

City of Scottsbluff, Nebraska

Monday, May 2, 2016

Regular Meeting

Item Public Inp1

Council to consider a claim from American Family Insurance on behalf of Randall Baum for property damage.

Staff Contact: Mark Bohl, Public Works Director

West Nebraska Claims
Service
P.O. Box 140
Scottsbluff, NE 69363-
0140
wncs-sb@wncs.net
308-632-4161
308-632-4055 - fax

LOSS REPORT

Status

Reference: City Of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361
Attention: Cindy Dickinson
Insured: City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361

Report #: 0
Catastrophe Number:
Policy Number: UNAVAILABLE
Claim Number: UNAVAILABLE
Date of Loss: 3/12/2016
Type of Loss: Property damage
File Number: SB16-0076

ENCLOSURES:

Estimate, Photos (0), Diagrams

COVERAGE:

Property Damage

\$0.00

Eff. Dates: From: To:
Mortgagee:
Deductible: \$0.00
Co-Ins. Policy: Yes ☐ No ☒
Forms:

ASSIGNMENT:

Thank you for this assignment in Scottsbluff, NE. We received the assignment on March 31, 2016, contact was made with Randy Baum on March 31, A physical inspection of the claimant's property was on April 4, 2016.

LOSS:

The claimant reports a sewer backup to the basement of his home. The home is 90% finished in the basement, the only room not finished was the laundry room. Sewer water backed up from the basement bathroom shower and the utility room floor drain. The sewer water then entered all of the rooms in the basement causing damage to the carpet and carpet pad. The family room also had damage to the drywall and base board. There were also contents damaged, but those items had already be tossed, however, I was able to see photos of the damage contents from photos the claimant had taken.

PHOTOS:

Attached are photos of the house and basement. When I was present, the drywall had already been repaired and the walls had been painted. The new carpet was being installed the day I was there. Please review the photos and if you have any questions, please advise.

DAMAGES:

Attached is my estimate for the damage sustained to the claimant's property. The total amount of the loss was \$14,977.82 and the non-recoverable depreciation was in the amount of \$2,531.71 for a actual cash value loss of \$12,446.11. The claimant's insurance company had a total amount of \$13,615.05 less non-recoverable depreciation of \$2,240.44 for an actual cash value loss of \$11,374.61. The claimant had a limit on the sewer back up of \$10,000.00. My estimate of repair and the estimate from American Family is pretty close other than I added some additional labor the claimant's incurred in sorting and re-boxing contents. I feel my estimate is a complete estimate. I did allow to detach and reset the fiberglass shower unit, so that it could be cleaned underneath the shower unit, I don't feel that shower unit needs to be replaced.

Please review the attached estimate of repair and if you have any questions, please advise.

RECOMMENDATIONS:

Please review and if you have any questions, please advise. Thank you again for this assignment.



March 21, 2016

CITY OF SCOTTSBLUFF
ATTN WASTEWATER MANAGEMENT
2525 CIRCLE DR
SCOTTSBLUFF NE 69361-1779

39-ESK001

RE: Your Insured Name: City of Scottsbluff
Your File Number: unk
Our Claim Number: 00-825-055621 3951
Our Insured: Randall R & Tonya R Baum
Date of Accident: March 12, 2016
Total Claim: \$13,615.05
Company Portion: \$10,000.00
Insured's Deductible: \$1,000.00

Dear City Of Scottsbluff:

We are notifying you that American Family Mutual Insurance Company has now made payment on the above referenced claim and our supporting documentation and proof of payment is enclosed.

The facts support that this incident was caused by your insured's negligence. Please forward the total claim amount indicated. We will reimburse our insured their deductible.

Thank you for your attention to this matter. When sending correspondence, please include 'Attn: Subrogation Dept'.

Respectfully,

Eileen S Kayfes
Subrogation Senior Adjuster
American Family Mutual Insurance Company
1-800-MYAMFAM (1-800-692-6326) X 66170
ekayfes@amfam.com
www.amfam.com/claims

Enc:

March 25, 2016

City of Scottsbluff, NE
2525 Circle Dr
Scottsbluff, NE 69361

Attn: Cindy Dickinson, City Clerk
RE: Sewer backup at 3612 Maple Dr, Scottsbluff, NE

To Whom It May Concern:

On Saturday, March 12th, 2016, we found we were having difficulty in flushing the downstairs toilet. We also noticed that there was sewer water backup about 2 inches deep in the downstairs shower. The downstairs storage/utility room was also under water about 2 inches deep and going under and through the wall and damaging sheet rock from the storage room to the family room soaking and destroying carpet and furniture. We immediately contacted Steve Hessler with Budget Drain. He arrived about 2:00 and preceded to run a snake through the clean out of our private sewer. It was determined that the City sewer was plugged and the manhole was checked located in front of the residence at 3612 Maple Drive and found that the City sewer was completely backed up and not flowing. Sewer water was close to the top of the manhole cover. We contacted City Wastewater Department and Gary's Cleaning and Restoration.

