

SCOPE OF WORK EMERGENCY

Date: November 25, 2023

Job Number:

R00763

Prepared By:

Javier Venegas

Client:

Clarke & Como EPS7495
567 Clarke & Como Rd.
Coquitlam BC

RANCHO Strata Plan EPS EPS6022
c/o Rancho Property Management
8th Floor – 1125 Howe Street
Vancouver, BC, V6Z 2K8

Strata Property Manager: Jeremy Lim Senior Property Manager

Claim Number:

Policy No. N/A

Damages Due To: Unit 1507- Kitchen faucet was turned on and overflowed

UNIT # 1508

Kitchen area 6' x 3'

- Reinstall toes.
- Reinstall cabinet doors.
- Remove and reinstall fridge
- Supply and install front panels for countertop
- Supply and install underlay as per ICC
- Supply and install laminated floors as per ICC
- Perform final clean.

Main entrance hallway 11' x 4'

- Patch and repair any drywall damage where base removed.

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- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Supply and install underlay as per ICC
- Supply and install laminated floors as per ICC
- Supply and install 3" x ½" flat stock MDF baseboards.
- Remove and install main entrance door casing 3" x ½" flat stock.
- Caulk, fill, sand make ready for painting.
- Seal and paint wall.
- Perform final clean.

Den room 7' x 6'

- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Supply and install underlay as per ICC
- Supply and install laminated floors as per ICC
- remove and install 3" x ½" flat stock MDF baseboards.
- Remove and install door casing 3" x ½" flat stock.
- Caulk, fill, sand make ready for painting.
- Perform final clean.

Living room 17' x 10'

- Supply and install 2 panel faces for kitchen cabinet.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Supply and install 3" x ½" flat stock MDF baseboards.
- Remove and install main entrance door casing 3" x ½" flat stock.
- Supply and install underlay as per ICC
- Supply and install laminated floors as per ICC
- Reinstall storage cabinet.
- Supply and install of trim for balcony door
- Caulk, fill, sand make ready for painting.
- Seal and paint the wall.
- Perform final clean.

Bedroom 9' x 13'

- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.



- Supply and install 3" x ½" flat stock MDF baseboards.
- Remove and install main entrance door casing 3" x ½" flat stock.
- Supply and install underlay as per ICC
- Supply and install laminated floors as per ICC
- Reinstall storage cabinet.
- Caulk, fill, sand make ready for painting.
- Seal and paint the wall.
- Perform final clean.

UNIT # 1507

Main entrance hallway 5' x 5'

- Supply and install drywall in section removed.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Supply and install 3" x ½" flat stock MDF baseboards.
- Supply and install main entrance door casing 3" x ½" flat stock.
- Caulk, fill, sand make ready for painting.
- Seal and paint wall.
- Perform final clean.

Main entrance closet 4' x 2'

- Supply and install drywall in section removed.
- Supply and install drywall to section removed.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- remove and install 3" x ½" flat stock MDF baseboards.
- Remove and install door casing 3" x ½" flat stock.
- Caulk, fill, sand make ready for painting.
- Perform final clean.

Living room/kitchen 23' x 8'



- Supply and install drywall to section removed.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Supply and install 3" x 1/2" flat stock MDF baseboards.
- Remove and install door casing 3" x 1/2" flat stock.
- Supply and install underlay as per ICC
- Supply and install laminated floors as per ICC
- Reinstall storage cabinet.
- Supply and install of trim for balcony door
- Paint the wall.
- Reinstalled kitchen cabinet low section
- Reinstalled backsplash
- Reinstall kitchen sink.
- Reinstall kitchen stove, oven, and microwave.
- Reinstall plug covers.
- Reinstall toes.
- Reinstall cabinet doors.
- Reinstall storage cabinets.
- Remove and reinstall fridge.
- Perform final clean.

Bedroom 8' x 14'

- Supply and install drywall to section removed
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Supply and install 3" x 1/2" flat stock MDF baseboards.
- Remove and install door casing 3" x 1/2" flat stock.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Caulk, fill, sand make ready for painting.
- Seal and paint the wall.
- Perform final clean.

Unit 1506

Main entrance hallway 5' x 16'

- Supply and install drywall to section removed.



- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Supply and install 3" x ½" flat stock MDF baseboards.
- Caulk, fill, sand make ready for painting.
- Perform final clean.

