

Farmers Insurance  
National Document Center  
PO Box 268994  
Oklahoma City, OK 73126-8994

City of Milwaukee Attn: Claims  
200 E Wells St., Room 205  
Milwaukee, WI 53202-3567

OFFICE OF CITY ATTORNEY  
02 NOV '21 PM03:40

CITY OF MILWAUKEE  
2021 OCT 29 PM 2:51  
CITY CLERK'S OFFICE

FILE DE MIFANKEE

051 OCT 59 6M S 21

070 214210 YTD



**FOREMOST**  
INSURANCE GROUP

E North LLC Photos  
for

**Brian Wagner**

Containing

39 Photos

Policy Number: 5003945830

Claim Number: 5012091980-1

Address: 2279 N Summit Ave, Milwaukee, MILWAUKEE, WI,  
53202-1245, United States of America

Created by Dave Peterson

On 6.3.21

At 12:43 PM

**Note:** All times will be displayed in America/Chicago time zone except the time the image was taken, which is displayed according to the time specified on the device.



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Brian Wagner

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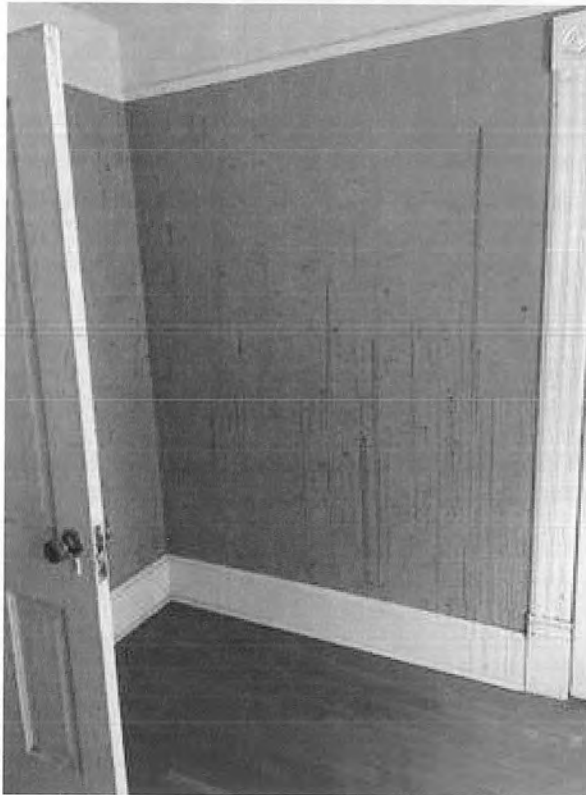
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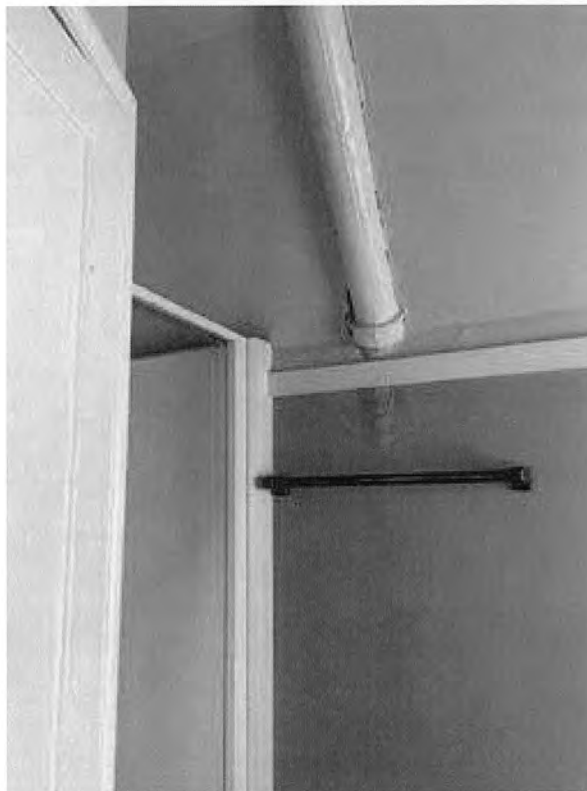
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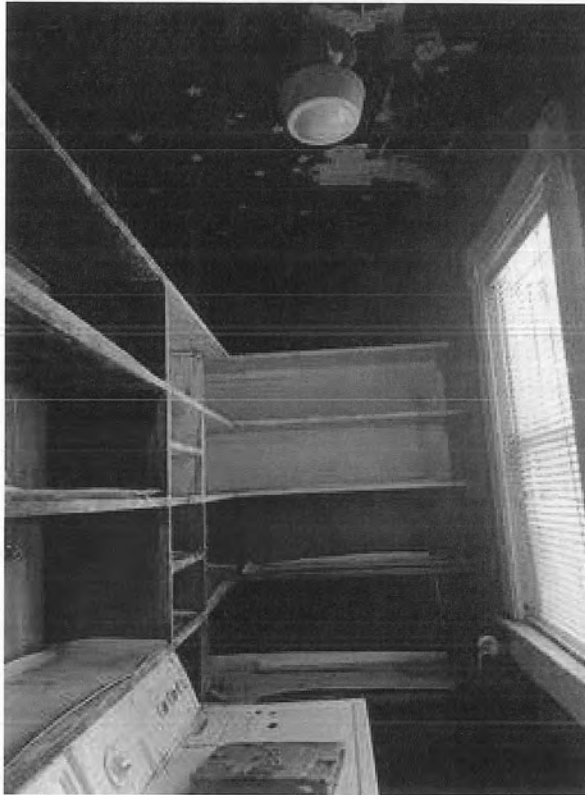
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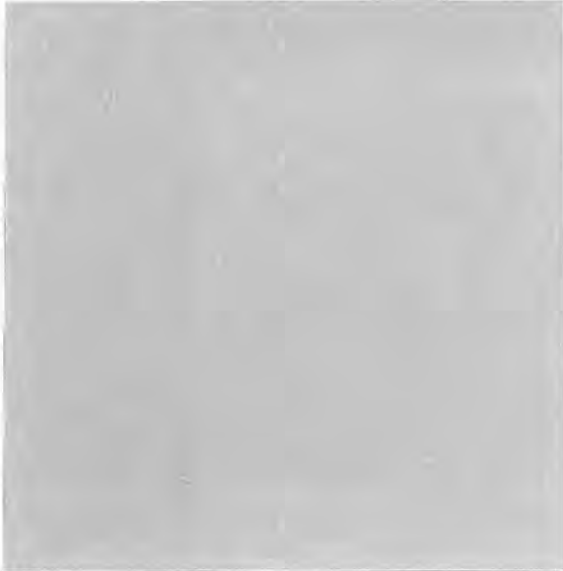
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# Milwaukee Water Works

242-1095300  
242-1097300

May 25, 2021

E NORTH LLC  
C/O BRIAN WAGNER  
1731 ALYSON LN  
WAUNAKEE, WI 53597



Re: Acct# 242-1096.300 + 242-1097.300

2275 + 2279 N SUMMIT AVE

Adjusted Bill Explanation

Hello Brian:

Attached is an explanation of the adjusted bill that is attached.

Milwaukee Water Works (MWW) has recently determined that your account is eligible for a credit adjustment from water that went through the meter after a turn-off was requested to be done on 11/5/20 but was not done due to internal error. We apologize for any inconvenience.

2275  
242-1096.300  
Water **-\$192.60 + -\$11.03**  
Service charges **-\$28.05**  
MMSD Sewer **-\$184.73+ -\$6.08**  
Service charges **-\$17.82**  
Local Sewer **-\$144.69+ -\$4.34**  
**-\$567.89+ \$-21.45= \$- 589.34**  
Updated balance is now **\$535.74**

2279  
242-1097.300  
Water **-\$156.22 + -\$9.21 late fee**  
Service charges **-\$28.05**  
MMSD Sewer **-\$148.18 + -\$4.98**  
Service charges **-\$17.82**  
Local Sewer **-\$116.07 + -\$3.48**  
**-\$466.34 + -\$17.67= -\$484.01**  
Updated balance is now **\$598.52**

Total credit = - \$1073.35

Total adjustment to account: - \$1073.35

If you have any additional questions, please contact Customer Service M-F 7:30-5 at 414-286-2830.

Regards,

Water Customer Service/Billing  
Milwaukee Water Works







Toll Free: (800) 435-7764  
Fax: (877) 217-1389  
Email: myclaim@foremost.com  
National Document Center  
P.O. Box 268994  
Oklahoma City, OK 73126-8994

July 19, 2021

BRAIN WAGNER  
1731 ALYSEN LANE  
WAUNAKEE WI 53597  
Delivered by email to:  
BWAGNER@TAMAROCKVENTURES.COM

RE:	Insured:	E North LLC
	Claim Number:	7002971545-1-1
	Policy Number:	5003945830
	Loss Date:	05/11/2021
	Location of Loss:	2279 N Summit Ave, Milwaukee, WI
	Subject:	Claim Outcome Letter

Dear Brian Wagner:

Thank you for choosing us to provide for your insurance needs. We value you as a customer and appreciate the opportunity to be of service. You'll receive payment separately from this email.

The attached loss worksheet explains your settlement in more detail.

The amount of your covered loss was more than the policy limit or a sub-limit, so we've applied the loss amount in excess of the limit to your deductible.

We intend to pursue reimbursement of amounts we paid, including your deductible, if applicable, from the responsible party who caused or contributed to this loss. If we receive payment, we will reimburse your deductible, if one was applied, according to your state's law.

As we discussed, you reported a water loss. My investigation found property has been vacant or unoccupied for a period of 60 days or more. Therefore, your coverage has been reduced to 60% of the amounts shown on the Declarations Page based on the facts known to us at the present time.

You may wish to review these provisions of your Dwelling Fire Three Policy Landlord 11003 dated 03/06, as endorsed. They form the basis for our decision:

We refer you to the following language in your Reduction in Coverage when Vacant or Unoccupied 11011 03/11 endorsement:

#### DEFINITIONS

The following definitions are added:

**Vacant** means:

The absence of most of:

1. The furniture; and
2. Other items

needed for human occupancy as a dwelling.

**Unoccupied** means any dwelling without continual residency even if it is fully furnished.

## **DECLARATIONS PAGE**

For policies that indicate on the Declarations Page an occupancy of either "PRIMARY" or "RENTAL":

The Amount of Insurance shown on the Declarations Page is reduced to 60% of the amounts shown any time the dwelling on your premises is **vacant** or **unoccupied** for a period of 60 days or more.

For policies that indicate on the Declarations Page an occupancy of either "SEASONAL" or "VACATION RENTAL":

The Amount of Insurance shown on the Declarations Page is reduced to 60% of the amounts shown any time the dwelling on your premises is **vacant** for a period of 60 days or more.

All other provisions of your policy apply.

We reserve all rights and defenses under the policy and law and no activity on our part should be construed as a waiver. Even though only parts of the policy may be mentioned or quoted in this letter, additional portions if found to be relevant will be applied.

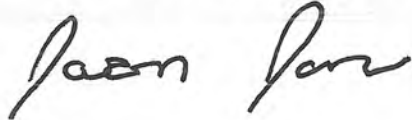
Please note there are time limits set forth in the Conditions ("Suit Against Us" or "Legal Action Against Us") section of the policy which, depending on your state, may affect the time within which you may pursue your claim. This period may have been extended by statute or case law.

We encourage you to visit [www.foremost.com](http://www.foremost.com) to learn more about our self-service options available to you, including the ability to view your claim status, upload documents and photos and find local service providers.

If you have any questions, or additional information you think may affect your coverage, please contact me at (630) 699-3931.

Thank you.

Foremost Insurance Company Grand Rapids, Michigan



Jason Jones  
Claims Spec Gen Adjuster  
jason.2.jones@farmersinsurance.com  
(630) 699-3931

COVID-19 Notice – In light of the national health emergency, I am currently working from home. I can be reached by telephone and e-mail; my phone number and email address have not changed. E-mail communications are preferred to avoid any potential delays caused by mailing. If you are unable to email and hard copies of communications are required, they may be sent to our National Document Center at P.O. Box 268994, Oklahoma City, OK 73126-8994. We are unable to receive deliveries at any location from FedEx, UPS or any other courier at this time, as our claims office locations have been temporarily closed.

CC: MARK RUDNICKI, EUGENE RUDNICKI

Enclosure(s):

General Supporting Documents -  
Estimate/Invoice -





**Foremost Insurance Company Grand Rapids, Michigan**

PO Box 268994  
Oklahoma City, OK 73126-8994  
Toll Free Fax 1-877-217-1389  
myclaim@foremost.com

Insured: E NORTH LLC AND MARK RUDNICKI  
Property: 2279 N SUMMIT AVE  
MILWAUKEE, WI 53202-1245  
Home: 2279 N SUMMIT AVE  
MILWAUKEE, WI 53202-1245

Claim Rep.: Jason D Jones  
Business: PO BOX 268994  
Oklahoma City, OK 73126-8994

Business: (630) 699-3931  
Fax: (877) 217-1389  
E-mail: myclaim@farmersinsurance.com

Claimant: E NORTH LLC  
Property: 2279 N SUMMIT AVE  
MILWAUKEE, WI 53202-1245

Estimator: Jason D Jones  
Business: PO BOX 268994  
Oklahoma City, OK 73126-8994

Business: (630) 699-3931  
E-mail: myclaim@farmersinsurance.com

**Claim Number:** 7002971545-1

**Policy Number:** 5003945830

**Type of Loss:** Freezing

Date Contacted: 6/4/2021 12:00 PM  
Date of Loss: 5/11/2021 12:00 PM  
Date Inspected:

Date Received: 5/14/2021 1:40 PM  
Date Entered: 6/15/2021 12:43 PM

Price List: WIMW8X\_JUN21  
Restoration/Service/Remodel  
Estimate: E\_NORTH\_LLC1



PO Box 268994  
Oklahoma City, OK 73126-8994  
Toll Free Fax 1-877-217-1389  
myclaim@foremost.com

We appreciate the opportunity to serve your insurance needs and want to make sure you have a clear understanding of how your claim will be processed.

Attached is the estimate for repair of the damages to your property. This estimate represents the Actual Cash Value of your claim, which is the replacement cost of the damages less any applicable depreciation. Depreciation is based on the average quality, age, condition and useful life of the damaged property, unless otherwise noted. Actual cash value for roof materials is determined using either the scheduled roof table if in the policy or the age, condition and useful life of your roof materials. The applicable policy deductible(s) will be deducted from these amounts unless it is applied to another line of coverage.

If it appears reasonably likely that a general contractor will be needed to coordinate and supervise the repairs, the estimate also includes an amount for general contractor overhead and profit, unless your policy provides that general contractor overhead and profit will only be paid if incurred. In addition, if your policy provides that any amounts for the matching of undamaged materials will only be paid if incurred, then those estimated amounts will be shown under a section of the estimate labeled Matching of Undamaged Property.

Should you receive an estimate of repairs that exceeds this estimate, or if you wish to send us any other information related to your claim, please include "Attention Claim # 7002971545-1" and forward this information to us by:

1. E-mailing to myclaim@farmersinsurance.com or
2. Faxing to 877-217-1389, or
3. Mailing to National Document Center, P.O. Box 268994, Oklahoma City, OK 73126-8994.

Once you have completed the repairs to your property, you may make a Replacement Cost claim for up to the amount of the recoverable depreciation withheld. Any depreciation shown as "non-recoverable" does not qualify for reimbursement. Please refer to the Conditions section of your policy for specific time limits within which you must claim the recoverable depreciation. Once you complete the repairs, please send your supporting documentation to us as outlined above. In any case, your total claim will not exceed the amount you actually spent making the repairs, minus your policy deductible. Estimated costs not actually incurred, like general contractor overhead and profit, will offset recoverable depreciation.

If your policy provides for Building Ordinance or Law coverage, any known covered costs resulting from ordinance or law upgrades are itemized in this estimate or contained in a separate estimate we will provide to you. However, these costs are not included as part of the Actual Cash Value of this estimate. Ordinance or law costs will be paid under your policy when incurred by you, subject to your deductible.

We wish to inform you there are time limits set forth in the Conditions section of your policy which may affect the time within which you may pursue your claim. We suggest that you review the Conditions section of your policy, as may be endorsed, particularly noting the 'Suit Against Us' or 'Legal Action Against Us' provision.

Although as a service we may refer contractors or other repair professionals to you, it is your decision to hire the contractor of your choice. We neither direct or manage the activities nor guarantee the work of any contractor, whether referred or not. It is up to you to make sure the work is completed to your satisfaction.

We encourage you to visit [www.farmers.com](http://www.farmers.com) to learn more about our self-service options available to you; including the ability to view your claim status, upload documents and photos and find local service providers.

Thank you for the opportunity to serve your insurance needs. If you have any questions regarding this claim, please feel free to contact us.

Jason D Jones  
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**E\_NORTH\_LLC1**  
**SKETCH1 (E\_NORTH\_LLC1)**

**General Items**

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<b>***GENERAL ITEMS***</b>								
1. Taxes, insurance, permits & fees (Bid Item)								
1.00	EA			0/NA	Avg.	0%		PENDING
Please provide invoice and copy of permit. Once received, we will review for supplemental payment based on policy coverage.								
<b>***ELECTRICAL***</b>								
2. Megohmmeter check electrical circuits - average residence								
1.00	EA	825.55	0.00	825.55	0/NA	Avg.	0%	(0.00) 825.55
Some electrical will need replacement based on damages per room. However, unable to verify extent of other electrical throughout house and verify if damage or safety issues without check.								
<b>***HEATING AND COOLING***</b>								
3. Test & Balance - HVAC system - (hot water)								
1,569.50	SF	0.54	0.00	847.53	0/NA	Avg.	0%	(0.00) 847.53
4. Plumber - per hour								
8.00	HR	135.08	0.00	1,080.64	0/NA	Avg.	0%	(0.00) 1,080.64
Charge for two plumbers to inspect and verify extent of plumbing damage throughout home. One day each.								
5. Plumber - General Laborer - per hour								
8.00	HR	42.58	0.00	340.64	0/NA	Avg.	0%	(0.00) 340.64
<b>***DEMOLITION***</b>								
6. General Demolition - per hour								
224.00	HR	53.56	0.00	11,997.44	0/NA	Avg.	0%	(0.00) 11,997.44
General labor beyond items that are remove and replace in estimate. Four laborers for seven days each.								
7. Dumpster load - Approx. 30 yards, 5-7 tons of debris								
3.00	EA	606.81	0.00	1,820.43	0/NA	Avg.	0%	(0.00) 1,820.43
8. Haul debris - per pickup truck load - including dump fees								
0.25	EA	169.56	0.00	42.39	0/NA	Avg.	0%	(0.00) 42.39
Haul away of contents debris including blinds and drapes.								
<b>Totals: General Items</b>		<b>0.00</b>	<b>16,954.62</b>				<b>0.00</b>	<b>16,954.62</b>

**Basement**

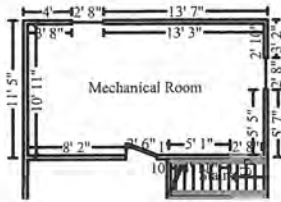
**Basement**

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<b>***POST CLEAN PER LEVEL***</b>								
9. Final cleaning - construction - Residential								
807.69	SF	0.28	12.44	238.59	0/NA	Avg.	0%	(0.00) 238.59

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**CONTINUED - Basement**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
10. Clean window unit (per side) 3 - 9 SF	9.00 EA	11.00	5.45	104.45	0/NA	Avg.	0%	(0.00)	104.45
<b>Total: Basement</b>			<b>17.89</b>	<b>343.04</b>				<b>0.00</b>	<b>343.04</b>



**Mechanical Room**

**Height: 7' 3"**

395.36 SF Walls	213.78 SF Ceiling
609.15 SF Walls & Ceiling	213.78 SF Floor
23.75 SY Flooring	55.83 LF Floor Perimeter
61.00 LF Ceil. Perimeter	

<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into LARGE_STORAGE</b>
<b>Missing Wall - Goes to Floor</b>	<b>2' 8" X 6' 8"</b>	<b>Opens into STAIRS</b>
<b>Window</b>	<b>2' 8" X 2' 4"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>2' 8" X 2' 4"</b>	<b>Opens into Exterior</b>

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<b>***FLOOR***</b>									
11. Clean concrete the floor	213.78 SF	0.31	3.77	70.04	0/NA	Avg.	0%	(0.00)	70.04
12. Clean stair tread - per side - per LF	6.00 LF	0.68	0.22	4.30	0/NA	Avg.	0%	(0.00)	4.30
Step up to stairs									
13. Seal & paint stair tread - per side - per LF	6.00 LF	5.45	0.27	32.97	19.5/15 yrs	Avg.	75% [M]	(24.73)	8.24
14. Clean stair stringer - per side	8.00 LF	0.92	0.40	7.76	0/NA	Avg.	0%	(0.00)	7.76
Both sides									
15. Seal & paint stair stringer - one side	8.00 LF	4.46	0.17	35.85	19.5/15 yrs	Avg.	75% [M]	(26.89)	8.96
<b>***WALLS***</b>									
16. Clean foundation wall	355.74 SF	0.56	11.17	210.38	0/NA	Avg.	0%	(0.00)	210.38
Deduction for area of paneling off stairway.									





