

Category	Description Model #, Serial #, Brand, etc.	Replacement/ Repair Cost	Replacement Source							
Damaged / Depleted	Outbuilding - Jute Rug Damage: Rain-soaked rug with mildew and mold growth; cost of replacement specified.	\$799	<a href="#">west elm</a>							
Damaged / Depleted	House - Door Leak: Water ingress at main entrance due to driving rain; visual evidence available.	\$99	moulding, parts & labor							
Damaged / Depleted	House - Door Keypad Malfunction: Rain damage causing intermittent issues with the door keypad.	\$50	<a href="#">amazon</a>							
Damaged / Depleted	Well Equipment - Unknown Damage: Quote to professionally audit and test, deal with pressure loss, check integrity from downed tree	\$499								
Damaged / Depleted	Well Equipment - Unknown Damage restoration Well Damage Assessment - Tree Root Impact**: Investigation to determine if the well was damaged due to wind uprooting nearby trees.	Actively awaiting quote from contractor.								
Damaged / Depleted	Generator - Usage Damage: Generator damage during storm use; also ran down value, used for 150-200 hours in bad conditions with fuel from dirty fuel cans.	\$799	<a href="#">harbor freight</a>							
Damaged / Depleted	House - Trim and Floor Damage: Rainwater running down stairs causing floorboard damage; replacement cost estimated.	\$118	<a href="#">home depot</a>							
Damaged / Depleted	House - Foundation Check: Verify if storm exacerbated existing cracks in the foundation.	Actively awaiting quote from contractor.								
Damaged / Depleted	Camera Equipment - Wind Debris Damage: Camera damage due to wind-carried debris.	\$60	<a href="#">amazon</a>							
Damaged / Depleted	Hot Tub - Clean-Up and Repairs: Hot tub requires cleaning, decontamination, and new cover; awaiting quotes.	\$275	estimate in google drive							
Damaged / Depleted	Hot Tub - Cover Replacement**: Replacement cost for hot tub cover due to water damage; product link included.	\$599	<a href="#">amazon</a>							
Damaged / Depleted	Hot Tub - Cover Replacement**: Safety straps	\$26	<a href="#">amazon</a>							
Damaged / Depleted	Trail Damage - Attraction Repair Costs**: ½ mile of trails and pathways damaged; labor estimate for 100 hours by Chris.	\$1,500	Chris work time + Saw blades, oil, ropes, atv has to be fixed first, truck has to be fixed first							
Damaged / Depleted	Landscape Damage - Fruit Trees Damaged**: Black walnut tree lost, and cherry, blueberry, and peach trees damaged.	\$999	<small>ChatGPT * Walnut Trees: Mature walnut trees can be pricey, given their slow growth. The cost for installing a larger black walnut tree typically ranges between \$400 to \$600 per tree. Cherry Trees: Larger, established cherry trees might cost around \$350 to \$500, depending on the size and variety. Blueberry Trees (Bushes): Blueberry bushes, which are smaller, usually cost around \$40 to \$100 each, including installation services. Peach Trees: Installing an adult peach tree generally costs between \$300 and \$450, with additional charges if you opt for special varieties or installation in difficult terrain.</small>							
Damaged / Depleted	Landscape Damage - Yard and Grass Damage	\$99	parts and labor, parts on <a href="#">amazon</a>							
Damaged / Depleted	Equipment (Electric Chainsaw) - Storm Recovery Damage**: Chainsaw broken during storm recovery efforts.	\$199	<a href="#">lowes</a>							
Damaged / Depleted	Equipment (Electric Chainsaw Battery) - Water Damage**: Battery malfunctioned after getting wet during storm use.	\$160	<a href="#">amazon</a>							
Damaged / Depleted	Equipment (Electric Polesaw) - Damage During Recovery**: Polesaw broken while trimming trees for road access.	\$199	<a href="#">lowes</a>							
Damaged / Depleted	Equipment (Electric Chainsaw) - Blades	\$31	<a href="#">amazon</a>							
Damaged / Depleted	Equipment (Quick Dam) - Replacement	\$25	<a href="#">amazon</a>							
Damaged / Depleted	Truck - Damaged at Backup Property Manager's House**: LLC-owned truck damaged while off-site at the property manager's location.	\$1,447	See Google Drive for Toyota Quote. Some components like brake fluid included not from storm, but vent clean out and other damage.							