Living room/kitchen 15' x 18'

- Supply and install drywall to section removed.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Supply and install 3" x ½" flat stock MDF baseboards.
- Supply and install underlay as per ICC
- Supply and install laminated floors as per ICC
- Caulk, fill, sand make ready for painting.
- Perform final clean.

Unit 1408

Main entrance hallway 11' x 4'

- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Supply and install 3" x ½" flat stock MDF baseboards.
- Remove and install door casing 3" x ½" flat stock.
- Caulk, fill, sand make ready for painting.
- Perform final clean.

Den room 7' x 6'

- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Remove and install 3" x ½" flat stock MDF baseboards.
- Remove and install door casing 3" x ½" flat stock.



- Caulk, fill, sand make ready for painting.
- Perform final clean.

Kitchen 5' x 6'

- Supply and install ceiling drywall to section removed.
- Reset light fixture.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Remove and reinstall light fixture.
- Reinstall toe kick.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Perform final clean.

Living room 17' x 10'

- Supply and install drywall to section removed.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Supply and install 3" x 1/2" flat stock MDF baseboards.
- Remove and install door casing 3" x 1/2" flat stock.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Caulk, fill, sand make ready for painting.
- Paint wall section that was cut.
- Perform final clean.

Bedroom 10' x 13'

- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Remove and install 3" x 1/2" flat stock MDF baseboards.
- Remove and install door casing 3" x 1/2" flat stock.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Caulk, fill, sand make ready for painting.
- Perform final clean.

Unit #1407

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Main entrance hallway 8' x 5'

- Supply and install drywall in section removed.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Supply and install 3" x 1/2" flat stock MDF baseboards.
- Supply and install main entrance door casing 3" x 1/2" flat stock.
- Caulk, fill, sand make ready for painting.
- Seal and paint wall.
- Perform final clean.

Main entrance closet 2' x 2'

- Supply and install drywall in section removed.
- Supply and install drywall to section removed.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Supply and install 3" x 1/2" flat stock MDF baseboards.
- Supply and install door casing 3" x 1/2" flat stock.
- Caulk, fill, sand make ready for painting.
- Perform final clean.

Living room/kitchen 25' x 13'

- Supply and install drywall to section removed.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Remove and install 3" x 1/2" flat stock MDF baseboards.
- Remove and install door casing 3" x 1/2" flat stock.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Remove and install of trim for balcony door
- Perform final clean.

Bedroom/bedroom closet 10' x 13'



- Supply and install drywall to section removed
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Remove and install 3" x 1/2" flat stock MDF baseboards.
- Remove and install door casing 3" x 1/2" flat stock.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Caulk, fill, sand make ready for painting.
- Paint wall.
- Perform final clean.

Unit #1406

Main entrance hallway 5' x 5'

- Supply and install ceiling drywall in section removed.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Supply and install 3" x 1/2" flat stock MDF baseboards.
- Caulk, fill, sand make ready for painting.
- Paint ceiling
- Perform final clean.

Unit #1308

Kitchen area 6' x 5'

- Supply and install ceiling drywall in section removed.
- Reset light fixture.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Caulk, fill, sand make ready for painting.
- Paint ceiling
- Perform final clean.

Unit #1307

Main entrance hallway 8' x 5'

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- Supply and install ceiling drywall and wall drywall in section removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Supply and install 3" x ½" flat stock MDF baseboards.
- Supply and install main entrance door casing 3" x ½" flat stock.
- Caulk, fill, sand make ready for painting.
- Perform final clean.

Main entrance closet 4' x 2'

- Supply and install ceiling drywall and wall drywall in section removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Supply and install 3" x ½" flat stock MDF baseboards.
- Supply and install door casing 3" x ½" flat stock.
- Caulk, fill, sand make ready for painting.
- Seal and paint
- Perform final clean.

Living room/kitchen 25' x 13'

- Supply and install drywall to section removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Supply and install 3" x ½" flat stock MDF baseboards.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Remove and install trim for balcony door.
- Caulk, fill, sand make ready for painting.
- Paint wall.
- Perform final clean.

Bedroom/Bedroom closet 10' x 13'

- Supply and install drywall to section removed.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.



- Supply and install 3" x ½" flat stock MDF baseboards.
- Remove and install casing 3" x ½" flat stock.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Caulk, fill, sand make ready for painting.
- Paint wall.
- Perform final clean.

