



MDL Restoration Inc

606 WM Leigh Drive
Tullytown PA 19007
215-943-3382

Client: Dawn Ranochak
Property: 11 Kraft Lane
Levittown, PA 19055

Home: (215) 791-5716

Operator: TRISTATE

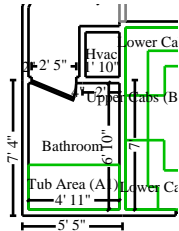
Estimator: Gary Poltonowicz
Company: MDL Restoration Inc
Business: 606 WM Leigh Drive
Tullytown, PA 19007

Business: (215) 943-3382
E-mail: Gary@mdlrestorationinc.com

Type of Estimate: Water Damage
Date Entered: 3/29/2021

Date Assigned:

Price List: PAPH8X_MAR21
Labor Efficiency: Restoration/Service/Remodel
Estimate: RANOCHAK-REBUILD
File Number: A00003212481

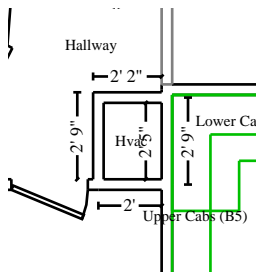
RANOCHAK-REBUILD
Main Level

Bathroom
Height: 8'

188.00 SF Walls	33.60 SF Ceiling
221.60 SF Walls & Ceiling	33.60 SF Floor
3.73 SY Flooring	23.50 LF Floor Perimeter
23.50 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Contents - move out then reset - Small room	1.00 EA		0.00	50.87	0.00	10.18	61.05
2. Detach & Reset Interior door - Colonist - slab only	1.00 EA	21.14	0.00	0.00	0.00	4.22	25.36
3. T- molding - for wood flooring	2.50 LF		0.00	7.37	1.00	3.88	23.31
4. R&R Casing - 3 1/4"	16.00 LF		0.60	2.64	1.59	10.68	64.11
5. 1/2" - drywall per LF - up to 2' tall	6.33 LF		0.00	11.95	0.47	15.22	91.33
6. Additional cost for gluing drywall	12.66 SF		0.00	0.34	0.04	0.86	5.20
7. Baseboard - 3 1/4"	6.33 LF		0.00	3.17	0.49	4.12	24.68
8. Pedestal sink - Detach & reset	1.00 EA		0.00	316.84	0.00	63.36	380.20
9. P-trap assembly - Detach & reset	1.00 EA		0.00	66.81	0.00	13.36	80.17
10. Remove Plumbing fixture supply line	3.00 EA		5.89	0.00	0.00	3.54	21.21
11. Install Plumbing fixture supply line	3.00 EA		0.00	15.18	0.00	9.10	54.64
12. Toilet - Reset	1.00 EA		0.00	165.02	0.36	33.08	198.46
13. Baseboard heat - steam/hot wtr cover only - Detach & reset	4.40 EA		0.00	13.41	0.00	11.80	70.80
14. Remove Ceramic/porcelain tile	33.60 SF		2.11	0.00	0.00	14.18	85.08
Removal							
15. Clean floor	33.60 SF		0.00	0.40	0.97	2.68	17.09
16. Material Only Tile - per specs from independent tile analysis	33.60 SF		0.00	0.00	0.00	0.00	0.00
Waiting in ITTEL Pricing (Material only)							
17. Install Ceramic/porcelain tile	33.60 SF		0.00	8.57	0.00	57.60	345.55
Install							
18. R&R Mortar bed for tile	33.60 SF		1.71	7.61	3.33	63.30	379.79
19. Tile/stone sealer	33.60 SF		0.00	0.97	0.63	6.64	39.86
20. R&R Quarter round - 3/4"	4.92 LF		0.20	1.56	0.21	1.78	10.65

CONTINUED - Bathroom

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
21. Mask the floor per square foot - plastic and tape - 4 mil	33.60 SF		0.00	0.22	0.10	1.50	8.99
22. Detach & Reset Light fixture	1.00 EA	61.51	0.00	0.00	0.00	12.30	73.81
23. Shower curtain rod - Detach & reset	1.00 EA		0.00	18.32	0.00	3.66	21.98
24. Seal/prime then paint part of the walls twice (3 coats)	125.33 SF		0.00	1.18	1.96	29.98	179.83
25. Seal & paint door or window opening (per side)	1.00 EA		0.00	28.39	0.27	5.74	34.40
26. Seal & paint door slab only (per side)	1.00 EA		0.00	34.12	0.45	6.92	41.49
27. Seal & paint baseboard - two coats	6.33 LF		0.00	1.34	0.04	1.70	10.22
28. Final cleaning - construction - Residential	33.60 SF		0.00	0.25	0.60	1.68	10.68
Totals: Bathroom					12.51	393.06	2,359.94