Two employees with the City Wastewater Department arrived with a jetter sewer clean out truck. One City employee stated that he thought the problem was with Perkins dumping grease in the sewer and Steve Hessler stated that he cleans Perkins sewer every other month and cameras the sewer line. We contacted Jim Trumbull and he talked to the two City employees working in front of Perkins with the jetter truck and the sewer was running normally at that location. The problem was located somewhere West of Hampton Inn and our residence. It took approximately 2 hours from the time of contacting the Wastewater Department to drain the sewer out of our basement. Gary's Cleaning arrived shortly after the City Department and began the clean up of the bathroom, storage room, and family room. Items on the floor that were contaminated and destroyed were removed from our home and placed in the backyard.

On Monday, March 14th 2016, the jetter clean out truck and camera truck were once again at the area by Perkins and Hampton Inn which indicated to us that a problem still existed. The gentleman in the Camera truck was questioned and he stated that this was a problem area and they were going to schedule periodic maintenance going forward.

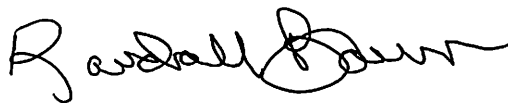
An adjuster for American Family Insurance arrived on Monday, March 14th to survey the damage. Our homeowners insurance policy includes a sewer backup limit from an outside source of \$10,000.00 with a \$1,000.00 deductible and also depreciation of personal property. The adjuster estimated a total loss of

\$13,336.01 before depreciation. There was a depreciation of \$2,240.44. This amount does not include the cost to replace the basement shower. Gary's Restoration removed fans & dehumidifiers on Monday, March 14th. They stated that Category 3 sewer went under the shower from the open wall to the utility room and the shower needs to be replaced.

We lost personal items that have no monetary value and mean nothing to anyone but us – family belongings, pictures, etc. not to mention the many hours that we have spent in the cleanup of this event. New guitar that was purchased 7/29/15 (\$1,100.00) totally destroyed because it was leaning against a wall in the family room.

American Family adjustor determined a total damage loss of \$13,336.01, but does not include the damage cost to replace downstairs shower, (\$1,900.00) plus \$300.00 sheet rock replacement after show is installed.





Memo

To: Cindy Dickinson, City Clerk
From: Lynn Garton, Water Reclamation Supervisor
cc: Mark Bohl, Public Works Director
Date: March 16, 2016
Re: 3612 Maple Drive Sewer Call

Randy Baum

On March 12, 2016 at approximately 2:10 p.m. Dave Rotherham received a call from the Scotts Bluff County Communication Center in reference to a potential sewer back up at 3612 Maple Drive. Dave contacted Anthony (Tony) Koerner to assist with the response.

Dave and Tony arrived on site at approximately 2:45 p.m. and began inspecting manholes to find the potential blockage. After checking the manholes along the 15 inch main transmission line running next to the Scottsbluff Drain between Highway 26 and West 36th Street it was determined that 6 of the manholes had standing water indicating some sort of blockage. At that time the manhole (#5159) in front of Perkins did show a slow flow so jetting of the line was performed from that point back to the west some 425 feet to manhole #5155 by Avenue D. At approximately 290 feet the sewer jet hit resistance. Once the jet head had pushed through the resistance water in the upstream manholes began to reseed. After a short period all standing water in the manholes had gone down and flows returned to normal. At that time it could not be determined visually what the exact cause was of the blockage or resistance in the line.

On Monday March 14th the collection crew returned to the area to perform a televised inspection of mainline 25-5455-5159 where the restriction was noticed. The entire line was televised and nothing was seen that could be positively identified as the cause of the blockage. There were no noticeable problems observed to the line in question. The owner of the home in question was contacted by Tony and delivered a backup packet. This line will be put on our weekly check list and monitored for a period of 6 months.

City of Scottsbluff
Wastewater Treatment Plant Sewer Call Work Record

Reviewed by Supervisor: Ull

Date: 3/12/16 Time of Call: 2:10 Received By: Call Center Given to: Dave Time Given: 2:15
 Caller: Comm. Center Phone #: _____ Owner if Known: Randy Baum
 Location / Address: 3612 Maple Dr
 Work Request: Sewer backing up into house. Owner would like us to check city main.

