



## 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

Client: EWL Wireless  
Property: 7110 New Falls Road  
Levittown, PA 19055

Operator: TRISTATE

Estimator: Joseph A. Owen Jr. Business: (267) 688-7357  
Company: Owen Public Adjusters  
Business: PO Box 803  
Bensalem, PA 19020

Type of Estimate: Water Damage  
Date Entered: 9/24/2021 Date Assigned:

Price List: PAPH8X\_SEP21  
Labor Efficiency: Restoration/Service/Remodel  
Estimate: EWLWIRELESS-REBUILD

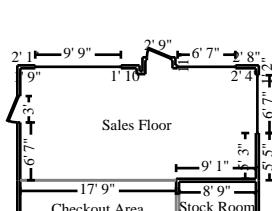


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### EWLWIRELESS-REBUILD

#### Main Level



#### Sales Floor

**Height: 9' 5"**

439.53 SF Walls	342.77 SF Ceiling
782.31 SF Walls & Ceiling	342.77 SF Floor
38.09 SY Flooring	58.67 LF Floor Perimeter
64.42 LF Ceil. Perimeter	

<b>Window</b>	<b>9' 9" X 6'</b>	<b>Opens into Exterior</b>
<b>Door</b>	<b>2' 9" X 6' 8"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>6' 7" X 5' 4"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>6' 7" X 5' 4"</b>	<b>Opens into Exterior</b>
<b>Missing Wall</b>	<b>17' 9" X 9' 5"</b>	<b>Opens into CHECKOUT_ARE</b>
<b>Door</b>	<b>3' X 6' 8"</b>	<b>Opens into Exterior</b>

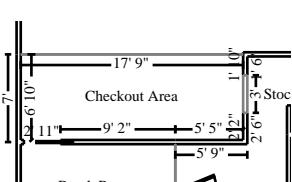
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Content Manipulation charge - per hour	4.00 HR	0.00	46.84	0.00	37.48	224.84
2. Provide box, packing paper & tape - small size	6.00 EA	0.00	2.51	2.05	3.20	20.31
3. R&R Baseboard - 6" MDF - flat profile	58.67 LF	0.62	4.81	7.85	65.30	391.73
4. R&R Snaplock Laminate - simulated wood flooring	342.77 SF	1.45	5.92	62.73	517.78	3,106.73
5. R&R Vapor barrier - visqueen - 6mil	342.77 SF	0.10	0.32	1.03	29.00	174.00
6. Remove Carpet - Standard grade	342.77 SF	0.34	0.00	0.00	23.30	139.84
7. Clean floor	342.77 SF	0.00	0.46	11.35	31.54	200.56
8. Mask the floor per square foot - plastic and tape - 4 mil	342.77 SF	0.00	0.22	1.03	15.28	91.72
9. Seal/prime then paint the walls twice (3 coats) - 2 colors	439.53 SF	0.00	1.43	7.12	127.12	762.77
10. Seal & paint door or window opening (per side)	5.00 EA	0.00	28.62	1.41	28.90	173.41
11. Seal & paint window sill	22.92 LF	0.00	2.32	0.33	10.70	64.20
12. Final cleaning - construction - Residential	342.77 SF	0.00	0.28	6.91	19.20	122.09

Totals: Sales Floor	101.81	908.80	5,472.20
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**Checkout Area** **Height: 9' 5"**

257.97 SF Walls	121.29 SF Ceiling
379.26 SF Walls & Ceiling	121.29 SF Floor
13.48 SY Flooring	25.67 LF Floor Perimeter
31.58 LF Ceil. Perimeter	

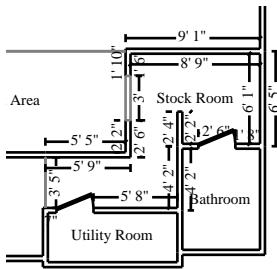
<b>Door</b>	<b>2' 11" X 6' 8"</b>	<b>Opens into BREAK_ROOM</b>
<b>Missing Wall - Goes to Floor</b>	<b>3' X 6' 8"</b>	<b>Opens into STOCK_ROOM</b>
<b>Missing Wall</b>	<b>17' 9" X 9' 5"</b>	<b>Opens into SALES_FLOOR</b>

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
13. Content Manipulation charge - per hour	5.00 HR	0.00	46.84	0.00	46.84	281.04
14. Provide box, packing paper & tape - small size	6.00 EA	0.00	2.51	2.05	3.20	20.31
15. Cabinetry - lower (base) units - Detach & reset	16.08 LF	0.00	76.88	0.00	247.24	1,483.47
16. R&R Cove base molding - rubber or vinyl, 4" high	25.67 LF	0.37	2.21	1.88	13.62	81.73
17. R&R Snaplock Laminate - simulated wood flooring	121.29 SF	1.45	5.92	22.20	183.22	1,099.33
18. R&R Vapor barrier - visqueen - 6mil	121.29 SF	0.10	0.32	0.36	10.26	61.56
19. Remove Carpet - Standard grade	121.29 SF	0.34	0.00	0.00	8.24	49.48
20. Clean floor	121.29 SF	0.00	0.46	4.02	11.16	70.97
21. Mask the floor per square foot - plastic and tape - 4 mil	121.29 SF	0.00	0.22	0.36	5.42	32.46
22. Remove Pegboard	36.00 SF	0.37	0.00	0.00	2.66	15.98
23. Install Pegboard	257.97 SF	0.00	1.98	0.00	102.16	612.94
24. Seal/prime then paint the walls twice (3 coats) - 2 colors	257.97 SF	0.00	1.43	4.18	74.62	447.70
25. Seal & paint door or window opening (per side)	2.00 EA	0.00	28.62	0.57	11.56	69.37
26. Final cleaning - construction - Residential	121.29 SF	0.00	0.28	2.45	6.80	43.21
Totals: Checkout Area				38.07	727.00	4,369.55



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### Stock Room

**Height: 9' 5"**

426.24 SF Walls	85.85 SF Ceiling
512.09 SF Walls & Ceiling	85.85 SF Floor
9.54 SY Flooring	42.93 LF Floor Perimeter
50.93 LF Ceil. Perimeter	

<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into UTILITY_ROOM</b>
<b>Door</b>	<b>2' 6" X 6' 8"</b>	<b>Opens into BATHROOM</b>
<b>Missing Wall - Goes to Floor</b>	<b>3' X 6' 8"</b>	<b>Opens into CHECKOUT_ARE</b>
<b>Missing Wall</b>	<b>3' 5" X 9' 5"</b>	<b>Opens into BREAK_ROOM</b>

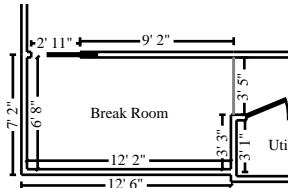
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
27. Content Manipulation charge - per hour	3.50 HR	0.00	46.84	0.00	32.78	196.72
28. Provide box, packing paper & tape - medium size	5.00 EA	0.00	3.90	2.52	4.10	26.12
29. R&R Baseboard - 3 1/4"	42.93 LF	0.57	3.89	4.22	39.14	234.83
30. R&R Casing - 3 1/4"	32.00 LF	0.62	3.23	3.96	25.44	152.60
31. R&R Snaplock Laminate - simulated wood flooring	85.85 SF	1.45	5.92	15.71	129.68	778.10
32. R&R Vapor barrier - visqueen - 6mil	85.85 SF	0.10	0.32	0.26	7.28	43.60
33. Clean floor	85.85 SF	0.00	0.46	2.84	7.90	50.23
34. R&R 1/2" - drywall per LF - up to 2' tall	16.00 LF	2.77	12.23	1.30	48.26	289.56
35. R&R Additional cost for gluing drywall	32.00 SF	0.44	0.35	0.10	5.08	30.46
36. Mask the floor per square foot - plastic and tape - 4 mil	85.85 SF	0.00	0.22	0.26	3.84	22.99
37. Seal/prime then paint the walls twice (3 coats)	426.24 SF	0.00	1.18	6.90	101.98	611.84
38. Seal & paint door or window opening (per side)	3.00 EA	0.00	28.62	0.85	17.36	104.07
39. Seal & paint door slab only (per side)	2.00 EA	0.00	34.28	0.93	13.90	83.39
40. Final cleaning - construction - Residential	85.85 SF	0.00	0.28	1.73	4.80	30.57

Totals: Stock Room	41.58	441.54	2,655.08
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### Break Room

**Height: 9' 5"**

304.65 SF Walls	81.68 SF Ceiling
386.33 SF Walls & Ceiling	81.68 SF Floor
9.08 SY Flooring	31.50 LF Floor Perimeter
34.42 LF Ceil. Perimeter	

### Missing Wall

**3' 5" X 9' 5"**

**Opens into STOCK\_ROOM**

### Door

**2' 11" X 6' 8"**

**Opens into CHECKOUT\_ARE**

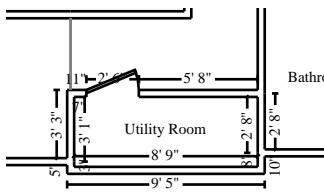
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
41. Content Manipulation charge - per hour	3.00 HR	0.00	46.84	0.00	28.10	168.62
42. Provide box, packing paper & tape - medium size	5.00 EA	0.00	3.90	2.52	4.10	26.12
43. R&R Baseboard - 3 1/4"	31.50 LF	0.57	3.89	3.10	28.72	172.32
44. R&R Snaplock Laminate - simulated wood flooring	81.68 SF	1.45	5.92	14.95	123.40	740.34
45. R&R Vapor barrier - visqueen - 6mil	81.68 SF	0.10	0.32	0.24	6.90	41.45
46. Remove Carpet - Standard grade	81.68 SF	0.34	0.00	0.00	5.56	33.33
47. Clean floor	81.68 SF	0.00	0.46	2.70	7.52	47.79
48. R&R 1/2" - drywall per LF - up to 2' tall	14.00 LF	2.77	12.23	1.13	42.22	253.35
49. R&R Additional cost for gluing drywall	28.00 SF	0.44	0.35	0.08	4.44	26.64
50. Mask the floor per square foot - plastic and tape - 4 mil	81.68 SF	0.00	0.22	0.24	3.64	21.85
51. Seal/prime then paint the walls twice (3 coats)	304.65 SF	0.00	1.18	4.94	72.88	437.31
52. Seal & paint door or window opening (per side)	2.00 EA	0.00	28.62	0.57	11.56	69.37
53. Seal & paint door slab only (per side)	1.00 EA	0.00	34.28	0.46	6.96	41.70
54. Final cleaning - construction - Residential	81.68 SF	0.00	0.28	1.64	4.58	29.09

Totals: Break Room	32.57	350.58	2,109.28
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### Utility Room

**Height: 8' 9"**

194.79 SF Walls	29.17 SF Ceiling
223.96 SF Walls & Ceiling	29.17 SF Floor
3.24 SY Flooring	21.67 LF Floor Perimeter
24.17 LF Ceil. Perimeter	

### Door

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

**Opens into STOCK\_ROOM**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
55. Content Manipulation charge - per hour	2.00 HR	0.00	46.84	0.00	18.74	112.42
56. Provide box, packing paper & tape - small size	4.00 EA	0.00	2.51	1.37	2.12	13.53
57. Water heater - tankless - Detach & reset	1.00 EA	0.00	486.25	0.00	97.26	583.51
58. R&R Cove base molding - rubber or vinyl, 4" high	21.67 LF	0.37	2.21	1.59	11.50	69.00
59. Clean floor	29.17 SF	0.00	0.46	0.97	2.68	17.07
60. R&R 1/2" drywall - hung, taped, floated, ready for paint	32.00 SF	0.52	2.97	1.13	22.54	135.35
61. R&R Additional cost for gluing drywall	32.00 SF	0.44	0.35	0.10	5.08	30.46
62. Mask the floor per square foot - plastic and tape - 4 mil	29.17 SF	0.00	0.22	0.09	1.30	7.81
63. Seal/prime then paint the walls twice (3 coats) - 2 colors	194.79 SF	0.00	1.43	3.16	56.36	338.07
64. Seal & paint door or window opening (per side)	1.00 EA	0.00	28.62	0.28	5.78	34.68
65. Seal & paint door slab only (per side)	1.00 EA	0.00	34.28	0.46	6.96	41.70
66. Final cleaning - construction - Residential	29.17 SF	0.00	0.28	0.59	1.64	10.40
<b>Totals: Utility Room</b>			<b>9.74</b>	<b>231.96</b>	<b>1,394.00</b>	



### Bathroom

**Height: 8' 11"**

198.82 SF Walls	35.88 SF Ceiling
234.69 SF Walls & Ceiling	35.88 SF Floor
3.99 SY Flooring	21.67 LF Floor Perimeter
24.17 LF Ceil. Perimeter	

### Door

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

**Opens into STOCK\_ROOM**



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### CONTINUED - Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
67. Contents - move out then reset - Small room	1.00 EA	0.00	51.61	0.00	10.32	61.93
68. Provide box, packing paper & tape - small size	2.00 EA	0.00	2.51	0.68	1.06	6.76
69. Toilet - Detach & reset	1.00 EA	0.00	281.12	0.37	56.30	337.79
70. Sink - wall mounted - Detach & reset	1.00 EA	0.00	284.47	0.05	56.92	341.44
71. R&R Cove base molding - rubber or vinyl, 4" high	21.67 LF	0.37	2.21	1.59	11.50	69.00
72. R&R Casing - 3 1/4"	16.00 LF	0.62	3.23	1.98	12.72	76.30
73. R&R 1/2" - drywall per LF - up to 2' tall	14.00 LF	2.77	12.23	1.13	42.22	253.35
74. R&R Additional cost for gluing drywall	28.00 SF	0.44	0.35	0.08	4.44	26.64
75. R&R Tile - vinyl composition	35.88 SF	1.40	2.30	1.96	26.94	161.65
76. Clean floor	35.88 SF	0.00	0.46	1.19	3.30	20.99
77. Mask the floor per square foot - plastic and tape - 4 mil	35.88 SF	0.00	0.22	0.11	1.60	9.60
78. Seal/prime then paint the walls twice (3 coats)	198.82 SF	0.00	1.18	3.22	47.56	285.39
79. Seal & paint door or window opening (per side)	1.00 EA	0.00	28.62	0.28	5.78	34.68
80. Seal & paint door slab only (per side)	1.00 EA	0.00	34.28	0.46	6.96	41.70
81. Final cleaning - construction - Residential	35.88 SF	0.00	0.28	0.72	2.02	12.79
Totals: Bathroom						13.82      289.64      1,740.01
Total: Main Level						237.59      2,949.52      17,740.12

### General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
82. Single axle dump truck - per load - including dump fees	1.00 EA	366.56	0.00	0.00	73.32	439.88
83. Taxes, insurance, permits & fees (Bid Item)	1.00 EA	0.00	0.00	0.00	0.00	0.00
<i>If permits are needed will bill as incurred.</i>						
84. Lead Paint Safety (Bid Item)	1.00 EA	0.00	0.00	0.00	0.00	0.00
Totals: General						0.00      73.32      439.88



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### Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
85. Vinyl floor covering labor minimum	1.00 EA	0.00	67.88	0.00	13.58	81.46
86. Carpet labor minimum	1.00 EA	0.00	76.28	0.00	15.26	91.54

Totals: Labor Minimums Applied

237.59 3,051.68 18,353.00

### Grand Total Areas:

1,822.00 SF Walls	696.63 SF Ceiling	2,518.63 SF Walls and Ceiling
696.63 SF Floor	77.40 SY Flooring	202.10 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	229.68 LF Ceil. Perimeter
696.63 Floor Area	754.19 Total Area	1,867.63 Interior Wall Area
1,001.67 Exterior Wall Area	113.50 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	



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### Summary

Line Item Total	15,063.73
Material Sales Tax	189.29
Cleaning Mtl Tax	4.78
Subtotal	15,257.80
Overhead	1,525.84
Profit	1,525.84
Cleaning Sales Tax	43.52
<b>Replacement Cost Value</b>	<b>\$18,353.00</b>
<b>Net Claim</b>	<b>\$18,353.00</b>

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Joseph A. Owen Jr.



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### Recap of Taxes, Overhead and Profit

Overhead (10%)	Profit (10%)	Material Sales Tax (6%)	Cleaning Mtl Tax (6%)	Cleaning Sales Tax (6%)	Clothing Acc Tax (6%)	Manuf. Home Tax (6%)	Storage Rental Tax (6%)	Dryclean/Lau dry Tax (6%)
<b>Line Items</b>								
1,525.84	1,525.84	189.29	4.78	43.52	0.00	0.00	0.00	0.00
<b>Total</b>								
<b>1,525.84</b>	<b>1,525.84</b>	<b>189.29</b>	<b>4.78</b>	<b>43.52</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>



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### Recap by Room

#### Estimate: EWLWIRELESS-REBUILD

##### Area: Main Level

Sales Floor	4,461.59	29.62%
Checkout Area	3,604.48	23.93%
Stock Room	2,171.96	14.42%
Break Room	1,726.13	11.46%
Utility Room	1,152.30	7.65%
Bathroom	1,436.55	9.54%

Area Subtotal: Main Level	14,553.01	96.61%
General	366.56	2.43%
Labor Minimums Applied	144.16	0.96%

Subtotal of Areas	15,063.73	100.00%
Total	15,063.73	100.00%



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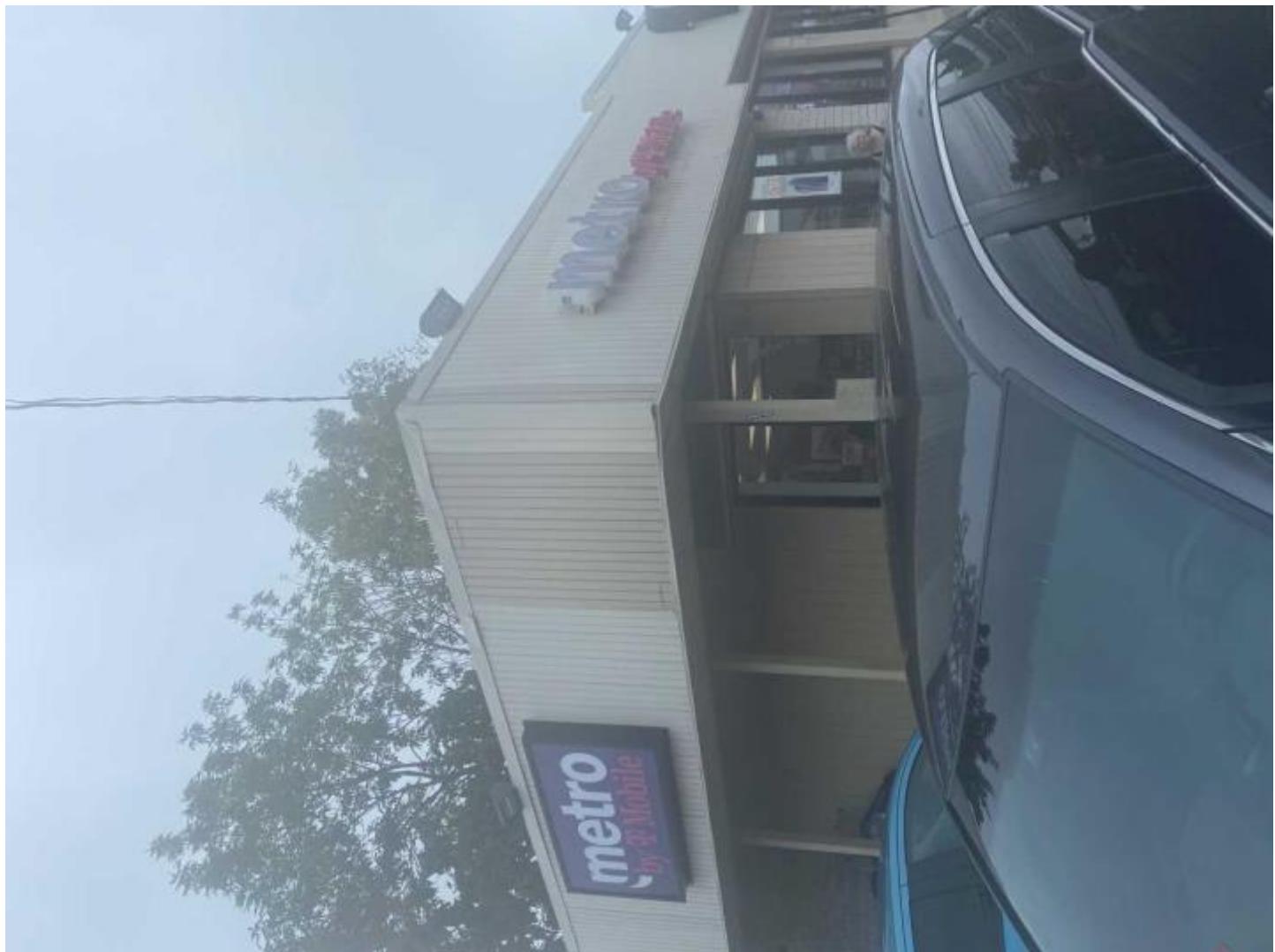
### Recap by Category

