

# 3300 PARK AVENUE CONDOMINIUM

The Brownstone Condominiums  
c/o Consolidated Management Group, Inc.  
263 Boston Post Road  
Orange, CT 06477  
(203) 799-6095

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TO: Association Members  
FROM: Board of Directors – 3300 Park Avenue Condominium Association, Inc.  
DATE: May 17, 2016  
  
**RE: UNAMINIUS CONSENT – Unit #31 Restoration Proposal For Review**

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Dear Association Members

Please be advised that on Tuesday, May 17, 2016, the Board of Directors, including Carmen P. Rosa, Sr. (President), Francisco X. Ribas (Treasurer), and Anne Pappas Phillips (Secretary), voted unanimously to hire **ARS Restoration Specialists**, of New Haven, CT to make the necessary repairs to Unit #31.

Under the 2010 revisions to the CT Condominium Ownership Interest Act, **Sec. 47-250 (9). Meetings Rules** - Instead of meeting, the executive board may act by unanimous consent as documented in a record authenticated by all its members. The secretary promptly shall give notice to all unit owners of any action taken by unanimous consent.

As background regarding the insurance claim, the tenant residing in Unit #31 owned by Dean Fenton, caused more than \$40,000 in damage, due to leaving water in a sink to overflow. At the direction of attorney, Adam Cohen of Pullman Comely, the claim was filed against the Association's insurance policy.

Please see the attached supporting documents:

- **Page 1** – CMG Letter to the Board Members requesting a Unanimous vote. (05/17/2016 at 11:50AM)
- **Page 2** – Vote of Carmen Rosa to accept the ARS proposal (05/17/2016 at 1:52 PM)
- **Page 3** – Vote of Francisco Ribas to accept the ARS proposal (05/17/2016 at 1:52 PM)
- **Page 5** – Vote of Anne Pappas Phillips to accept the ARS proposal (05/17/2016 at 3:15 PM)
- **Page 6-8** – CMG email to Dean Fenton regarding the claim process (04/07/2016 at 11:59 AM)
- **Exhibit I** – Repair proposal by ARS Restoration Specialists dated 02/13/2016 (35-pages)
- **Exhibit II** – Repair proposal by Paul C. Higgins, Inc. dated 03/04/2016 (16-pages)
- **Exhibit III** – Repair proposal by Patick McGill dated 03/14/2016 (2-pages)

Should you have any questions, please call the Tasha Woodford, Property Manager at Consolidated Management Group (CMG) at (203) 307-3284.

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**From:** Tasha Woodford [mailto:twoodford@c-mgi.com]  
**Sent:** Tuesday, May 17, 2016 11:50 AM  
**To:** Carmen Rosa; Ribas, Francisco; hippolyta64@yahoo.com  
**Subject:** 3300 Park - Unit 31 Restoration Proposals for Review - PM EMAIL 05.17.16  
**Importance:** High

3300 Park BOD:

Please find attached proposals from ARS Restoration Services and Patrick McGill to restore unit #31 (Dean Fenton's Unit).

ARS Restoration Services is the vendor that has been vetted by CMG. We are awaiting one more proposal from FDX Restoration Services and have urged the owner to forward as soon as possible.

The other proposal was provided by the unit owner, Dean Fenton. Patrick McGill was the contractor hired by Gary Menillo to perform an exterior unit repair to his mother's unit and was later reimbursed by the Association. This contractor has not been vetted by CMG.

**ARS Total - \$37,634.49**

**Patrick McGill - \$40,573.68**

PM Response: If proposal not received by FDX Restoration by close of business. CMG will request that board render decision based on the attached proposals. Please be advised that neither proposal fall below the total adjuster's settlement of \$32,088.83.

-  
Therefore the difference would be charged directly to the unit owner as well as the deductible following notice and hearing.

Regards,

*Tasha*

Tasha A. Woodford, CMCA  
Senior Property Manager  
Community Association Manager



-  
Office: 203-307-3284

Fax: 203-799-0605

On May 17, 2016, at 2:28 PM, Tasha Woodford <[twoodford@c-mgi.com](mailto:twoodford@c-mgi.com)> wrote:

Carmen & Frank –

I see that you both have responded, thank you.

I am awaiting Anne's reply before contacting Dean.

Regards,

*Tasha*

Tasha A. Woodford, CMCA  
Senior Property Manager  
Community Association Manager

<image003.jpg>

Office: [203-307-3284](tel:203-307-3284)

Fax: [203-799-0605](tel:203-799-0605)

[twoodford@c-mgi.com](mailto:twoodford@c-mgi.com) | [www.cmqpropertymanagement.com](http://www.cmqpropertymanagement.com)

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**From:** Carmen Rosa [<mailto:crosa@ctcproduce.com>]

**Sent:** Tuesday, May 17, 2016 1:52 PM

**To:** Tasha Woodford; Carmen Rosa; [hippolyta64@yahoo.com](mailto:hippolyta64@yahoo.com); Ribas, Francisco

**Subject:** RE: 3300 Park - Request for Unanimous Consent - Unit 31 Restoration Proposals for Review - 05.17.16

ARS, CMG PAYS ARS, PLS PUT THIS TO BED. CAN WE NOTIFY DEAN ASAP ? ← vote # 2

Carmen P. Rosa  
Coast to Coast Produce  
203-699-5138 office  
203-631-2623 cell  
203-271-2796 fax  
[crosa@ctcproduce.com](mailto:crosa@ctcproduce.com)

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**From:** Tasha Woodford [<mailto:twoodford@c-mgi.com>]

**Sent:** Tuesday, May 17, 2016 1:48 PM

**To:** Carmen Rosa <[cprosar@gmail.com](mailto:cprosar@gmail.com)>; Carmen Rosa <[crosa@ctcproduce.com](mailto:crosa@ctcproduce.com)>;  
[hippolyta64@yahoo.com](mailto:hippolyta64@yahoo.com); Ribas, Francisco <[fribas@gfnet.com](mailto:fribas@gfnet.com)>

**Cc:** [twoodford@c-mgi.com](mailto:twoodford@c-mgi.com)

**Subject:** 3300 Park - Request for Unanimous Consent - Unit 31 Restoration Proposals for Review -

Re: 3300 Park - Request for Unanimous Consent - Unit 31  
Restoration Proposals for Review - 05.17.16

Ribas, Francisco X.

Tue 5/17/2016 1:52 PM

To: Tasha Woodford <twoodford@c-mgi.com>; Carmen Rosa <cprosa@gmail.com>; 'Carmen Rosa' <crosa@ctcproduce.com>; hippolyta64@yahoo.com <hippolyta64@yahoo.com>;

Tasha,

Looked over the two proposal and then the estimate by Higgins. I would have liked to of had a third estimate to compare with but with that said and the time limit here, I vote on ARS Restoration Specialist to perform the work.

I want to make sure that the overage and deductible are paid by the unit owner.

Thanks,

*Vote #1*

Francisco Ribas

***Francisco X. Ribas***

Gannett Fleming Engineers and Architects, P.C.  
Office Engineer

CTDOT Project No. 301-0092 Rehabilitation of Metro North Railroad Bridge No. 03948R over Sound Beach Avenue and Bridge No. 03955R over Tomac Avenue.  
143 Sound Beach Avenue, Old Greenwich, CT 06870  
Office Phone 203-637-0036

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**From:** Tasha Woodford <twoodford@c-mgi.com>  
**Sent:** Tuesday, May 17, 2016 1:48:10 PM  
**To:** Carmen Rosa; 'Carmen Rosa'; hippolyta64@yahoo.com; Ribas, Francisco X.  
**Cc:** twoodford@c-mgi.com  
**Subject:** 3300 Park - Request for Unanimous Consent - Unit 31 Restoration Proposals for Review - 05.17.16

I have just heard from FDX Restoration. They have apologized but they will not be able to complete the proposal until Friday.

Therefore, I am requesting that board render decision today.

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05/17/16

CMG request for motion to approve contract to repair unit 31.

Please find attached proposals from ARS Restoration Services and Patrick McGill to restore unit #31 (Dean Fenton's Unit).

ARS Restoration Services is the vendor that has been vetted by CMG. We are awaiting one more proposal from FDX Restoration Services and have urged the owner to forward as soon as possible.

The other proposal was provided by the unit owner, Dean Fenton. Patrick McGill was the contractor hired by Gary Menillo to perform an exterior unit repair to his mother's unit and was later reimbursed by the Association. This contractor has not been vetted by CMG.

**ARS Total - \$37,634.49**

**Patrick McGill - \$40,573.68**

PM Response: If proposal not received by FDX Restoration by close of business. CMG will request that board render decision based on the attached proposals. Please be advised that neither proposal fall below the total adjuster's settlement of \$32,088.83.

Therefore the difference would be charged directly to the unit owner as well as the deductible following notice and hearing.

As ARS Restoration Services is a vetted contractor, PM/CMG does suggest that Board approve said contract provided by ARS and vendor is to be paid only by CMG.

Please respond with the word "yes" if in agreement or "no" if not in agreement.

Regards,

*Tasha*

Tasha A. Woodford, CMCA  
Senior Property Manager  
Community Association Manager



Office: [203-307-3284](tel:203-307-3284)

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[twoodford@cmg.com](mailto:twoodford@cmg.com) | [www.cmgpropertymanagement.com](http://www.cmgpropertymanagement.com)

# RE: 3300 Park - Request for Unanimous Consent - Unit 31 Restoration Proposals for Review - 05.17.16

Tasha Woodford

Tue 5/17/2016 3:21 PM

To: 'DeAnna Prince' <hippolyta64@yahoo.com>;

Cc: 'Carmen Rosa' <crosa@ctcproduce.com>; 'Carmen Rosa' <cprosasr@gmail.com>; Ribas, Francisco X. <fribas@GFNET.com>;

Thank you, Anne.

I will contact Dean Fenton by email now.

Regards,

*Tasha*

Tasha A. Woodford, CMCA  
Senior Property Manager  
Community Association Manager



Office: [203-307-3284](tel:203-307-3284)

Fax: [203-799-0605](tel:203-799-0605)

[twoodford@c-mgi.com](mailto:twoodford@c-mgi.com) | [www.cmgpropertymanagement.com](http://www.cmgpropertymanagement.com)

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**From:** DeAnna Prince [mailto:hippolyta64@yahoo.com]  
**Sent:** Tuesday, May 17, 2016 3:15 PM  
**To:** Tasha Woodford  
**Cc:** Carmen Rosa; Carmen Rosa; Ribas, Francisco  
**Subject:** Re: 3300 Park - Request for Unanimous Consent - Unit 31 Restoration Proposals for Review - 05.17.16

I agree....  
Anne

*Vote # 3*

Sent from my iPhone

# Fwd: 3300 Park Avenue - Unit 31 Insurance Claim - PM Response 04.07.16

Tasha Woodford <[twoodford@c-mgi.com](mailto:twoodford@c-mgi.com)>

Wed 5/18/2016 2:23 PM

To: Tasha Woodford <[twoodford@c-mgi.com](mailto:twoodford@c-mgi.com)>;

----- Forwarded message -----

From: **Tasha Woodford** <[twoodford@c-mgi.com](mailto:twoodford@c-mgi.com)>

Date: Thu, Apr 7, 2016 at 11:59 AM

Subject: 3300 Park Avenue - Unit 31 Insurance Claim - PM Response 04.07.16

To: Dean Fenton <[deanf@starboardcapital.net](mailto:deanf@starboardcapital.net)>

Hi Dean –

I'm writing to acknowledge receipt of your voicemails regarding your inquiry about payment with respect to the claim.

Upon conferring with Association's counsel (Pullman and Comley, LLC) I have been directed to advise you that as part of the Common Interest Ownership Act (CIOA) which was enacted in 2011, the Association's Master Policy is considered primary insured.

What this means is that if in the event an insurance claim is brought against the Association's Master Policy (GNY) which exceeds the deductible amount and qualifies for coverage under the policy, the Association reserves the right to hire the contractor (such as ARS) to perform the work to fully restore the unit.

If it is determined that there is additional work performed which exceeds what has been approved by the Association's Insurance Carrier's adjuster (Paul Higgins Group), that

additional work as well as the deductible for the Association can be subrogated against the  
the unit owner following notice and hearing of the board of directors. The subrogation  
can be applied if it is deemed that there is evidence which supports that there was  
a violation of a maintenance standard, willful misconduct or gross neglect.

