



MX Estimation

Property: 16229 S Oxford Dr
Markham, IL 60428

Claim Number:

Policy Number:

Type of Loss: Fire

Date of Loss: 6/15/2025 12:00 AM
Date Inspected:

Date Received:
Date Entered: 6/18/2025 6:39 PM

Price List: ILCC8X_JUL25
Restoration/Service/Remodel
Estimate: MANUEL-OSA-MIT

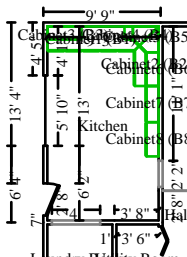


MANUEL-OSA-MIT

GENERAL CONDITIONS

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1. Dehumidifier (per 24 hr period) - 70-109 ppd - No monitor.								
28.00 EA	78.79	0.00	2,206.12	0/NA	Avg.	0%	(0.00)	2,206.12
4 large dehumidifiers for 7 days.								
2. Air mover (per 24 hour period) - No monitoring								
70.00 EA	27.50	0.00	1,925.00	0/NA	Avg.	0%	(0.00)	1,925.00
10 fans for 7 days								
3. Equipment setup, take down, and monitoring (hourly charge)								
16.00 HR	90.72	0.00	1,451.52	0/NA	Avg.	0%	(0.00)	1,451.52
4. Equipment decontamination charge - per piece of equipment								
10.00 EA	51.70	6.33	523.33	0/NA	Avg.	0%	(0.00)	523.33
5. Add for HEPA filter (for dehumidifiers)*								
10.00 EA	97.66	77.50	1,054.10	0/NA	Avg.	0%	(0.00)	1,054.10
Totals: GENERAL CONDITIONS		83.83	7,160.07				0.00	7,160.07

Exterior
1st Floor



Kitchen	Height: 8'
322.36 SF Walls	148.12 SF Ceiling
470.48 SF Walls & Ceiling	148.12 SF Floor
16.46 SY Flooring	41.74 LF Floor Perimeter
50.57 LF Ceil. Perimeter	
Missing Wall - Goes to Floor	2' 2" X 6' 8"
Window	5' 10" X 4'
Door	2' 8" X 6' 8"
Missing Wall - Goes to Floor	4' X 6' 8"

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING								
6. Tear out wet drywall, cleanup, bag - Cat 3								
148.12 SF	2.20	2.67	328.53	0/NA	Avg.	NA	(0.00)	328.53
7. Tear out and bag wet insulation - Category 3 water								
148.12 SF	1.90	1.04	282.47	0/NA	Avg.	NA	(0.00)	282.47
8. Clean floor or roof joist system								
148.12 SF	2.09	0.30	309.87	0/NA	Avg.	0%	(0.00)	309.87



MX Estimation

CONTINUED - Kitchen

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
WALLS									
9. Tear out wet drywall, cleanup, bag - Cat 3	290.12 SF	2.20	5.22	643.48	0/NA	Avg.	NA	(0.00)	643.48
10. Tear out and bag wet insulation - Category 3 water	290.12 SF	1.91	2.32	556.45	0/NA	Avg.	NA	(0.00)	556.45
11. Remove Stud wall - 2" x 4" x 8' - 16" oc	45.52 LF	3.07	0.00	139.75	0/150 yrs	Avg.	NA	(0.00)	139.75
FLOORING									
12. Tear out non-salv floating floor & bag - Category 3 water	148.12 SF	3.77	1.48	559.89	0/NA	Avg.	NA	(0.00)	559.89
13. Tear out subfloor & bag for disposal - Category 3	148.12 SF	3.74	1.19	555.16	0/NA	Avg.	NA	(0.00)	555.16
14. Seal underlayment for odor control	148.12 SF	0.74	1.19	110.80	0/15 yrs	Avg.	0%	(0.00)	110.80
15. Remove Vapor barrier - visqueen - 6mil	148.12 SF	0.15	0.00	22.22	0/150 yrs	Avg.	NA	(0.00)	22.22
WINDOWS									
16. Remove Vinyl window - double hung, 13-19 sf	2.00 EA	40.17	0.00	80.34	0/30 yrs	Avg.	NA	(0.00)	80.34
17. Remove Window trim set (casing & stop)	24.00 LF	0.89	0.00	21.36	0/150 yrs	Avg.	NA	(0.00)	21.36
CABINETRY									
18. Tear out cabinetry - lower (base) units	10.25 LF	13.00	0.00	133.25	0/NA	Avg.	NA	(0.00)	133.25
19. Tear out cabinetry - upper (wall) units	13.58 LF	13.00	0.00	176.54	0/NA	Avg.	NA	(0.00)	176.54
20. Remove Countertop subdeck - plywood	20.50 SF	1.20	0.00	24.60	0/150 yrs	Avg.	NA	(0.00)	24.60
21. Remove Countertop - post formed plastic laminate - High grade	10.25 LF	7.39	0.00	75.75	0/15 yrs	Avg.	NA	(0.00)	75.75
ELECTRICAL									
22. Remove Range - drop in	1.00 EA	35.81	0.00	35.81	0/13 yrs	Avg.	NA	(0.00)	35.81
23. Remove Range hood	1.00 EA	22.38	0.00	22.38	0/14 yrs	Avg.	NA	(0.00)	22.38
24. Remove Range hood	1.00 EA	22.38	0.00	22.38	0/14 yrs	Avg.	NA	(0.00)	22.38
25. Remove Dishwasher	1.00 EA	47.64	0.00	47.64	0/9 yrs	Avg.	NA	(0.00)	47.64