Damaged / Depleted	Truck - Cleaning Supplies and Shampoo Machine Wrecked**: Cleaning equipment was ruined cleaning the inside of the truck through normal wear and tear of extreme condition.	\$100	<a href="#">amazon</a>							
Damaged / Depleted	Truck - Cleaning Supplies and Shampoo used	\$13	<a href="#">amazon</a>							
Customer Problem	Contractor Costs (Property Manager) - Chris Fees**: Fees incurred for property management services provided by Chris. Already paid. These fees went to retrieving the 4 wheel drive vehicles that could get out the landslide to the old fire road above the property. The two wheel drive low set convertible is stuck and couldn't get out safely.	\$1,450	See Google Drive. Invoice + Screen Shot of what was already paid.							
Customer Problem	Contractor Costs (Emergency Access) - Brandon Fees**: Fees for emergency access services provided by Brandon to return customer property. Already paid. Same customer problem - got 4wd vehicles out.	\$500	See Google Drive. Copy of cleared check.							

Customer Problem	Guest Fees - Reimbursements**: Costs for reimbursing guests affected by the storm. Waiting to pay to have insurance pay out.	\$1,717	See Google Drive for what guest paid for stay disrupted by storm. Screenshot of Airbnb booking.						
Damaged / Depleted	Katadyn Water Filter Replacement	\$90	<a href="#">amazon</a>						
Damaged / Depleted	Little Library - Storm Damage**: Repair or replacement of the Little Library damaged in the storm.	\$170	<a href="#">amazon</a>						
Expenses	Fuel/Mileage -- Shell Service 10/06 Purchase Asheville Nc	\$20	See Expensify Expense Report PDF						
Expenses	Fuel/Mileage -- Shell Service 10/11 Purchase Asheville Nc	\$34	See Expensify Expense Report PDF						
Expenses	Meals -- Chick-fil-a #00592 10/04 Purchase Charlotte Nc	\$34	See Expensify Expense Report PDF						
Expenses	Meals -- Cpi*advanced Vending So 10/03 Purchase 704-904-1542 Nc	\$46	See Expensify Expense Report PDF						
Expenses	Meals -- Cpi*advanced Vending So 10/03 Purchase 704-904-1542 Nc	\$2	See Expensify Expense Report PDF						
Expenses	Meals -- Evolve By Huds 10/03 Purchase Chicago Il	\$2	See Expensify Expense Report PDF						
Expenses	Meals -- Harris Teeter 10/11 Purchase Asheville Nc	\$11	See Expensify Expense Report PDF						
Expenses	Meals -- Ingles Markets 10/11 Purchase Asheville Nc	\$10	See Expensify Expense Report PDF						
Expenses	Meals -- Joes Prkg Howard Hughes 10/06 Purchase Los Angeles Ca	\$41	See Expensify Expense Report PDF						
Expenses	Meals -- Sq *nick The Greek 10/02 Purchase Marina Del Re Ca	\$7	See Expensify Expense Report PDF						
Expenses	Meals -- The New Stand St2836 10/02 Purchase Westchester Ca	\$9	See Expensify Expense Report PDF						
Expenses	Meals -- Tst* Lax - T1 - Rock & 10/03 Purchase Los Angeles Ca	\$4	See Expensify Expense Report PDF						
Expenses	Meals -- Tst* Nashville - Barist 10/13 Purchase Nashville Tn	\$6	See Expensify Expense Report PDF						
Expenses	Other -- Costco Whse #0 10/04 Purchase Charlotte Nc	\$11	See Expensify Expense Report PDF						
Expenses	Other -- Wells Fargo Ba 10/04 #xxxxx2421 Withdrwl 4501 Park Rd Charlotte Nc	\$311	See Expensify Expense Report PDF						
Expenses	Phone -- Southwes Xxxx662661 10/01 Purchase 800-435-9792 Tx	\$203	See Expensify Expense Report PDF						
Expenses	Phone -- Starlink Internet 10/02 Purchase Xxx-xx29683 Ca	\$11	See Expensify Expense Report PDF						
Expenses	Phone -- Swa Inflight Wifi 10/02 Purchase 800-435-9792 Ca	\$352	See Expensify Expense Report PDF						
Expenses	Phone -- Swa Inflight Wifi 10/02 Purchase 800-435-9792 Ca	\$8	See Expensify Expense Report PDF						