The purpose of this statute is to ensure that when an insurance claim is filed against the  
Association's Master Policy, that the unit repairs are performed by a qualified contractor that  
will perform the work in accordance with all building code requirements, provide all required  
insurance mandates and indemnify the Association against any future claims.

Therefore, we will not be able to issue you a direct payment should you elect to have the  
Association's policy cover the cost of the claim.

Should you have any further questions, I can be reached at 203.307.3284.

Regards,

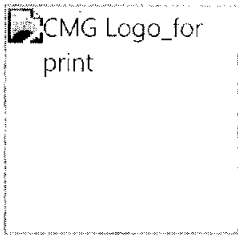
*Tasha*

Tasha A. Woodford, CMCA

Senior Property Manager

Community Association Manager





-  
Office: 203-307-3284

Fax: 203-799-0605

[twoodford@c-mqi.com](mailto:twoodford@c-mqi.com) | [www.cmgpropertymanagement.com](http://www.cmgpropertymanagement.com)

--  
Kind regards,  
Tasha

Tasha A. Woodford, CMCA®  
Senior Property Manager  
Community Association Manager  
Consolidated Management Group  
263 Boston Post Road  
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**EXHIBIT I**  
RESTORATION PROPOSAL BY  
**ARS RESTORATION**  
**SPECIALISTS**



## ARS Restoration Specialists

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ARS Services  
355 Sackett Point Rd Unit 24-29  
North Haven CT 06473

Client: Dean Fenton  
Property: 3300 Park Ave, unit 31  
Bridgeport, CT

Operator: MMULLALY

Estimator: Michael Mullaly  
Position: Outside Project Manager  
Company: ARS Services Inc.  
Business: 355 Sackett Point Road unit 24/29  
North Haven , CT 06473

Business: (203) 497-3671  
E-mail: mmullaly@arsserv.com

Type of Estimate: Reconstruction  
Date Entered: 3/2/2016                      Date Assigned: 2/13/2016  
Date Est. Completed: 3/2/2016              Date Job Completed:

Price List: CTNH8X\_FEB16  
Labor Efficiency: Restoration/Service/Remodel  
Estimate: CMG\_MCKENNA\_RCON

**Enclosed for review and consideration is our recommended repair estimate to restore to pre-loss condition.**

**Includes content packing, moving and storing to on-site pod. Also included in Restoration estimate is replacing continuous carpet in master bedroom**

**If you have any questions, please contact Project Manager Michael Mullaly at 203-499-8495.**



# ARS Restoration Specialists

ARS Services  
355 Sackett Point Rd Unit 24-29  
North Haven CT 06473

## CMG\_MCKENNA\_RCON

### General Conditions

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Residential Supervision / Project Management - per hour	8.00 HR		0.00	58.58	0.00	93.72	562.36
2. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA		636.60	0.00	0.00	127.32	763.92
3. Megohmmeter check electrical circuits - average residence	1.00 EA		0.00	668.32	0.00	133.66	801.98
<b>Electrical labor to check all circuits, light fixtures or wiring that was affected by water.</b>							
4. Heat, Vent, & Air Conditioning (Bid Item)	1.00 EA		0.00	1,500.00	0.00	300.00	1,800.00
<b>Per estimate from Pro-Air Duct Cleaning.</b>							
Totals: General Conditions					0.00	654.70	3,928.26

### Contents

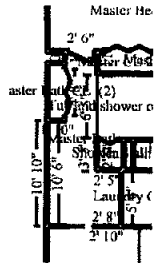
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
5. Content Manipulation charge - per hour	48.00 HR		0.00	34.81	0.00	334.18	2,005.06
<b>Includes 3 men, for 8 hours to pack and move all contents to pod and same labor to unpack upon completion.</b>							
6. Contents Evaluation and/or Supervisor/Admin - per hour	16.00 HR		0.00	47.51	57.92	152.04	970.12
<b>Includes packing and moving supervisor.</b>							
7. Job-site cargo container - pick up/del. (each way) 16'-40'	2.00 EA		0.00	112.00	17.06	44.80	285.86
8. Job-site cargo/storage container - 20' long - per month	1.00 MO		0.00	87.83	6.70	17.56	112.09
<b>Please note, content manipulation or pack-out not included. Pricing will be provided separately upon request.</b>							
9. Provide box, packing paper & tape - medium size	15.00 EA		0.00	3.22	6.94	10.26	65.50
10. Provide box, packing paper & tape - large size	10.00 EA		0.00	4.12	5.96	8.76	55.92
11. Provide box, packing paper & tape - small size	10.00 EA		0.00	2.29	3.30	4.86	31.06
Totals: Contents					97.88	572.46	3,525.61

### Second Level



# ARS Restoration Specialists

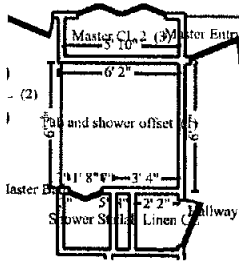
ARS Services  
 355 Sackett Point Rd Unit 24-29  
 North Haven CT 06473



### Master Bath

Height: 8'

345.94 SF Walls	86.25 SF Ceiling
432.19 SF Walls & Ceiling	86.25 SF Floor
9.58 SY Flooring	43.24 LF Floor Perimeter
43.24 LF Ceil. Perimeter	



### Subroom: Tub and shower offset (1)

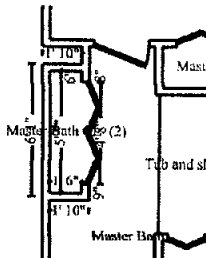
Height: 8'

150.00 SF Walls	38.50 SF Ceiling
188.50 SF Walls & Ceiling	38.50 SF Floor
4.28 SY Flooring	18.75 LF Floor Perimeter
18.75 LF Ceil. Perimeter	

Missing Wall

6' 5" X 8'

Opens into MASTER\_BATH



### Subroom: Master Bath CL (2)

Height: 8'

113.02 SF Walls	8.27 SF Ceiling
121.29 SF Walls & Ceiling	8.27 SF Floor
0.92 SY Flooring	14.13 LF Floor Perimeter
14.13 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
12. R&R Vanity	5.50 LF		7.38	127.31	34.23	155.00	930.03
<b>Laminate press board with 3 center drawers. Used high grade as this will be a custom vanity because of size and drawers.</b>							
13. R&R Countertop - flat laid plastic laminate	5.50 LF		4.24	37.13	9.08	47.32	283.94
14. R&R 4" backsplash for flat laid countertop	9.50 LF		0.89	7.20	2.97	15.98	95.81
15. Detach & Reset Sink - single	2.00 EA	119.96	0.00	0.00	0.00	47.98	287.90
<b>Detach and reset 2 sink bowls. Note: older porcelain sink bowls may not be able to re-use.</b>							
16. Detach & Reset Sink faucet - Bathroom	2.00 EA	96.55	0.00	0.00	0.00	38.62	231.72
17. R&R P-trap assembly - ABS (plastic)	2.00 EA		7.38	49.63	0.77	22.98	137.77
18. Detach & Reset Mirror - 1/4" plate glass	18.79 SF	5.05	0.00	0.00	0.00	18.98	113.87
19. Detach & Reset Light bar - 5 lights	1.00 EA	74.27	0.00	0.00	0.00	14.86	89.13
20. Detach & Reset Toilet	1.00 EA	195.44	0.00	0.00	0.30	39.14	234.88
21. Detach & Reset Bidet	1.00 EA	130.21	0.00	0.00	0.30	26.10	156.61



# ARS Restoration Specialists

ARS Services  
355 Sackett Point Rd Unit 24-29  
North Haven CT 06473

## CONTINUED - Master Bath

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
22. Detach & Reset Towel bar	1.00 EA	13.80	0.00	0.00	0.00	2.76	16.56
23. Detach & Reset Toilet paper holder	1.00 EA	14.56	0.00	0.00	0.00	2.92	17.48
24. Remove Wallpaper	533.96 SF		0.70	0.00	0.00	74.76	448.53
<b>Includes deduction for bath/shower area tile.</b>							
25. Remove Additional charge to remove non-strippable wallpaper	533.96 SF		0.30	0.00	0.34	32.10	192.63
<b>Includes deduction for bath/shower area tile.</b>							
26. Texture drywall - smooth / skim coat	533.96 SF		0.00	0.86	3.39	92.52	555.12
<b>Walls will need to be prepped after removal.</b>							
27. Seal part of the walls w/latex based stain blocker - one coat	533.96 SF		0.00	0.54	2.37	58.14	348.85
<b>Walls will need to be sized prior to applying new wall paper</b>							
28. Wallpaper - High grade	669.86 SF		0.00	2.26	53.17	313.42	1,880.47
<b>High grade including waste.</b>							
29. R&R Wallpaper border	76.12 LF		0.60	2.43	6.53	47.44	284.61
30. Baseboard - 3 1/4"	6.00 LF		0.00	2.55	0.42	3.14	18.86
31. Seal & paint baseboard - two coats	56.12 LF		0.00	1.32	0.36	14.90	89.34
32. Recessed light fixture - Detach & reset trim only	3.00 EA		0.00	2.48	0.00	1.48	8.92
33. Exhaust fan - Detach & reset	1.00 EA		0.00	145.85	0.00	29.18	175.03
34. Seal/prime then paint the ceiling (2 coats)	133.01 SF		0.00	0.87	1.27	23.40	140.39
<b>Removing wallpaper and boarder may damage ceiling.</b>							
35. Seal & paint door or window opening (per side)	2.00 EA		0.00	27.60	0.51	11.14	66.85
36. Seal & paint door or window opening - Large (per side)	1.00 EA		0.00	34.66	0.43	7.02	42.11
37. Screw down existing subfloor - eliminate floor squeaks	133.01 SF		0.00	0.58	0.76	15.60	93.51
38. R&R 1/2" Cement board	208.01 SF		0.81	4.09	18.76	207.62	1,245.63
39. R&R Ceramic/porcelain tile	75.00 SF		1.77	11.53	20.29	203.58	1,221.37
<b>Includes wall tile which runs into floor tile.</b>							
40. R&R Tile floor covering	133.01 SF		2.46	9.78	32.52	332.10	1,992.66
41. Add for bullnose (rounded) corners - per LF	16.50 LF		0.00	2.26	0.47	7.56	45.32
42. Tile / Cultured Marble Installer - per hour	1.00 HR		0.00	90.09	0.00	18.02	108.11
<b>Additional labor to tile step.</b>							

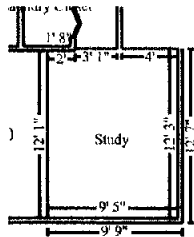


# ARS Restoration Specialists

ARS Services  
 355 Sackett Point Rd Unit 24-29  
 North Haven CT 06473

## CONTINUED - Master Bath

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
43. Tile/stone sealer	208.01 SF		0.00	0.89	4.36	37.90	227.39
44. R&R Threshold - natural marble	2.50 LF		3.20	59.14	4.11	32.00	191.96
45. Final cleaning - construction - Residential	133.01 SF		0.00	0.21	2.12	5.58	35.63
<b>Totals: Master Bath</b>					<b>199.83</b>	<b>2,001.24</b>	<b>12,008.99</b>



### Study

Height: 8'

189.18 SF Walls	115.02 SF Ceiling
304.20 SF Walls & Ceiling	115.02 SF Floor
12.78 SY Flooring	23.65 LF Floor Perimeter
35.73 LF Ceil. Perimeter	

Missing Wall

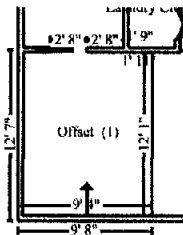
3' 1" X 8'

Opens into HALLWAY

Missing Wall

4' 1/4" X 8'

Opens into Exterior



### Subroom: Offset (1)

Height: Sloped

465.52 SF Walls	134.83 SF Ceiling
600.35 SF Walls & Ceiling	112.78 SF Floor
12.53 SY Flooring	30.75 LF Floor Perimeter
47.56 LF Ceil. Perimeter	

Missing Wall

12' 1" X 9' 2"

Opens into OFFSET

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
46. Remove Carpet	142.00 SF		0.26	0.00	0.00	7.38	44.30
<b>Remove remaining carpet and pad.</b>							
47. Remove Carpet pad	142.00 SF		0.11	0.00	0.00	3.12	18.74
48. Fill holes created by wall cavity drying	24.00 EA		0.00	1.32	0.03	6.34	38.05
49. Baseboard - 3 1/4"	24.00 LF		0.00	2.55	1.68	12.58	75.46
50. Seal & paint baseboard - two coats	54.40 LF		0.00	1.32	0.35	14.44	86.60
51. Mask and prep for paint - tape only (per LF)	83.29 LF		0.00	0.54	0.21	9.04	54.23
52. Paint the walls - two coats	654.70 SF		0.00	0.85	7.90	112.88	677.28

Walls are scuffed where baseboards have been removed.