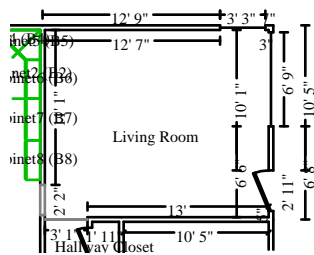
MX Estimation

CONTINUED - Kitchen

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
26. Remove Garbage disposal / disposer	1.00 EA	44.47	0.00	44.47	0/12 yrs	Avg.	NA	(0.00)	44.47
27. Remove Refrigerator - top freezer - 14 to 18 cf	1.00 EA	59.29	0.00	59.29	0/14 yrs	Avg.	NA	(0.00)	59.29
<i>Mini freezer was damaged</i>									
28. Remove Refrigerator - top freezer - 18 to 22 cf	1.00 EA	59.29	0.00	59.29	0/14 yrs	Avg.	NA	(0.00)	59.29
29. Remove Washer/Washing Machine - Top-loading	1.00 EA	47.64	0.00	47.64	0/10 yrs	Avg.	NA	(0.00)	47.64
30. Remove Dryer - Electric	1.00 EA	35.81	0.00	35.81	0/10 yrs	Avg.	NA	(0.00)	35.81
31. Remove Light fixture	1.00 EA	14.82	0.00	14.82	0/20 yrs	Avg.	NA	(0.00)	14.82
32. Remove Rigid conduit, 2"	6.00 LF	6.69	0.00	40.14	0/100 yrs	Avg.	NA	(0.00)	40.14
33. Remove Outlet	2.00 EA	8.95	0.00	17.90	0/25 yrs	Avg.	NA	(0.00)	17.90
34. Remove Switch	2.00 EA	8.95	0.00	17.90	0/25 yrs	Avg.	NA	(0.00)	17.90
CLEANING									
35. Apply odor counteractant - liquid spray	618.60 SF	0.36	0.62	223.32	0/NA	Avg.	0%	(0.00)	223.32
36. HEPA Vacuuming - Detailed - (PER SF)	618.60 SF	1.15	0.00	711.39	0/NA	Avg.	0%	(0.00)	711.39
Totals: Kitchen			16.03	5,420.64				0.00	5,420.64



MX Estimation



Living Room

Height: 8'

365.13 SF Walls	216.53 SF Ceiling
581.66 SF Walls & Ceiling	216.53 SF Floor
24.06 SY Flooring	51.04 LF Floor Perimeter
56.13 LF Ceil. Perimeter	

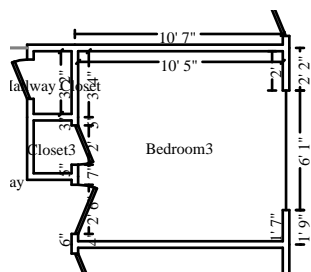
Missing Wall	3' 3/4" X 8'	Opens into HALLWAY
Missing Wall - Goes to Floor	2' 2" X 6' 8"	Opens into KITCHEN2
Window	3' 3" X 5'	Opens into Exterior
Window	6' 9" X 5'	Opens into Exterior
Door	2' 11" X 6' 8"	Opens into Exterior

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING									
37. Tear out wet drywall, cleanup, bag - Cat 3	216.53 SF	2.20	3.90	480.27	0/NA	Avg.	NA	(0.00)	480.27
38. Tear out and bag wet insulation - Category 3 water	216.53 SF	1.90	1.52	412.93	0/NA	Avg.	NA	(0.00)	412.93
39. Clean floor or roof joist system	216.53 SF	2.09	0.43	452.98	0/NA	Avg.	0%	(0.00)	452.98
WALLS									
40. Clean the walls - Heavy	365.13 SF	0.73	0.37	266.91	0/NA	Avg.	0%	(0.00)	266.91
FLOORING									
41. Tear out non-salv floating floor & bag - Category 3 water	216.53 SF	3.77	2.17	818.49	0/NA	Avg.	NA	(0.00)	818.49
42. Tear out subfloor & bag for disposal - Category 3	216.53 SF	3.74	1.73	811.55	0/NA	Avg.	NA	(0.00)	811.55
43. Seal underlayment for odor control	216.53 SF	0.74	1.73	161.96	0/15 yrs	Avg.	0%	(0.00)	161.96
44. Remove Vapor barrier - visqueen - 6mil	216.53 SF	0.15	0.00	32.48	0/150 yrs	Avg.	NA	(0.00)	32.48
45. Remove Baseboard - 4 1/4" stain grade	51.04 LF	0.81	0.00	41.34	0/150 yrs	Avg.	NA	(0.00)	41.34
ELECTRICAL									
46. Remove Light fixture	1.00 EA	14.82	0.00	14.82	0/20 yrs	Avg.	NA	(0.00)	14.82
DOORS									
CLEANING									
47. Apply odor counteractant - liquid spray	798.19 SF	0.36	0.80	288.15	0/NA	Avg.	0%	(0.00)	288.15
48. HEPA Vacuuming - Detailed - (PER SF)	798.19 SF	1.15	0.00	917.92	0/NA	Avg.	0%	(0.00)	917.92



CONTINUED - Living Room

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Living Room		12.65	4,699.80				0.00	4,699.80



Bedroom3 Height: 8'

273.03 SF Walls	100.66 SF Ceiling
373.69 SF Walls & Ceiling	100.66 SF Floor
11.18 SY Flooring	35.66 LF Floor Perimeter
40.16 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into HALLWAY
Door	2' X 6' 8"	Opens into CLOSET3
Window	6' 1" X 3'	Opens into Exterior