Expenses	Phone -- Swa Inflight Wifi 10/03 Purchase 800-435-9792 Ca	\$8	See Expensify Expense Report PDF						
Expenses	Transportation -- Curb La Taxi 10/03 Purchase Queens Ny	\$8	See Expensify Expense Report PDF						
Expenses	Transportation -- Lyft *ride Fri 10am 10/04 Purchase Lyft.com Ca	\$40	See Expensify Expense Report PDF						
Expenses	Transportation -- Lyft *ride Thu 6am 10/03 Purchase Lyft.com Ca	\$12	See Expensify Expense Report PDF						
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Expenses	Transportation -- Lyft *ride Wed 8am 10/02 Purchase Lyft.com Ca	\$42	See Expensify Expense Report PDF						
Expenses	Transportation -- Points Rapid Rewards 10/01 Purchase 800-435-9792 Ca	\$42	See Expensify Expense Report PDF						
Expenses	Transportation -- Points Rapid Rewards 10/11 Purchase 800-435-9792 Ca	\$390	See Expensify Expense Report PDF						
Expenses	Transportation -- Southwes Xxxx702887 10/11 Purchase 800-435-9792 Tx	\$90	See Expensify Expense Report PDF						
Expenses	Transportation -- Southwes Xxxx703558 10/11 Purchase 800-435-9792 Tx	\$6	See Expensify Expense Report PDF						
Expenses	Transportation -- Spirit Airl Xxxx108451 10/01 Purchase Xxx-xx27117 Fl	\$6	See Expensify Expense Report PDF						
Expenses	Transportation	\$274	See Expensify Expense Report PDF						

Damaged / Depleted	ATV - LLC-Owned Damaged**: ATV used by the LLC sustained damage during storm-related activities. Unable to get to repair shop until road fixed, but verbal quote was "\$500 - \$1000" because needs new battery, new internal components, and likely new starter from rain damage after cover blew off, and may need new filters, and anything else rained through.	\$1,000							
Damaged / Depleted	Truck - Detailing**: Expenses for truck detailing to address storm-related dirt and debris.	ck what was quote?							
Damaged / Depleted	READYWISE - Freeze Dried Vegetables, 72 Servings, 3 Box Kit, MRE, for Food Storage, Emergency Kit, Hurricane Preparedness Items, Hiking, Camping Essentials, 25-Year Shelf Life, Freeze Dried	\$89.99	<a href="#">amazon</a>						
Damaged / Depleted	KOS Vegan Protein Powder Erythritol Free, Chocolate - Organic Pea Protein Blend	\$49.99	<a href="#">amazon</a>						
Damaged / Depleted	CLIF Kid Zbar and Zbar Protein - Variety Pack	\$17.23	<a href="#">amazon</a>						
Damaged / Depleted	Propel Powder Packets 4 Flavor Variety Pack With Electrolytes, Vitamins and No Sugar 10 Count (Pack of 5)	\$24.89	<a href="#">amazon</a>						
Damaged / Depleted	Augason Farms Long Grain White Rice 4-Gallon Pail, Emergency Food Supply, Everyday Meals, 242 Servings	\$39.99	<a href="#">amazon</a>						
Engineering	Geotechnical Engineer - Landslide Evaluation: This involves comprehensive testing and analysis to determine slope stability, soil conditions, and the risks associated with landslides. The evaluation will also include a detailed report with recommendations for remediation. Typically, such assessments range from \$5,000 to \$10,000 depending on complexity. <a href="#">Promatcher Geotechnical Engineers</a> <a href="#">ECSLimited</a> .	\$7,500	ChatGPT based estimates, awaiting real estimates.						
Engineering	Civil Engineer - Road and Drainage Assessment: Involves detailed inspection and assessment of the half-mile road, including the structural integrity of culverts and planning of drainage improvements. Such assessments generally range from \$4,000 to \$8,000 based on road length and complexity. <a href="#">Promatcher Geotechnical Engineers</a> <a href="#">ECSLimited</a> .	\$6,000	ChatGPT based estimates, awaiting real estimates.						