WORK PERFORMED

Field employees must answer all items numbered 1 through 14 and turn the Work Record over to the Wastewater Supervisor for Review.

1) Time of Arrival: 2:45 pm

2) Upon arrival, the following manholes were checked to determine what was happening in the City's collection system:

Between	And...	On (What St or Ave)	Flow in Manholes: Write what was found below.	Picture Taken Yes or No
Example: E 16 th St	E 17 th St	12 th Ave	Normal	Yes
Maple Dr	Ave. B	W 36 th St	standing water in manholes	Yes

3) After checking manholes, what additional work was performed to correct this problem:

_____ I informed the customer that they will need to contact a plumber to assist them with their private lines as the City's manholes have been checked in the area and the flow is okay. Who did you inform _____
 or _____ I informed the plumber that they will need to take a closer look at the customer's private lines as the City's manholes have been checked in the area and the flow is okay. Who did you inform _____

or: Cleaning performed: After checking manholes along the ditch along between Hwy 26 and W. 36th St, standing water was seen in six manholes. The manhole in front of Perkins (5159) had slow flow so cleaning was performed from there 425 ft. west to manhole 5155 by Ave D. At about 290 feet the sewer jet head hit resistance. After the jet pushed through, water in the other manholes over →

4) What did you find in the sewer lines or manholes? (grease/toilet paper, etc) standing water

5) Number of feet jetted: 425 feet

6) If jetting was performed and the flows in manholes were normal, explain why we went ahead and jetted the City's main lines.
flow was not normal

7) Did this location have flooding or damage occur of some sort? Yes _____ No _____ Unsure X

8) If yes or unsure, did you provide them with the City's Letter from Management and EPA Brochure? Yes

9) Who did you give the letter and brochure to? owner of 3612 Maple Dr. on 3-15-16

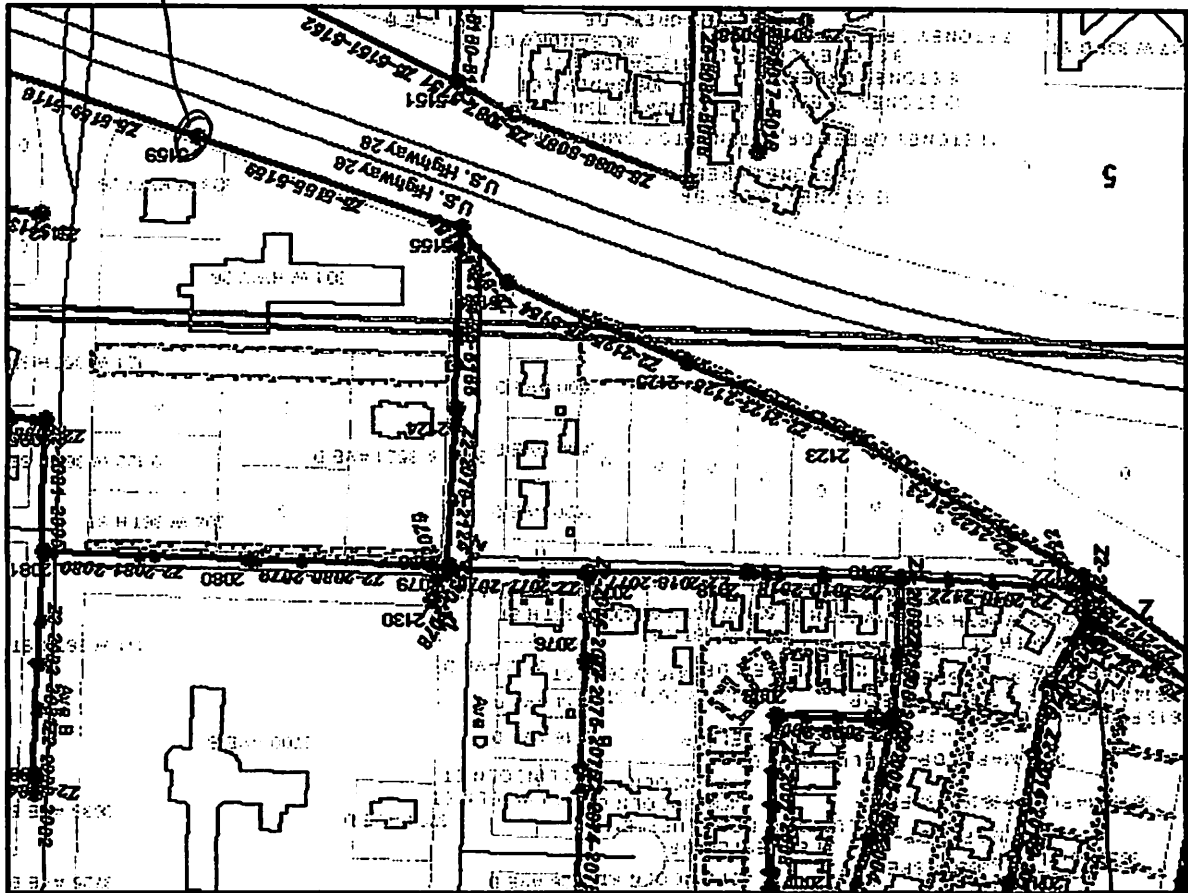
10) Date Completed: 3/14/16 11) Personnel Time Involved 8

