Opens into MSTRBATH
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Subroom: MstrBath1 (1)

Height: 8' 8"

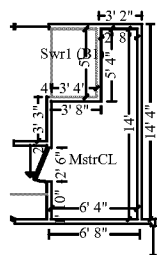
64.89 SF Walls	14.06 SF Ceiling
78.94 SF Walls & Ceiling	14.06 SF Floor
1.56 SY Flooring	6.33 LF Floor Perimeter
11.33 LF Ceil. Perimeter	

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	
137. Window blind - horizontal or vertical - Detach & reset	3	3.00 EA	23.43	70.29	(0.00)	70.29
138. R&R 1/2" drywall - hung, taped, ready for texture	32	32.00 SF	2.50	80.00	(0.00)	80.00
replace drywall section on wall due to water damage						
139. Tape joint for new to existing drywall - per LF	24	24.00 LF	10.45	250.80	(0.00)	250.80
140. Texture drywall - machine	9*5	45.00 SF	0.57	25.65	(0.00)	25.65
141. Mask and prep for paint - tape only (per LF)	PC	57.32 LF	0.46	26.37	(0.00)	26.37

CONTINUED - MstrBath

Description	Quantity	Unit Price	RCV	Depreciation	ACV
142. Floor protection - plastic and tape - 10 mil F	96.57 SF	0.25	24.14	(0.00)	24.14
143. Seal the surface area w/latex based stain blocker - one coat 45	45.00 SF	0.48	21.60	(0.00)	21.60
144. Mask cabinets per square foot - plastic and tape - 4 mil 100	100.00 SF	0.19	19.00	(0.00)	19.00
145. Paint the walls - two coats W	361.87 SF	0.76	275.02	(0.00)	275.02
*excludes drywall/mud repairs due to settlement					
146. R&R Batt insulation - 6" - R19 - paper / foil faced C	111.36 SF	1.06	118.05	(0.00)	118.05
147. R&R Siding - board & batten - pine or equal C	111.36 SF	4.48	498.89	(0.00)	498.89
148. Seal & paint wood siding C	111.36 SF	1.10	122.50	(0.00)	122.50
replace wood ceiling due to water damage					
Totals: MstrBath			1,532.31	0.00	1,532.31



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
149. R&R Batt insulation - 6" - R19 - paper / foil faced C	69.11 SF	1.06	73.25	(0.00)	73.25
150. R&R 5/8" drywall - hung, taped, ready for texture C	69.11 SF	2.60	179.68	(0.00)	179.68
replace drywall on ceiling due to water damage					
151. Tape joint for new to existing drywall - per LF PC	40.67 LF	10.45	425.00	(0.00)	425.00
152. Texture drywall - machine C	69.11 SF	0.57	39.39	(0.00)	39.39

CONTINUED - MstrCL

Description	Quantity	Unit Price	RCV	Depreciation	ACV
153. R&R 1/2" drywall - hung, taped, ready for texture 14'*8'8	121.33 SF	2.50	303.33	(0.00)	303.33
154. R&R Batt insulation - 4" - R11 - paper / foil faced 14'*8'8	121.33 SF	0.77	93.42	(0.00)	93.42
155. Tape joint for new to existing drywall - per LF 8'8*2	17.33 LF	10.45	181.10	(0.00)	181.10
156. Texture drywall - machine 14'*8'8	121.33 SF	0.57	69.16	(0.00)	69.16
157. Mask and prep for paint - tape only (per LF) PC	40.67 LF	0.46	18.71	(0.00)	18.71
158. Floor protection - plastic and tape - 10 mil F	69.11 SF	0.25	17.28	(0.00)	17.28
159. Seal the ceiling w/latex based stain blocker - one coat C	69.11 SF	0.48	33.17	(0.00)	33.17
160. Paint the ceiling - two coats C	69.11 SF	0.76	52.52	(0.00)	52.52
*excludes drywall/mud repairs due to settlement					
161. R&R Light fixture (cover only) - medium size 1	1.00 EA	24.42	24.42	(0.00)	24.42
Totals: MstrCL			1,510.43	0.00	1,510.43
Total: Main Level			25,946.40	0.00	25,946.40
Line Item Totals: PAXTON__WARREN			42,328.18	0.00	42,328.18

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	41,984.68	99.19%	51,958.43	99.15%
Contents	343.50	0.81%	446.21	0.85%
Other Structures	0.00	0.00%	0.00	0.00%
Loss of Use	0.00	0.00%	0.00	0.00%
Total	42,328.18	100.00%	52,404.64	100.00%

