
Client: Reginal Jose
Property: 2620 Main St
Roseville, MI 48066

Home: (555) 555-5555

Operator: DEFAULT

Estimator: Tom Balmes
Company: REPS
Business: 26215 Pattow
Roseville, MI 48066

Business: (586) 859-8042

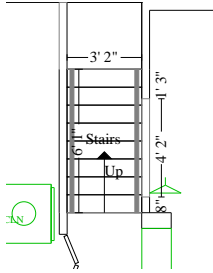
Type of Estimate: Backup of Sewer or Drain
Date Entered: 8/13/2014 Date Assigned: 8/13/2014
Date Est. Completed: 2/9/2015 Date Job Completed:

Price List: MIDE8X_AUG14
Labor Efficiency: Restoration/Service/Remodel
Estimate: JOSE_REGINAL-RECON
File Number: 14-19949

JOSE_REGINAL-RECON

Dwelling

Basement



Stairs

Height: Sloped

84.31 SF Walls	28.49 SF Ceiling
112.79 SF Walls & Ceiling	38.14 SF Floor
4.24 SY Flooring	15.75 LF Floor Perimeter
17.99 LF Ceil. Perimeter	

Missing Wall

3' 1 15/16" X 7'

Opens into FINISHED_BAS

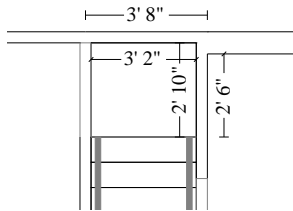
Missing Wall - Goes to neither Floor/Ceiling

4' 2" X 1' 8"

Opens into FINISHED_BAS

Subroom: Landing (2)

Height: 8'



69.62 SF Walls	8.97 SF Ceiling
78.59 SF Walls & Ceiling	8.97 SF Floor
1.00 SY Flooring	6.00 LF Floor Perimeter
8.83 LF Ceil. Perimeter	

Missing Wall

3' 2" X 8'

Opens into STAIRS

Missing Wall - Goes to Floor

2' 10" X 6'

Opens into LAUNDRY_ROOM

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
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PREP ITEMS

1. Floor protection - corrugated cardboard and tape	9.00 SF		0.00	0.39	0.11	0.72	4.34
<i>Protect ceramic tile on landing for work traffic</i>							

WALLS, CEILING, CABINETS & TRIM

2. R&R Paneling - High grade	40.00 SF		0.27	2.30	1.75	20.92	125.47
<i>Quality: 4' x 8' sheet natural wood veneer with v-cut grooves, 1/8" thick.</i>							

FINISHES & HARDWARE

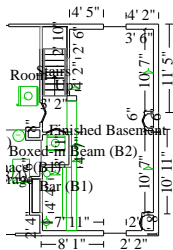
3. Handrail - wall mounted - Detach & reset	7.00 LF		0.00	5.30	0.00	7.42	44.52
<i>To R&R paneling</i>							

FLOORS & BASE MOLDING

4. Remove Carpet - Standard grade	38.14 SF		0.25	0.00	0.00	1.90	11.44
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CONTINUED - Stairs

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
5. (Material Only) Carpet - Standard grade	55.92 SF		0.00	1.69	5.67	20.04	120.21
6. Step charge for "waterfall" carpet installation	9.00 EA		0.00	5.65	0.00	10.18	61.03
FINAL CLEANING							
7. Clean floor	28.24 SF		0.00	0.31	0.00	1.76	10.51
<i>Floor below stairs (FBS variable)</i>							
Totals: Stairs					7.53	62.94	377.52

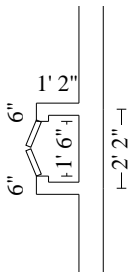


Finished Basement

Height: 7'

559.13 SF Walls	318.24 SF Ceiling
877.37 SF Walls & Ceiling	318.24 SF Floor
35.36 SY Flooring	82.67 LF Floor Perimeter
90.84 LF Ceil. Perimeter	

Window	2' 11" X 1' 1"	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into CLOSET
Door	2' 6" X 6' 8"	Opens into LAUNDRY_ROOM
Missing Wall	3' 1 15/16" X 7'	Opens into STAIRS
Missing Wall - Goes to neither Floor/Ceiling	4' 2" X 1' 8"	Opens into STAIRS
Window	2' 11" X 1' 1"	Opens into Exterior



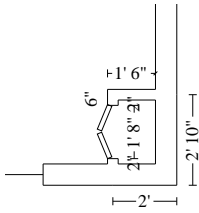
Subroom: Gas Meter Closet (3)

Height: 7'

27.33 SF Walls	1.53 SF Ceiling
28.86 SF Walls & Ceiling	1.53 SF Floor
0.17 SY Flooring	3.83 LF Floor Perimeter
5.33 LF Ceil. Perimeter	

Door	1' 6" X 6' 8"	Opens into FINISHED_BAS
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CONTINUED - Finished Basement



Subroom: Water Meter Closet (2)

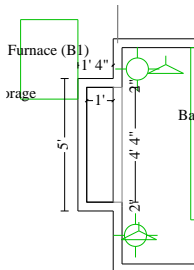
Height: 7'

33.22 SF Walls	2.33 SF Ceiling
35.56 SF Walls & Ceiling	2.33 SF Floor
0.26 SY Flooring	4.67 LF Floor Perimeter
6.33 LF Ceil. Perimeter	

Door

1' 8" X 6' 8"

Opens into FINISHED_BAS



Subroom: Liquor Shelf (1)

Height: 3' 2"

24.75 SF Walls	4.33 SF Ceiling
29.08 SF Walls & Ceiling	4.33 SF Floor
0.48 SY Flooring	6.33 LF Floor Perimeter
10.67 LF Ceil. Perimeter	