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CONTINUED - Mechanical Room

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
17. Paint concrete part of the walls	355.74 SF	0.95	4.11	342.06	19.5/15 yrs	Avg.	75% [M]	(256.54)	85.52
18. Stain & finish paneling	39.62 SF	1.63	0.70	65.28	19.5/15 yrs	Avg.	75% [M]	(48.97)	16.31
<b>***CEILING***</b>									
19. Clean floor or roof joist system	213.78 SF	1.00	12.01	225.79	0/NA	Avg.	0%	(0.00)	225.79
20. Seal floor or ceiling joist system	213.78 SF	1.25	2.70	269.93	0/15 yrs	Avg.	0%	(0.00)	269.93
21. Two coat plaster over 1/2" gypsum core blueboard	160.34 SF	9.03	16.05	1,463.92	132/150 yrs	Avg.	75% [M]	(1,097.94)	365.98
Portion of ceiling covered with plaster									
22. Seal/prime then paint part of the ceiling twice (3 coats)	160.34 SF	1.32	2.47	214.12	19.5/15 yrs	Avg.	75% [M]	(160.59)	53.53
<b>***DOORS AND/OR OPENINGS***</b>									
23. Door jamb per LF - interior - hardwood - 6 9/16"	17.00 LF	7.85	5.45	138.90	66/150 yrs	Avg.	44%	(61.12)	77.78
Opening to mechanical room. No casing.									
24. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	31.62	0.24	31.86	12/15 yrs	Avg.	75% [M]	(23.90)	7.96
Paint jamb and stop									
25. Interior door - solid oak - paneled - slab only	1.00 EA	273.18	11.70	284.88	66/100 yrs	Avg.	66%	(188.02)	96.86
26. Paint door slab only - 2 coats (per side)	2.00 EA	37.62	0.81	76.05	19.5/15 yrs	Avg.	75% [M]	(57.04)	19.01
27. Door knob/lockset - Detach & reset	1.00 EA	23.41	0.00	23.41	0/NA	Avg.	0%	(0.00)	23.41
28. Clean door hardware	1.00 EA	6.93	0.39	7.32	0/NA	Avg.	0%	(0.00)	7.32
<b>***WINDOWS***</b>									
29. Clean window unit (per side) 3 - 9 SF	2.00 EA	11.00	1.21	23.21	0/NA	Avg.	0%	(0.00)	23.21
30. Seal & paint wood window (per side) - Small	2.00 EA	39.68	0.31	79.67	19.5/15 yrs	Avg.	75% [M]	(59.75)	19.92
31. R&R Window shade - roll up - Small	1.00 EA	69.53	3.07	72.60	19.5/10 yrs	Avg.	33% [%]	<23.95>	48.65
One window has roll up shade									
<b>***ELECTRICAL***</b>									

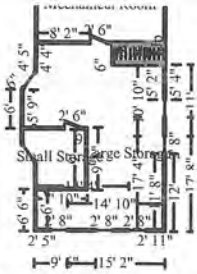


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**CONTINUED - Mechanical Room**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
32. 110 volt commercial wiring/conduit, box, outlet, switch									
	1.00 EA	232.06	1.71	233.77	66/100 yrs	Avg.	66%	(154.29)	79.48
Ceiling outlet									
33. 110 volt commercial wiring/conduit and box - rough in only									
	2.00 EA	209.16	2.65	420.97	66/100 yrs	Avg.	66%	(277.84)	143.13
Runs for lights									
34. Porcelain light fixture									
	2.00 EA	30.46	0.60	61.52	66/20 yrs	Avg.	75% [M]	(46.14)	15.38
35. Light bulb - Compact Fluorescent twist - mat. only									
	1.00 EA	4.70	0.26	4.96	1/5 yrs	Avg.	20%	(0.99)	3.97
36. Light bulb - Incand. small or medium globe - mat. only									
	1.00 EA	1.71	0.09	1.80	1/1 yrs	Avg.	75% [M]	(1.35)	0.45
***PLUMBING***									
37. Water heater - 40 gallon - Gas - 6 yr									
	1.00 EA	1,011.06	28.99	1,040.05	0/6 yrs	Avg.	33% [%]	(343.22)	696.83
38. Laundry tub - Detach & reset									
	1.00 EA	357.24	0.00	357.24	0/NA	Avg.	0%	(0.00)	357.24
39. Clean laundry tub									
	2.00 EA	14.87	1.67	31.41	0/NA	Avg.	0%	(0.00)	31.41
Double									
40. Clean sink faucet									
	1.00 EA	10.07	0.55	10.62	0/NA	Avg.	0%	(0.00)	10.62
***MISC***									
41. Shelving - 24" - in place									
	4.00 LF	11.48	1.17	47.09	66/150 yrs	Avg.	44%	(20.71)	26.38
42. Seal & paint wood shelving, 12"- 24" width									
	4.00 LF	4.57	0.10	18.38	19.5/15 yrs	Avg.	75% [M]	(13.79)	4.59
Only portion is painted									
43. Trim board - 1" x 4" - installed (hardwood - oak or =)									
	3.50 LF	4.72	0.56	17.08	66/150 yrs	Avg.	44%	(7.52)	9.56
Trim with robe hooks									
44. Stain & finish trim									
	3.50 LF	1.60	0.04	5.64	19.5/15 yrs	Avg.	75% [M]	(4.23)	1.41
45. Robe hook									
	5.00 EA	15.48	2.00	79.40	66/50 yrs	Avg.	75% [M]	(59.55)	19.85
<b>Totals: Mechanical Room</b>			<b>117.61</b>	<b>6,010.23</b>				<b>2,959.07</b>	<b>3,051.16</b>

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**Large Storage**

**Height: 7' 3"**

740.63 SF Walls	471.09 SF Ceiling
1211.72 SF Walls & Ceiling	471.09 SF Floor
52.34 SY Flooring	107.06 LF Floor Perimeter
114.72 LF Ceil. Perimeter	

<b>Window</b>	<b>2' 8" X 2' 4"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>2' 8" X 2' 4"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>2' 8" X 2' 4"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>2' 8" X 2' 4"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>2' 8" X 2' 4"</b>	<b>Opens into Exterior</b>
<b>Missing Wall - Goes to Floor</b>	<b>2' 8" X 6' 8"</b>	<b>Opens into STAIRS</b>
<b>Door</b>	<b>2' 8" X 6' 8"</b>	<b>Opens into STAIRS</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into MECHANICAL_R</b>
<b>Window</b>	<b>2' 8" X 2' 4"</b>	<b>Opens into Exterior</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into SMALL_STORAGE</b>

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<b>***FLOOR***</b>									
46. Clean concrete the floor	471.09 SF	0.31	8.31	154.35	0/NA	Avg.	0%	(0.00)	154.35
<b>***WALLS***</b>									
47. Clean foundation wall	703.60 SF	0.56	22.08	416.10	0/NA	Avg.	0%	(0.00)	416.10
Portion of walls are painted foundation/block/brick, portion no paint and portion wood/paneling.									
48. Paint brick	703.60 SF	0.85	11.61	609.67	12/15 yrs	Avg.	75% [M]	(457.26)	152.41
49. Seal & paint paneling	37.03 SF	1.20	0.39	44.83	19.5/15 yrs	Avg.	75% [M]	(33.62)	11.21
Material for paneling will be addressed in adjacent rooms.									
<b>***CEILING***</b>									
50. Clean floor or roof joist system	471.09 SF	1.00	26.46	497.55	0/NA	Avg.	0%	(0.00)	497.55
51. Seal floor or ceiling joist system	471.09 SF	1.25	5.96	594.82	0/15 yrs	Avg.	0%	(0.00)	594.82
52. Two coat plaster over 1/2" gypsum core blueboard	353.32 SF	9.03	35.37	3,225.85	132/150 yrs	Avg.	75% [M]	(2,419.39)	806.46
Portion of ceiling is plaster									
53. Seal/prime then paint part of the ceiling twice (3 coats)	353.32 SF	1.32	5.44	471.82	19.5/15 yrs	Avg.	75% [M]	(353.87)	117.95
<b>***WINDOWS***</b>									



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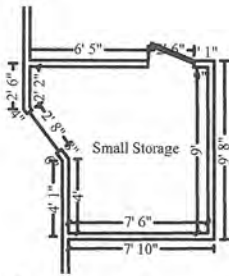
**CONTINUED - Large Storage**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
54. Clean window unit (per side) 3 - 9 SF	6.00 EA	11.00	3.63	69.63	0/NA	Avg.	0%	(0.00)	69.63
55. Seal & paint wood window (per side) - Small	6.00 EA	39.68	0.93	239.01	19.5/15 yrs	Avg.	75% [M]	(179.26)	59.75
<b>***ELECTRICAL***</b>									
56. Breaker panel - 100 amp	1.00 EA	772.70	10.53	783.23	19.5/30 yrs	Avg.	65%	(509.10)	274.13
57. Disconnect box - 30 amp - non fused	1.00 EA	162.61	0.74	163.35	66/30 yrs	Avg.	75% [M]	(122.52)	40.83
58. 110 volt commercial wiring/conduit, box, outlet, switch	1.00 EA	232.06	1.71	233.77	66/100 yrs	Avg.	66%	(154.29)	79.48
59. Switch	4.00 EA	15.86	0.43	63.87	66/25 yrs	Avg.	75% [M]	(47.90)	15.97
60. 110 volt copper wiring run and box - rough in only	8.00 EA	60.47	6.93	490.69	66/100 yrs	Avg.	66%	(323.85)	166.84
Lights and two double switches									
61. Porcelain light fixture	4.00 EA	30.46	1.21	123.05	66/20 yrs	Avg.	75% [M]	(92.29)	30.76
62. Light bulb - Incand. standard bulb - 1000 hr - mat. only	4.00 EA	0.79	0.17	3.33	1/1 yrs	Avg.	75% [M]	(2.50)	0.83
63. Fluorescent - two tube - 4' - strip light	1.00 EA	91.76	2.20	93.96	19.5/20 yrs	Avg.	75% [M]	(70.47)	23.49
64. Light bulb - Fluorescent tube - 4' soft white - mat. only	2.00 EA	6.81	0.75	14.37	1/5 yrs	Avg.	20%	(2.87)	11.50
65. Fluorescent - two tube - 8' - strip light	1.00 EA	151.81	4.07	155.88	19.5/20 yrs	Avg.	75% [M]	(116.91)	38.97
66. Light bulb - Fluorescent tube - 8' cool white - mat. only	2.00 EA	9.88	1.09	20.85	1/5 yrs	Avg.	20%	(4.17)	16.68
<b>***HEATING AND COOLING***</b>									
67. Boiler - natural gas - 130,000 BTU	1.00 EA	4,842.61	155.33	4,997.94	0/30 yrs	Avg.	33% [%]	(1,649.32)	3,348.62
68. Expansion tank - for boiler system up to 80 gallon	1.00 EA	492.08	6.39	498.47	33/50 yrs	Avg.	66%	(328.99)	169.48
<b>***MISC***</b>									
69. Cabinetry - lower (base) units - utility (unfinished)	8.25 LF	98.99	28.46	845.13	19.5/50 yrs	Avg.	39%	(329.60)	515.53
Work bench									

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**CONTINUED - Large Storage**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
70. Seal & paint cabinetry - lower - faces only	8.25 LF	21.58	1.56	179.60	19.5/15 yrs	Avg.	75% [M]	(134.70)	44.90
Work bench									
71. Shelving - 24" - in place	17.00 LF	11.48	4.96	200.12	19.5/150 yrs	Avg.	13%	(26.01)	174.11
72. Seal & paint wood shelving, 12" - 24" width	17.00 LF	4.57	0.44	78.13	19.5/15 yrs	Avg.	75% [M]	(58.60)	19.53
<b>Totals: Large Storage</b>			<b>347.15</b>	<b>15,269.37</b>				<b>7,417.49</b>	<b>7,851.88</b>



**Small Storage**

**Height: 7' 3"**

237.44 SF Walls	75.44 SF Ceiling
312.88 SF Walls & Ceiling	75.44 SF Floor
8.38 SY Flooring	33.41 LF Floor Perimeter
35.91 LF Ceil. Perimeter	

**Window**  
**Door**

**2' 8" X 2' 4"**  
**2' 6" X 6' 8"**

**Opens into Exterior**  
**Opens into LARGE\_STORAGE**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<b>***FLOOR***</b>									
73. Clean concrete the floor	75.44 SF	0.31	1.33	24.72	0/NA	Avg.	0%	(0.00)	24.72
<b>***WALLS***</b>									
74. Clean concrete the walls	237.44 SF	0.31	4.19	77.80	0/NA	Avg.	0%	(0.00)	77.80
75. Paint concrete the walls	237.44 SF	0.95	2.74	228.31	12/15 yrs	Avg.	75% [M]	(171.24)	57.07
<b>***CEILING***</b>									
76. Clean floor or roof joist system	75.44 SF	1.00	4.23	79.67	0/NA	Avg.	0%	(0.00)	79.67
77. Seal floor or ceiling joist system	75.44 SF	1.25	0.95	95.25	0/15 yrs	Avg.	0%	(0.00)	95.25
78. Two coat plaster over 1/2" gypsum core blueboard	75.44 SF	9.03	7.55	688.77	132/150 yrs	Avg.	75% [M]	(516.58)	172.19



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**CONTINUED - Small Storage**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
79. Seal/prime then paint the ceiling twice (3 coats)	75.44 SF	1.32	1.16	100.74	19.5/15 yrs	Avg.	75% [M]	(75.56)	25.18
<b>***DOORS AND/OR OPENINGS***</b>									
80. Interior door - solid oak - paneled - pre-hung unit	1.00 EA	417.12	19.78	436.90	66/100 yrs	Avg.	66%	(288.35)	148.55
81. Paint door slab only - 2 coats (per side)	2.00 EA	37.62	0.81	76.05	19.5/15 yrs	Avg.	75% [M]	(57.04)	19.01
82. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	31.62	0.48	63.72	12/15 yrs	Avg.	75% [M]	(47.79)	15.93
83. Door knob/lockset - Detach & reset	1.00 EA	23.41	0.00	23.41	0/NA	Avg.	0%	(0.00)	23.41
84. Clean door hardware	1.00 EA	6.93	0.39	7.32	0/NA	Avg.	0%	(0.00)	7.32
<b>***WINDOWS***</b>									
85. Clean window unit (per side) 3 - 9 SF	2.00 EA	11.00	1.21	23.21	0/NA	Avg.	0%	(0.00)	23.21
86. Seal & paint wood window (per side) - Small	2.00 EA	39.68	0.31	79.67	19.5/15 yrs	Avg.	75% [M]	(59.75)	19.92
<b>***ELECTRICAL***</b>									
87. 110 volt copper wiring run and box - rough in only	2.00 EA	60.47	1.73	122.67	66/100 yrs	Avg.	66%	(80.96)	41.71
88. Outlet	2.00 EA	15.48	0.17	31.13	66/25 yrs	Avg.	75% [M]	(23.35)	7.78
Double outlet for one run									
89. Fluorescent - two tube - 4' - strip light	1.00 EA	91.76	2.20	93.96	19.5/20 yrs	Avg.	75% [M]	(70.47)	23.49
90. Light bulb - Fluorescent tube - 4' soft white - mat. only	2.00 EA	6.81	0.75	14.37	1/5 yrs	Avg.	20%	(2.87)	11.50
<b>***MISC***</b>									
91. Shelving - 12" - in place	36.00 LF	9.42	7.46	346.58	66/150 yrs	Avg.	44%	(152.49)	194.09
92. Seal & paint wood shelving, 12"- 24" width	30.00 LF	4.57	0.78	137.88	19.5/15 yrs	Avg.	75% [M]	(103.42)	34.46
93. Stain & finish wood shelving, 12"- 24" width	6.00 LF	5.81	0.28	35.14	19.5/15 yrs	Avg.	75% [M]	(26.36)	8.78
One is stained									
94. Cabinetry - lower (base) units - Standard grade	7.25 LF	143.09	42.60	1,080.00	66/50 yrs	Avg.	75% [M]	(810.00)	270.00

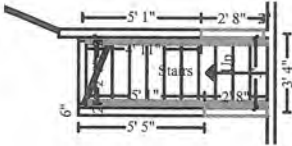
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**CONTINUED - Small Storage**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Work bench with shelving and no finish									
95. Pegboard	28.00 SF	2.27	1.02	64.58	66/150 yrs	Avg.	44%	(28.42)	36.16
96. Casing - 2 1/4" hardwood	16.00 LF	2.78	1.62	46.10	66/150 yrs	Avg.	44%	(20.28)	25.82
Part of peg board is framed									
97. Stain & finish casing	16.00 LF	1.59	0.17	25.61	19.5/15 yrs	Avg.	75% [M]	(19.21)	6.40
<b>Totals: Small Storage</b>			<b>103.91</b>	<b>4,003.56</b>				<b>2,554.14</b>	<b>1,449.42</b>

**Stairs**

**Height: 13' 7"**



168.33 SF Walls	23.25 SF Ceiling
191.58 SF Walls & Ceiling	47.38 SF Floor
5.26 SY Flooring	16.16 LF Floor Perimeter
18.50 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	2' 8" X 6' 8"	Opens into MECHANICAL_R
Door	2' 8" X 6' 8"	Opens into LARGE_STORAG
Missing Wall - Goes to Floor	2' 8" X 6' 8"	Opens into LARGE_STORAG

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<b>***FLOOR***</b>									
98. Stairway - 3' wide (8' rise plus joist)	1.00 EA	708.21	20.77	728.98	132/50 yrs	Avg.	75% [M]	(546.74)	182.24
99. Seal & paint stair tread - per side - per LF	30.00 LF	5.45	1.37	164.87	19.5/15 yrs	Avg.	75% [M]	(123.66)	41.21
100. Seal & paint stair riser - per side - per LF	33.00 LF	3.63	1.02	120.81	19.5/15 yrs	Avg.	75% [M]	(90.60)	30.21
<b>***WALLS***</b>									
101. Two coat plaster over 1/2" gypsum core blueboard	84.16 SF	9.03	8.42	768.38	132/150 yrs	Avg.	75% [M]	(576.29)	192.09
Upper portion is plaster									
102. Seal/prime then paint part of the walls twice (3 coats)	84.16 SF	1.32	1.30	112.39	19.5/15 yrs	Avg.	75% [M]	(84.30)	28.09



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**CONTINUED - Stairs**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
103. T & G paneling - knotty pine paneling (unfinished)									
	45.11 SF	5.23	5.83	241.76	132/150 yrs	Avg.	75% [M]	(181.32)	60.44
Portion is paneling/wood									
104. Seal & paint paneling									
	46.07 SF	1.20	0.48	55.76	19.5/15 yrs	Avg.	75% [M]	(41.82)	13.94
105. Clean concrete the surface area									
	39.05 SF	0.31	0.69	12.80	0/NA	Avg.	0%	(0.00)	12.80
Portion is foundation wall									
106. Paint concrete the surface area									
	39.05 SF	0.95	0.45	37.55	19.5/15 yrs	Avg.	75% [M]	(28.17)	9.38
<b>***CEILING***</b>									
107. Clean floor or roof joist system									
	23.25 SF	1.00	1.31	24.56	0/NA	Avg.	0%	(0.00)	24.56
108. Seal floor or ceiling joist system									
	23.25 SF	1.25	0.29	29.35	0/15 yrs	Avg.	0%	(0.00)	29.35
109. Two coat plaster over 1/2" gypsum core blueboard									
	23.25 SF	9.03	2.33	212.28	66/150 yrs	Avg.	44%	(93.41)	118.87
110. Seal/prime then paint the ceiling twice (3 coats)									
	23.25 SF	1.32	0.36	31.05	19.5/15 yrs	Avg.	75% [M]	(23.29)	7.76
<b>***DOORS AND/OR OPENINGS***</b>									
111. Interior door - solid oak - paneled - pre-hung unit									
	1.00 EA	417.12	19.78	436.90	66/100 yrs	Avg.	66%	(288.35)	148.55
112. Seal & paint door slab only (per side)									
	2.00 EA	38.13	0.87	77.13	19.5/15 yrs	Avg.	75% [M]	(57.85)	19.28
113. Paint door/window trim & jamb - 2 coats (per side)									
	2.00 EA	31.62	0.48	63.72	19.5/15 yrs	Avg.	75% [M]	(47.79)	15.93
114. Door knob/lockset - Detach & reset									
	1.00 EA	23.41	0.00	23.41	0/NA	Avg.	0%	(0.00)	23.41
115. Clean door hardware									
	1.00 EA	6.93	0.39	7.32	0/NA	Avg.	0%	(0.00)	7.32
<b>***ELECTRICAL***</b>									
116. 110 volt commercial wiring/conduit, box, outlet, switch									
	1.00 EA	232.06	1.71	233.77	66/100 yrs	Avg.	66%	(154.29)	79.48
Run for switch and light installed over plaster									
<b>***MISC***</b>									
117. Handrail - round / oval - hardwood - wall mounted									
	6.50 LF	12.87	2.17	85.83	66/150 yrs	Avg.	44%	(37.76)	48.07





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**CONTINUED - Stairs**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
118. Stain & finish handrail - wall mounted	6.50 LF	2.15	0.13	14.11	6.5/15 yrs	Avg.	43.33%	(6.12)	7.99
119. Trim board - 1" x 12" - installed (hardwood - oak or =)	12.00 LF	12.72	6.99	159.63	132/150 yrs	Avg.	75% [M]	(119.72)	39.91
Trim between paneling and plaster									
120. Seal & paint trim - two coats	12.00 LF	1.45	0.07	17.47	19.5/15 yrs	Avg.	75% [M]	(13.10)	4.37
<b>Totals: Stairs</b>			<b>77.21</b>	<b>3,659.83</b>				<b>2,514.58</b>	<b>1,145.25</b>
<b>Total: Basement</b>			<b>663.77</b>	<b>29,286.03</b>				<b>15,445.28</b>	<b>13,840.75</b>

**Main Level**

**Main Level**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<b>***POST CLEAN PER LEVEL***</b>									
121. Final cleaning - construction - Residential	816.24 SF	0.28	12.57	241.12	0/NA	Avg.	0%	(0.00)	241.12
122. Clean window unit (per side) 3 - 9 SF	1.00 EA	11.00	0.61	11.61	0/NA	Avg.	0%	(0.00)	11.61
123. Clean window unit (per side) 10 - 20 SF	9.00 EA	15.71	7.79	149.18	0/NA	Avg.	0%	(0.00)	149.18
<b>Total: Main Level</b>			<b>20.97</b>	<b>401.91</b>				<b>0.00</b>	<b>401.91</b>





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CONTINUED - Kitchen

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<b>***CEILING***</b>									
135. Clean floor or roof joist system	137.50 SF	1.00	7.72	145.22	0/NA	Avg.	0%	(0.00)	145.22
136. Seal floor or ceiling joist system	137.50 SF	1.25	1.74	173.62	0/15 yrs	Avg.	0%	(0.00)	173.62
137. 5/8" drywall - hung, taped, floated, ready for paint	137.50 SF	2.55	4.16	354.79	39/150 yrs	Avg.	26%	(92.24)	262.55
Ceiling is drywall in this room									
138. Seal/prime then paint the ceiling (2 coats)	137.50 SF	0.96	1.36	133.36	0/15 yrs	Avg.	33% [%]	(44.01)	89.35
<b>***DOORS/OPENINGS***</b>									
139. Exterior door - metal - insulated / wood - High grade	1.00 EA	479.09	21.92	501.01	12/100 yrs	Avg.	12%	(60.12)	440.89
140. Door jamb per LF - interior - hardwood - 6 9/16"	17.00 LF	7.85	5.45	138.90	0/150 yrs	Avg.	33% [%]	(45.84)	93.06
141. Casing - 3 1/4" hardwood	17.00 LF	3.25	2.16	57.41	0/150 yrs	Avg.	33% [%]	(18.94)	38.47
142. Stain and finish door slab only - exterior (per side)	2.00 EA	82.60	1.49	166.69	0/15 yrs	Avg.	33% [%]	(55.01)	111.68
143. Stain & finish door/window trim & jamb (per side)	1.00 EA	41.12	0.31	41.43	0/15 yrs	Avg.	33% [%]	(13.67)	27.76
144. Door lockset & deadbolt - exterior - Detach & reset	1.00 EA	32.78	0.00	32.78	12/NA	Avg.	0%	(0.00)	32.78
145. Clean door hardware	1.00 EA	6.93	0.39	7.32	0/NA	Avg.	0%	(0.00)	7.32
<b>***WINDOWS***</b>									
146. Clean window unit (per side) 10 - 20 SF	2.00 EA	15.71	1.73	33.15	0/NA	Avg.	0%	(0.00)	33.15
147. Window trim set (casing & stop) - hardwood	30.00 LF	5.84	5.23	180.43	0/150 yrs	Avg.	33% [%]	(59.55)	120.88
148. Stain & finish door/window trim & jamb (per side)	2.00 EA	41.12	0.63	82.87	0/15 yrs	Avg.	33% [%]	(27.35)	55.52
149. Window stool & apron - stain grade	6.00 LF	8.95	1.71	55.41	0/150 yrs	Avg.	33% [%]	(18.28)	37.13
150. Stain & finish window stool and apron	6.00 LF	4.63	0.13	27.91	0/15 yrs	Avg.	33% [%]	(9.21)	18.70
151. Window drapery - hardware - single rod	2.00 EA	62.99	2.19	128.17	19.5/10 yrs	Avg.	75% [M]	(96.13)	32.04