O&P Items	Total	%
CABINETRY	1,236.23	6.74%
CLEANING	515.51	2.81%
CONTENT MANIPULATION	871.31	4.75%
CONT: PACKING,HANDLNG,STORAGE	84.18	0.46%
GENERAL DEMOLITION	1,920.07	10.46%
DRYWALL	675.16	3.68%
FLOOR COVERING - CARPET	76.28	0.42%
FLOOR COVERING - RESILIENT	82.52	0.45%
FLOOR COVERING - VINYL	220.39	1.20%
FLOOR COVERING - WOOD	3,941.13	21.47%
FINISH CARPENTRY / TRIMWORK	726.78	3.96%
PLUMBING	1,051.84	5.73%
PANELING & WOOD WALL FINISHES	510.78	2.78%
PAINTING	3,151.55	17.17%
<b>O&amp;P Items Subtotal</b>	<b>15,063.73</b>	<b>82.08%</b>
Material Sales Tax	189.29	1.03%
Cleaning Mtl Tax	4.78	0.03%
Overhead	1,525.84	8.31%
Profit	1,525.84	8.31%
Cleaning Sales Tax	43.52	0.24%
<b>Total</b>	<b>18,353.00</b>	<b>100.00%</b>



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1

1-Photo Sep 17, 1 58 06 PM

Date Taken: 9/17/2021



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2

2-Photo Sep 17, 2 18 55 PM

Date Taken: 9/17/2021



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3

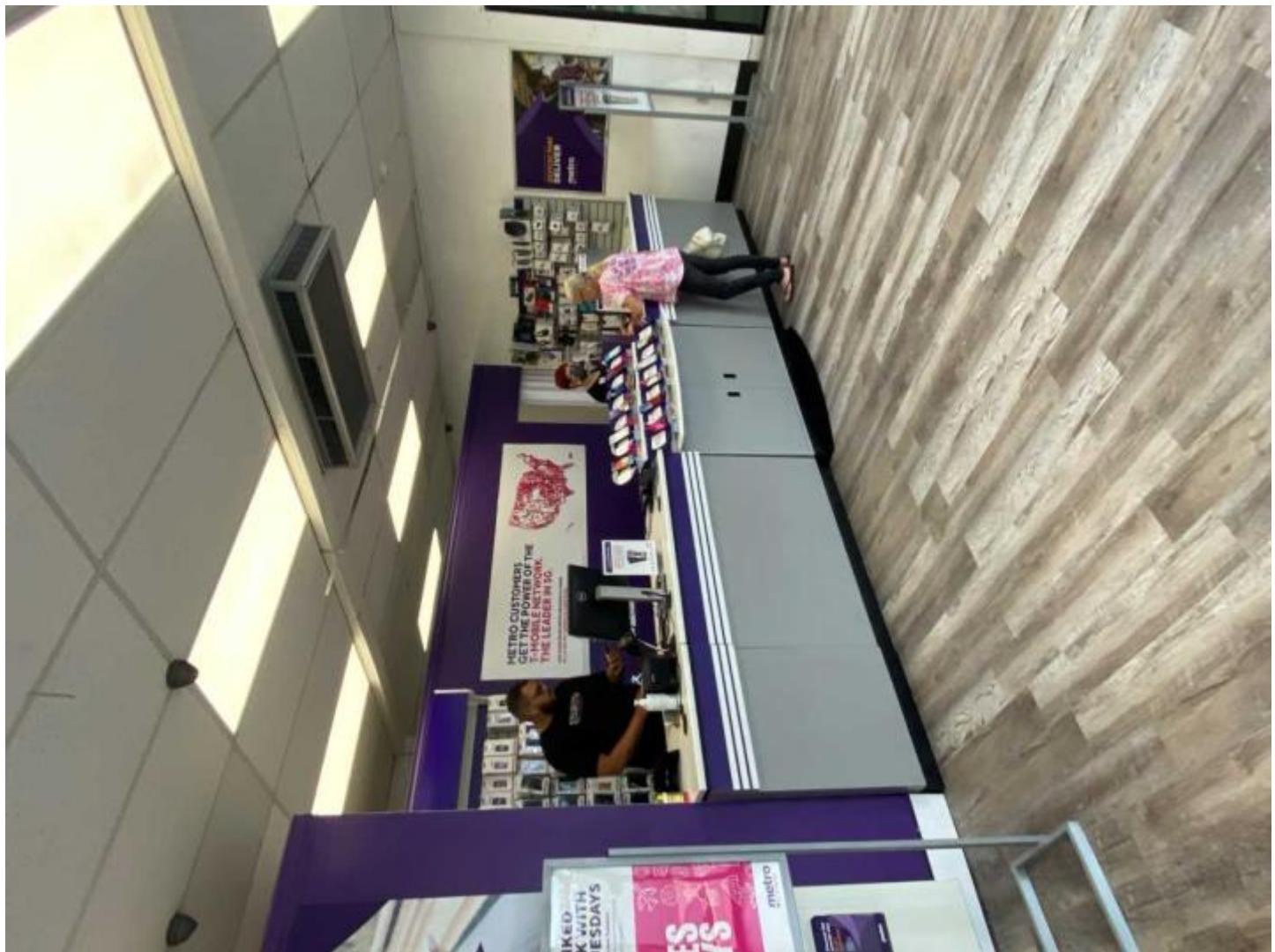
3-Photo Sep 17, 2 18 56 PM

Date Taken: 9/17/2021



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4

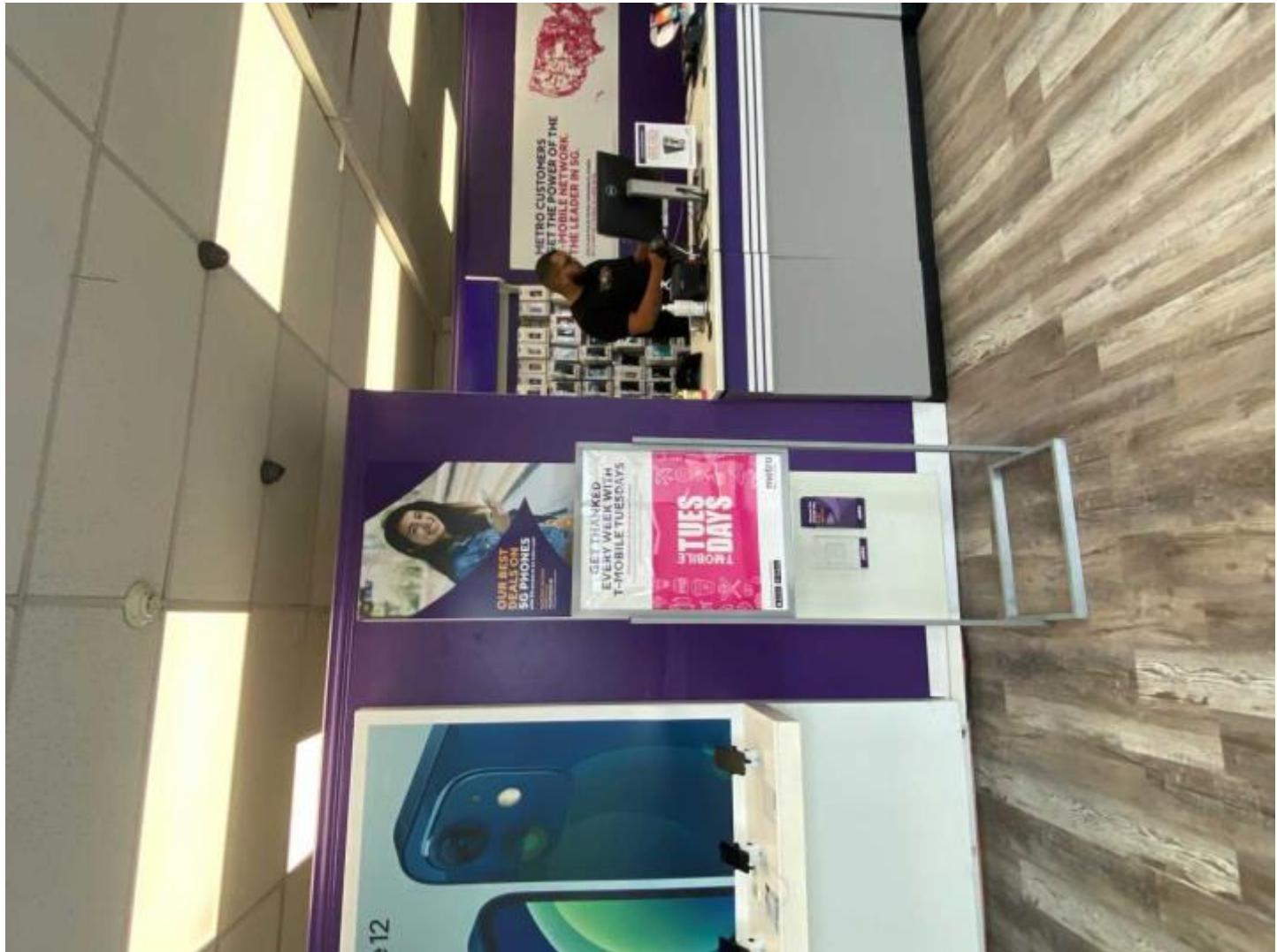
4-Photo Sep 17, 2 18 57 PM

Date Taken: 9/17/2021



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Offices in PA: PO Box 803, Bensalem PA 19020  
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Email: Contact@OwenPublicAdjusters.com



5

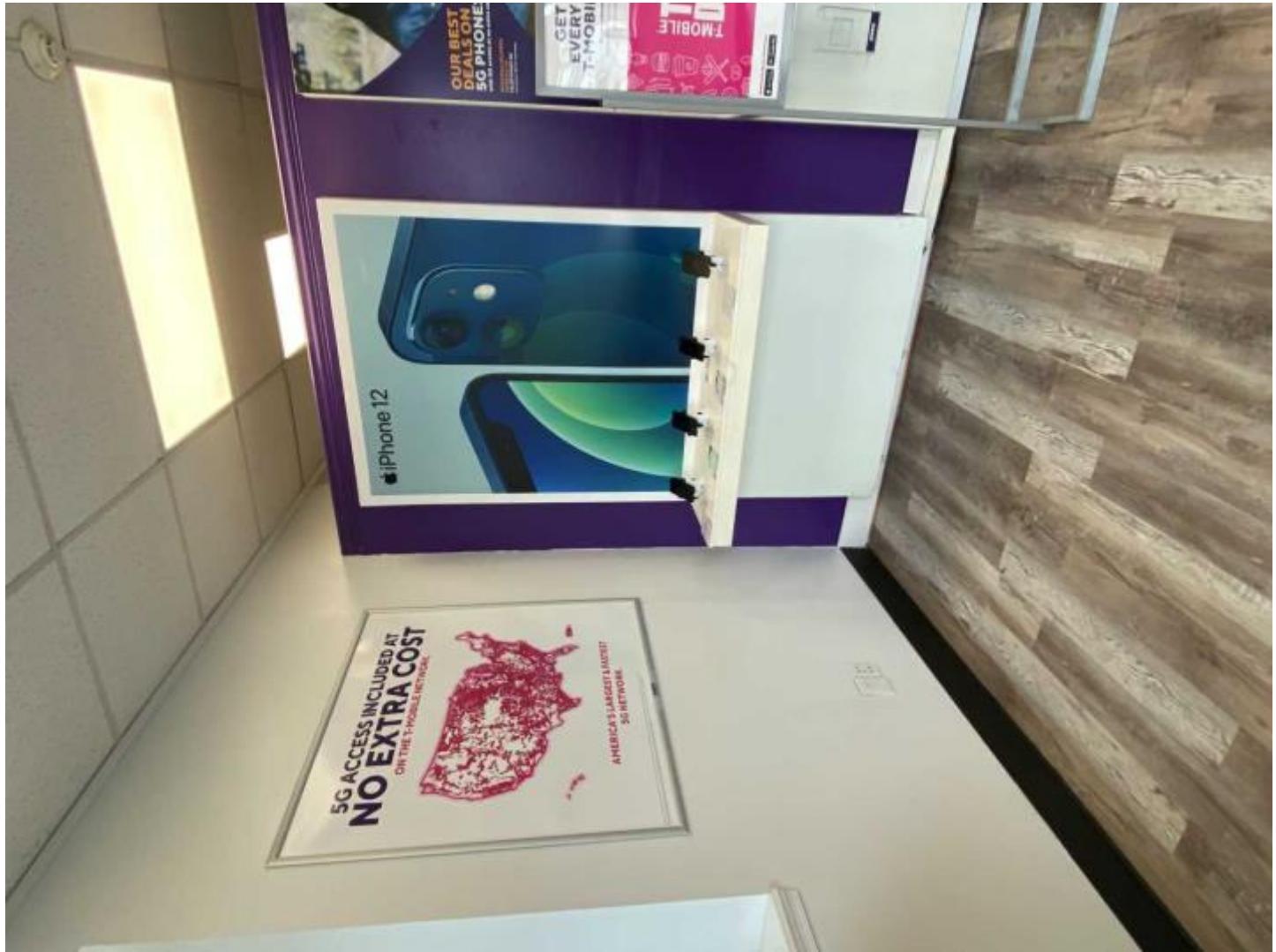
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Date Taken: 9/17/2021



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6

6-Photo Sep 17, 2 18 59 PM

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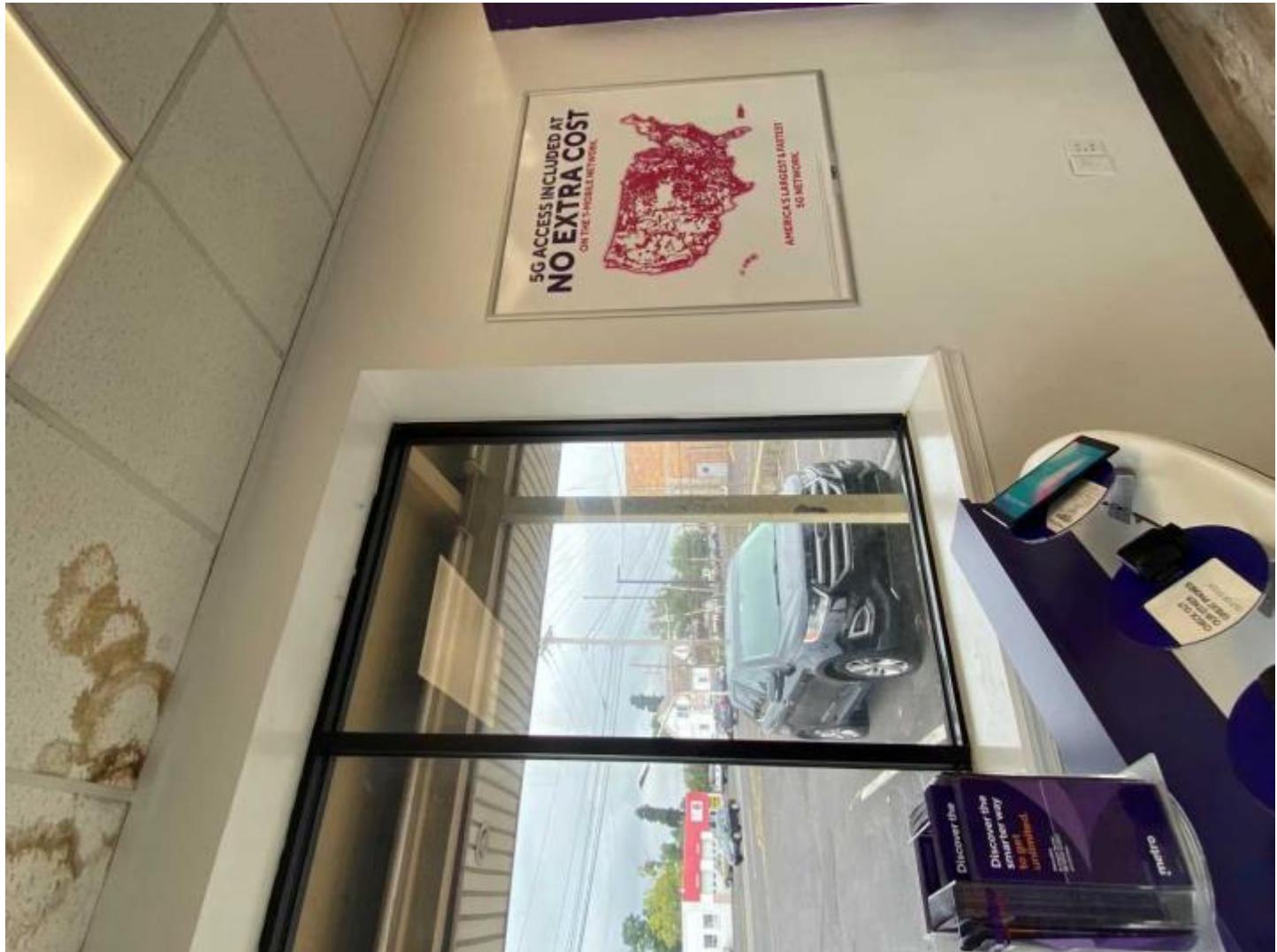
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8-Photo Sep 17, 2 19 01 PM

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9

9-Photo Sep 17, 2 19 03 PM

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10-Photo Sep 17, 2 19 05 PM

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12

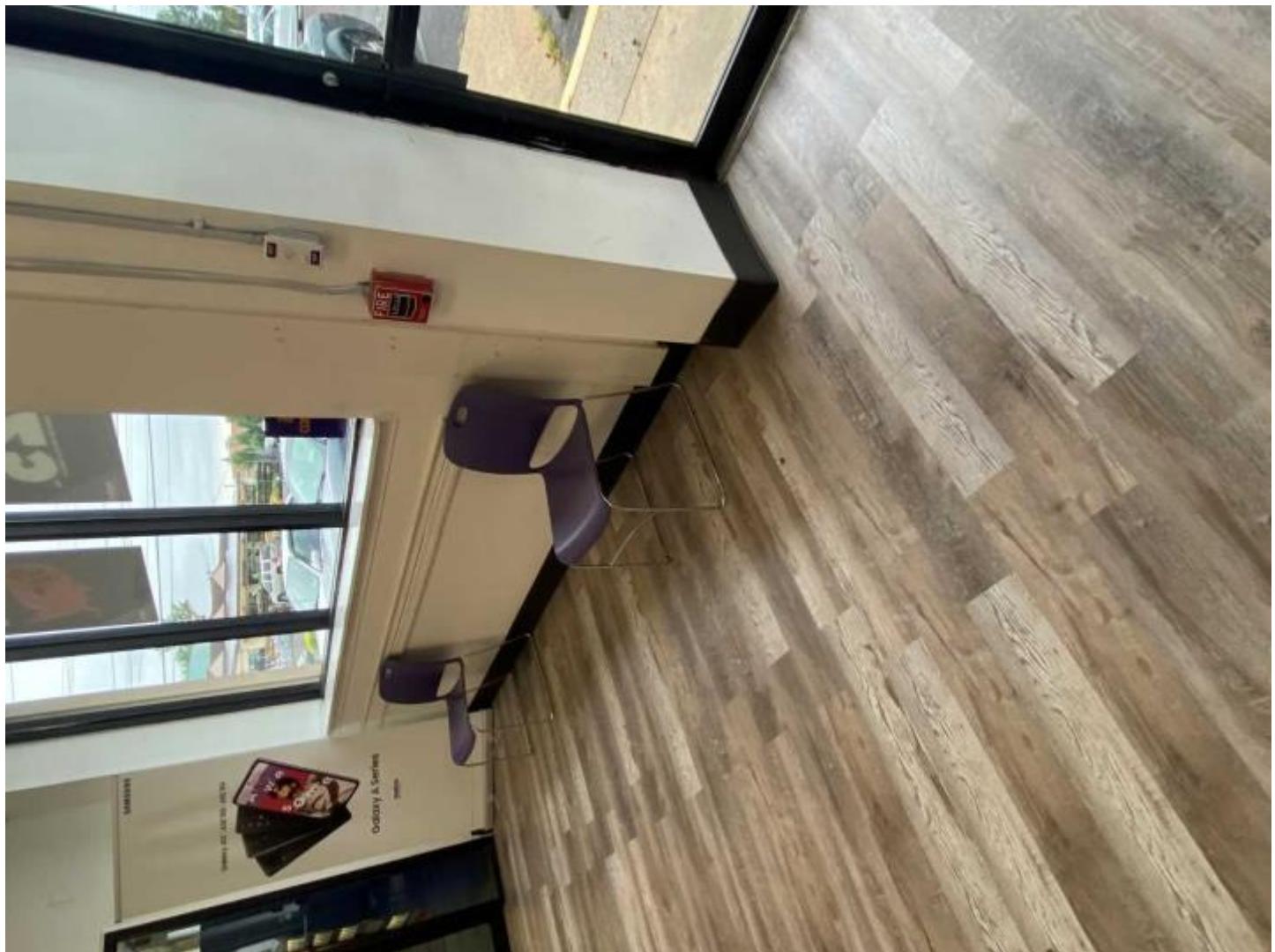
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Date Taken: 9/17/2021