Hvac
Height: 8'

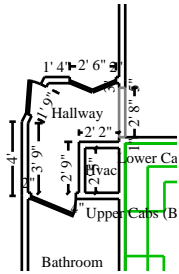
68.00 SF Walls	4.43 SF Ceiling
72.43 SF Walls & Ceiling	4.43 SF Floor
0.49 SY Flooring	8.50 LF Floor Perimeter
8.50 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
29. HVAC - General Laborer - per hour	1.50 HR		0.00	46.18	0.00	13.86	83.13
<i>Metal fire wall has to be detached and reset for drywall work</i>							
30. 1/2" - drywall per LF - up to 2' tall	2.00 LF		0.00	11.95	0.15	4.82	28.87
31. Additional cost for gluing drywall	4.00 SF		0.00	0.34	0.01	0.28	1.65
32. Final cleaning - construction - Residential	4.43 SF		0.00	0.25	0.08	0.22	1.41
Totals: Hvac					0.24	19.18	115.06



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Hallway

Height: 8'

148.90 SF Walls	21.95 SF Ceiling
170.85 SF Walls & Ceiling	21.95 SF Floor
2.44 SY Flooring	18.17 LF Floor Perimeter
20.83 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

2' 8" X 6' 8"

Opens into FAMILY_ROOM

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
33. Contents - move out then reset - Small room	1.00 EA		0.00	50.87	0.00	10.18	61.05
34. Bifold door - (2 slabs only) - Single - Detach & reset	1.00 EA		0.00	16.92	0.00	3.38	20.30
35. R&R T- molding - for wood flooring	2.50 LF		0.45	7.37	1.00	4.10	24.66
36. R&R End molding - for wood flooring	2.50 LF		0.45	6.30	0.84	3.54	21.26
37. Material Only Snaplock Laminate - per specs from independent analysis	21.95 SF		0.00	0.99	0.57	4.46	26.76
.99 a SF as per ITTEL Pricing (Material only)							
38. Install Snaplock Laminate - simulated wood flooring	21.95 SF		0.00	2.48	0.00	10.88	65.32
Install							
39. Vapor barrier - visqueen - 6mil	21.95 SF		0.00	0.29	0.07	1.30	7.74
40. R&R Baseboard - 3 1/4"	18.17 LF		0.54	3.17	1.40	13.76	82.57
41. Quarter round - 3/4"	18.17 LF		0.00	1.56	0.77	5.84	34.96
42. Mask the floor per square foot - plastic and tape - 4 mil	21.95 SF		0.00	0.22	0.07	0.98	5.88
43. Seal/prime then paint more than the floor perimeter twice (3 coats)	72.67 SF		0.00	1.18	1.13	17.38	104.26
Under Chair Rail							
44. Seal & paint chair rail - two coats	18.17 LF		0.00	1.30	0.13	4.74	28.49
45. Seal & paint door or window opening (per side)	4.00 EA		0.00	28.39	1.08	22.94	137.58
46. Seal & paint door slab only (per side)	2.00 EA		0.00	34.12	0.91	13.82	82.97
47. Seal & paint bifold door set - slab only (per side)	1.00 EA		0.00	45.46	0.86	9.28	55.60
48. Seal & paint baseboard - two coats	18.17 LF		0.00	1.34	0.12	4.90	29.37
49. Seal & paint base shoe or quarter round	18.17 LF		0.00	0.73	0.11	2.68	16.05
50. Final cleaning - construction - Residential	21.95 SF		0.00	0.25	0.40	1.10	6.99

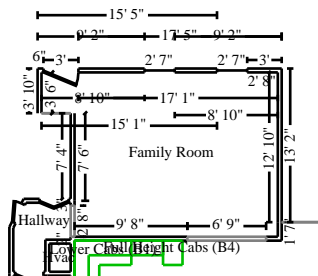


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CONTINUED - Hallway

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Totals: Hallway					9.46	135.26	811.81



Family Room

Height: 8'