Missing Wall - Goes to neither Floor/Ceiling 4' 4" X 2' 1"

Opens into FINISHED_BAS

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
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ROUGH ITEMS

8. R&R Vapor barrier - visqueen - 6mil	347.07 SF		0.08	0.32	1.04	27.98	167.85
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WALLS, CEILING, CABINETS & TRIM

9. Suspended ceiling tile - Detach & reset	318.24 SF		0.00	0.40	0.00	25.46	152.76
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To R&R paneling and D&R ceiling grid

10. Suspended ceiling grid - Detach & reset	318.24 SF		0.00	0.93	0.00	59.20	355.16
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To R&R paneling

11. R&R Paneling - High grade	652.88 SF		0.27	2.30	28.60	341.30	2,047.80
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Includes 32 sf for sides of bar and 37 sf for sides and bottom of boxed-in beam

12. (Material Only) Bifold door - lauan/mahogany - Single	1.00 EA		0.00	38.17	2.29	8.10	48.56
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Door was detached from opening at time of loss

13. R&R Bifold door - lauan/mahogany - Single	1.00 EA		11.07	80.84	2.29	18.84	113.04
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14. R&R Bifold door - full louvered - Single	2.00 EA		11.07	110.77	8.17	50.36	302.21
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15. R&R Corner trim - plastic	161.92 LF		0.15	1.51	6.41	55.04	330.24
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Outside corner for paneling = 94' 4"

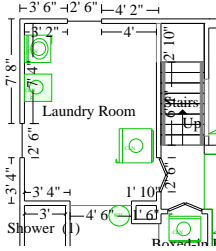
Inside corner for paneling = 67' 7"

CONTINUED - Finished Basement

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
16. Detach & Reset Shelving - 12" - in place <i>Bottom shelf under bar to clean floor</i>	6.00 LF	7.09	0.00	0.00	0.01	8.50	51.05
FINISHES & HARDWARE							
17. Stain & finish single bifold door - slab only - (per side) <i>Both sides of bifold doors are stained</i>	2.00 EA		0.00	25.58	0.79	10.40	62.35
18. Stain & finish full louvered door slab only - (per side) <i>Both sides of two fully louvered bifold doors</i>	4.00 EA		0.00	43.46	2.18	35.20	211.22
19. Detach & Reset Light fixture - wall sconce <i>To R&R paneling</i>	2.00 EA	34.10	0.00	0.00	0.00	13.64	81.84
20. Outlet or switch - Detach & reset <i>To R&R paneling</i>	7.00 EA		0.00	12.21	0.00	17.10	102.57
21. Heat/AC register - Mechanically attached - Detach & reset <i>To R&R paneling & D&R ceiling tiles</i>	3.00 EA		0.00	5.43	0.00	3.26	19.55
22. Window drapery - hardware - Detach & reset <i>To R&R paneling</i>	2.00 EA		0.00	30.19	0.00	12.08	72.46
23. Remove TV Brackets - Wall mounted <i>Detach for R&R paneling</i>	3.00 EA		33.18	0.00	0.00	19.90	119.44
24. (Install) TV Brackets - Wall mounted <i>Reset upon completion of restoration work</i>	3.00 EA		0.00	57.55	0.00	34.54	207.19
FLOORS & BASE MOLDING							
25. Tear out non-salv vinyl, cut & bag - Category 3 water	320.43 SF		1.28	0.00	1.35	82.32	493.82
26. Clean floor	328.01 SF		0.00	0.31	0.00	20.34	122.02
27. Floor preparation for resilient flooring	320.43 SF		0.00	0.53	1.92	34.34	206.09
28. Vinyl tile	320.43 SF		0.00	3.21	38.26	213.38	1,280.22
29. Cove base molding - rubber or vinyl, 2 1/2" high	82.67 LF		0.00	1.75	5.16	29.98	179.81
FINAL CLEANING							
30. Clean window unit (per side) 3 - 9 SF	2.00 EA		0.00	7.29	0.00	2.92	17.50

CONTINUED - Finished Basement

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Totals: Finished Basement					98.47	1,124.18	6,744.75



Laundry Room

Height: 7'

250.19 SF Walls	127.19 SF Ceiling
377.39 SF Walls & Ceiling	127.19 SF Floor
14.13 SY Flooring	36.17 LF Floor Perimeter
41.50 LF Ceil. Perimeter	

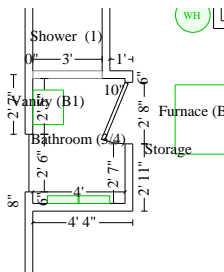
Window	2' 6" X 1' 4"	Opens into Exterior
Window	2' 6" X 1' 4"	Opens into Exterior
Missing Wall - Goes to Floor	2' 10" X 6'	Opens into LANDING
Door	2' 6" X 6' 8"	Opens into FINISHED_BAS
Missing Wall	4' 5 15/16" X 7'	Opens into STORAGE

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
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FINAL CLEANING

31. Washing machine - Remove & reset	1.00 EA		0.00	25.34	0.00	5.06	30.40
32. Clean washer - exterior	1.00 EA		0.00	6.89	0.01	1.38	8.28
33. Dryer - Remove & reset - gas	1.00 EA		0.00	68.88	0.00	13.78	82.66
34. Clean dryer - exterior	1.00 EA		0.00	7.05	0.01	1.42	8.48
35. Freezer - Remove & reset	1.00 EA		0.00	89.57	0.00	17.92	107.49
36. Clean freezer - exterior	1.00 EA		0.00	13.42	0.01	2.68	16.11
37. Clean floor	127.19 SF		0.00	0.31	0.00	7.88	47.31

