



## MDL Restoration Inc

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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

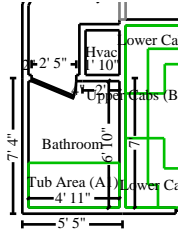
Estimator: Gary Poltonowicz  
Company: MDL Restoration Inc  
Business: 606 WM Leigh Drive  
Tullytown, PA 19007

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-1  
File Number: A00003212481

**RANOCHAK-REBUILD-1**
**Main Level**

**Bathroom**
**Height: 8'**

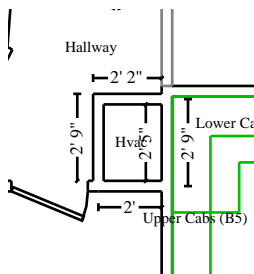
188.00 SF Walls	33.60 SF Ceiling
221.60 SF Walls & Ceiling	33.60 SF Floor
3.73 SY Flooring	23.50 LF Floor Perimeter
23.50 LF Ceil. Perimeter	

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. R&R Ceramic/porcelain tile - High grade	33.60 SF		2.11	15.13	13.23	118.50	711.00
<b>Wood look ceramic</b>							
15. Clean floor	33.60 SF		0.00	0.40	0.97	2.68	17.09
16. R&R Mortar bed for tile	33.60 SF		1.71	7.61	3.33	63.30	379.79
17. Tile/stone sealer	33.60 SF		0.00	0.97	0.63	6.64	39.86
18. R&R Quarter round - 3/4"	4.92 LF		0.20	1.56	0.21	1.78	10.65
19. Mask the floor per square foot - plastic and tape - 4 mil	33.60 SF		0.00	0.22	0.10	1.50	8.99
20. Detach & Reset Light fixture	1.00 EA	61.51	0.00	0.00	0.00	12.30	73.81
21. Shower curtain rod - Detach & reset	1.00 EA		0.00	18.32	0.00	3.66	21.98

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**CONTINUED - Bathroom**

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
22. Seal/prime then paint part of the walls twice (3 coats)	125.33 SF		0.00	1.18	1.96	29.98	179.83
23. Seal & paint door or window opening (per side)	1.00 EA		0.00	28.39	0.27	5.74	34.40
24. Seal & paint door slab only (per side)	1.00 EA		0.00	34.12	0.45	6.92	41.49
25. Seal & paint baseboard - two coats	6.33 LF		0.00	1.34	0.04	1.70	10.22
26. Final cleaning - construction - Residential	33.60 SF		0.00	0.25	0.60	1.68	10.68
Totals: Bathroom					25.74	439.78	2,640.31

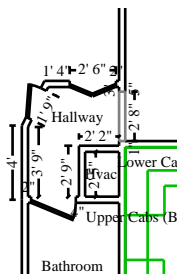


## Hvac

**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
27. 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>							
28. 1/2" - drywall per LF - up to 2' tall	2.00 LF		0.00	11.95	0.15	4.82	28.87
29. Additional cost for gluing drywall	4.00 SF		0.00	0.34	0.01	0.28	1.65
30. 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



## 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
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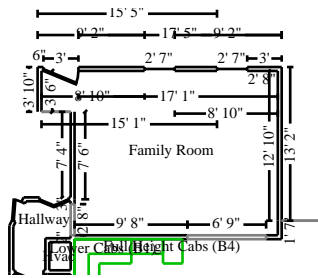
### CONTINUED - Hallway

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
31. Contents - move out then reset - Small room	1.00 EA		0.00	50.87	0.00	10.18	61.05
32. Bifold door - (2 slabs only) - Single - Detach & reset	1.00 EA		0.00	16.92	0.00	3.38	20.30
33. R&R T- molding - for wood flooring	2.50 LF		0.45	7.37	1.00	4.10	24.66
34. R&R End molding - for wood flooring	2.50 LF		0.45	6.30	0.84	3.54	21.26
35. Material Only Snaplock Laminate - per specs from independent analysis	21.95 SF		0.00	0.99	0.57	4.46	26.76
<b>.99 a SF as per ITEL Pricing (Material only)</b>							
36. Install Snaplock Laminate - simulated wood flooring	21.95 SF		0.00	2.48	0.00	10.88	65.32
<b>Install</b>							
37. Vapor barrier - visqueen - 6mil	21.95 SF		0.00	0.29	0.07	1.30	7.74
38. R&R Baseboard - 3 1/4"	18.17 LF		0.54	3.17	1.40	13.76	82.57
39. Quarter round - 3/4"	18.17 LF		0.00	1.56	0.77	5.84	34.96
40. Mask the floor per square foot - plastic and tape - 4 mil	21.95 SF		0.00	0.22	0.07	0.98	5.88
41. 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
<b>Under Chair Rail</b>							
42. Seal & paint chair rail - two coats	18.17 LF		0.00	1.30	0.13	4.74	28.49
43. Seal & paint door or window opening (per side)	4.00 EA		0.00	28.39	1.08	22.94	137.58
44. Seal & paint door slab only (per side)	2.00 EA		0.00	34.12	0.91	13.82	82.97
45. Seal & paint bifold door set - slab only (per side)	1.00 EA		0.00	45.46	0.86	9.28	55.60
46. Seal & paint baseboard - two coats	18.17 LF		0.00	1.34	0.12	4.90	29.37
47. Seal & paint base shoe or quarter round	18.17 LF		0.00	0.73	0.11	2.68	16.05
48. Final cleaning - construction - Residential	21.95 SF		0.00	0.25	0.40	1.10	6.99
Totals: Hallway					9.46	135.26	811.81