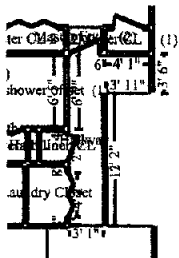


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## CONTINUED - Study

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
53. Additional cost for high wall or ceiling - Over 14'	654.70 SF		0.00	0.09	0.00	11.78	70.70
<b>Study area has sloped ceiling. Short-wall 14' and tall wall 17'1</b>							
54. Clean floor	227.80 SF		0.00	0.34	5.90	15.50	98.85
<b>Clean sub-floor prior to installing carpet &amp; pad.</b>							
55. Carpet pad	227.80 SF		0.00	0.56	6.51	26.82	160.90
56. Carpet	261.97 SF		0.00	2.92	36.26	160.26	961.47
<b>Replace carpet including waste.</b>							
57. Final cleaning - construction - Residential	227.80 SF		0.00	0.21	3.65	9.56	61.05
<b>Totals: Study</b>					<b>62.49</b>	<b>389.70</b>	<b>2,347.63</b>



### Hallway

**Height: 8'**

307.98 SF Walls	61.93 SF Ceiling
369.91 SF Walls & Ceiling	61.93 SF Floor
6.88 SY Flooring	38.50 LF Floor Perimeter
38.50 LF Ceil. Perimeter	

Missing Wall

3' 1" X 8'

Opens into OFFSET

Missing Wall

3' 11 1/16" X 8'

Opens into Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
58. Interior door - Detach & reset - slab only	1.00 EA		0.00	16.16	0.00	3.24	19.40
59. Remove Carpet	29.82 SF		0.26	0.00	0.00	1.56	9.31
60. Remove Carpet pad	29.82 SF		0.11	0.00	0.00	0.66	3.94
61. Mask wall - plastic, paper, tape (per LF)	38.50 LF		0.00	0.91	0.56	7.12	42.72
62. Paint the walls - two coats	307.98 SF		0.00	0.85	3.72	53.10	318.60
63. Seal & paint baseboard - two coats	38.50 LF		0.00	1.32	0.24	10.20	61.26
64. Clean floor	61.93 SF		0.00	0.34	1.61	4.22	26.89
<b>Clean sub-floor prior to installing carpet &amp; pad.</b>							
65. Carpet pad	61.93 SF		0.00	0.56	1.77	7.30	43.75
66. Carpet	71.22 SF		0.00	2.92	9.86	43.58	261.40
<b>Replace carpet including waste.</b>							
67. Final cleaning - construction - Residential	61.93 SF		0.00	0.21	1.00	2.60	16.61



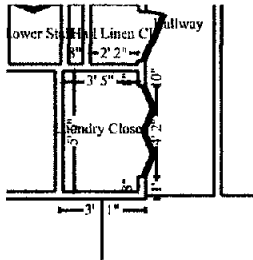


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 North Haven CT 06473

## CONTINUED - Hallway

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
<b>Does not include any repairs to 3rd level or stairwell.</b>							
Totals: Hallway					18.76	133.58	803.88



### Laundry Closet

Height: 8'

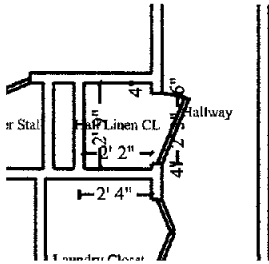
142.36 SF Walls	18.69 SF Ceiling
161.04 SF Walls & Ceiling	18.69 SF Floor
2.08 SY Flooring	17.79 LF Floor Perimeter
17.79 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
68. Bifold door set - (4 slabs only) - Double Detach & reset	1.00 EA		0.00	22.82	0.00	4.56	27.38
69. Washing machine - Remove & reset	1.00 EA		0.00	28.62	0.00	5.72	34.34
70. Dryer - Remove & reset	1.00 EA		0.00	25.77	0.00	5.16	30.93
71. Shelving - wire (vinyl coated) - Detach & reset	11.00 LF		0.00	7.05	0.00	15.52	93.07
72. Fill holes created by wall cavity drying	17.79 EA		0.00	1.32	0.02	4.70	28.20
73. Baseboard - 3 1/4"	17.79 LF		0.00	2.55	1.24	9.32	55.92
74. Paint the walls - two coats	142.36 SF		0.00	0.85	1.72	24.54	147.27
75. Seal & paint baseboard - two coats	17.79 LF		0.00	1.32	0.11	4.72	28.31
76. R&R 1/2" Cement board	18.69 SF		0.81	4.09	1.69	18.64	111.91
77. R&R Tile floor covering	18.69 SF		2.46	9.78	4.57	46.68	280.02
78. Tile/stone sealer	18.69 SF		0.00	0.89	0.39	3.40	20.42
79. Final cleaning - construction - Residential	18.69 SF		0.00	0.21	0.30	0.78	5.00
Totals: Laundry Closet					10.04	143.74	862.77



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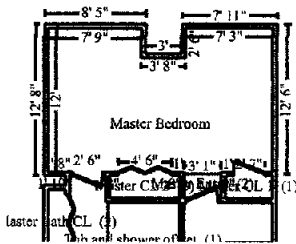
## Hall Linen CL

Height: 8'

78.61 SF Walls	5.95 SF Ceiling
84.56 SF Walls & Ceiling	5.95 SF Floor
0.66 SY Flooring	9.83 LF Floor Perimeter
9.83 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
80. Shelving - wire (vinyl coated) - Detach & reset	8.67 LF		0.00	7.05	0.00	12.22	73.34
81. Fill holes created by wall cavity drying	9.83 EA		0.00	1.32	0.01	2.60	15.59
82. R&R Baseboard - 3 1/4"	9.83 LF		0.46	2.55	0.69	6.06	36.34
83. Paint the walls - two coats	78.61 SF		0.00	0.85	0.95	13.56	81.33
84. Seal & paint baseboard - two coats	9.83 LF		0.00	1.32	0.06	2.62	15.66
85. Clean floor	5.95 SF		0.00	0.34	0.16	0.40	2.58
<b>Clean sub-floor prior to installing carpet &amp; pad.</b>							
86. Carpet pad	5.95 SF		0.00	0.56	0.17	0.70	4.20
87. Carpet	6.84 SF		0.00	2.92	0.95	4.20	25.12
<b>Replace carpet including waste.</b>							
88. Final cleaning - construction - Residential	5.95 SF		0.00	0.21	0.10	0.26	1.61

Totals: Hall Linen CL 3.09 42.62 255.77



## Master Bedroom

Height: 8'

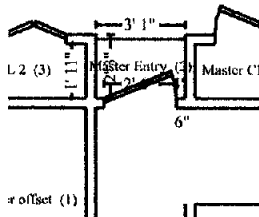
506.00 SF Walls	215.80 SF Ceiling
721.80 SF Walls & Ceiling	215.80 SF Floor
23.98 SY Flooring	63.25 LF Floor Perimeter
63.25 LF Ceil. Perimeter	



# ARS Restoration Specialists

ARS Services  
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## CONTINUED - Master Bedroom



Missing Wall

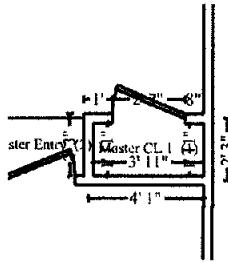
### Subroom: Master Entry (2)

Height: 8'

60.67 SF Walls	6.42 SF Ceiling
67.09 SF Walls & Ceiling	6.42 SF Floor
0.71 SY Flooring	7.58 LF Floor Perimeter
7.58 LF Ceil. Perimeter	

3' 1" X 8'

Opens into MASTER\_BEDRO



Master Bedroom

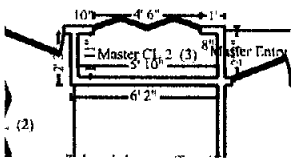
### Subroom: Master CL 1 (1)

Height: 8'

93.43 SF Walls	7.52 SF Ceiling
100.95 SF Walls & Ceiling	7.52 SF Floor
0.84 SY Flooring	11.68 LF Floor Perimeter
11.68 LF Ceil. Perimeter	

### Subroom: Master CL 2 (3)

Height: 8'



124.00 SF Walls	11.18 SF Ceiling
135.18 SF Walls & Ceiling	11.18 SF Floor
1.24 SY Flooring	15.50 LF Floor Perimeter
15.50 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
89. Interior door - Detach & reset - slab only	3.00 EA		0.00	16.16	0.00	9.70	58.18
90. Detach & Reset Bifold door set - Colonist - Double	1.00 EA	22.82	0.00	0.00	0.00	4.56	27.38
91. Remove Carpet	240.92 SF		0.26	0.00	0.00	12.52	75.16
92. R&R Carpet pad	240.92 SF		0.11	0.56	6.88	33.66	201.96
93. Carpet	277.06 SF		0.00	2.92	38.35	169.48	1,016.85
<b>Replace carpet including waste.</b>							
94. Mask and prep for paint - tape only (per LF)	98.01 LF		0.00	0.54	0.25	10.64	63.82
95. Seal & paint baseboard - two coats	98.01 LF		0.00	1.32	0.62	26.00	155.99
96. Seal & paint door or window opening (per side)	2.00 EA		0.00	27.60	0.51	11.14	66.85
97. Seal & paint door or window opening - Large (per side)	1.00 EA		0.00	34.66	0.43	7.02	42.11



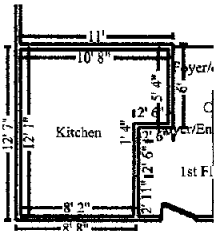
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## CONTINUED - Master Bedroom

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Totals: Master Bedroom					47.04	284.72	1,708.30
Total: Second Level					341.25	2,995.60	17,987.34

## Main Level



### Kitchen

Height: 8'

347.21 SF Walls	111.96 SF Ceiling
459.17 SF Walls & Ceiling	111.96 SF Floor
12.44 SY Flooring	42.98 LF Floor Perimeter
45.48 LF Ceil. Perimeter	

### Missing Wall - Goes to Floor

2' 6" X 6' 8"

Opens into FOYER\_ENTRY

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
98. Mask or cover per square foot	200.00 SF		0.40	0.00	0.76	16.16	96.92
<b>Protect all cabinetry during demolition and repairs.</b>							
99. Floor protection - heavy paper and tape	80.00 SF		0.00	0.37	0.20	5.96	35.76
100. Refrigerator - Remove & reset	1.00 EA		0.00	34.35	0.00	6.88	41.23
101. Detach & Reset Recessed light fixture - trim only	4.00 EA	2.48	0.00	0.00	0.00	1.98	11.90
102. Drywall Installer / Finisher - per hour	1.00 HR		0.00	58.08	0.00	11.62	69.70
<b>Labor to re-secure metal hat channel for ceiling drywall replacement.</b>							
103. 5/8" drywall - hung, taped, heavy texture, ready for paint	40.00 SF		0.00	2.00	1.75	16.36	98.11
<b>Patch drywall that was removed during mitigation.</b>							
104. R&R 5/8" drywall - hung, taped, floated, ready for paint	71.96 SF		0.41	1.69	2.47	30.72	184.30
<b>Remaining drywall is badly damaged; water staining and paper peeling. Remaining drywall ceiling should be removed and replaced.</b>							
105. R&R Wallpaper border	45.48 LF		0.60	2.43	3.90	28.34	170.05
106. Texture drywall - smooth / skim coat	42.98 SF		0.00	0.86	0.27	7.46	44.69
<b>Repair soffit after wallpaper removed.</b>							
107. Seal the floor perimeter w/latex based stain blocker - one coat	42.98 SF		0.00	0.54	0.19	4.68	28.08
<b>Size soffit drywall for wallpaper boarder adhesion.</b>							
108. Seal/prime then paint the ceiling (2 coats)	111.96 SF		0.00	0.87	1.07	19.70	118.18

