



## Owen Public Adjusters

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Offices in NJ: Riverton, NJ 08077  
Offices in PA: PO Box 803, Bensalem PA 19020  
Office Phone: 856-499-2225  
Email: [Contact@OwenPublicAdjusters.com](mailto:Contact@OwenPublicAdjusters.com)

Client: Mae Heading  
Property: 427 Maple Ave  
Ewing, NJ 08618

Home: (609) 538-0642

Operator: TRISTATE

Estimator: Joseph A. Owen Jr.  
Company: Owen Public Adjusters  
Business: PO Box 803  
Bensalem, PA 19020

Business: (267) 688-7357

Type of Estimate: Wind Damage

Date Entered: 11/6/2021

Date Assigned:

Price List: NJTR8X\_NOV21

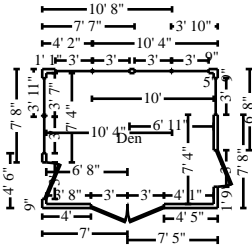
Labor Efficiency: Restoration/Service/Remodel

Estimate: HEADING-REBUILD

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## HEADING-REBUILD

## Main Level



## Den

**Height: 7' 3"**

191.25 SF Walls	147.81 SF Ceiling
339.06 SF Walls & Ceiling	147.81 SF Floor
16.42 SY Flooring	37.00 LF Floor Perimeter
49.00 LF Ceil. Perimeter	

<b>Door</b>	<b>3' X 6' 8"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>3' X 4'</b>	<b>Opens into Exterior</b>
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DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Content Manipulation charge - per hour	4.00 HR	0.00	50.45	16.04	40.36	258.20
2. Window Treatments Installer - per hour	2.00 HR	0.00	79.48	12.64	31.80	203.40
3. R&R Light fixture	1.00 EA	11.67	86.65	7.81	19.68	125.81
4. R&R Casing - 4" - hardwood	64.00 LF	0.71	4.99	29.00	72.96	466.76
5. R&R Baseboard - 3 1/4" hardwood	37.00 LF	0.64	5.17	17.08	43.00	275.05
6. R&R 1/2" drywall - hung, taped, floated, ready for paint	339.06 SF	0.59	2.56	84.90	213.62	1,366.56
7. Additional cost for gluing drywall	339.06 SF	0.51	0.31	22.10	55.60	355.73
8. R&R Batt insulation - 6" - R21 - paper / foil faced	147.81 SF	0.41	1.78	25.73	64.74	414.17
9. R&R Batt insulation - 4" - R15 - paper / foil faced	191.25 SF	0.34	1.57	29.04	73.06	467.39
10. Remove Carpet	147.81 SF	0.38	0.00	4.46	11.24	71.87
11. Carpet	169.98 SF	0.00	3.59	48.52	122.04	780.79
15 % waste added for Carpet.						
12. R&R Carpet pad	147.81 SF	0.16	0.63	9.28	23.36	149.41



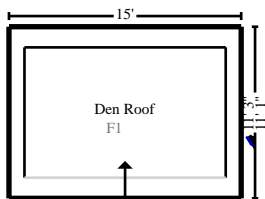
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### CONTINUED - Den

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
13. R&R Underlayment - 1/4" lauan/mahogany plywood	147.81 SF	0.93	2.29	37.83	95.20	608.97
14. Clean floor or roof joist system	147.81 SF	0.00	0.94	11.04	27.78	177.76
15. Clean stud wall	191.25 SF	0.00	0.75	11.40	28.68	183.52
16. Clean door / window opening (per side)	11.00 EA	0.00	12.74	11.14	28.02	179.30
17. Clean window unit (per side) 10 - 20 SF	7.00 EA	0.00	14.76	8.21	20.66	132.19
18. Clean door (per side)	4.00 EA	0.00	7.06	2.24	5.64	36.12
19. Clean door hardware	4.00 EA	0.00	6.53	2.08	5.22	33.42
20. Clean floor	147.81 SF	0.00	0.42	4.93	12.42	79.43
21. Seal floor or ceiling joist system	147.81 SF	0.00	1.15	13.51	34.00	217.49
22. Seal stud wall for odor control	191.25 SF	0.00	0.82	12.47	31.36	200.66
23. Seal underlayment for odor control	147.81 SF	0.00	0.54	6.35	15.96	102.13
24. Mask and prep for paint - plastic, paper, tape (per LF)	147.81 LF	0.00	1.33	15.62	39.32	251.53
25. Seal/prime then paint the walls and ceiling twice (3 coats)	339.06 SF	0.00	1.25	33.70	84.76	542.29
26. Seal & paint door or window opening (per side)	11.00 EA	0.00	29.90	26.15	65.78	420.83
27. Seal & paint window sill	21.00 LF	0.00	2.42	4.04	10.16	65.02
28. Seal & paint door slab only (per side)	4.00 EA	0.00	36.59	11.64	29.28	187.28
29. Seal & paint baseboard - two coats	37.00 LF	0.00	1.40	4.12	10.36	66.28
30. Final cleaning - construction - Residential	147.81 SF	0.00	0.25	2.94	7.40	47.29
Totals: Den				526.01	1,323.46	8,466.65
Total: Main Level				<b>526.01</b>	<b>1,323.46</b>	<b>8,466.65</b>