Engineering	Installation of Erosion Control Systems (Contractor): Includes setting up erosion control measures like retaining walls, erosion fabrics, and barriers along the affected half-mile road to manage water and stabilize slopes. The cost for such projects typically ranges from \$50,000 to \$100,000 depending on materials and length. <a href="#">ECSLimited</a> .	\$75,000	ChatGPT based estimates, awaiting real estimates.						
Engineering	Waterway Cleaning and Pollutant Removal (Environmental Specialist): Involves clearing debris, pollutants, and restoring the natural water flow from the waterfall to prevent contamination and erosion. These services usually range from \$10,000 to \$20,000 for the described scenario. <a href="#">ECSLimited</a> .	\$15,000	ChatGPT based estimates, awaiting real estimates.						
Engineering	Slope Stabilization and Retaining Walls (Contractor): Focuses on stabilizing the affected slope, restoring the roads and constructing robust retaining walls to prevent future landslides and maintain road safety. The average cost for this service ranges between \$100,000 and \$200,000 depending on terrain and wall height. <a href="#">ECSLimited</a> .	\$150,000	ChatGPT based estimates, awaiting real estimates. We received a quote for \$280,000 all in.						

Legal	Legal Consultations for Compliance and Coverage (Attorney): Includes professional legal guidance to ensure compliance with local codes and regulations, acquisition of necessary permits, and negotiations with insurance companies. Attorney fees usually range from \$5,000 to \$10,000 for this level of involvement. <a href="#">Promatcher Geotechnical Engineers</a> . Road Blockage - Government Rule Changes**: Get law firm to address new situation and get counsel on Road Blockage - Business Viability Concerns**: Road access impacts business operations; viability assessments needed to minimize risk and maximize returns. Law firm is \$250 / hr in engagement letter, but may change.		\$7,500	ChatGPT based estimates, awaiting real estimates.						
Customer Problem	Road Blockage and Customer Vehicle. We retrieved a 4wd vehicle up a fire road but could not retrieve the two wheel drive convertible Mercedes stuck up there.	Fees tbd - waiting to hear from customer / customer's insurance / customer's attorney which could result in large fees building up as they use rental cars or if they expect payments								
Customer Problem	Guest Fees / Mileage to and from Charlotte extra trip (2x) , other expenses		\$250	Estimate						
Customer Problem	Parking Area - Trees Blocking Driveway: Fallen trees obstructing driveway; tree removal cost estimate provided. Damage to gravel, damage to rock barriers. Restoration of the lower parking area for trash storage and trash vehicles.	<i>ck how much normal gravel?</i>								
Damaged / Depleted	Barn - Water Intrusion and Drainage: Standing water in barn, requiring improved drainage solutions. Will require a drain to mitigate future damage to structure and risk. Small amounts of water came in before bu it filled it from watermarks.		\$7,500	<p>Chat GPT " Assessment and Design by a Civil Engineer: \$500 - \$1,500. Excavation and Drain Installation: This includes trenching, laying pipes, and covering with gravel, which usually costs around \$20 - \$80 per linear foot. For a basic barn (assuming a perimeter of about 100 feet), the cost would be approximately \$3,000 - \$6,000. Waterproofing Measures: Applying waterproof sealants or fixing cracks would cost an additional \$1,000 - \$2,000, depending on the barn's size and condition. Total Estimated Cost: For a basic barn, the estimated cost to address water intrusion and install improved drainage is roughly \$4,500 - \$9,500 depending on the extent of the water issue, the chosen drainage system, and additional waterproofing needs."</p>						
Damaged / Depleted	House - Gutter Damage: Wind damage to gutter and potential minor roof damage; visual evidence available. Actively awaiting quote from contractor.		\$1,250	<p>From Chat GPT " Gutter Repair or Replacement: Cost per Linear Foot: Typically, repairing or replacing gutters costs around \$5 - \$15 per linear foot for standard materials like aluminum. Assuming a length of 80 feet of damaged gutters, the estimated cost would be around \$250 - \$750. Roof Inspection and Minor Repairs: Inspection Fee: A roofing contractor usually charges between \$100 - \$300 for an inspection. Minor Roof Repairs: Fixing a few damaged shingles or repairing small leaks can range from \$200 to \$600 depending on the extent of the damage. Total Estimated Cost: For repairing damaged gutters and addressing minor roof damage, the total estimated cost would be in the range of \$550 to \$1,550.</p>						
Engineering	Electrical Equipment - Breaker Panel Inspection**: Professional inspection needed; obtaining quote for service. Actively awaiting quote from contractor.									