12) Sewer JET Hours Involved 6 13) Sewer CAMERA hours involved: 5

14) Work Performed By: Tony, Robbitt, Dale Eddie, Dave

REMINDER, please do not put work order away until secretary has initialed it after recording.
 Secretary initial here U Record # 0312161

MH cleaned
from



Property of
sewer call



City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361
Phone: 308-630-6291

Started going down and flow returned to normal, on Monday March 14th The main line 25-5155-5159, where slow flow was noticed on Saturday, was inspected and no infrastructure problems were observed.

Cln: 00-825-055621 / BAUM, RANDALL R & TONYA R

DOL: 03/12/2016

Policy: 26BH4407-01

CAT:


Financial Summary & Transactions

Filtered by: Trans Type: Payment Category: Loss Class: Claim

Loss Payments:	\$10,000.00	Loss Credits:	Expense Payments:	Expense Credits:
Claim:	\$10,000.00	Claim:	Legal:	Legal:
Salvage:		Salvage:	Medical:	Medical:
Subrogation:		Subrogation:	Other:	Other:

Display By: Chronological Order

Displaying 1 item(s). Sorted By: Descending Trans Date

Trans Date	Trans #	Transaction	Pay To / Payor	Party - Peril	Amount	Status
03/15/2016	0001410129	Payment - Loss - Claim	RANDALL AND TONYA BAUM	BAUM, RANDALL R & TONYA R Sewer Back Up/Sump Pump Overflow (R19): \$10,000.00 	\$10,000.00	Reconciled
Trans Message: A LOSS OCCURRING ON 03/12/2016 \$1,000 DEDUCTIBLE APPLIED						



March 17, 2016

Scanning Center
6000 American Parkway
Madison, WI 53783-0001
Phone: 308-641-8081
Email: jhoebelh@amfam.com

BAUM, RANDALL R & TONYA R
3612 MAPLE DR
SCOTTSBLUFF, NE 69361-4791

Claim Number: 00825055621
Date of Loss: 3/12/2016

The attached estimate of damages has been prepared for your property. The estimate has used common prices for labor and material from your area.

Enclosed is our draft for the actual cash value (today's replacement cost less depreciation) of your damaged property. For Dwelling and Structure damages, we may have included your mortgage company, **PNC BANK NA ITS SUCCESSORS AND/OR ASSIGNS ATIMA**, on the draft as required by your policy.

Summary For Sewer Back-up/Sump Pump

Replacement Cost Value	Less Recoverable Depreciation	Less Non Recoverable Depreciation	Actual Cash Value (ACV)
\$13,615.05	(\$2,240.44)		\$11,374.61
Less Deductible			(\$1,000.00)
Less Amount Over Limit(s)			(\$374.61)
Total ACV Settlement			\$10,000.00
Less ACV Payments Made			(\$10,000.00)
Total Outstanding ACV Settlement			\$0.00

See the enclosed estimate for details of your settlement which may include other itemized details not shown above.

If you wish to make a claim for the recoverable depreciation amount, you must do **TWO** things:

1. You must have the item(s) replaced or repaired within one year from your date of loss. *Exception: Georgia and Washington policies ONLY - Please refer to your policy language as well as the section of this estimate titled Claiming Recoverable Depreciation following the Estimate Recap or Coverage Limit Details sections.
2. You must submit a final repair bill or purchase receipt showing the item(s) has been repaired or replaced.

The attached estimate is what we expect to be the reasonable cost to repair or replace the property. This estimate may not include permit fees. If total charges for repair/replacement plus permits exceed the amount shown here for that repair/replacement, prior to any deductible, then additional amounts may be payable. If the actual cost is more or less, the final payment will be adjusted accordingly. If you wish, you may repair or replace with higher quality items, however, you will be responsible for any increase in cost.

Please refer to your policy under either **CONDITIONS - SECTION I** or **HOW WE SETTLE LOSSES - SECTION I** for further details on determining your loss settlement.