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### 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

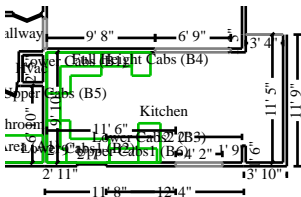
2' 7" X 4'

Opens into Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
49. Content Manipulation charge - per hour	6.00 HR		0.00	46.18	0.00	55.42	332.50
50. Provide box, packing paper & tape - medium size	5.00 EA		0.00	3.90	2.49	4.10	26.09
51. Detach & Reset Interior door - Colonist - slab only	1.00 EA	21.14	0.00	0.00	0.00	4.22	25.36
52. Baseboard heat - steam/hot wtr cover only - Detach & reset	16.00 EA		0.00	13.41	0.00	42.92	257.48
53. R&R T- molding - for wood flooring	6.75 LF		0.45	7.37	2.71	11.10	66.60
54. R&R End molding - for wood flooring	3.00 LF		0.45	6.30	1.01	4.26	25.52
55. Remove Snaplock Laminate - simulated wood flooring	249.20 SF		1.38	0.00	0.00	68.78	412.68
<b>Removal</b>							
56. Remove Vapor barrier - visqueen - 6mil	249.20 SF		0.09	0.00	0.00	4.48	26.91
57. Material Only Snaplock Laminate - per specs from independent analysis	255.20 SF		0.00	0.99	6.58	51.86	311.09
<b>.99 a SF as per ITTEL Pricing (Material only)</b>							
58. Install Snaplock Laminate - simulated wood flooring	255.20 SF		0.00	2.48	0.00	126.58	759.48
<b>Install</b>							
59. Vapor barrier - visqueen - 6mil	255.20 SF		0.00	0.29	0.77	14.96	89.74
60. Remove Quarter round - 3/4"	48.42 LF		0.20	0.00	0.00	1.94	11.62
61. Quarter round - 3/4"	56.42 LF		0.00	1.56	2.40	18.08	108.50
62. Mask the floor per square foot - plastic and tape - 4 mil	255.20 SF		0.00	0.22	0.77	11.38	68.29
63. Window blind - horizontal or vertical - Detach & reset	2.00 EA		0.00	39.23	0.00	15.70	94.16

**CONTINUED - Family Room**

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
64. 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
<b>Under Chair Rail</b>							
65. Seal & paint chair rail - two coats	56.42 LF		0.00	1.30	0.41	14.76	88.52
66. Seal & paint crown molding - two coats	65.83 LF		0.00	1.36	0.51	18.00	108.04
67. Seal & paint door or window opening (per side)	5.00 EA		0.00	28.39	1.34	28.66	171.95
68. Seal & paint baseboard - two coats	56.42 LF		0.00	1.34	0.37	15.20	91.17
69. Seal & paint base shoe or quarter round	56.42 LF		0.00	0.73	0.34	8.30	49.83
70. 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
71. Content Manipulation charge - per hour	12.00 HR		0.00	46.18	0.00	110.84	665.00
72. Provide dishpack box, packing paper & tape	5.00 EA		0.00	7.70	5.25	8.16	51.91
73. Provide box, packing paper & tape - small size	6.00 EA		0.00	2.45	2.00	3.12	19.82
74. Provide box, packing paper & tape - medium size	5.00 EA		0.00	3.90	2.49	4.10	26.09
75. Bubble Wrap - Add-on cost for fragile items	60.00 LF		0.00	0.22	1.80	2.80	17.80
76. Detach & Reset Refrigerator - bottom freezer - 25 to 30 cf	1.00 EA	49.54	0.00	0.00	0.00	9.90	59.44