Totals: Laundry Room					0.03	50.12	300.73
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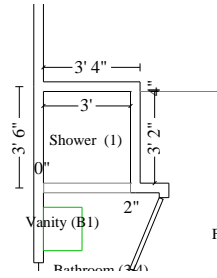
Bathroom (3/4)

Height: 7'

90.72 SF Walls	21.67 SF Ceiling
112.39 SF Walls & Ceiling	21.67 SF Floor
2.41 SY Flooring	16.17 LF Floor Perimeter
15.83 LF Ceil. Perimeter	

Door	2' 8" X 6' 8"	Opens into STORAGE
Window	2' 6" X 1' 4"	Opens into Exterior

CONTINUED - Bathroom (3/4)



Subroom: Shower (1)

Height: 7'

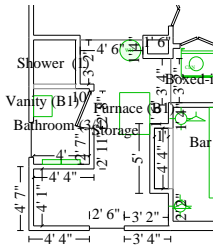
66.45 SF Walls	9.53 SF Ceiling
75.97 SF Walls & Ceiling	9.53 SF Floor
1.06 SY Flooring	12.35 LF Floor Perimeter
9.35 LF Ceil. Perimeter	

Missing Wall - Goes to Ceiling

3' X 6' 8"

Opens into BATHROOM_3_

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
PREP							
38. Floor protection - plastic and tape - 10 mil <i>Protect floor finish from damage and paint spatter during repair work</i>	21.67 SF		0.00	0.20	0.13	0.88	5.34
WALLS, CEILING, CABINETS & TRIM							
39. R&R AC plywood - 1/4"	53.92 SF		0.33	1.88	2.94	24.42	146.52
40. R&R Quarter round - 3/4"	14.00 LF		0.15	1.22	0.40	3.92	23.50
41. R&R Vanity	1.50 LF		6.64	129.12	8.82	42.50	254.96
FINISHES & HARDWARE							
42. Mask and prep for paint - tape only (per LF)	25.42 LF		0.00	0.32	0.06	1.64	9.83
43. Seal/prime then paint the surface area twice (3 coats)	53.92 SF		0.00	0.74	0.78	8.14	48.82
44. Seal & paint base shoe or quarter round	14.00 LF		0.00	0.49	0.08	1.40	8.34
45. Vanity top - Detach and reset	1.50 LF		0.00	36.20	0.00	10.86	65.16
46. Medicine cabinet - Detach & reset <i>To R&R plywood</i>	2.00 EA		0.00	39.56	0.00	15.82	94.94
FINAL CLEANING							
47. Clean toilet	1.00 EA		0.00	15.08	0.00	3.02	18.10
48. Clean floor	31.19 SF		0.00	0.31	0.00	1.94	11.61
Totals: Bathroom (3/4)					13.21	114.54	687.12



Storage

Height: 7'

283.33 SF Walls	83.39 SF Ceiling
366.72 SF Walls & Ceiling	83.39 SF Floor
9.27 SY Flooring	40.82 LF Floor Perimeter
43.49 LF Ceil. Perimeter	

Window

2' 6" X 1' 4"

Opens into Exterior

Door

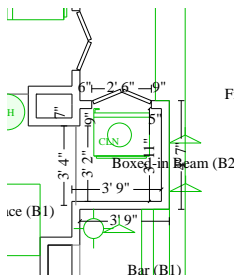
2' 8" X 6' 8"

Opens into BATHROOM_3_

Missing Wall

4' 5 15/16" X 7'

Opens into LAUNDRY_ROOM



Subroom: Closet (1)

Height: 7'

65.86 SF Walls	13.83 SF Ceiling
79.69 SF Walls & Ceiling	13.83 SF Floor
1.54 SY Flooring	9.29 LF Floor Perimeter
11.79 LF Ceil. Perimeter	

Missing Wall

3' 2" X 7'

Opens into STORAGE

Door

2' 6" X 6' 8"

Opens into FINISHED_BAS

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
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WALLS, CEILING, CABINETS & TRIM

49. Shelving - Detach & reset <i>Adjustable shelving for R&R of plywood wall paneling</i>	8.00 LF		0.00	7.09	0.01	11.34	68.07
50. R&R AC plywood - 1/2"	55.14 SF		0.33	2.15	3.90	28.14	168.79

FINAL CLEANING

51. Water heater - Detach & reset <i>Water level was high enough to extinguish pilot</i>	1.00 EA		0.00	357.60	0.00	71.52	429.12
52. Clean water heater	1.00 EA		0.00	16.33	0.01	3.26	19.60
53. Refrigerator - Remove & reset	1.00 EA		0.00	30.42	0.00	6.08	36.50
54. Clean refrigerator - exterior	1.00 EA		0.00	13.42	0.01	2.68	16.11
55. Clean furnace - forced air	1.00 EA		0.00	36.54	0.01	7.30	43.85
56. Clean floor	97.22 SF		0.00	0.31	0.00	6.02	36.16

Totals: Storage					3.94	136.34	818.20
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Total: Basement					123.18	1,488.12	8,928.32
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Total: Dwelling					123.18	1,488.12	8,928.32
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CONTINUED - Finished Basement

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
60. Batt insulation replacement per LF - 4" - up to 2' tall <i>Rim joist insulation in finished section of basement</i>	44.83 LF		0.00	1.68	1.96	15.46	92.73
Electrical							
61. 110 volt copper wiring run, box and outlet <i>Receptacle Outlets - IRC E3801.2.1 Spacing. - Receptacles shall be installed so that no point along the floor line in any wall space is more than 6 feet (1829 mm), measured horizontally, from an outlet in that space.</i>	11.00 EA		0.00	48.29	6.49	107.54	645.22
62. Outlet or switch cover	11.00 EA		0.00	2.05	0.38	4.60	27.53
Totals: Finished Basement					26.90	227.62	1,365.54
Total: Basement					26.90	227.62	1,365.54
Total: Ordinance & Law					26.90	227.62	1,365.54

