



Seltser & Goldstein Public Adjusters

900 Cummings Ctr, Suite 302-T
Beverly, MA 01915
978-921-6333

Insured: Billy & Katie Silva
Property: 61 Maple St
West Newbury, MA 01985

Claim Rep.: Richard Goldstein

Estimator: Tim Martino

Claim Number: TPPT84

Policy Number: BHMVBV

Type of Loss: Water Damage

Date Contacted:	8/24/2020	Date Received:	8/24/2020
Date of Loss:	8/24/2020	Date Entered:	9/14/2020 5:03 PM
Date Inspected:	9/1/2020		
Date Est. Completed:	9/15/2020 7:58 PM		

Price List: MAEM8X_SEP20
Restoration/Service/Remodel
Estimate: SILVA

Disclaimer:

Emergency Services not included in this estimate
Code Up-grade items not included in this estimate
Mold treatment not included in this estimate

The following is a draft repair estimate and its costs related to the building or structure as they existed at the time of the inspection. It may not include the cost to comply with state or local building codes or handicap accessibility codes. These may be covered under an "increased cost of construction" endorsement.

The foregoing estimate is my current opinion as to the scope and damage costs related to making necessary repairs. It is subject to revisions as a result of, but not limited to, applicable policy terms and conditions, depreciation, coinsurance, hidden damage, un inspected damage, expenses and damages not brought to my attention and differences of opinion agreed upon in the course of the adjustment process.

By nature, water damage can show up at a later date. The insured reserves all rights to make further claim if latent damage appears from water or any other cause of loss.

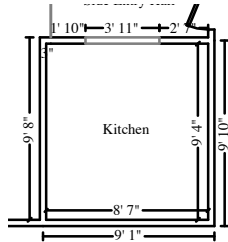
The above figures have not been approved by the insured and are subject to revisions made by same. The insured(s) reserve their rights to make additions that in their opinion, and the opinions of others are warranted.



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SILVA Main Level



Kitchen

Height: 8'

260.56 SF Walls	80.11 SF Ceiling
340.67 SF Walls & Ceiling	80.11 SF Floor
8.90 SY Flooring	31.92 LF Floor Perimeter
35.83 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

3' 11" X 6' 8"

Opens into SIDE_ENTRY_H

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Batt insulation - 6" - R19 - unfaced batt	32.00 SF		0.00	1.05	1.20	7.31	42.11
2. Thin coat plaster over 1/2" gypsum core blueboard	32.00 SF		0.00	5.32	1.74	36.11	208.09
Exterior wall behind cabinets.							
3. Seal/prime then paint more than the ceiling perimeter twice (3 coats)	107.50 SF		0.00	1.37	1.68	31.29	180.25
4. Cabinet knobs or pulls - Detach & reset	22.00 EA		0.00	2.33	0.00	10.77	62.03
5. Cabinetry - upper (wall) units - Premium grade	16.00 LF		0.00	308.44	271.89	1,093.45	6,300.38
6. Add for frosted/etched or beveled glass, per cabinet door	1.00 EA		0.00	45.09	2.82	10.06	57.97
7. Microwave oven - over range type - Detach & reset	1.00 EA		0.00	97.23	0.00	20.42	117.65
8. Refrigerator - Remove & reset	1.00 EA		0.00	46.71	0.00	9.81	56.52
9. Dishwasher - Detach & reset	1.00 EA		0.00	221.81	0.00	46.58	268.39
10. Dishwasher connection	1.00 EA		0.00	135.02	1.83	28.73	165.58
11. Range - electric - Remove & reset	1.00 EA		0.00	35.04	0.00	7.35	42.39
12. Backsplash - solid surface - Unattached - Detach & reset	20.50 LF		0.00	3.55	0.08	15.31	88.17
13. Cabinet panels - side, end, or back - High grade	13.33 SF		0.00	17.87	8.58	51.82	298.61
14. Detach & Reset Countertop - solid surface	51.25 SF	23.24	0.00	0.00	0.00	250.13	1,441.18
15. Sink - double - Detach & reset	1.00 EA		0.00	151.09	0.00	31.73	182.82
16. Sink faucet - Detach & reset	1.00 EA		0.00	113.81	0.00	23.90	137.71
17. Water filtration system - under sink	1.00 EA		0.00	253.91	11.25	55.69	320.85
18. P-trap assembly - ABS (plastic)	1.00 EA		0.00	57.41	0.38	12.14	69.93
19. Cabinetry - lower (base) units - Premium grade	9.50 LF		0.00	440.30	239.73	928.74	5,351.32