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13-Photo Sep 17, 2 19 30 PM

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14-Photo Sep 17, 2 19 31 PM

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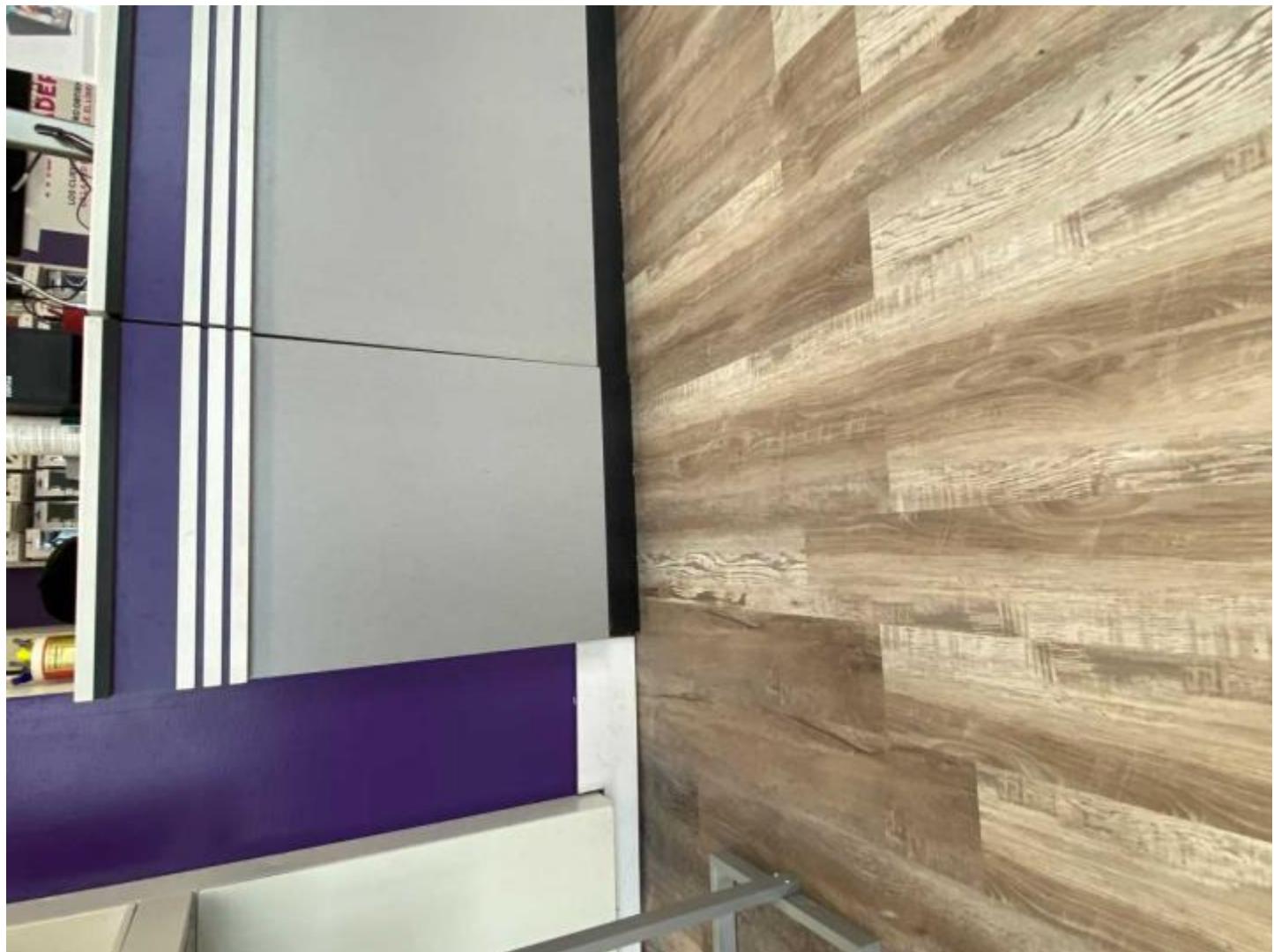
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16-Photo Sep 17, 2 19 33 PM

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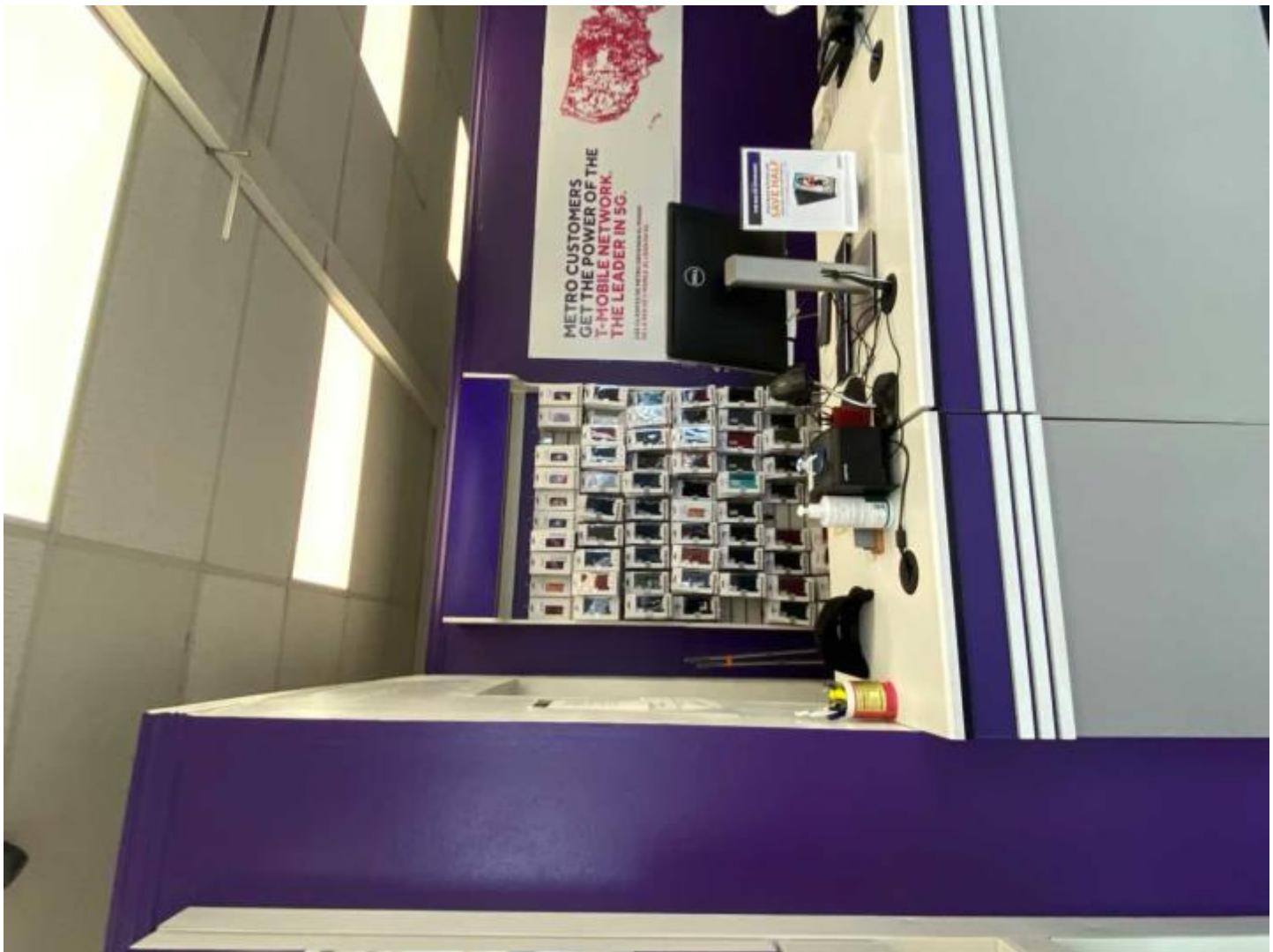
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Date Taken: 9/17/2021



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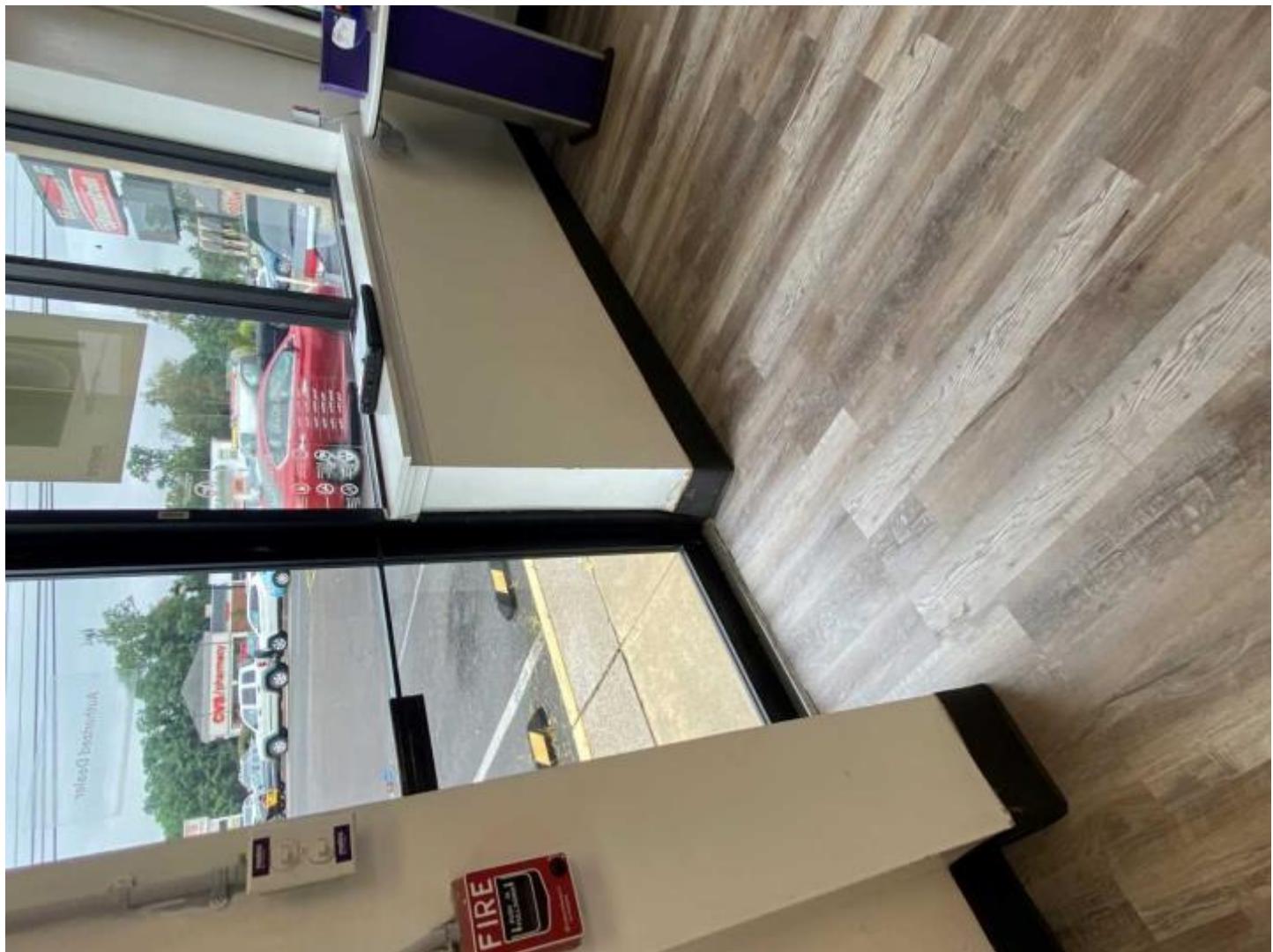
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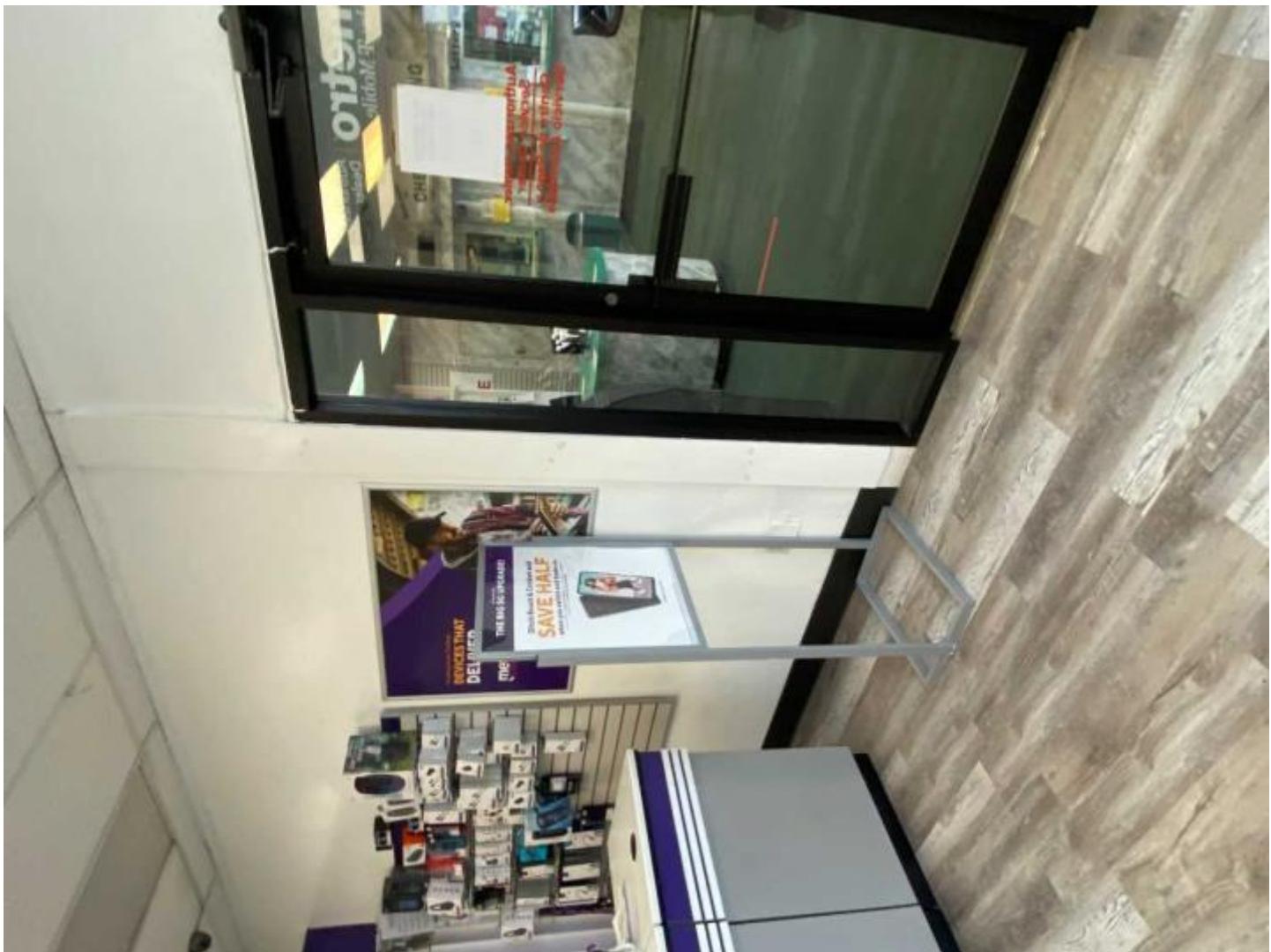
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21-Photo Sep 17, 2 19 41 PM