Unit #1306

Main entrance hallway

- Supply and install ceiling drywall and wall drywall in section removed.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Supply and install 3" x ½" flat stock MDF baseboards.
- Caulk, fill, sand make ready for painting.
- Paint ceiling
- Perform final clean.

Unit #1209

Main entrance hallway 11' x 4'

- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Supply and install 3" x ½" flat stock MDF baseboards.
- Remove and install main entrance door casing 3" x ½" flat stock.
- Caulk, fill, sand make ready for painting.
- Perform final clean.

kitchen 3' x 6'

- Removal and reinstallation of fridge
- Installation of toe kicks.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Perform final clean.



Living room 23' x 10'

- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Removal and install 3" x ½" flat stock MDF baseboards.
- Remove and install main entrance door casing 3" x ½" flat stock.
- Caulk, fill, sand make ready for painting.
- Perform final clean.

Bedroom/Bedroom closet 10' x 13'

- Removal and install 3" x ½" flat stock MDF baseboards.
- Remove and install door casing 3" x ½" flat stock.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Perform final clean.

Unit #1208

Main entrance hallway 8' x 5'

- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Supply and install 3" x ½" flat stock MDF baseboards.
- Supply and install main entrance door casing 3" x ½" flat stock.
- Caulk, fill, sand make ready for painting.
- Perform final clean.

Main entrance closet 2' x 2'

- Supply and install ceiling drywall and wall drywall to section removed.
- Supply and install drywall to section removed.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Supply and install 3" x ½" flat stock MDF baseboards.



- Supply and install door casing 3" x 1/2" flat stock.
- Caulk, fill, sand make ready for painting.
- Perform final clean.

Living room/kitchen 25' x 13'

- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Supply and install 3" x 1/2" flat stock MDF baseboards.
- Remove and install door 3" x 1/2" flat stock.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Remove and install trim for balcony door.
- Caulk, fill, sand make ready for painting.
- Paint wall.
- Perform final clean.

Bedroom/Bedroom closet 10' x 13'

- Supply and install drywall to section removed.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Removal and install 3" x 1/2" flat stock MDF baseboards.
- Remove and install door casing 3" x 1/2" flat stock.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Caulk, fill, sand make ready for painting.
- Perform final clean.

Unit 1109

kitchen 5' x 6'

- Supply and install ceiling drywall to section removed.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Caulk, fill, sand make ready for painting.
- Paint ceiling.
- Perform final clean.

Living room/kitchen 25' x 13'



- Patch and repair any drywall damage.
- Tape, mud, sand make ready for painting.
- Supply and install 3" x ½" flat stock MDF baseboards.
- Remove and install door casing 3" x ½" flat stock.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Caulk, fill, sand make ready for painting.
- Paint ceiling.
- Perform final clean.

Unit #1108

Main entrance hallway 11' x 4'

- Supply and install drywall in section removed.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Supply and install 3" x ½" flat stock MDF baseboards.
- Supply and install main entrance door casing 3" x ½" flat stock.
- Caulk, fill, sand make ready for painting.
- Paint wall.
- Perform final clean.

Main entrance closet 4' x 2'

- Supply and install drywall to section removed.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Supply and install underlay as per ICC.
- Supply and install 3" x ½" flat stock MDF baseboards.
- Supply and install door casing 3" x ½" flat stock.
- Caulk, fill, sand make ready for painting.
- Perform final clean.

Bathroom 8' x 5'

- Supply and install ceiling drywall to section removed.



- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Caulk, fill, sand make ready for painting.
- Paint ceiling
- Perform final clean.

Living room/kitchen 25' x 13'

- Supply and install drywall to section removed.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Supply and install 3" x ½" flat stock MDF baseboards.
- Remove and install door casing 3" x ½" flat stock.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Remove and install of trim for balcony door
- Caulk, fill, sand make ready for painting.
- Paint wall.
- Perform final clean.

Bedroom 10' x 13'

- Removal and install 3" x ½" flat stock MDF baseboards.
- Remove and install door casing 3" x ½" flat stock.
- Supply and install underlay as per ICC
- Supply and install laminated floors as per ICC
- Caulk, fill, sand make ready for painting.
- Perform final clean.

Unit #1009

Living room/kitchen 25' x 13'

- Remove and install of granite backsplash
- Supply and install drywall to section removed.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Supply and install 3" x ½" flat stock MDF baseboards.