Labor Minimums Applied

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
63. Wood floor covering labor minimum	1.00 EA		0.00	133.77	0.00	26.76	160.53
64. Framing labor minimum	1.00 EA		0.00	15.13	0.00	3.02	18.15
65. Cabinetry labor minimum	1.00 EA		0.00	41.03	0.00	8.20	49.23
66. Window treatment repair	1.00 EA		0.00	88.93	0.00	17.78	106.71
67. Carpet labor minimum	1.00 EA		0.00	137.62	0.00	27.52	165.14
68. Tile / marble labor minimum	1.00 EA		0.00	200.96	0.00	40.20	241.16
Totals: Labor Minimums Applied					0.00	123.48	740.92
Line Item Totals: JOSE_REGINAL-RECON					150.08	1,885.86	11,314.58

Grand Total Areas:

2,149.03	SF Walls	939.24	SF Ceiling	3,088.28	SF Walls and Ceiling
947.23	SF Floor	105.25	SY Flooring	321.73	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	357.80	LF Ceil. Perimeter
947.23	Floor Area	1,056.91	Total Area	1,848.16	Interior Wall Area
1,458.81	Exterior Wall Area	197.17	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		

Summary

Line Item Total	9,278.64
Material Sales Tax	150.08
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Subtotal	9,428.72
Overhead	942.93
Profit	942.93
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Replacement Cost Value	\$11,314.58
Net Claim	\$11,314.58
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Tom Balmes

Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (6%)	Storage Tax (6%)
Line Items	942.93	942.93	150.08	0.00
Total	942.93	942.93	150.08	0.00

Recap by Room

Estimate: JOSE_REGINAL-RECON

Area: Dwelling

Area: Basement

Stairs	307.05	3.31%
Finished Basement	5,522.10	59.51%
Laundry Room	250.58	2.70%
Bathroom (3/4)	559.37	6.03%
Storage	677.92	7.31%

Area Subtotal: Basement	7,317.02	78.86%
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Area Subtotal: Dwelling	7,317.02	78.86%
General	233.16	2.51%

Area: Ordinance & Law

Area: Basement

Finished Basement	1,111.02	11.97%
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Area Subtotal: Basement	1,111.02	11.97%
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Area Subtotal: Ordinance & Law	1,111.02	11.97%
Labor Minimums Applied	617.44	6.65%

Subtotal of Areas	9,278.64	100.00%
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Total	9,278.64	100.00%
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Recap by Category

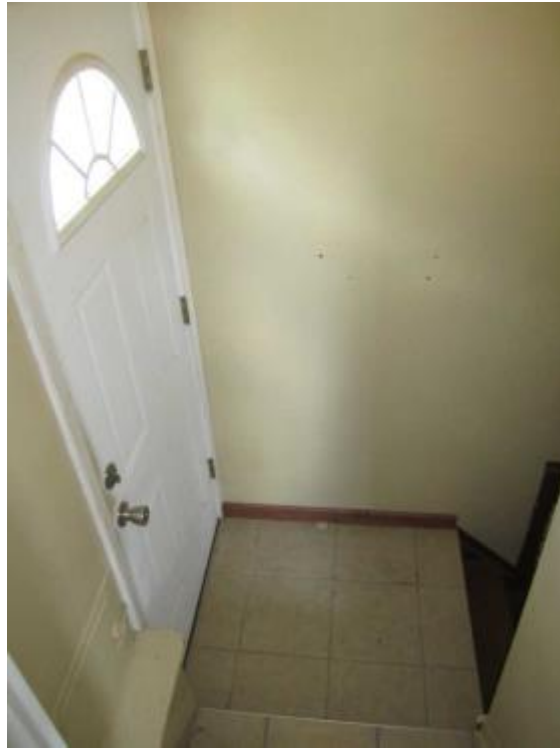
O&P Items	Total	%
ACOUSTICAL TREATMENTS	423.26	3.74%
APPLIANCES	214.21	1.89%
CABINETS	313.83	2.77%
CONT: CLEAN APPLIANCES	27.36	0.24%
CLEANING	301.91	2.67%
GENERAL DEMOLITION	1,072.79	9.48%
DOORS	340.55	3.01%
ELECTRICAL	639.21	5.65%
FLOOR COVERING - CARPET	282.97	2.50%
FLOOR COVERING - VINYL	1,343.08	11.87%
FLOOR COVERING - WOOD	244.83	2.16%
FINISH CARPENTRY / TRIMWORK	397.94	3.52%
FINISH HARDWARE	172.65	1.53%
FRAMING & ROUGH CARPENTRY	235.05	2.08%
INSULATION	557.28	4.93%
LIGHT FIXTURES	68.20	0.60%
MARBLE - CULTURED OR NATURAL	54.30	0.48%
PLUMBING	357.60	3.16%
PANELING & WOOD WALL FINISHES	1,593.62	14.08%
PAINTING	287.73	2.54%
TIL	200.96	1.78%
WINDOW TREATMENT	149.31	1.32%
O&P Items Subtotal	9,278.64	82.01%
Material Sales Tax	150.08	1.33%
Overhead	942.93	8.33%
Profit	942.93	8.33%
Total	11,314.58	100.00%

