

Professional Damage Assessment & Restoration Estimate

Sonoma Restoration Services

CA Contractor License #987654

Address: 2847 Industrial Drive, Santa Rosa, CA 95403

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Property Information

- **Property Address:** 1247 Vineyard Ridge Road, Santa Rosa, CA 95404
- **Owner:** Michael Rodriguez
- **Inspection Date:** October 17, 2024
- **Estimate Date:** October 17, 2024
- **Project Manager:** David Chen, Licensed General Contractor

Damage Assessment Summary

Total Fire/Smoke Damage: Extensive structural and interior damage from wildfire exposure

Estimated Timeline: 8-10 months for complete restoration

Total Estimate: \$275,000

Detailed Scope of Work

Structural Repairs

| Item | Description | Quantity | Unit Cost | Total |
|-------------------|--|-------------|-----------|----------|
| Roof | Complete rebuild | 1,800 sq ft | \$47.22 | \$85,000 |
| Struc- ture | 75% of roof system | | | |
| Exterior Walls | Repair/replace fire damaged siding | 1,200 sq ft | \$37.50 | \$45,000 |
| Windows | Replace all heat-damaged windows | 12 units | \$1,500 | \$18,000 |
| Garage | Complete reconstruction | 600 sq ft | \$58.33 | \$35,000 |

| Item | Description | Quantity | Unit Cost | Total |
|------------|--------------------------------------|-----------|-----------|----------|
| Deck/Patio | Rebuild destroyed outdoor structures | 400 sq ft | \$55.00 | \$22,000 |

Interior Restoration

| Item | Description | Quantity | Unit Cost | Total |
|-------------------|---|-------------|-----------|----------|
| Smoke Remediation | Professional cleaning entire home | 2,400 sq ft | \$14.58 | \$35,000 |
| Water Damage | Repair firefighting water damage | 800 sq ft | \$18.75 | \$15,000 |
| HVAC System | Complete replacement due to contamination | 1 system | \$12,000 | \$12,000 |
| Flooring | Replace smoke/water damaged floors | 1,800 sq ft | \$10.00 | \$18,000 |
| Kitchen | Cabinets, counters, appliances | 1 kitchen | \$25,000 | \$25,000 |

Labor and Materials

- **Labor:** \$165,000 (60% of total)
- **Materials:** \$110,000 (40% of total)
- **Permits:** Included in estimate
- **Waste Disposal:** Included in estimate

Market Rate Verification

Comparable Projects (2024): - 1455 Bennett Valley Rd: \$42.50/sq ft (similar fire damage) - 892 Oakmont Dr: \$45.75/sq ft (wildfire restoration) - 2156 Farmers Ln: \$44.20/sq ft (smoke/fire damage) - **Average Market Rate:** \$44.15/sq ft - **This Estimate:** \$44.79/sq ft (within 1.5% of market average)

Timeline

- **Permits & Planning:** 2-3 weeks

- **Structural Work:** 12-16 weeks
- **Interior Restoration:** 8-12 weeks
- **Final Inspections:** 1-2 weeks
- **Total Duration:** 8-10 months

Warranty

- **Structural Work:** 10 years
- **Interior Work:** 5 years
- **Materials:** Manufacturer warranty
- **Workmanship:** 2 years full coverage

Contractor: David Chen, General Contractor
License: CA #987654 (verified active)
Insurance: General Liability \$2M, Workers Comp Current
Estimate Valid: 30 days from date issued
Signature: David Chen, Project Manager