443.22 SF Walls	255.20 SF Ceiling
698.42 SF Walls & Ceiling	255.20 SF Floor
28.36 SY Flooring	56.42 LF Floor Perimeter
65.83 LF Ceil. Perimeter	

Missing Wall

2' 6" X 8'

Opens into Exterior

Missing Wall - Goes to Floor

2' 8" X 6' 8"

Opens into HALLWAY

Missing Wall - Goes to Floor

6' 9" X 6' 8"

Opens into KITCHEN

Window

2' 7" X 4'

Opens into Exterior

Window

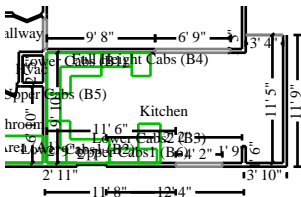
2' 7" X 4'

Opens into Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
51. Content Manipulation charge - per hour	6.00 HR		0.00	46.18	0.00	55.42	332.50
52. Provide box, packing paper & tape - medium size	5.00 EA		0.00	3.90	2.49	4.10	26.09
53. Detach & Reset Interior door - Colonist - slab only	1.00 EA	21.14	0.00	0.00	0.00	4.22	25.36
54. Baseboard heat - steam/hot wtr cover only - Detach & reset	16.00 EA		0.00	13.41	0.00	42.92	257.48
55. R&R T- molding - for wood flooring	6.75 LF		0.45	7.37	2.71	11.10	66.60
56. R&R End molding - for wood flooring	3.00 LF		0.45	6.30	1.01	4.26	25.52
57. Remove Snaplock Laminate - simulated wood flooring	249.20 SF		1.38	0.00	0.00	68.78	412.68
Removal							
58. Remove Vapor barrier - visqueen - 6mil	249.20 SF		0.09	0.00	0.00	4.48	26.91
59. Material Only Snaplock Laminate - per specs from independent analysis	255.20 SF		0.00	0.99	6.58	51.86	311.09
.99 a SF as per ITTEL Pricing (Material only)							
60. Install Snaplock Laminate - simulated wood flooring	255.20 SF		0.00	2.48	0.00	126.58	759.48
Install							
61. Vapor barrier - visqueen - 6mil	255.20 SF		0.00	0.29	0.77	14.96	89.74
62. Remove Quarter round - 3/4"	48.42 LF		0.20	0.00	0.00	1.94	11.62

CONTINUED - Family Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
63. Quarter round - 3/4"	56.42 LF		0.00	1.56	2.40	18.08	108.50
64. Mask the floor per square foot - plastic and tape - 4 mil	255.20 SF		0.00	0.22	0.77	11.38	68.29
65. Window blind - horizontal or vertical - Detach & reset	2.00 EA		0.00	39.23	0.00	15.70	94.16
66. Seal/prime then paint more than the floor perimeter twice (3 coats)	225.67 SF		0.00	1.18	3.52	53.96	323.77
Under Chair Rail							
67. Seal & paint chair rail - two coats	56.42 LF		0.00	1.30	0.41	14.76	88.52
68. Seal & paint crown molding - two coats	65.83 LF		0.00	1.36	0.51	18.00	108.04
69. Seal & paint door or window opening (per side)	5.00 EA		0.00	28.39	1.34	28.66	171.95
70. Seal & paint baseboard - two coats	56.42 LF		0.00	1.34	0.37	15.20	91.17
71. Seal & paint base shoe or quarter round	56.42 LF		0.00	0.73	0.34	8.30	49.83
72. Final cleaning - construction - Residential	255.20 SF		0.00	0.25	4.60	12.76	81.16
Totals: Family Room					27.82	587.42	3,530.46


Kitchen
Height: 8'

285.56 SF Walls	212.04 SF Ceiling
497.60 SF Walls & Ceiling	176.43 SF Floor
19.60 SY Flooring	33.91 LF Floor Perimeter
64.67 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	4' 2" X 6' 8"	Opens into Exterior
Window	2' 7" X 2' 3"	Opens into Exterior
Missing Wall	3' 4" X 8'	Opens into Exterior
Missing Wall - Goes to Floor	6' 9" X 6' 8"	Opens into FAMILY_ROOM

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
73. Content Manipulation charge - per hour	12.00 HR		0.00	46.18	0.00	110.84	665.00
74. Provide dishpack box, packing paper & tape	5.00 EA		0.00	7.70	5.25	8.16	51.91
75. Provide box, packing paper & tape - small size	6.00 EA		0.00	2.45	2.00	3.12	19.82
76. Provide box, packing paper & tape - medium size	5.00 EA		0.00	3.90	2.49	4.10	26.09