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### CONTINUED - Kitchen

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
77. Detach & Reset Range - freestanding - electric	1.00 EA	37.16	0.00	0.00	0.00	7.44	44.60
78. Microwave oven - over range type - Detach & reset	1.00 EA		0.00	143.81	0.00	28.76	172.57
79. Dishwasher - Detach & reset	1.00 EA		0.00	261.26	0.00	52.26	313.52
80. R&R Glass tile	37.00 SF		2.11	25.11	34.92	208.42	1,250.48
81. Add-on for tile backsplash installation	37.00 SF		0.00	15.98	0.00	118.26	709.52
82. Seal grout on tile wall	37.00 SF		0.00	1.56	0.36	11.62	69.70
83. R&R Stair nosing - for wood flooring	4.17 LF		0.45	9.31	2.12	8.56	51.38
84. R&R Casing - 3 1/4"	48.00 LF		0.60	2.64	4.78	32.06	192.36
85. R&R Baseboard - 3 1/4"	6.33 LF		0.54	3.17	0.49	4.80	28.78
86. 1/2" - drywall per LF - up to 4' tall	3.00 LF		0.00	16.98	0.41	10.26	61.61
87. Additional cost for gluing drywall	12.00 SF		0.00	0.34	0.04	0.82	4.94
88. Baseboard heat - steam/hot wtr cover only - Detach & reset	10.00 EA		0.00	13.41	0.00	26.82	160.92
89. R&R Ceramic/porcelain tile	176.43 SF		2.11	13.23	49.33	551.16	3,306.93
90. Clean floor	88.21 SF		0.00	0.40	2.54	7.06	44.88
91. R&R Mortar bed for tile	176.43 SF		1.71	7.61	17.47	332.36	1,994.16
92. Tile/stone sealer	176.43 SF		0.00	0.97	3.28	34.88	209.30
93. Mask the floor per square foot - plastic and tape - 4 mil	176.43 SF		0.00	0.22	0.53	7.86	47.20
94. Window blind - horizontal or vertical - Detach & reset	1.00 EA		0.00	39.23	0.00	7.84	47.07
95. Ceiling fan - Detach & reset	1.00 EA		0.00	219.06	0.00	43.82	262.88
96. Recessed light fixture - Detach & reset trim only	4.00 EA		0.00	3.57	0.00	2.86	17.14
97. Seal/prime then paint the walls twice (3 coats)	285.56 SF		0.00	1.18	4.46	68.30	409.72
98. Seal & paint door or window opening (per side)	4.00 EA		0.00	28.39	1.08	22.94	137.58
99. Seal & paint baseboard - two coats	33.91 LF		0.00	1.34	0.22	9.12	54.78
100. Final cleaning - construction - Residential	461.99 SF		0.00	0.25	8.32	23.10	146.92
101. Cabinetry Restoration / Repair - (Bid Item)	1.00 EA		0.00	8,450.00	0.00	1,690.00	10,140.00

**Renovar Bid for repairing lower cabinets.**

Totals: Kitchen	141.89	3,450.30	20,719.00
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Total: Main Level	205.15	4,631.94	27,816.64
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### General

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
102. Single axle dump truck - per load - including dump fees	1.00 EA		366.56	0.00	0.00	73.32	439.88
103. 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>							
104. Lead Paint Safety (Bid Item)	1.00 EA		0.00	0.00	0.00	0.00	0.00
105. Floor protection - cloth - skid resistant, leak proof	200.00 SF		0.95	0.00	4.20	38.84	233.04
106. 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-1					218.29	4,758.00	28,578.00

### 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	23,601.71
Material Sales Tax	177.81
Cleaning Mtl Tax	9.94
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Subtotal	23,789.46
Overhead	2,379.00
Profit	2,379.00
Cleaning Sales Tax	30.54
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<b>Replacement Cost Value</b>	<b>\$28,578.00</b>
<b>Net Claim</b>	<b>\$28,578.00</b>
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Gary Poltonowicz



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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	2,379.00	2,379.00	177.81	9.94	30.54	0.00	0.00	0.00	0.00
Total	2,379.00	2,379.00	177.81	9.94	30.54	0.00	0.00	0.00	0.00



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Recap by Room

Estimate: RANOCHAK-REBUILD-1

Area: Main Level		
Bathroom	2,174.79	9.21%
Hvac	95.64	0.41%
Hallway	667.09	2.83%
Family Room	2,915.22	12.35%
Kitchen	17,126.81	72.57%
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Area Subtotal: Main Level	22,979.55	97.36%
General	622.16	2.64%
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Subtotal of Areas	23,601.71	100.00%
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Total	23,601.71	100.00%