Septic	Septic System - Repair Estimates**: Gurgling and bubbling detected; quotes required for potential septic damage repair. Actively awaiting quote from contractor.									
Damaged / Depleted	Landscape Damage - Waterfall and Tree Loss**: Damage to waterfall and loss of significant trees.	<i>Have to wait for bank to get back on re-appraisal, scheduled to see change.</i>								
Wear and Tear on Third Party Vehicle	One of the business owner's parents allowed the use of thier vehicle since the work truck for the LLC was out of functional capacity, flooded from a leak in the roof and the driving rain. The Honda Element was used from Oct 5 - Oct 15, with a starting odometer reading not recorded and an ending reading of 173,007. The total mileage driven for business was approximately [miles]. "Due to multiple trips on rough roads and heavy cargo loading, new scratches were identified on the right rear door. Additionally, the tires exhibited increased wear, and the interior accumulated more dirt due to equipment transport."The vehicle requires the following maintenance: a complete interior and exterior cleaning, an oil change due to increased mileage, tire replacement due to wear, and minor scratch repairs on the doors."		\$725	Chat GPT "The estimated cost for cleaning is \$50, an oil change \$75, tire replacement \$400, and scratch repairs \$200. Total estimated maintenance and repair cost: \$725."						
Business Interruption	Business Interruption - Cancellations**: Revenue loss due to cancellations caused by the storm. (three year trailing revenue averages: October \$6,896.37 November \$5,589.97 December \$4,887.73). Real revenue loss from cancellations as well. 12 Cancellations.		\$17,374.07	Based on three year trailing average for time period of estimated completion of restoration of safe road access, which is 90 days or more. This goes Oct - Nov.						
Business Interruption	Marketing Loss - Superhost Status**: Potential loss of Superhost status due to service disruption.		\$12,000	Chat GPT: "On average, Superhosts can earn up to 60% more in revenue per available day, thanks to higher occupancy rates and better positioning in Airbnb's search results. If your property was generating \$80,000 annually, losing Superhost status could potentially mean losing a substantial part of this income—possibly in the range of 10% to 20% or more, depending on how much visibility and trust your Superhost status added. Based on general industry metrics, this could translate to an estimated loss of \$8,000 to \$16,000 annually due to reduced bookings and lower nightly rates."						

Business Interruption	Business Interruption - Projected Future Losses**Loss of Tourism to the region, bad reputation for safety, marketing loss. Could be multi year but this is based on one year.	16,000	Chat GPT "When a hurricane hits an Airbnb property, it can have a severe economic impact due to both physical damage and negative publicity. For a property generating \$80,000 annually, cancellations and loss of tourism after a hurricane can significantly reduce income during the peak season. For instance, in Western North Carolina, local Airbnbs hosts reported cancellations of all October bookings following Hurricane Helene, effectively wiping out that month's revenue. Such bad press and damage can lead to income drops of 10-30%, amounting to \$8,000 to \$24,000 annually, depending on the extent of damage and recovery speed Fox Business							
Enhanced Emergency Infrastructure	Comprehensive Communication and Assurance Plan in order to prevent the past (and future) customers from losing trust in our place, and to keep recurring business which accounts for substantial business, we need to do a new photo shoot and messaging after we restore the situation. Emphasize our property's readiness and crisis management systems in your online listings, social media, and email communications. Highlight safety measures and show transparency in your contingency planning. Ensure to mention backup power, internet access, and self-sufficiency in marketing content. The marketing will highlight the to protect our future revenues.	\$5,000								
Enhanced Emergency Infrastructure	Starlink InternetCommunicate that you have reliable, satellite-based internet to ensure guests stay connected during crises, providing peace of mind and reassurance for travelers needing constant connectivity.	\$1,940	\$500 up front + \$120 / month							