Please present this estimate to a contractor or repair facility of your choice **BEFORE** you authorize the start of repairs. If any additional damage or costs are identified, for which you believe we should be responsible, they must be approved by a



representative of American Family Insurance prior to having the additional work done. If you, your contractor, or repair facility have any questions, please contact us at (308) 641-8081.

American Family Insurance appreciates your business.

Thank You,
Joe Hoebelheinrich



American Family Insurance Group

Insured: BAUM, RANDALL R & TONYA R
3612 MAPLE DR
SCOTTSBLUFF, NE 69361-4791

Phone: (308) 641-4538

Claim Rep.: Joe Hoebelheinrich
Estimator: Joe Hoebelheinrich

Claim Number: 00825055621

Policy Number: 26BH440701

Type of Loss: Water/Plumbing

Coverage	Deductible	Policy Limit
Dwelling	\$0.00	\$283,700.00
Contents	\$0.00	\$212,800.00
Sewer Back-up/Sump Pump	\$1,000.00	\$10,000.00

Date Contacted: 3/14/2016 11:30 AM

Date of Loss: 3/12/2016 1:00 PM

Date Est. Completed: 3/17/2016 9:17 AM

Price List: NESC8X_MAR16_1
Restoration/Service/Remodel

Estimate Recap For Sewer Back-up/Sump Pump

Description	RCV	Recoverable Depreciation	Non-recoverable Depreciation	ACV
Main Level - Family Room	4,007.83	765.00	0.00	3,242.83
Main Level - Utility Room	459.12	0.00	0.00	459.12
Main Level - Bathroom	414.05	0.00	0.00	414.05
Main Level - Bedroom	854.81	179.52	0.00	675.29
Main Level - Living Room	865.94	181.96	0.00	683.98
Main Level - gun room	865.94	181.96	0.00	683.98
Main Level - Closet	176.47	31.08	0.00	145.39
Main Level - Stairs	483.74	20.21	0.00	463.53
Main Level - Water mitigation	1,104.65	0.00	0.00	1,104.65
Main Level - Contents	4,382.50	880.71	0.00	3,501.79
	13,615.05	2,240.44	0.00	11,374.61

IMPORTANT - Please read the definitions below

What is replacement cost (RCV)?

Replacement cost is the cost to repair the damaged item with an item of like kind and quality, without deduction for depreciation.

What is depreciation?

Depreciation is the amount deducted from the replacement cost based upon the age and condition of the item being replaced.

What is actual cash value (ACV)?

Actual cash value is based on the cost to repair or replace the damaged item with an item of like kind and quality, less depreciation.



Coverage Limit Details

Coverage	Aggregate Limit	Single Item Limit	Overage
Sewer Back-up/Sump Pump	\$10,000.00		\$3,615.05
Subtotal			\$3,615.05
Less Deductible			(\$1,000.00)
		Amount Over Limit(s)	\$2,615.05

Total Amount Over Limit(s): \$2,615.05



BAUM__RANDALL_R_&_TO

Main Level

Family Room

Height: 8'

798.67 SF Walls

523.50 SF Floor

523.50 SF Ceiling

58.17 SY Flooring

1,322.17 SF Walls & Ceiling

99.83 LF Floor Perimeter

99.83 LF Ceil. Perimeter

Description	Qty	Unit Price	Replacement Cost Total	Depreciation	Actual Cash Value
1. Water extraction from carpeted floor - Cat 3 water - Heavy	523.50 SF	\$1.27	\$664.85	-\$0.00	\$664.85
2. Apply anti-microbial agent	523.50 SF	\$0.17	\$89.00	-\$0.00	\$89.00
3a. Remove Carpet pad	523.50 SF	\$0.07	\$36.65	-\$11.00 (3/10yr)	\$25.65
3b. Replace Carpet pad	523.50 SF	\$0.55	\$287.93	-\$86.38 (3/10yr)	\$201.55
4. Remove Carpet	523.50 SF	\$0.18	\$94.23	-\$28.27 (3/10yr)	\$65.96
5. Replace Carpet	602.03 SF	\$2.68	\$1,613.44	-\$484.03 (3/10yr)	\$1,129.41
15 % waste added for Carpet.					
6. Contents - move out then reset	1.00 EA	\$34.43	\$34.43	-\$0.00	\$34.43
7a. Remove 1/2" - drywall per LF - up to 2' tall	49.92 LF	\$1.42	\$70.89	-\$0.00	\$70.89
7b. Replace 1/2" - drywall per LF - up to 2' tall	49.92 LF	\$6.72	\$335.46	-\$0.00	\$335.46
8. Replace Texture drywall - heavy hand texture	200.00 SF	\$0.71	\$142.00	-\$0.00	\$142.00
9. Paint the walls - one coat	798.67 SF	\$0.51	\$407.32	-\$135.77 (5/15yr)	\$271.55
10a. Remove Baseboard - 5 1/4"	49.92 LF	\$0.32	\$15.97	-\$0.53 (5/150yr)	\$15.44
10b. Replace Baseboard - 5 1/4"	49.92 LF	\$3.53	\$176.22	-\$5.87 (5/150yr)	\$170.35
BAUM, RANDALL R & TONYA R		00825055621		3/17/2016	Page: 6

Family Room continued...