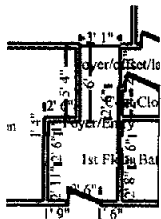


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## CONTINUED - Kitchen

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
109. Remove Snaplock Laminate - simulated wood flooring	9.00 SF		1.15	0.00	0.00	2.08	12.43
<b>Remove remaining floating floor under fridge.</b>							
110. Clean floor	111.96 SF		0.00	0.34	2.90	7.62	48.59
<b>Clean tile as a prep prior to installing floating floor.</b>							
111. Snaplock Laminate - simulated wood flooring	111.96 SF		0.00	5.40	21.12	125.14	750.84
112. R&R Base shoe - stain grade	42.98 LF		0.16	1.27	1.69	12.64	75.79
113. Stain & finish base shoe or quarter round	42.98 LF		0.00	1.12	0.46	9.72	58.32
114. Heat/AC register - Floor register	1.00 EA		0.00	15.59	0.57	3.24	19.40
115. Final cleaning - construction - Residential	111.96 SF		0.00	0.21	1.79	4.70	30.00
<b>Totals: Kitchen</b>					39.14	315.00	1,894.29



### Foyer/Entry

Height: 8'

219.50 SF Walls	52.27 SF Ceiling
271.77 SF Walls & Ceiling	52.27 SF Floor
5.81 SY Flooring	27.02 LF Floor Perimeter
29.52 LF Ceil. Perimeter	

Missing Wall

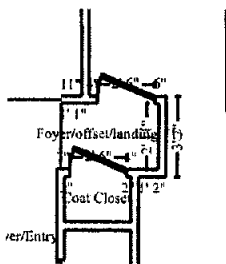
3' 1 1/16" X 8'

Opens into DINING\_ROOM

Missing Wall - Goes to Floor

2' 6" X 6' 8"

Opens into KITCHEN



### Subroom: Foyer/offset/landing (1)

Height: 8'

92.41 SF Walls	12.26 SF Ceiling
104.67 SF Walls & Ceiling	12.26 SF Floor
1.36 SY Flooring	11.55 LF Floor Perimeter
11.55 LF Ceil. Perimeter	

Missing Wall

2' 10 5/8" X 8'

Opens into FOYER\_ENTRY

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
116. Detach & Reset Recessed light fixture - trim only	2.00 EA	2.48	0.00	0.00	0.00	1.00	5.96
117. Mask and prep for paint - tape only (per LF)	41.07 LF		0.00	0.54	0.10	4.46	26.74

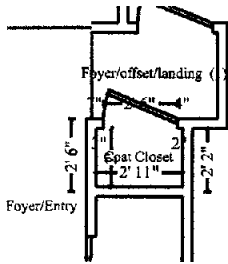


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## CONTINUED - Foyer/Entry

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
118. Seal the ceiling w/oil based/hybrid stain blocker - one coat <b>Ceiling has water staining. See photo. Must stain kill and paint 1 coat.</b>	64.53 SF		0.00	0.60	0.37	7.82	46.91
119. Paint the ceiling - one coat	64.53 SF		0.00	0.61	0.41	7.96	47.73
120. Remove Snaplock Laminate - simulated wood flooring <b>Remove remaining floating in landing.</b>	10.00 SF		1.15	0.00	0.00	2.30	13.80
121. Clean floor <b>Clean tile as a prep prior to installing floating floor.</b>	64.53 SF		0.00	0.34	1.67	4.38	27.99
122. Snaplock Laminate - simulated wood flooring	64.53 SF		0.00	5.40	12.17	72.14	432.77
123. R&R Base shoe - stain grade	38.57 LF		0.16	1.27	1.52	11.34	68.01
124. Stain & finish base shoe or quarter round	38.57 LF		0.00	1.12	0.42	8.72	52.34
125. Heat/AC register - Floor register	1.00 EA		0.00	15.59	0.57	3.24	19.40
126. Final cleaning - construction - Residential	64.53 SF		0.00	0.21	1.03	2.72	17.30
<b>Totals: Foyer/Entry</b>					18.26	126.08	758.95



## Coat Closet

Height: 8'

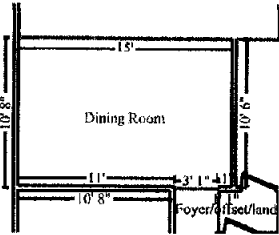
78.62 SF Walls	5.83 SF Ceiling
84.44 SF Walls & Ceiling	5.83 SF Floor
0.65 SY Flooring	9.83 LF Floor Perimeter
9.83 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
127. Clean floor <b>Clean tile as a prep prior to installing floating floor.</b>	5.83 SF		0.00	0.34	0.16	0.40	2.54
128. R&R Snaplock Laminate - simulated wood flooring	5.83 SF		1.15	5.40	1.10	7.86	47.14
129. R&R Base shoe - stain grade	9.83 LF		0.16	1.27	0.39	2.90	17.34
130. Stain & finish base shoe or quarter round	9.83 LF		0.00	1.12	0.11	2.22	13.34
<b>Totals: Coat Closet</b>					1.76	13.38	80.36



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## Dining Room

Height: 8'

263.15 SF Walls	157.81 SF Ceiling
420.95 SF Walls & Ceiling	157.81 SF Floor
17.53 SY Flooring	32.89 LF Floor Perimeter
32.89 LF Ceil. Perimeter	

Missing Wall

3' 1 1/16" X 8'

Opens into FOYER\_ENTRY

Missing Wall

14' 11 3/4" X 8'

Opens into LIVING\_ROOM

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
131. Detach & Reset Ceiling fan & light	1.00 EA	143.85	0.00	0.00	0.00	28.78	172.63
132. Drywall Installer / Finisher - per hour	1.00 HR		0.00	58.08	0.00	11.62	69.70
<b>Includes additional labor to re-secure metal hat channel for drywall ceiling.</b>							
133. 5/8" drywall - hung, taped, heavy texture, ready for paint	84.00 SF		0.00	2.00	3.68	34.34	206.02
<b>Patch drywall that was removed during mitigation.</b>							
134. R&R 5/8" drywall - hung, taped, floated, ready for paint	121.81 SF		0.41	1.69	4.18	52.00	311.98
<b>Remaining ceiling drywall is badly damaged; water staining and paper peeling. Remaining drywall ceiling should be removed and replaced. It will cost more to fix existing rather than replace. Also includes R&amp;R 48 Sf of wall. See photos for details.</b>							
135. Fill holes created by wall cavity drying	20.00 EA		0.00	1.32	0.03	5.28	31.71
136. Baseboard - 3 1/4"	20.00 LF		0.00	2.55	1.40	10.48	62.88
137. R&R Base shoe - stain grade	32.89 LF		0.16	1.27	1.29	9.68	58.00
138. Seal & texture paint the ceiling	157.81 SF		0.00	0.94	2.81	30.22	181.37
139. Seal/prime then paint the walls twice (3 coats)	263.15 SF		0.00	1.13	3.84	60.24	361.44
<b>Walls need to be stain killed and painted 2 coats.</b>							
140. R&R Sheathing - plywood - 3/4" - tongue and groove	128.00 SF		1.33	2.20	9.67	92.30	553.81
<b>Sub-floor is badly stained and damaged in this area. Please see photo for details.</b>							
141. Carpenter - General Framer - per hour	2.00 HR		0.00	58.91	0.00	23.56	141.38
<b>Retrofit sub-floor.</b>							
142. Snaplock Laminate - simulated wood flooring	157.81 SF		0.00	5.40	29.76	176.40	1,058.33
143. Stain & finish base shoe or quarter round	32.89 LF		0.00	1.12	0.35	7.44	44.63
144. Final cleaning - construction - Residential	157.81 SF		0.00	0.21	2.52	6.62	42.28

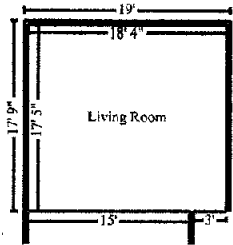
Totals: Dining Room

59.53 548.96 3,296.16



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## Living Room

Height: 8'

425.33 SF Walls  
 744.64 SF Walls & Ceiling  
 35.48 SY Flooring  
 53.17 LF Ceil. Perimeter

319.31 SF Ceiling  
 319.31 SF Floor  
 53.17 LF Floor Perimeter

Missing Wall

14' 11 3/4" X 8'

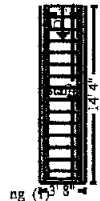
Opens into DINING\_ROOM

Missing Wall

3' 1/4" X 8'

Opens into Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
145. Remove Carpet	128.33 SF		0.26	0.00	0.00	6.68	40.05
<b>Remove remaining carpet and pad.</b>							
146. Remove Carpet pad	128.33 SF		0.11	0.00	0.00	2.82	16.94
147. Seal & paint baseboard - two coats	53.17 LF		0.00	1.32	0.34	14.10	84.62
148. Paint the walls - two coats	425.33 SF		0.00	0.85	5.13	73.32	439.98
<b>Walls are continuous from dining area.</b>							
149. Clean floor	319.31 SF		0.00	0.34	8.27	21.72	138.56
<b>Clean sub-floor prior to installing carpet &amp; pad.</b>							
150. Carpet pad	319.31 SF		0.00	0.56	9.12	37.58	225.51
151. Carpet	367.20 SF		0.00	2.92	50.83	224.60	1,347.65
<b>Replace carpet including waste.</b>							
152. Final cleaning - construction - Residential	319.31 SF		0.00	0.21	5.11	13.42	85.59
<b>Totals: Living Room</b>					<b>78.80</b>	<b>394.24</b>	<b>2,378.90</b>



## Stairs

Height: Stepped

378.81 SF Walls  
 421.81 SF Walls & Ceiling  
 8.32 SY Flooring  
 28.00 LF Ceil. Perimeter

43.00 SF Ceiling  
 74.86 SF Floor  
 33.45 LF Floor Perimeter

Missing Wall

3' X 8' 10"

Opens into Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
<b>Carpet at top and bottom of landing damaged removed. Need to replace to match.</b>							
153. Handrail - wall mounted - Detach & reset	14.00 LF		0.00	4.55	0.00	12.74	76.44





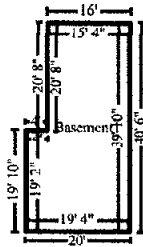
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 355 Sackett Point Rd Unit 24-29  
 North Haven CT 06473

## CONTINUED - Stairs

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
154. Paint the walls - two coats	378.81 SF		0.00	0.85	4.57	65.32	391.88
155. Paint handrail - wall mounted	14.00 LF		0.00	0.99	0.12	2.80	16.78
156. R&R Carpet pad	74.86 SF		0.11	0.56	2.14	10.44	62.73
157. R&R Carpet	86.09 SF		0.26	2.92	11.92	57.14	342.82
<b>Replace carpet including waste.</b>							
158. Step charge for "waterfall" carpet installation	14.00 EA		0.00	5.89	0.00	16.50	98.96
159. Final cleaning - construction - Residential	74.86 SF		0.00	0.21	1.20	3.14	20.06
<b>Totals: Stairs</b>					<b>19.95</b>	<b>168.08</b>	<b>1,009.67</b>
<b>Total: Main Level</b>					<b>217.44</b>	<b>1,565.74</b>	<b>9,418.33</b>

## Basement



### Basement I

Height: 7' 3"

857.92 SF Walls	687.45 SF Ceiling
1,545.37 SF Walls & Ceiling	687.45 SF Floor
76.38 SY Flooring	118.33 LF Floor Perimeter
118.33 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
160. Floor protection - heavy paper and tape	585.00 SF		0.00	0.37	1.49	43.60	261.54
161. Batt insulation - 6" - R19 - paper faced	400.00 SF		0.00	1.05	15.75	87.16	522.91
162. 5/8" drywall - hung & fire taped only	400.00 SF		0.00	1.37	12.70	112.14	672.84
163. Drywall Installer / Finisher - per hour	8.00 HR		0.00	58.08	0.00	92.92	557.56
<b>Additional labor to work around basement mechanicals. See photos for details.</b>							
164. Detach & Reset Light fixture	3.00 EA	40.39	0.00	0.00	0.00	24.24	145.41
<b>D&amp;R 3 key lights.</b>							
165. Clean floor - Heavy	687.45 SF		0.00	0.49	26.14	67.46	430.45
166. Final cleaning - construction - Residential	687.45 SF		0.00	0.21	11.00	28.88	184.24

**Note: basement concrete flooring is painted. There is water staining present. Recommend heavy clean. If does not restore to pre-loss condition, may need to be painted.**