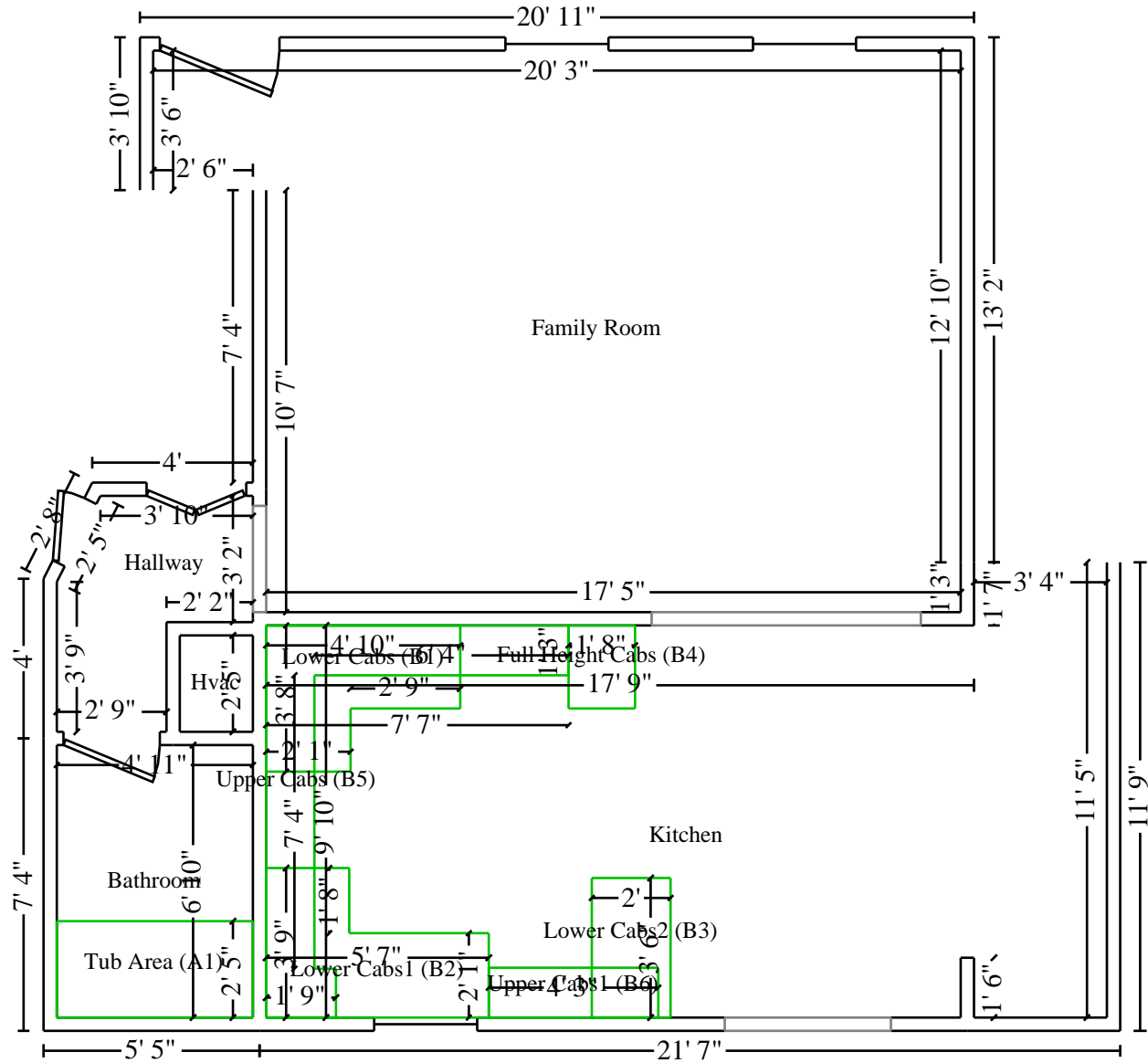


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### Recap by Category

O&P Items	Total	%
APPLIANCES	491.77	1.72%
CABINETRY	8,450.00	29.57%
CLEANING	243.02	0.85%
CONTENT MANIPULATION	932.98	3.26%
CONT: PACKING,HANDLNG,STORAGE	105.40	0.37%
GENERAL DEMOLITION	1,891.78	6.62%
DOORS	59.20	0.21%
DRYWALL	160.22	0.56%
FLOOR COVERING - WOOD	1,202.18	4.21%
FINISH CARPENTRY / TRIMWORK	390.75	1.37%
FINISH HARDWARE	18.32	0.06%
HAZARDOUS MATERIAL REMEDIATION	65.60	0.23%
HEAT, VENT & AIR CONDITIONING	476.93	1.67%
LIGHT FIXTURES	294.85	1.03%
PLUMBING	594.21	2.08%
PAINTING	1,884.16	6.59%
TILE	6,222.65	21.77%
WINDOW TREATMENT	117.69	0.41%
O&P Items Subtotal	23,601.71	82.59%
Material Sales Tax	177.81	0.62%
Cleaning Mtl Tax	9.94	0.03%
Overhead	2,379.00	8.32%
Profit	2,379.00	8.32%
Cleaning Sales Tax	30.54	0.11%
Total	28,578.00	100.00%



Main Level