Description	Qty	Unit Price	Replacement Cost Total	Depreciation	Actual Cash Value
11. Paint baseboard, oversized - one coat	49.92 LF	\$0.79	\$39.44	-\$13.15 (5/15yr)	\$26.29
Totals			\$4,007.83	-\$765.00	\$3,242.83

Utility Room
Height: 8'

494.67 SF Walls
232.07 SF Floor

232.07 SF Ceiling
25.79 SY Flooring

726.74 SF Walls & Ceiling
61.83 LF Floor Perimeter
61.83 LF Ceil. Perimeter

Description	Qty	Unit Price	Replacement Cost Total	Depreciation	Actual Cash Value
12. Water extraction from carpeted floor - Cat 3 water - Heavy	232.07 SF	\$1.27	\$294.73	-\$0.00	\$294.73
13. Apply anti-microbial agent	232.07 SF	\$0.17	\$39.45	-\$0.00	\$39.45
14. Contents - move out then reset	1.00 EA	\$34.43	\$34.43	-\$0.00	\$34.43
15. Clean floor - Heavy	232.07 SF	\$0.39	\$90.51	-\$0.00	\$90.51
Totals			\$459.12	-\$0.00	\$459.12

Bathroom
Height: 8'

273.33 SF Walls
72.46 SF Floor

72.46 SF Ceiling
8.05 SY Flooring

345.79 SF Walls & Ceiling
34.17 LF Floor Perimeter
34.17 LF Ceil. Perimeter

Description	Qty	Unit Price	Replacement Cost Total	Depreciation	Actual Cash Value
16. Water extraction from carpeted floor - Cat 3 water - Heavy	72.46 SF	\$1.27	\$92.02	-\$0.00	\$92.02
17. Apply anti-microbial agent	72.46 SF	\$0.17	\$12.32	-\$0.00	\$12.32
65. Replace Fiberglass shower unit - Detach & reset	1.00 EA	\$309.71	\$309.71	-\$0.00	\$309.71

BAUM, RANDALL R & TONYA R

00825055621

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Bathroom continued...

Description	Qty	Unit Price	Replacement Cost Total	Depreciation	Actual Cash Value
Totals			\$414.05	-\$0.00	\$414.05

Bedroom
Height: 8'

397.33 SF Walls
154.15 SF Floor

154.15 SF Ceiling
17.13 SY Flooring

551.48 SF Walls & Ceiling
49.67 LF Floor Perimeter
49.67 LF Ceil. Perimeter

Description	Qty	Unit Price	Replacement Cost Total	Depreciation	Actual Cash Value
19. Water extraction from carpeted floor - Cat 3 water - Heavy	154.15 SF	\$1.27	\$195.77	-\$0.00	\$195.77
20. Apply anti-microbial agent	154.15 SF	\$0.17	\$26.21	-\$0.00	\$26.21
21a. Remove Carpet pad	154.15 SF	\$0.07	\$10.79	-\$3.24 (3/10yr)	\$7.55
21b. Replace Carpet pad	154.15 SF	\$0.55	\$84.78	-\$25.43 (3/10yr)	\$59.35
22. Remove Carpet	154.15 SF	\$0.18	\$27.75	-\$8.33 (3/10yr)	\$19.42
23. Replace Carpet	177.27 SF	\$2.68	\$475.08	-\$142.52 (3/10yr)	\$332.56
15 % waste added for Carpet.					
24. Contents - move out then reset	1.00 EA	\$34.43	\$34.43	-\$0.00	\$34.43
Totals			\$854.81	-\$179.52	\$675.29

Living Room
Height: 8'

400.00 SF Walls
156.24 SF Floor

156.24 SF Ceiling
17.36 SY Flooring

556.24 SF Walls & Ceiling
50.00 LF Floor Perimeter
50.00 LF Ceil. Perimeter

Description	Qty	Unit Price	Replacement Cost Total	Depreciation	Actual Cash Value
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25. Water extraction from carpeted floor - Cat 3 water - Heavy

Living Room continued...