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**CONTINUED - Basement1**

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Totals: Basement1					67.08	456.40	2,774.95
Total: Basement					<b>67.08</b>	<b>456.40</b>	<b>2,774.95</b>
Line Item Totals: CMG_MCKENNA_RCON					723.65	6,244.90	37,634.49

**Grand Total Areas:**

5,472.32 SF Walls	2,125.72 SF Ceiling	7,598.04 SF Walls and Ceiling
2,135.53 SF Floor	237.28 SY Flooring	652.96 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	681.40 LF Ceil. Perimeter
2,135.53 Floor Area	2,282.78 Total Area	5,093.50 Interior Wall Area
3,453.78 Exterior Wall Area	395.47 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

Line Item Total	30,665.94
Material Sales Tax	549.14
Cleaning Materials	7.53
<hr/>	
Subtotal	31,222.61
Overhead	3,122.45
Profit	3,122.45
Cleaning Sales Tax	143.22
Storage Rental Tax	23.76
<hr/>	
<b>Replacement Cost Value</b>	<b>\$37,634.49</b>
<b>Net Claim</b>	<b>\$37,634.49</b>
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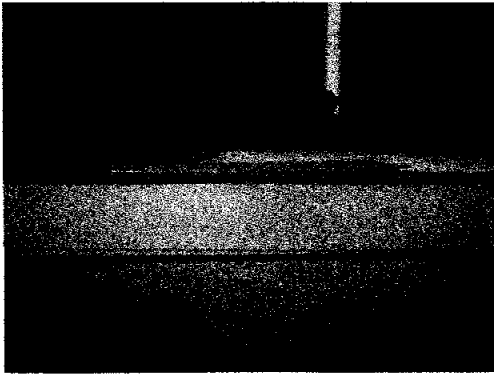
Michael Mullaly  
Outside Project Manager



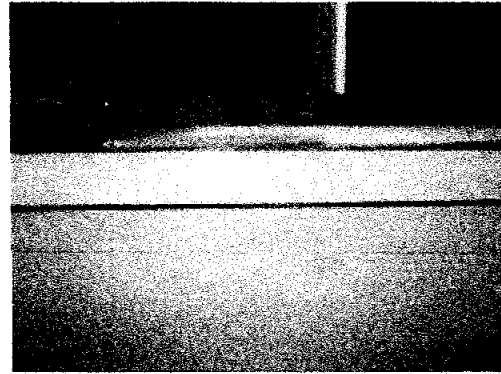
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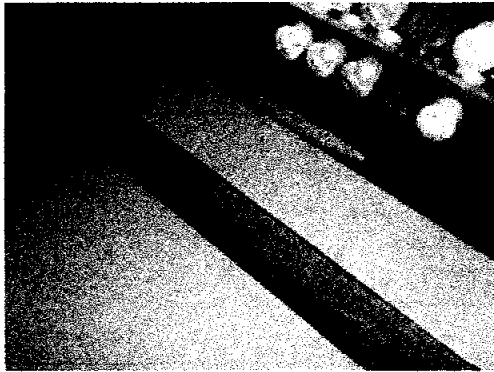
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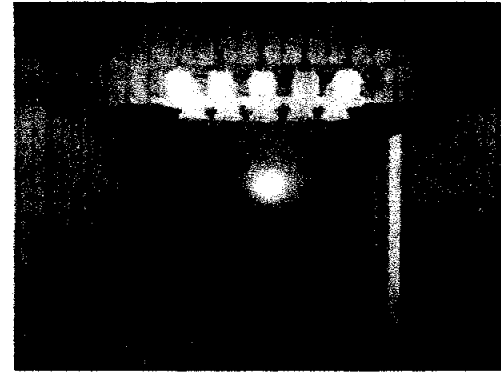
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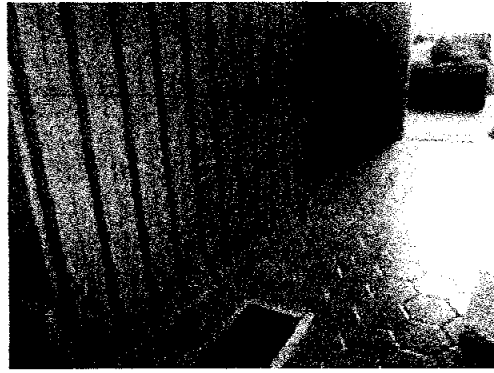
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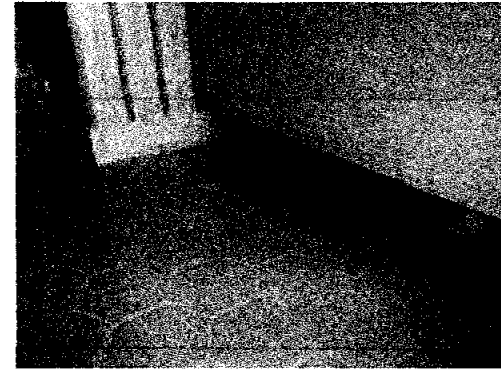
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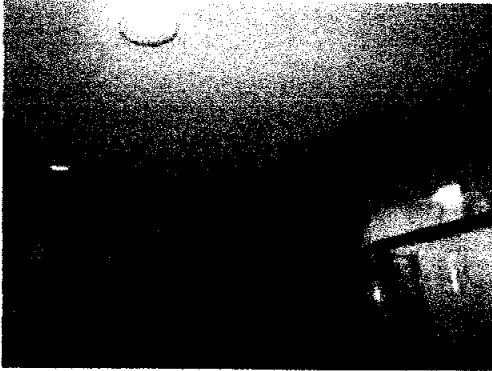




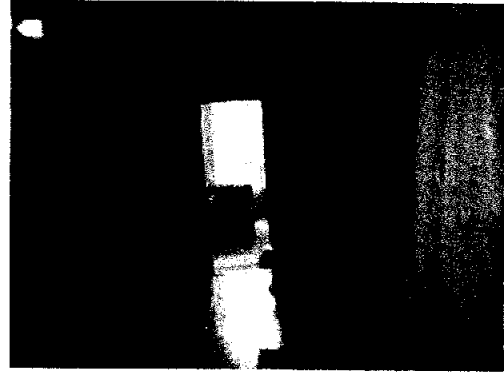
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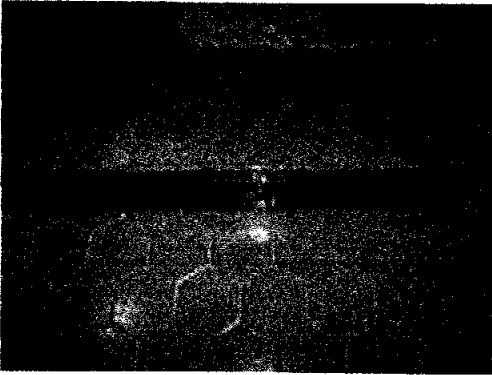
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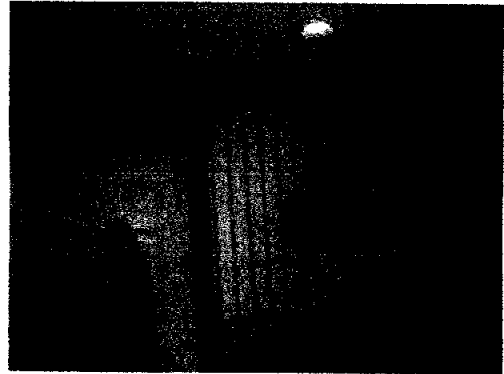
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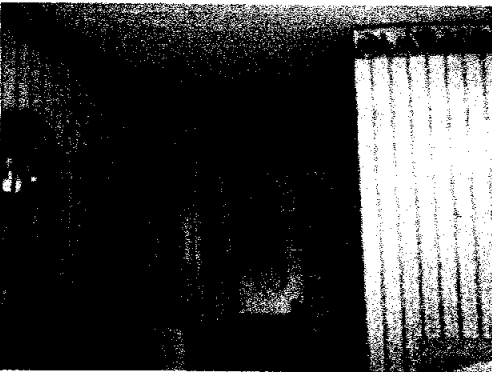
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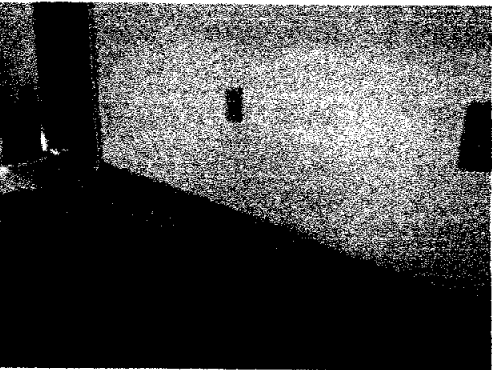
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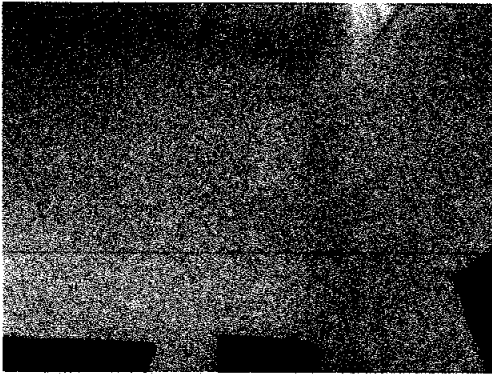




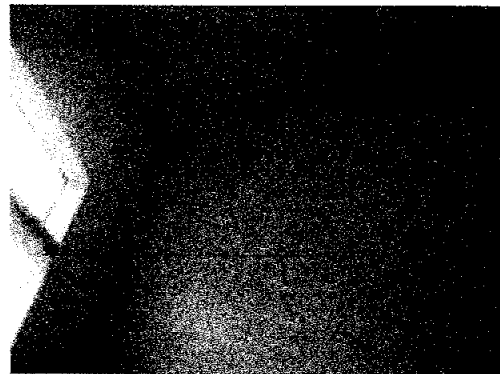
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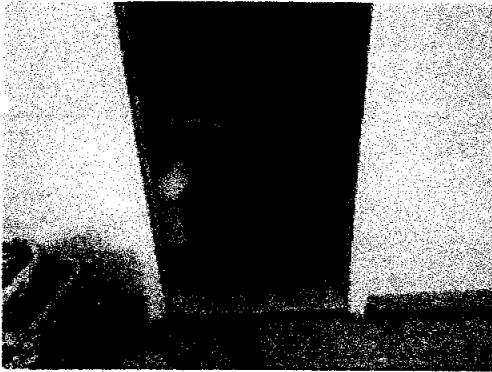
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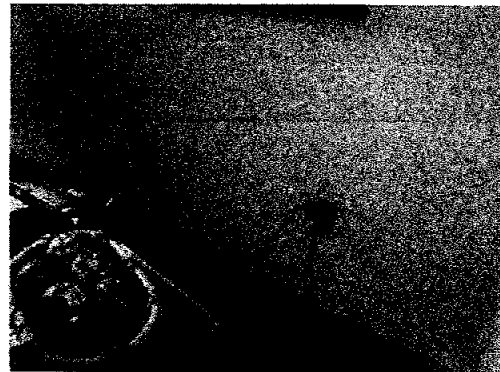
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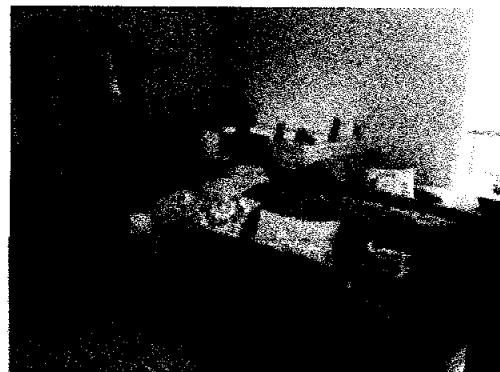
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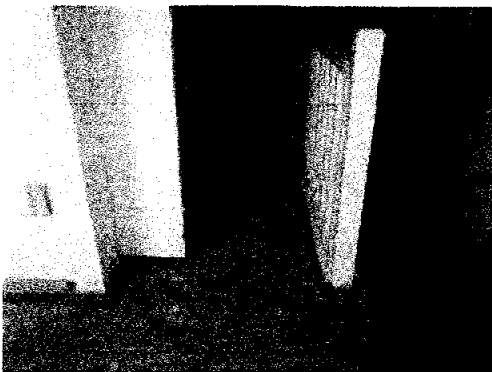
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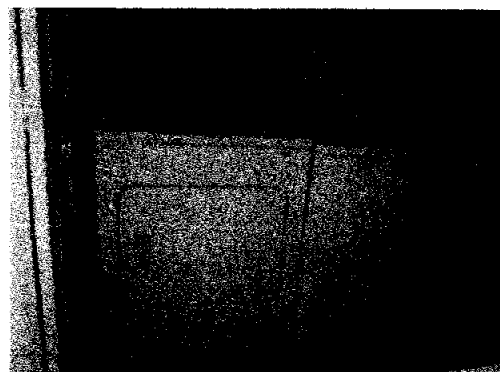
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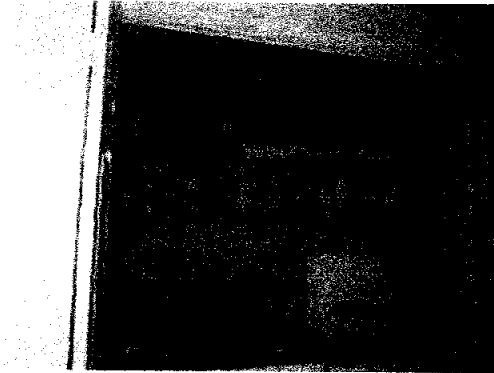




