



BELFOR Property Restoration

28400 Schoolcraft Road - Livonia, MI 48150
(800) 421-4141 Tel. - (734) 261-7765 Fax.
MI License # 2102160913 - Fed ID # 84-1309171

Insured: Pittsfield FD
Property: 705 W. Ellsworth
Ann Arbor, MI 48105

Claim Rep.: Barron Roberts
Business: 28400 Schoolcraft Rd.
Livonia, MI 48150

E-mail: barron.roberts@us.belfor.com

Estimator: Barron Roberts
Business: 28400 Schoolcraft Rd.
Livonia, MI 48150

E-mail: barron.roberts@us.belfor.com

Claim Number:

Policy Number:

Type of Loss:

Date of Loss: _____ Date Received: _____
Date Inspected: _____ Date Entered: 7/12/2022 11:43 AM

Price List: MIAA8X_JUL22
Restoration/Service/Remodel
Estimate: 22-01-PITT_FD

We would like to thank you for the opportunity to provide you with this estimate. The total cost for the repairs detailed in the following estimate is **\$75,882.01**.

The attached estimate details the specific work to be completed. Additional work outside of that specified in this estimate will be through separate proposal(s) and/or change order(s) detailing the additional/changed scope of work as well as the terms and pricing of those changes. Repairs will be scheduled after a signed copy of this estimate is received.

Progress payments may be billed at 25%, 50%, 75%, and 90% of completion with the balance due upon substantial completion of this scope of work. Change orders will be billed as completed and credits will be applied to the final contract billing.

Unless noted otherwise, the customer is required to provide heat, water and electricity on-site for the duration of this project. The customer is responsible for providing continuous access to the project area during normal business hours, Monday - Friday, 8:00 am - 5:00 pm. Where an item is being replaced, we will be matching the existing item's quality, color, finish, texture or material as close as possible where applicable unless noted otherwise, there is no guaranty either specified or implied on exact matches. This estimate does not include hazardous material testing or abatement unless specifically detailed in the following estimate.

This estimate is valid for 30 days from 10/19/2022. If you have any questions about this estimate, please contact Barron Roberts to discuss those questions.

I/we agree to the terms and conditions of this proposal.

Owner/Authorized signature

Date_____

BELFOR Representative

Date_____

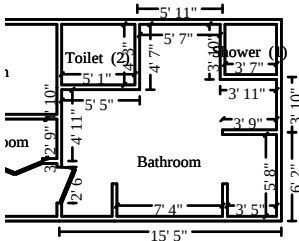


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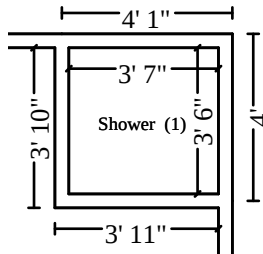
Main Level



Bathroom

Height: 8'

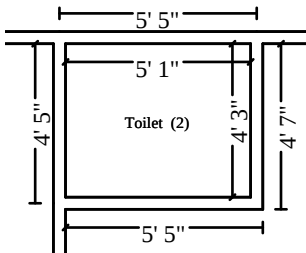
584.00 SF Walls	156.33 SF Ceiling
740.33 SF Walls & Ceiling	156.33 SF Floor
17.37 SY Flooring	73.00 LF Floor Perimeter
73.00 LF Ceil. Perimeter	



Subroom: Shower (1)

Height: 8'

113.33 SF Walls	12.54 SF Ceiling
125.88 SF Walls & Ceiling	12.54 SF Floor
1.39 SY Flooring	14.17 LF Floor Perimeter
14.17 LF Ceil. Perimeter	



Subroom: Toilet (2)

Height: 8'

148.74 SF Walls	21.42 SF Ceiling
170.15 SF Walls & Ceiling	21.42 SF Floor
2.38 SY Flooring	18.59 LF Floor Perimeter
18.59 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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PREP ITEMS