### Roof



#### Den Roof

168.54 Surface Area  
 52.47 Total Perimeter Length

1.69 Number of Squares



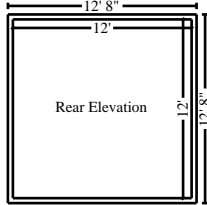
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### CONTINUED - Den Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
31. Remove Roll roofing	1.69 SQ	59.77	0.00	8.03	20.20	129.24
32. Roll roofing	1.69 SQ	0.00	114.81	15.42	38.80	248.25
33. R&R Insulation - fiberglass board, 3/4"	1.69 SQ	72.23	170.65	32.64	82.10	525.21
34. R&R Sheathing - plywood - 1/2" - treated	168.54 SF	0.80	3.54	58.16	146.28	935.90
35. R&R Drip edge/gutter apron	52.47 LF	0.46	2.82	13.68	34.42	220.21
36. Roofer - per hour	4.00 HR	0.00	123.03	39.12	98.42	629.66
37. R&R Metal Z flashing / drip cap	23.00 LF	0.82	2.65	6.35	15.98	102.14
Totals: Den Roof				173.40	436.20	2,790.61
Total: Roof				<b>173.40</b>	<b>436.20</b>	<b>2,790.61</b>

### Rear Elevation



### Rear Elevation

**Height: 8'**

384.00 SF Walls	144.00 SF Ceiling
528.00 SF Walls & Ceiling	144.00 SF Floor
16.00 SY Flooring	48.00 LF Floor Perimeter
48.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
38. R&R Gutter guard/screen	74.50 LF	0.52	3.53	23.98	60.34	386.05
39. R&R Gutter / downspout - aluminum - up to 5"	142.50 LF	0.69	7.65	94.47	237.68	1,520.61
40. R&R Cap flashing	30.08 LF	0.82	19.65	48.95	123.16	787.85
41. R&R Siding - vinyl	934.67 SF	0.60	4.50	378.96	953.36	6,099.14
42. R&R House wrap (air/moisture barrier)	934.67 SF	0.06	0.35	30.46	76.64	490.31
43. R&R Vinyl inside corner post	22.83 LF	1.75	5.43	13.03	32.80	209.75
44. R&R Vinyl outside corner post	51.33 LF	1.75	6.11	32.08	80.68	516.22
45. R&R Vinyl J trim	85.00 LF	1.46	3.47	33.31	83.82	536.18
46. Scaffolding Setup & Take down - per hour	8.00 HR	0.00	50.45	32.09	80.72	516.41
47. Scaffold - per section (per day)	18.00 DA	0.00	25.28	36.18	91.00	582.22

**6 for 3 days**



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### CONTINUED - Rear Elevation

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Totals: Rear Elevation				723.51	1,820.20	11,644.74
Total: Rear Elevation				<b>723.51</b>	<b>1,820.20</b>	<b>11,644.74</b>

### Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
48. R&R Siding - vinyl	1,870.00 SF	0.60	4.50	758.19	1,907.40	12,202.59
49. R&R House wrap (air/moisture barrier)	1,870.00 SF	0.06	0.35	60.95	153.34	980.99
50. R&R Vinyl inside corner post	102.00 LF	1.75	5.43	58.23	146.48	937.07
51. R&R Vinyl outside corner post	24.00 LF	1.75	6.11	14.99	37.72	241.35
52. R&R Vinyl J trim	170.00 LF	1.46	3.47	66.63	167.62	1,072.35
53. Siding Installer - per hour	12.00 HR	0.00	90.91	86.72	218.18	1,395.82
54. Scaffolding Setup & Take down - per hour	16.00 HR	0.00	50.45	64.18	161.44	1,032.82
55. Scaffold - per section (per day)	36.00 DA	0.00	25.28	72.35	182.02	1,164.45
<b>6 for 6 days</b>						
Totals: Exterior				1,182.24	2,974.20	19,027.44

### General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
56. Dumpster load - Approx. 40 yards, 7-8 tons of debris	1.00 EA	1,119.15	0.00	88.97	223.84	1,431.96
57. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA	538.05	0.00	42.78	107.62	688.45
58. Taxes, insurance, permits & fees (Bid Item)	1.00 EA	0.00	0.00	0.00	0.00	0.00
<b>If permits are needed will bill as incurred.</b>						
59. Lead Paint Safety (Bid Item)	1.00 EA	0.00	0.00	0.00	0.00	0.00
60. Residential Supervision / Project Management - per hour	16.00 HR	0.00	75.41	95.92	241.32	1,543.80
Totals: General				227.67	572.78	3,664.21

### Labor Minimums Applied



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### CONTINUED - Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
61. Flat roof/membrane roofing labor minimum	1.00 EA	0.00	115.84	9.20	23.16	148.20
62. Window treatment repair	1.00 EA	0.00	39.75	3.16	7.96	50.87
63. Electrical labor minimum	1.00 EA	0.00	212.84	16.92	42.56	272.32
64. Carpet labor minimum	1.00 EA	0.00	11.54	0.91	2.30	14.75
65. Floor cleaning labor minimum	1.00 EA	0.00	71.36	5.68	14.28	91.32
Totals: Labor Minimums Applied				35.87	90.26	577.46
<b>Line Item Totals: HEADING-REBUILD</b>				<b>2,868.70</b>	<b>7,217.10</b>	<b>46,171.11</b>

### Grand Total Areas:

575.25 SF Walls	291.81 SF Ceiling	867.06 SF Walls and Ceiling
291.81 SF Floor	32.42 SY Flooring	85.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	97.00 LF Ceil. Perimeter
291.81 Floor Area	325.03 Total Area	575.25 Interior Wall Area
748.29 Exterior Wall Area	102.33 Exterior Perimeter of Walls	
168.54 Surface Area	1.69 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



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### Summary

Line Item Total	36,085.31
Overhead	3,608.55
Profit	3,608.55
Total Tax(Rep-Maint)	2,868.70
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<b>Replacement Cost Value</b>	<b>\$46,171.11</b>
<b>Net Claim</b>	<b>\$46,171.11</b>
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Joseph A. Owen Jr.



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## Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Total Tax(Rep-Maint) (6.625%)	Mat Tax (Cap Impr) (6.625%)	Clothing Acc Tax (6.625%)	Storage Rental Tax (6.625%)
Line Items	3,608.55	3,608.55	2,868.70	0.00	0.00	0.00
Total	3,608.55	3,608.55	2,868.70	0.00	0.00	0.00