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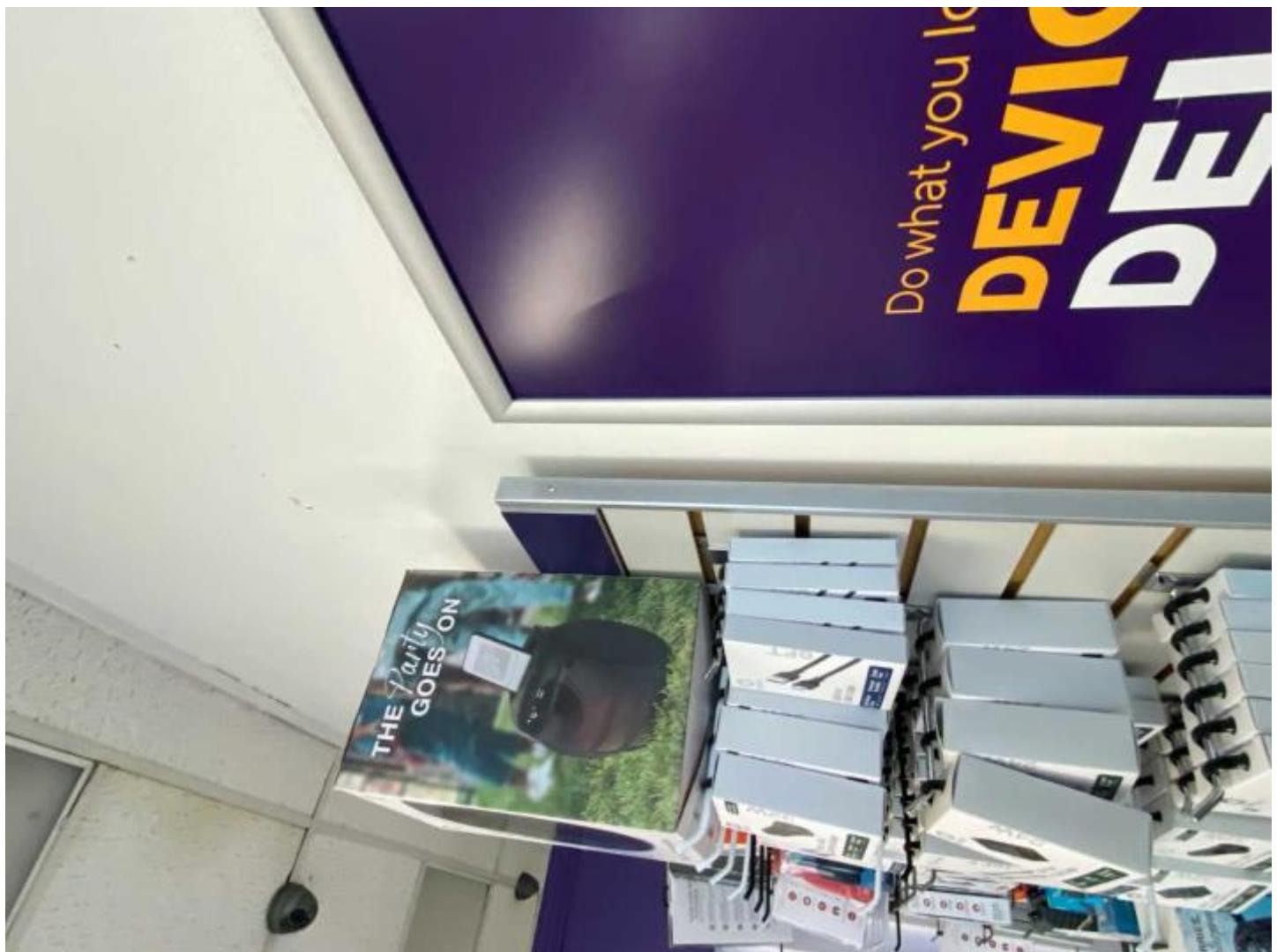
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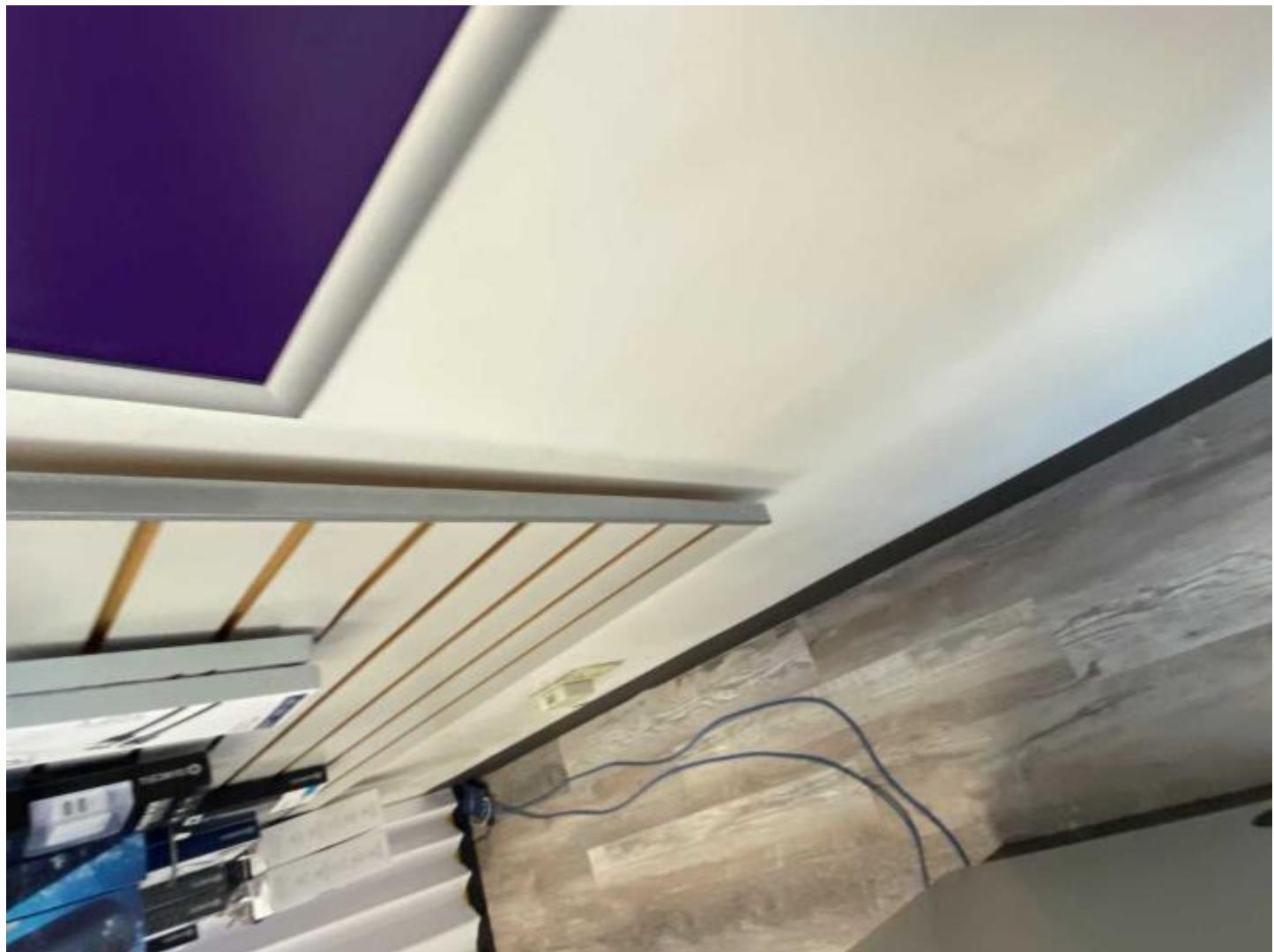
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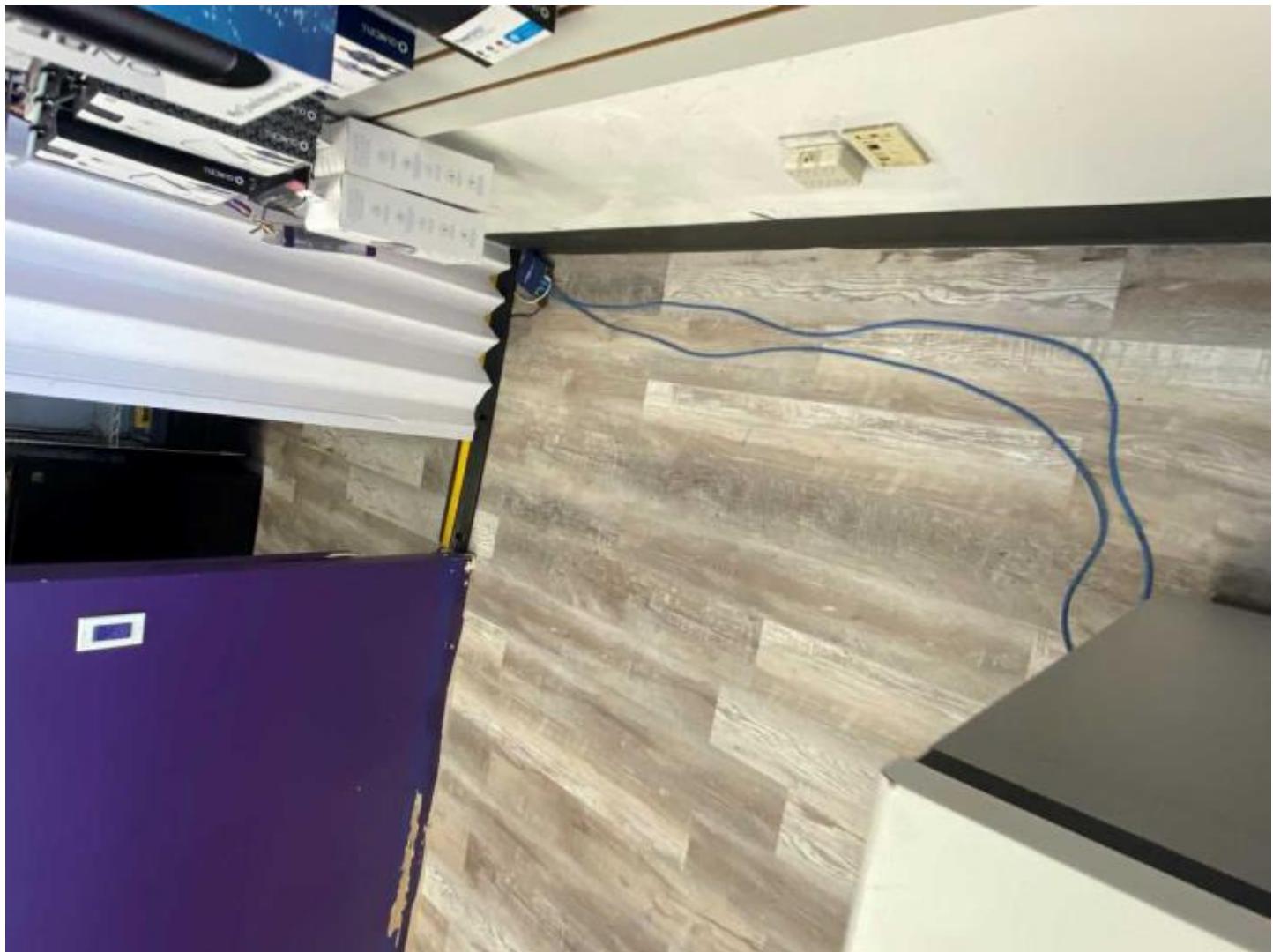
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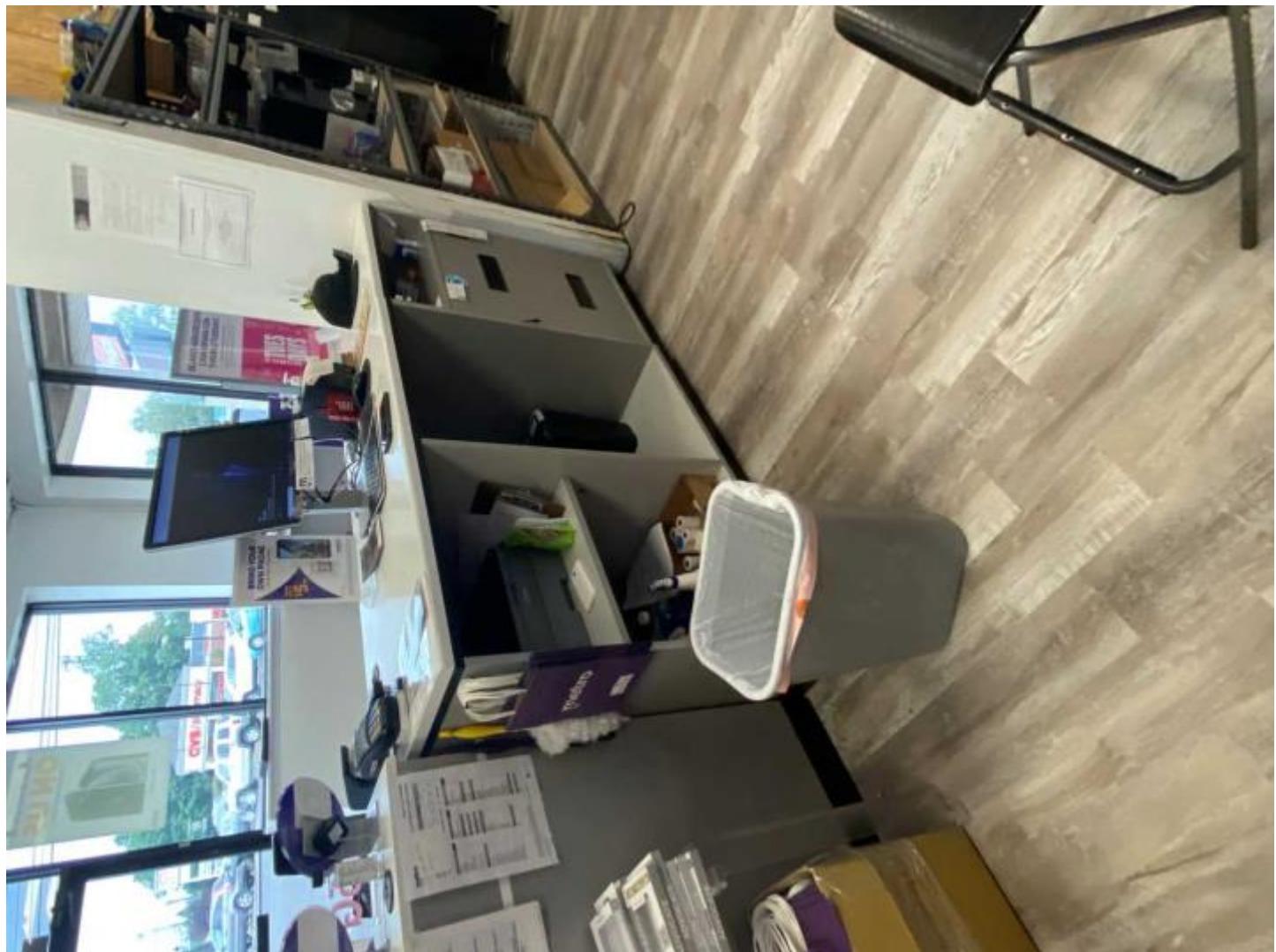
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32-Photo Sep 17, 2 20 00 PM

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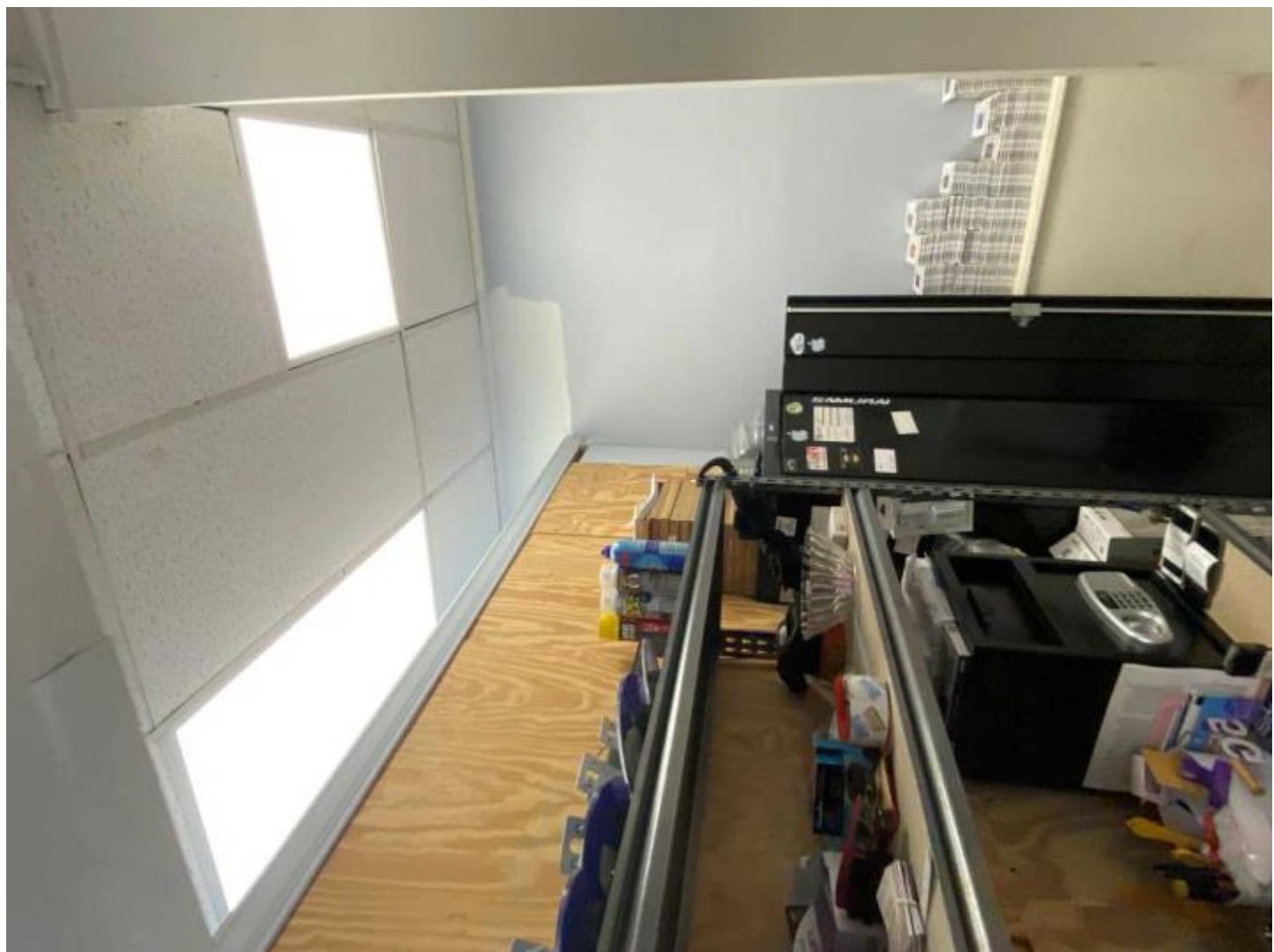
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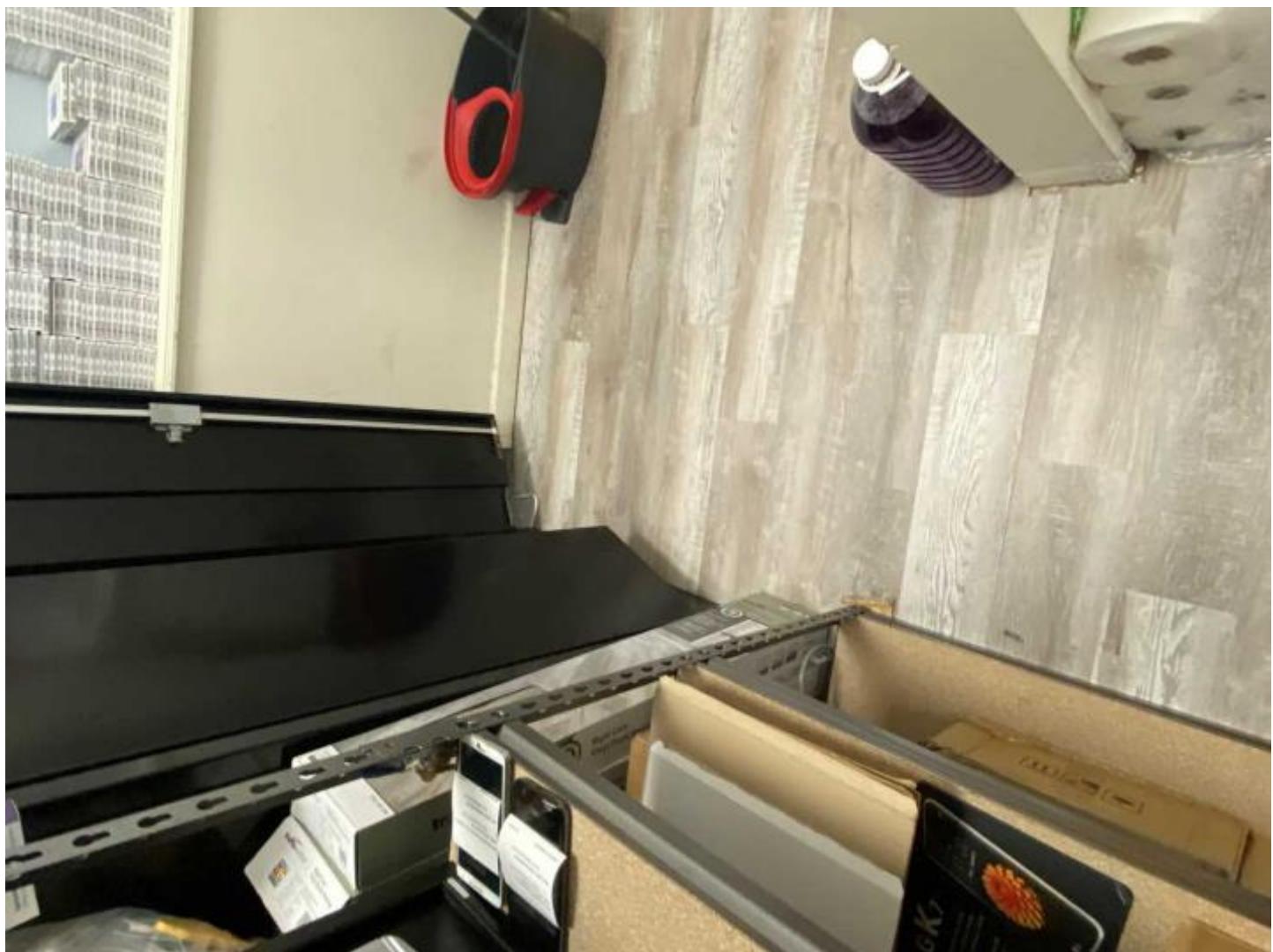
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40 40-Photo Sep 17, 2 20 11 PM