1. Install Toilet	1.00 EA	0.00	271.31	0.00	56.97	328.28
2. Install Urinal - wall hung	1.00 EA	0.00	353.88	0.00	74.32	428.20
3. Install Shower faucet	1.00 EA	0.00	135.65	0.00	28.49	164.14
4. Install Closet package - hall/linen (4 shelves 5'- 6' wide)	1.00 EA	0.00	126.34	0.00	26.53	152.87
5. Install Handicap grab bar - Stainless steel, 1 1/2" x 30"	3.00 EA	0.00	32.08	0.00	20.21	116.45
6. Install Shower door	1.00 EA	0.00	112.89	0.00	23.71	136.60
7. Install Mirror - 1/4" plate glass	29.33 SF	0.00	6.39	0.00	39.36	226.78
8. Install Closet package - hall/linen (4 shelves 5'- 6' wide)	1.00 EA	0.00	126.34	0.00	26.53	152.87
9. Install Door stop - wall or floor mounted	3.00 EA	0.00	10.23	0.00	6.45	37.14



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CONTINUED - Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
10. Install Heat/AC register - Mechanically attached	2.00 EA	0.00	18.95	0.00	7.96	45.86
11. Install Toilet partition - oversized/handicap	1.00 EA	0.00	277.00	0.00	58.17	335.17
12. Install Paper towel dispenser with waste receptacle	1.00 EA	0.00	53.47	0.00	11.23	64.70
13. Install Sink - single	2.00 EA	0.00	141.82	0.00	59.56	343.20
14. Install Sink faucet - Bathroom	2.00 EA	0.00	101.74	0.00	42.73	246.21
15. Remove Countertop - flat laid plastic laminate	7.33 LF	5.18	0.00	0.00	7.98	45.95
16. Remove 4" backsplash for flat laid countertop	11.33 LF	1.08	0.00	0.00	2.57	14.81
17. Install Toilet paper holder	2.00 EA	0.00	17.04	0.00	7.16	41.24
18. Install Interior door unit	3.00 EA	0.00	60.43	0.00	38.07	219.36
19. Mask and prep for paint - plastic, paper, tape (per LF)	105.76 LF	0.00	1.51	1.71	33.90	195.31

ROUGH ITEMS

20. Framing & Rough Carpentry (Bid Item)	1.00 EA	0.00	0.00	0.00	0.00	0.00
Sub floor and framing may be affected. This will be an open item until tile is removed and can be inspected.						
21. R&R Shower drain - for use with waterproof membrane	3.00 EA	18.00	201.83	26.23	144.00	829.72
22. 1/2" - drywall per LF - up to 4' tall	52.88 LF	0.00	13.23	7.87	148.58	856.05
23. Tape joint for new to existing drywall - per LF	52.88 LF	0.00	8.02	1.27	89.33	514.70
24. Additional cost for gluing drywall	211.52 SF	0.44	0.27	0.63	31.67	182.48

WALLS, CEILING, CABINETS & TRIM

25. Countertop - flat laid plastic laminate	7.33 LF	0.00	58.64	14.33	93.27	537.43
26. 4" backsplash for flat laid countertop	11.33 LF	0.00	19.82	4.52	48.11	277.19
27. Countertop edge treatment - laminate	7.33 LF	0.00	5.24	0.32	8.14	46.87
28. Upgrade to Group C Granite or Group A Quartz	1.00 EA	0.00	1,436.00	0.00	301.56	1,737.56
Additional cost to upgrade countertops						
29. Sink - single - solid surface material	2.00 EA	0.00	615.19	64.49	271.92	1,566.79
30. Add on for undermount sink cutout & polish - single basin	2.00 EA	0.00	168.32	0.00	70.69	407.33