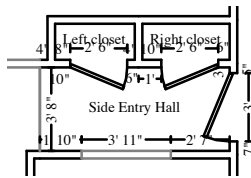


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CONTINUED - Kitchen

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
20. Add for lazy susan	1.00 EA		0.00	71.10	4.44	15.86	91.40
21. Baseboard - 3 1/4"	8.00 LF		0.00	3.01	0.61	5.19	29.88
22. Paint baseboard - two coats	8.00 LF		0.00	1.55	0.06	2.62	15.08
23. Quarter round - 3/4" - stain grade	8.00 LF		0.00	1.80	0.50	3.13	18.03
24. Stain & finish base shoe or quarter round	8.00 LF		0.00	1.35	0.09	2.29	13.18
25. Engineered wood flooring	80.11 SF		0.00	8.69	27.34	151.94	875.44
26. Add for glued down application over wood substrate	80.11 SF		0.00	1.06	4.36	18.75	108.03
Totals: Kitchen					578.58	2,871.12	16,542.99



Side Entry Hall

Height: 8'

136.56 SF Walls	30.56 SF Ceiling
167.11 SF Walls & Ceiling	30.56 SF Floor
3.40 SY Flooring	16.42 LF Floor Perimeter
20.33 LF Ceil. Perimeter	

Missing Wall

3' 8" X 8'

Opens into REAR DINING

Missing Wall - Goes to Floor

3' 11" X 6' 8"

Opens into KITCHEN

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
27. Plaster patch / small repair - ready for paint	1.00 EA		0.00	288.36	0.53	60.67	349.56
28. Seal/prime then paint the walls twice (3 coats)	136.56 SF		0.00	1.37	2.13	39.73	228.95
29. Mask and prep for paint - tape only (per LF)	20.33 LF		0.00	0.66	0.05	2.84	16.31
30. Casing - 2 1/4"	51.00 LF		0.00	1.87	3.00	20.66	119.03
31. Paint door/window trim & jamb - 2 coats (per side)	3.00 EA		0.00	33.23	0.73	21.09	121.51
32. Paint door slab only - 2 coats (per side)	1.00 EA		0.00	39.02	0.40	8.27	47.69
33. Baseboard - 3 1/4"	16.42 LF		0.00	3.01	1.24	10.64	61.30
34. Paint baseboard - two coats	16.42 LF		0.00	1.55	0.11	5.37	30.93
35. Quarter round - 3/4" - stain grade	16.42 LF		0.00	1.80	1.02	6.42	37.00
36. Stain & finish base shoe or quarter round	16.42 LF		0.00	1.35	0.19	4.70	27.06
37. Engineered wood flooring	30.56 SF		0.00	8.69	10.43	57.96	333.96

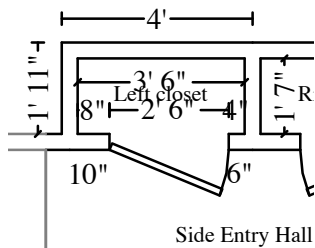


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CONTINUED - Side Entry Hall

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
38. Add for glued down application over wood substrate	30.56 SF		0.00	1.06	1.66	7.15	41.20
Totals: Side Entry Hall					21.49	245.50	1,414.50

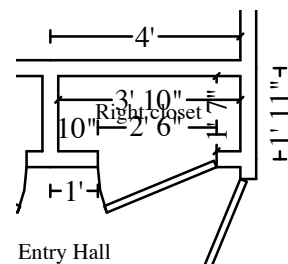


Left closet

Height: 8'