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CONTINUED - Kitchen

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
77. Bubble Wrap - Add-on cost for fragile items	60.00 LF		0.00	0.22	1.80	2.80	17.80
78. Detach & Reset Refrigerator - bottom freezer - 25 to 30 cf	1.00 EA	49.54	0.00	0.00	0.00	9.90	59.44
79. Detach & Reset Range - freestanding - electric	1.00 EA	37.16	0.00	0.00	0.00	7.44	44.60
80. Microwave oven - over range type - Detach & reset	1.00 EA		0.00	143.81	0.00	28.76	172.57
81. Dishwasher - Detach & reset	1.00 EA		0.00	261.26	0.00	52.26	313.52
82. R&R Glass tile - High grade	65.21 SF		2.11	33.35	93.78	481.24	2,887.36
83. Add-on for tile backsplash installation	65.21 SF		0.00	15.98	0.00	208.42	1,250.48
84. Seal grout on tile wall	65.21 SF		0.00	1.56	0.63	20.46	122.82
85. Detach & Reset Sink faucet - Kitchen	1.00 EA	134.05	0.00	0.00	0.00	26.82	160.87
86. Garbage disposer - Detach & reset	1.00 EA		0.00	179.09	0.00	35.82	214.91
87. P-trap assembly - Detach & reset	1.00 EA		0.00	66.81	0.00	13.36	80.17
88. Remove Plumbing fixture supply line	2.00 EA		5.89	0.00	0.00	2.36	14.14
89. Install Plumbing fixture supply line	2.00 EA		0.00	15.18	0.00	6.08	36.44
90. Sink - undermount - Detach & reset	1.00 EA		0.00	277.37	0.08	55.50	332.95
91. Countertop - solid surface/granite - Detach & reset	40.10 SF		0.00	32.11	0.00	257.52	1,545.13
<i>Attempt to detach an reset will be made, due to natural stone it might crack at the weak point (Sink&faucet). If so a supplement will be made for replacement.</i>							
92. R&R Cabinetry - lower (base) units - High grade	13.00 LF		8.83	242.88	159.75	686.40	4,118.38
93. Toe kick - pre-finished wood - 1/2"	13.00 LF		0.00	9.19	3.32	24.56	147.35
94. R&R Cabinetry - full height unit - High grade	2.33 LF		10.60	328.56	39.20	165.88	995.32
95. R&R Cabinetry - upper (wall) units - High grade	21.58 LF		8.83	178.67	182.05	845.68	5,073.98
96. Add for leaded glass (standard design), per cabinet door	2.00 EA		0.00	64.86	7.78	27.50	165.00
97. R&R Cabinet knob or pull	20.00 EA		1.37	8.38	4.25	39.86	239.11
98. R&R Cabinet panels - side, end, or back	74.25 SF		2.28	15.55	34.21	271.62	1,629.71
99. R&R Cabinet door - High grade	2.00 SF		3.53	27.32	2.82	12.90	77.42
<i>False doors</i>							
100. R&R Quarter round - 3/4" - stain grade	43.16 LF		0.20	1.89	2.69	18.58	111.47