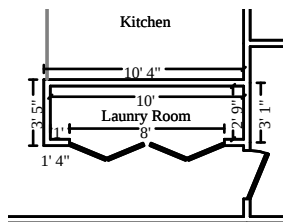


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CONTINUED - Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
FINISHES & HARDWARE						
31. Seal/prime then paint part of the walls twice (3 coats)	423.04 SF	0.00	1.43	8.12	128.75	741.82
32. Paint door or window opening - 2 coats (per side)	3.00 EA	0.00	34.46	0.94	21.90	126.22
FLOORS & CLEANING						
33. Mosaic - ceramic/porcelain tile	486.99 SF	0.00	19.21	272.62	2,021.82	11,649.52
34. Tile shower - 121 to 150 SF	1.00 EA	0.00	2,902.75	57.13	621.57	3,581.45
35. Add-on for tile feature strip - High grade	135.76 LF	0.00	11.95	42.44	349.60	2,014.37
Alternate color accent pieces and curved corner tile between floor and wall						
36. Tile framed shower curb - per LF	3.00 LF	0.00	109.86	4.33	70.12	404.03
37. 1/4" Cement board	612.99 SF	0.00	4.82	54.80	631.98	3,641.39
38. Tile/stone sealer	189.96 SF	0.00	1.03	3.65	41.86	241.17
39. Grout sealer	189.96 SF	0.00	1.52	1.82	61.01	351.57
40. Final cleaning - construction - Residential	1,226.32 SF	0.00	0.28	0.00	72.11	415.48
Totals: Bathroom				567.22	5,799.89	33,418.28



Laundry Room

Height: 8'

204.00 SF Walls	27.50 SF Ceiling
231.50 SF Walls & Ceiling	27.50 SF Floor
3.06 SY Flooring	25.50 LF Floor Perimeter
25.50 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
PREP ITEMS						
41. Install Washer/Washing Machine - Front-loading	1.00 EA	0.00	135.65	0.00	28.49	164.14
42. Install Dryer - Electric	1.00 EA	0.00	89.23	0.00	18.74	107.97
43. Mask and prep for paint - plastic, paper, tape (per LF)	25.50 LF	0.00	1.51	0.41	8.18	47.10

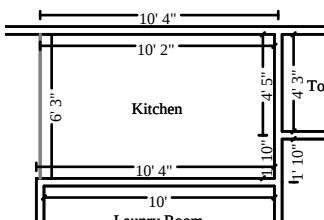


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CONTINUED - Laundry Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
44. Floor protection - cloth - skid resistant, leak proof	27.50 SF	0.95	0.00	0.58	5.60	32.31
ROUGH ITEMS						
45. 1/2" - drywall per LF - up to 4' tall	25.50 LF	0.00	13.23	3.79	71.65	412.81
46. Tape joint for new to existing drywall - per LF	25.50 LF	0.00	8.02	0.61	43.08	248.20
47. Additional cost for gluing drywall	51.00 SF	0.44	0.27	0.15	7.65	44.01
48. Batt insulation - 4" - R13 - paper faced	51.00 SF	0.00	1.10	1.99	12.20	70.29
WALLS, CEILING, CABINETS & TRIM						
49. Vinyl cove - 4" wrap	25.50 LF	0.00	9.98	3.01	54.07	311.57
FINISHES & HARDWARE						
50. Seal/prime then paint the walls twice (3 coats)	204.00 SF	0.00	1.43	3.92	62.08	357.72
51. Paint door or window opening - 2 coats (per side)	2.00 EA	0.00	34.46	0.63	14.60	84.15
FLOORS & CLEANING						
52. Final cleaning - construction - Residential	259.00 SF	0.00	0.28	0.00	15.23	87.75
Totals: Laundry Room				15.09	341.57	1,968.02



Kitchen

Height: 8'

214.00 SF Walls	63.54 SF Ceiling
277.54 SF Walls & Ceiling	63.54 SF Floor
7.06 SY Flooring	26.75 LF Floor Perimeter
26.75 LF Ceil. Perimeter	

Missing Wall

6' 3" X 8'

Opens into LIVING_ROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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PREP ITEMS



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CONTINUED - Kitchen

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
53. Mask and prep for paint - plastic, paper, tape (per LF)	26.75 LF	0.00	1.51	0.43	8.57	49.39
54. Floor protection - cloth - skid resistant, leak proof	63.54 SF	0.95	0.00	1.33	12.96	74.65
55. Refrigerator - top freezer - 18 to 22 cf - High grade New Fridge	1.00 EA	0.00	1,627.19	54.00	353.05	2,034.24
56. Dishwasher	1.00 EA	0.00	684.44	30.89	150.22	865.55
57. Microwave oven - over range w/built-in hood	1.00 EA	0.00	436.13	18.36	95.44	549.93
58. Range - freestanding - gas New stove to accommodate gas conversion	1.00 EA	0.00	1,496.60	54.00	325.63	1,876.23
59. Install Sink - double basin	1.00 EA	0.00	151.96	0.00	31.92	183.88
60. Install Sink faucet - Kitchen	1.00 EA	0.00	101.74	0.00	21.36	123.10