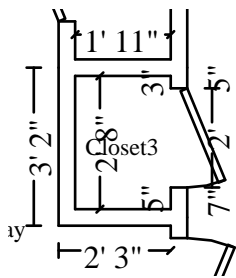
QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING								
49. Clean the ceiling - Heavy								
100.66 SF	0.73	0.10	73.58	0/NA	Avg.	0%	(0.00)	73.58
WALLS								
50. Clean the walls - Heavy								
273.03 SF	0.73	0.27	199.58	0/NA	Avg.	0%	(0.00)	199.58
FLOORING								
51. Tear out non-salv floating floor & bag - Category 3 water								
100.66 SF	3.77	1.01	380.50	0/NA	Avg.	NA	(0.00)	380.50
52. Tear out subfloor & bag for disposal - Category 3								
100.66 SF	3.74	0.81	377.28	0/NA	Avg.	NA	(0.00)	377.28
53. Seal underlayment for odor control								
100.66 SF	0.74	0.81	75.30	0/15 yrs	Avg.	0%	(0.00)	75.30
54. Remove Vapor barrier - visqueen - 6mil								
100.66 SF	0.15	0.00	15.10	0/150 yrs	Avg.	NA	(0.00)	15.10
55. Remove Baseboard - 4 1/4" stain grade								
35.66 LF	0.81	0.00	28.88	0/150 yrs	Avg.	NA	(0.00)	28.88
ELECTRICAL								
56. Detach & Reset Light fixture								
1.00 EA	79.95	0.00	79.95	0/20 yrs	Avg.	0%	(0.00)	79.95
DOORS								
57. Clean door - with detail (per side)								
1.00 EA	17.74	0.03	17.77	0/NA	Avg.	0%	(0.00)	17.77



MX Estimation

CONTINUED - Bedroom3

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CLEANING									
58. Apply odor counteractant - liquid spray	474.36 SF	0.36	0.47	171.24	0/NA	Avg.	0%	(0.00)	171.24
59. HEPA Vacuuming - Detailed - (PER SF)	474.36 SF	1.15	0.00	545.51	0/NA	Avg.	0%	(0.00)	545.51
Totals: Bedroom3			3.50	1,964.69				0.00	1,964.69



Closet3

Height: 8'

60.52 SF Walls	5.18 SF Ceiling
65.70 SF Walls & Ceiling	5.18 SF Floor
0.58 SY Flooring	7.23 LF Floor Perimeter
9.23 LF Ceil. Perimeter	

Door **2' X 6' 8"** **Opens into BEDROOM3**

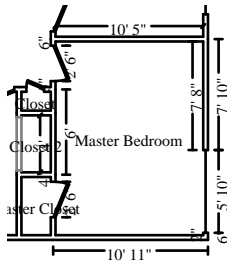
	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING									
60. Clean the ceiling - Heavy	5.18 SF	0.73	0.01	3.79	0/NA	Avg.	0%	(0.00)	3.79
WALLS									
61. Clean the walls - Heavy	60.52 SF	0.73	0.06	44.24	0/NA	Avg.	0%	(0.00)	44.24
FLOORING									
62. Tear out non-salv floating floor & bag - Category 3 water	5.18 SF	3.77	0.05	19.58	0/NA	Avg.	NA	(0.00)	19.58
63. Tear out subfloor & bag for disposal - Category 3	5.18 SF	3.74	0.04	19.41	0/NA	Avg.	NA	(0.00)	19.41
64. Seal underlayment for odor control	5.18 SF	0.74	0.04	3.87	0/15 yrs	Avg.	0%	(0.00)	3.87
65. Remove Vapor barrier - visqueen - 6mil	5.18 SF	0.15	0.00	0.78	0/150 yrs	Avg.	NA	(0.00)	0.78
66. Remove Baseboard - 4 1/4" stain grade	7.23 LF	0.81	0.00	5.86	0/150 yrs	Avg.	NA	(0.00)	5.86
DOORS									



MX Estimation

CONTINUED - Closet3

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
67. Clean door - with detail (per side)									
	1.00 EA	17.74	0.03	17.77	0/NA	Avg.	0%	(0.00)	17.77
CLEANING									
68. Apply odor counteractant - liquid spray									
	70.88 SF	0.36	0.07	25.59	0/NA	Avg.	0%	(0.00)	25.59
69. HEPA Vacuuming - Detailed - (PER SF)									
	70.88 SF	1.15	0.00	81.51	0/NA	Avg.	0%	(0.00)	81.51
Totals: Closet3			0.30	222.40				0.00	222.40



Master Bedroom

Height: 8'

334.21 SF Walls	142.16 SF Ceiling
476.37 SF Walls & Ceiling	142.16 SF Floor
15.80 SY Flooring	43.13 LF Floor Perimeter
48.13 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into HALLWAY
Window	5' 10" X 3'	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into MASTER_CLOS2

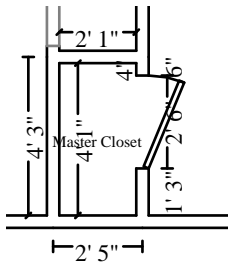
	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING									
70. Clean the ceiling - Heavy									
	142.16 SF	0.73	0.14	103.92	0/NA	Avg.	0%	(0.00)	103.92
WALLS									
71. Clean the walls - Heavy									
	334.21 SF	0.73	0.33	244.30	0/NA	Avg.	0%	(0.00)	244.30
FLOORING									
72. Clean floor - Heavy									
	142.16 SF	0.99	0.14	140.88	0/NA	Avg.	0%	(0.00)	140.88
DOORS									
73. Clean door - with detail (per side)									
	1.00 EA	17.74	0.03	17.77	0/NA	Avg.	0%	(0.00)	17.77
74. Clean door hardware									
	1.00 EA	10.98	0.02	11.00	0/NA	Avg.	0%	(0.00)	11.00
CLEANING									



MX Estimation

CONTINUED - Master Bedroom

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
75. HEPA Vacuuming - Detailed - (PER SF)									
	618.52 SF	1.15	0.00	711.30	0/NA	Avg.	0%	(0.00)	711.30
76. Apply odor counteractant - liquid spray									
	618.52 SF	0.36	0.62	223.29	0/NA	Avg.	0%	(0.00)	223.29
Totals: Master Bedroom			1.28	1,452.46				0.00	1,452.46



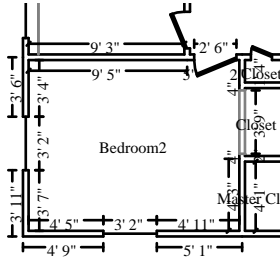
Master Closet

Height: 8'