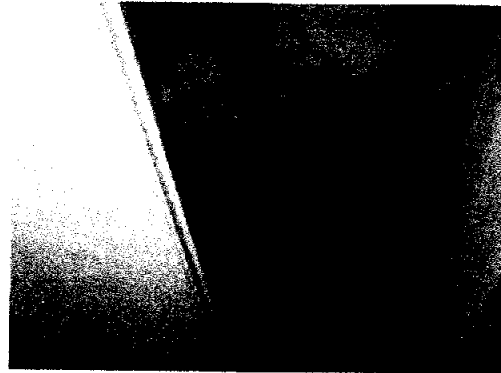
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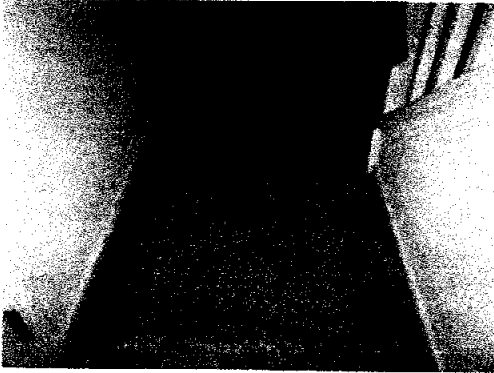
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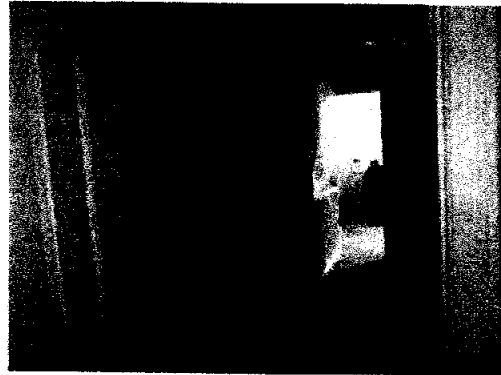
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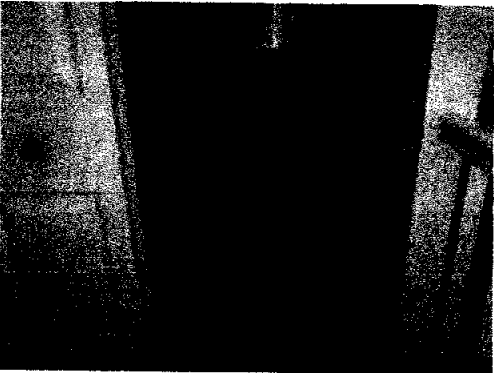
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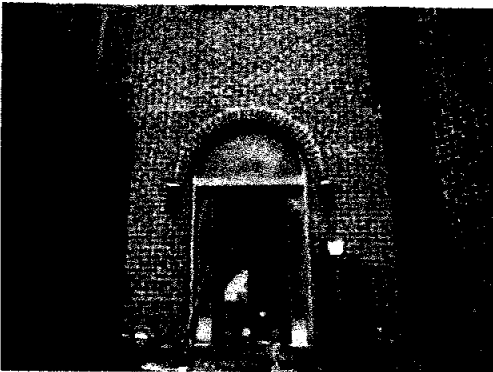
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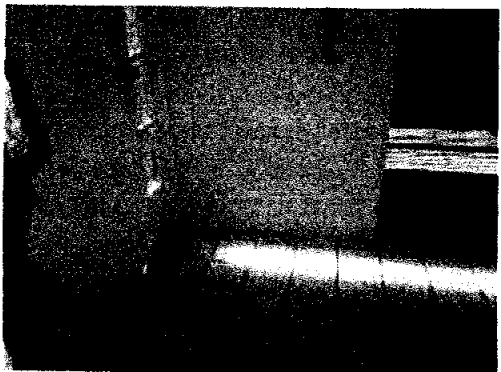
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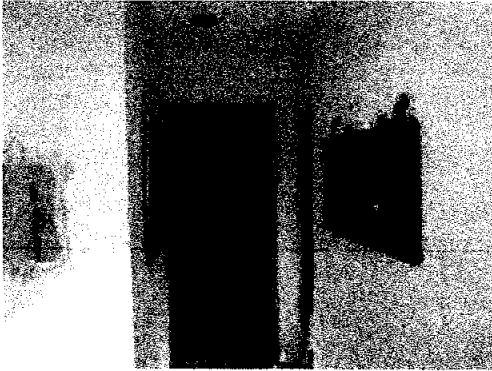




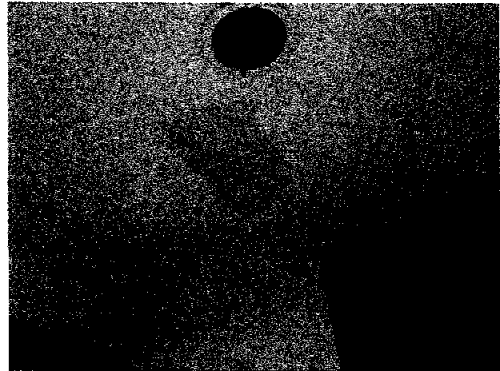
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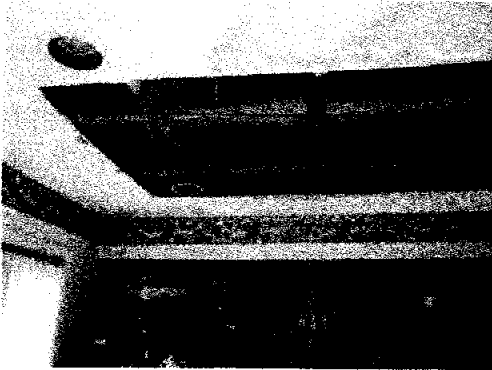
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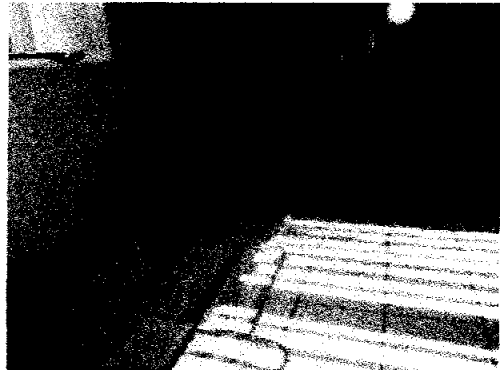
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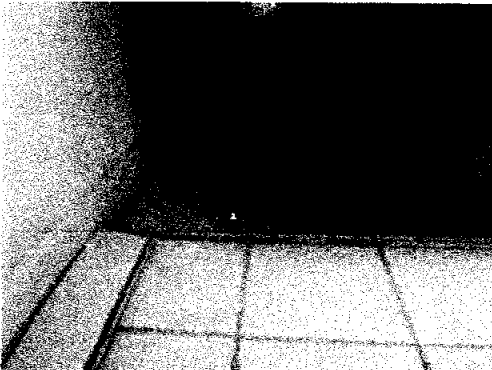
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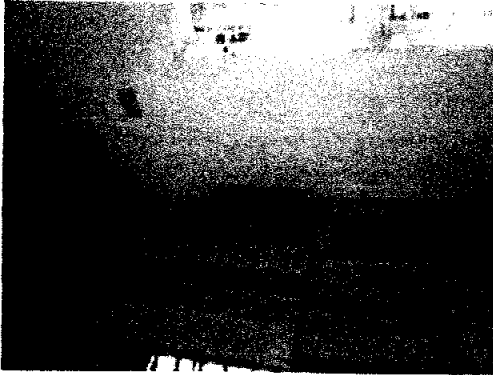




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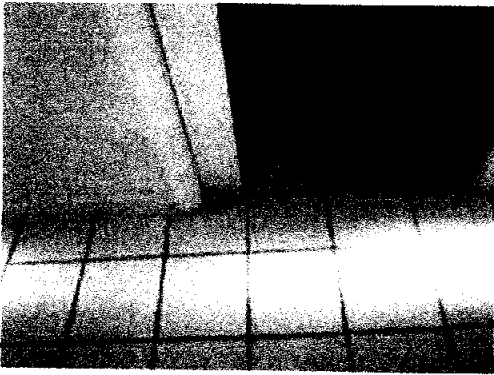
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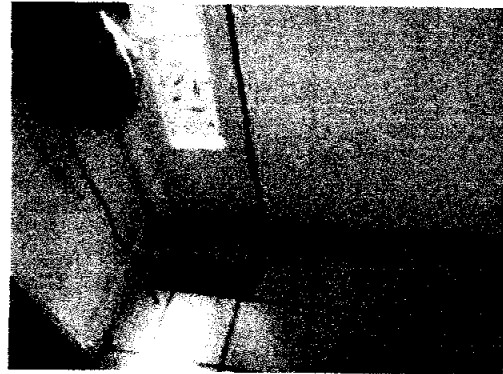
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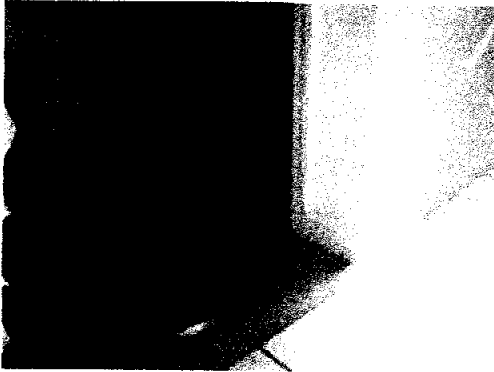
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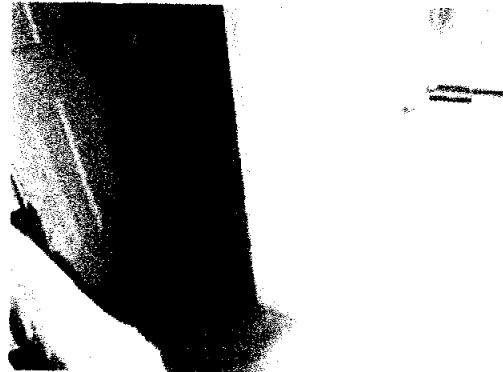
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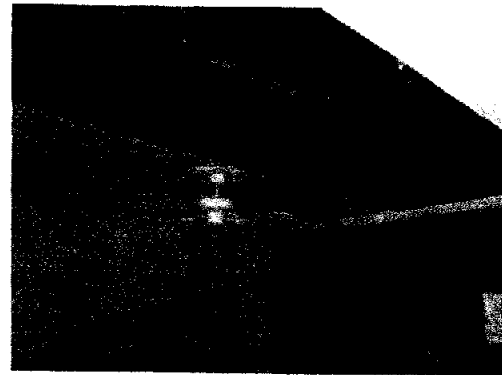
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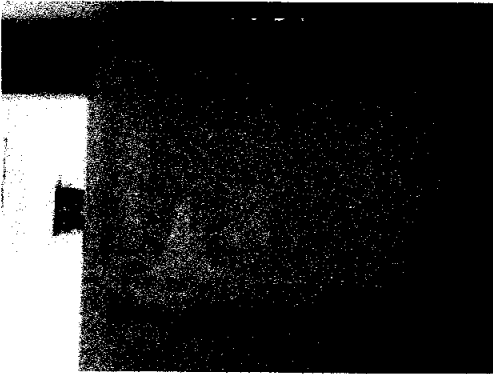