ROUGH ITEMS

61. 1/2" - drywall per LF - up to 4' tall	26.75 LF	0.00	13.23	3.98	75.16	433.04
62. Tape joint for new to existing drywall - per LF	26.75 LF	0.00	8.02	0.64	45.18	260.36
63. Additional cost for gluing drywall	53.50 SF	0.44	0.27	0.16	8.02	46.17
64. Batt insulation - 4" - R13 - paper faced	53.50 SF	0.00	1.10	2.09	12.80	73.74
65. 110 volt copper wiring run, box and outlet Designated run to power undermount microwave	1.00 EA	0.00	285.03	1.11	60.08	346.22
66. Natural gas service line Designated gas line for stove electric to gas conversion.	20.00 LF	0.00	21.95	0.00	92.19	531.19

WALLS, CEILING, CABINETS & TRIM

67. Cabinetry - upper (wall) units Grade/price can be increased if desired.	11.75 LF	0.00	198.97	88.96	509.65	2,936.51
68. Cabinetry - lower (base) units	19.25 LF	0.00	306.81	221.78	1,286.86	7,414.73
69. Upgrade to plywood Additional cost to upgrade cabinets	1.00 EA	0.00	720.00	0.00	151.20	871.20
70. Cabinet knob or pull	24.00 EA	0.00	8.73	5.10	45.07	259.69
71. Countertop - flat laid plastic laminate	21.75 LF	0.00	58.64	42.52	276.77	1,594.71
72. 4" backsplash for flat laid countertop	21.75 LF	0.00	19.82	8.68	92.36	532.13



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CONTINUED - Kitchen

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
73. Countertop edge treatment - laminate	21.75 LF	0.00	5.24	0.94	24.13	139.04
74. Upgrade to Group C Granite or Group A Quartz	1.00 EA	0.00	4,012.28	0.00	842.58	4,854.86
Additional cost to upgrade countertops						
75. Add on for undermount sink cutout & polish - double basin	1.00 EA	0.00	253.15	0.00	53.17	306.32
76. Sink - double - solid surface material	1.00 EA	0.00	667.89	35.21	147.65	850.75
FINISHES & HARDWARE						
77. Seal/prime then paint the walls twice (3 coats)	214.00 SF	0.00	1.43	4.11	65.12	375.25
FLOORS & CLEANING						
78. Final cleaning - construction - Residential	341.08 SF	0.00	0.28	0.00	20.06	115.56
Totals: Kitchen				574.29	4,807.20	27,698.44



Living Room

Height: 8'

648.67 SF Walls	304.49 SF Ceiling
953.15 SF Walls & Ceiling	304.49 SF Floor
33.83 SY Flooring	81.08 LF Floor Perimeter
81.08 LF Ceil. Perimeter	

Missing Wall

6' 3" X 8'

Opens into KITCHEN2

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
PREP ITEMS						
79. Mask and prep for paint - plastic, paper, tape (per LF)	40.54 LF	0.00	1.51	0.66	12.99	74.87
80. Floor protection - cloth - skid resistant, leak proof	304.49 SF	0.95	0.00	6.39	62.09	357.75
ROUGH ITEMS						
81. 1/2" - drywall per LF - up to 4' tall	40.54 LF	0.00	13.23	6.03	113.89	656.26