- Caulk, fill, sand make ready for painting.
- Paint wall.
- Perform final clean.

Unit #909

Living room/kitchen 25' x 13'

- Remove and install granite backsplash
- Supply and install drywall to section removed.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Supply and install 3" x 1/2" flat stock MDF baseboards.
- Caulk, fill, sand make ready for painting.
- Paint wall
- Perform final clean.

Unit #809

Main entrance hallway 11' x 4'

- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Supply and install 3" x 1/2" flat stock MDF baseboards.
- Removal and install main entrance door casing 3" x 1/2" flat stock.
- Caulk, fill, sand make ready for painting.
- Perform final clean.

Kitchen 3' x 6'

- Reinstall toe kicks.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Perform final clean.

Living room 25' x 13'

- Supply and install drywall to section removed.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.



- Supply and install 3" x ½" flat stock MDF baseboards.
- Remove and install door casing 3" x ½" flat stock.
- Supply and install underlay as per ICC
- Supply and install laminated floors as per ICC
- Removal and install of trim for balcony door
- Caulk, fill, sand make ready for painting.
- Paint the wall.
- Perform final clean.

Bedroom 10' x 13'

- Removal and install 3" x ½" flat stock MDF baseboards.
- Remove and install door casing 3" x ½" flat stock.
- Supply and install underlay as per ICC.
- Supply and install laminated floors as per ICC.
- Caulk, fill, sand make ready for painting.
- Perform final clean.

Unit #709

Kitchen 8' x 5'

- Supply and install ceiling drywall to section removed.
- Reset light fixture.
- Patch and repair any drywall damage where base removed.
- Patch and repair any drywall damage to walls that were affected during demo.
- Tape, mud, sand make ready for painting.
- Caulk, fill, sand make ready for painting.
- Paint ceiling .
- Perform final clean.

Living room 25' x 13'

- Patch and repair any drywall damage to ceiling.
- Tape, mud, sand make ready for painting.
- Supply and install 3" x ½" flat stock MDF baseboards.
- Caulk, fill, sand make ready for painting.
- Paint ceiling .
- Perform final clean.



Common area hallway 20' x 5'

- Patch and repair any drywall damage
- Install 3" x 1/2" flat stock MDF baseboards.
- Install 3" x 1/2" flat stock door casing
- Caulk, fill, sand make ready for painting.
- Paint baseboards and door casing
- Perform final clean.

General:

- Provide site protection
- Remove and set aside all device cover plates for later reinstallation
- Remove and set aside all doors for later reinstallation
- Furniture and contents manipulation
- Install drying equipment including air movers and dehumidifiers
- Manipulate equipment as needed
- Monitor drying process
- Perform structural drying assessment
- Remove equipment upon completion of drying
- Remove site protection

Please notify the writer if you identify any errors or omissions in this scope.



Javier Venegas
Project Manager



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General Conditions

- Provide site protection to prevent dust migration
- Estimate is based on being able to have unlimited access to affected areas or units as required by trades during work hours. (Monday – Friday 8:00am to 5:00pm)
- Paint material included in estimate is based on General Paint Breeze line or equivalent ICI or Sherwin Williams Product
- When setting up poly masking, and taping to painted surfaces there is always a possibility that when removing site protection and tape, that collateral damage may occur such as paint peeling, paint removal, surface staining. While Resolve Restoration and trades will take the utmost care while applying and removing site protection, if this type of secondary damage occurs, Resolve Restoration will not be held financially responsible for repair and painting of these affected areas. Costs for this work will be considered as supplemental.
- Removal of baseboards as outlined in the scope, some unavoidable breakage of baseboards, or damages above baseboard caulk line may occur. Resolve Restoration will not be held financially responsible for replacement, repair and painting of these affected areas. Costs for this work will be considered as supplemental
- Resolve Restoration and its contractors are not responsible for manipulation of tenant or unit owner's contents to facilitate repairs
- Granite/marble/solid surface is a delicate material and is prone to break during handling, manipulation and installation. While we will take the utmost care in in handling the counter top/backsplash, if breakage occurs under these circumstances, Resolve Restoration will not be financially responsible for replacement.
- General site clean up
- Reinstall all device cover plates throughout including receptacles, switch plates, vacuum outlet cover plates, etc.
- Remove and dispose of all claim related debris
- Remove site protection upon completion of work