1 Dwelling/Basement/Stairs - Upper Landing

Date Taken: 8/14/2014

Taken By: Tom Balmes

North side entrance door and stairway to basement



2 Dwelling/Basement/Stairs - Stairs (2)

Date Taken: 8/14/2014

Taken By: Tom Balmes

Detach & reset railing to R&R paneling



3 Dwelling/Basement/Stairs - Stairs
(3)

Date Taken: 8/14/2014

Taken By: Tom Balmes

Carpet was wet from heavy traffic and dripping water while removing contents from the basement during flood. Carpet adhesive on bottom riser separated from soaking in standing water. Paneling has water staining from Cat 3 storm/sewage water and has warped and swelled in many areas along the lower perimeter of the finished basement



4 Dwelling/Basement/Stairs - Stairs -
Lower

Date Taken: 8/14/2014

Taken By: Tom Balmes

Damaged & contaminated carpet on
steps



5 Dwelling/Basement/Stairs - Stairs
(4)

Date Taken: 8/14/2014

Taken By: Tom Balmes

Storage area beneath stairs after removing contents, cleanup, treatment and dryout



6 Dwelling/Basement/Finished
Basement - Finished - North

Date Taken: 8/14/2014

Taken By: Tom Balmes

Finished basement area.
Floors are 12" vinyl tile and were installed using contact cement applied with roller.
Walls are plywood paneling with pre-finished veneer face ply and v shaped grooves. Paneling runs above drop ceiling to 7' height.
Panel moldings are 3/4" printed woodgrain plastic outside and inside corners.
Closet doors are stained mahogany.
(2) bifolds are hollow core with flush surface. (2) bifolds are solid wood frames with full louvers
Base is 2 1/2" vinyl cove.
Drop ceiling is aluminum grid, 2' x 4' fiberglass acoustic tiles with vinyl face covering.



7 Dwelling/Basement/Finished
Basement - Finished Basement
Date Taken: 8/14/2014
Taken By: Tom Balmes

Facing southwest. Bar on south end
of basement, stairs on north



8 Dwelling/Basement/Finished
Basement - Finished - Bar Area
Date Taken: 8/14/2014
Taken By: Tom Balmes

Bar area has (2) wall sconce light
fixtures that will need to be D&R for
paneling R&R.
D&R exhaust vent cover to remove
ceiling tile



9 Dwelling/Basement/Finished
Basement - Finished - Bar
Date Taken: 8/14/2014
Taken By: Tom Balmes

Lower laminated plywood shelf D&R
to treat and clean floor beneath bar.
Loose and curled tiles observed on
floor behind bar.



10 Dwelling/Basement/Finished
Basement - Finished - Bar
Date Taken: 8/14/2014
Taken By: Tom Balmes

Ceiling tiles above area behind bar



11 Dwelling/Basement/Finished
Basement - Finished - South
Date Taken: 8/14/2014
Taken By: Tom Balmes
Facing south



12 Dwelling/Basement/Finished
Basement - Closet
Date Taken: 8/14/2014
Taken By: Tom Balmes
Southeast corner closet with louvered
bifold door

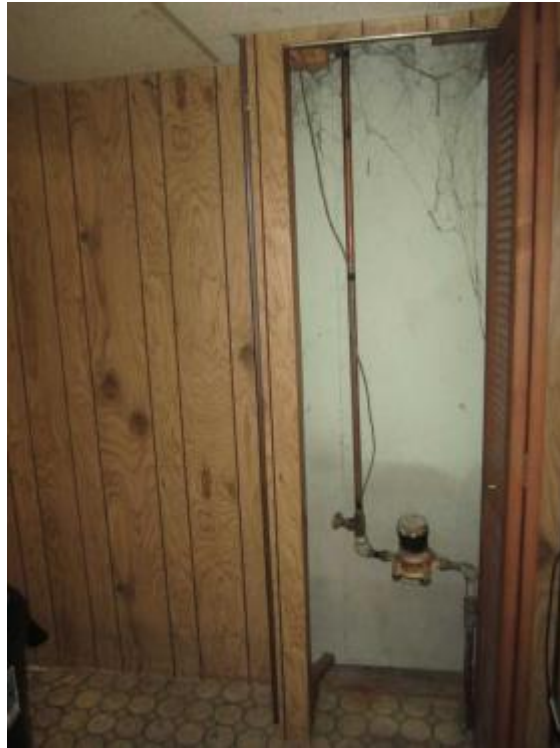


13 Dwelling/Basement/Finished
Basement - Closet

Date Taken: 8/14/2014

Taken By: Tom Balmes

Gas meter closet centered on east wall
of finished area. Bifold door is fully
louvered



14 Dwelling/Basement/Finished
Basement - Paneling & Grid

Date Taken: 8/14/2014

Taken By: Tom Balmes

Drop ceiling grid is fastened through
wall paneling around perimeter of
finished section of basement. D&R
drop ceiling to replace paneling



-
- 15 Dwelling/Basement/Finished
Basement - Ceiling Vents
Date Taken: 8/14/2014
Taken By: Tom Balmes
Two vents attached to ceiling panels



- 16 Dwelling/Basement/Finished
Basement - Wall Cavity
Date Taken: 8/14/2014
Taken By: Tom Balmes
Plastic sheathing vapor barrier over framing behind paneling on east wall of finished area. Wall is not insulated.



17 Dwelling/Basement/Finished
Basement - Wall Cavity
Date Taken: 8/14/2014
Taken By: Tom Balmes
South wall, no insulation



18 Dwelling/Basement/Finished
Basement - Paneling (back)
Date Taken: 8/14/2014
Taken By: Tom Balmes
Paneling is 1/8" x 4' x 8' plywood
sheet natural wood veneer with v-cut
grooves.