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**CONTINUED - Kitchen**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
152. Detach & Reset Light fixture*	2.00 EA	35.08	0.00	70.16	0/5 yrs	Avg.	0%	(0.00)	70.16
<b>***ELECTRICAL***</b>									
153. Light fixture	1.00 EA	68.55	1.68	70.23	19.5/20 yrs	Avg.	75% [M]	(52.67)	17.56
Includes: Ceiling fan with light and installation labor. Quality: 52" diameter, 3 speed (pull chain), reversible, 4 or 5 blades, 3-4 lights, intricate design on motor housing and blades, may come in decorative colors.									
154. Light bulb - Compact Fluorescent twist - mat. only	2.00 EA	4.70	0.52	9.92	1/5 yrs	Avg.	20%	(1.98)	7.94
155. Fluorescent - one tube - 2' - fixture w/lens	1.00 EA	86.76	1.93	88.69	19.5/20 yrs	Avg.	75% [M]	(66.52)	22.17
156. Light bulb - Fluorescent tube - 2' soft white - mat. only	1.00 EA	5.39	0.30	5.69	1/5 yrs	Avg.	20%	(1.14)	4.55
<b>***PLUMBING***</b>									
157. Sink - double - Detach & reset	1.00 EA	192.63	0.00	192.63	0/NA	Avg.	0%	(0.00)	192.63
Includes: On-site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to disconnect a double bowl sink and faucet from supply lines and p-trap, detach, move to an adjacent room for storage, and reinstall at a later time.									
158. Clean sink - double	1.00 EA	18.06	0.99	19.05	0/NA	Avg.	0%	(0.00)	19.05
159. Clean sink faucet	1.00 EA	10.07	0.55	10.62	0/NA	Avg.	0%	(0.00)	10.62
<b>***HEATING AND COOLING***</b>									
160. Detach & Reset Baseboard heat - steam or hot water	13.50 LF	18.37	0.00	248.00	0/20 yrs	Avg.	0%	(0.00)	248.00
161. Clean baseboard heater - interior and exterior	13.50 LF	3.70	2.76	52.71	0/NA	Avg.	0%	(0.00)	52.71
162. Paint baseboard heater	13.50 LF	6.76	0.63	91.89	0/15 yrs	Avg.	33% [%]	(30.33)	61.56
<b>***MISC***</b>									
163. Cabinetry - lower (base) units	12.00 LF	203.71	110.52	2,555.04	0/50 yrs	Avg.	33% [%]	(843.16)	1,711.88
164. Countertop - post formed plastic laminate	12.75 LF	44.49	21.50	588.75	0/15 yrs	Avg.	33% [%]	(194.28)	394.47
165. 4" backsplash for flat laid countertop	2.00 LF	8.97	0.68	18.62	0/15 yrs	Avg.	33% [%]	(6.14)	12.48
166. Add-on for mitered corner (Countertop)	2.00 EA	83.59	0.00	167.18	0/15 yrs	Avg.	33% [%]	(55.17)	112.01
Stove top and sink for additional cuts									

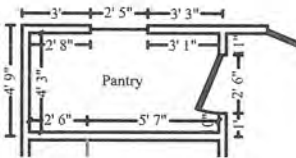
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**CONTINUED - Kitchen**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
167. Cabinetry - upper (wall) units	14.83 LF	150.26	92.98	2,321.34	0/50 yrs	Avg.	33% [%]	(766.04)	1,555.30
168. Cabinetry - full height unit	2.00 LF	294.08	27.30	615.46	0/50 yrs	Avg.	33% [%]	(203.10)	412.36
169. Cabinet knob or pull	22.00 EA	8.15	4.28	183.58	0/20 yrs	Avg.	33% [%]	(60.58)	123.00
<b>***APPLIANCES***</b>									
170. Cooktop - gas - High grade	1.00 EA	833.97	38.49	872.46	0/15 yrs	Avg.	33% [%]	(287.91)	584.55
Upper graded because stainless steel									
171. Range hood - High grade	1.00 EA	252.98	9.14	262.12	0/14 yrs	Avg.	33% [%]	(86.50)	175.62
Upgrade because stainless steel									
172. Built-in double oven	1.00 EA	2,233.85	113.69	2,347.54	19.5/15 yrs	Avg.	75% [M]	(1,760.66)	586.88
<b>Totals: Kitchen</b>			<b>608.82</b>	<b>19,497.27</b>				<b>6,991.13</b>	<b>12,506.14</b>

**Pantry**

**Height: 9'**



193.25 SF Walls	34.35 SF Ceiling
227.60 SF Walls & Ceiling	34.35 SF Floor
3.82 SY Flooring	22.17 LF Floor Perimeter
24.67 LF Ceil. Perimeter	

**Window**

**2' 5" X 5'**

**Opens into Exterior**

**Door**

**2' 6" X 6' 8"**

**Opens into KITCHEN**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<b>***FLOORING***</b>									
173. Clean floor underlayment / wood subfloor	34.35 SF	0.45	0.87	16.33	0/NA	Avg.	0%	(0.00)	16.33
174. Seal underlayment for odor control	34.35 SF	0.60	0.13	20.74	0/15 yrs	Avg.	0%	(0.00)	20.74
175. Oak flooring - #1 common - no finish	34.35 SF	9.32	10.75	330.89	0/150 yrs	Avg.	33% [%]	(109.20)	221.69



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**CONTINUED - Pantry**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
176. Sand and seal wood floor									
	34.35 SF	3.43	0.98	118.80	0/10 yrs	Avg.	33% [%]	(39.20)	79.60
177. Vinyl floor covering (sheet goods)									
	20.82 SF	3.28	2.30	70.59	19.5/50 yrs	Avg.	39%	(27.53)	43.06
Deduction for cabinets									
15 % waste added for Vinyl floor covering (sheet goods).									
178. Base shoe - hardwood									
	9.83 LF	1.81	0.52	18.31	0/150 yrs	Avg.	33% [%]	(6.04)	12.27
179. Baseboard - 6" hardwood									
	9.83 LF	7.72	3.00	78.89	0/150 yrs	Avg.	33% [%]	(26.03)	52.86
180. Seal & paint baseboard w/cap &/or shoe, oversized- 2 coats									
	9.83 LF	1.97	0.16	19.53	0/15 yrs	Avg.	33% [%]	(6.44)	13.09
<b>***WALLS***</b>									
181. Clean stud wall									
	96.63 SF	0.81	4.42	82.69	0/NA	Avg.	0%	(0.00)	82.69
Deduction for area/walls shared with adjacent rooms.									
182. Seal stud wall for odor control									
	96.63 SF	0.88	0.90	85.93	0/15 yrs	Avg.	0%	(0.00)	85.93
183. Two coat plaster over 1/2" gypsum core blueboard									
	193.25 SF	9.03	19.34	1,764.39	0/150 yrs	Avg.	33% [%]	(582.25)	1,182.14
184. Seal/prime then paint the walls twice (3 coats)									
	193.25 SF	1.32	2.98	258.07	0/15 yrs	Avg.	33% [%]	(85.16)	172.91
<b>***CEILING***</b>									
185. Clean floor or roof joist system									
	34.35 SF	1.00	1.93	36.28	0/NA	Avg.	0%	(0.00)	36.28
186. Seal floor or ceiling joist system									
	34.35 SF	1.25	0.43	43.37	0/15 yrs	Avg.	0%	(0.00)	43.37
187. Two coat plaster over 1/2" gypsum core blueboard									
	34.35 SF	9.03	3.44	313.62	0/150 yrs	Avg.	33% [%]	(103.50)	210.12
188. Seal/prime then paint the ceiling twice (3 coats)									
	34.35 SF	1.32	0.53	45.87	0/15 yrs	Avg.	33% [%]	(15.13)	30.74
<b>***DOORS/OPENINGS***</b>									
189. Interior door - oak veneer - slab only									
	1.00 EA	112.08	2.84	114.92	0/100 yrs	Avg.	33% [%]	(37.93)	76.99
190. Stain & finish door slab only (per side)									
	2.00 EA	58.76	0.90	118.42	0/15 yrs	Avg.	33% [%]	(39.08)	79.34
191. Door jamb per LF - interior - hardwood - 4 9/16"									
	17.00 LF	5.03	2.81	88.32	0/150 yrs	Avg.	33% [%]	(29.15)	59.17



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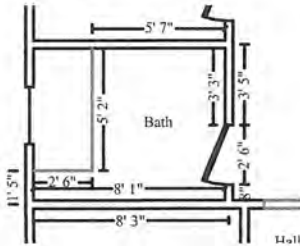
**CONTINUED - Pantry**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
192. Trim board - 1" x 6" - installed (hardwood - oak or =)	17.00 LF	6.23	4.10	110.01	0/150 yrs	Avg.	33% [%]	(36.30)	73.71
Interior side									
193. Rosette - corner block - 3/4" x 3 1/2" - hardwood	2.00 EA	9.96	0.43	20.35	0/150 yrs	Avg.	33% [%]	(6.71)	13.64
194. Casing - 3 1/4" hardwood	17.00 LF	3.25	2.16	57.41	0/150 yrs	Avg.	33% [%]	(18.94)	38.47
Kitchen side of opening									
195. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	31.62	0.24	31.86	0/15 yrs	Avg.	33% [%]	(10.51)	21.35
196. Stain & finish door/window trim & jamb (per side)	1.00 EA	41.12	0.31	41.43	0/15 yrs	Avg.	33% [%]	(13.67)	27.76
197. Door knob/lockset - Detach & reset	1.00 EA	23.41	0.00	23.41	0/NA	Avg.	0%	(0.00)	23.41
198. Clean door hardware	1.00 EA	6.93	0.39	7.32	0/NA	Avg.	0%	(0.00)	7.32
<b>***WINDOWS***</b>									
199. Clean window unit (per side) 10 - 20 SF	1.00 EA	15.71	0.86	16.57	0/NA	Avg.	0%	(0.00)	16.57
200. Trim board - 1" x 6" - installed (hardwood - oak or =)	15.00 LF	6.23	3.62	97.07	0/150 yrs	Avg.	33% [%]	(32.03)	65.04
201. Rosette - corner block - 3/4" x 3 1/2" - hardwood	2.00 EA	9.96	0.43	20.35	0/150 yrs	Avg.	33% [%]	(6.71)	13.64
202. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	31.62	0.24	31.86	0/15 yrs	Avg.	33% [%]	(10.51)	21.35
203. Window stool & apron - stain grade	3.00 LF	8.95	0.85	27.70	0/150 yrs	Avg.	33% [%]	(9.14)	18.56
204. Seal & paint window stool and apron	3.00 LF	4.05	0.06	12.21	0/15 yrs	Avg.	33% [%]	(4.03)	8.18
205. R&R Window blind - fabric/woven - 7.1 to 14 SF	1.00 EA	132.11	4.24	136.35	0/5 yrs	Avg.	33% [%]	<44.99>	91.36
206. Window drapery - hardware - single rod - Small	1.00 EA	54.14	0.72	54.86	19.5/10 yrs	Avg.	75% [M]	(41.15)	13.71
<b>***ELECTRICAL***</b>									
207. Porcelain light fixture	1.00 EA	30.46	0.30	30.76	19.5/20 yrs	Avg.	75% [M]	(23.08)	7.68
208. Light bulb - Incand. standard bulb - 1000 hr - mat. only	1.00 EA	0.79	0.04	0.83	1/1 yrs	Avg.	75% [M]	(0.62)	0.21

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**CONTINUED - Pantry**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<b>***MISC***</b>									
209. Custom cabinets - base units	10.83 LF	231.65	114.22	2,622.99	0/50 yrs	Avg.	33% [%]	(865.58)	1,757.41
Custom built in storage lower unit.									
210. Cabinet knob or pull	6.00 EA	8.15	1.17	50.07	0/20 yrs	Avg.	33% [%]	(16.53)	33.54
211. Shelving - 12" - in place	43.33 LF	9.42	8.98	417.15	0/150 yrs	Avg.	33% [%]	(137.66)	279.49
212. Seal & paint wood shelving, 12"- 24" width	43.33 LF	4.57	1.12	199.14	0/15 yrs	Avg.	33% [%]	(65.72)	133.42
<b>Totals: Pantry</b>			<b>203.71</b>	<b>7,635.66</b>				<b>2,450.52</b>	<b>5,185.14</b>



**Bath**

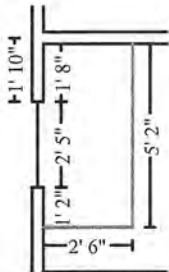
**Height: 9'**

175.33 SF Walls	38.95 SF Ceiling
214.28 SF Walls & Ceiling	38.95 SF Floor
4.33 SY Flooring	18.83 LF Floor Perimeter
21.33 LF Ceil. Perimeter	

**Door**

**2' 6" X 6' 8"**

**Opens into KITCHEN**



**Subroom: Tub/Shower Area (1)**

**Height: 9'**

58.13 SF Walls	12.92 SF Ceiling
71.04 SF Walls & Ceiling	12.92 SF Floor
1.44 SY Flooring	7.67 LF Floor Perimeter
7.67 LF Ceil. Perimeter	

**Missing Wall**

**5' 2" X 9'**

**Opens into BATH**

**Missing Wall**

**2' 6" X 9'**

**Opens into BATH**

**Window**

**2' 5" X 4' 6"**

**Opens into Exterior**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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**\*\*\*FLOORING\*\*\***





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CONTINUED - Bath

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
213. Clean floor underlayment / wood subfloor	51.87 SF	0.45	1.32	24.66	0/NA	Avg.	0%	(0.00)	24.66
214. Seal underlayment for odor control	51.87 SF	0.60	0.20	31.32	0/15 yrs	Avg.	0%	(0.00)	31.32
215. Mortar bed for tile floors	31.83 SF	5.58	4.41	182.02	19.5/100 yrs	Avg.	19.5%	(35.49)	146.53
Deduction for area of cabinet and tub									
216. Tile floor covering	31.83 SF	11.77	7.62	382.26	19.5/100 yrs	Avg.	19.5%	(74.54)	307.72
217. Cove base molding - rubber or vinyl, 4" high	8.67 LF	2.02	0.58	18.09	0/50 yrs	Avg.	33% [%]	(5.97)	12.12
<b>***WALLS***</b>									
218. Clean stud wall	116.73 SF	0.81	5.34	99.89	0/NA	Avg.	0%	(0.00)	99.89
219. Seal stud wall for odor control	116.73 SF	0.88	1.09	103.81	0/15 yrs	Avg.	0%	(0.00)	103.81
220. Two coat plaster over 1/2" gypsum core blueboard	233.46 SF	9.03	23.37	2,131.51	0/150 yrs	Avg.	33% [%]	(703.40)	1,428.11
221. Tile tub surround - up to 60 SF	1.00 EA	1,253.63	21.23	1,274.86	19.5/150 yrs	Avg.	13%	(165.73)	1,109.13
Tub and shower area									
222. Ceramic/porcelain tile	23.00 SF	13.53	5.60	316.79	0/150 yrs	Avg.	33% [%]	(104.54)	212.25
Additional wall tile									
223. Seal/prime then paint the surface area twice (3 coats)	150.46 SF	1.32	2.32	200.93	0/15 yrs	Avg.	33% [%]	(66.31)	134.62
<b>***CEILING***</b>									
224. Clean floor or roof joist system	51.87 SF	1.00	2.92	54.79	0/NA	Avg.	0%	(0.00)	54.79
225. Seal floor or ceiling joist system	51.87 SF	1.25	0.66	65.50	0/15 yrs	Avg.	0%	(0.00)	65.50
226. Two coat plaster over 1/2" gypsum core blueboard	51.87 SF	9.03	5.19	473.58	132/150 yrs	Avg.	75% [M]	(355.18)	118.40
Plaster under drywall ceiling dropped down with second framed ceiling.									
227. R&R Joist - floor or ceiling - 2x6 - w/blocking - 16" oc	51.87 SF	4.36	6.68	232.84	19.5/150 yrs	Avg.	13%	(30.27)	202.57
228. 5/8" drywall - hung, taped, floated, ready for paint	51.87 SF	2.55	1.57	133.84	19.5/150 yrs	Avg.	13%	(17.40)	116.44



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**CONTINUED - Bath**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
229. Seal/prime then paint the ceiling (2 coats)	51.87 SF	0.96	0.51	50.31	0/15 yrs	Avg.	33% [%]	(16.60)	33.71
<b>***DOORS/OPENINGS***</b>									
230. Interior door - oak veneer - solid oak jamb & casing	1.00 EA	298.89	13.48	312.37	0/100 yrs	Avg.	33% [%]	(103.08)	209.29
231. Stain & finish door slab only (per side)	2.00 EA	58.76	0.90	118.42	0/15 yrs	Avg.	33% [%]	(39.08)	79.34
232. Stain & finish door/window trim & jamb (per side)	2.00 EA	41.12	0.63	82.87	0/15 yrs	Avg.	33% [%]	(27.35)	55.52
233. Door knob/lockset - Detach & reset	1.00 EA	23.41	0.00	23.41	0/NA	Avg.	0%	(0.00)	23.41
234. Clean door hardware	1.00 EA	6.93	0.39	7.32	0/NA	Avg.	0%	(0.00)	7.32
<b>***WINDOWS***</b>									
235. Clean window unit (per side) 10 - 20 SF	1.00 EA	15.71	0.86	16.57	0/NA	Avg.	0%	(0.00)	16.57
236. Window trim set (casing & stop) - hardwood	15.00 LF	5.84	2.62	90.22	0/150 yrs	Avg.	33% [%]	(29.77)	60.45
237. Stain & finish door/window trim & jamb (per side)	1.00 EA	41.12	0.31	41.43	0/15 yrs	Avg.	33% [%]	(13.67)	27.76
238. Window sill - hardwood	3.00 LF	4.57	0.43	14.14	0/150 yrs	Avg.	33% [%]	(4.66)	9.48
239. Stain & finish wood window sill	3.00 LF	3.03	0.03	9.12	0/15 yrs	Avg.	33% [%]	(3.01)	6.11
240. Window drapery - hardware - single rod - Small	1.00 EA	54.14	0.72	54.86	0/10 yrs	Avg.	33% [%]	(18.11)	36.75
<b>***ELECTRICAL***</b>									
241. Light bar - 2 lights	1.00 EA	75.65	1.31	76.96	19.5/20 yrs	Avg.	75% [M]	(57.72)	19.24
242. Light bulb - Incand. standard bulb - 1000 hr - mat. only	2.00 EA	0.79	0.09	1.67	1/1 yrs	Avg.	75% [M]	(1.26)	0.41
<b>***PLUMBING***</b>									
243. Bathtub - Detach & reset	1.00 EA	689.41	0.00	689.41	0/NA	Avg.	0%	(0.00)	689.41
244. Clean tub	1.00 EA	22.02	1.21	23.23	0/NA	Avg.	0%	(0.00)	23.23
245. Tub/shower faucet - Detach & reset	1.00 EA	250.59	0.00	250.59	0/NA	Avg.	0%	(0.00)	250.59



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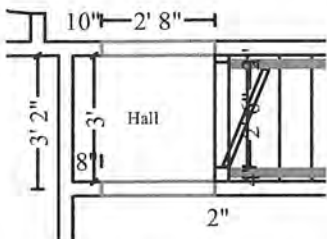
**CONTINUED - Bath**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
246. Clean tub / shower faucet	1.00 EA	14.67	0.81	15.48	0/NA	Avg.	0%	(0.00)	15.48
247. Toilet - Detach & reset	1.00 EA	291.65	0.33	291.98	0/NA	Avg.	0%	(0.00)	291.98
248. Clean toilet	1.00 EA	22.75	1.25	24.00	0/NA	Avg.	0%	(0.00)	24.00
249. Clean toilet seat	1.00 EA	4.91	0.27	5.18	0/NA	Avg.	0%	(0.00)	5.18
250. Sink - wall mounted - Detach & reset	1.00 EA	294.57	0.00	294.57	0/NA	Avg.	0%	(0.00)	294.57
251. Clean sink	1.00 EA	13.55	0.75	14.30	0/NA	Avg.	0%	(0.00)	14.30
252. Clean sink faucet	1.00 EA	10.07	0.55	10.62	0/NA	Avg.	0%	(0.00)	10.62
<b>***HEATING AND COOLING***</b>									
253. Baseboard heat - steam or hot water - Detach & reset	2.25 LF	18.37	0.00	41.33	0/NA	Avg.	0%	(0.00)	41.33
254. Clean baseboard heater - interior and exterior	2.25 LF	3.70	0.46	8.79	0/NA	Avg.	0%	(0.00)	8.79
255. Paint baseboard heater	2.25 LF	6.76	0.11	15.32	0/15 yrs	Avg.	33% [%]	(5.06)	10.26
<b>***MISC***</b>									
256. Detach & Reset Bath accessory	5.00 EA	17.25	0.00	86.25	0/50 yrs	Avg.	0%	(0.00)	86.25
257. Clean bath accessory	5.00 EA	7.40	2.06	39.06	0/NA	Avg.	0%	(0.00)	39.06
258. Custom cabinets - full height units - Premium grade	2.33 LF	801.51	95.59	1,963.11	0/50 yrs	Avg.	33% [%]	(647.82)	1,315.29
Floor to ceiling unit									
259. Cabinet knob or pull	4.00 EA	8.15	0.78	33.38	19.5/20 yrs	Avg.	75% [M]	(25.04)	8.34
260. Detach & Reset Medicine cabinet	1.00 EA	46.09	0.00	46.09	0/20 yrs	Avg.	0%	(0.00)	46.09
261. Clean medicine cabinet	1.00 EA	14.67	0.81	15.48	0/NA	Avg.	0%	(0.00)	15.48
262. Shower curtain rod - Detach & reset	1.00 EA	16.39	0.00	16.39	0/NA	Avg.	0%	(0.00)	16.39

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**CONTINUED - Bath**

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
263. Clean shower curtain rod								
1.00 EA	7.33	0.40	7.73	0/NA	Avg.	0%	(0.00)	7.73
<b>Totals: Bath</b>		<b>217.76</b>	<b>10,518.65</b>				<b>2,551.06</b>	<b>7,967.59</b>



**Hall** **Height: 9'**

61.78 SF Walls	10.00 SF Ceiling
71.78 SF Walls & Ceiling	10.00 SF Floor
1.11 SY Flooring	4.83 LF Floor Perimeter
12.67 LF Ceil. Perimeter	