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CONTINUED - Kitchen

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
<i>Upper cab crown trim</i>							
101. R&R Stair nosing - for wood flooring	4.17 LF		0.45	9.31	2.12	8.56	51.38
102. R&R Casing - 3 1/4"	48.00 LF		0.60	2.64	4.78	32.06	192.36
103. R&R Baseboard - 3 1/4"	6.33 LF		0.54	3.17	0.49	4.80	28.78
104. 1/2" - drywall per LF - up to 4' tall	3.00 LF		0.00	16.98	0.41	10.26	61.61
105. Additional cost for gluing drywall	12.00 SF		0.00	0.34	0.04	0.82	4.94
106. Baseboard heat - steam/hot wtr cover only - Detach & reset	10.00 EA		0.00	13.41	0.00	26.82	160.92
107. Remove Ceramic/porcelain tile	172.43 SF		2.11	0.00	0.00	72.76	436.59
<i>Removal</i>							
108. Clean floor	88.21 SF		0.00	0.40	2.54	7.06	44.88
109. Material Only Tile - per specs from independent tile analysis	176.43 SF		0.00	0.00	0.00	0.00	0.00
<i>Waiting in ITEL Pricing (Material only)</i>							
110. Install Ceramic/porcelain tile	176.43 SF		0.00	8.57	0.00	302.40	1,814.41
<i>Install</i>							
111. R&R Mortar bed for tile	176.43 SF		1.71	7.61	17.47	332.36	1,994.16
112. Tile/stone sealer	176.43 SF		0.00	0.97	3.28	34.88	209.30
113. Mask the floor per square foot - plastic and tape - 4 mil	176.43 SF		0.00	0.22	0.53	7.86	47.20
114. Window blind - horizontal or vertical - Detach & reset	1.00 EA		0.00	39.23	0.00	7.84	47.07
115. Ceiling fan - Detach & reset	1.00 EA		0.00	219.06	0.00	43.82	262.88
116. Recessed light fixture - Detach & reset trim only	4.00 EA		0.00	3.57	0.00	2.86	17.14
117. Seal/prime then paint the walls and ceiling twice (3 coats)	497.60 SF		0.00	1.18	7.76	119.00	713.93
118. Seal & paint door or window opening (per side)	4.00 EA		0.00	28.39	1.08	22.94	137.58
119. Seal & paint baseboard - two coats	33.91 LF		0.00	1.34	0.22	9.12	54.78
120. Final cleaning - construction - Residential	461.99 SF		0.00	0.25	8.32	23.10	146.92
Totals: Kitchen					591.14	4,497.26	27,000.59
Total: Main Level					641.17	5,632.18	33,817.86



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General

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
121. Single axle dump truck - per load - including dump fees	1.00 EA		366.56	0.00	0.00	73.32	439.88
122. 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>							
123. Lead Paint Safety (Bid Item)	1.00 EA		0.00	0.00	0.00	0.00	0.00
124. Floor protection - cloth - skid resistant, leak proof	200.00 SF		0.95	0.00	4.20	38.84	233.04
125. Personal protective mask (N-95)	16.00 EA		0.00	4.10	8.94	13.90	88.44
Totals: General					13.14	126.06	761.36
Line Item Totals: RANOCHAK-REBUILD					654.31	5,758.24	34,579.22

Grand Total Areas:

1,133.68 SF Walls	527.22 SF Ceiling	1,660.90 SF Walls and Ceiling
491.61 SF Floor	54.62 SY Flooring	140.49 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	183.33 LF Ceil. Perimeter
491.61 Floor Area	575.23 Total Area	1,160.34 Interior Wall Area
870.21 Exterior Wall Area	107.90 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	28,166.67
Material Sales Tax	613.83
Cleaning Mtl Tax	9.94
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Subtotal	28,790.44
Overhead	2,879.12
Profit	2,879.12
Cleaning Sales Tax	30.54
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Replacement Cost Value	\$34,579.22
Net Claim	\$34,579.22
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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/Laun dry Tax (6%)
Line Items	2,879.12	2,879.12	613.83	9.94	30.54	0.00	0.00	0.00	0.00
Total	2,879.12	2,879.12	613.83	9.94	30.54	0.00	0.00	0.00	0.00



