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Bloomingdale, NJ 07403

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Specialty Cleaning & Restoration

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Re: Claim Scene Investigation for Granoff-PortsmouthRI
Date: April 19, 2024
Address: 2101- 1 Tower Dr Portsmouth, Rhode Island 02871
Company: Pure Insurance
Adjuster: Larrissa Burke

Preliminary Observations:

1. Inadequate Protection Concerns:

- a. Fragile Items: unaffected, fragile items (vases, artwork, glass, etc.) from the apartment appear to have been moved into the master bathroom for safe keeping. These items are not individually protected, boxed, etc. and are precariously placed along the floor and counters where damage is possible.
- b. Delicate Textiles/Contents: A large quantity of heavy furniture and potentially dangerous construction materials/supplies have been placed in the master bedroom on the wall-to-wall carpeting and against the wall. I am concerned that the carpeting may not recover from the weight placed on it and will have permanent impressions. The same concern exists for the upholstered furniture which has been placed on top of each other. The persistent pressure from the weight of the furniture can cause the fabric and filling to become permanently distorted. I am also concerned that the protruding nails from the baseboards may scratch or damage contents or wallcoverings in the master bedroom.
- c. Co-mingling of Affected, Unaffected: Loss impacted items are being stored in rooms and often in contact with unaffected items. It is not clear which items were impacted and which were not. It appears that items are being treated as if they are a total loss (lacking proper protection) without the total loss determination being made. We found several instances where items were in contact with potentially damaging materials. For example: a metal stand placed directly on top of a wood desk and a metal, HVAC grate placed directly against a velvet sofa.
- d. Dust Contamination: All surfaces and contents within the apartment are now contaminated with construction dust. There does not appear to be an adequate dust containment strategy.

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2. Room Summary:

i. Master Bedroom: (not in wet zone)

1. See (inadequate protection concerns)

ii. Office:

1. **Desk:** mystery stains – consider refinishing.
2. **Coffee table:** does not appear to be water-damaged, **request documentation of damages?** has mystery gouge (roughly 1")
3. **Roman Shade:** we will attempt expert stain removal. Total Loss is TBD.
4. **Cellular Shade:** there does not appear to have been two sets of shades in this room, **request documentation** or remove from claim.
5. **Sofa:** does not appear to be water-damaged, **request documentation of damages?**
6. **Rug:** not inspected due to conditions – likely impacted **request documentation of damages?**

iii. Guest Bedroom 1:

1. **Drapes:** we were able to remove water stains and clean these drapes. They have sun-fading which is not loss-related.
2. **Roman Shades:** **Total Loss**
3. **Bed:** **Total Loss**
4. **Bed Linens:** **Total Loss** (not worth expert stain removal)

iv. Guest Bedroom 2: (wet zone - only impacted entrance/bordering wall/floor)

1. **Carpet:** **Total Loss** – I saw that a sample taken for quality valuation
2. See (Inadequate protection concerns). Also dust in room, all contents cleanable.

v. Kitchen/Dining: (wet zone - only impacted kitchen counter area/walkway and floor)

1. **Bar Stools/Matching Dining Chairs:** does not appear to be water-damaged, **request documentation of damages?** One barstool has a rectangular mystery stain on the back of the seat that is not consistent with water-damage. One dining chair has damage to the arm not consistent with water damage and we do not believe it was in the wet zone.

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vi. Living Room: (wet zone - only impacted walkway and floor)

1. Rug: not inspected due to conditions – likely impacted request documentation of damages?
2. Chairs/Sofa/Cushions: request documentation of damages? We were unable to locate items/damages.

vii. Entry: (wet zone - only along floor)

1. Custom Bench: request documentation of damages?

viii. Den:

1. Rug: not inspected due to conditions – likely impacted request documentation of damages?
2. Sofa: we are uncertain which sofa this was. request documentation of damages?

3. Comments on Conditions and Inspection:

- a. For several items (highlighted in green above) we were unable to identify evidence of water damage. As such, we are requesting additional information be provided such as photos showing water damages to items listed for replacement that coincide with their location at the time of loss.
- b. Please Note: Prior to reviewing additional evidence my report is incomplete.