- Missing Wall - Goes to Floor 2' 8" X 6' 8" Opens into DINING\_ROOM
- Door 2' 6" X 6' 8" Opens into STAIRS
- Missing Wall - Goes to Floor 2' 8" X 6' 8" Opens into KITCHEN

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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**\*\*\*FLOORING\*\*\***

264. Clean floor underlayment / wood subfloor								
10.00 SF	0.45	0.26	4.76	0/NA	Avg.	0%	(0.00)	4.76
265. Seal underlayment for odor control								
10.00 SF	0.60	0.04	6.04	0/15 yrs	Avg.	0%	(0.00)	6.04
266. Oak flooring - #1 common - no finish								
10.00 SF	9.32	3.13	96.33	0/150 yrs	Avg.	33% [%]	(31.79)	64.54
267. Sand and seal wood floor								
10.00 SF	3.43	0.29	34.59	0/10 yrs	Avg.	33% [%]	(11.42)	23.17
268. Vinyl floor covering (sheet goods)								
11.50 SF	3.28	1.27	38.99	19.5/50 yrs	Avg.	39%	(15.21)	23.78
15 % waste added for Vinyl floor covering (sheet goods).								
269. Vinyl - metal transition strip								
5.00 LF	2.74	0.35	14.05	19.5/50 yrs	Avg.	39%	(5.48)	8.57
Edge for vinyl at openings for stairway and dining room								
270. Base shoe - hardwood								
4.83 LF	1.81	0.26	9.00	0/150 yrs	Avg.	33% [%]	(2.97)	6.03
271. Baseboard - 6" hardwood								
4.83 LF	7.72	1.47	38.76	0/150 yrs	Avg.	33% [%]	(12.80)	25.96





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**CONTINUED - Family Room**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
280. Seal underlayment for odor control									
	169.97 SF	0.60	0.65	102.63	0/15 yrs	Avg.	0%	(0.00)	102.63
281. Oak flooring - #1 common - no finish									
	169.97 SF	9.32	53.19	1,637.31	0/150 yrs	Avg.	33% [%]	(540.31)	1,097.00
282. Sand, stain, and finish wood floor									
	169.97 SF	4.62	8.60	793.86	0/10 yrs	Avg.	33% [%]	(261.98)	531.88
283. Base shoe - hardwood									
	40.16 LF	1.81	2.12	74.81	0/150 yrs	Avg.	33% [%]	(24.69)	50.12
284. Baseboard - 2 1/4" hardwood									
	23.16 LF	3.44	2.08	81.75	0/150 yrs	Avg.	33% [%]	(26.98)	54.77
285. Seal & paint baseboard w/cap &/or shoe - two coats									
	23.16 LF	1.80	0.29	41.98	0/15 yrs	Avg.	33% [%]	(13.86)	28.12
<b>***WALLS***</b>									
286. Clean stud wall									
	181.48 SF	0.81	8.30	155.30	0/NA	Avg.	0%	(0.00)	155.30
287. Seal stud wall for odor control									
	181.48 SF	0.88	1.70	161.40	0/15 yrs	Avg.	0%	(0.00)	161.40
288. Two coat plaster over 1/2" gypsum core blueboard									
	362.97 SF	9.03	36.33	3,313.95	0/150 yrs	Avg.	33% [%]	(1,093.60)	2,220.35
289. T & G paneling - v-joint paneling (unfinished)									
	100.41 SF	5.63	15.19	580.50	0/150 yrs	Avg.	33% [%]	(191.56)	388.94
Lower portion									
290. Paneling									
	201.31 SF	2.35	7.42	480.50	0/150 yrs	Avg.	33% [%]	(158.57)	321.93
291. Seal & paint paneling									
	201.31 SF	1.20	2.10	243.67	0/15 yrs	Avg.	0%	(0.00)	243.67
292. Seal/prime then paint part of the walls twice (3 coats)									
	61.25 SF	1.32	0.94	81.79	0/15 yrs	Avg.	33% [%]	(26.99)	54.80
293. Chair rail - 2 1/2" hardwood									
	31.41 LF	3.50	3.23	113.17	0/150 yrs	Avg.	33% [%]	(37.35)	75.82
294. Seal & paint chair rail - two coats									
	31.41 LF	1.46	0.21	46.07	0/15 yrs	Avg.	33% [%]	(15.20)	30.87
<b>***CEILING***</b>									
295. Clean floor or roof joist system									
	169.97 SF	1.00	9.55	179.52	0/NA	Avg.	0%	(0.00)	179.52
296. Seal floor or ceiling joist system									
	169.97 SF	1.25	2.15	214.61	0/15 yrs	Avg.	0%	(0.00)	214.61



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**CONTINUED - Family Room**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
297. Two coat plaster over 1/2" gypsum core blueboard	169.97 SF	9.03	17.01	1,551.84	0/150 yrs	Avg.	33% [%]	(512.10)	1,039.74
298. Crown molding - 2 1/4" hardwood	53.00 LF	5.71	9.68	312.31	0/150 yrs	Avg.	33% [%]	(103.06)	209.25
299. Seal & paint crown molding - two coats	53.00 LF	1.53	0.38	81.47	0/15 yrs	Avg.	33% [%]	(26.89)	54.58
<b>***WINDOWS***</b>									
300. Clean window unit (per side) 10 - 20 SF	2.00 EA	15.71	1.73	33.15	0/NA	Avg.	0%	(0.00)	33.15
301. Trim board - 1" x 6" - installed (hardwood - oak or =)	30.00 LF	6.23	7.24	194.14	0/150 yrs	Avg.	33% [%]	(64.07)	130.07
302. Corner trim - hardwood	30.00 LF	2.46	2.33	76.13	0/150 yrs	Avg.	33% [%]	(25.12)	51.01
303. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	31.62	0.48	63.72	0/15 yrs	Avg.	33% [%]	(21.03)	42.69
304. Window sill - hardwood	6.00 LF	4.57	0.87	28.29	0/150 yrs	Avg.	33% [%]	(9.34)	18.95
305. Seal & paint window sill	6.00 LF	2.61	0.08	15.74	0/15 yrs	Avg.	33% [%]	(5.20)	10.54
306. Window drapery - hardware - single rod	2.00 EA	62.99	2.19	128.17	19.5/10 yrs	Avg.	75% [M]	(96.13)	32.04
307. R&R Window blind - PVC - 1" - 14.1 to 20 SF	2.00 EA	84.24	2.95	171.43	0/5 yrs	Avg.	33% [%]	<56.57>	114.86
<b>***HEATING AND COOLING***</b>									
308. Baseboard heat - steam or hot water - Detach & reset	17.00 LF	18.37	0.00	312.29	0/NA	Avg.	0%	(0.00)	312.29
309. Clean baseboard heater - interior and exterior	17.00 LF	3.70	3.47	66.37	0/NA	Avg.	0%	(0.00)	66.37
310. Paint baseboard heater	17.00 LF	6.76	0.79	115.71	0/15 yrs	Avg.	33% [%]	(38.18)	77.53
<b>***MISC***</b>									
311. Custom cabinets - full height units	8.75 LF	328.83	133.95	3,011.21	0/50 yrs	Avg.	33% [%]	(993.70)	2,017.51
Custom built in cabinets with lowers and full upper shelving.									
312. Cabinet knob or pull	3.00 EA	8.15	0.58	25.03	0/20 yrs	Avg.	33% [%]	(8.26)	16.77
<b>Totals: Family Room</b>			<b>342.08</b>	<b>14,570.61</b>				<b>4,350.74</b>	<b>10,219.87</b>

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**Living Room**

**Height: 9'**

362.08 SF Walls	174.10 SF Ceiling
536.19 SF Walls & Ceiling	174.10 SF Floor
19.34 SY Flooring	42.50 LF Floor Perimeter
53.33 LF Ceil. Perimeter	

<b>Window</b>	<b>3' X 5'</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>3' X 5'</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>2' 5" X 5'</b>	<b>Opens into Exterior</b>
<b>Missing Wall - Goes to Floor</b>	<b>3' X 7'</b>	<b>Opens into FOYER_ENTRY</b>
<b>Missing Wall - Goes to Floor</b>	<b>7' 10" X 7'</b>	<b>Opens into FAMILY_ROOM</b>

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<b>***FLOORING***</b>									
313. Clean floor underlayment / wood subfloor	174.10 SF	0.45	4.41	82.76	0/NA	Avg.	0%	(0.00)	82.76
314. Seal underlayment for odor control	174.10 SF	0.60	0.67	105.13	0/15 yrs	Avg.	0%	(0.00)	105.13
315. Oak flooring - #1 common - no finish	174.10 SF	9.32	54.48	1,677.09	0/150 yrs	Avg.	33% [%]	(553.44)	1,123.65
316. Sand and seal wood floor	174.10 SF	3.43	4.98	602.14	0/10 yrs	Avg.	33% [%]	(198.70)	403.44
317. Carpet pad	174.10 SF	0.60	4.60	109.06	0/10 yrs	Avg.	33% [%]	(35.99)	73.07
318. Carpet	200.22 SF	3.49	29.62	728.39	0/10 yrs	Avg.	33% [%]	(240.36)	488.03
15 % waste added for Carpet.									
319. Base shoe - hardwood	42.50 LF	1.81	2.24	79.17	0/150 yrs	Avg.	33% [%]	(26.13)	53.04
320. Baseboard - 6" hardwood	42.50 LF	7.72	12.95	341.05	0/150 yrs	Avg.	33% [%]	(112.54)	228.51
321. Seal & paint baseboard w/cap &/or shoe, oversized- 2 coats	42.50 LF	1.97	0.68	84.41	0/15 yrs	Avg.	33% [%]	(27.85)	56.56
<b>***WALLS***</b>									
322. Clean stud wall	271.56 SF	0.81	12.41	232.37	0/NA	Avg.	0%	(0.00)	232.37
323. Seal stud wall for odor control	271.56 SF	0.88	2.54	241.51	0/15 yrs	Avg.	0%	(0.00)	241.51
324. Two coat plaster over 1/2" gypsum core blueboard	347.42 SF	9.03	34.78	3,171.98	0/150 yrs	Avg.	33% [%]	(1,046.76)	2,125.22
325. Seal/prime then paint part of the walls twice (3 coats)	347.42 SF	1.32	5.35	463.94	0/15 yrs	Avg.	33% [%]	(153.10)	310.84
<b>***CEILING***</b>									





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**CONTINUED - Living Room**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
326. Clean floor or roof joist system	174.10 SF	1.00	9.78	183.88	0/NA	Avg.	0%	(0.00)	183.88
327. Seal floor or ceiling joist system	174.10 SF	1.25	2.20	219.83	0/15 yrs	Avg.	0%	(0.00)	219.83
328. Two coat plaster over 1/2" gypsum core blueboard	174.10 SF	9.03	17.43	1,589.55	0/150 yrs	Avg.	33% [%]	(524.55)	1,065.00
329. Seal/prime then paint the ceiling twice (3 coats)	174.10 SF	1.32	2.68	232.49	0/15 yrs	Avg.	33% [%]	(76.72)	155.77
330. Crown molding - 3 1/4" hardwood	53.33 LF	6.18	10.68	340.26	0/150 yrs	Avg.	33% [%]	(112.28)	227.98
331. Seal & paint crown molding - two coats	53.33 LF	1.53	0.38	81.97	0/15 yrs	Avg.	33% [%]	(27.05)	54.92
<b>***DOORS/OPENINGS***</b>									
332. Door opening (jamb & casing) - 32" to 36" wide - hardwood	1.00 EA	174.71	7.04	181.75	0/150 yrs	Avg.	33% [%]	(59.97)	121.78
333. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	31.62	0.48	63.72	0/15 yrs	Avg.	33% [%]	(21.03)	42.69
<b>***WINDOWS***</b>									
334. Clean window unit (per side) 10 - 20 SF	5.00 EA	15.71	4.33	82.88	0/NA	Avg.	0%	(0.00)	82.88
335. Trim board - 1" x 6" - installed (hardwood - oak or =)	45.00 LF	6.23	10.87	291.22	0/150 yrs	Avg.	33% [%]	(96.11)	195.11
336. Corner trim - hardwood	45.00 LF	2.46	3.49	114.19	0/150 yrs	Avg.	33% [%]	(37.68)	76.51
337. Paint door/window trim & jamb - 2 coats (per side)	3.00 EA	31.62	0.72	95.58	0/15 yrs	Avg.	33% [%]	(31.54)	64.04
338. Window stool & apron - stain grade	15.00 LF	8.95	4.27	138.52	0/150 yrs	Avg.	33% [%]	(45.71)	92.81
339. Seal & paint window stool and apron	15.00 LF	4.05	0.29	61.04	0/15 yrs	Avg.	33% [%]	(20.15)	40.89
340. Window drapery - hardware - single rod - Large	1.00 EA	77.98	1.79	79.77	19.5/10 yrs	Avg.	75% [M]	(59.83)	19.94
<b>***HEATING AND COOLING***</b>									
341. Baseboard heat - steam or hot water - Detach & reset	22.50 LF	18.37	0.00	413.33	0/NA	Avg.	0%	(0.00)	413.33
342. Clean baseboard heater - interior and exterior	22.50 LF	3.70	4.59	87.84	0/NA	Avg.	0%	(0.00)	87.84





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CONTINUED - Foyer/Entry

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
352. Carpet pad	24.89 SF	0.60	0.66	15.59	0/10 yrs	Avg.	33% [%]	(5.15)	10.44
353. Carpet	28.62 SF	3.49	4.23	104.11	0/10 yrs	Avg.	33% [%]	(34.36)	69.75
15 % waste added for Carpet.									
354. Carpet - metal transition strip	3.00 LF	2.74	0.21	8.43	0/10 yrs	Avg.	33% [%]	(2.78)	5.65
355. Base shoe - hardwood	6.67 LF	1.81	0.35	12.42	0/150 yrs	Avg.	33% [%]	(4.10)	8.32
356. Baseboard - 6" hardwood	6.67 LF	7.72	2.03	53.52	0/150 yrs	Avg.	33% [%]	(17.66)	35.86
357. Seal & paint baseboard w/cap &/or shoe, oversized- 2 coats	6.67 LF	1.97	0.11	13.25	0/15 yrs	Avg.	33% [%]	(4.38)	8.87
<b>***WALLS***</b>									
358. Clean stud wall	58.50 SF	0.81	2.67	50.06	0/NA	Avg.	0%	(0.00)	50.06
359. Seal stud wall for odor control	58.50 SF	0.88	0.55	52.03	0/15 yrs	Avg.	0%	(0.00)	52.03
360. Two coat plaster over 1/2" gypsum core blueboard	117.00 SF	9.03	11.71	1,068.22	0/150 yrs	Avg.	33% [%]	(352.51)	715.71
361. Seal/prime then paint the walls twice (3 coats)	117.00 SF	1.32	1.80	156.24	0/15 yrs	Avg.	33% [%]	(51.56)	104.68
<b>***CEILING***</b>									
362. Clean floor or roof joist system	24.89 SF	1.00	1.40	26.29	0/NA	Avg.	0%	(0.00)	26.29
363. Seal floor or ceiling joist system	24.89 SF	1.25	0.31	31.42	0/15 yrs	Avg.	0%	(0.00)	31.42
364. Two coat plaster over 1/2" gypsum core blueboard	24.89 SF	9.03	2.49	227.25	0/150 yrs	Avg.	33% [%]	(74.99)	152.26
365. Seal/prime then paint the ceiling twice (3 coats)	24.89 SF	1.32	0.38	33.23	0/15 yrs	Avg.	33% [%]	(10.97)	22.26
366. Crown molding - 3 1/4" hardwood	20.00 LF	6.18	4.00	127.60	0/150 yrs	Avg.	33% [%]	(42.11)	85.49
367. Seal & paint crown molding - two coats	20.00 LF	1.53	0.14	30.74	0/15 yrs	Avg.	33% [%]	(10.15)	20.59
<b>***DOORS/OPENINGS***</b>									
368. Clean exterior door (per side)	1.00 EA	14.83	0.83	15.66	0/NA	Avg.	0%	(0.00)	15.66



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**CONTINUED - Foyer/Entry**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
369. Prime & paint door slab only - exterior (per side)	1.00 EA	45.78	0.75	46.53	0/15 yrs	Avg.	33% [%]	(15.36)	31.17
370. Casing - 2 1/4" hardwood	17.00 LF	2.78	1.72	48.98	0/150 yrs	Avg.	33% [%]	(16.17)	32.81
371. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	31.62	0.24	31.86	0/15 yrs	Avg.	33% [%]	(10.51)	21.35
372. Clean door hardware	1.00 EA	6.93	0.39	7.32	0/NA	Avg.	0%	(0.00)	7.32
373. R&R Window shade - roll up	1.00 EA	94.43	4.35	98.78	0/10 yrs	Avg.	33% [%]	<32.60>	66.18
***ELECTRICAL***									
374. Light fixture	1.00 EA	68.55	1.68	70.23	19.5/20 yrs	Avg.	75% [M]	(52.67)	17.56
375. Light bulb - Incand. standard bulb - 1000 hr - mat. only	1.00 EA	0.79	0.04	0.83	1/1 yrs	Avg.	75% [M]	(0.62)	0.21
***HEATING AND COOLING***									
376. Baseboard heat - steam or hot water - Detach & reset	4.33 LF	18.37	0.00	79.54	0/NA	Avg.	0%	(0.00)	79.54
377. Clean baseboard heater - interior and exterior	4.33 LF	3.70	0.88	16.90	0/NA	Avg.	0%	(0.00)	16.90
378. Paint baseboard heater	4.33 LF	6.76	0.20	29.47	0/15 yrs	Avg.	33% [%]	(9.73)	19.74
<b>Totals: Foyer/Entry</b>			<b>53.35</b>	<b>2,809.20</b>				<b>855.90</b>	<b>1,953.30</b>

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**Dining Room**

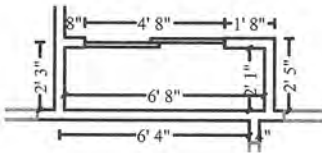
**Height: 9'**

307.83 SF Walls	145.79 SF Ceiling
453.63 SF Walls & Ceiling	145.79 SF Floor
16.20 SY Flooring	33.17 LF Floor Perimeter
51.17 LF Ceil. Perimeter	

- Missing Wall - Goes to Floor
- Missing Wall - Goes to Floor
- Missing Wall - Goes to Floor
- Window
- Window
- Missing Wall - Goes to Floor

- 5' X 7'
- 2' 8" X 6' 8"
- 2' 8" X 6' 8"
- 3' X 5'
- 3' X 5'
- 3' X 7'

- Opens into FAMILY\_ROOM
- Opens into HALL
- Opens into STAIRS
- Opens into Exterior
- Opens into Exterior
- Opens into FOYER\_ENTRY



**Subroom: Entry Closet (1)**

**Height: 9'**

126.39 SF Walls	13.89 SF Ceiling
140.28 SF Walls & Ceiling	13.89 SF Floor
1.54 SY Flooring	12.83 LF Floor Perimeter
17.50 LF Ceil. Perimeter	

**Door**

**4' 8" X 6' 8"**

**Opens into DINING\_ROOM**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<b>***FLOORING***</b>									
379. Clean floor underlayment / wood subfloor									
	159.68 SF	0.45	4.05	75.91	0/NA	Avg.	0%	(0.00)	75.91
380. Seal underlayment for odor control									
	159.68 SF	0.60	0.61	96.42	0/15 yrs	Avg.	0%	(0.00)	96.42
381. Oak flooring - #1 common - no finish									
	145.79 SF	9.32	45.63	1,404.39	0/150 yrs	Avg.	33% [%]	(463.45)	940.94
Main room is carpet/pad over hardwood									
Closet is hardwood only									
382. Sand and seal wood floor									
	145.79 SF	3.43	4.17	504.23	0/10 yrs	Avg.	33% [%]	(166.40)	337.83
383. Carpet pad									
	145.79 SF	0.60	3.85	91.32	0/10 yrs	Avg.	33% [%]	(30.14)	61.18
384. Carpet									
	167.66 SF	3.49	24.81	609.94	0/10 yrs	Avg.	33% [%]	(201.28)	408.66
15 % waste added for Carpet.									
385. Oak flooring - #1 common - no finish									
	13.89 SF	9.32	4.35	133.80	0/150 yrs	Avg.	33% [%]	(44.16)	89.64



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**CONTINUED - Dining Room**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
386. Sand, stain, and finish wood floor	13.89 SF	4.62	0.70	64.87	0/10 yrs	Avg.	33% [%]	(21.41)	43.46
387. Base shoe - hardwood	33.50 LF	1.81	1.77	62.41	0/150 yrs	Avg.	33% [%]	(20.59)	41.82
388. Baseboard - 6" hardwood	20.67 LF	7.72	6.30	165.87	0/150 yrs	Avg.	33% [%]	(54.74)	111.13
Main room									
389. Baseboard - 10" hardwood - 2 piece	12.83 LF	13.32	6.24	177.14	0/150 yrs	Avg.	33% [%]	(58.46)	118.68
Closet									
390. Seal & paint baseboard w/cap &/or shoe, oversized- 2 coats	33.50 LF	1.97	0.53	66.53	0/15 yrs	Avg.	33% [%]	(21.95)	44.58
<b>***WALLS***</b>									
391. Clean stud wall	325.67 SF	0.81	14.89	278.68	0/NA	Avg.	0%	(0.00)	278.68
392. Seal stud wall for odor control	325.67 SF	0.88	3.04	289.63	0/15 yrs	Avg.	0%	(0.00)	289.63
393. Two coat plaster over 1/2" gypsum core blueboard	434.22 SF	9.03	43.47	3,964.48	0/150 yrs	Avg.	33% [%]	(1,308.28)	2,656.20
394. Seal/prime then paint the walls twice (3 coats)	434.22 SF	1.32	6.69	579.86	0/15 yrs	Avg.	33% [%]	(191.36)	388.50
<b>***CEILING***</b>									
395. Clean floor or roof joist system	159.68 SF	1.00	8.97	168.65	0/NA	Avg.	0%	(0.00)	168.65
396. Seal floor or ceiling joist system	159.68 SF	1.25	2.02	201.62	0/15 yrs	Avg.	0%	(0.00)	201.62
397. Two coat plaster over 1/2" gypsum core blueboard	159.68 SF	9.03	15.98	1,457.89	0/150 yrs	Avg.	33% [%]	(481.10)	976.79
398. Seal/prime then paint the ceiling twice (3 coats)	159.68 SF	1.32	2.46	213.24	0/15 yrs	Avg.	33% [%]	(70.37)	142.87
<b>***DOORS/OPENINGS***</b>									
399. Door opening (jamb & casing) - 32" to 36" wide - hardwood	1.00 EA	174.71	7.04	181.75	0/150 yrs	Avg.	33% [%]	(59.97)	121.78
Opening to entry									
400. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	31.62	0.48	63.72	0/15 yrs	Avg.	33% [%]	(21.03)	42.69
401. Bypass (sliding) door set - birch	1.00 EA	208.15	8.13	216.28	0/100 yrs	Avg.	33% [%]	(71.37)	144.91