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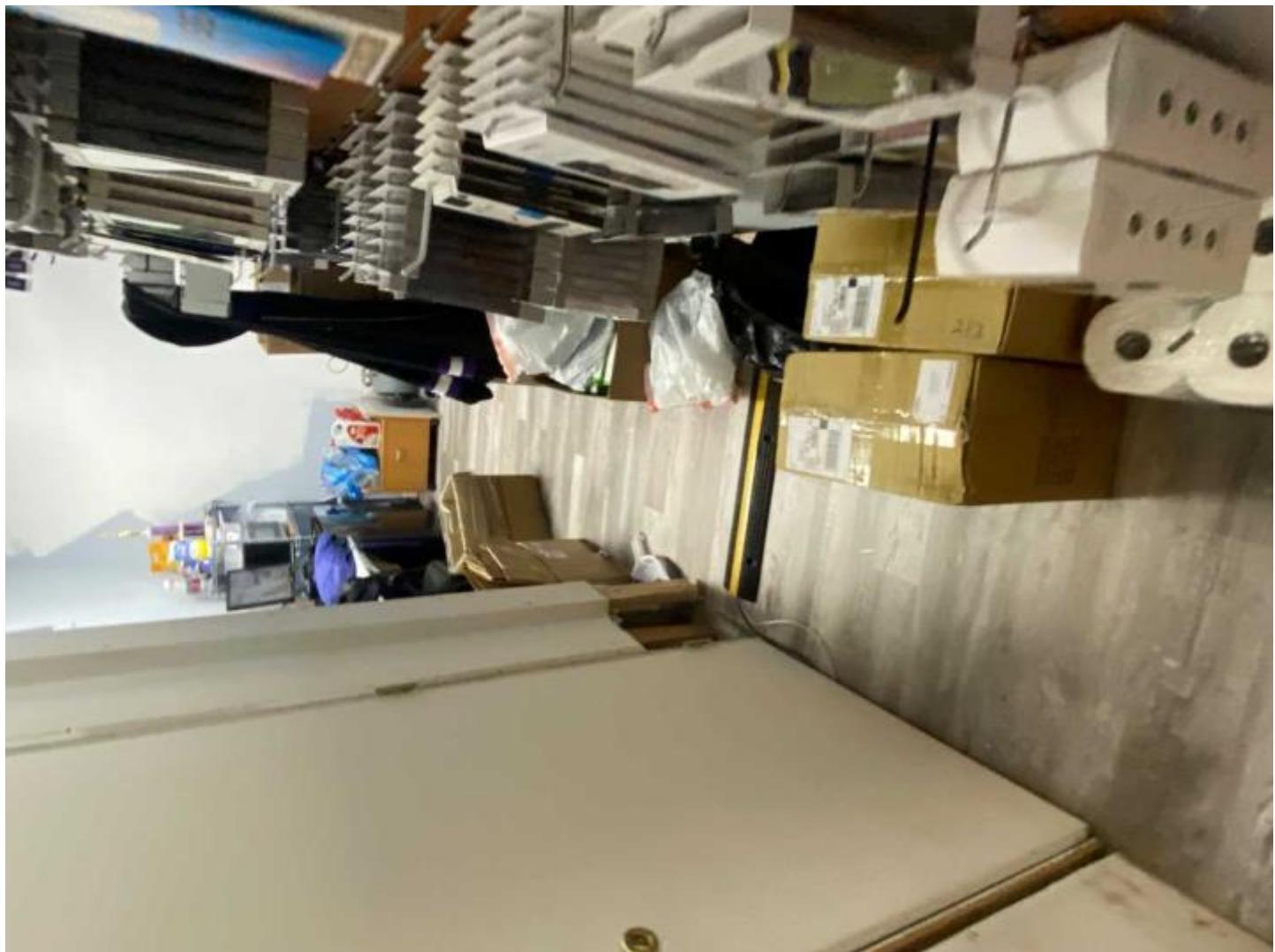
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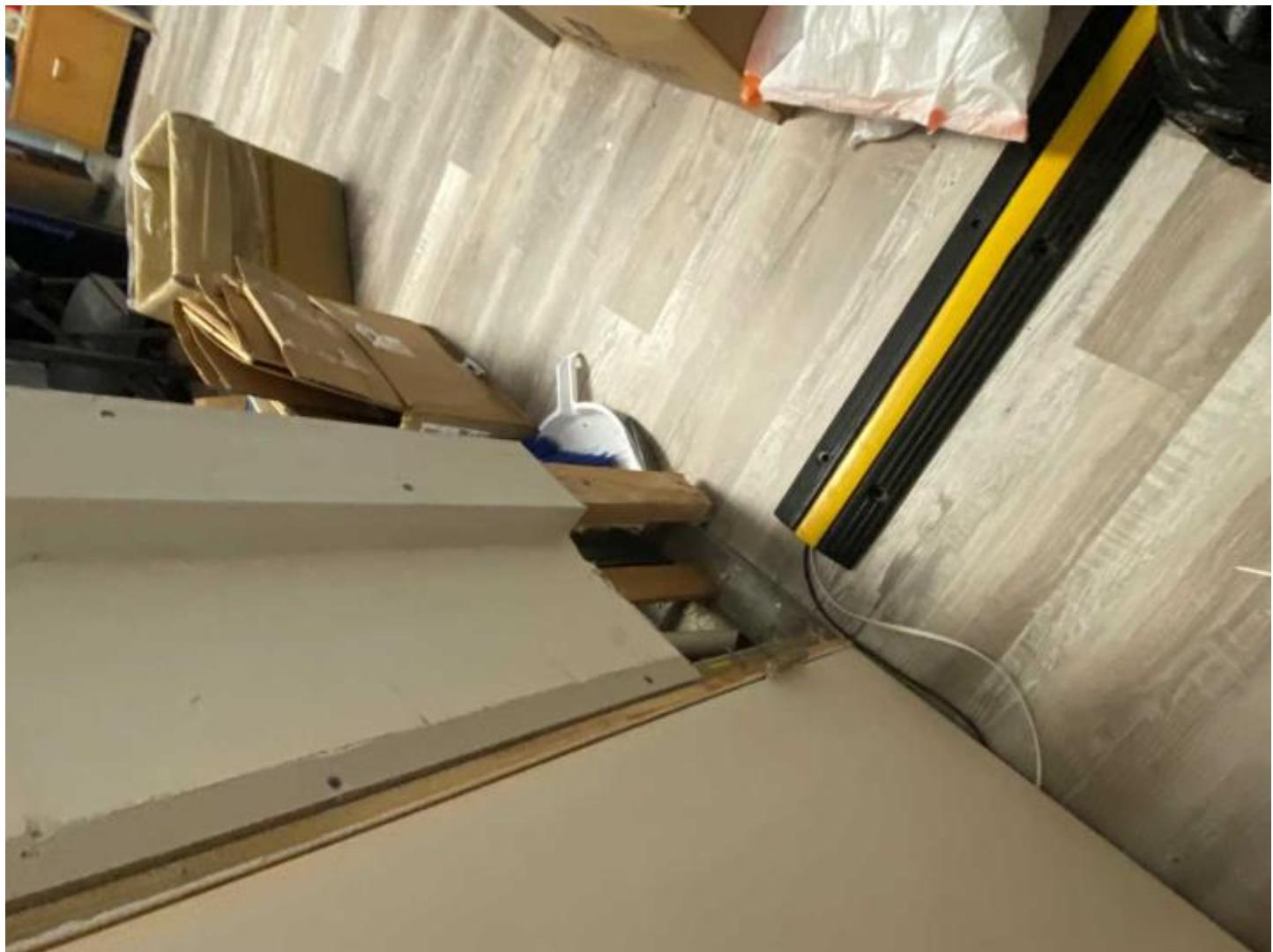
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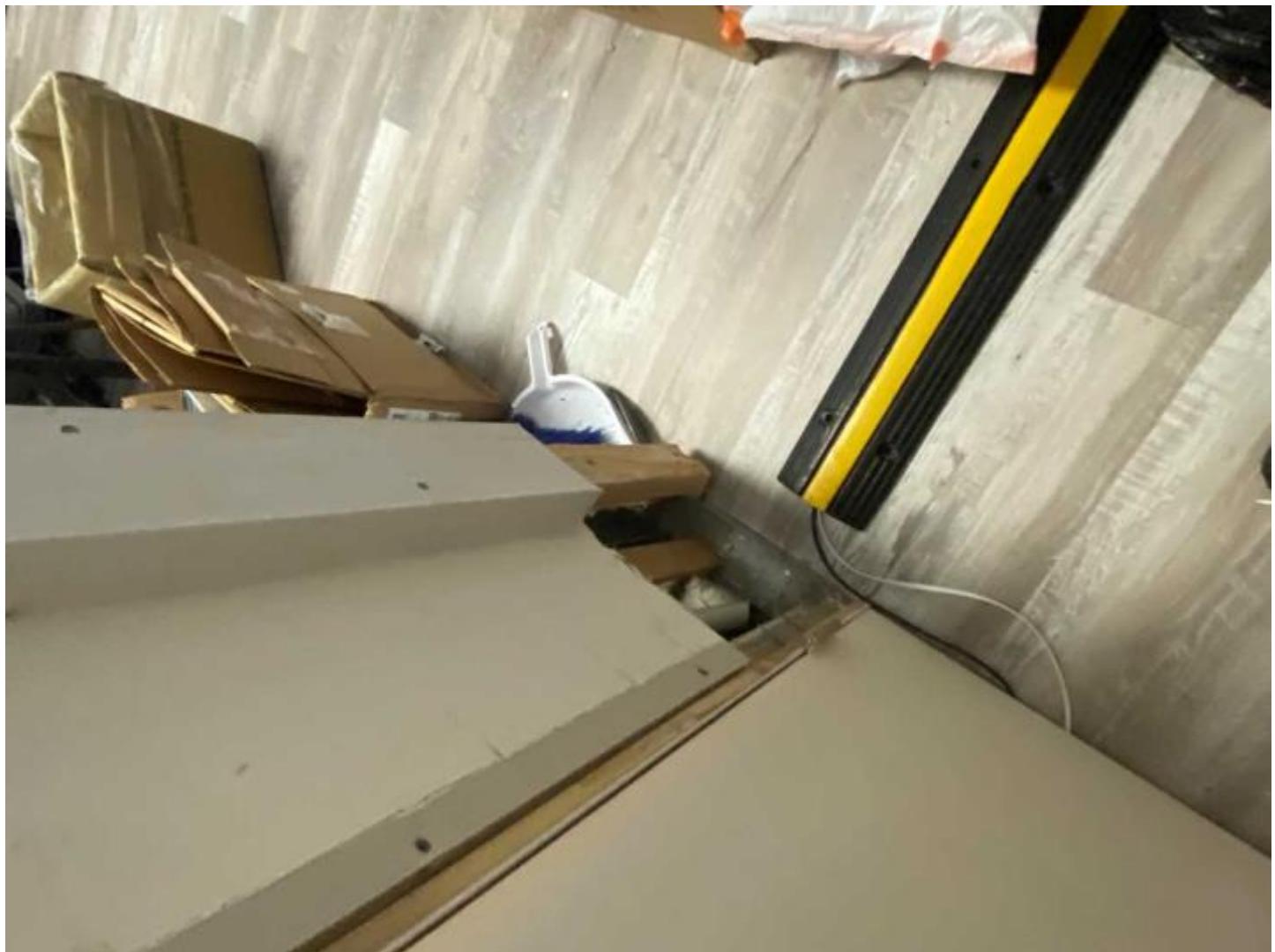
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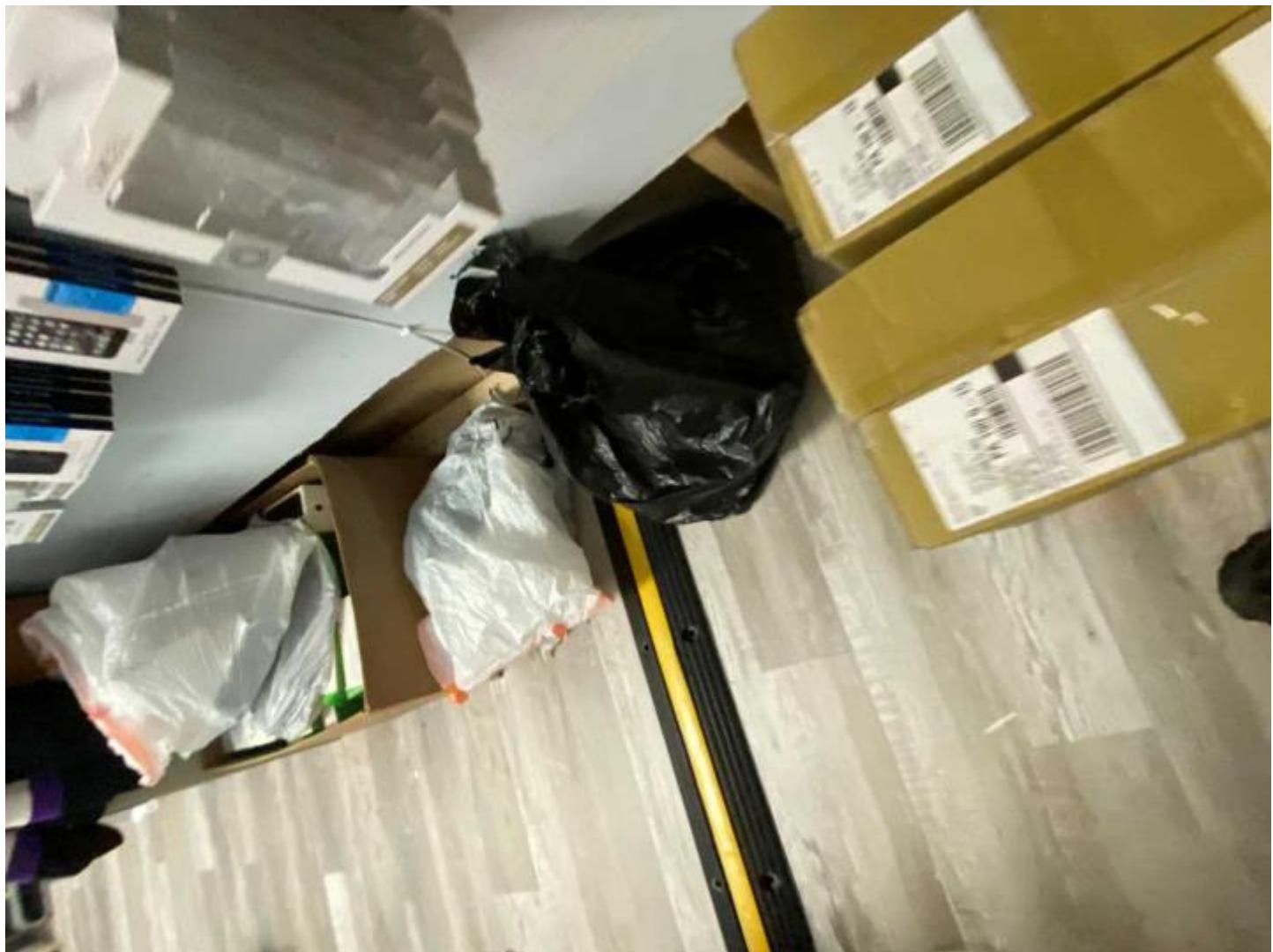
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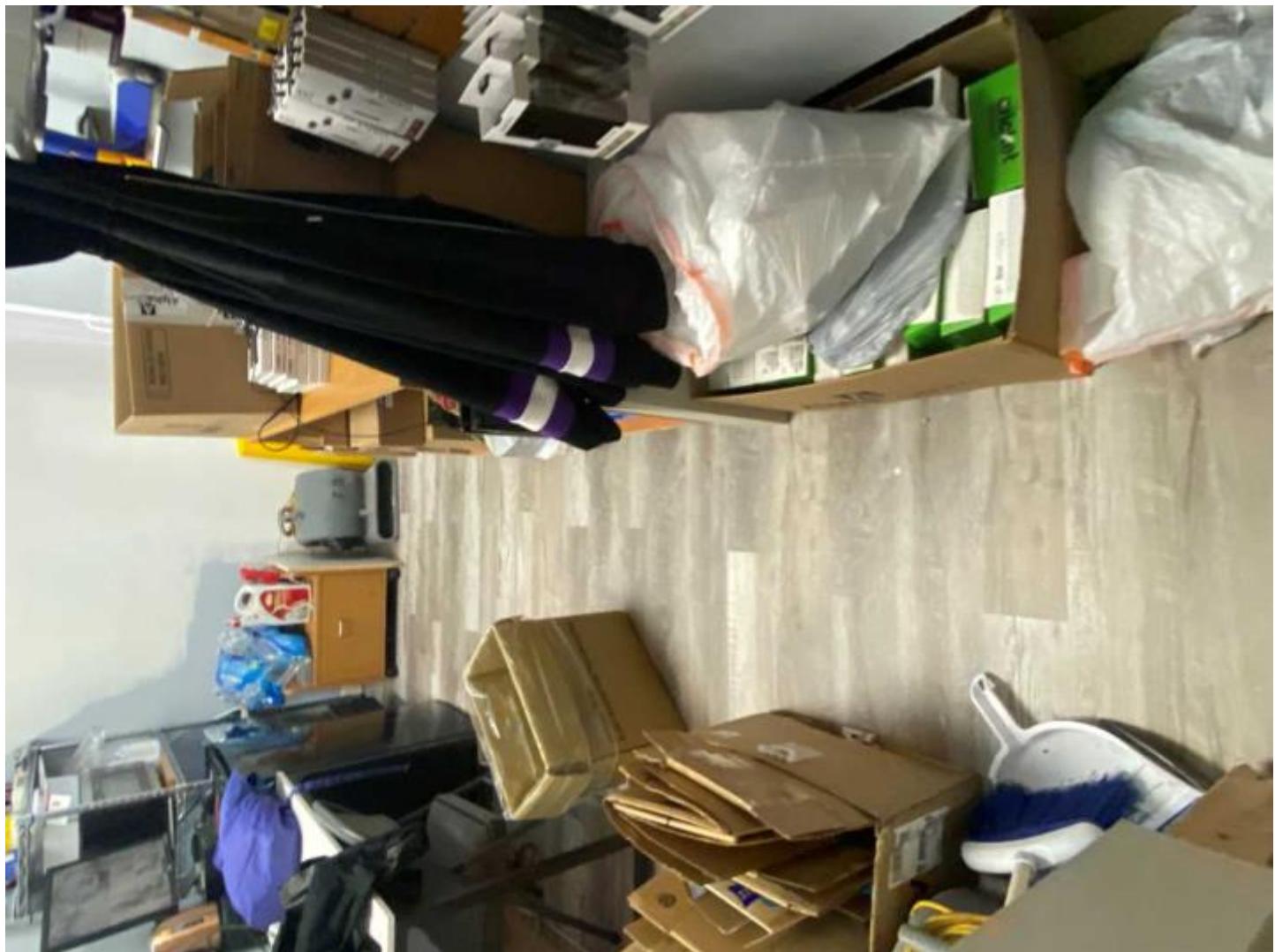
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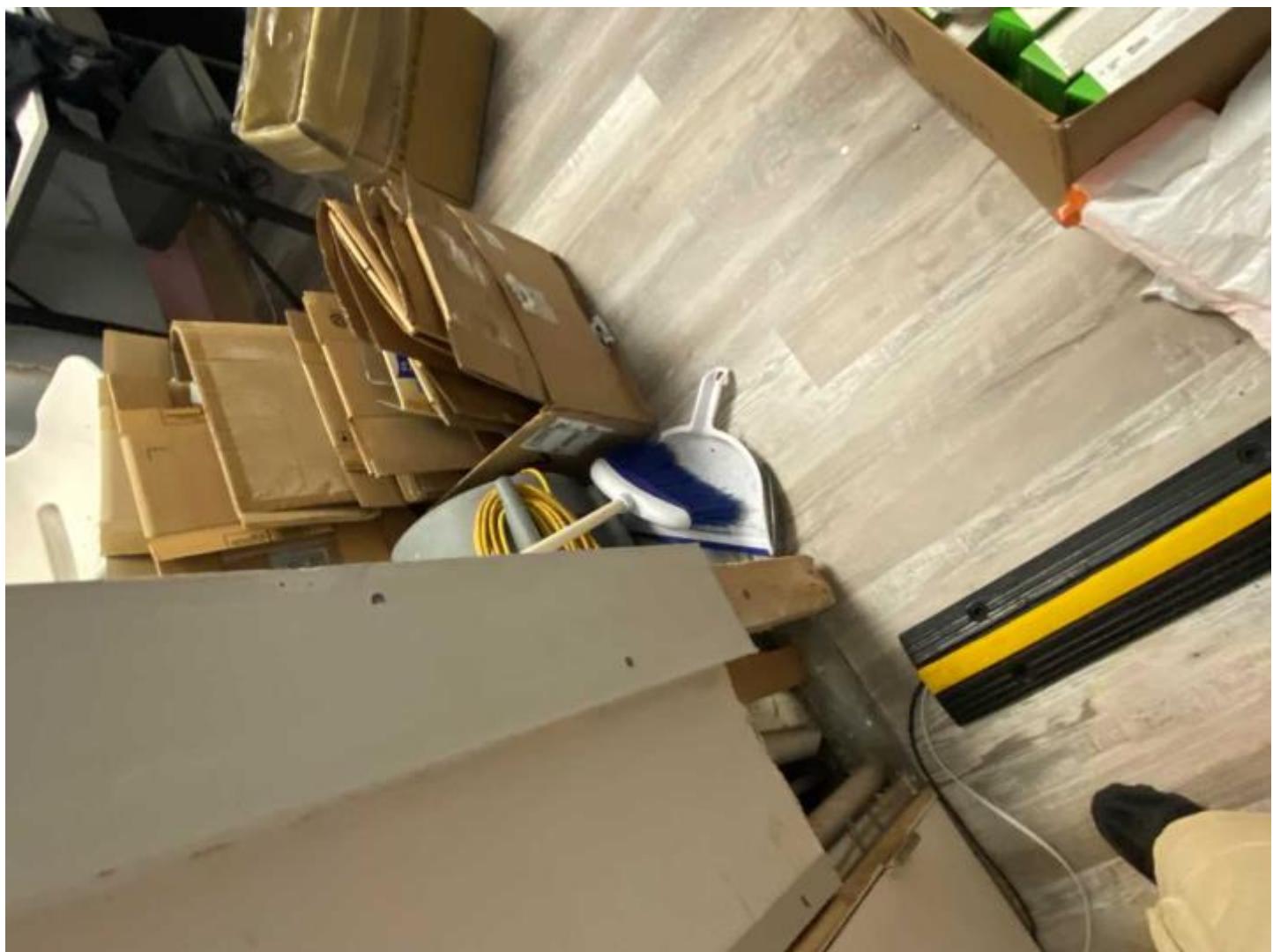
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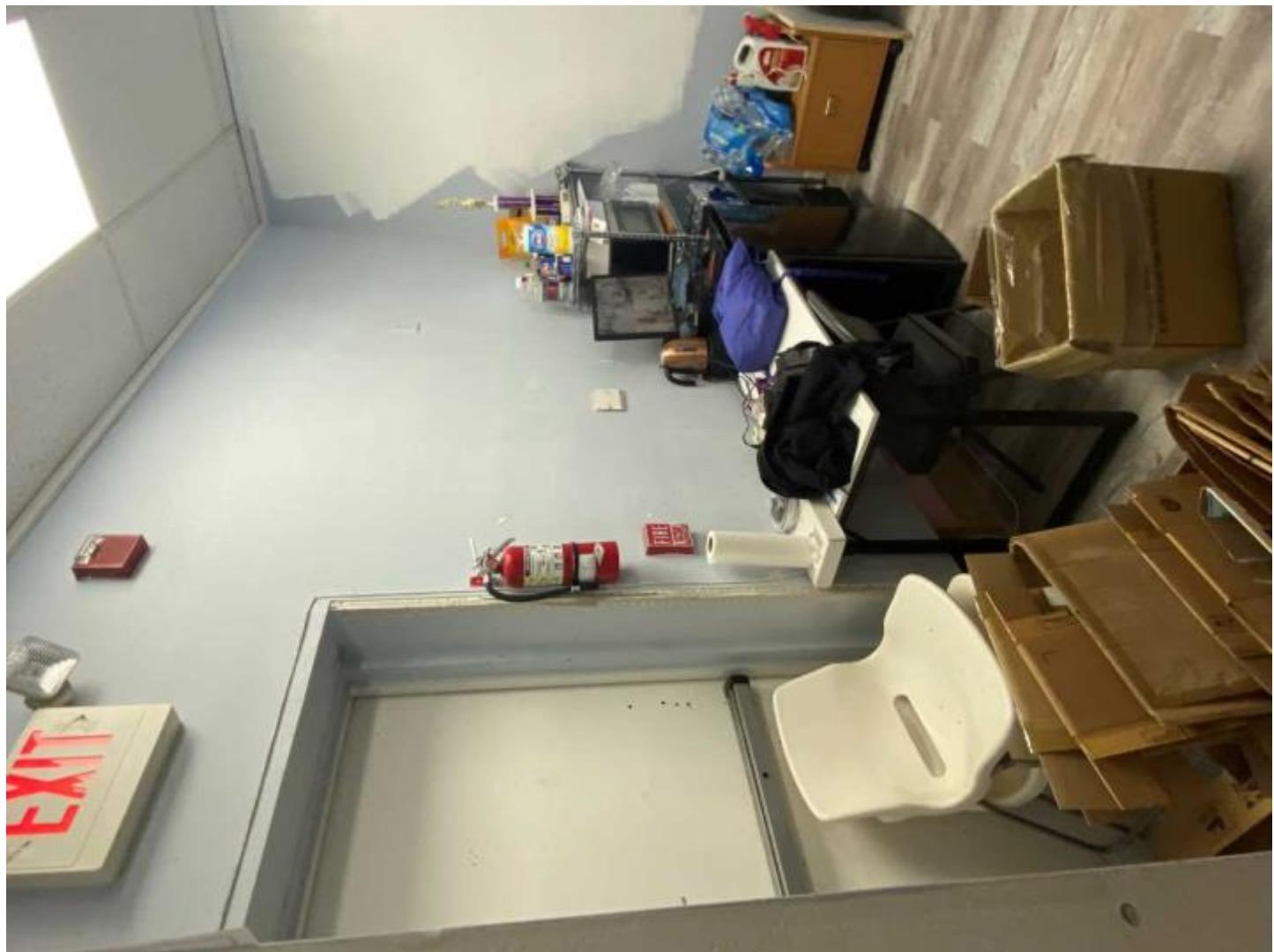
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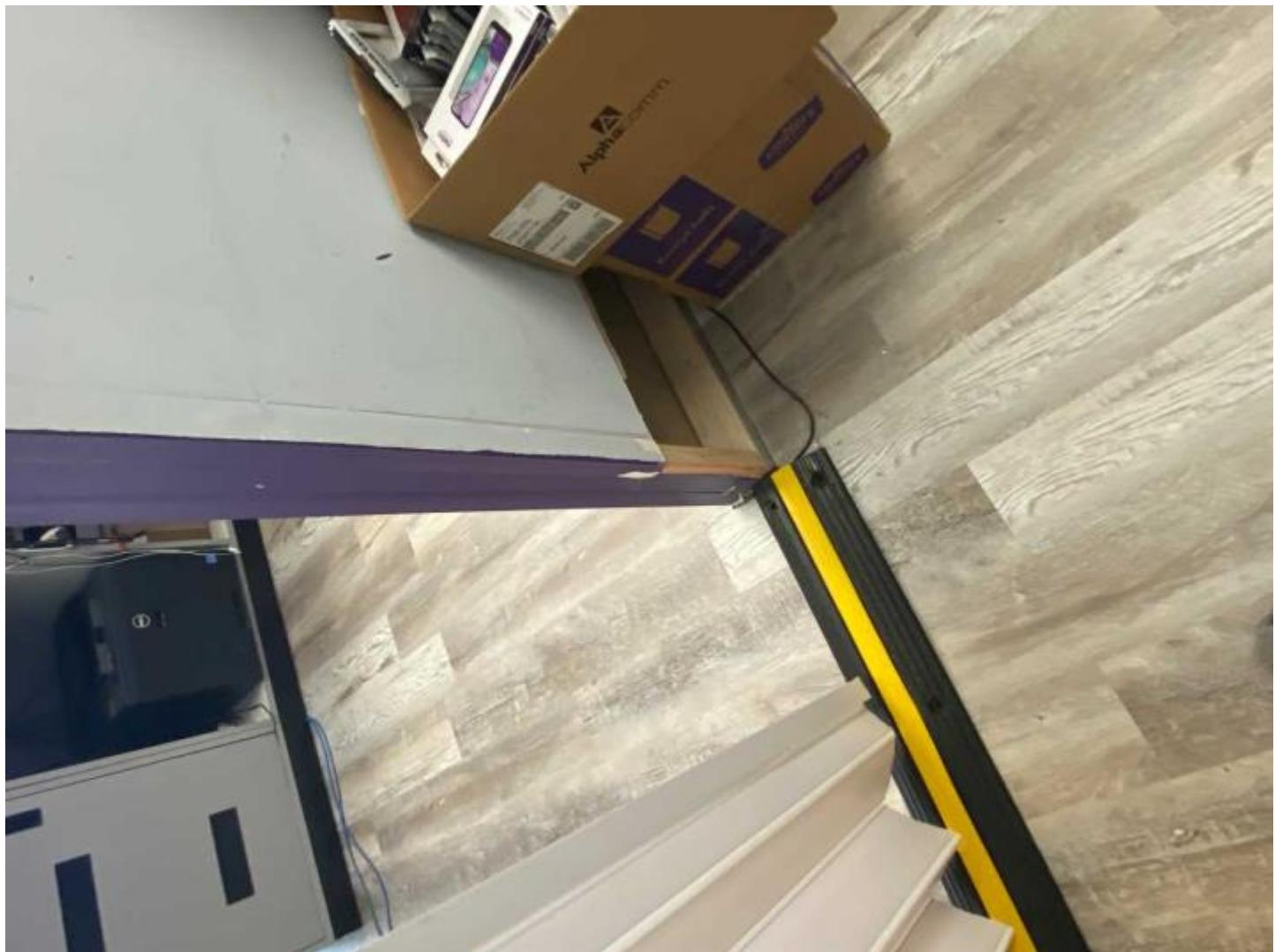
