

# PROFESSIONAL ESTIMATE FOR RESTORATION

## ANDERSON RESTORATION SERVICES, LLC

*Licensed • Bonded • Insured*

License #: GA-RES-2024-1234

Bonded & Insured | Workers Comp #: WC-789456

EPA RRP Certification #: NAT-123456-1

January 8, 2025

### State Farm Insurance

Attn: Jennifer Martinez, Senior Adjuster

Adjuster License #: GA-ADJ-5678

P.O. Box 1000

Atlanta, GA 30301

**Re:** Claim #76-B589-124

**Property:** 4567 Maple Drive, Gainesville, GA 30501

**Owner:** Robert and Maria Thompson

**Date of Loss:** December 28, 2024

**Cause of Loss:** Wind and Hail Damage

**Date of Inspection:** January 3, 2025

**Present at Inspection:** Jennifer Martinez (Adjuster), Robert Thompson (Owner), James Anderson (Contractor)

Dear Ms. Martinez:

Following our comprehensive inspection of the above-referenced property, we provide this detailed estimate for complete restoration to pre-loss condition. This estimate reflects current market conditions, prevailing wage requirements, all necessary code requirements, and industry-standard repair methodologies.

## SCOPE OF WORK SUMMARY

Our inspection revealed extensive damage requiring the following major work categories:

### 1. EMERGENCY STABILIZATION (Completed)

- Temporary roof covering (450 sq ft): **\$1,250**

- Board-up services (6 openings): **\$480**
- Water mitigation equipment (3 days): **\$950**
- Emergency power generation: **\$325**
- Security fencing installation: **\$275**

**Subtotal Emergency: \$3,280**

## **2. ENVIRONMENTAL TESTING & REMEDIATION**

- Asbestos testing (8 samples): **\$640**
- Lead-based paint testing: **\$250**
- Mold assessment and protocol: **\$450**
- Asbestos abatement (if required): **\$0** (Not needed)
- Lead RRP compliance procedures: **\$350**
- Post-remediation clearance testing: **\$300**

**Subtotal Environmental: \$1,990**

## **3. DEMOLITION & DEBRIS REMOVAL**

- Interior selective demolition (850 sq ft): **\$2,125**
- Structural demolition permits: **\$175**
- Debris hauling (4 cubic yards): **\$680**
- Hazardous material disposal: **\$0** (None found)
- Dumpster rental (7 days): **\$525**
- Disposal fees and tipping charges: **\$340**

**Subtotal Demolition: \$3,845**

## **4. STRUCTURAL REPAIRS**

### **Roofing System**

- Remove damaged decking (650 sq ft): **\$1,950**
- Install new OSB decking (5/8" thickness): **\$2,275**
- Ice & water shield (entire roof): **\$1,450**
- Synthetic underlayment: **\$875**
- Architectural shingles (28 squares): **\$8,400**

- Ridge venting system: **\$650**
- Flashing (step, counter, valley): **\$1,250**
- Pipe boots and roof penetrations: **\$225**
- Gutters and downspouts: **\$1,875**

**Roofing Total: \$18,950**

### **Framing**

- Replace damaged rafters/trusses (engineered): **\$3,450**
- Wall framing repairs (45 linear ft): **\$1,125**
- Subfloor replacement (3/4" OSB): **\$875**
- Joist sistering/reinforcement: **\$650**
- Structural hardware and connectors: **\$425**
- Engineer consultation and plans: **\$1,250**

**Framing Total: \$7,775**

## **5. BUILDING ENVELOPE**

- Siding replacement (425 sq ft - match existing): **\$4,675**
- House wrap/weather barrier: **\$850**
- Window replacement (3 units - impact rated): **\$2,850**
- Exterior door replacement (1 unit): **\$1,450**
- Trim and architectural details: **\$975**
- Caulking and weatherproofing: **\$325**

**Envelope Total: \$11,125**

## **6. MECHANICAL SYSTEMS**

### **Electrical**

- Service panel replacement (200 amp): **\$2,850**
- Rewiring affected areas (6 circuits): **\$1,680**
- GFCI/AFCI protection upgrades: **\$450**
- Smoke/CO detector interconnection: **\$375**
- Fixture replacement (8 units): **\$640**

- Surge protection installation: **\$295**
- Electrical inspection and permits: **\$350**

**Electrical Total: \$6,640**

## **Plumbing**

- Supply line replacement (PEX): **\$1,250**
- Drain line replacement: **\$875**
- Fixture replacement (2 units): **\$650**
- Water heater replacement (50 gal): **\$1,450**
- Pressure regulator and shutoffs: **\$325**
- Plumbing inspection and permits: **\$250**

**Plumbing Total: \$4,800**

## **HVAC**

- Equipment replacement (3 ton): **\$4,850**
- Ductwork replacement (125 linear ft): **\$2,125**
- Insulation (R-30): **\$1,450**
- Controls and smart thermostats: **\$425**
- Air quality improvements: **\$350**
- HVAC inspection and permits: **\$275**

**HVAC Total: \$9,475**

## **7. INTERIOR FINISHES**

### **Drywall**

- Hanging (1,200 sq ft - 5/8" Type X): **\$2,400**
- Taping and finishing (Level 4): **\$3,600**
- Texture matching (orange peel): **\$1,200**
- Primer application: **\$480**