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CONTINUED - Dining Room

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Upgrade due to louver type									
402. Paint full louvered door slab only - 2 coats (per side)	4.00	EA	51.73	1.64	208.56	0/15 yrs	Avg. 33% [%]	(68.82)	139.74
403. Door opening (jamb & casing) - 36" to 60" wide - hardwood	1.00	EA	207.66	8.34	216.00	0/150 yrs	Avg. 33% [%]	(71.28)	144.72
404. Paint door/window trim & jamb - Large - 2 coats (per side)	2.00	EA	37.20	0.57	74.97	0/15 yrs	Avg. 33% [%]	(24.74)	50.23
<b>***WINDOWS***</b>									
405. Clean window unit (per side) 10 - 20 SF	2.00	EA	15.71	1.73	33.15	0/NA	Avg. 0%	(0.00)	33.15
406. Trim board - 1" x 6" - installed (hardwood - oak or =)	30.00	LF	6.23	7.24	194.14	0/150 yrs	Avg. 33% [%]	(64.07)	130.07
407. Paint door/window trim & jamb - 2 coats (per side)	2.00	EA	31.62	0.48	63.72	0/15 yrs	Avg. 33% [%]	(21.03)	42.69
408. Window stool & apron - stain grade	6.00	LF	8.95	1.71	55.41	0/150 yrs	Avg. 33% [%]	(18.28)	37.13
409. Stain & finish window stool and apron	6.00	LF	4.63	0.13	27.91	0/15 yrs	Avg. 33% [%]	(9.21)	18.70
410. Interior window shutters (set)	2.00	EA	233.85	20.59	488.29	19.5/15 yrs	Avg. 75% [M]	(366.22)	122.07
411. Seal & paint window shutters - per set	2.00	EA	32.77	0.61	66.15	0/15 yrs	Avg. 33% [%]	(21.83)	44.32
<b>***ELECTRICAL***</b>									
412. Light fixture	1.00	EA	68.55	1.68	70.23	19.5/20 yrs	Avg. 75% [M]	(52.67)	17.56
413. Light bulb - Incand. standard bulb - 1000 hr - mat. only	2.00	EA	0.79	0.09	1.67	1/1 yrs	Avg. 75% [M]	(1.26)	0.41
<b>***HEATING AND COOLING***</b>									
414. Baseboard heat - steam or hot water - Detach & reset	12.50	LF	18.37	0.00	229.63	0/NA	Avg. 0%	(0.00)	229.63
415. Clean baseboard heater - interior and exterior	12.50	LF	3.70	2.55	48.80	0/NA	Avg. 0%	(0.00)	48.80
416. Paint baseboard heater	12.50	LF	6.76	0.58	85.08	0/15 yrs	Avg. 33% [%]	(28.08)	57.00
<b>***MISC***</b>									
417. Closet shelf and rod package	6.67	LF	19.19	1.50	129.50	0/150 yrs	Avg. 33% [%]	(42.74)	86.76

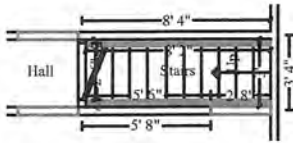
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**CONTINUED - Dining Room**

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
418. Stain & finish wood shelving, 12"- 24" width								
6.67 LF	5.81	0.32	39.07	0/15 yrs	Avg.	33% [%]	(12.90)	26.17
<b>Totals: Dining Room</b>		<b>265.94</b>	<b>13,100.91</b>				<b>4,089.19</b>	<b>9,011.72</b>

**Stairs**

**Height: 13' 7"**



176.85 SF Walls	24.50 SF Ceiling
201.35 SF Walls & Ceiling	53.88 SF Floor
5.99 SY Flooring	22.05 LF Floor Perimeter
19.33 LF Ceil. Perimeter	

**Door** **2' 6" X 6' 8"** **Opens into HALL**  
**Missing Wall - Goes to Floor** **2' 8" X 6' 8"** **Opens into DINING\_ROOM**

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<b>***FLOORING***</b>								
419. Clean stair tread - per side - per LF								
45.00 LF	0.68	1.70	32.30	0/NA	Avg.	0%	(0.00)	32.30
420. Clean stair riser - per side - per LF								
48.00 LF	0.58	1.56	29.40	0/NA	Avg.	0%	(0.00)	29.40
421. Seal underlayment for odor control								
53.88 SF	0.60	0.21	32.54	0/15 yrs	Avg.	0%	(0.00)	32.54
Seal treads and risers								
422. Carpet pad								
53.88 SF	0.60	1.42	33.75	0/10 yrs	Avg.	33% [%]	(11.14)	22.61
423. Carpet								
61.96 SF	3.49	9.17	225.41	0/10 yrs	Avg.	33% [%]	(74.39)	151.02
15 % waste added for Carpet.								
424. Step charge for "waterfall" carpet installation								
16.00 EA	9.65	0.40	154.80	0/10 yrs	Avg.	33% [%]	(51.08)	103.72
425. Stair Skirt/Apron - wall side - hardwood								
26.00 LF	21.87	13.54	582.16	0/150 yrs	Avg.	33% [%]	(192.11)	390.05
426. Seal & paint stair skirt/apron (2 coats)								
26.00 LF	7.18	0.59	187.27	0/15 yrs	Avg.	33% [%]	(61.79)	125.48

**\*\*\*WALLS\*\*\***





**Foremost Insurance Company Grand Rapids, Michigan**

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**CONTINUED - Stairs**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
427. Two coat plaster over 1/2" gypsum core blueboard	176.85 SF	9.03	17.70	1,614.66	0/150 yrs	Avg.	33% [%]	(532.84)	1,081.82
428. T & G paneling - v-joint paneling (unfinished)	88.43 SF	5.63	13.37	511.23	0/150 yrs	Avg.	33% [%]	(168.70)	342.53
429. Seal & paint paneling	88.43 SF	1.20	0.92	107.04	0/15 yrs	Avg.	33% [%]	(35.32)	71.72
430. Seal/prime then paint part of the walls twice (3 coats)	88.43 SF	1.32	1.36	118.09	0/15 yrs	Avg.	33% [%]	(38.97)	79.12
431. Chair rail - 2 1/2" hardwood	22.05 LF	3.50	2.27	79.45	0/150 yrs	Avg.	33% [%]	(26.22)	53.23
432. Seal & paint chair rail - two coats	22.05 LF	1.46	0.15	32.34	0/15 yrs	Avg.	33% [%]	(10.67)	21.67
<b>***CEILING***</b>									
433. Clean floor or roof joist system	24.50 SF	1.00	1.38	25.88	0/NA	Avg.	0%	(0.00)	25.88
434. Seal floor or ceiling joist system	24.50 SF	1.25	0.31	30.94	0/15 yrs	Avg.	0%	(0.00)	30.94
435. Two coat plaster over 1/2" gypsum core blueboard	24.50 SF	9.03	2.45	223.69	0/150 yrs	Avg.	33% [%]	(73.82)	149.87
436. Seal/prime then paint the ceiling twice (3 coats)	24.50 SF	1.32	0.38	32.72	0/15 yrs	Avg.	33% [%]	(10.80)	21.92
<b>***MISC***</b>									
437. Handrail - detailed profile - post to post - hardwood	9.67 LF	27.19	4.42	267.35	0/150 yrs	Avg.	33% [%]	(88.23)	179.12
438. Stain & finish handrail - wall mounted	9.67 LF	2.15	0.20	20.99	0/15 yrs	Avg.	33% [%]	(6.93)	14.06
<b>Totals: Stairs</b>			<b>73.50</b>	<b>4,342.01</b>				<b>1,383.01</b>	<b>2,959.00</b>
<b>Total: Main Level</b>			<b>2,056.10</b>	<b>86,446.41</b>				<b>26,581.27</b>	<b>59,865.14</b>

**Level 2**

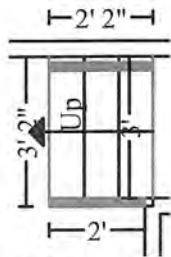
**Level 2**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<b>***POST CLEAN PER LEVEL***</b>									
439. Final cleaning - construction - Residential	753.26 SF	0.28	11.60	222.51	0/NA	Avg.	0%	(0.00)	222.51

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**CONTINUED - Level 2**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
440. Clean window unit (per side) 3 - 9 SF	2.00 EA	11.00	1.21	23.21	0/NA	Avg.	0%	(0.00)	23.21
441. Clean window unit (per side) 10 - 20 SF	8.00 EA	15.71	6.92	132.60	0/NA	Avg.	0%	(0.00)	132.60
<b>Total: Level 2</b>			<b>19.73</b>	<b>378.32</b>				<b>0.00</b>	<b>378.32</b>



**Upper Stairs**

**Height: 9' 10"**

19.36 SF Walls  
26.21 SF Walls & Ceiling  
1.47 SY Flooring  
2.17 LF Ceil. Perimeter

6.85 SF Ceiling  
13.19 SF Floor  
2.58 LF Floor Perimeter

Missing Wall                      **3' X 9' 10 1/2"**                      **Opens into Exterior**  
 Missing Wall                      **3' 2" X 9' 10 1/2"**                      **Opens into HALLWAY**  
 Missing Wall                      **2' X 9' 10 1/2"**                      **Opens into HALLWAY**

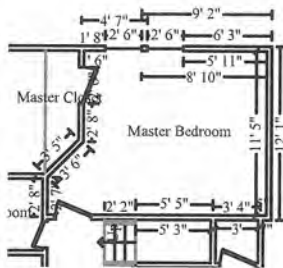
	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<b>***FLOORING***INCLUDED IN STAIRS ON MAIN LEVEL***</b>									
<b>***WALLS***</b>									
442. Two coat plaster over 1/2" gypsum core blueboard	19.36 SF	9.03	1.94	176.76	0/150 yrs	Avg.	33% [%]	(58.33)	118.43
443. Seal/prime then paint the walls twice (3 coats)	19.36 SF	1.32	0.30	25.86	0/15 yrs	Avg.	33% [%]	(8.53)	17.33
<b>***CEILING***</b>									
444. Clean floor or roof joist system	6.85 SF	1.00	0.39	7.24	0/NA	Avg.	0%	(0.00)	7.24
445. Seal floor or ceiling joist system	6.85 SF	1.25	0.09	8.65	0/15 yrs	Avg.	0%	(0.00)	8.65
446. Two coat plaster over 1/2" gypsum core blueboard	6.85 SF	9.03	0.69	62.55	0/150 yrs	Avg.	33% [%]	(20.64)	41.91
447. Seal/prime then paint the ceiling twice (3 coats)	6.85 SF	1.32	0.11	9.15	0/15 yrs	Avg.	33% [%]	(3.02)	6.13

**\*\*\*MISC\*\*\***

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**CONTINUED - Upper Stairs**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
448. Balustrade	2.50 LF	109.58	7.88	281.83	0/150 yrs	Avg.	33% [%]	(93.00)	188.83
449. Stain & finish balustrade	2.50 LF	29.56	0.52	74.42	0/15 yrs	Avg.	33% [%]	(24.56)	49.86
<b>Totals: Upper Stairs</b>			<b>11.92</b>	<b>646.46</b>				<b>208.08</b>	<b>438.38</b>



**Master Bedroom**

**Height: 8'**

357.95 SF Walls	156.13 SF Ceiling
514.08 SF Walls & Ceiling	156.13 SF Floor
17.35 SY Flooring	47.04 LF Floor Perimeter
52.04 LF Ceil. Perimeter	

<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into MASTER_CLOSE</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into HALLWAY</b>
<b>Window</b>	<b>2' 6" X 5'</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>2' 6" X 5'</b>	<b>Opens into Exterior</b>

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<b>***FLOORING***</b>									
450. Clean floor underlayment / wood subfloor	156.13 SF	0.45	3.96	74.22	0/NA	Avg.	0%	(0.00)	74.22
451. Seal underlayment for odor control	156.13 SF	0.60	0.60	94.28	0/15 yrs	Avg.	0%	(0.00)	94.28
452. Oak flooring - #1 common - no finish	156.13 SF	9.32	48.86	1,503.99	0/150 yrs	Avg.	33% [%]	(496.31)	1,007.68
453. Sand, stain, and finish wood floor	156.13 SF	4.62	7.90	729.22	0/10 yrs	Avg.	33% [%]	(240.65)	488.57
454. Base shoe - hardwood	47.04 LF	1.81	2.48	87.62	0/150 yrs	Avg.	33% [%]	(28.92)	58.70
455. Baseboard - 10" hardwood - 2 piece	47.04 LF	13.32	22.87	649.44	0/150 yrs	Avg.	33% [%]	(214.32)	435.12
456. Seal & paint baseboard w/cap &/or shoe, oversized- 2 coats	47.04 LF	1.97	0.75	93.42	0/15 yrs	Avg.	33% [%]	(30.83)	62.59

**\*\*\*WALLS\*\*\***



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CONTINUED - Master Bedroom

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
457. Clean stud wall	357.95 SF	0.81	16.36	306.30	0/NA	Avg.	0%	(0.00)	306.30
458. Seal stud wall for odor control	357.95 SF	0.88	3.35	318.35	0/15 yrs	Avg.	0%	(0.00)	318.35
459. Two coat plaster over 1/2" gypsum core blueboard	357.95 SF	9.03	35.83	3,268.12	0/150 yrs	Avg.	33% [%]	(1,078.48)	2,189.64
460. Seal/prime then paint the walls twice (3 coats)	357.95 SF	1.32	5.51	478.00	0/15 yrs	Avg.	33% [%]	(157.74)	320.26
<b>***CEILING***</b>									
461. Clean floor or roof joist system	156.13 SF	1.00	8.77	164.90	0/NA	Avg.	0%	(0.00)	164.90
462. Seal floor or ceiling joist system	156.13 SF	1.25	1.98	197.14	0/15 yrs	Avg.	0%	(0.00)	197.14
463. Two coat plaster over 1/2" gypsum core blueboard	156.13 SF	9.03	15.63	1,425.48	0/150 yrs	Avg.	33% [%]	(470.41)	955.07
464. Seal/prime then paint the ceiling twice (3 coats)	156.13 SF	1.32	2.40	208.49	0/15 yrs	Avg.	33% [%]	(68.80)	139.69
465. Crown molding - 2 1/4" hardwood	52.04 LF	5.71	9.50	306.65	0/150 yrs	Avg.	33% [%]	(101.20)	205.45
466. Seal & paint crown molding - two coats	52.04 LF	1.53	0.37	79.99	0/15 yrs	Avg.	33% [%]	(26.39)	53.60
<b>***DOORS/OPENINGS***</b>									
467. Interior door - solid oak - paneled - slab only	1.00 EA	273.18	11.70	284.88	0/100 yrs	Avg.	33% [%]	(94.01)	190.87
468. Seal & paint door slab only (per side)	2.00 EA	38.13	0.87	77.13	0/15 yrs	Avg.	33% [%]	(25.46)	51.67
469. Door jamb per LF - interior - hardwood - 4 9/16"	17.00 LF	5.03	2.81	88.32	0/150 yrs	Avg.	33% [%]	(29.15)	59.17
470. Plinth block - 3/4" x 3 1/2" x 6 1/2" - hardwood	4.00 EA	11.42	1.11	46.79	0/150 yrs	Avg.	33% [%]	(15.44)	31.35
471. Trim board - 1" x 6" - installed (hardwood - oak or =)	34.00 LF	6.23	8.21	220.03	0/150 yrs	Avg.	33% [%]	(72.61)	147.42
472. Rosette - corner block - 3/4" x 3 1/2" - hardwood	4.00 EA	9.96	0.86	40.70	0/150 yrs	Avg.	33% [%]	(13.43)	27.27
473. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	31.62	0.48	63.72	0/15 yrs	Avg.	33% [%]	(21.03)	42.69
474. Detach & Reset Lockset - full mortised - keyed	1.00 EA	23.41	0.00	23.41	0/20 yrs	Avg.	0%	(0.00)	23.41

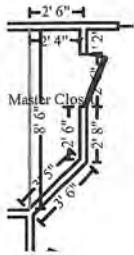


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**CONTINUED - Master Bedroom**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
475. On site door prep. for full mortised lockset - Labor only	1.00 EA	90.66	0.00	90.66	0/NA	Avg.	33% [%]	(29.92)	60.74
476. Clean door hardware	1.00 EA	6.93	0.39	7.32	0/NA	Avg.	0%	(0.00)	7.32
<b>***WINDOWS***</b>									
477. Clean window unit (per side) 10 - 20 SF	2.00 EA	15.71	1.73	33.15	0/NA	Avg.	0%	(0.00)	33.15
478. Trim board - 1" x 6" - installed (hardwood - oak or =)	23.00 LF	6.23	5.55	148.84	0/150 yrs	Avg.	33% [%]	(49.12)	99.72
479. Rosette - corner block - 3/4" x 3 1/2" - hardwood	2.00 EA	9.96	0.43	20.35	0/150 yrs	Avg.	33% [%]	(6.71)	13.64
480. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	31.62	0.48	63.72	0/15 yrs	Avg.	33% [%]	(21.03)	42.69
481. Window stool & apron - stain grade	6.00 LF	8.95	1.71	55.41	0/150 yrs	Avg.	33% [%]	(18.28)	37.13
482. Seal & paint window stool and apron	6.00 LF	4.05	0.12	24.42	0/15 yrs	Avg.	33% [%]	(8.06)	16.36
483. Window drapery - hardware - Detach & reset	4.00 EA	35.08	0.00	140.32	0/NA	Avg.	0%	(0.00)	140.32
484. Clean curtain rod*	4.00 EA	7.33	1.61	30.93	0/NA	Avg.	0%	(0.00)	30.93
<b>***ELECTRICAL***</b>									
485. Detach & Reset Light fixture	1.00 EA	53.45	0.00	53.45	12/20 yrs	Avg.	60%	(0.00)	53.45
486. Clean light fixture	1.00 EA	11.05	0.61	11.66	0/NA	Avg.	0%	(0.00)	11.66
<b>***HEATING AND COOLING***</b>									
487. Radiator unit - Detach & reset	1.00 EA	295.79	0.00	295.79	0/NA	Avg.	0%	(0.00)	295.79
488. Clean radiator unit	1.00 EA	36.69	2.02	38.71	0/NA	Avg.	0%	(0.00)	38.71
489. Prime & paint radiator unit	1.00 EA	65.69	0.37	66.06	0/15 yrs	Avg.	33% [%]	(21.80)	44.26
<b>Totals: Master Bedroom</b>			<b>228.18</b>	<b>11,911.38</b>				<b>3,340.10</b>	<b>8,571.28</b>

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**Master Closet**

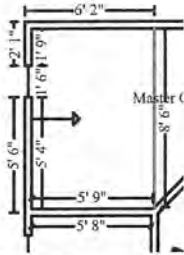
**Height: 8'**

78.63 SF Walls	17.14 SF Ceiling
95.77 SF Walls & Ceiling	17.14 SF Floor
1.90 SY Flooring	9.41 LF Floor Perimeter
11.91 LF Ceil. Perimeter	

**Door**

**2' 6" X 6' 8"**

**Opens into MASTER\_BEDRO**



**Subroom: Offset (1)**

**Height: Sloped**

100.13 SF Walls	62.14 SF Ceiling
162.27 SF Walls & Ceiling	50.07 SF Floor
5.56 SY Flooring	20.18 LF Floor Perimeter
31.49 LF Ceil. Perimeter	

**Missing Wall**

**8' 6 3/16" X 3' 10"**

**Opens into MASTER\_CLOSE**

**Window**

**1' 6" X 2'**

**Opens into Exterior**

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<b>***FLOORING***</b>								
490.	Clean floor underlayment / wood subfloor							
67.21 SF	0.45	1.71	31.95	0/NA	Avg.	0%	(0.00)	31.95
491.	Seal underlayment for odor control							
67.21 SF	0.60	0.26	40.59	0/15 yrs	Avg.	0%	(0.00)	40.59
492.	Underlayment - 1/4" lauan/mahogany plywood							
67.21 SF	2.23	4.33	154.21	12/150 yrs	Avg.	33% [%]	(50.89)	103.32
493.	Vinyl floor covering (sheet goods)							
77.29 SF	3.28	8.54	262.05	0/50 yrs	Avg.	33% [%]	(86.48)	175.57
15 % waste added for Vinyl floor covering (sheet goods).								
494.	Baseboard - 4 1/4" hardwood							
29.59 LF	5.84	6.30	179.11	0/150 yrs	Avg.	33% [%]	(59.11)	120.00
495.	Stain & finish baseboard							
29.59 LF	1.59	0.31	47.36	0/15 yrs	Avg.	33% [%]	(15.63)	31.73
<b>***WALLS***</b>								
496.	Clean stud wall							
134.07 SF	0.81	6.13	114.73	0/NA	Avg.	0%	(0.00)	114.73
497.	Seal stud wall for odor control							
134.07 SF	0.88	1.25	119.23	0/15 yrs	Avg.	0%	(0.00)	119.23
498.	Two coat plaster over 1/2" gypsum core blueboard							
178.76 SF	9.03	17.89	1,632.09	0/150 yrs	Avg.	33% [%]	(538.59)	1,093.50
499.	Seal/prime then paint the walls twice (3 coats) - 2 colors							
178.76 SF	1.59	2.75	286.98	0/15 yrs	Avg.	33% [%]	(94.71)	192.27

Two paint colors



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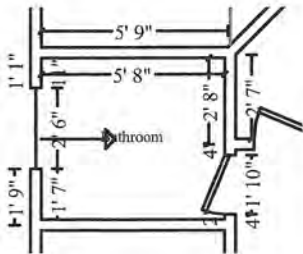
**CONTINUED - Master Closet**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
500. Trim board - 1" x 4" - installed (hardwood - oak or =)	29.59 LF	4.72	4.77	144.43	0/150 yrs	Avg.	33% [%]	(47.66)	96.77
501. Seal & paint chair rail - two coats	29.59 LF	1.46	0.20	43.40	0/15 yrs	Avg.	33% [%]	(14.33)	29.07
<b>***CEILING***</b>									
502. Clean floor or roof joist system	79.29 SF	1.00	4.46	83.75	0/NA	Avg.	0%	(0.00)	83.75
503. Seal floor or ceiling joist system	79.29 SF	1.25	1.00	100.11	0/15 yrs	Avg.	0%	(0.00)	100.11
504. Two coat plaster over 1/2" gypsum core blueboard	79.29 SF	9.03	7.94	723.93	0/150 yrs	Avg.	33% [%]	(238.90)	485.03
505. Seal/prime then paint the ceiling twice (3 coats)	79.29 SF	1.32	1.22	105.88	0/15 yrs	Avg.	33% [%]	(34.94)	70.94
<b>***DOORS/OPENINGS***</b>									
506. Interior door - solid oak - paneled - slab only	1.00 EA	273.18	11.70	284.88	0/100 yrs	Avg.	33% [%]	(94.01)	190.87
507. Seal & paint door slab only (per side)	2.00 EA	38.13	0.87	77.13	0/15 yrs	Avg.	33% [%]	(25.46)	51.67
508. Door jamb per LF - interior - hardwood - 4 9/16"	17.00 LF	5.03	2.81	88.32	0/150 yrs	Avg.	33% [%]	(29.15)	59.17
509. Plinth block - 3/4" x 3 1/2" x 6 1/2" - hardwood	2.00 EA	11.42	0.56	23.40	0/150 yrs	Avg.	33% [%]	(7.72)	15.68
Master bed side only									
510. Trim board - 1" x 6" - installed (hardwood - oak or =)	17.00 LF	6.23	4.10	110.01	0/150 yrs	Avg.	33% [%]	(36.30)	73.71
511. Trim board - 1" x 4" - installed (hardwood - oak or =)	17.00 LF	4.72	2.74	82.98	0/150 yrs	Avg.	33% [%]	(27.38)	55.60
Room side only									
512. Rosette - corner block - 3/4" x 3 1/2" - hardwood	2.00 EA	9.96	0.43	20.35	0/150 yrs	Avg.	33% [%]	(6.71)	13.64
513. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	31.62	0.48	63.72	0/15 yrs	Avg.	33% [%]	(21.03)	42.69
514. Door knob/lockset - Detach & reset	1.00 EA	23.41	0.00	23.41	0/NA	Avg.	0%	(0.00)	23.41
515. Clean door hardware	1.00 EA	6.93	0.39	7.32	0/NA	Avg.	0%	(0.00)	7.32
<b>***WINDOWS***</b>									