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### Recap by Room

#### Estimate: HEADING-REBUILD

##### Area: Main Level

###### Den

6,617.18 18.34%

###### Area Subtotal: Main Level

6,617.18 18.34%

##### Area: Roof

###### Den Roof

2,181.01 6.04%

###### Area Subtotal: Roof

2,181.01 6.04%

##### Area: Rear Elevation

###### Rear Elevation

9,101.03 25.22%

###### Area Subtotal: Rear Elevation

9,101.03 25.22%

###### Exterior

14,871.00 41.21%

###### General

2,863.76 7.94%

###### Labor Minimums Applied

451.33 1.25%

##### Subtotal of Areas

36,085.31 100.00%

##### Total

36,085.31 100.00%

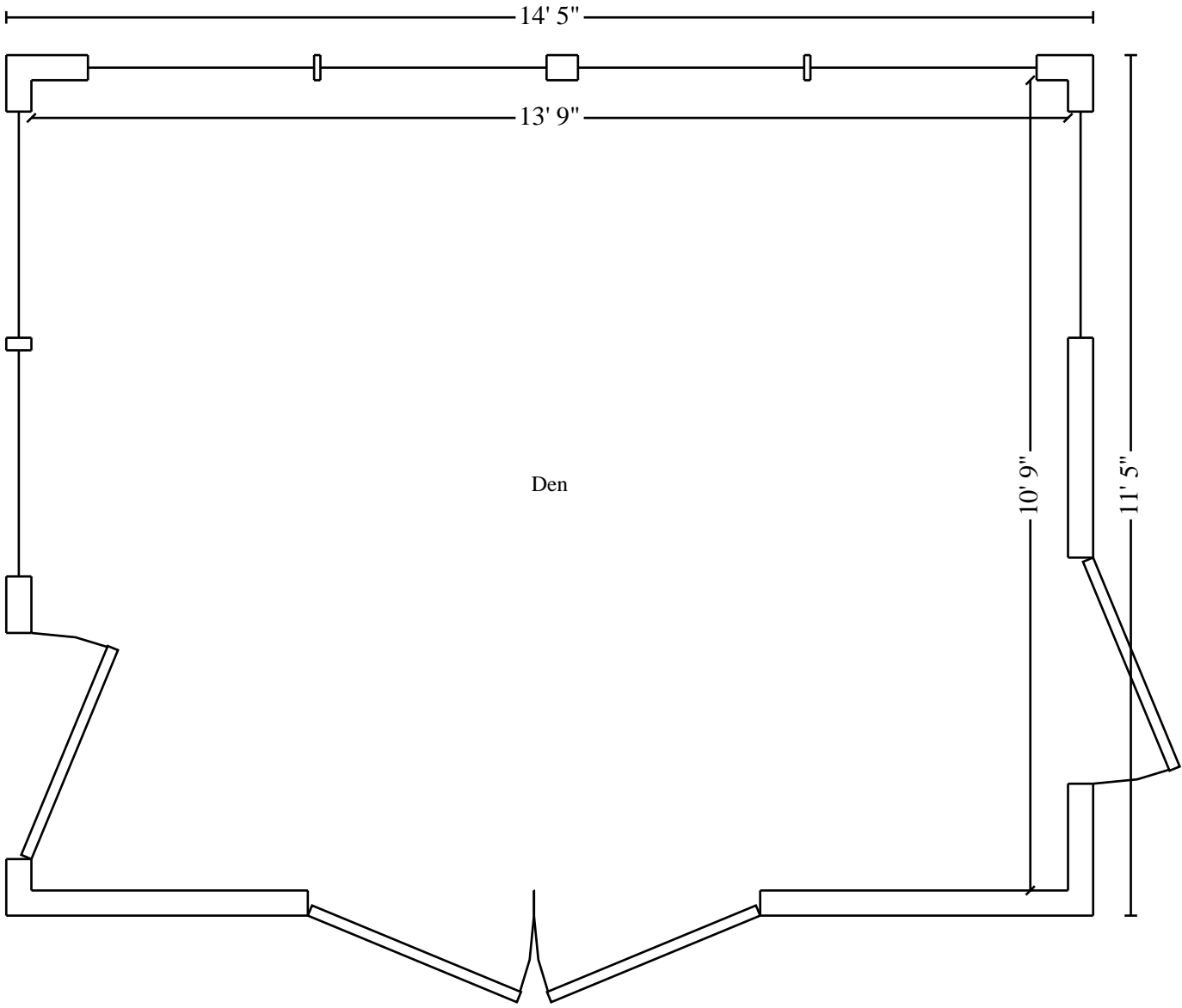


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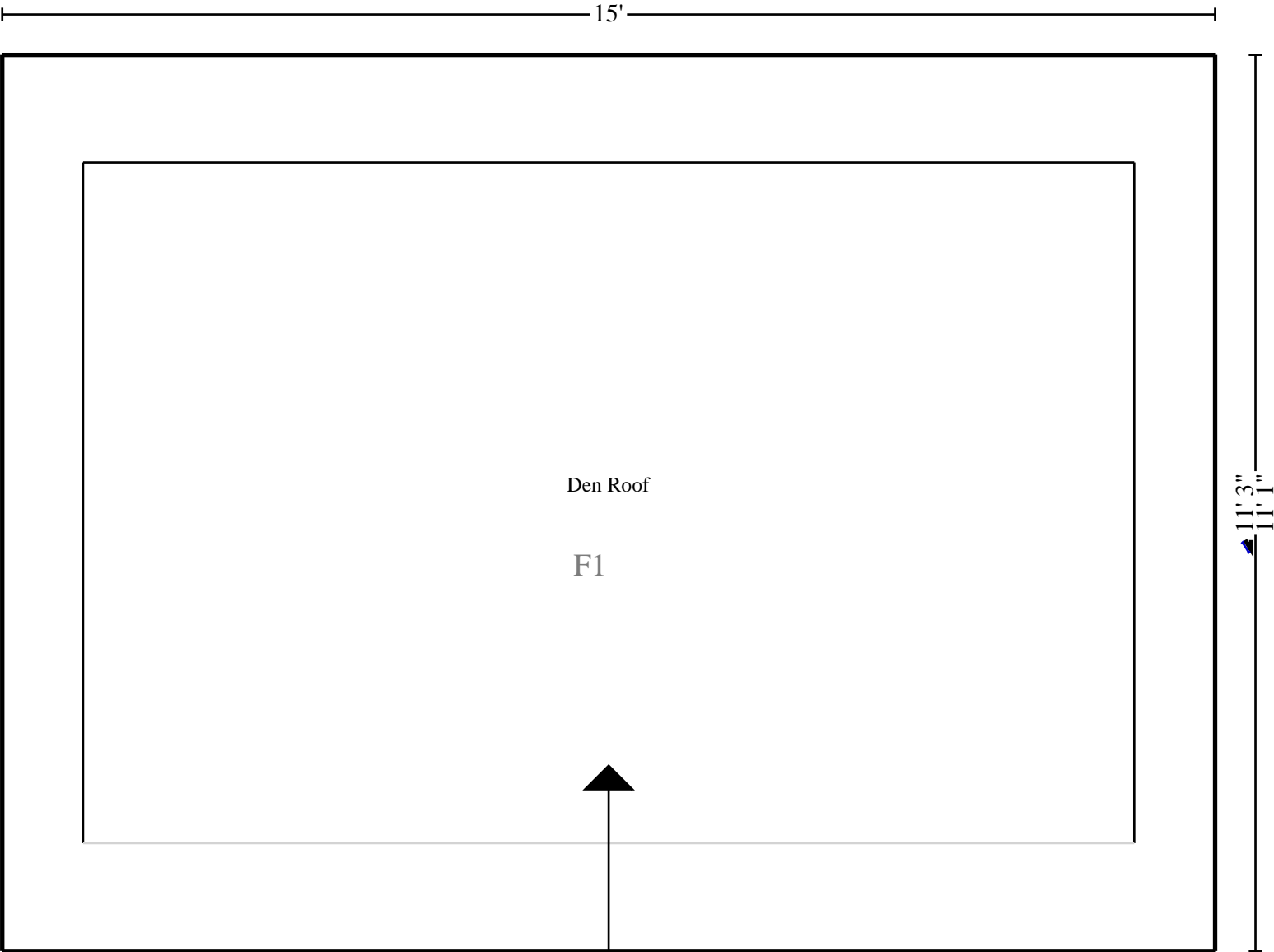
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### Recap by Category

O&P Items	Total	%
CLEANING	750.59	1.63%
CONTENT MANIPULATION	201.80	0.44%
GENERAL DEMOLITION	5,590.18	12.11%
DRYWALL	973.10	2.11%
ELECTRICAL	212.84	0.46%
FLOOR COVERING - CARPET	714.89	1.55%
FINISH CARPENTRY / TRIMWORK	510.65	1.11%
FRAMING & ROUGH CARPENTRY	338.48	0.73%
INSULATION	563.36	1.22%
LABOR ONLY	1,206.56	2.61%
LIGHT FIXTURES	86.65	0.19%
PAINTING	1,604.93	3.48%
ROOFING	2,426.06	5.25%
SCAFFOLDING	2,575.92	5.58%
SIDING	16,777.47	36.34%
SOFFIT, FASCIA, & GUTTER	1,353.12	2.93%
WINDOW TREATMENT	198.71	0.43%
O&P Items Subtotal	36,085.31	78.16%
Overhead	3,608.55	7.82%
Profit	3,608.55	7.82%
Total Tax(Rep-Maint)	2,868.70	6.21%
Total	46,171.11	100.00%