**Drywall Total: \$7,680**

### **Flooring**

- Hardwood (450 sq ft - sand/refinish): **\$2,925**

- Tile (225 sq ft - match existing): **\$2,475**
- Carpet (350 sq ft - pad included): **\$1,750**
- Transitions and thresholds: **\$225**
- Subfloor preparation: **\$450**

**Flooring Total: \$7,825**

### **Paint & Finishes**

- Interior painting (2 coats): **\$3,250**
- Exterior painting (2 coats): **\$1,875**
- Trim and millwork: **\$975**
- Cabinet refinishing: **\$650**
- Specialty finishes: **\$0**

**Paint Total: \$6,750**

## **8. CABINETRY & FIXTURES**

- Kitchen cabinets (semi-custom): **\$8,750**
- Bathroom vanities (2 units): **\$1,850**
- Countertops (granite): **\$3,450**
- Hardware and accessories: **\$425**
- Installation labor: **\$1,250**

**Cabinetry Total: \$15,725**

## **9. MATCHING AND UNIFORMITY**

- Flooring continuation to adjoining areas: **\$1,450**
- Paint matching for continuous walls: **\$875**
- Siding replacement for uniform appearance: **\$2,250**
- Roofing replacement for color match: **\$0** (Full replacement)

**Matching Total: \$4,575**

## **10. CODE COMPLIANCE UPGRADES**

- Smoke/CO detector upgrades: **\$425**
- Electrical panel upgrade to current code: **\$0** (Included above)

- Egress window requirements: **\$1,250**
- Handrail and guardrail updates: **\$475**
- Insulation upgrades to current standards: **\$850**
- ADA compliance modifications: **\$0** (Not required)

**Code Compliance Total: \$3,000**

## 11. PERMITS AND PROFESSIONAL SERVICES

- Building permits: **\$1,250**
- Architectural drawings: **\$1,850**
- Engineering reports: **\$950**
- Special inspections: **\$650**
- Utility connection fees: **\$425**

**Permits/Professional Total: \$5,125**

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## COST SUMMARY

Category	Cost
Emergency Stabilization	\$3,280
Environmental Testing/Remediation	\$1,990
Demolition	\$3,845
Structural	\$26,725
Building Envelope	\$11,125
Mechanical Systems	\$20,915
Interior Finishes	\$22,255
Cabinetry/Fixtures	\$15,725
Matching and Uniformity	\$4,575
Code Upgrades	\$3,000
Permits/Professional Services	\$5,125
<b>Subtotal:</b>	<b>\$118,560</b>
General Conditions (10%)	\$11,856
Overhead (10%)	\$11,856
Profit (10%)	\$11,856
Contingency (10%)	\$11,856

Category	Cost
TOTAL PROJECT COST:	\$165,984

## PROJECT TIMELINE

- **Estimated Start Date:** January 22, 2025
- **Permit Approval:** 2 weeks
- **Material Lead Times:** 3 weeks
- **Construction Duration:** 10 weeks
- **Final Inspections:** 1 week
- **Estimated Completion:** April 21, 2025
- **Total Duration:** 13 weeks

## PAYMENT SCHEDULE

- Upon Contract Signing: 10%
- Upon Permit Approval: 15%
- Upon Material Delivery: 25%
- At 50% Completion: 25%
- At Substantial Completion: 20%
- Upon Final Inspection: 5%

## TERMS & CONDITIONS

- This estimate is valid for 30 days from date above
- Pricing based on current material and labor costs
- Material price escalation clause applies after 30 days
- Additional damage discovered during work will be documented via change order
- Change orders require written approval prior to work
- Payment terms: Net 30
- Warranty: 1 year workmanship, manufacturer warranties on materials
- All work performed according to IICRC S500 and S520 standards

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## EXCLUSIONS

This estimate does not include:

- Personal property/contents restoration
  - Temporary living expenses
  - Landscape restoration beyond immediate area
  - Swimming pools or exterior structures not attached
  - Hidden damage not visible during inspection
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## INSURANCE PROVISIONS

- We accept assignment of benefits
  - Direct billing to insurance carrier available
  - Supplemental estimates provided as needed
  - Mortgage company endorsement handled
  - Depreciation holdback documentation provided
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## QUALIFICATIONS

- Licensed General Contractor: #GA-RES-2024-1234
- Bonded and Insured (Certificate available)
- EPA RRP Certified: #NAT-123456-1
- Lead-Safe Certified Firm
- IICRC Certified Firm
- BBB Accredited Business
- 15 years in business
- References available upon request

We are prepared to begin work immediately upon authorization. This estimate includes all necessary work to restore your property to pre-loss condition in compliance with all applicable codes and industry standards.



**Prepared by:**

Mark Stevens

Xactimate Level 3 Certified

(770) 555-3456 | [mark@andersonrestoration.com](mailto:mark@andersonrestoration.com)

**Reviewed by:**

James Anderson

President

January 8, 2025

**Sincerely,**

James Anderson

President

Anderson Restoration Services, LLC

(770) 555-3400 | [info@andersonrestoration.com](mailto:info@andersonrestoration.com)

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*This document is provided as an example estimate for reference purposes.*