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**CONTINUED - Master Closet**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
516. Clean window unit (per side) 3 - 9 SF	2.00 EA	11.00	1.21	23.21	0/NA	Avg.	0%	(0.00)	23.21
517. Seal & paint wood window (per side) - Small	1.00 EA	39.68	0.16	39.84	0/15 yrs	Avg.	33% [%]	(13.14)	26.70
518. Trim board - 1" x 4" - installed (hardwood - oak or =)	7.00 LF	4.72	1.13	34.17	0/150 yrs	Avg.	33% [%]	(11.27)	22.90
519. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	31.62	0.24	31.86	0/15 yrs	Avg.	33% [%]	(10.51)	21.35
<b>***ELECTRICAL***</b>									
520. Detach & Reset Light fixture	1.00 EA	53.45	0.00	53.45	12/20 yrs	Avg.	60%	(0.00)	53.45
521. Clean light fixture	1.00 EA	11.05	0.61	11.66	0/NA	Avg.	0%	(0.00)	11.66
<b>***MISC***</b>									
522. Detach & Reset Closet shelf and rod package	17.00 LF	9.82	0.00	166.94	0/150 yrs	Avg.	0%	(0.00)	166.94
523. Clean closet shelf and rod per lineal foot	17.00 LF	1.12	1.09	20.13	0/NA	Avg.	0%	(0.00)	20.13
524. Finish wood shelving, 12"- 24" width - 1 coat urethane	17.00 LF	3.15	0.37	53.92	0/15 yrs	Avg.	33% [%]	(17.79)	36.13
525. Robe hook - Detach & reset	8.00 EA	9.11	0.00	72.88	0/NA	Avg.	0%	(0.00)	72.88
<b>Totals: Master Closet</b>			<b>97.95</b>	<b>5,359.38</b>				<b>1,481.71</b>	<b>3,877.67</b>



**Bathroom**

**Height: Sloped**

107.75 SF Walls	35.17 SF Ceiling
142.92 SF Walls & Ceiling	28.33 SF Floor
3.15 SY Flooring	19.50 LF Floor Perimeter
24.07 LF Ceil. Perimeter	

**Door** 1' 10" X 6' 8" **Opens into HALLWAY**  
**Window** 2' 6" X 2' 6" **Opens into Exterior**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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CONTINUED - Bathroom

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<b>***FLOORING***</b>									
526. Clean floor underlayment / wood subfloor	28.33 SF	0.45	0.72	13.47	0/NA	Avg.	0%	(0.00)	13.47
527. Seal underlayment for odor control	28.33 SF	0.60	0.11	17.11	0/15 yrs	Avg.	0%	(0.00)	17.11
528. Mortar bed for tile floors	28.33 SF	5.58	3.93	162.01	0/100 yrs	Avg.	33% [%]	(53.47)	108.54
0 % waste added for Vinyl floor covering (sheet goods).									
529. Tile floor covering	28.33 SF	11.77	6.78	340.22	0/100 yrs	Avg.	33% [%]	(112.28)	227.94
530. Carpet - metal transition strip	2.50 LF	2.74	0.18	7.03	0/10 yrs	Avg.	33% [%]	(2.32)	4.71
531. Base shoe - hardwood	19.50 LF	1.81	1.03	36.33	0/150 yrs	Avg.	33% [%]	(11.99)	24.34
532. Baseboard - 6" hardwood	19.50 LF	7.72	5.94	156.48	0/150 yrs	Avg.	33% [%]	(51.64)	104.84
533. Seal & paint baseboard w/cap &/or shoe, oversized- 2 coats	19.50 LF	1.97	0.31	38.73	0/15 yrs	Avg.	33% [%]	(12.78)	25.95
<b>***WALLS***</b>									
534. Clean stud wall	53.88 SF	0.81	2.46	46.10	0/NA	Avg.	0%	(0.00)	46.10
535. Seal stud wall for odor control	53.88 SF	0.88	0.50	47.91	0/15 yrs	Avg.	0%	(0.00)	47.91
536. Two coat plaster over 1/2" gypsum core blueboard	107.75 SF	9.03	10.79	983.77	0/150 yrs	Avg.	33% [%]	(324.64)	659.13
537. T & G paneling - double beaded vee (unfinished)	26.94 SF	6.95	6.03	193.26	0/150 yrs	Avg.	33% [%]	(63.78)	129.48
538. Seal & paint paneling	26.94 SF	1.20	0.28	32.61	0/15 yrs	Avg.	33% [%]	(10.76)	21.85
539. Seal/prime then paint part of the walls twice (3 coats)	80.81 SF	1.32	1.24	107.91	0/15 yrs	Avg.	33% [%]	(35.61)	72.30
540. Chair rail - oversized - 3 1/4" hardwood molded w/detail	19.50 LF	5.39	4.00	109.11	0/150 yrs	Avg.	33% [%]	(36.01)	73.10
541. Seal & paint chair rail - two coats	19.50 LF	1.46	0.13	28.60	0/15 yrs	Avg.	33% [%]	(9.44)	19.16
<b>***CEILING***</b>									
542. Clean floor or roof joist system	35.17 SF	1.00	1.98	37.15	0/NA	Avg.	0%	(0.00)	37.15



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**CONTINUED - Bathroom**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
543. Seal floor or ceiling joist system	35.17 SF	1.25	0.44	44.40	0/15 yrs	Avg.	0%	(0.00)	44.40
544. Two coat plaster over 1/2" gypsum core blueboard	35.17 SF	9.03	3.52	321.11	0/150 yrs	Avg.	33% [%]	(105.96)	215.15
545. Seal/prime then paint the ceiling twice (3 coats)	35.17 SF	1.32	0.54	46.96	0/15 yrs	Avg.	33% [%]	(15.50)	31.46
<b>***DOORS/OPENINGS***</b>									
546. Interior door - solid oak - paneled - slab only	1.00 EA	273.18	11.70	284.88	0/100 yrs	Avg.	33% [%]	(94.01)	190.87
547. Seal & paint door slab only (per side)	2.00 EA	38.13	0.87	77.13	0/15 yrs	Avg.	33% [%]	(25.46)	51.67
548. Door jamb per LF - interior - hardwood - 4 9/16"	17.00 LF	5.03	2.81	88.32	0/150 yrs	Avg.	33% [%]	(29.15)	59.17
549. Plinth block - 3/4" x 3 1/2" x 6 1/2" - hardwood	2.00 EA	11.42	0.56	23.40	0/150 yrs	Avg.	33% [%]	(7.72)	15.68
550. Trim board - 1" x 6" - installed (hardwood - oak or =)	17.00 LF	6.23	4.10	110.01	0/150 yrs	Avg.	33% [%]	(36.30)	73.71
551. Trim board - 1" x 4" - installed (hardwood - oak or =)	17.00 LF	4.72	2.74	82.98	0/150 yrs	Avg.	33% [%]	(27.38)	55.60
552. Rosette - corner block - 3/4" x 3 1/2" - hardwood	2.00 EA	9.96	0.43	20.35	0/150 yrs	Avg.	33% [%]	(6.71)	13.64
553. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	31.62	0.48	63.72	0/15 yrs	Avg.	33% [%]	(21.03)	42.69
554. Door knob/lockset - Detach & reset	1.00 EA	23.41	0.00	23.41	0/NA	Avg.	0%	(0.00)	23.41
555. Clean door hardware	1.00 EA	6.93	0.39	7.32	0/NA	Avg.	0%	(0.00)	7.32
<b>***WINDOWS***</b>									
556. Clean window unit (per side) 10 - 20 SF	1.00 EA	15.71	0.86	16.57	0/NA	Avg.	0%	(0.00)	16.57
557. Trim board - 1" x 4" - installed (hardwood - oak or =)	7.50 LF	4.72	1.21	36.61	0/150 yrs	Avg.	33% [%]	(12.08)	24.53
558. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	31.62	0.24	31.86	0/15 yrs	Avg.	33% [%]	(10.51)	21.35
559. Window drapery - hardware - Detach & reset	1.00 EA	35.08	0.00	35.08	0/NA	Avg.	33% [%]	(11.58)	23.50
560. Clean curtain rod*	1.00 EA	7.33	0.40	7.73	0/NA	Avg.	0%	(0.00)	7.73



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**CONTINUED - Bathroom**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
<b>***ELECTRICAL***</b>										
561. Detach & Reset Light fixture	1.00	EA	53.45	0.00	53.45	12/20 yrs	Avg.	60%	(0.00)	53.45
562. Clean light fixture	1.00	EA	11.05	0.61	11.66	0/NA	Avg.	0%	(0.00)	11.66
<b>***PLUMBING***</b>										
563. Pedestal sink - Detach & reset	1.00	EA	341.71	0.00	341.71	0/NA	Avg.	0%	(0.00)	341.71
564. Clean sink - pedestal	1.00	EA	25.77	1.42	27.19	0/NA	Avg.	0%	(0.00)	27.19
565. Clean sink faucet	1.00	EA	10.07	0.55	10.62	0/NA	Avg.	0%	(0.00)	10.62
566. Toilet - Detach & reset	1.00	EA	291.65	0.33	291.98	0/NA	Avg.	0%	(0.00)	291.98
567. Clean toilet	1.00	EA	22.75	1.25	24.00	0/NA	Avg.	0%	(0.00)	24.00
568. Clean toilet seat	1.00	EA	4.91	0.27	5.18	0/NA	Avg.	0%	(0.00)	5.18
<b>***MISC***</b>										
569. Detach & Reset Bath accessory	4.00	EA	17.25	0.00	69.00	0/50 yrs	Avg.	0%	(0.00)	69.00
570. Clean bath accessory	4.00	EA	7.40	1.65	31.25	0/NA	Avg.	0%	(0.00)	31.25
571. Medicine cabinet - Detach & reset	1.00	EA	46.09	0.00	46.09	0/NA	Avg.	0%	(0.00)	46.09
572. Clean medicine cabinet	1.00	EA	14.67	0.81	15.48	0/NA	Avg.	0%	(0.00)	15.48
<b>Totals: Bathroom</b>			<b>84.59</b>		<b>4,607.25</b>				<b>1,128.11</b>	<b>3,479.14</b>





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CONTINUED - Bedroom Medium

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<b>***WALLS***</b>									
584. Clean stud wall	366.07 SF	0.81	16.73	313.25	0/NA	Avg.	0%	(0.00)	313.25
585. Seal stud wall for odor control	366.07 SF	0.88	3.42	325.56	0/15 yrs	Avg.	0%	(0.00)	325.56
586. Two coat plaster over 1/2" gypsum core blueboard	366.07 SF	9.03	36.64	3,342.25	0/150 yrs	Avg.	33% [%]	(1,102.94)	2,239.31
587. Seal/prime then paint the walls twice (3 coats)	366.07 SF	1.32	5.64	488.85	0/15 yrs	Avg.	33% [%]	(161.32)	327.53
<b>***CEILING***</b>									
588. Clean floor or roof joist system	111.23 SF	1.00	6.24	117.47	0/NA	Avg.	0%	(0.00)	117.47
589. Seal floor or ceiling joist system	111.23 SF	1.25	1.41	140.45	0/15 yrs	Avg.	0%	(0.00)	140.45
590. Two coat plaster over 1/2" gypsum core blueboard	111.23 SF	9.03	11.13	1,015.54	0/150 yrs	Avg.	33% [%]	(335.13)	680.41
591. Seal/prime then paint the ceiling twice (3 coats)	111.23 SF	1.32	1.71	148.53	0/15 yrs	Avg.	33% [%]	(49.01)	99.52
592. Crown molding - 2 1/4" hardwood	38.47 LF	5.71	7.02	226.68	0/150 yrs	Avg.	33% [%]	(74.81)	151.87
593. Seal & paint crown molding - two coats	38.47 LF	1.53	0.28	59.14	0/15 yrs	Avg.	33% [%]	(19.51)	39.63
<b>***DOORS/OPENINGS***</b>									
594. Interior door - solid oak - paneled - slab only	1.00 EA	273.18	11.70	284.88	0/100 yrs	Avg.	33% [%]	(94.01)	190.87
595. Seal & paint door slab only (per side)	2.00 EA	38.13	0.87	77.13	0/15 yrs	Avg.	33% [%]	(25.46)	51.67
596. Folding door	1.00 EA	102.89	2.34	105.23	0/100 yrs	Avg.	33% [%]	(34.72)	70.51
597. Door jamb per LF - interior - hardwood - 4 9/16"	34.00 LF	5.03	5.63	176.65	0/150 yrs	Avg.	33% [%]	(58.30)	118.35
598. Plinth block - 3/4" x 3 1/2" x 6 1/2" - hardwood	6.00 EA	11.42	1.67	70.19	0/150 yrs	Avg.	33% [%]	(23.16)	47.03
599. Trim board - 1" x 6" - installed (hardwood - oak or =)	68.00 LF	6.23	16.42	440.06	0/150 yrs	Avg.	33% [%]	(145.22)	294.84
600. Rosette - corner block - 3/4" x 3 1/2" - hardwood	6.00 EA	9.96	1.29	61.05	0/150 yrs	Avg.	33% [%]	(20.15)	40.90



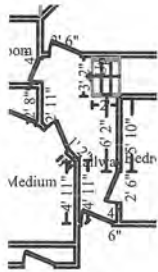
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**CONTINUED - Bedroom Medium**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
601. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA	31.62	0.96	127.44	0/15 yrs	Avg.	33% [%]	(42.06)	85.38
602. Door knob/lockset - Detach & reset	1.00 EA	23.41	0.00	23.41	0/NA	Avg.	0%	(0.00)	23.41
603. Clean door hardware	1.00 EA	6.93	0.39	7.32	0/NA	Avg.	0%	(0.00)	7.32
<b>***WINDOWS***</b>									
604. Clean window unit (per side) 10 - 20 SF	2.00 EA	15.71	1.73	33.15	0/NA	Avg.	0%	(0.00)	33.15
605. Trim board - 1" x 6" - installed (hardwood - oak or =)	23.00 LF	6.23	5.55	148.84	0/150 yrs	Avg.	33% [%]	(49.12)	99.72
606. Rosette - corner block - 3/4" x 3 1/2" - hardwood	3.00 EA	9.96	0.65	30.53	0/150 yrs	Avg.	33% [%]	(10.07)	20.46
607. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	31.62	0.48	63.72	0/15 yrs	Avg.	33% [%]	(21.03)	42.69
608. Window stool & apron - stain grade	6.00 LF	8.95	1.71	55.41	0/150 yrs	Avg.	33% [%]	(18.28)	37.13
609. Seal & paint window stool and apron	6.00 LF	4.05	0.12	24.42	0/15 yrs	Avg.	33% [%]	(8.06)	16.36
<b>***ELECTRICAL***</b>									
610. Detach & Reset Light fixture	1.00 EA	53.45	0.00	53.45	12/20 yrs	Avg.	60%	(0.00)	53.45
611. Clean light fixture	1.00 EA	11.05	0.61	11.66	0/NA	Avg.	0%	(0.00)	11.66
<b>***MISC***</b>									
612. Detach & Reset Closet shelf and rod package	5.67 LF	9.82	0.00	55.68	0/150 yrs	Avg.	0%	(0.00)	55.68
613. Clean closet shelf and rod per lineal foot	5.67 LF	1.12	0.36	6.71	0/NA	Avg.	0%	(0.00)	6.71
614. Seal & paint wood shelving, 12"- 24" width	5.67 LF	4.57	0.15	26.06	0/15 yrs	Avg.	33% [%]	(8.60)	17.46
<b>Totals: Bedroom Medium</b>			<b>207.54</b>	<b>10,400.50</b>				<b>3,046.67</b>	<b>7,353.83</b>

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**Hallway**

**Height: 8'**

173.72 SF Walls	53.46 SF Ceiling
227.18 SF Walls & Ceiling	53.46 SF Floor
5.94 SY Flooring	19.74 LF Floor Perimeter
31.58 LF Ceil. Perimeter	

<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into BEDROOM_SMAL</b>
<b>Missing Wall</b>	<b>2' X 8'</b>	<b>Opens into UPPER_STAIRS</b>
<b>Missing Wall</b>	<b>3' 2" X 8'</b>	<b>Opens into UPPER_STAIRS</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into MASTER_BEDRO</b>
<b>Door</b>	<b>1' 10" X 6' 8"</b>	<b>Opens into BATHROOM</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into BEDROOM_MEDI</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into BEDROOM_LARG</b>

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
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**\*\*\*FLOORING\*\*\***

615. Clean floor underlayment / wood subfloor	53.46 SF	0.45	1.35	25.41	0/NA	Avg.	0%	(0.00)	25.41
616. Seal underlayment for odor control	53.46 SF	0.60	0.21	32.29	0/15 yrs	Avg.	0%	(0.00)	32.29
617. Oak flooring - #1 common - no finish	53.46 SF	9.32	16.73	514.98	0/150 yrs	Avg.	33% [%]	(169.94)	345.04
618. Sand and seal wood floor	53.46 SF	3.43	1.53	184.90	0/10 yrs	Avg.	33% [%]	(61.01)	123.89
619. Carpet pad	53.46 SF	0.60	1.41	33.49	0/10 yrs	Avg.	33% [%]	(11.06)	22.43
620. Carpet	61.48 SF	3.49	9.10	223.67	0/10 yrs	Avg.	33% [%]	(73.81)	149.86
15 % waste added for Carpet.									
621. Base shoe - hardwood	19.74 LF	1.81	1.04	36.77	0/150 yrs	Avg.	33% [%]	(12.13)	24.64
622. Baseboard - 8" hardwood - 2 piece	19.74 LF	11.23	8.16	229.84	0/150 yrs	Avg.	33% [%]	(75.84)	154.00
623. Seal & paint baseboard w/cap &/or shoe, oversized- 2 coats	19.74 LF	1.97	0.31	39.20	0/15 yrs	Avg.	33% [%]	(12.93)	26.27

**\*\*\*WALLS\*\*\***

624. Two coat plaster over 1/2" gypsum core blueboard	173.72 SF	9.03	17.39	1,586.08	0/150 yrs	Avg.	33% [%]	(523.41)	1,062.67
625. T & G paneling - v-joint paneling (unfinished)	86.86 SF	5.63	13.14	502.16	0/150 yrs	Avg.	33% [%]	(165.72)	336.44
626. Seal & paint paneling	86.86 SF	1.20	0.91	105.14	0/15 yrs	Avg.	33% [%]	(34.70)	70.44



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**CONTINUED - Hallway**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
627. Seal/prime then paint part of the walls twice (3 coats)	86.86 SF	1.32	1.34	116.00	0/15 yrs	Avg.	33% [%]	(38.28)	77.72
628. Chair rail - 2 1/2" hardwood	19.74 LF	3.50	2.03	71.12	0/150 yrs	Avg.	33% [%]	(23.47)	47.65
629. Seal & paint chair rail - two coats	19.74 LF	1.46	0.13	28.95	0/15 yrs	Avg.	33% [%]	(9.55)	19.40
<b>***CEILING***</b>									
630. Clean floor or roof joist system	53.46 SF	1.00	3.00	56.46	0/NA	Avg.	0%	(0.00)	56.46
631. Seal floor or ceiling joist system	53.46 SF	1.25	0.68	67.51	0/15 yrs	Avg.	0%	(0.00)	67.51
632. Two coat plaster over 1/2" gypsum core blueboard	53.46 SF	9.03	5.35	488.09	0/150 yrs	Avg.	33% [%]	(161.07)	327.02
633. Seal/prime then paint the ceiling twice (3 coats)	53.46 SF	1.32	0.82	71.39	0/15 yrs	Avg.	33% [%]	(23.56)	47.83
634. Crown molding - 2 1/4" hardwood	31.58 LF	5.71	5.77	186.09	0/150 yrs	Avg.	33% [%]	(61.41)	124.68
635. Seal & paint crown molding - two coats	31.58 LF	1.53	0.23	48.55	0/15 yrs	Avg.	33% [%]	(16.03)	32.52
<b>***ELECTRICAL***</b>									
636. Detach & Reset Light fixture	1.00 EA	53.45	0.00	53.45	12/20 yrs	Avg.	60%	(0.00)	53.45
637. Clean light fixture	1.00 EA	11.05	0.61	11.66	0/NA	Avg.	0%	(0.00)	11.66
<b>***HEATING AND COOLING***</b>									
638. Radiator unit - Detach & reset	1.00 EA	295.79	0.00	295.79	0/NA	Avg.	0%	(0.00)	295.79
639. Clean radiator unit	1.00 EA	36.69	2.02	38.71	0/NA	Avg.	0%	(0.00)	38.71
640. Prime & paint radiator unit	1.00 EA	65.69	0.37	66.06	0/15 yrs	Avg.	33% [%]	(21.80)	44.26
641. Detach & Reset Thermostat	1.00 EA	63.12	0.00	63.12	0/35 yrs	Avg.	0%	(0.00)	63.12
642. Clean thermostat	1.00 EA	13.33	0.73	14.06	0/NA	Avg.	0%	(0.00)	14.06
<b>Totals: Hallway</b>			<b>94.36</b>	<b>5,190.94</b>				<b>1,495.72</b>	<b>3,695.22</b>