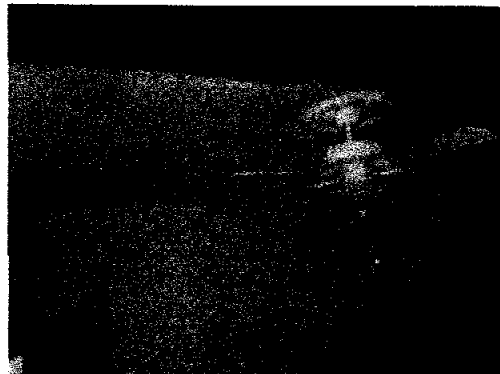
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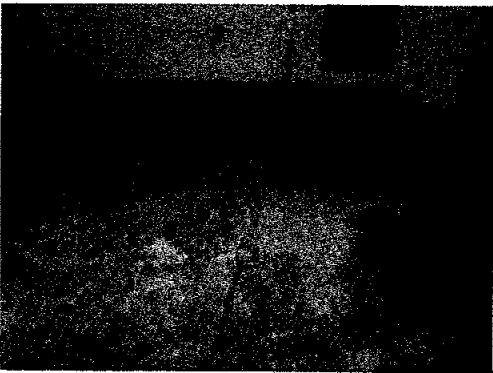
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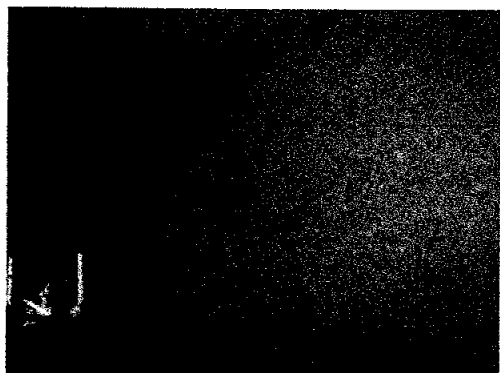
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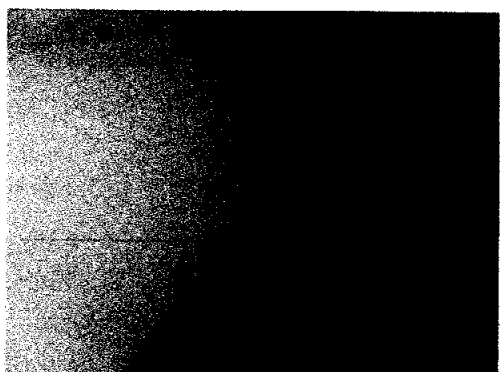
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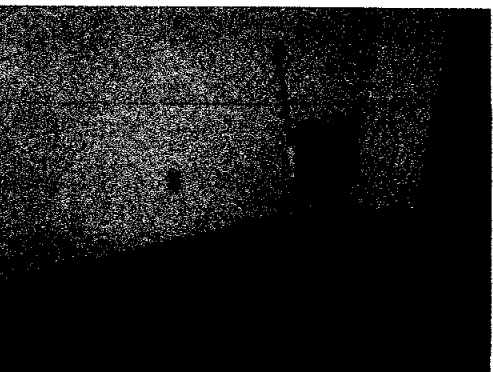
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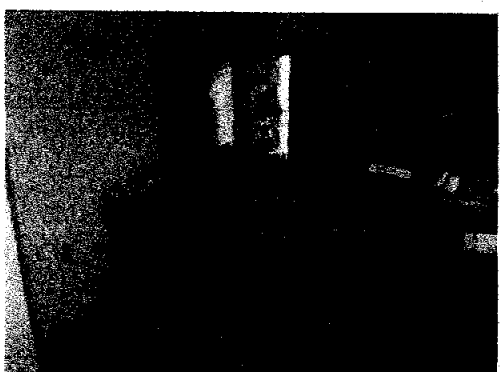
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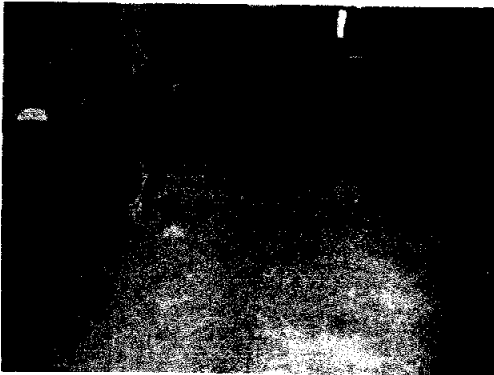




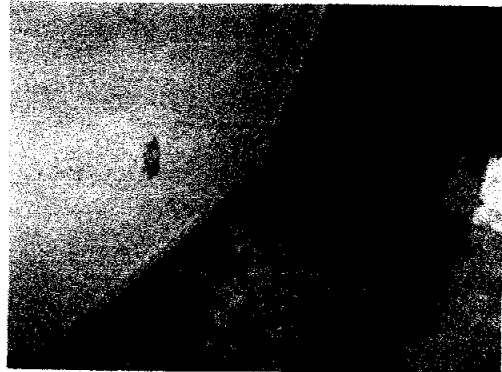
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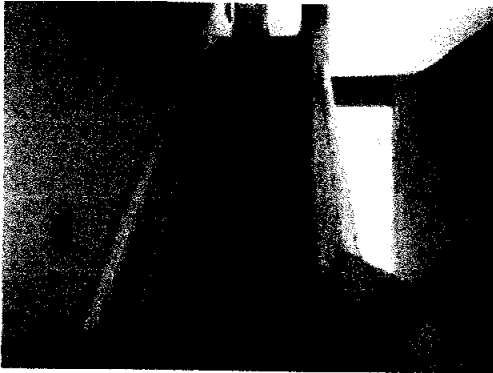
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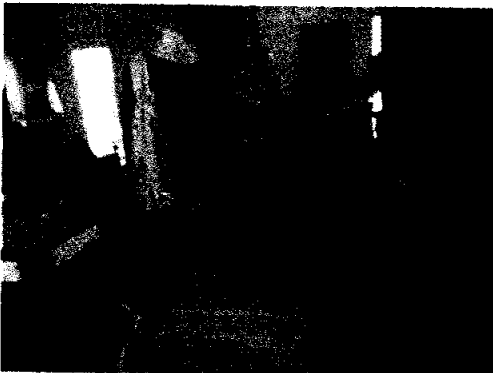
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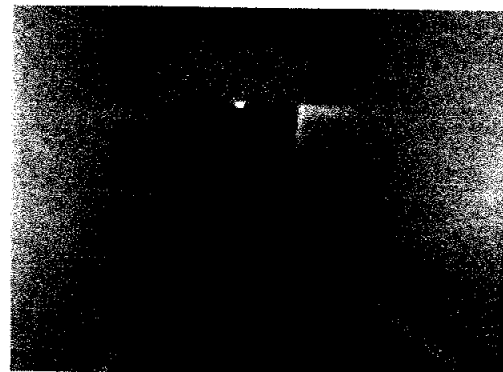
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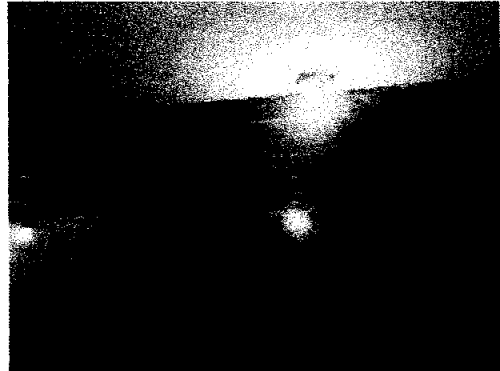
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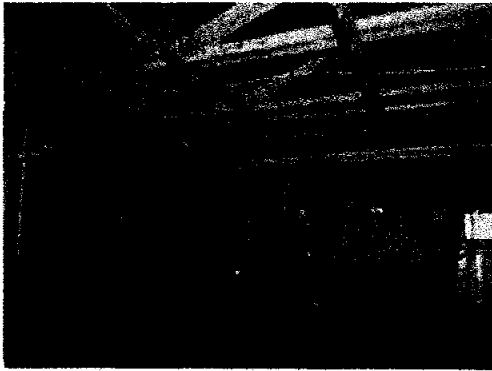
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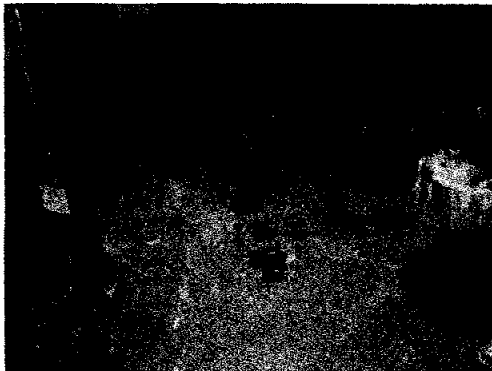
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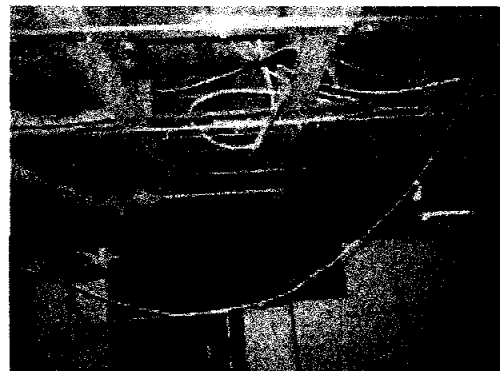
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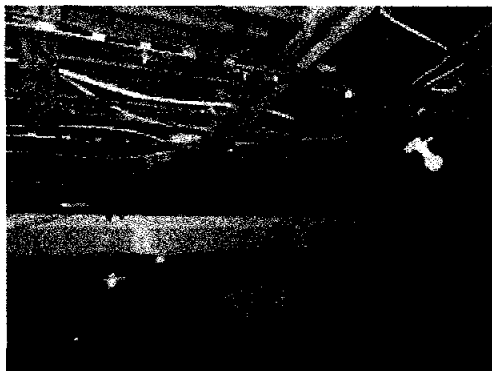
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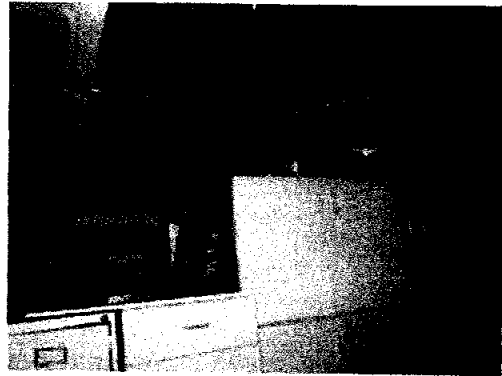
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### Image Detail

Image No.	Type	Date Taken	Taken By
1	1-IMG_2416	3/1/2016	
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3	3-IMG_2418	3/1/2016	
4	4-IMG_2420	3/1/2016	
5	5-IMG_2421	3/1/2016	
6	6-IMG_2422	3/1/2016	
7	7-IMG_2423	3/1/2016	
8	8-IMG_2424	3/1/2016	
9	9-IMG_2425	3/1/2016	
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16	16-IMG_2432	3/1/2016	
17	17-IMG_2433	3/1/2016	
18	18-IMG_2434	3/1/2016	



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### Continued - Image Detail

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### Continued - Image Detail

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### Continued - Image Detail