Description	Qty	Unit Price	Replacement Cost Total	Depreciation	Actual Cash Value
	156.24 SF	\$1.27	\$198.42	-\$0.00	\$198.42
26. Apply anti-microbial agent	156.24 SF	\$0.17	\$26.56	-\$0.00	\$26.56
27a. Remove Carpet pad	156.24 SF	\$0.07	\$10.94	-\$3.28 (3/10yr)	\$7.66
27b. Replace Carpet pad	156.24 SF	\$0.55	\$85.93	-\$25.78 (3/10yr)	\$60.15
28. Remove Carpet	156.24 SF	\$0.18	\$28.12	-\$8.44 (3/10yr)	\$19.68
29. Replace Carpet	179.68 SF	\$2.68	\$481.54	-\$144.46 (3/10yr)	\$337.08
15 % waste added for Carpet.					
30. Contents - move out then reset	1.00 EA	\$34.43	\$34.43	-\$0.00	\$34.43
Totals			\$865.94	-\$181.96	\$683.98

gun room
Height: 8'

400.00 SF Walls
156.24 SF Floor

156.24 SF Ceiling
17.36 SY Flooring

556.24 SF Walls & Ceiling
50.00 LF Floor Perimeter
50.00 LF Ceil. Perimeter

Description	Qty	Unit Price	Replacement Cost Total	Depreciation	Actual Cash Value
31. Water extraction from carpeted floor - Cat 3 water - Heavy	156.24 SF	\$1.27	\$198.42	-\$0.00	\$198.42
32. Apply anti-microbial agent	156.24 SF	\$0.17	\$26.56	-\$0.00	\$26.56
33a. Remove Carpet pad	156.24 SF	\$0.07	\$10.94	-\$3.28 (3/10yr)	\$7.66
33b. Replace Carpet pad	156.24 SF	\$0.55	\$85.93	-\$25.78 (3/10yr)	\$60.15
34. Remove Carpet	156.24 SF	\$0.18	\$28.12	-\$8.44 (3/10yr)	\$19.68

BAUM, RANDALL R & TONYA R

00825055621

3/17/2016

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gun room continued...

Description	Qty	Unit Price	Replacement Cost Total	Depreciation	Actual Cash Value
35. Replace Carpet					
	179.68 SF	\$2.68	\$481.54	-\$144.46 (3/10yr)	\$337.08
15 % waste added for Carpet.					
36. Contents - move out then reset					
	1.00 EA	\$34.43	\$34.43	-\$0.00	\$34.43
Totals			\$865.94	-\$181.96	\$683.98

Closet

Height: 8'

165.33 SF Walls
26.69 SF Floor

26.69 SF Ceiling
2.97 SY Flooring

192.02 SF Walls & Ceiling
20.67 LF Floor Perimeter
20.67 LF Ceil. Perimeter

Description	Qty	Unit Price	Replacement Cost Total	Depreciation	Actual Cash Value
37. Water extraction from carpeted floor - Cat 3 water - Heavy					
	26.69 SF	\$1.27	\$33.90	-\$0.00	\$33.90
38. Apply anti-microbial agent					
	26.69 SF	\$0.17	\$4.54	-\$0.00	\$4.54
39a. Remove Carpet pad					
	26.69 SF	\$0.07	\$1.87	-\$0.56 (3/10yr)	\$1.31
39b. Replace Carpet pad					
	26.69 SF	\$0.55	\$14.68	-\$4.40 (3/10yr)	\$10.28
40. Remove Carpet					
	26.69 SF	\$0.18	\$4.80	-\$1.44 (3/10yr)	\$3.36
41. Replace Carpet					
	30.69 SF	\$2.68	\$82.25	-\$24.68 (3/10yr)	\$57.57
15 % waste added for Carpet.					
42. Contents - move out then reset					
	1.00 EA	\$34.43	\$34.43	-\$0.00	\$34.43
Totals			\$176.47	-\$31.08	\$145.39

Stairs

Height: 16' 9"

Missing Wall
Subroom: Stairs1 (2)

3' X 16' 8 15/16"

Opens into Exterior

Height: 10' 6"

Missing Wall

3' X 10' 6"

Opens into STAIRS

Missing Wall

3' X 10' 6"

Opens into STAIRS2

Subroom: Stairs2 (1)

Height: 11' 9"

Missing Wall

3' X 11' 9"