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**Bedroom Small**

**Height: 8'**

233.67 SF Walls  
316.43 SF Walls & Ceiling  
9.20 SY Flooring  
36.50 LF Ceil. Perimeter

82.76 SF Ceiling  
82.76 SF Floor  
31.50 LF Floor Perimeter

**Window**

**2' 6" X 5'**

**Opens into Exterior**

**Window**

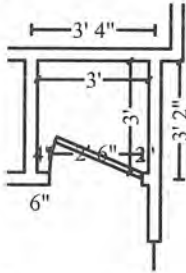
**2' 6" X 5'**

**Opens into Exterior**

**Door**

**2' 6" X 6' 8"**

**Opens into HALLWAY**



**Subroom: Closet (1)**

**Height: 8'**

79.33 SF Walls  
88.33 SF Walls & Ceiling  
1.00 SY Flooring  
12.00 LF Ceil. Perimeter

9.00 SF Ceiling  
9.00 SF Floor  
9.50 LF Floor Perimeter

**Door**

**2' 6" X 6' 8"**

**Opens into BEDROOM\_SMAL**

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
<b>***FLOORING***</b>									
643.	Clean floor underlayment / wood subfloor								
91.76 SF	0.45	2.32	43.61	0/NA	Avg.	0%	(0.00)	43.61	
644.	Seal underlayment for odor control								
91.76 SF	0.60	0.35	55.41	0/15 yrs	Avg.	0%	(0.00)	55.41	
645.	Sand and seal wood floor								
91.76 SF	3.43	2.62	317.36	0/10 yrs	Avg.	33% [%]	(104.72)	212.64	
646.	Oak flooring - #1 common - no finish								
91.76 SF	9.32	28.72	883.92	0/150 yrs	Avg.	33% [%]	(291.70)	592.22	
647.	Carpet pad								
91.76 SF	0.60	2.42	57.48	0/10 yrs	Avg.	33% [%]	(18.97)	38.51	
648.	Carpet								
105.53 SF	3.49	15.61	383.91	0/10 yrs	Avg.	33% [%]	(126.69)	257.22	
15 % waste added for Carpet.									
649.	T- molding - for wood flooring								
5.00 LF	7.51	1.84	39.39	0/25 yrs	Avg.	33% [%]	(13.00)	26.39	
650.	Base shoe - hardwood								
41.00 LF	1.81	2.16	76.37	0/150 yrs	Avg.	33% [%]	(25.20)	51.17	
651.	Baseboard - 10" hardwood - 2 piece								
31.50 LF	13.32	15.32	434.90	0/150 yrs	Avg.	33% [%]	(143.52)	291.38	
652.	Baseboard - 6" hardwood								
9.50 LF	7.72	2.89	76.23	0/150 yrs	Avg.	33% [%]	(25.15)	51.08	



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CONTINUED - Bedroom Small

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
653. Seal & paint baseboard w/cap &/or shoe, oversized- 2 coats	41.00 LF	1.97	0.65	81.42	0/15 yrs	Avg.	33% [%]	(26.86)	54.56
<b>***WALLS***</b>									
654. Clean stud wall	297.35 SF	0.81	13.59	254.44	0/NA	Avg.	0%	(0.00)	254.44
655. Seal stud wall for odor control	297.35 SF	0.88	2.78	264.45	0/15 yrs	Avg.	0%	(0.00)	264.45
656. Two coat plaster over 1/2" gypsum core blueboard	313.00 SF	9.03	31.33	2,857.72	0/150 yrs	Avg.	33% [%]	(943.05)	1,914.67
657. Seal/prime then paint the walls twice (3 coats)	313.00 SF	1.32	4.82	417.98	0/15 yrs	Avg.	33% [%]	(137.93)	280.05
<b>***CEILING***</b>									
658. Clean floor or roof joist system	91.76 SF	1.00	5.15	96.91	0/NA	Avg.	0%	(0.00)	96.91
659. Seal floor or ceiling joist system	91.76 SF	1.25	1.16	115.86	0/15 yrs	Avg.	0%	(0.00)	115.86
660. Two coat plaster over 1/2" gypsum core blueboard	91.76 SF	9.03	9.19	837.78	0/150 yrs	Avg.	33% [%]	(276.46)	561.32
661. Seal/prime then paint the ceiling twice (3 coats)	91.76 SF	1.32	1.41	122.53	0/15 yrs	Avg.	33% [%]	(40.44)	82.09
662. Crown molding - 2 1/4" hardwood	36.50 LF	5.71	6.66	215.08	0/150 yrs	Avg.	33% [%]	(70.98)	144.10
663. Seal & paint crown molding - two coats	36.50 LF	1.53	0.26	56.11	0/15 yrs	Avg.	33% [%]	(18.52)	37.59
<b>***DOORS/OPENINGS***</b>									
664. Interior door - solid oak - paneled - slab only	2.00 EA	273.18	23.40	569.76	0/100 yrs	Avg.	33% [%]	(188.02)	381.74
665. Seal & paint door slab only (per side)	4.00 EA	38.13	1.73	154.25	0/15 yrs	Avg.	33% [%]	(50.90)	103.35
666. Door jamb per LF - interior - hardwood - 4 9/16"	34.00 LF	5.03	5.63	176.65	0/150 yrs	Avg.	33% [%]	(58.30)	118.35
667. Plinth block - 3/4" x 3 1/2" x 6 1/2" - hardwood	6.00 EA	11.42	1.67	70.19	0/150 yrs	Avg.	33% [%]	(23.16)	47.03
668. Trim board - 1" x 6" - installed (hardwood - oak or =)	68.00 LF	6.23	16.42	440.06	0/150 yrs	Avg.	33% [%]	(145.22)	294.84
669. Rosette - corner block - 3/4" x 3 1/2" - hardwood	6.00 EA	9.96	1.29	61.05	0/150 yrs	Avg.	33% [%]	(20.15)	40.90



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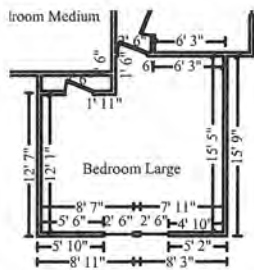
CONTINUED - Bedroom Small

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
670. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA	31.62	0.96	127.44	0/15 yrs	Avg.	33% [%]	(42.06)	85.38
671. Door knob/lockset - Detach & reset	2.00 EA	23.41	0.00	46.82	0/NA	Avg.	0%	(0.00)	46.82
672. Clean door hardware	2.00 EA	6.93	0.78	14.64	0/NA	Avg.	0%	(0.00)	14.64
<b>***WINDOWS***</b>									
673. Clean window unit (per side) 10 - 20 SF	2.00 EA	15.71	1.73	33.15	0/NA	Avg.	0%	(0.00)	33.15
674. Trim board - 1" x 6" - installed (hardwood - oak or =)	23.00 LF	6.23	5.55	148.84	0/150 yrs	Avg.	33% [%]	(49.12)	99.72
675. Rosette - corner block - 3/4" x 3 1/2" - hardwood	3.00 EA	9.96	0.65	30.53	0/150 yrs	Avg.	33% [%]	(10.07)	20.46
676. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	31.62	0.48	63.72	0/15 yrs	Avg.	33% [%]	(21.03)	42.69
677. Window stool & apron - stain grade	6.00 LF	8.95	1.71	55.41	0/150 yrs	Avg.	33% [%]	(18.28)	37.13
678. Seal & paint window stool and apron	6.00 LF	4.05	0.12	24.42	0/15 yrs	Avg.	33% [%]	(8.06)	16.36
679. Detach & Reset Window drapery - hardware	2.00 EA	35.08	0.00	70.16	0/10 yrs	Avg.	0%	(0.00)	70.16
680. Clean curtain rod*	2.00 EA	7.33	0.81	15.47	0/NA	Avg.	0%	(0.00)	15.47
<b>***ELECTRICAL***</b>									
681. Detach & Reset Light fixture	1.00 EA	53.45	0.00	53.45	12/20 yrs	Avg.	60%	(0.00)	53.45
682. Clean light fixture	1.00 EA	11.05	0.61	11.66	0/NA	Avg.	0%	(0.00)	11.66
<b>***MISC***</b>									
683. Detach & Reset Closet shelf and rod package	3.00 LF	9.82	0.00	29.46	0/150 yrs	Avg.	0%	(0.00)	29.46
Chair or shelving support around closet walls									
684. Clean closet shelf and rod per lineal foot	3.00 LF	1.12	0.20	3.56	0/NA	Avg.	0%	(0.00)	3.56
685. Seal & paint wood shelving, 12"- 24" width	3.00 LF	4.57	0.08	13.79	0/15 yrs	Avg.	33% [%]	(4.55)	9.24
686. Robe hook - Detach & reset	9.00 EA	9.11	0.00	81.99	0/NA	Avg.	0%	(0.00)	81.99

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**CONTINUED - Bedroom Small**

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<b>Totals: Bedroom Small</b>		<b>215.07</b>	<b>9,985.33</b>				<b>2,902.11</b>	<b>7,083.22</b>



**Bedroom Large**

**Height: 8'**

443.00 SF Walls	223.72 SF Ceiling
666.72 SF Walls & Ceiling	223.72 SF Floor
24.86 SY Flooring	57.67 LF Floor Perimeter
62.67 LF Ceil. Perimeter	

<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into HALLWAY</b>
<b>Window</b>	<b>2' 6" X 5'</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>2' 6" X 5'</b>	<b>Opens into Exterior</b>

**Subroom: Closet (1)**

**Height: 8'**

103.33 SF Walls	8.22 SF Ceiling
111.56 SF Walls & Ceiling	8.22 SF Floor
0.91 SY Flooring	12.50 LF Floor Perimeter
15.00 LF Ceil. Perimeter	

<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into BEDROOM_LARG</b>
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QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
<b>***FLOORING***</b>								
687. Clean floor underlayment / wood subfloor								
231.94 SF	0.45	5.88	110.25	0/NA	Avg.	0%	(0.00)	110.25
688. Seal underlayment for odor control								
231.94 SF	0.60	0.89	140.05	0/15 yrs	Avg.	0%	(0.00)	140.05
689. Oak flooring - #1 common - no finish								
231.94 SF	9.32	72.59	2,234.27	0/150 yrs	Avg.	33% [%]	(737.30)	1,496.97
690. Sand, stain, and finish wood floor								
231.94 SF	4.62	11.74	1,083.30	0/10 yrs	Avg.	33% [%]	(357.48)	725.82
691. Base shoe - hardwood								
70.17 LF	1.81	3.70	130.71	0/150 yrs	Avg.	33% [%]	(43.13)	87.58
692. Baseboard - 6" hardwood								
12.50 LF	7.72	3.81	100.31	0/150 yrs	Avg.	33% [%]	(33.11)	67.20

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**CONTINUED - Bedroom Large**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
693. Baseboard - 10" hardwood - 2 piece	57.67 LF	13.32	28.04	796.20	0/150 yrs	Avg.	33% [%]	(262.74)	533.46
694. Seal & paint baseboard w/cap &/or shoe, oversized- 2 coats	70.17 LF	1.97	1.12	139.35	0/15 yrs	Avg.	33% [%]	(45.99)	93.36
<b>***WALLS***</b>									
695. Clean stud wall	464.38 SF	0.81	21.23	397.38	0/NA	Avg.	0%	(0.00)	397.38
696. Seal stud wall for odor control	464.38 SF	0.88	4.34	412.99	0/15 yrs	Avg.	0%	(0.00)	412.99
697. Two coat plaster over 1/2" gypsum core blueboard	546.33 SF	9.03	54.69	4,988.05	0/150 yrs	Avg.	33% [%]	(1,646.06)	3,341.99
698. Wallpaper	443.00 SF	2.47	24.61	1,118.82	0/7 yrs	Avg.	33% [%]	(369.21)	749.61
699. Seal/prime then paint the surface area twice (3 coats)	103.33 SF	1.32	1.59	137.99	0/15 yrs	Avg.	33% [%]	(45.53)	92.46
<b>***CEILING***</b>									
700. Clean floor or roof joist system	231.94 SF	1.00	13.03	244.97	0/NA	Avg.	0%	(0.00)	244.97
701. Seal floor or ceiling joist system	231.94 SF	1.25	2.93	292.86	0/15 yrs	Avg.	0%	(0.00)	292.86
702. Two coat plaster over 1/2" gypsum core blueboard	231.94 SF	9.03	23.22	2,117.64	0/150 yrs	Avg.	33% [%]	(698.82)	1,418.82
703. Seal/prime then paint the ceiling twice (3 coats)	231.94 SF	1.32	3.57	309.73	0/15 yrs	Avg.	33% [%]	(102.21)	207.52
<b>***DOORS/OPENINGS***</b>									
704. Interior door - solid oak - paneled - slab only	2.00 EA	273.18	23.40	569.76	0/100 yrs	Avg.	33% [%]	(188.02)	381.74
705. Seal & paint door slab only (per side)	4.00 EA	38.13	1.73	154.25	0/15 yrs	Avg.	33% [%]	(50.90)	103.35
706. Door jamb per LF - interior - hardwood - 4 9/16"	34.00 LF	5.03	5.63	176.65	0/150 yrs	Avg.	33% [%]	(58.30)	118.35
707. Plinth block - 3/4" x 3 1/2" x 6 1/2" - hardwood	6.00 EA	11.42	1.67	70.19	0/150 yrs	Avg.	33% [%]	(23.16)	47.03
708. Trim board - 1" x 6" - installed (hardwood - oak or =)	68.00 LF	6.23	16.42	440.06	0/150 yrs	Avg.	33% [%]	(145.22)	294.84
709. Rosette - corner block - 3/4" x 3 1/2" - hardwood	6.00 EA	9.96	1.29	61.05	0/150 yrs	Avg.	33% [%]	(20.15)	40.90



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**CONTINUED - Bedroom Large**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
710. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA	31.62	0.96	127.44	0/15 yrs	Avg.	33% [%]	(42.06)	85.38
711. Door knob/lockset - Detach & reset	2.00 EA	23.41	0.00	46.82	0/NA	Avg.	0%	(0.00)	46.82
712. Clean door hardware	2.00 EA	6.93	0.78	14.64	0/NA	Avg.	0%	(0.00)	14.64
<b>***WINDOWS***</b>									
713. Clean window unit (per side) 10 - 20 SF	2.00 EA	15.71	1.73	33.15	0/NA	Avg.	0%	(0.00)	33.15
714. Trim board - 1" x 6" - installed (hardwood - oak or =)	23.00 LF	6.23	5.55	148.84	0/150 yrs	Avg.	33% [%]	(49.12)	99.72
715. Rosette - corner block - 3/4" x 3 1/2" - hardwood	3.00 EA	9.96	0.65	30.53	0/150 yrs	Avg.	33% [%]	(10.07)	20.46
716. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	31.62	0.48	63.72	0/15 yrs	Avg.	33% [%]	(21.03)	42.69
717. Window stool & apron - stain grade	6.00 LF	8.95	1.71	55.41	0/150 yrs	Avg.	33% [%]	(18.28)	37.13
718. Seal & paint window stool and apron	6.00 LF	4.05	0.12	24.42	0/15 yrs	Avg.	33% [%]	(8.06)	16.36
719. Window drapery - hardware - Detach & reset	2.00 EA	35.08	0.00	70.16	0/NA	Avg.	0%	(0.00)	70.16
720. Clean curtain rod*	2.00 EA	7.33	0.81	15.47	0/NA	Avg.	0%	(0.00)	15.47
721. R&R Window shade - roll up	2.00 EA	94.43	8.71	197.57	0/10 yrs	Avg.	33% [%]	<65.20>	132.37
<b>***ELECTRICAL***</b>									
722. Detach & Reset Light fixture	1.00 EA	53.45	0.00	53.45	12/20 yrs	Avg.	60%	(0.00)	53.45
723. Clean light fixture	1.00 EA	11.05	0.61	11.66	0/NA	Avg.	0%	(0.00)	11.66
<b>***HEATING AND COOLING***</b>									
724. Radiator unit - Detach & reset	1.00 EA	295.79	0.00	295.79	0/NA	Avg.	0%	(0.00)	295.79
725. Clean radiator unit	1.00 EA	36.69	2.02	38.71	0/NA	Avg.	0%	(0.00)	38.71
726. Prime & paint radiator unit	1.00 EA	65.69	0.37	66.06	0/15 yrs	Avg.	33% [%]	(21.80)	44.26
<b>***MISC***</b>									



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**CONTINUED - Bedroom Large**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
727. Detach & Reset Closet shelf and rod package	6.17 LF	9.82	0.00	60.59	0/150 yrs	Avg.	0%	(0.00)	60.59
728. Clean closet shelf and rod per lineal foot	6.17 LF	1.12	0.39	7.30	0/NA	Avg.	0%	(0.00)	7.30
729. Finish wood shelving, 12"- 24" width - 1 coat urethane	6.17 LF	3.15	0.14	19.58	0/15 yrs	Avg.	33% [%]	(6.47)	13.11
<b>Totals: Bedroom Large</b>			<b>352.15</b>	<b>17,608.14</b>				<b>5,069.42</b>	<b>12,538.72</b>
<b>Total: Level 2</b>			<b>1,311.49</b>	<b>66,087.70</b>				<b>18,671.92</b>	<b>47,415.78</b>
<b>Total: SKETCH1 (E_NORTH_LLC1)</b>			<b>4,031.36</b>	<b>198,774.76</b>				<b>60,698.47</b>	<b>138,076.29</b>

**Labor Minimums Applied**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
730. Drywall labor minimum*	1.00 EA	32.03	0.00	32.03	0/NA	Avg.	0%	(0.00)	32.03
731. Framing labor minimum*	1.00 EA	57.93	0.00	57.93	0/NA	Avg.	0%	(0.00)	57.93
<b>Totals: Labor Minimums Applied</b>			<b>0.00</b>	<b>89.96</b>				<b>0.00</b>	<b>89.96</b>
<b>Line Item Totals: E_NORTH_LLC1</b>			<b>4,031.36</b>	<b>198,864.72</b>				<b>60,698.47</b>	<b>138,166.25</b>

[%] - 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:**

5,874.04 SF Walls	2,336.26 SF Ceiling	8,210.30 SF Walls and Ceiling
2,377.19 SF Floor	264.13 SY Flooring	741.25 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	892.34 LF Ceil. Perimeter
2,377.19 Floor Area	2,532.61 Total Area	5,247.66 Interior Wall Area
3,087.85 Exterior Wall Area	386.79 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

<b>Coverage</b>	<b>Item Total</b>	<b>%</b>	<b>ACV Total</b>	<b>%</b>
Dwelling	186,148.16	93.61%	125,673.00	90.96%
Debris Removal - Dwelling	11,997.44	6.03%	11,997.44	8.68%
Personal Property	676.73	0.34%	453.42	0.33%
Personal Property Debris Removal	42.39	0.02%	42.39	0.03%
<b>Total</b>	<b>198,864.72</b>	<b>100.00%</b>	<b>138,166.25</b>	<b>100.00%</b>





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Summary for Dwelling

Line Item Total	182,140.12
Material Sales Tax	3,501.03
Services Mat'l Tax	8.41
Subtotal	185,649.56
Service Sales Tax	498.60
<b>Replacement Cost Value</b>	<b>\$186,148.16</b>
Less Depreciation	(60,475.16)
<b>Actual Cash Value</b>	<b>\$125,673.00</b>
Less Deductible	(1,000.00)
Less Amount Over Limit(s)	(4,673.00)
<b>Net Claim</b>	<b>\$120,000.00</b>
Total Depreciation	60,475.16
Less Residual Amount Over Limit(s)	(60,475.16)
Total Recoverable Depreciation	0.00
<b>Net Claim if Depreciation is Recovered</b>	<b>\$120,000.00</b>

Jason D Jones



**Foremost Insurance Company Grand Rapids, Michigan**

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**Summary for Debris Removal - Dwelling**

Line Item Total	11,997.44
<b>Replacement Cost Value</b>	<b>\$11,997.44</b>
Less Amount Over Limit(s)	(5,997.44)
<b>Net Claim</b>	<b>\$6,000.00</b>

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Jason D Jones



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Summary for Personal Property

Line Item Total	653.41
Material Sales Tax	23.32
<b>Replacement Cost Value</b>	<b>\$676.73</b>
Less Non-recoverable Depreciation	<223.31>
<b>Actual Cash Value</b>	<b>\$453.42</b>
<b>Net Claim</b>	<b>\$453.42</b>

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Jason D Jones



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Summary for Personal Property Debris Removal

Line Item Total	42.39
<b>Replacement Cost Value</b>	<b>\$42.39</b>
Less Amount Over Limit(s)	(12.39)
<b>Net Claim</b>	<b>\$30.00</b>

\_\_\_\_\_  
Jason D Jones



PO Box 268994  
Oklahoma City, OK 73126-8994  
Toll Free Fax 1-877-217-1389  
myclaim@foremost.com

**Recap of Taxes**

	<b>Material Sales Tax (5.5%)</b>	<b>Services Mat'l Tax (5.5%)</b>	<b>Service Sales Tax (5.5%)</b>	<b>Manuf. Home Tax (5.5%)</b>	<b>Storage Tax (5.5%)</b>
<b>Line Items</b>	3,524.35	8.41	498.60	0.00	0.00
<b>Total</b>	<b>3,524.35</b>	<b>8.41</b>	<b>498.60</b>	<b>0.00</b>	<b>0.00</b>



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**Recap by Category with Depreciation**

<b>Items</b>			<b>RCV</b>	<b>Deprec.</b>	<b>ACV</b>
<b>APPLIANCES</b>			<b>3,320.80</b>	<b>2,034.08</b>	<b>1,286.72</b>
Coverage: Dwelling	@	100.00% =	3,320.80		
<b>CABINERY</b>			<b>15,498.46</b>	<b>5,582.47</b>	<b>9,915.99</b>
Coverage: Dwelling	@	100.00% =	15,498.46		
<b>CLEANING</b>			<b>9,056.71</b>		<b>9,056.71</b>
Coverage: Dwelling	@	100.00% =	9,056.71		
<b>GENERAL DEMOLITION</b>			<b>13,960.71</b>	<b>24.95</b>	<b>13,935.76</b>
Coverage: Dwelling	@	13.33% =	1,861.41		
Coverage: Debris Removal - Dwelling	@	85.94% =	11,997.44		
Coverage: Personal Property	@	0.43% =	59.47		
Coverage: Personal Property Debris Removal	@	0.30% =	42.39		
<b>DOORS</b>			<b>4,584.62</b>	<b>1,777.77</b>	<b>2,806.85</b>
Coverage: Dwelling	@	100.00% =	4,584.62		
<b>DRYWALL</b>			<b>514.93</b>	<b>108.36</b>	<b>406.57</b>
Coverage: Dwelling	@	100.00% =	514.93		
<b>ELECTRICAL</b>			<b>3,574.46</b>	<b>1,829.69</b>	<b>1,744.77</b>
Coverage: Dwelling	@	100.00% =	3,574.46		
<b>FLOOR COVERING - CARPET</b>			<b>2,678.69</b>	<b>883.97</b>	<b>1,794.72</b>
Coverage: Dwelling	@	100.00% =	2,678.69		
<b>FLOOR COVERING - RESILIENT</b>			<b>30.67</b>	<b>23.00</b>	<b>7.67</b>
Coverage: Dwelling	@	100.00% =	30.67		
<b>FLOOR COVERING - CERAMIC TILE</b>			<b>1,043.77</b>	<b>269.89</b>	<b>773.88</b>
Coverage: Dwelling	@	100.00% =	1,043.77		
<b>FLOOR COVERING - VINYL</b>			<b>1,000.55</b>	<b>478.02</b>	<b>522.53</b>
Coverage: Dwelling	@	100.00% =	1,000.55		
<b>FLOOR COVERING - WOOD</b>			<b>17,935.01</b>	<b>5,918.56</b>	<b>12,016.45</b>
Coverage: Dwelling	@	100.00% =	17,935.01		
<b>FINISH CARPENTRY / TRIMWORK</b>			<b>16,576.97</b>	<b>5,465.25</b>	<b>11,111.72</b>
Coverage: Dwelling	@	100.00% =	16,576.97		
<b>FINISH HARDWARE</b>			<b>741.02</b>	<b>58.05</b>	<b>682.97</b>
Coverage: Dwelling	@	100.00% =	741.02		
<b>FRAMING &amp; ROUGH CARPENTRY</b>			<b>243.11</b>	<b>24.07</b>	<b>219.04</b>
Coverage: Dwelling	@	100.00% =	243.11		
<b>HEAT, VENT &amp; AIR CONDITIONING</b>			<b>8,456.83</b>	<b>1,922.83</b>	<b>6,534.00</b>
Coverage: Dwelling	@	100.00% =	8,456.83		
<b>LIGHT FIXTURES</b>			<b>1,366.86</b>	<b>707.96</b>	<b>658.90</b>
Coverage: Dwelling	@	100.00% =	1,366.86		
<b>MIRRORS &amp; SHOWER DOORS</b>			<b>113.40</b>		<b>113.40</b>
Coverage: Dwelling	@	100.00% =	113.40		