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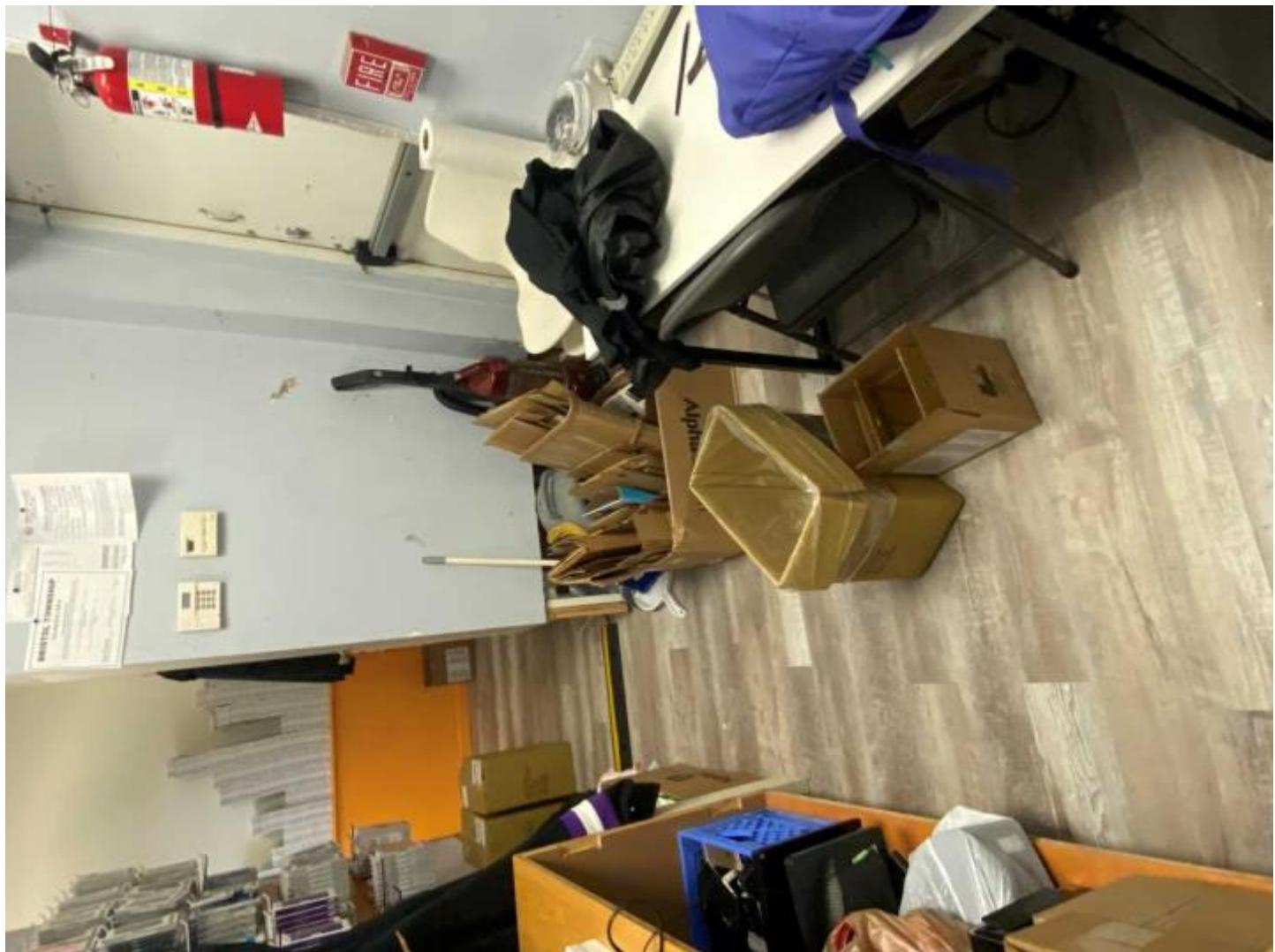
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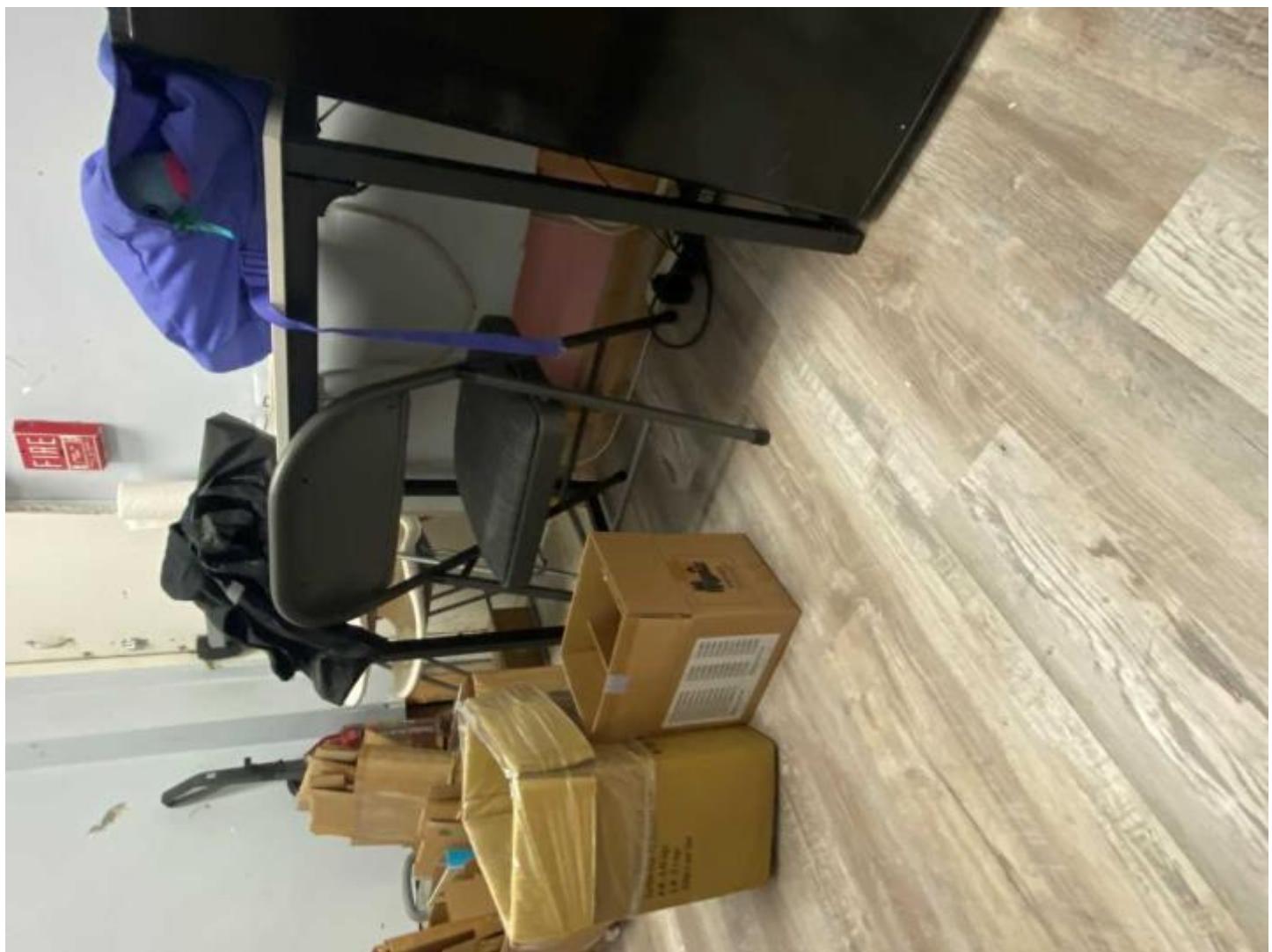
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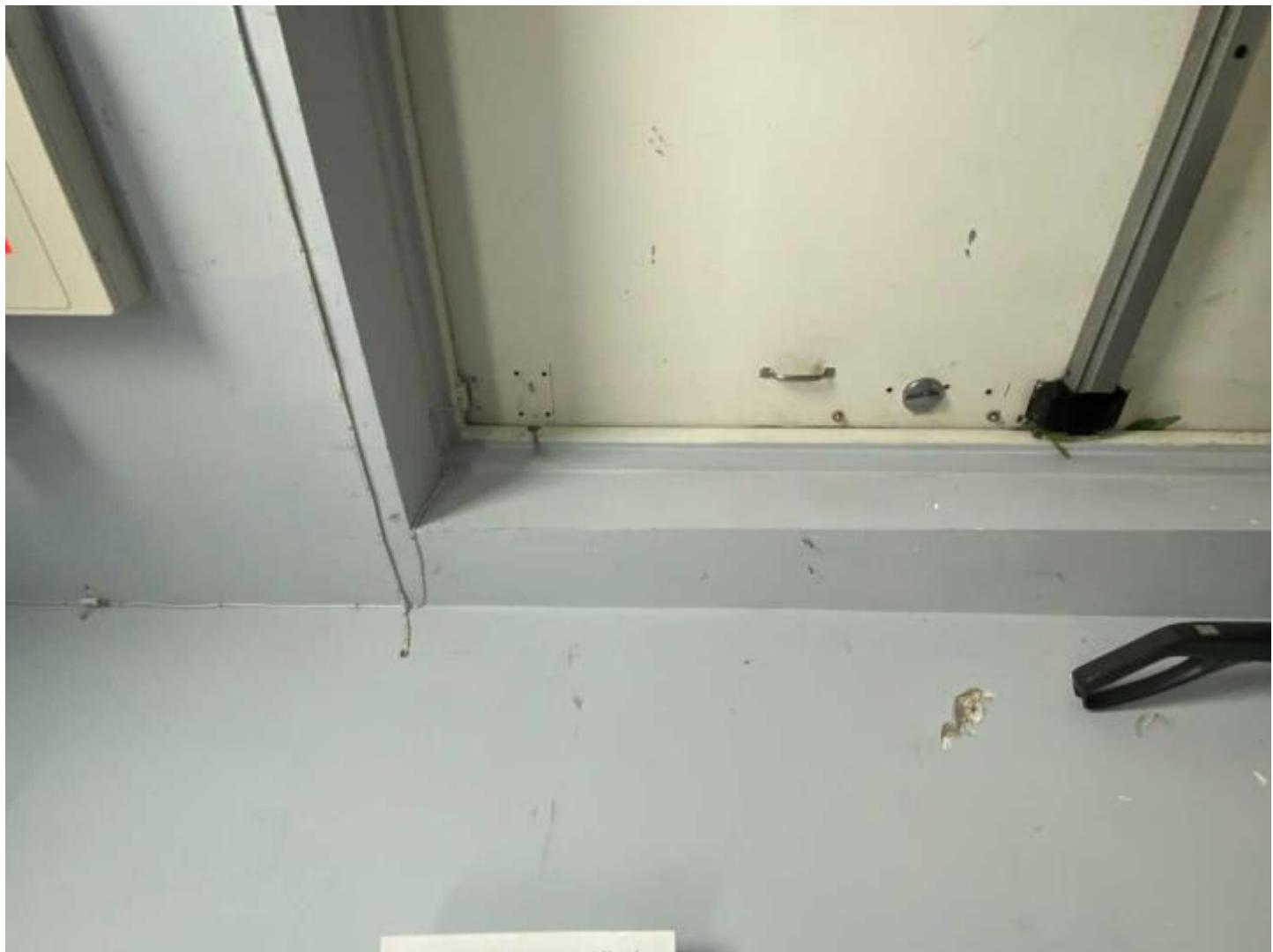
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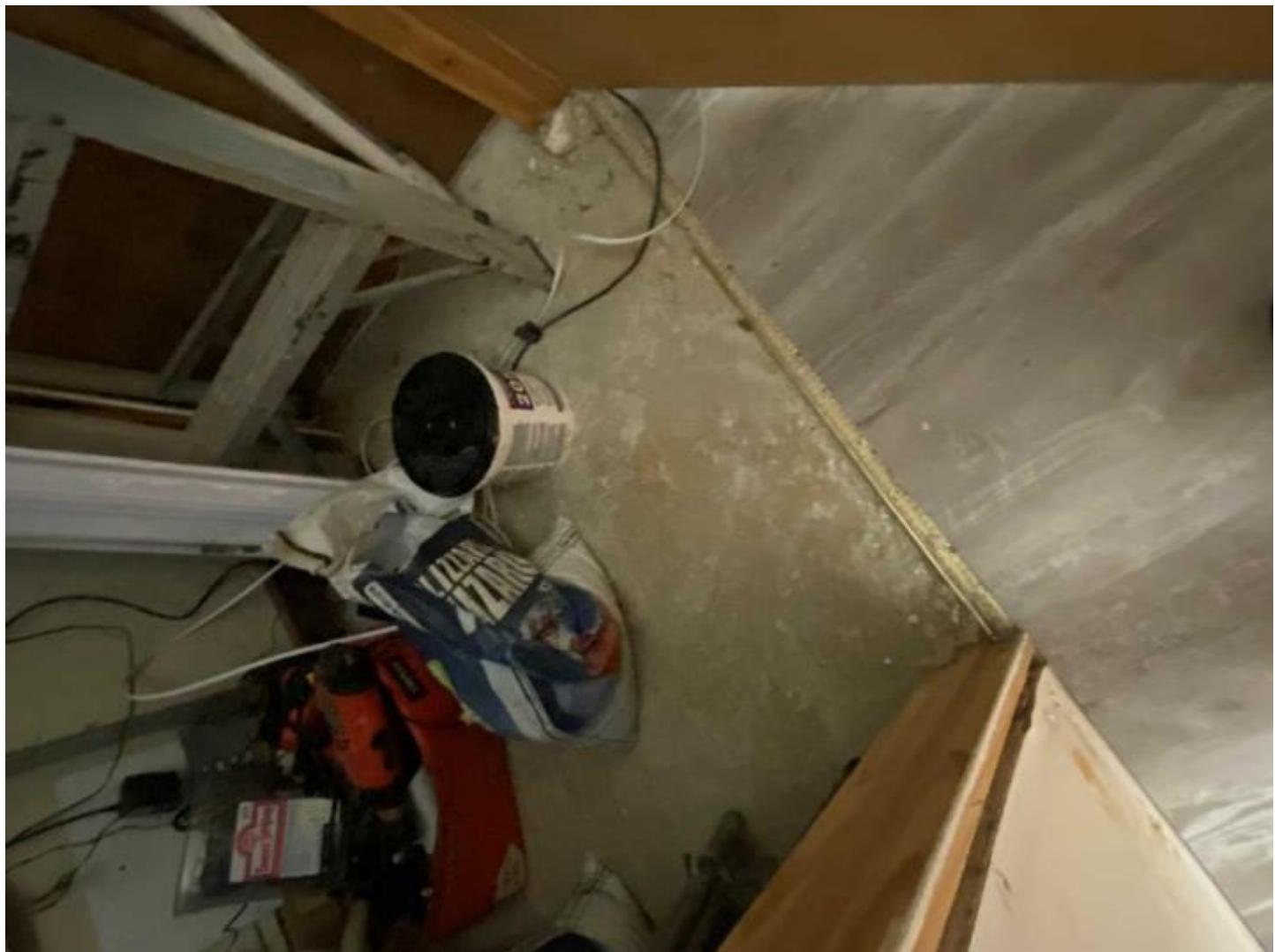
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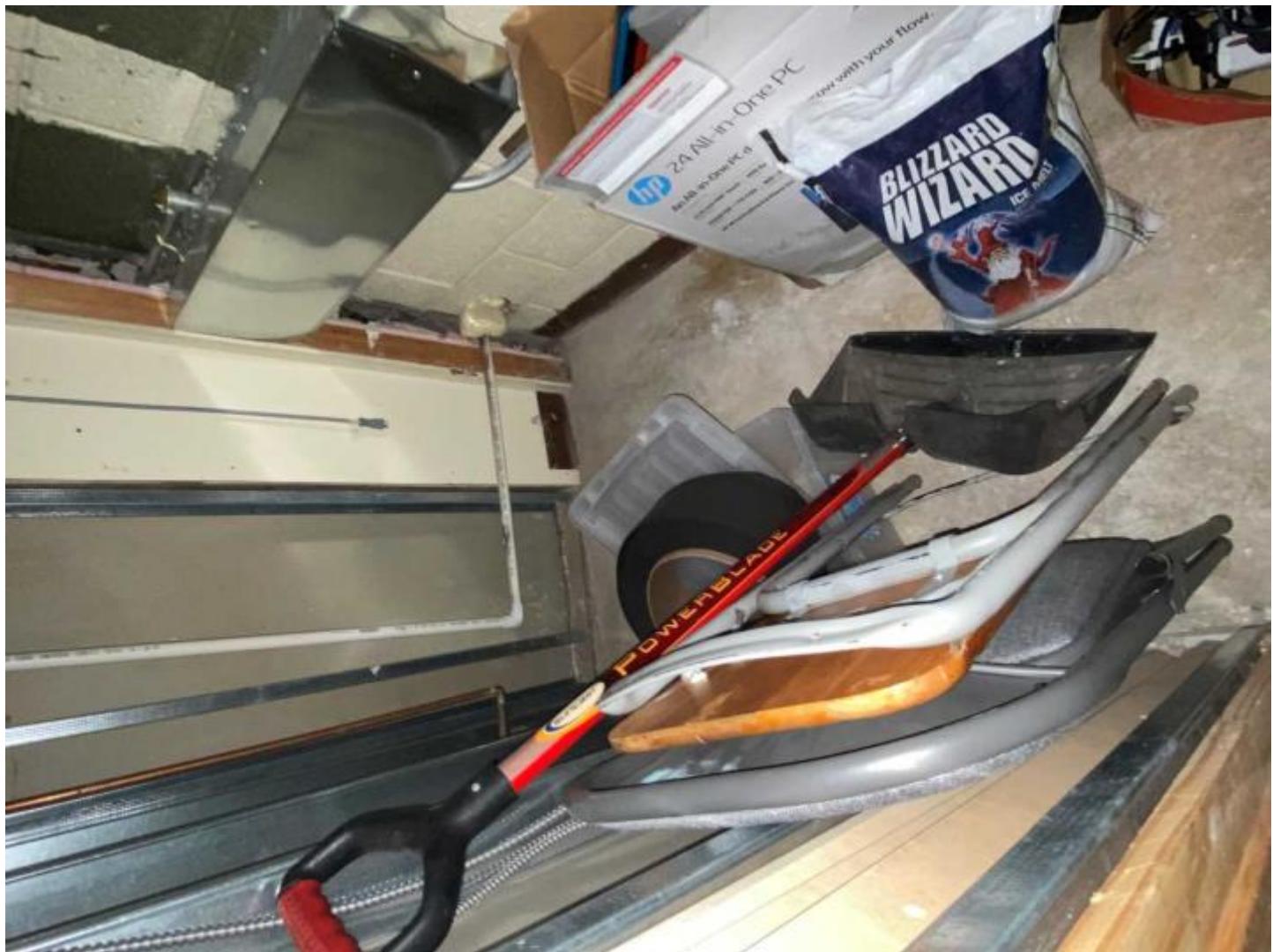
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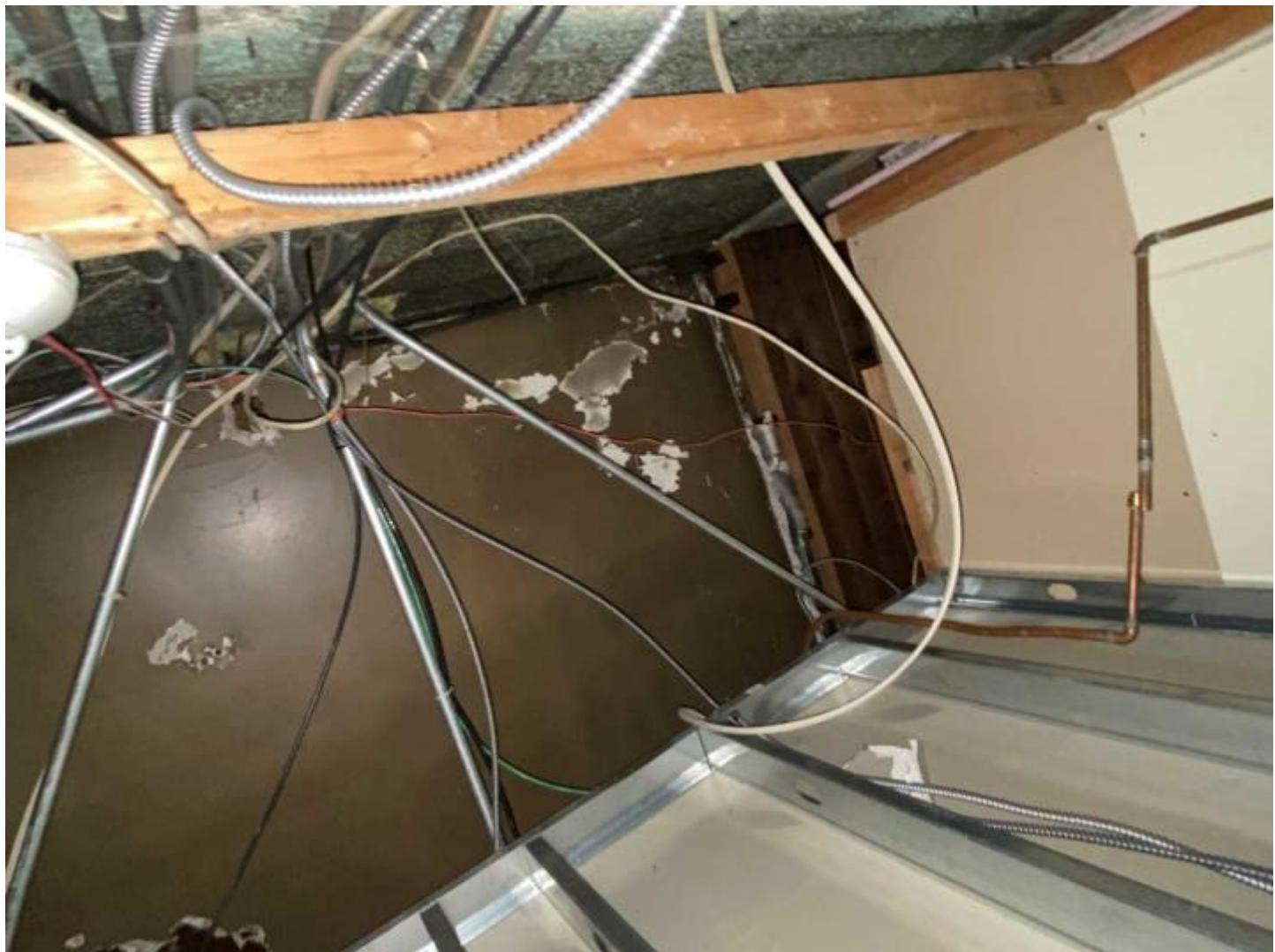
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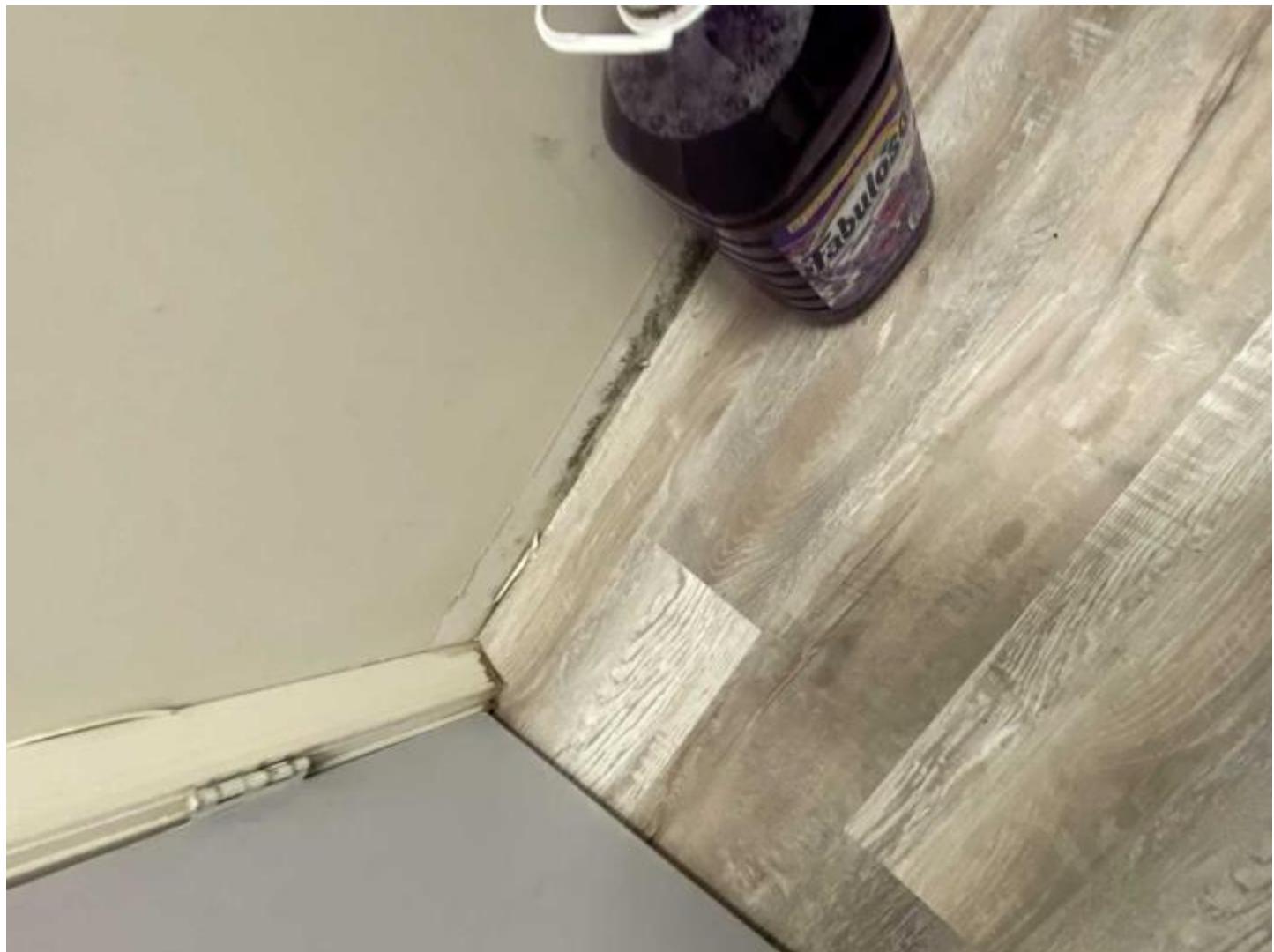