Opens into STAIRS1

476.32 SF Walls

62.01 SF Ceiling

538.33 SF Walls & Ceiling

102.76 SF Floor

11.42 SY Flooring

47.83 LF Floor Perimeter

41.33 LF Ceil. Perimeter

Description	Qty	Unit Price	Replacement Cost Total	Depreciation	Actual Cash Value
43. Apply anti-microbial agent	102.76 SF	\$0.17	\$17.47	-\$0.00	\$17.47
44a. Remove Carpet pad	102.76 SF	\$0.07	\$7.19	-\$0.00	\$7.19
44b. Replace Carpet pad	102.76 SF	\$0.55	\$56.52	-\$0.00	\$56.52
45. Remove Carpet	102.76 SF	\$0.18	\$18.50	-\$0.00	\$18.50
46. Replace Carpet	118.17 SF	\$2.68	\$316.70	-\$0.00	\$316.70
15 % waste added for Carpet.					
47. Replace Step charge for "waterfall" carpet installation	16.00 EA	\$4.21	\$67.36	-\$20.21 (3/10yr)	\$47.15
Totals			\$483.74	-\$20.21	\$463.53

Water mitigation

Description	Qty	Unit Price	Replacement Cost Total	Depreciation	Actual Cash Value
48. Emergency service call - after business hours	1.00 EA	\$167.60	\$167.60	-\$0.00	\$167.60
49. Equip. setup, take down & monitoring - after hrs	3.00 HR	\$55.60	\$166.80	-\$0.00	\$166.80
50. Air mover (per 24 hour period) - No monitoring	15.00 EA	\$24.75	\$371.25	-\$0.00	\$371.25

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Water mitigation continued...

Description	Qty	Unit Price	Replacement Cost Total	Depreciation	Actual Cash Value
51. Dehumidifier (per 24 hour period) - XXLarge- No monitoring	3.00 EA	\$133.00	\$399.00	-\$0.00	\$399.00
Totals			\$1,104.65	-\$0.00	\$1,104.65

Contents

Description	Qty	Unit Price	Replacement Cost Total	Depreciation	Actual Cash Value
52. Bookcase / Bookshelf	2.00 EA	\$159.00	\$318.00	-\$47.70 (3/20yr)	\$270.30
53. Christmas tree - Full size - High grade http://www.homedepot.com/s/christmas+trees?NCNI-5	2.00 EA	\$389.00	\$778.00	-\$233.40 (3/10yr)	\$544.60
54. Gun case	3.00 EA	\$45.00	\$135.00	-\$33.75 (5/20yr)	\$101.25
55. snow man http://www.homedepot.com/s/snowman?NCNI-5	1.00 EA	\$79.99	\$79.99	-\$24.00 (3/10yr)	\$55.99
56. Table - End - Standard grade	1.00 EA	\$89.00	\$89.00	-\$44.50 (10/20yr)	\$44.50
57. Toy kitchen set http://www.amazon.com/s/ref=nb_sb_noss_1/191-1113039-8542254?url=search-alias%3Daps&field-keywords=toy+kitchen	1.00 EA	\$79.00	\$79.00	-\$79.00 (2/2yr)	\$0.00
58. 6.9 cu. ft. Chest Freezer in White http://www.amazon.com/s/ref=nb_sb_noss_2?url=search-alias%3Daps&field-keywords=magic+chest+freezer&rh=i%3Aaps%2Ck%3Amagic+chest+freezer	1.00 EA	\$499.00	\$499.00	-\$49.90 (1/10yr)	\$449.10
59. Guitar - Acoustic	1.00 EA	\$255.00	\$255.00	-\$76.50 (6/20yr)	\$178.50
60. Taylor 200 Series 210e Deluxe Dreadnought Acoustic-Electric Guitar http://www.guitarcenter.com/search?Ns=r&Ntt=210+e	1.00 EA	\$999.00	\$999.00	-\$24.98 (0.5/20yr)	\$974.02

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Contents continued...

Description	Qty	Unit Price	Replacement Cost Total	Depreciation	Actual Cash Value
61. Guitar - case	1.00 EA	\$279.00	\$279.00	-\$6.98 (0.5/20yr)	\$272.02
http://www.guitarcenter.com/search?Ns=r&Ntt=guitar+case+210e					
62. Install Only furnace filters	3.00 EA	\$39.77	\$119.31	-\$0.00	\$119.31
http://www.homedepot.com/s/furnace%2520filter?NCNI-5					
63. Material Only Carpet	230.00 SF	\$2.14	\$492.20	-\$0.00	\$492.20
15 % waste added for Carpet.					
64. Bed sheet set - Queen	4.00 EA	\$65.00	\$260.00	-\$260.00 (10/5yr)	\$0.00
Totals			\$4,382.50	-\$880.71	\$3,501.79

	Replacement Cost Total	Depreciation	Actual Cash Value
Estimate Totals	\$13,615.05	-\$2,240.44	\$11,374.61