82.02 SF Walls	8.48 SF Ceiling
90.51 SF Walls & Ceiling	8.48 SF Floor
0.94 SY Flooring	9.84 LF Floor Perimeter
12.34 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into MASTER_BEDRO							
	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING									
77. Clean the ceiling - Heavy									
	8.48 SF	0.73	0.01	6.20	0/NA	Avg.	0%	(0.00)	6.20
WALLS									
78. Clean the walls - Heavy									
	82.02 SF	0.73	0.08	59.95	0/NA	Avg.	0%	(0.00)	59.95
FLOORING									
79. Clean floor - Heavy									
	8.48 SF	0.99	0.01	8.41	0/NA	Avg.	0%	(0.00)	8.41
DOORS									
80. Clean door - with detail (per side)									
	1.00 EA	17.74	0.03	17.77	0/NA	Avg.	0%	(0.00)	17.77
81. Clean door hardware									
	1.00 EA	10.98	0.02	11.00	0/NA	Avg.	0%	(0.00)	11.00
CLEANING									
82. HEPA Vacuuming - Detailed - (PER SF)									
	98.99 SF	1.15	0.00	113.84	0/NA	Avg.	0%	(0.00)	113.84
83. Apply odor counteractant - liquid spray									
	98.99 SF	0.36	0.10	35.74	0/NA	Avg.	0%	(0.00)	35.74
Totals: Master Closet			0.25	252.91				0.00	252.91

MX Estimation



Bedroom2

Height: 8'

299.58 SF Walls
425.66 SF Walls & Ceiling
14.01 SY Flooring
45.16 LF Ceil. Perimeter

126.08 SF Ceiling
126.08 SF Floor
38.91 LF Floor Perimeter

Door
Window
Window
Missing Wall - Goes to Floor

2' 6" X 6' 8"

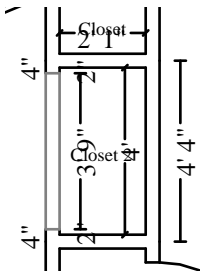
3' 2" X 3' 4"

3' 2" X 3'

3' 9" X 6' 8"

Opens into HALLWAY
Opens into Exterior
Opens into Exterior
Opens into CLOSET_2

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING									
84. Clean the ceiling - Heavy	126.08 SF	0.73	0.13	92.17	0/NA	Avg.	0%	(0.00)	92.17
WALLS									
85. Clean the walls - Heavy	299.58 SF	0.73	0.30	218.99	0/NA	Avg.	0%	(0.00)	218.99
FLOORING									
86. Clean floor - Heavy	126.08 SF	0.99	0.13	124.95	0/NA	Avg.	0%	(0.00)	124.95
DOORS									
87. Clean door - with detail (per side)	1.00 EA	17.74	0.03	17.77	0/NA	Avg.	0%	(0.00)	17.77
88. Clean door hardware	1.00 EA	10.98	0.02	11.00	0/NA	Avg.	0%	(0.00)	11.00
CLEANING									
89. HEPA Vacuuming - Detailed - (PER SF)	551.74 SF	1.15	0.00	634.50	0/NA	Avg.	0%	(0.00)	634.50
90. Apply odor counteractant - liquid spray	551.74 SF	0.36	0.55	199.18	0/NA	Avg.	0%	(0.00)	199.18
Totals: Bedroom2			1.16	1,298.56				0.00	1,298.56



Closet 2

Height: 8'

72.38 SF Walls
80.69 SF Walls & Ceiling
0.92 SY Flooring
12.17 LF Ceil. Perimeter

8.31 SF Ceiling
8.31 SF Floor
8.42 LF Floor Perimeter

Missing Wall - Goes to Floor

3' 9" X 6' 8"

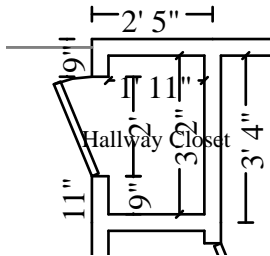
Opens into BEDROOM2



MX Estimation

CONTINUED - Hallway

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
98. Tear out non-salv floating floor & bag - Category 3 water	56.09 SF	3.77	0.56	212.02	0/NA	Avg.	NA	(0.00)	212.02
99. Tear out subfloor & bag for disposal - Category 3	56.09 SF	3.74	0.45	210.23	0/NA	Avg.	NA	(0.00)	210.23
100. Seal underlayment for odor control	56.09 SF	0.74	0.45	41.96	0/15 yrs	Avg.	0%	(0.00)	41.96
101. Remove Vapor barrier - visqueen - 6mil	56.09 SF	0.15	0.00	8.41	0/150 yrs	Avg.	NA	(0.00)	8.41
CLEANING									
102. Apply odor counteractant - liquid spray	269.98 SF	0.36	0.27	97.46	0/NA	Avg.	0%	(0.00)	97.46
103. HEPA Vacuuming - Detailed - (PER SF)	269.98 SF	1.15	0.00	310.48	0/NA	Avg.	0%	(0.00)	310.48
Totals: Hallway			1.95	1,036.92				0.00	1,036.92



Hallway Closet

Height: 8'

68.57 SF Walls	6.15 SF Ceiling
74.72 SF Walls & Ceiling	6.15 SF Floor
0.68 SY Flooring	8.24 LF Floor Perimeter
10.24 LF Ceil. Perimeter	

Door **2' X 6' 8"** **Opens into HALLWAY**

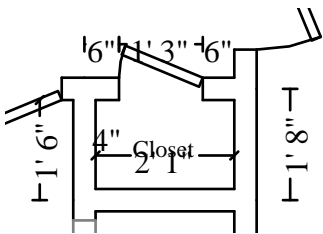
	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING									
104. Clean the ceiling - Heavy	6.15 SF	0.73	0.01	4.50	0/NA	Avg.	0%	(0.00)	4.50
WALLS									
105. Clean the walls - Heavy	68.57 SF	0.73	0.07	50.13	0/NA	Avg.	0%	(0.00)	50.13
FLOORING									
106. Tear out non-salv floating floor & bag - Category 3 water	6.15 SF	3.77	0.06	23.25	0/NA	Avg.	NA	(0.00)	23.25
107. Tear out subfloor & bag for disposal - Category 3	6.15 SF	3.74	0.05	23.05	0/NA	Avg.	NA	(0.00)	23.05