81.33 SF Walls	5.54 SF Ceiling
86.88 SF Walls & Ceiling	5.54 SF Floor
0.62 SY Flooring	10.17 LF Floor Perimeter
10.17 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
39. Interior door - Detach & reset - slab only	1.00 EA		0.00	20.17	0.00	4.24	24.41
40. Paint door slab only - 2 coats (per side)	2.00 EA		0.00	39.02	0.81	16.55	95.40
41. Baseboard - 3 1/4"	10.17 LF		0.00	3.01	0.77	6.60	37.98
42. Paint baseboard - two coats	10.17 LF		0.00	1.55	0.07	3.33	19.16
43. Quarter round - 3/4" - stain grade	10.17 LF		0.00	1.80	0.63	3.97	22.91
44. Stain & finish base shoe or quarter round	10.17 LF		0.00	1.35	0.11	2.90	16.74
45. Engineered wood flooring	5.54 SF		0.00	8.69	1.89	10.51	60.54
46. Add for glued down application over wood substrate	5.54 SF		0.00	1.06	0.30	1.30	7.47
Totals: Left closet					4.58	49.40	284.61



Right closet

Height: 8'

86.67 SF Walls	6.07 SF Ceiling
92.74 SF Walls & Ceiling	6.07 SF Floor
0.67 SY Flooring	10.83 LF Floor Perimeter
10.83 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
47. Interior door - Detach & reset - slab only	1.00 EA		0.00	20.17	0.00	4.24	24.41

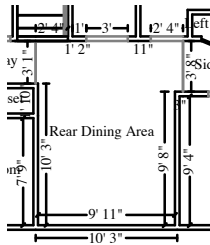


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CONTINUED - Right closet

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
48. Paint door slab only - 2 coats (per side)	2.00 EA		0.00	39.02	0.81	16.55	95.40
49. Baseboard - 3 1/4"	10.83 LF		0.00	3.01	0.82	7.02	40.44
50. Paint baseboard - two coats	10.83 LF		0.00	1.55	0.07	3.55	20.41
51. Quarter round - 3/4" - stain grade	10.83 LF		0.00	1.80	0.67	4.23	24.39
52. Stain & finish base shoe or quarter round	10.83 LF		0.00	1.35	0.12	3.09	17.83
53. Engineered wood flooring	6.07 SF		0.00	8.69	2.07	11.52	66.34
54. Add for glued down application over wood substrate	6.07 SF		0.00	1.06	0.33	1.42	8.18
Totals: Right closet					4.89	51.62	297.40



Rear Dining Area

Height: 8'

290.29 SF Walls	134.88 SF Ceiling
425.16 SF Walls & Ceiling	134.88 SF Floor
14.99 SY Flooring	35.75 LF Floor Perimeter
41.08 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

3' X 6' 8"

Opens into FOYER_ENTRY

Missing Wall - Goes to Floor

2' 4" X 6' 8"

Opens into FRONT_DINING

Missing Wall

3' 8" X 8'

Opens into SIDE_ENTRY_H

Missing Wall

3' 1" X 8'

Opens into HALLWAY

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
55. Plaster patch / small repair - ready for paint	2.00 EA		0.00	288.36	1.07	121.34	699.13
56. Seal/prime then paint the walls twice (3 coats)	290.29 SF		0.00	1.37	4.54	84.47	486.71
57. Mask and prep for paint - tape only (per LF)	41.08 LF		0.00	0.66	0.10	5.71	32.92
58. Casing - 2 1/4"	17.00 LF		0.00	1.87	1.00	6.89	39.68
59. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA		0.00	33.23	0.49	14.06	81.01
60. Interior door - Detach & reset - slab only	1.00 EA		0.00	20.17	0.00	4.24	24.41
61. Paint door slab only - 2 coats (per side)	2.00 EA		0.00	39.02	0.81	16.55	95.40
62. Baseboard heat - steam/hot wtr cover only - Detach & reset	2.00 EA		0.00	12.54	0.00	5.27	30.35