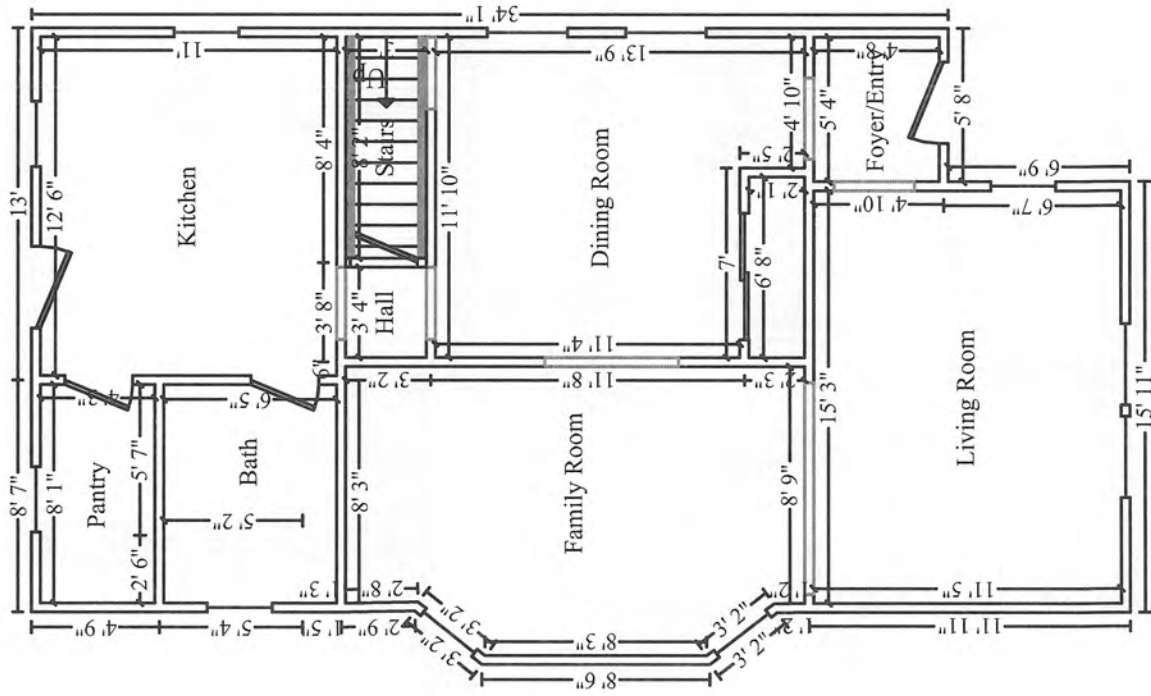
**Foremost Insurance Company Grand Rapids, Michigan**

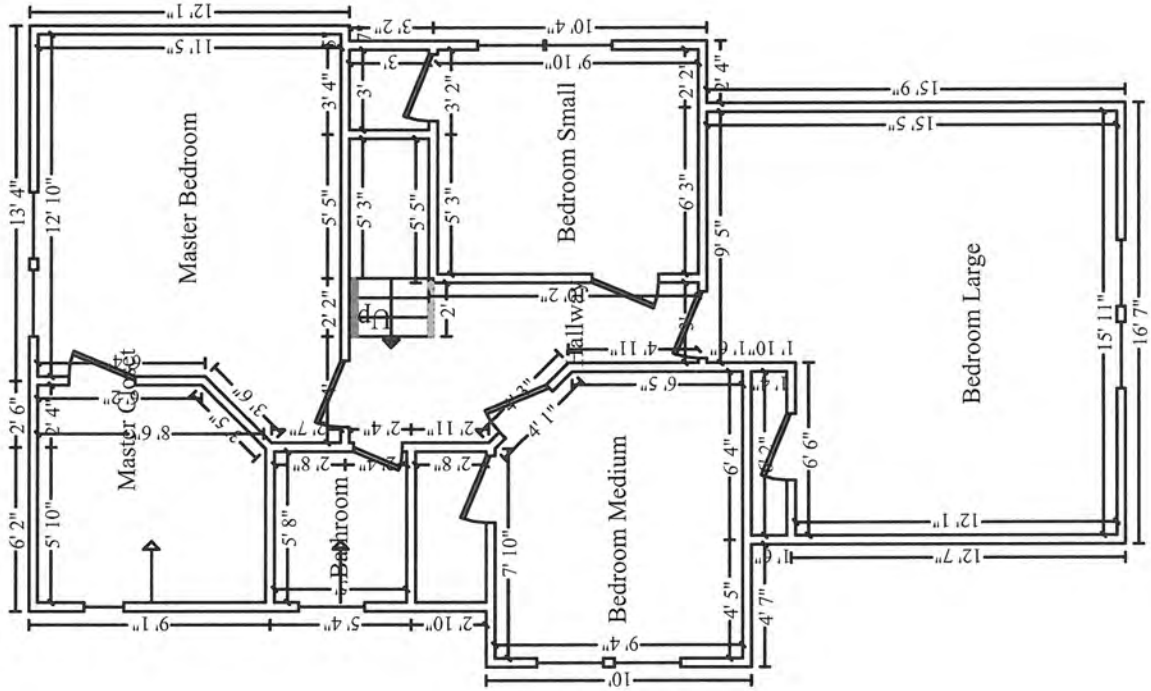
PO Box 268994  
 Oklahoma City, OK 73126-8994  
 Toll Free Fax 1-877-217-1389  
 myclaim@foremost.com

Items			RCV	Deprec.	ACV
<b>INTERIOR LATH &amp; PLASTER</b>			<b>58,056.67</b>	<b>21,931.93</b>	<b>36,124.74</b>
Coverage: Dwelling	@	100.00% =	58,056.67		
<b>PLUMBING</b>			<b>5,141.79</b>	<b>333.65</b>	<b>4,808.14</b>
Coverage: Dwelling	@	100.00% =	5,141.79		
<b>PANELING &amp; WOOD WALL FINISHES</b>			<b>2,511.99</b>	<b>935.05</b>	<b>1,576.94</b>
Coverage: Dwelling	@	100.00% =	2,511.99		
<b>PAINTING</b>			<b>23,172.36</b>	<b>7,052.77</b>	<b>16,119.59</b>
Coverage: Dwelling	@	100.00% =	23,172.36		
<b>STAIRS</b>			<b>708.21</b>	<b>531.16</b>	<b>177.05</b>
Coverage: Dwelling	@	100.00% =	708.21		
<b>TILE</b>			<b>1,564.82</b>	<b>265.66</b>	<b>1,299.16</b>
Coverage: Dwelling	@	100.00% =	1,564.82		
<b>WINDOW TREATMENT</b>			<b>1,885.74</b>	<b>864.31</b>	<b>1,021.43</b>
Coverage: Dwelling	@	68.50% =	1,291.80		
Coverage: Personal Property	@	31.50% =	593.94		
<b>WALLPAPER</b>			<b>1,094.21</b>	<b>361.09</b>	<b>733.12</b>
Coverage: Dwelling	@	100.00% =	1,094.21		
<b>Subtotal</b>			<b>194,833.36</b>	<b>59,384.54</b>	<b>135,448.82</b>
<b>Material Sales Tax</b>			<b>3,524.35</b>	<b>1,313.93</b>	<b>2,210.42</b>
Coverage: Dwelling	@	99.34% =	3,501.03		
Coverage: Personal Property	@	0.66% =	23.32		
<b>Services Mat'l Tax</b>			<b>8.41</b>		<b>8.41</b>
Coverage: Dwelling	@	100.00% =	8.41		
<b>Service Sales Tax</b>			<b>498.60</b>		<b>498.60</b>
Coverage: Dwelling	@	100.00% =	498.60		
<b>Total</b>			<b>198,864.72</b>	<b>60,698.47</b>	<b>138,166.25</b>











Toll Free: (800) 435-7764  
Fax: (877) 217-1389  
Email: myclaim@foremost.com  
National Document Center  
P.O. Box 268994  
Oklahoma City, OK 73126-8994

July 19, 2021

BRAIN WAGNER  
1731 ALYSEN LANE  
WAUNAKEE WI 53597

RE:	Insured:	E North LLC
	Claim Number:	7002971545-1-1
	Policy Number:	5003945830
	Loss Date:	05/11/2021
	Location of Loss:	2279 N Summit Ave, Milwaukee, WI
	Subject:	Your payment

Dear Brian Wagner:

Thank you for choosing us to provide for your insurance needs. We value you as a customer and appreciate the opportunity to be of service.

I've enclosed a check for \$126,000.00.

Please review prior paperwork for explanation of payment.

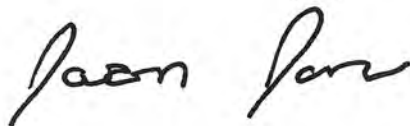
Cashing this check does not mean you are releasing your rights to recover any additional benefits under your policy's terms and conditions.

Please note there are time limits set forth in the Conditions ("Suit Against Us" or "Legal Action Against Us") section of the policy which, depending on your state, may affect the time within which you may pursue your claim. This period may have been extended by statute or case law.

If you have any questions, please contact me at (630) 699-3931.

Thank you.

Foremost Insurance Company Grand Rapids, Michigan

A handwritten signature in black ink that reads "Jason Jones". The signature is written in a cursive, flowing style.

Jason Jones

Claims Spec Gen Adjuster

[jason.2.jones@farmersinsurance.com](mailto:jason.2.jones@farmersinsurance.com)

(630) 699-3931

COVID-19 Notice – In light of the national health emergency, I am currently working from home. I can be reached by telephone and e-mail; my phone number and email address have not changed. E-mail communications are preferred to avoid any potential delays caused by mailing. If you are unable to email and hard copies of communications are required, they may be sent to our National Document Center at P.O. Box 268994, Oklahoma City, OK 73126-8994. We are unable to receive deliveries at any location from FedEx, UPS or any other courier at this time, as our claims office locations have been temporarily closed.

Check(s): 1630444699



Toll Free: (800) 435-7764  
Fax: (877) 217-1389  
Email: [myclaim@foremost.com](mailto:myclaim@foremost.com)  
National Document Center  
P.O. Box 268994  
Oklahoma City, OK 73126-8994

July 19, 2021

BRAIN WAGNER  
1731 ALYSEN LANE  
WAUNAKEE WI 53597  
Delivered by email to:  
[BWAGNER@TAMAROCKVENTURES.COM](mailto:BWAGNER@TAMAROCKVENTURES.COM)

RE:	Insured:	E North LLC
	Claim Number:	7002971545-1-2
	Policy Number:	5003945830
	Loss Date:	05/11/2021
	Location of Loss:	2279 N Summit Ave, Milwaukee, WI
	Subject:	Settlement Notice

Dear Brian Wagner:

Thank you for choosing us to provide for your insurance needs. We value you as a customer and appreciate the opportunity to be of service. I've enclosed your payment.

The attached loss worksheet explains your settlement in more detail. Policy limits have been reached for contents including additional 5% for debris removal.

We intend to pursue reimbursement of amounts we paid, including your deductible, if applicable, from the responsible party who caused or contributed to this loss. If we receive payment, we will reimburse your deductible, if one was applied, according to your state's law.

We reserve all rights and defenses under the policy and law and no activity on our part should be construed as a waiver. Even though only parts of the policy may be mentioned or quoted in this letter, additional portions if found to be relevant will be applied.

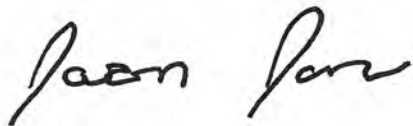
Please note there are time limits set forth in the Conditions ("Suit Against Us" or "Legal Action Against Us") section of the policy which, depending on your state, may affect the time within which you may pursue your claim. This period may have been extended by statute or case law.

We encourage you to visit [www.foremost.com](http://www.foremost.com) to learn more about our self-service options available to you, including the ability to view your claim status, upload documents and photos and find local service providers.

If you have any questions, please contact me at (630) 699-3931.

Thank you.

Foremost Insurance Company Grand Rapids, Michigan



Jason Jones

Claims Spec Gen Adjuster

jason.2.jones@farmersinsurance.com

(630) 699-3931

COVID-19 Notice – In light of the national health emergency, I am currently working from home. I can be reached by telephone and e-mail; my phone number and email address have not changed. E-mail communications are preferred to avoid any potential delays caused by mailing. If you are unable to email and hard copies of communications are required, they may be sent to our National Document Center at P.O. Box 268994, Oklahoma City, OK 73126-8994. We are unable to receive deliveries at any location from FedEx, UPS or any other courier at this time, as our claims office locations have been temporarily closed.

CC: MARK RUDNICKI, EUGENE RUDNICKI

Check(s): 1630444709

Enclosure(s):

Estimate/Invoice -



**Foremost Insurance Company Grand Rapids, Michigan**

PO Box 268994  
Oklahoma City, OK 73126-8994  
Toll Free Phone 1-800-527-3907  
Toll Free Fax 1-877-217-1389  
myclaim@foremost.com

Insured: E NORTH LLC AND MARK RUDNICKI  
Property: 2279 N SUMMIT AVE  
MILWAUKEE, WI 53202-1245  
Home: 2279 N SUMMIT AVE  
MILWAUKEE, WI 53202-1245

Claim Rep.: Jason D Jones  
Business: PO BOX 268994  
Oklahoma City, OK 73126-8994

Business: (630) 699-3931  
E-mail: jason.2.jones@farmersinsurance.com

Claimant: E NORTH LLC  
Property: 2279 N SUMMIT AVE  
MILWAUKEE, WI 53202-1245

Estimator: Jason D Jones  
Business: PO BOX 268994  
Oklahoma City, OK 73126-8994

Business: (630) 699-3931  
E-mail: jason.2.jones@farmersinsurance.com

Claim Number: 7002971545-1

Policy Number: 5003945830

Type of Loss: Freezing

Date Contacted: 6/4/2021 12:00 PM  
Date of Loss: 5/11/2021 12:00 PM  
Date Inspected:

Date Received: 5/14/2021 1:40 PM  
Date Entered: 7/19/2021 12:46 PM

Price List: WIMW8X\_JUL21  
Restoration/Service/Remodel  
Estimate: E\_NORTH\_LLC1

Replacement cost value (RCV) is the full cost to replace lost or damaged property with property of like kind and quality. Actual cash value (ACV) is determined by subtracting depreciation from RCV. Typically, the amount of depreciation is based on age, useful life and condition of the lost or damaged property at the time of the loss. Recoverable depreciation is subject to limitations per the terms and conditions of your policy.

The full extent of loss cost to repair or replace contents includes applicable sales tax. Applicable item limits, category limits and aggregate limit are accounted for in this report.

Actual Cash Value Settlement in accordance with the terms and conditions of the policy coverage.

If information about the condition of a lost or damaged item was not observable, or not provided to us by you or another source, we have applied an Average ("Avg.") condition, meaning that at the time of loss it had experienced regular usage for its age. If the condition of any item in this report was better or worse than indicated in the Condition ("Cond.") column, or if you believe any other information on this report is not accurate, please submit that information to your adjuster who will determine whether adjustments are appropriate.

The following information will explain how we determine the Actual Cash Value (ACV) of lost or damaged personal property. ACV is based on the Replacement Cost Value (RCV) of an item, less any applicable depreciation for age, useful life, condition, and obsolescence. RCV is the cost to replace an item with a similar item of equivalent manufacture and with materials of like kind and quality. You have provided the age and the condition of your claimed items. Following is an explanation of how this information is used to determine the ACV of an item.

I. Condition: We broadly categorize items based on four categories of condition.

- 1) New: Item(s) still in original packaging and never been used.
  - Items in original packaging may be subject to depreciation based on pre-loss deterioration, damage or functional obsolescence. Example: still-in-box electronics that are obsolete.
- 2) Above Average: Item(s) which have been rarely used and show little evidence of wear and tear.
  - Examples: wedding dress wrapped and stored in a closet; toaster oven sitting on a counter which is rarely used and looks new.
- 3) Average: Item(s) show evidence of usage. Appearance and function appropriately correlate with age.
  - Default if no other condition selected.
- 4) Below Average: Item(s) show evidence of substantial wear and tear.
  - Examples: Lawn equipment kept outside and exposed to the elements, a firearm that no longer fires.

II. Other depreciation practice:

Flat Rate Depreciation – Some items are depreciated at a flat rate, meaning a one-time depreciation rate has been applied, regardless of the age or usage of the items. Common items Flat Rate Depreciation is applied to are: Books, Health and Beauty Products, Toiletries, Holiday Décor, Cleaners, DVD's and Toys.

You will receive one or more reports identifying the items subject to depreciation and the depreciation rate applied. Please review the items and the depreciation rate applied. If you have any questions about how the ACV of claimed items are determined or believe an incorrect depreciation rate has been applied to a particular item, please contact your claims professional to determine whether any changes are appropriate.



Description	Vendor	Age / Cond. / Life	Depr %	Qty	Unit Price	Item Total	Taxes	RCV	Depr	ACV	Overage
<b>WINDOW TREATMENTS</b>											
<b>PERSONAL PROPERTY</b>											
1. Xactimate estimate for blind replacement		0 y / Avg. / NA	33%	1	\$676.73	\$676.73	\$0.00	\$676.73	<\$223.31>	\$43.42	[AGG]
3. Curtains / drapes		0 y / Avg. / 10 y	33%	8	\$30.00	\$240.00	\$13.20	\$253.20	<\$83.56>	\$169.64	[AGG]
Orig. Desc. - Drapes											
4. Diamond Sheer Voile Curtain Panels, 0064676004136	Wal-Mart	0 y / Avg. / 10 y	33%	8	\$11.07	\$88.56	\$4.87	\$93.43	<\$30.83>	\$62.60	[AGG]
Wal-Mart - 6/8/2021 Last known price											
Orig. Desc. - Sheers											
5. Window valance		0 y / Avg. / 10 y	33%	6	\$22.00	\$132.00	\$7.26	\$139.26	<\$45.96>	\$93.30	[AGG]
Orig. Desc. - Curtain valance											
<b>DEBRIS REMOVAL</b>											
2. Xactimate estimate for Debris removal		0 y / Avg. / NA	0%	1	\$42.39	\$42.39	\$2.33	\$44.72	<\$0.00>	\$44.72	[AGG]
<b>Subtotals</b>						<b>\$1,179.68</b>	<b>\$27.66</b>	<b>\$1,207.34</b>	<b>\$383.66</b>	<b>\$823.68</b>	
<b>Totals</b>						<b>\$1,179.68</b>	<b>\$27.66</b>	<b>\$1,207.34</b>	<b>383.66</b>	<b>\$823.68</b>	

[^] - Depreciation limited due to maximum allowable depreciation percentage

[%] - Item depreciated by percent

[\$] - Item depreciated by specified amount

[AGG] - Item contributes to aggregate overage, see Sublimit Recap

**Summary for Personal Property**

Line Item Total	1,137.29
Material Sales Tax (5.50%)	25.33
<b>Replacement Cost Value</b>	<b>\$1,162.62</b>
Less Non-recoverable Depreciation	<383.66>
<b>Actual Cash Value</b>	<b>\$778.96</b>
Less Amount Over Limit(s)	(178.96)
<b>Net Claim</b>	<b>\$600.00</b>

\_\_\_\_\_  
Jason D Jones

**Summary for Debris Removal**

Line Item Total	42.39
Material Sales Tax (5.50%)	2.33
<b>Replacement Cost Value</b>	<b>\$44.72</b>
Less Amount Over Limit(s)	(14.72)
<b>Net Claim</b>	<b>\$30.00</b>

\_\_\_\_\_  
Jason D Jones

Recap by Category with Depreciation

Items		RCV	Deprec.	ACV
<b>HOUSEWARES - HOME DECOR</b>		<b>460.56</b>	<b>151.98</b>	<b>308.58</b>
Coverage: Personal Property	@ 100.00% =	460.56		
<b>USER DEFINED ITEMS</b>		<b>719.12</b>	<b>223.31</b>	<b>495.81</b>
Coverage: Personal Property	@ 94.11% =	676.73		
Coverage: Debris Removal	@ 5.89% =	42.39		
<b>Subtotal</b>		<b>1,179.68</b>	<b>375.29</b>	<b>804.39</b>
<b>Material Sales Tax</b>		<b>27.66</b>	<b>8.37</b>	<b>19.29</b>
Coverage: Personal Property	@ 91.58% =	25.33		
Coverage: Debris Removal	@ 8.42% =	2.33		
<b>Total</b>		<b>1,207.34</b>	<b>383.66</b>	<b>823.68</b>

# Payment Log



Claim Number : 7002971545-1  
 Date of Loss : 05/11/21  
 Claimant's Name :  
 Insured's Name : E North Llc

Benefit Type :		Contents				
Check Number	Service From Date	Service To Date	Payee	Date Issued	Date Printed	Benefit Paid
1630444709			E North Llc	07/19/21	07/19/21	\$630.00

Benefit Type Total	\$630.00
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Benefit Type :		Debris Removal				
Check Number	Service From Date	Service To Date	Payee	Date Issued	Date Printed	Benefit Paid
1630444699			E North Llc	07/19/21	07/19/21	\$6000.00

Benefit Type Total	\$6,000.00
--------------------	------------

Benefit Type :		Extended Coverage Dwelling				
Check Number	Service From Date	Service To Date	Payee	Date Issued	Date Printed	Benefit Paid
1630444699			E North Llc	07/19/21	07/19/21	\$120000.00

Benefit Type Total	\$120,000.00
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# Payment Log



Total Amount	\$126,630.00
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