19 Dwelling/Basement/Finished
Basement - Paneling (edge)
Date Taken: 8/14/2014
Taken By: Tom Balmes
Paneling is 1/8"



20 Dwelling/Basement/Finished
Basement - Heat Register
Date Taken: 8/14/2014
Taken By: Tom Balmes
D&R mechanically attached heat
register for paneling R&R

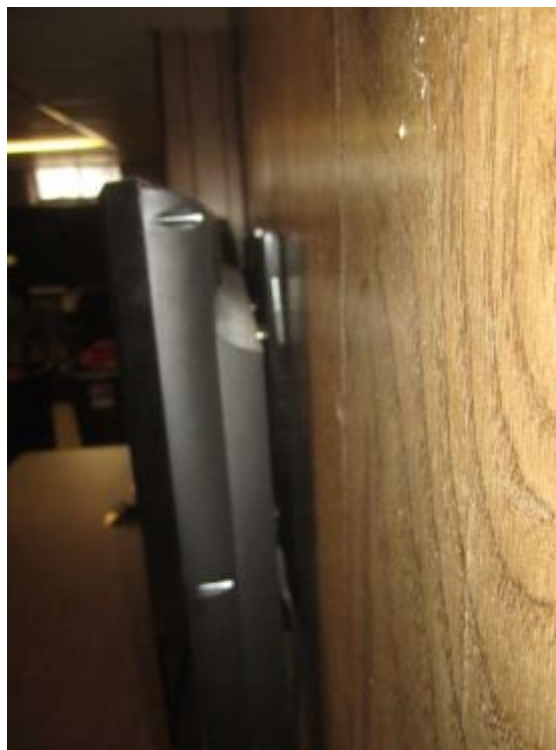


21 Dwelling/Basement/Finished
Basement - TV Mounts
Date Taken: 8/14/2014
Taken By: Tom Balmes

(2) Flat screen TVs mounted to east
wall. (1) flatscreen mounted to north
wall



22 Dwelling/Basement/Finished
Basement - TV Mounting Bracket
Date Taken: 8/14/2014
Taken By: Tom Balmes



23 Dwelling/Basement/Finished
Basement - 2 1/2" Cove Base
Date Taken: 8/14/2014
Taken By: Tom Balmes



24 Dwelling/Basement/Finished
Basement - Drapery & Hardware
Date Taken: 8/16/2014
Taken By: Tom Balmes

Curtains, rod, & mounting hardware
D&R for paneling R&R



25 Dwelling/Basement/Finished
Basement - Floor Tile
Date Taken: 8/14/2014
Taken By: Tom Balmes

Loose tiles near northeast corner of finished basement area. Over 40 tiles were easily observed to be loose or curled up at edges throughout finished basement area.