Recap by Room

Estimate: PAXTON__WARREN

Area: Level 2

Roof1		16,381.78	38.70%
Coverage: Dwelling	100.00% =	16,381.78	

Area Subtotal: Level 2		16,381.78	38.70%
Coverage: Dwelling	100.00% =	16,381.78	

Area: Main Level

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

Living		3,044.68	7.19%
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Coverage: Dwelling	100.00% =	3,044.68	
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Dining		1,848.71	4.37%
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Coverage: Dwelling	100.00% =	1,848.71	
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Kitchen		501.89	1.19%
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Coverage: Dwelling	100.00% =	501.89	
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Bedroom1		652.09	1.54%
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Coverage: Dwelling	100.00% =	652.09	
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Bedroom2		609.32	1.44%
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Coverage: Dwelling	100.00% =	609.32	
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Bedroom3		923.52	2.18%
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Coverage: Dwelling	100.00% =	923.52	
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Bed3 Bath		256.46	0.61%
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Coverage: Dwelling	100.00% =	256.46	
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Hall2		259.53	0.61%
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Coverage: Dwelling	100.00% =	259.53	
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MstrBedroom		8,972.62	21.20%
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Coverage: Dwelling	100.00% =	8,972.62	
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MstrBath		1,532.31	3.62%
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Coverage: Dwelling	100.00% =	1,532.31	
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MstrCL		1,510.43	3.57%
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Coverage: Dwelling	100.00% =	1,510.43	
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Area Subtotal: Main Level		25,946.40	61.30%
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Coverage: Dwelling	98.68% =	25,602.90	
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Coverage: Contents	1.32% =	343.50	
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Subtotal of Areas		42,328.18	100.00%
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Coverage: Dwelling	99.19% =	41,984.68	
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Coverage: Contents	0.81% =	343.50	
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Total		42,328.18	100.00%
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Recap by Category

O&P Items			Total	%
CONT: CLEAN - GENERAL ITEMS			343.50	0.66%
Coverage: Contents	@	100.00% =	343.50	
CLEANING			302.21	0.58%
Coverage: Dwelling	@	100.00% =	302.21	
GENERAL DEMOLITION			193.94	0.37%
Coverage: Dwelling	@	100.00% =	193.94	
DRYWALL			4,285.67	8.18%
Coverage: Dwelling	@	100.00% =	4,285.67	
FLOOR COVERING - CARPET			2,561.81	4.89%
Coverage: Dwelling	@	100.00% =	2,561.81	
FINISH CARPENTRY / TRIMWORK			1,449.65	2.77%
Coverage: Dwelling	@	100.00% =	1,449.65	
FIREPLACES			616.69	1.18%
Coverage: Dwelling	@	100.00% =	616.69	
HEAT, VENT & AIR CONDITIONING			37.23	0.07%
Coverage: Dwelling	@	100.00% =	37.23	
INSULATION			1,558.95	2.97%
Coverage: Dwelling	@	100.00% =	1,558.95	
LIGHT FIXTURES			1,041.35	1.99%
Coverage: Dwelling	@	100.00% =	1,041.35	
PAINTING			4,706.44	8.98%
Coverage: Dwelling	@	100.00% =	4,706.44	
ROOFING			14,035.95	26.78%
Coverage: Dwelling	@	100.00% =	14,035.95	
SIDING			4,823.57	9.20%
Coverage: Dwelling	@	100.00% =	4,823.57	
SOFFIT, FASCIA, & GUTTER			1,118.30	2.13%
Coverage: Dwelling	@	100.00% =	1,118.30	
WINDOW TREATMENT			257.73	0.49%
Coverage: Dwelling	@	100.00% =	257.73	
WATER EXTRACTION & REMEDIATION			4,995.19	9.53%
Coverage: Dwelling	@	100.00% =	4,995.19	
O&P Items Subtotal			42,328.18	80.77%
Material Sales Tax			989.38	1.89%
Coverage: Dwelling	@	100.00% =	989.38	
Cleaning Mtl Tax			299.25	0.57%
Coverage: Dwelling	@	100.00% =	299.25	
Overhead			4,361.95	8.32%
Coverage: Dwelling	@	99.21% =	4,327.60	
Coverage: Contents	@	0.79% =	34.35	
Profit			4,361.95	8.32%
Coverage: Dwelling	@	99.21% =	4,327.60	
Coverage: Contents	@	0.79% =	34.35	
Cleaning Sales Tax			63.93	0.12%
Coverage: Dwelling	@	46.80% =	29.92	

Coverage: Contents	@	53.20% =	34.01	
Total			52,404.64	100.00%