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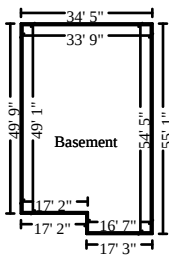
CONTINUED - Living Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
82. Tape joint for new to existing drywall - per LF	40.54 LF	0.00	8.02	0.97	68.48	394.58
83. Additional cost for gluing drywall	81.08 SF	0.44	0.27	0.24	12.15	69.96
84. Batt insulation - 4" - R13 - paper faced	81.08 SF	0.00	1.10	3.16	19.40	111.75
WALLS, CEILING, CABINETS & TRIM						
85. Vinyl cove - 4" wrap	40.54 LF	0.00	9.98	4.79	85.98	495.36
FINISHES & HARDWARE						
86. Seal/prime then paint part of the walls twice (3 coats)	324.33 SF	0.00	1.43	6.23	98.71	568.73
87. Paint door or window opening - 2 coats (per side)	4.00 EA	0.00	34.46	1.25	29.21	168.30
FLOORS & CLEANING						
88. Final cleaning - construction - Residential	1,257.64 SF	0.00	0.28	0.00	73.95	426.09

Totals: Living Room	29.72	576.85	3,323.65
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Total: Main Level	1,186.32	11,525.51	66,408.39
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Basement



Basement

Height: 8'

1,410.67 SF Walls	1,745.01 SF Ceiling
3,155.67 SF Walls & Ceiling	1,745.01 SF Floor
193.89 SY Flooring	176.33 LF Floor Perimeter
176.33 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
PREP ITEMS						
89. Mask and prep for paint - plastic, paper, tape (per LF)	44.08 LF	0.00	1.51	0.71	14.13	81.40
90. Floor protection - cloth - skid resistant, leak proof	1,745.01 SF	0.95	0.00	36.65	355.83	2,050.24



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CONTINUED - Basement

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
ROUGH ITEMS						
91. 5/8" drywall - hung, taped, floated, ready for paint	436.25 SF	0.00	2.39	16.49	222.41	1,281.54
92. Tape joint for new to existing drywall - per LF	77.83 LF	0.00	8.02	1.87	131.48	757.55
93. Additional cost for gluing drywall	436.25 SF	0.44	0.27	1.31	65.33	376.38
FINISHES & HARDWARE						
94. Seal/prime then paint the ceiling twice (3 coats)	1,745.01 SF	0.00	1.43	33.50	531.07	3,059.93
FLOORS & CLEANING						
95. Final cleaning - construction - Residential	4,900.68 SF	0.00	0.28	0.00	288.16	1,660.35
Totals: Basement				90.53	1,608.41	9,267.39
Total: Basement				90.53	1,608.41	9,267.39

General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
96. Haul debris - per pickup truck load - including dump fees	1.00 EA	170.44	0.00	0.00	35.79	206.23
97. Taxes, insurance, permits & fees (Bid Item)	1.00 EA	0.00	0.00	0.00	0.00	0.00
Building department may want a permit pulled. Estimate approval and further determination will need to be acquired.						
98. Water Extraction & Remediation (Bid Item)	1.00 EA	0.00	0.00	0.00	0.00	0.00
Per Mold Quest protocol additional material removal may be required which would cause additional reconstruction work.						
Totals: General				0.00	35.79	206.23
Line Item Totals: 22-01-PITT_FD				1,276.85	13,169.71	75,882.01



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Grand Total Areas:

3,323.41	SF Walls	2,330.82	SF Ceiling	5,654.23	SF Walls and Ceiling
2,330.49	SF Floor	258.94	SY Flooring	415.43	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	415.43	LF Ceil. Perimeter
2,330.49	Floor Area	2,450.56	Total Area	3,463.41	Interior Wall Area
2,694.00	Exterior Wall Area	299.33	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		



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Summary for Dwelling

Line Item Total	61,435.45
Material Sales Tax	1,276.85
Subtotal	62,712.30
Overhead	6,271.24
Profit	6,898.47
Replacement Cost Value	\$75,882.01
Net Claim	\$75,882.01

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Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (6%)	Storage Tax (6%)
Line Items	6,271.24	6,898.47	1,276.85	0.00
Total	6,271.24	6,898.47	1,276.85	0.00



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Recap by Room

Estimate: 22-01-PITT_FD

Area: Main Level		
Bathroom	27,051.17	44.03%
Launry Room	1,611.36	2.62%
Kitchen	22,316.95	36.33%
Living Room	2,717.08	4.42%
Area Subtotal: Main Level	53,696.56	87.40%
 Area: Basement		
Basement	7,568.45	12.32%
Area Subtotal: Basement	7,568.45	12.32%
General	170.44	0.28%
Subtotal of Areas	61,435.45	100.00%
Total	61,435.45	100.00%