MX Estimation

CONTINUED - Hallway Closet

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
108. Seal underlayment for odor control									
	6.15 SF	0.74	0.05	4.60	0/15 yrs	Avg.	0%	(0.00)	4.60
109. Remove Vapor barrier - visqueen - 6mil									
	6.15 SF	0.15	0.00	0.92	0/150 yrs	Avg.	NA	(0.00)	0.92
CLEANING									
110. Apply odor counteractant - liquid spray									
	80.87 SF	0.36	0.08	29.19	0/NA	Avg.	0%	(0.00)	29.19
111. HEPA Vacuuming - Detailed - (PER SF)									
	80.87 SF	1.15	0.00	93.00	0/NA	Avg.	0%	(0.00)	93.00
Totals: Hallway Closet			0.32	228.64				0.00	228.64



Closet

Height: 8'

46.03 SF Walls
48.77 SF Walls & Ceiling
0.31 SY Flooring
6.79 LF Ceil. Perimeter

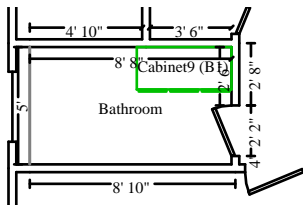
2.75 SF Ceiling
2.75 SF Floor
5.54 LF Floor Perimeter

Door		1' 3" X 6' 8"		Opens into HALLWAY					
	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING									
112. Clean the ceiling - Heavy									
	2.75 SF	0.73	0.00	2.01	0/NA	Avg.	0%	(0.00)	2.01
WALLS									
113. Clean the walls - Heavy									
	46.03 SF	0.73	0.05	33.65	0/NA	Avg.	0%	(0.00)	33.65
FLOORING									
114. Tear out non-salv floating floor & bag - Category 3 water									
	2.75 SF	3.77	0.03	10.40	0/NA	Avg.	NA	(0.00)	10.40
115. Tear out subfloor & bag for disposal - Category 3									
	2.75 SF	3.74	0.02	10.31	0/NA	Avg.	NA	(0.00)	10.31
116. Seal underlayment for odor control									
	2.75 SF	0.74	0.02	2.06	0/15 yrs	Avg.	0%	(0.00)	2.06
117. Remove Vapor barrier - visqueen - 6mil									
	2.75 SF	0.15	0.00	0.41	0/150 yrs	Avg.	NA	(0.00)	0.41



CONTINUED - Closet

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
DOORS									
118. Clean door (per side) - Heavy	2.00 EA	15.78	0.05	31.61	0/NA	Avg.	0%	(0.00)	31.61
119. Clean door hardware - Heavy	1.00 EA	15.34	0.03	15.37	0/NA	Avg.	0%	(0.00)	15.37
CLEANING									
120. Apply odor counteractant - liquid spray	51.52 SF	0.36	0.05	18.60	0/NA	Avg.	0%	(0.00)	18.60
121. HEPA Vacuuming - Detailed - (PER SF)	51.52 SF	1.15	0.00	59.25	0/NA	Avg.	0%	(0.00)	59.25
Totals: Closet			0.25	183.67				0.00	183.67



Bathroom **Height: 8'**

169.02 SF Walls	43.41 SF Ceiling
212.43 SF Walls & Ceiling	43.41 SF Floor
4.82 SY Flooring	20.14 LF Floor Perimeter
22.31 LF Ceil. Perimeter	

Door	2' 2" X 6' 8"	Opens into HALLWAY
Missing Wall	5' 5/16" X 8'	Opens into DEF_4PC_BAT1

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CEILING									
122. Clean the ceiling - Heavy	43.41 SF	0.73	0.04	31.73	0/NA	Avg.	0%	(0.00)	31.73
WALLS									
123. Clean the walls - Heavy	169.02 SF	0.73	0.17	123.55	0/NA	Avg.	0%	(0.00)	123.55
FLOORING									
124. Clean floor - tile - Heavy clean	43.41 SF	1.27	0.30	55.43	0/NA	Avg.	0%	(0.00)	55.43
DOORS									
125. Clean door - with detail (per side)	1.00 EA	17.74	0.03	17.77	0/NA	Avg.	0%	(0.00)	17.77