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Recap by Room

Estimate: RANOCHAK-REBUILD

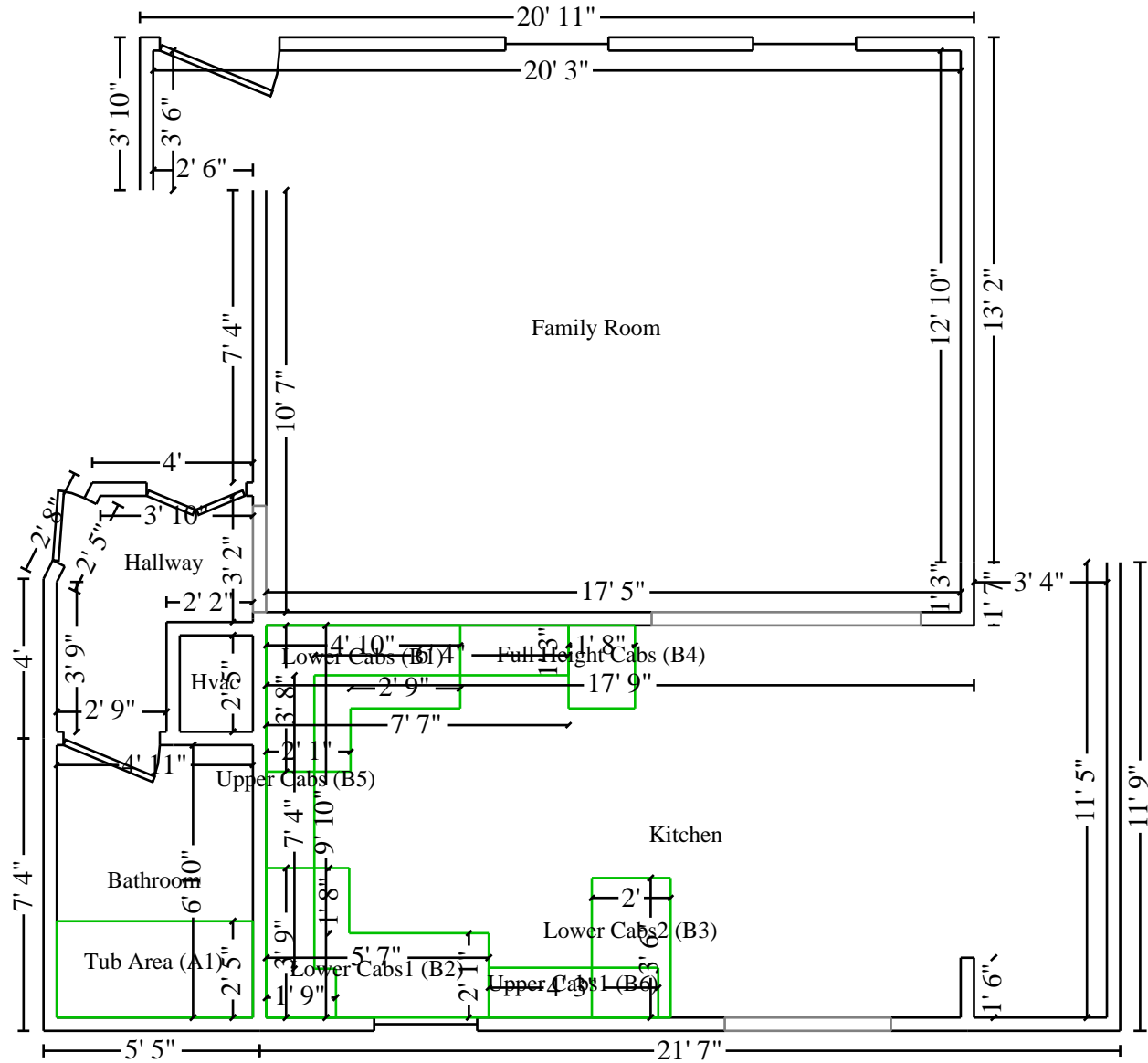
Area: Main Level		
Bathroom	1,954.37	6.94%
Hvac	95.64	0.34%
Hallway	667.09	2.37%
Family Room	2,915.22	10.35%
Kitchen	21,912.19	77.79%
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Area Subtotal: Main Level	27,544.51	97.79%
General	622.16	2.21%
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Subtotal of Areas	28,166.67	100.00%
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Total	28,166.67	100.00%

**MDL Restoration Inc**

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Recap by Category

O&P Items	Total	%
APPLIANCES	670.86	1.94%
CABINETRY	10,692.31	30.92%
CLEANING	243.02	0.70%
CONTENT MANIPULATION	932.98	2.70%
CONT: PACKING,HANDLNG,STORAGE	105.40	0.30%
GENERAL DEMOLITION	2,497.06	7.22%
DOORS	59.20	0.17%
DRYWALL	160.22	0.46%
FLOOR COVERING - WOOD	1,202.18	3.48%
FINISH CARPENTRY / TRIMWORK	472.32	1.37%
FINISH HARDWARE	18.32	0.05%
HAZARDOUS MATERIAL REMEDIATION	65.60	0.19%
HEAT, VENT & AIR CONDITIONING	476.93	1.38%
LIGHT FIXTURES	294.85	0.85%
PLUMBING	1,102.80	3.19%
PAINTING	2,134.37	6.17%
TILE	6,920.56	20.01%
WINDOW TREATMENT	117.69	0.34%
O&P Items Subtotal	28,166.67	81.46%
Material Sales Tax	613.83	1.78%
Cleaning Mtl Tax	9.94	0.03%
Overhead	2,879.12	8.33%
Profit	2,879.12	8.33%
Cleaning Sales Tax	30.54	0.09%
Total	34,579.22	100.00%



Main Level