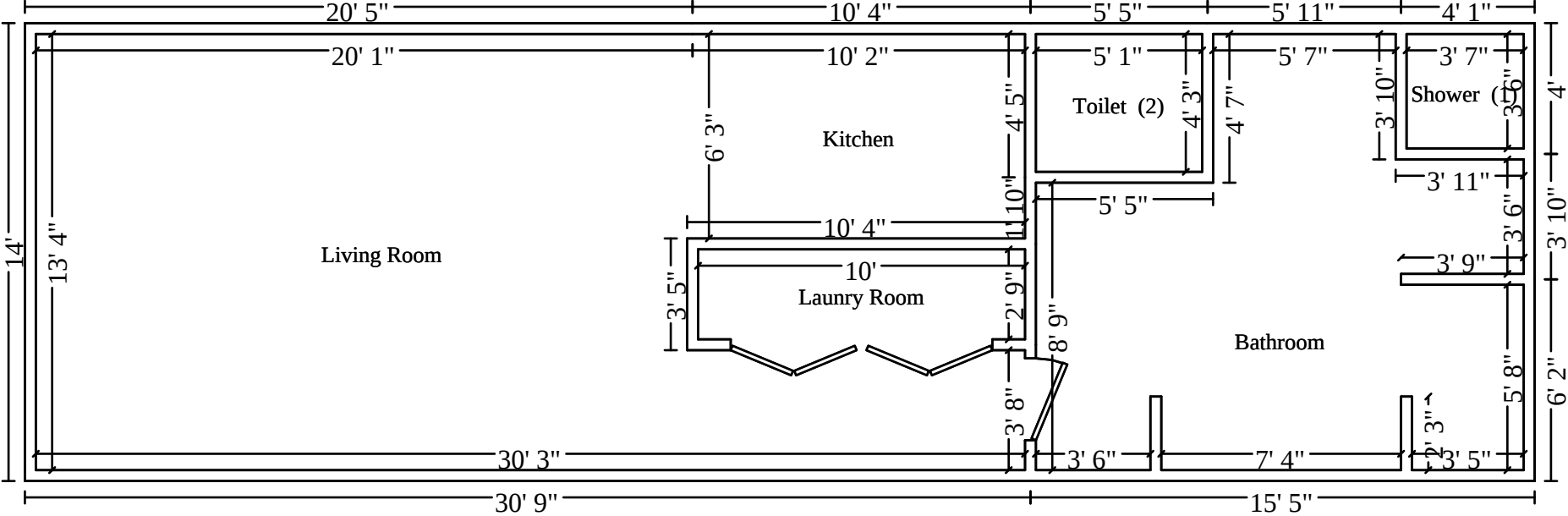


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Recap by Category

O&P Items	Total	%
APPLIANCES	4,469.24	5.89%
CABINETRY	19,623.13	25.86%
CLEANING	2,235.72	2.95%
GENERAL DEMOLITION	2,674.85	3.53%
DOORS	181.29	0.24%
DRYWALL	4,987.34	6.57%
ELECTRICAL	285.03	0.38%
FLOOR COVERING - CERAMIC TILE	288.74	0.38%
FLOOR COVERING - VINYL	659.08	0.87%
FINISH CARPENTRY / TRIMWORK	252.68	0.33%
FINISH HARDWARE	64.77	0.09%
HEAT, VENT & AIR CONDITIONING	37.90	0.05%
INSULATION	204.14	0.27%
MIRRORS & SHOWER DOORS	300.31	0.40%
PLUMBING	1,940.66	2.56%
PAINTING	4,838.36	6.38%
TOILET & BATH ACCESSORIES	426.71	0.56%
TILE	17,965.50	23.68%
O&P Items Subtotal	61,435.45	80.96%
Material Sales Tax	1,276.85	1.68%
Overhead	6,271.24	8.26%
Profit	6,898.47	9.09%
Total	75,882.01	100.00%



Main Level