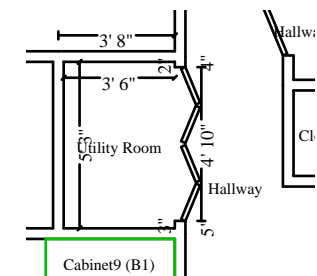


CONTINUED - Bathroom

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
126. Clean door hardware	1.00 EA	10.98	0.02	11.00	0/NA	Avg.	0%	(0.00)	11.00
PLUMBING & ACCESSORIES									
127. Clean toilet	1.00 EA	36.18	0.01	36.19	0/NA	Avg.	0%	(0.00)	36.19
128. Clean tub	1.00 EA	35.00	0.01	35.01	0/NA	Avg.	0%	(0.00)	35.01
129. Clean shower curtain rod	1.00 EA	11.66	0.00	11.66	0/NA	Avg.	0%	(0.00)	11.66
130. Clean shower	1.00 EA	71.78	0.01	71.79	0/NA	Avg.	0%	(0.00)	71.79
131. Clean soap/hand sanitizer dispenser	1.00 EA	11.70	0.01	11.71	0/NA	Avg.	0%	(0.00)	11.71
132. Clean sink	1.00 EA	21.54	0.00	21.54	0/NA	Avg.	0%	(0.00)	21.54
133. Clean sink faucet	1.00 EA	16.03	0.00	16.03	0/NA	Avg.	0%	(0.00)	16.03
134. Clean outlet or switch	1.00 EA	5.75	0.00	5.75	0/NA	Avg.	0%	(0.00)	5.75
135. Clean vanity - inside and out	5.00 LF	21.87	0.06	109.41	0/NA	Avg.	0%	(0.00)	109.41
136. Clean countertop	5.00 SF	1.22	0.01	6.11	0/NA	Avg.	0%	(0.00)	6.11
CLEANING									
137. HEPA Vacuuming - Detailed - (PER SF)	255.84 SF	1.15	0.00	294.22	0/NA	Avg.	0%	(0.00)	294.22
138. Apply odor counteractant - liquid spray	255.84 SF	0.36	0.26	92.36	0/NA	Avg.	0%	(0.00)	92.36
Totals: Bathroom			0.93	951.26				0.00	951.26



MX Estimation



Utility Room

Height: 8'

107.38 SF Walls	18.28 SF Ceiling
125.66 SF Walls & Ceiling	18.28 SF Floor
2.03 SY Flooring	12.62 LF Floor Perimeter
17.45 LF Ceil. Perimeter	

Door		4' 10" X 6' 8"		Opens into HALLWAY					
QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
CEILING									
139. Clean the ceiling - Heavy									
18.28 SF	0.73	0.02	13.36	0/NA	Avg.	0%	(0.00)	13.36	
WALLS									
140. Clean the walls - Heavy									
107.38 SF	0.73	0.11	78.50	0/NA	Avg.	0%	(0.00)	78.50	
FLOORING									
141. Tear out non-salv floating floor & bag - Category 3 water									
18.28 SF	3.77	0.18	69.10	0/NA	Avg.	NA	(0.00)	69.10	
142. Tear out subfloor & bag for disposal - Category 3									
18.28 SF	3.74	0.15	68.52	0/NA	Avg.	NA	(0.00)	68.52	
143. Seal underlayment for odor control									
18.28 SF	0.74	0.15	13.68	0/15 yrs	Avg.	0%	(0.00)	13.68	
144. Remove Vapor barrier - visqueen - 6mil									
18.28 SF	0.15	0.00	2.74	0/150 yrs	Avg.	NA	(0.00)	2.74	
DOORS									
145. Clean door - with detail (per side)									
1.00 EA	17.74	0.03	17.77	0/NA	Avg.	0%	(0.00)	17.77	
146. Clean door hardware									
1.00 EA	10.98	0.02	11.00	0/NA	Avg.	0%	(0.00)	11.00	
HVAC									
147. Clean ductwork - Exterior (per LF)									
20.00 LF	6.99	0.02	139.82	0/NA	Avg.	0%	(0.00)	139.82	
148. Clean furnace - forced air									
1.00 EA	87.62	0.02	87.64	0/NA	Avg.	0%	(0.00)	87.64	
149. Clean boiler unit									
1.00 EA	142.51	0.27	142.78	0/NA	Avg.	0%	(0.00)	142.78	
150. HVAC Technician - per hour									
3.00 HR	151.97	0.00	455.91	0/NA	Avg.	0%	(0.00)	455.91	
To check for the heating system to ensure its functioning properly									
CLEANING									
151. HEPA Vacuuming - Detailed - (PER SF)									
143.94 SF	1.15	0.00	165.53	0/NA	Avg.	0%	(0.00)	165.53	
152. Apply odor counteractant - liquid spray									
143.94 SF	0.36	0.14	51.96	0/NA	Avg.	0%	(0.00)	51.96	

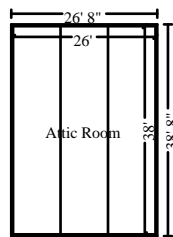


CONTINUED - Utility Room

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Utility Room		1.11	1,318.31				0.00	1,318.31

Total: 1st Floor		39.91	19,231.97				0.00	19,231.97
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Attic



Attic Room

Height: Attic

1128.00 SF Walls	1026.35 SF Ceiling
2154.35 SF Walls & Ceiling	988.00 SF Floor
109.78 SY Flooring	128.00 LF Floor Perimeter
130.02 LF Ceil. Perimeter	

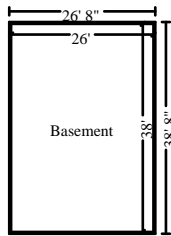
QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
153. Tear out and bag wet insulation in confined space								
1,026.35 SF	1.93	7.18	1,988.04	0/NA	Avg.	NA	(0.00)	1,988.04
154. Clean floor or roof joist system - Heavy								
1,026.35 SF	2.21	3.08	2,271.31	0/NA	Avg.	0%	(0.00)	2,271.31
155. Clean stud wall - Heavy								
1,128.00 SF	1.77	3.38	1,999.94	0/NA	Avg.	0%	(0.00)	1,999.94
156. Seal attic framing (shellac) - 6 to 8/12								
988.00 SF	2.13	53.35	2,157.79	0/15 yrs	Avg.	0%	(0.00)	2,157.79
157. HEPA Vacuuming - Detailed - (PER SF)								
3,142.35 SF	1.15	0.00	3,613.70	0/NA	Avg.	0%	(0.00)	3,613.70
158. Apply odor counteractant - liquid spray								
3,142.35 SF	0.36	3.14	1,134.39	0/NA	Avg.	0%	(0.00)	1,134.39
Totals: Attic Room		70.13	13,165.17				0.00	13,165.17

Total: Attic		70.13	13,165.17				0.00	13,165.17
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Basement



MX Estimation



Basement Height: 3'

384.00 SF Walls	988.00 SF Ceiling
1372.00 SF Walls & Ceiling	988.00 SF Floor
109.78 SY Flooring	128.00 LF Floor Perimeter
128.00 LF Ceil. Perimeter	