26 Dwelling/Basement/Finished
Basement - Floor Tile
Date Taken: 8/14/2014
Taken By: Tom Balmes

Loose and damaged vinyl tiles around floor drain

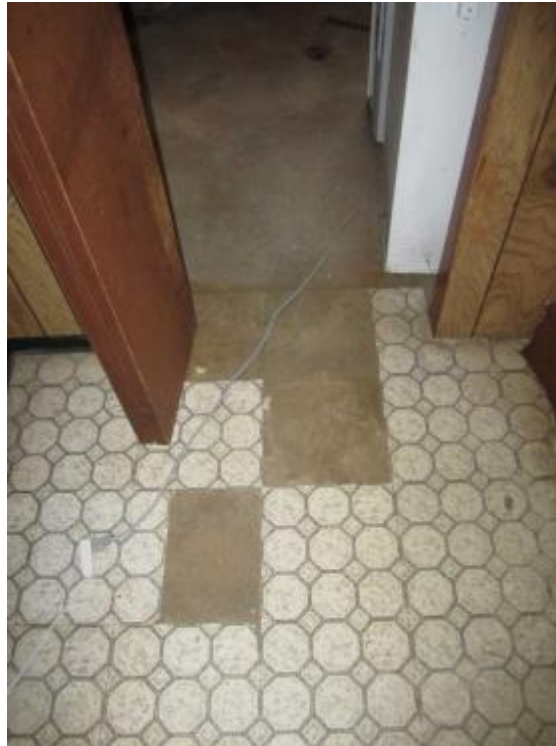


27 Dwelling/Basement/Finished
Basement - Floor Tile

Date Taken: 8/14/2014

Taken By: Tom Balmes

Loose and chipped floor tiles at
bottom of stairs/entrance to Laundry
Room

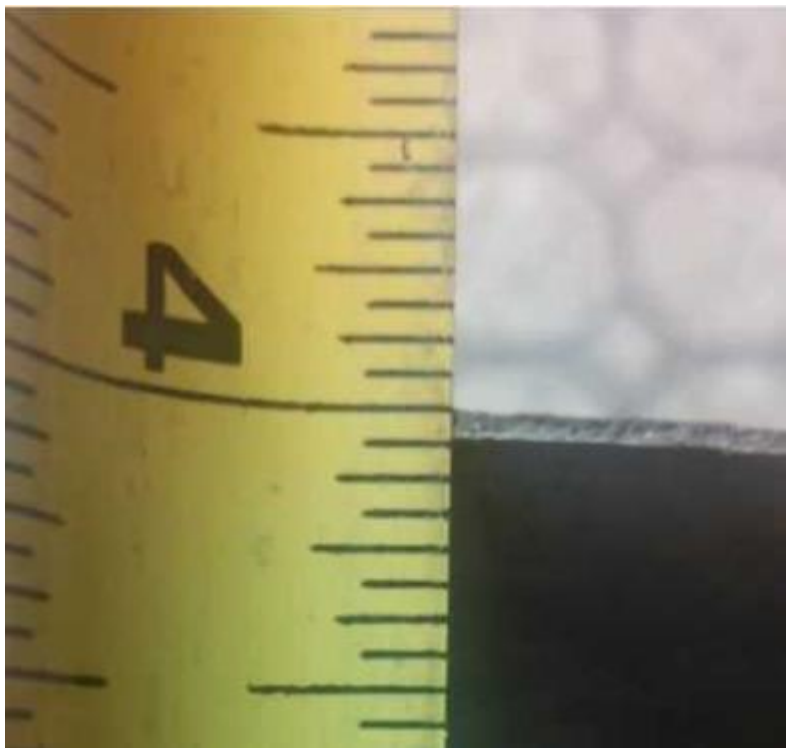


28 Dwelling/Basement/Finished
Basement - Vinyl tile

Date Taken: 8/14/2014

Taken By: Tom Balmes

Floor tile thickness
 $1/16" = .060"$



29 Dwelling/Basement/Finished
Basement - Louvered Bifold
Date Taken: 8/14/2014
Taken By: Tom Balmes

Water staining on bifold door to closet
on center of east wall



30 Dwelling/Basement/Finished
Basement - Louvered Bifold
Date Taken: 8/14/2014
Taken By: Tom Balmes

Water staining on bifold door to closet
at southeast corner of finished
basement



31 Dwelling/Basement/Finished
Basement - Louvered Bifold
Date Taken: 8/14/2014
Taken By: Tom Balmes

Water staining on bifold door to closet
at southeast corner

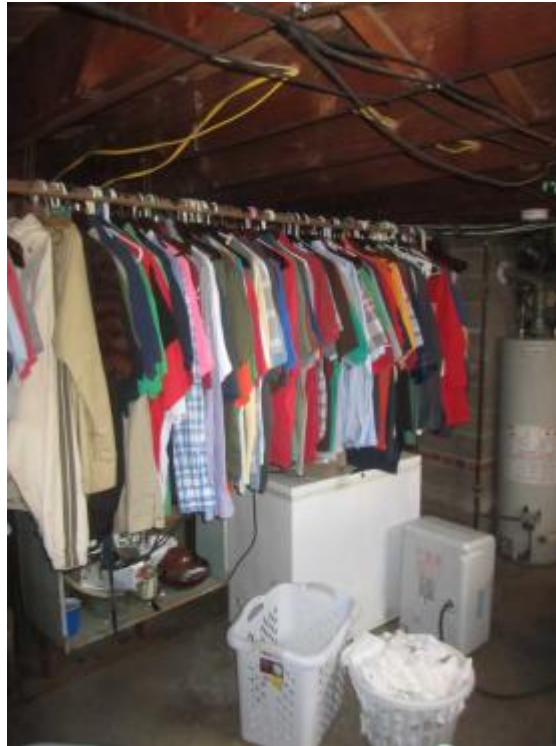


32 Dwelling/Basement/Laundry
Room - Laundry Room (5)
Date Taken: 8/14/2014
Taken By: Tom Balmes

Clothing rack/shelving on east side of
Laundry Room



33 Dwelling/Basement/Laundry
Room - Laundry Room (4)
Date Taken: 8/14/2014
Taken By: Tom Balmes
Clothing rack, freezer



34 Dwelling/Basement/Laundry
Room - Laundry Room (3)
Date Taken: 8/14/2014
Taken By: Tom Balmes
South



35 Dwelling/Basement/Laundry
Room - Laundry Room (2)
Date Taken: 8/14/2014
Taken By: Tom Balmes
Washer & dryer on west wall



36 Dwelling/Basement/Laundry
Room - Laundry Room (1)
Date Taken: 8/14/2014
Taken By: Tom Balmes
North



37 Dwelling/Basement/Laundry
Room - Laundry Room (7)
Date Taken: 8/14/2014
Taken By: Tom Balmes

Grime from storm water on bottom of
freezer to right of door to finished
area of basement



38 Dwelling/Basement/Laundry
Room - Laundry Room (6)
Date Taken: 8/14/2014
Taken By: Tom Balmes

Water heater to right of doorway to
finished basement area



39 Dwelling/Basement/Laundry Room - Laundry Room (8)
Date Taken: 8/14/2014
Taken By: Tom Balmes

Standing water extinguished pilot light on water heater



40 Dwelling/Basement/Bathroom (3/4) - Bathroom (1)
Date Taken: 8/14/2014
Taken By: Tom Balmes

1/8" plywood wall coverings in bathroom



41 Dwelling/Basement/Bathroom (3/4)
- Bathroom (2)
Date Taken: 8/14/2014
Taken By: Tom Balmes



42 Dwelling/Basement/Bathroom (3/4)
- Bathroom (3)
Date Taken: 8/14/2014
Taken By: Tom Balmes

Painted plywood on south and east walls with 14' of painted QR inside corner molding. D&R (2) medicine cabinets for wall repairs