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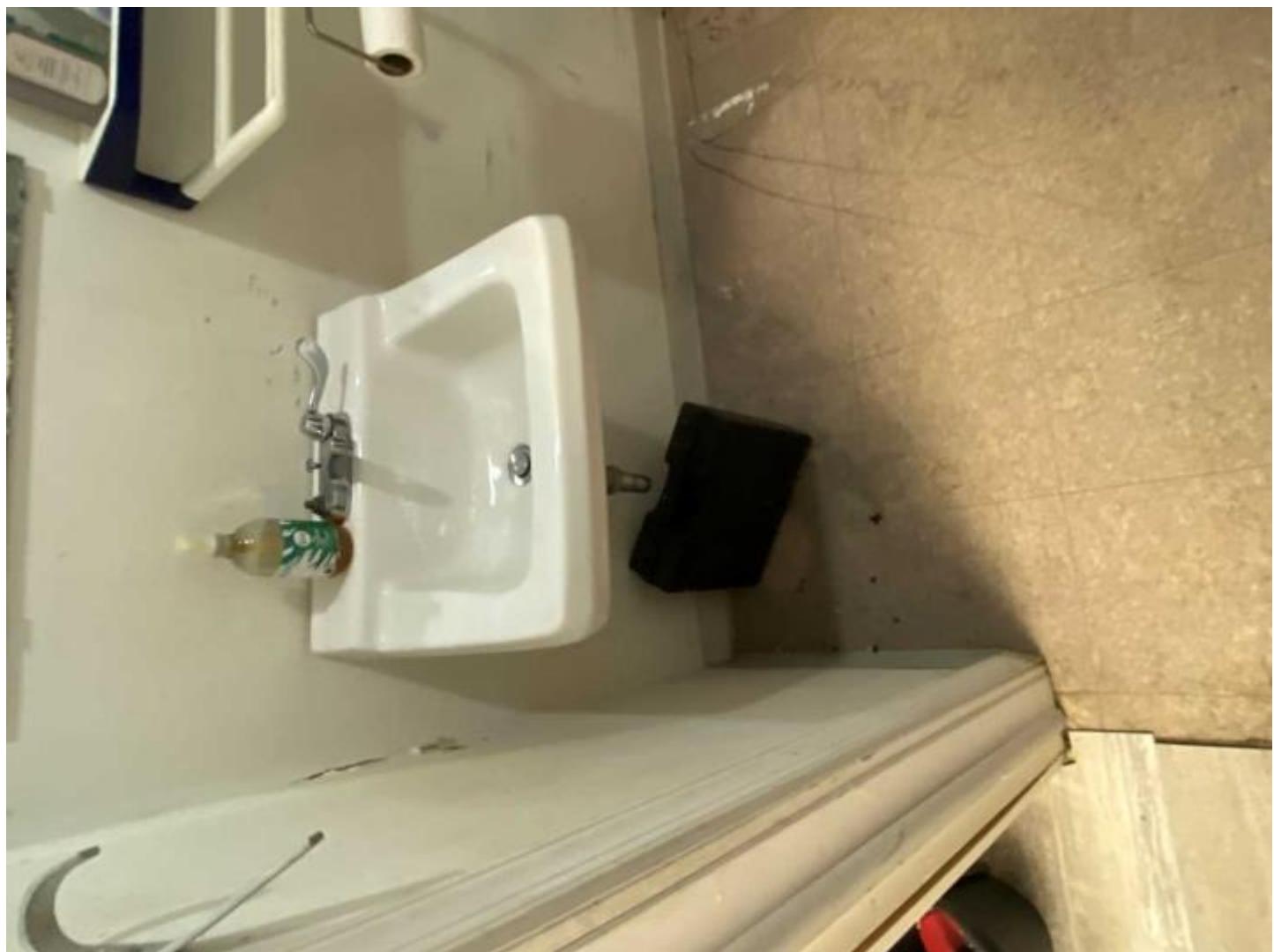