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
159. Tear out and bag wet insulation in confined space								
988.00 SF	1.93	6.92	1,913.76	0/NA	Avg.	NA	(0.00)	1,913.76
160. Clean the ceiling - Heavy								
988.00 SF	0.73	0.99	722.23	0/NA	Avg.	0%	(0.00)	722.23
161. Clean the walls - Heavy								
384.00 SF	0.73	0.38	280.70	0/NA	Avg.	0%	(0.00)	280.70
162. Clean floor - Heavy								
988.00 SF	0.99	0.99	979.11	0/NA	Avg.	0%	(0.00)	979.11
163. HEPA Vacuuming - Detailed - (PER SF)								
2,360.00 SF	1.15	0.00	2,714.00	0/NA	Avg.	0%	(0.00)	2,714.00
164. Apply odor counteractant - liquid spray								
2,360.00 SF	0.36	2.36	851.96	0/NA	Avg.	0%	(0.00)	851.96
Totals: Basement		11.64	7,461.76				0.00	7,461.76

Debris Removal

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
165. Dumpster load - Approx. 30 yards, 5-7 tons of debris								
1.00 EA	750.56	0.00	750.56	0/NA	Avg.	NA	(0.00)	750.56
Totals: Debris Removal		0.00	750.56				0.00	750.56

IGUIDE LINK

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
https://youriguide.com/v06BZY7BDJBAD1								
Totals: IGUIDE LINK		0.00	0.00				0.00	0.00



MX Estimation

Total: Basement	11.64	8,212.32	0.00	8,212.32
Total: Exterior	121.68	40,609.46	0.00	40,609.46

Labor Minimums Applied

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
166. Electrical labor minimum								
1.00 EA	71.00	0.00	71.00	0/NA	Avg.	0%	(0.00)	71.00
167. Plumbing labor minimum								
1.00 EA	279.38	0.00	279.38	0/NA	Avg.	0%	(0.00)	279.38
168. Cabinetry labor minimum								
1.00 EA	179.98	0.00	179.98	0/NA	Avg.	0%	(0.00)	179.98
169. Wood floor covering labor minimum								
1.00 EA	189.85	0.00	189.85	0/NA	Avg.	0%	(0.00)	189.85
170. Finish carpentry labor minimum								
1.00 EA	110.79	0.00	110.79	0/NA	Avg.	0%	(0.00)	110.79
171. Framing labor minimum								
1.00 EA	134.03	0.00	134.03	0/NA	Avg.	0%	(0.00)	134.03
172. Window labor minimum								
1.00 EA	283.59	0.00	283.59	0/NA	Avg.	0%	(0.00)	283.59
Totals: Labor Minimums Applied		0.00	1,248.62				0.00	1,248.62
Line Item Totals: MANUEL-OSA-MIT		205.51	49,018.15				0.00	49,018.15

[%] - Indicates that depreciate by percent was used for this item
[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item

Grand Total Areas:

4,047.10 SF Walls	2,927.67 SF Ceiling	6,974.77 SF Walls and Ceiling
2,889.32 SF Floor	321.04 SY Flooring	578.71 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	650.64 LF Ceil. Perimeter
2,889.32 Floor Area	2,677.62 Total Area	4,047.10 Interior Wall Area
2,771.41 Exterior Wall Area	390.11 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	



MX Estimation

Summary for Dwelling

Line Item Total	48,812.64
Material Sales Tax	205.51
Replacement Cost Value	\$49,018.15
Net Claim	\$49,018.15



Recap of Taxes

	Material Sales Tax (10%)	Food & Med State Tax (1%)	Food & Med Local Tax (1.25%)	Equipment Rental Tax (10%)
Line Items	205.51	0.00	0.00	0.00
Total	205.51	0.00	0.00	0.00