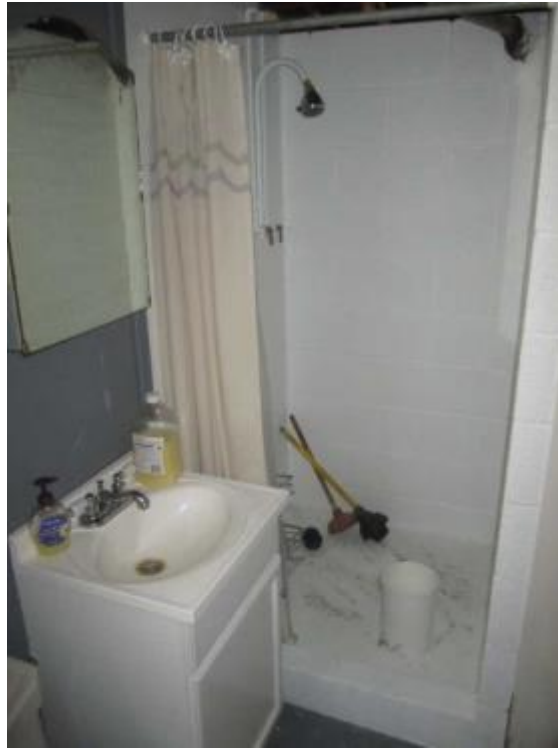


43 Dwelling/Basement/Bathroom (3/4)
- Bathroom (4)

Date Taken: 8/14/2014

Taken By: Tom Balmes

Vanity on west wall & shower stall at
north area of bathroom



44 Dwelling/Basement/Bathroom (3/4)
- Bathroom (5)

Date Taken: 8/14/2014

Taken By: Tom Balmes

18" wide vanity. Veneered particle
board construction with panel style
door and stainless knob



45 Dwelling/Basement/Bathroom (3/4)
- Bathroom (6)

Date Taken: 8/14/2014

Taken By: Tom Balmes

Water damage to front kick panel and sides of vanity. Veneer is wrinkled from swelling & shrinking after soaking up standing water



46 Dwelling/Basement/Bathroom (3/4)
- Bathroom (7)

Date Taken: 8/14/2014

Taken By: Tom Balmes

Holes for dryout in south wall plywood covering. Panel is stained from several inches of standing water.



47 Dwelling/Basement/Bathroom (3/4)
- Bathroom (8)

Date Taken: 8/14/2014

Taken By: Tom Balmes

Water staining to east bathroom wall
and framing at doorway



48 Dwelling/Basement/Bathroom (3/4)
- Vanity

Date Taken: 8/14/2014

Taken By: Tom Balmes

18" wide vanity



49 Dwelling/Basement/Storage -
Storage Area (1)

Date Taken: 8/14/2014

Taken By: Tom Balmes

Facing south from Laundry room into
Storage room. Furnace on left,
bathroom to the right



50 Dwelling/Basement/Storage -
Storage Area (4)

Date Taken: 8/14/2014

Taken By: Tom Balmes

West wall of storage room and
paneled wall with water staining.
Adjustable shelving attached to south
facing plywood wall (right side of
photo)



51 Dwelling/Basement/Storage -
Plywood panel

Date Taken: 8/14/2014

Taken By: Tom Balmes

Water stained plywood wall covering
in storage room. Plywood panels
cover exterior bathroom wall framing.
Holes were drilled between studs for
mold/bacteria treatment and dry-out



52 Dwelling/Basement/Storage -
Storage Area (9)

Date Taken: 8/14/2014

Taken By: Tom Balmes

North through storage toward laundry
room. Bathroom on left, furnace to
right



53 Dwelling/Basement/Storage -
Storage Area (8)
Date Taken: 8/14/2014
Taken By: Tom Balmes
Furnace



54 Dwelling/Basement/Storage -
Storage Area (5)
Date Taken: 8/14/2014
Taken By: Tom Balmes

Built in shelving in storage room.
This is the wall behind the bar in
finished area of basement





55 Dwelling/Basement/Storage -
Storage Area (6)

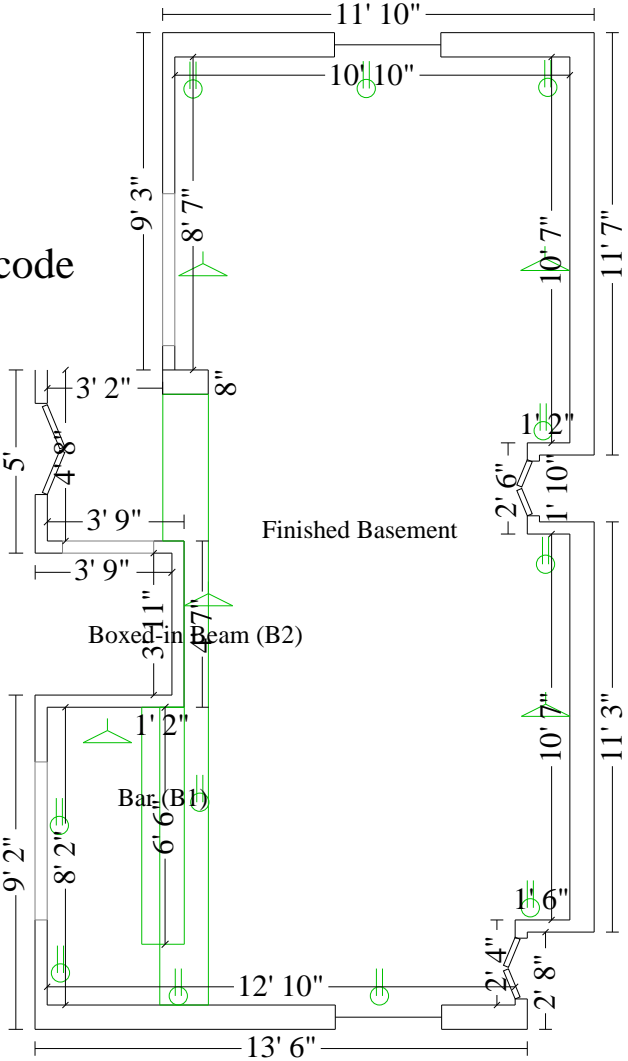
Date Taken: 8/14/2014

Taken By: Tom Balmes

Southeast corner of storage room.
Built in and metal storage shelves



-  = Existing outlets
-  = Outlets required to meet code



Basement