Enhanced Emergency Infrastructure	Backup lightweight solar for starlink redundancy, phone and safe use by guests who cannot use a fuel based generator. These are stored inside and brought out as needed.	\$866	amazon							
Enhanced Emergency Infrastructure	Additional Fuel Storage for long term multi-day problems like the one we just faced. Must be safe so plan for locked storage away from house following all rules. Includes extra kerosene for winter months, and extra fuel for chainsaws, and for ATV and truck.	\$9,800	Chat GPT Outdoor Fuel Storage Cabinet -- Double wall, weatherproof, steel cabinet with high-security lock, designed for storing flammable materials. \$2,200 Interstate Products Anti-Theft Lock Boxes -- Heavy-gauge steel lock boxes to secure tank valves/capacities with a rotating mechanism to deter theft. \$200 Farm Show Spill Containment Pallets -- EPA-compliant containment pallet for up to 275 gallons to capture spills and leaks around tanks. \$350 Interstate Products Lockable Fencing -- Weather-resistant fencing with a lockable gate, including installation, to enclose the storage area. \$900 Market Estimate Based on Industry Rates Motion-Sensor Lighting -- LED motion-sensor lights for improved security and visibility around the outdoor storage area. \$100 Home Improvement Retailers Above-Ground Fuel Storage Tank -- Double wall fuel storage tank with a capacity of 500 - 1,000 gallons, compliant with UL safety standards. \$4,500 Envirosafe Tanks Secondary Containment Berm or Bump -- EPA-compliant containment bump or modular berm to provide spill protection around fuel storage tanks. \$1,500 Interstate Products							
Enhanced Emergency Infrastructure	Rescue Kits with emergency medicine. Duration Health specializes in kits for remote locations. With Starlink can provide telemedicine.	\$1,599	duration health							
Enhanced Emergency Infrastructure	Backup chainsaw - had a chainsaw break in this case.	\$549	amazon							
Enhanced Emergency Infrastructure	Chainsaw PPE.	\$185.87	amazon							
Enhanced Emergency Infrastructure	Lifeflow Filters for Max Number of Guests - \$99 for 5, so 5 pack to cover max guests in event of well failure.	\$495	amazon							
Enhanced Emergency Infrastructure	Light Tractor for Self-MaintenanceShow your proactive approach to maintaining access roads or paths, even if external services are unavailable, ensuring guests are never stranded.	\$16,000	ChatGPT "For a remote mountain property, having a light tractor is essential for maintaining driveways, clearing debris, grading roads, and even self-rescue during emergencies. Steep, unpaved roads are common in rural areas, and frequent rain or snow can cause erosion and ruts, making driveway maintenance a critical task to ensure accessibility.  A suitable used light tractor in Buncombe County, NC, can range from \$7,500 for older models like a Kubota BX2200 to around \$23,000 for higher-capacity models like the Kubota L3630 with a loader. These tractors offer the power and flexibility needed for routine maintenance and clearing tasks. Equipment Trader Example https://www.facebook.com/vmarketplace/item/352816660774183/							
Enhanced Emergency Infrastructure	Staff Training & Clear Procedures: Ensure that staff is trained for crisis response and that guests are informed about emergency procedures. Include this in the property guide and your marketing messaging.	\$1,500	ChatGPT "Training Components:  Emergency Protocols & Safety Measures: Training on emergency protocols, evacuation plans, and guest safety during natural disasters. Crisis Communication Skills: Training on how to calmly and effectively communicate with guests in emergencies. Basic First Aid & Equipment Use: Hands-on training on using safety equipment, first aid, and emergency kits.  Price Model:  Professional Training Sessions: \$150 to \$250 per staff member for a comprehensive 2-day training program with certified trainers. Rationale: Rates are based on industry averages for professional training services in hospitality, including emergency management consultants and certified trainers. Emergency Drills and Simulations: \$1,000 to \$2,500 per session for team-wide drills and practical simulations. Rationale: Costs cover simulation design, safety personnel, and scenario testing with staff to ensure familiarity with emergency protocols."							
Equipment (Cell Phone) - Damage During Recovery**:	Cell phone broken during storm recovery operations.									
		\$369,503								