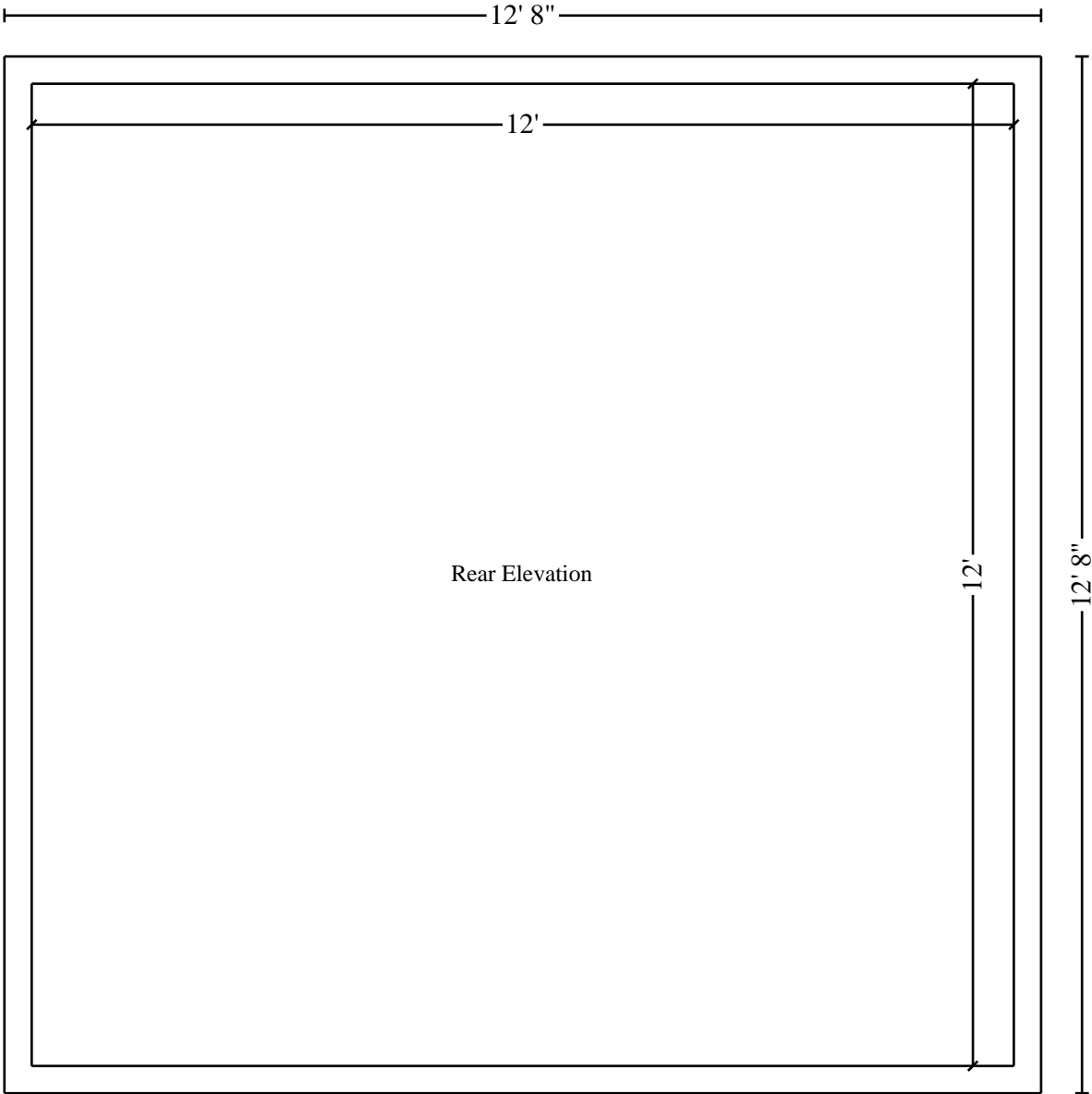


Main Level



N  
↑

Roof



Rear Elevation