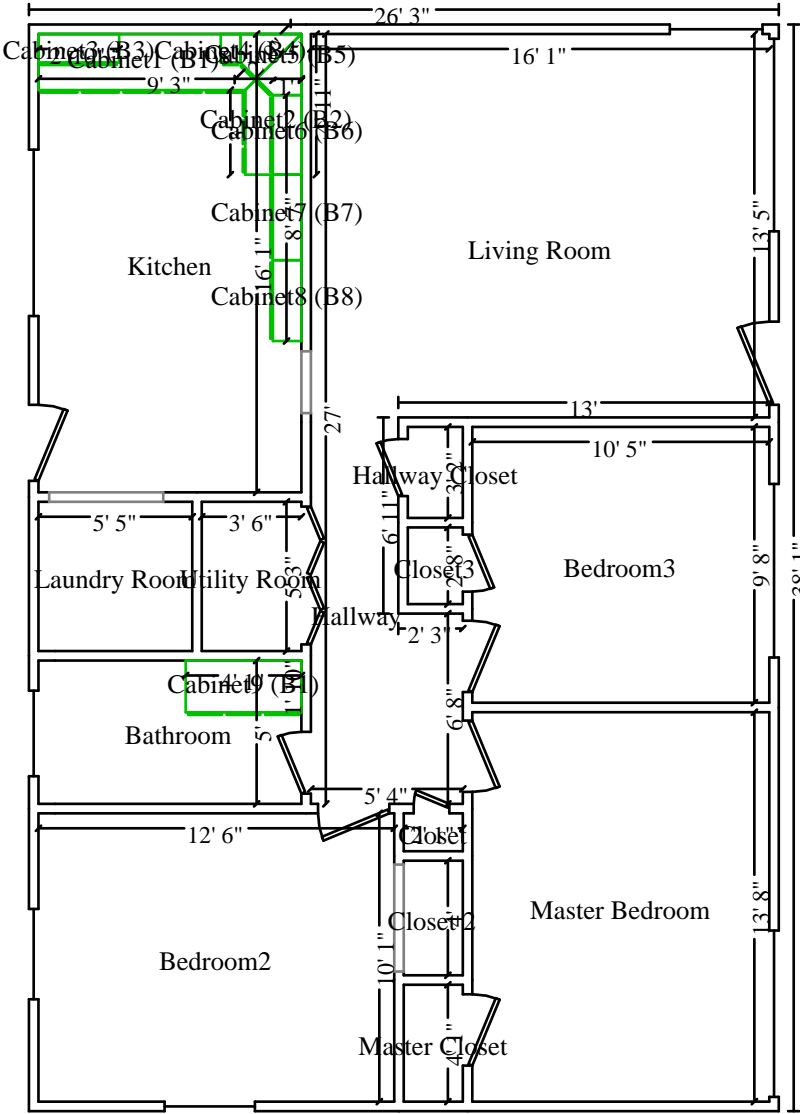
Recap by Room

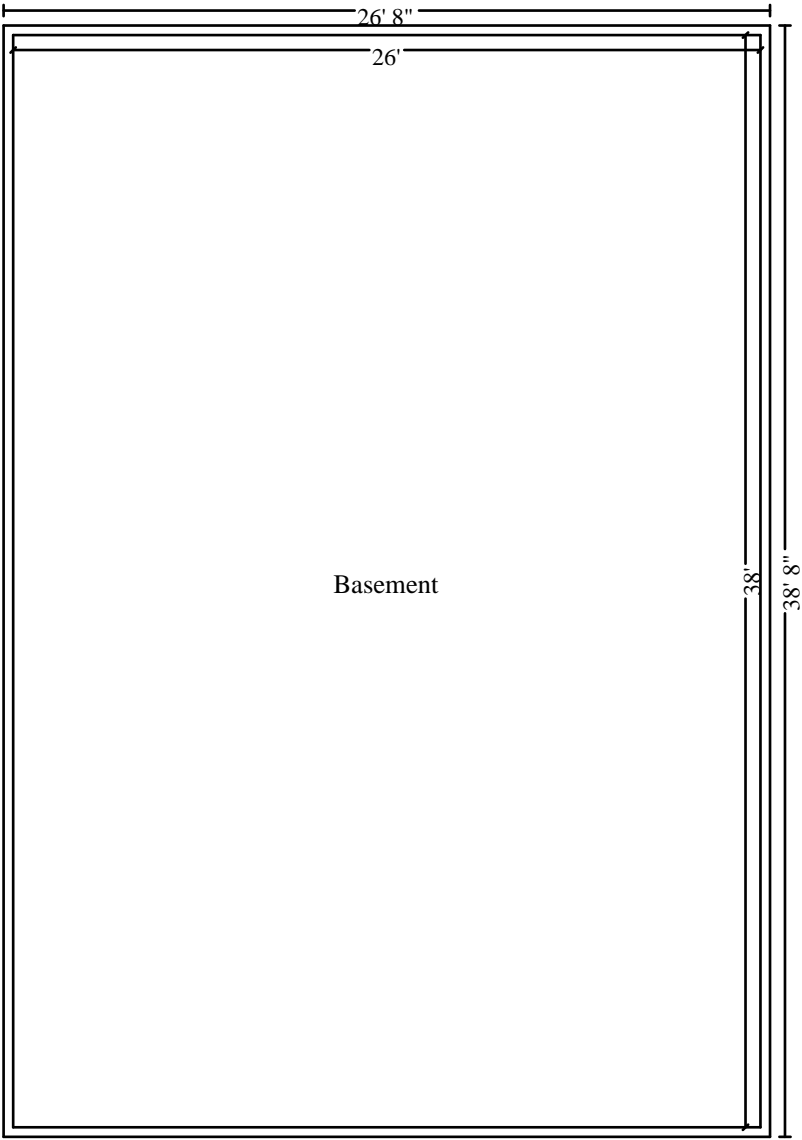
Estimate: MANUEL-OSA-MIT		
GENERAL CONDITIONS	7,076.24	14.50%
Area: Exterior		
Area: 1st Floor		
Kitchen	5,404.61	11.07%
Living Room	4,687.15	9.60%
Bedroom3	1,961.19	4.02%
Closet3	222.10	0.46%
Master Bedroom	1,451.18	2.97%
Master Closet	252.66	0.52%
Bedroom2	1,297.40	2.66%
Closet 2	201.53	0.41%
Hallway	1,034.97	2.12%
Hallway Closet	228.32	0.47%
Closet	183.42	0.38%
Bathroom	950.33	1.95%
Utility Room	1,317.20	2.70%
Area Subtotal: 1st Floor	19,192.06	39.32%
Area: Attic		
Attic Room	13,095.04	26.83%
Area Subtotal: Attic	13,095.04	26.83%
Area: Basement		
Basement	7,450.12	15.26%
Debris Removal	750.56	1.54%
Area Subtotal: Basement	8,200.68	16.80%
Area Subtotal: Exterior	40,487.78	82.95%
Labor Minimums Applied	1,248.62	2.56%
Subtotal of Areas	48,812.64	100.00%
Total	48,812.64	100.00%



Recap by Category

Items	Total	%
CABINETRY	179.98	0.37%
CLEANING	12,831.57	26.18%
GENERAL DEMOLITION	12,775.50	26.06%
ELECTRICAL	71.00	0.14%
FLOOR COVERING - WOOD	189.85	0.39%
FINISH CARPENTRY / TRIMWORK	110.79	0.23%
FRAMING & ROUGH CARPENTRY	134.03	0.27%
HAZARDOUS MATERIAL REMEDIATION	14,775.74	30.14%
HEAT, VENT & AIR CONDITIONING	455.91	0.93%
LIGHT FIXTURES	79.95	0.16%
PLUMBING	279.38	0.57%
PAINTING	2,514.23	5.13%
WINDOWS - WOOD	283.59	0.58%
WATER EXTRACTION & REMEDIATION	4,131.12	8.43%
Subtotal	48,812.64	99.58%
Material Sales Tax	205.51	0.42%
Total	49,018.15	100.00%





Basement