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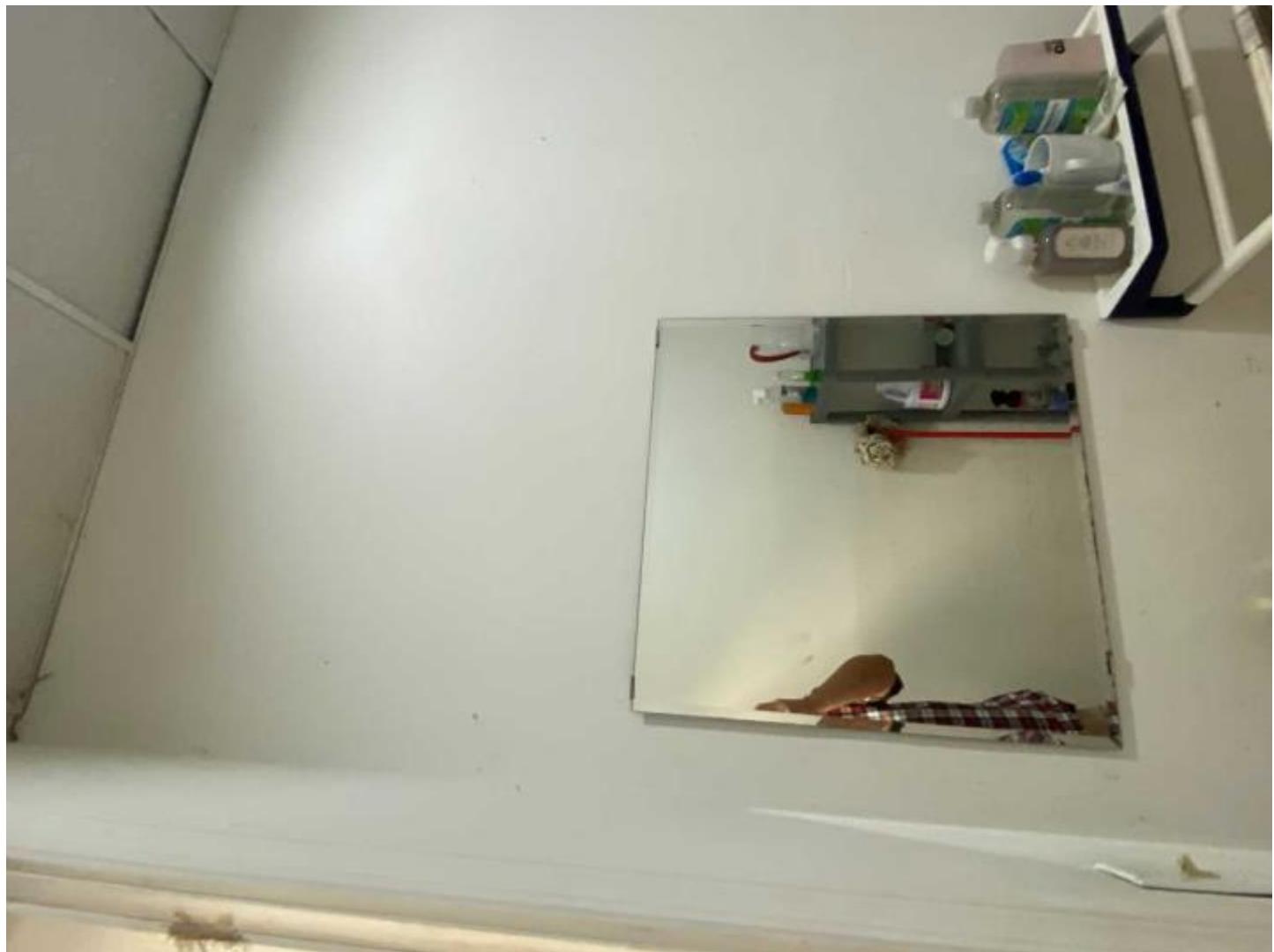
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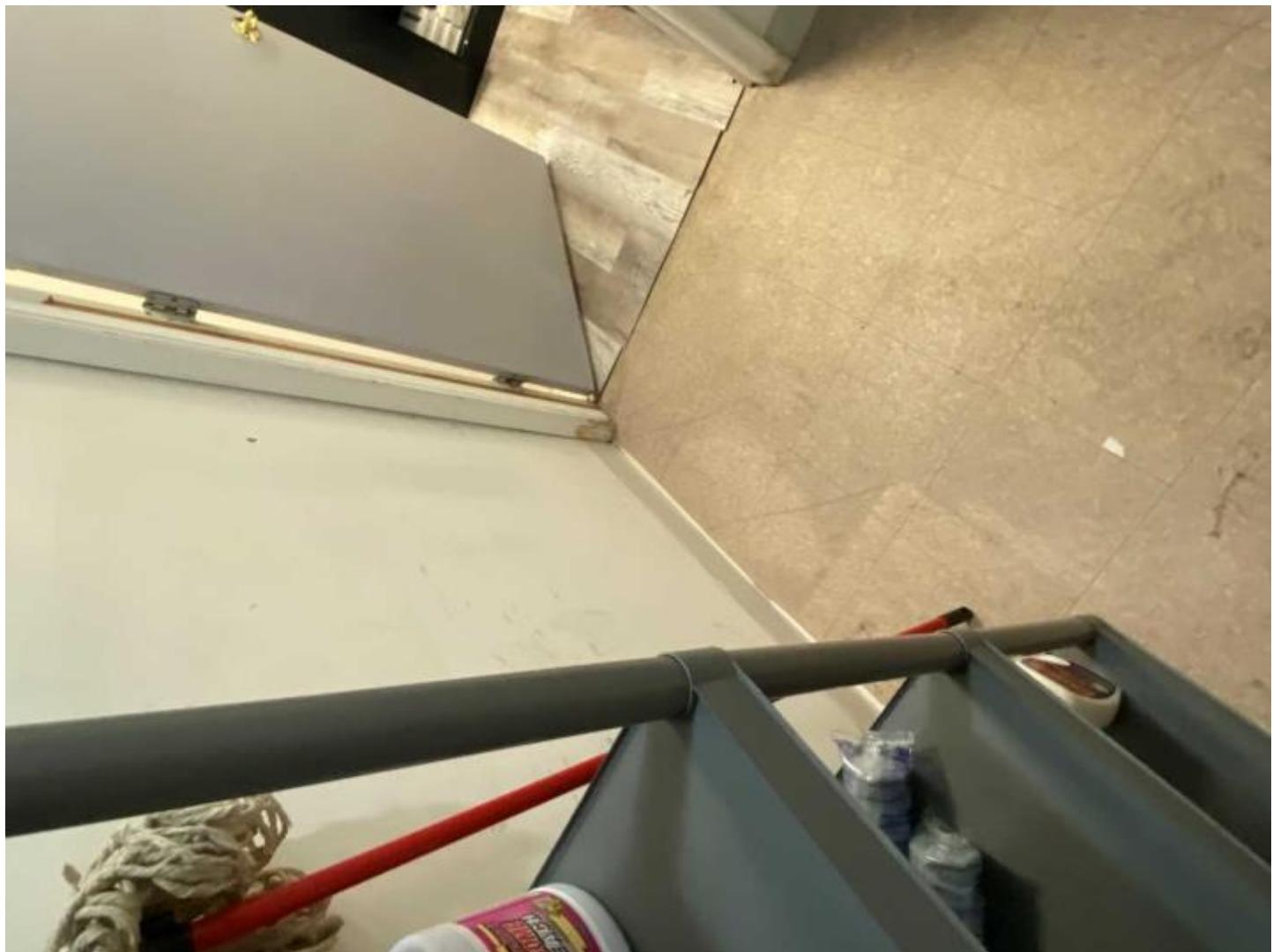
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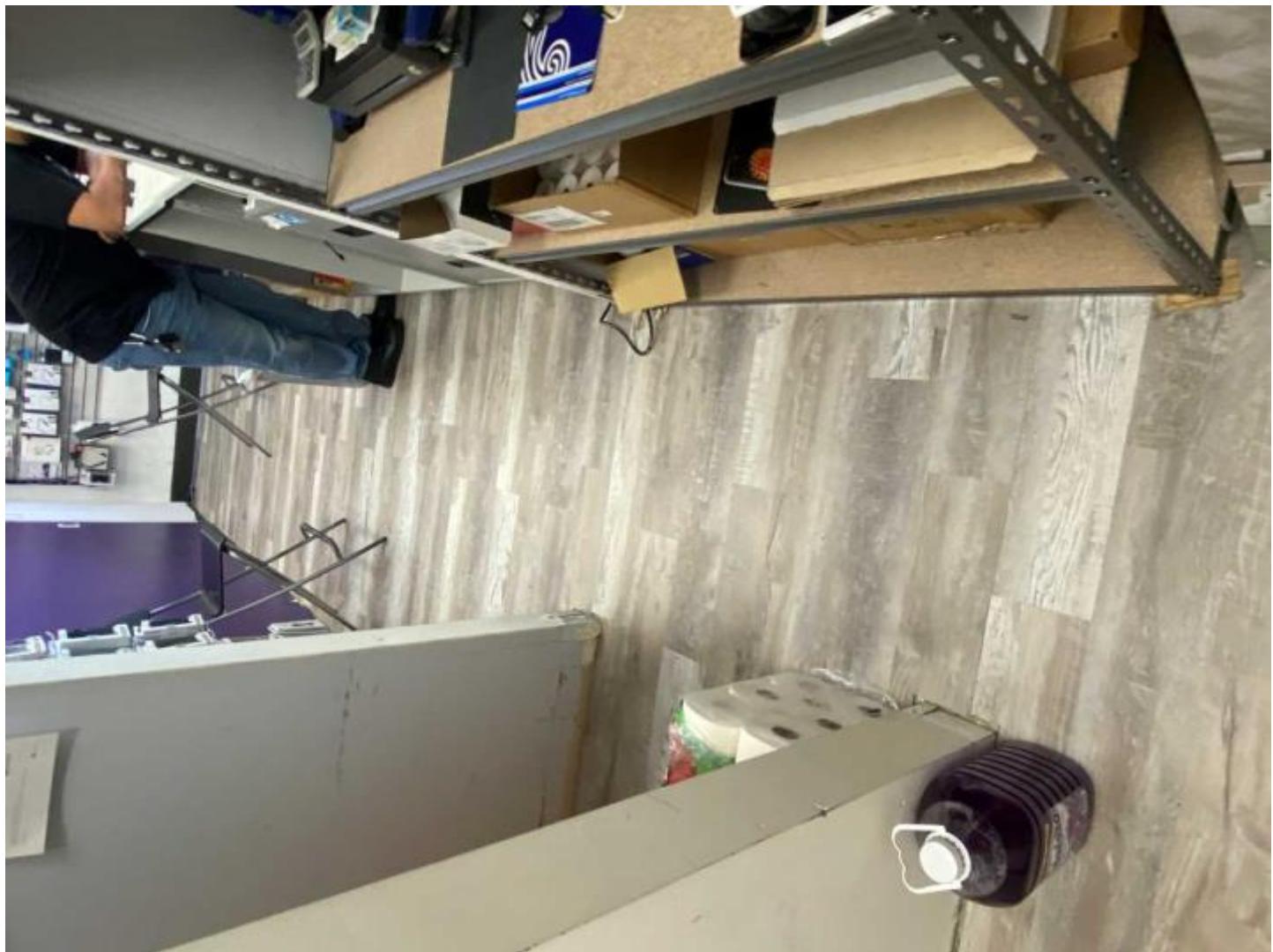
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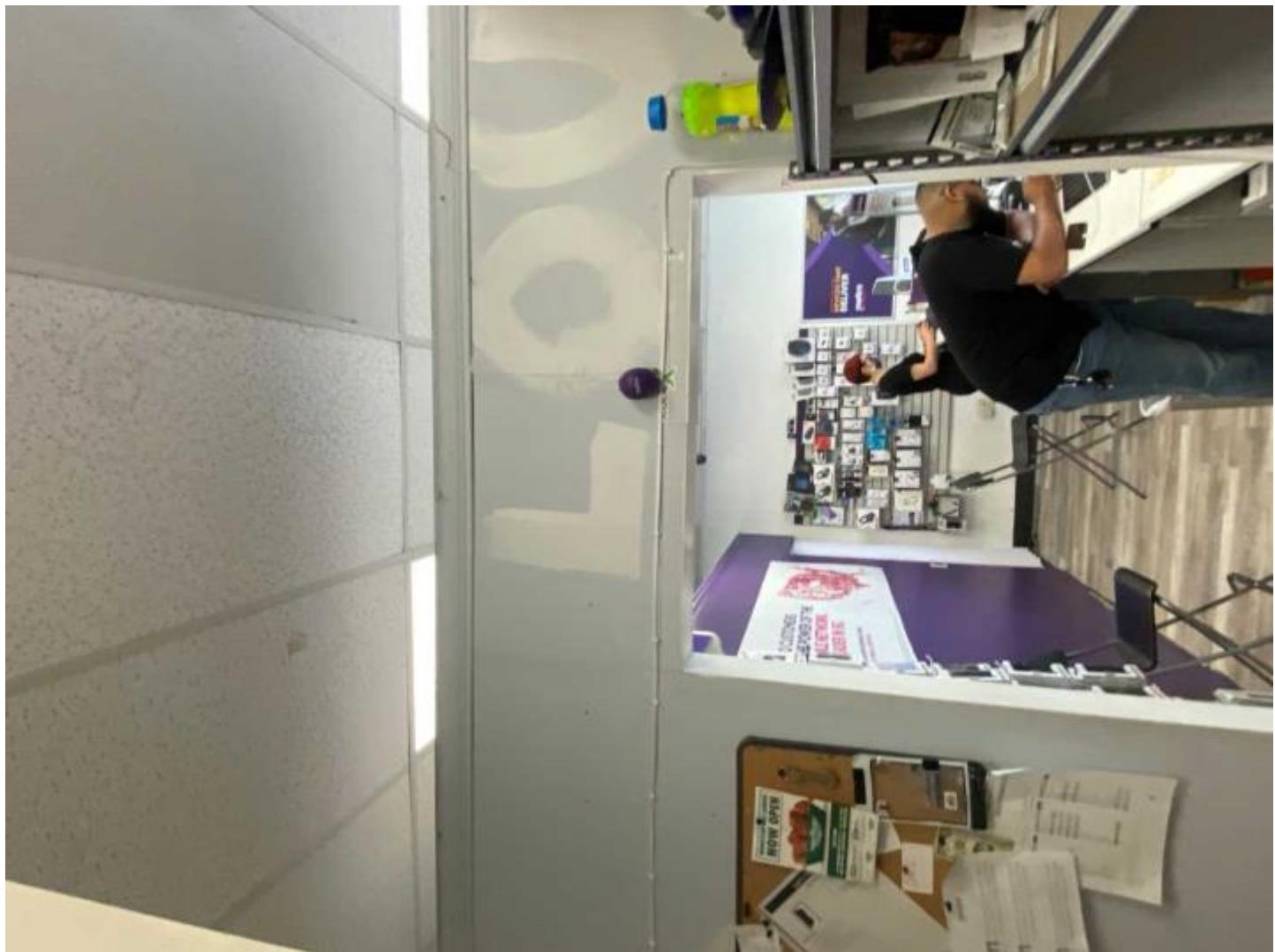
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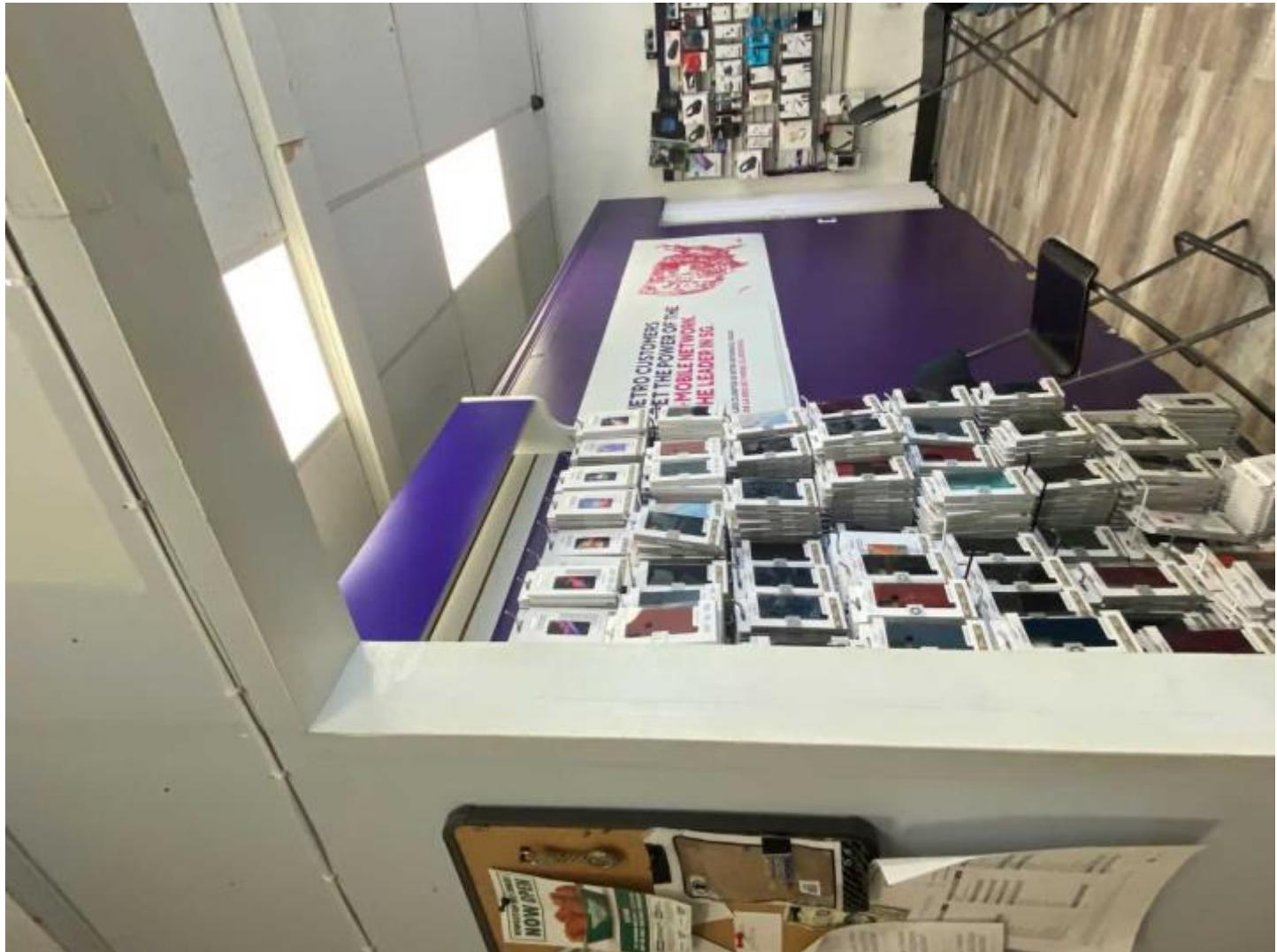
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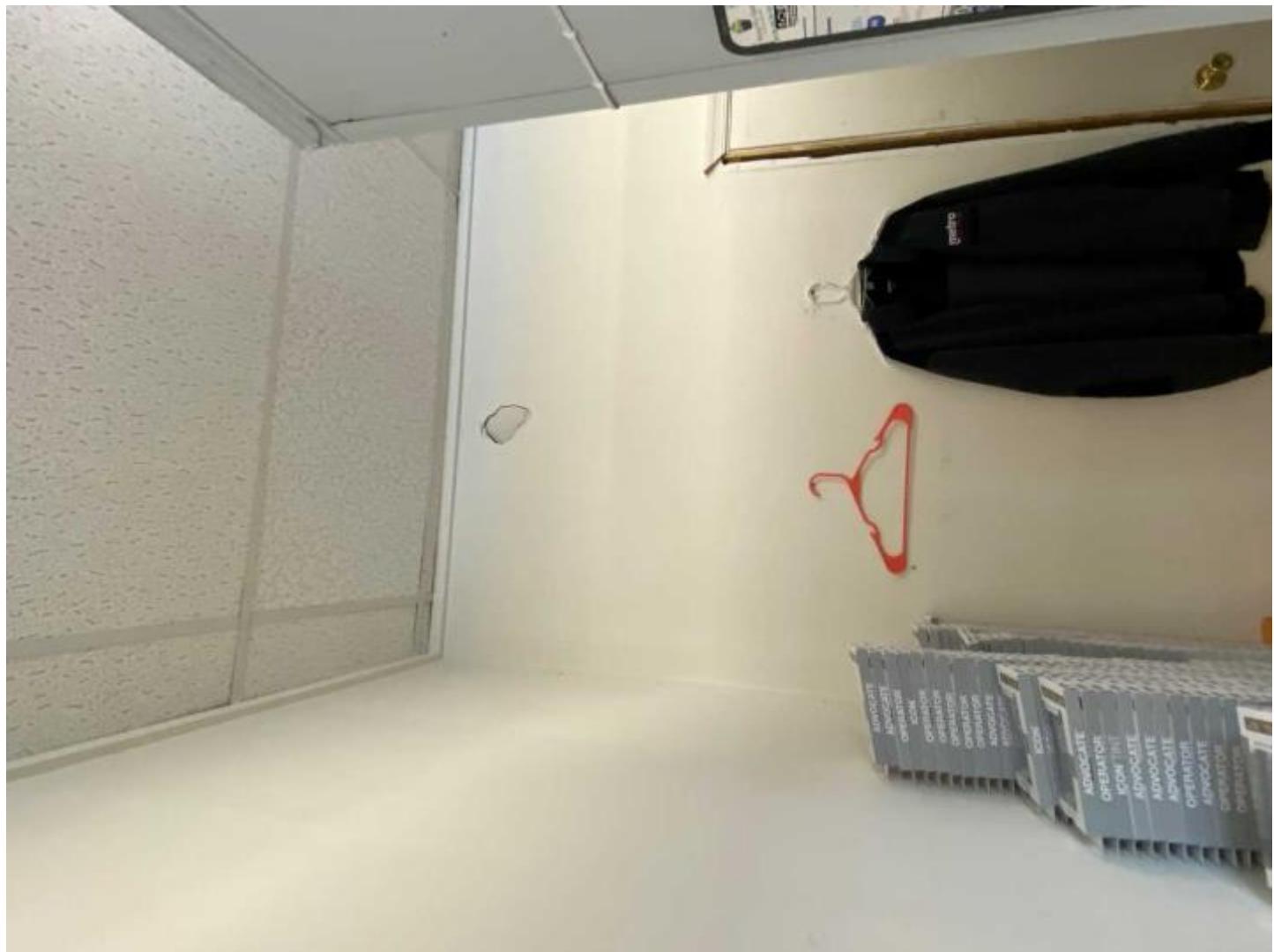
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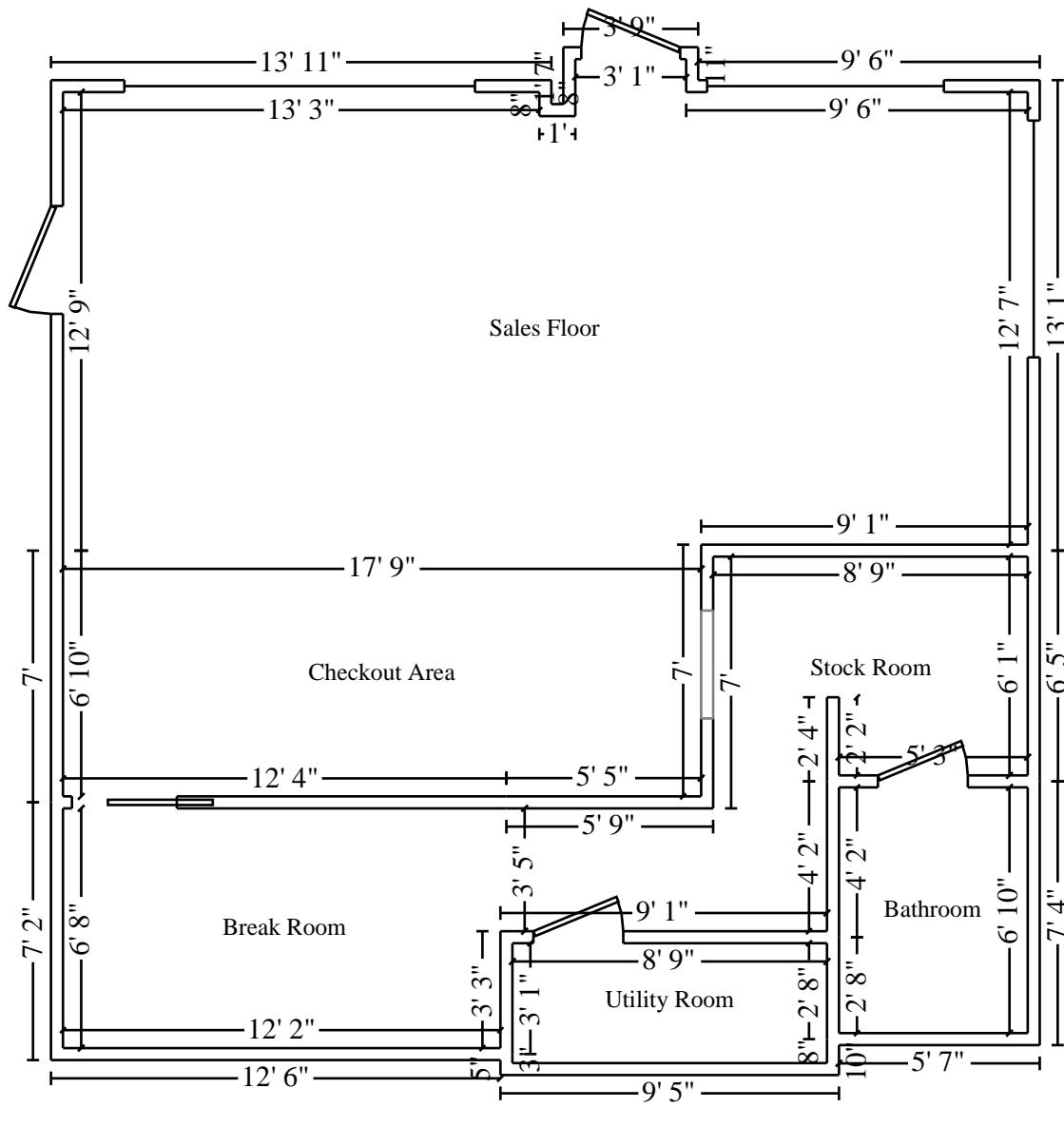
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