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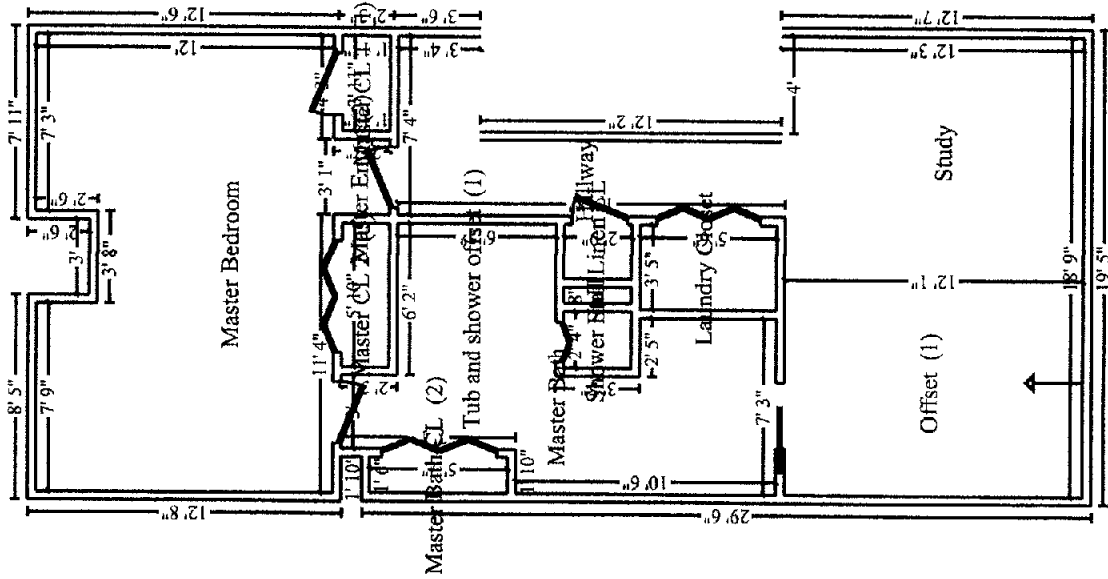
## ARS Restoration Specialists

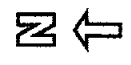
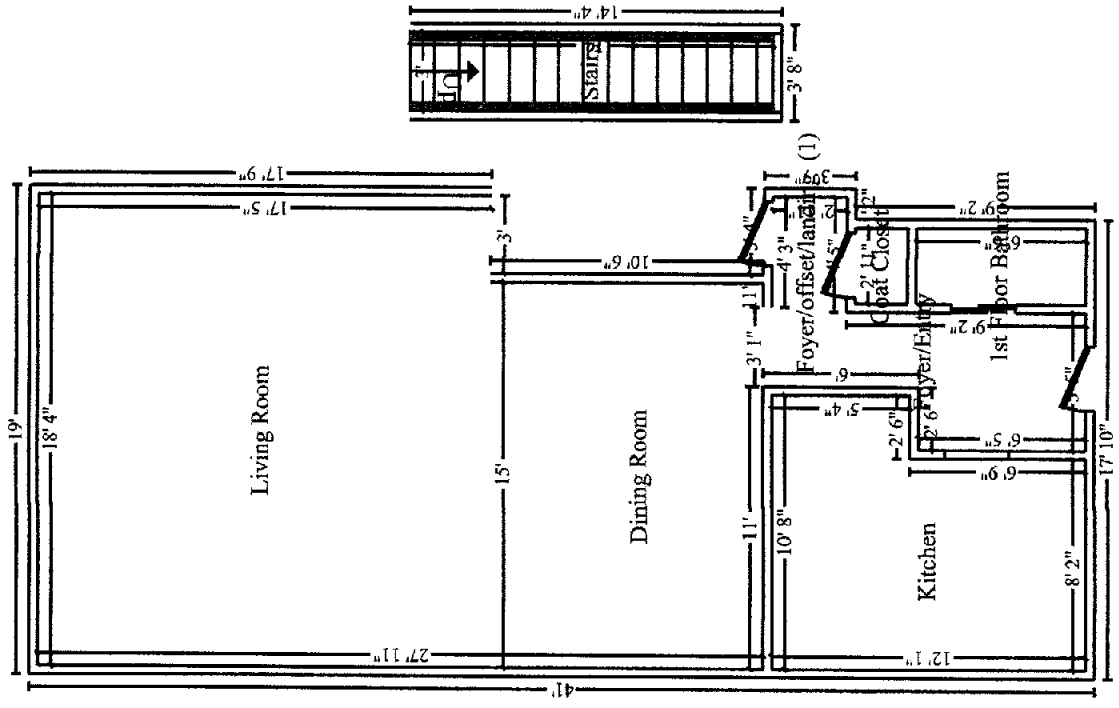
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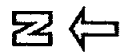
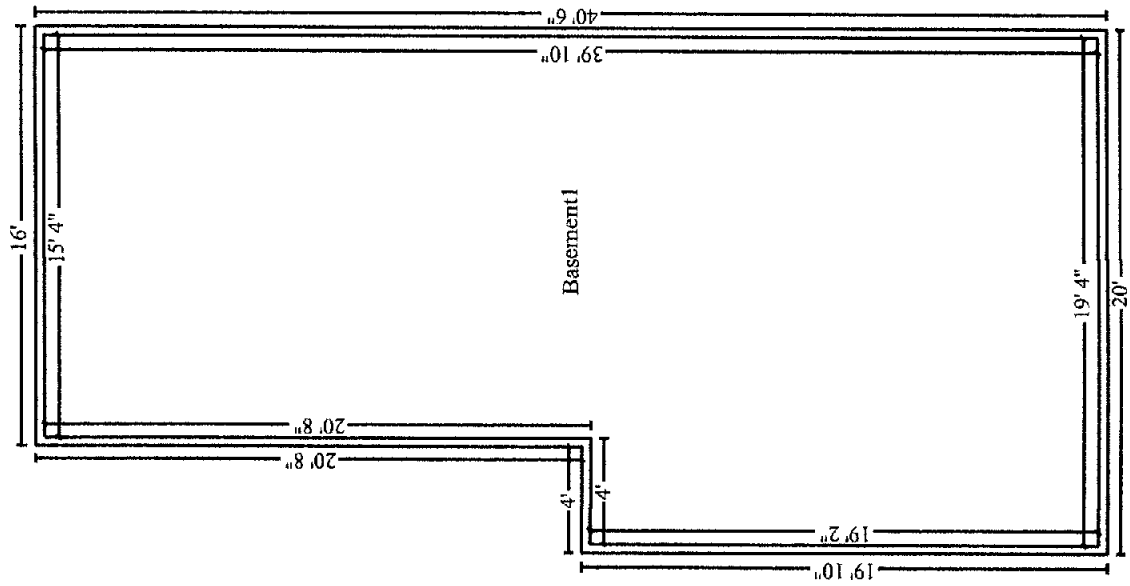
ARS Services  
355 Sackett Point Rd Unit 24-29  
North Haven CT 06473

Continued - Image Detail			
Image No.	Type	Date Taken	Taken By
73	73-IMG_2489	3/1/2016	
74	74-IMG_2490	3/1/2016	

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**EXHIBIT I**  
RESTORATION PROPOSAL BY  
**PAUL C. HIGGINGS,**  
**INC.**



**Paul C. Higgins, Inc.**

250 State Street  
Unit B-1  
North Haven, CT 06473  
Phone 203-281-4554  
Fax 203-288-4481

Insured: 3300 Park Ave Condo Assoc  
Property: 3300 Park Ave, Unit 31  
Bridgeport, CT 06604

Claim Rep.: Greater New York Mutual  
Business: 200 Madison Avenue, 3rd Floor  
New York, NY 10016

Business: (212) 683-9700

Estimator: Nick Carras  
Business: 250 State Street, Unit B-1  
North Haven, CT 06473

Business: (203) 281-4554 x 133

E-mail: nickcarras@pchiggins.com

**Claim Number:** F0674112-01

**Policy Number:**

**Type of Loss:**

Date Contacted: 3/4/2016

Date of Loss: 2/13/2016

Date Inspected: 3/11/2016

Date Received: 3/4/2016

Date Entered: 3/21/2016 11:59 AM

Price List: CTST7X\_FEB16MATERIAL  
Restoration/Service/Remodel  
Estimate: 3300PARKAVE-31

**Important! Please Read First**

*This is an estimate of damage only and not an offer of settlement. This appraisal is subject to the review and approval by the insurance company. This is not an authorization of repair, nor is it a guarantee of payment. Your policy may contain terms or conditions which may impact this appraisal. Pending approval, neither the insurer nor its representatives assumes responsibility for repairs.*

*This estimate is prepared using generally prevailing prices of building materials and labor in your area. The ultimate choice of a contractor is up to you. If the contractor you choose thinks he or she is unable to complete the specified repairs for the amount allowed in our estimate, please have your contractor contact me immediately. Any request for supplemental funds must be made prior to the work being done, or such request cannot be honored.*

*Any checks you receive may not cover the entire amount of your claim. In some circumstances, depending on the size of payment, you may initially be paid the actual cash value (ACV) of the loss, which is the total repair cost less depreciation. If recoverable depreciation is applied, you will need to file a supplemental claim for the cost actually incurred, up to the full replacement cost value (RCV), when the repairs have been completed. If this process applies to your claim, a statement of repair cost should be enclosed which shows the amount of recoverable depreciation applicable to this loss.*

*Your mortgage company may be included on any check you receive. If your mortgage company is included you will need to contact them to arrange for their endorsement. Please be sure that all parties named on the check endorse it prior to presenting it for payment.*

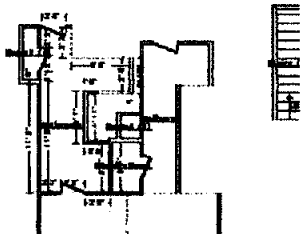


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250 State Street  
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**3300PARKAVE-31**

**Second Floor**



**Bathroom**

**Height: 8'**

374.44 SF Walls	106.03 SF Ceiling
480.48 SF Walls & Ceiling	106.03 SF Floor
11.78 SY Flooring	46.25 LF Floor Perimeter
49.58 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

3' 4" X 6' 8"

Opens into Exterior

Missing Wall

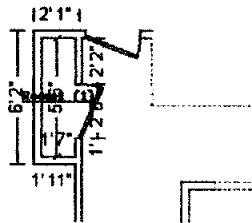
6' 3" X 8'

Opens into Exterior

Missing Wall

3' 2" X 8'

Opens into Exterior



**Subroom: Room1 (1)**

**Height: 8'**

113.33 SF Walls	8.71 SF Ceiling
122.04 SF Walls & Ceiling	8.71 SF Floor
0.97 SY Flooring	14.17 LF Floor Perimeter
14.17 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
1. Detach & Reset Toilet	1.00 EA	253.78	253.78	(0.00)	253.78
2. (Install) Bidet - faucet w/fittings	2.00 EA	93.66	187.32	(0.00)	187.32
3. Detach & Reset Sink - single	2.00 EA	156.64	313.28	(0.00)	313.28
4. R&R Vanity	5.42 LF	135.47	734.25	(174.02)	560.23
5. R&R Countertop - flat laid plastic laminate	5.42 LF	40.54	219.73	(49.46)	170.27
6. Detach & Reset Light bar - 5 lights	1.00 EA	85.93	85.93	(0.00)	85.93
7. Detach & Reset Mirror - 1/4" plate glass	13.54 SF	5.07	68.65	(0.00)	68.65
8. Detach & Reset Baseboard - 3 1/4"	30.21 LF	2.11	63.74	(0.00)	63.74
9. Baseboard - 3 1/4"	60.42 LF	2.60	157.09	(39.27)	117.82
10. Detach & Reset Bifold door set - Colonist - Double	1.00 EA	23.70	23.70	(0.00)	23.70
11. Detach & Reset Interior door - Colonist - slab only	1.00 EA	16.79	16.79	(0.00)	16.79
12. Remove Tile floor covering	114.74 SF	2.34	268.49	(0.00)	268.49
13. Remove Tile floor covering - High grade Double layer of tile.	133.99 SF	2.34	313.54	(0.00)	313.54
14. R&R Mortar bed for tile floors	133.99 SF	6.41	858.88	(172.51)	686.37



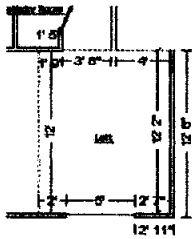


**Paul C. Higgins, Inc.**

250 State Street  
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**CONTINUED - Bathroom**

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
15. Tile floor covering - High grade	151.20 SF	12.61	1,906.63	(476.66)	1,429.97
16. R&R Threshold - natural marble	6.00 LF	68.72	412.32	(98.51)	313.81
17. R&R Wallpaper - High grade	487.78 SF	2.97	1,448.71	(276.82)	1,171.89
18. R&R Wallpaper border	63.75 LF	3.05	194.44	(38.89)	155.55
19. Prep wall for wallpaper	487.78 SF	0.47	229.26	(57.32)	171.94
20. Paint door slab only - 2 coats (per side)	2.00 EA	29.35	58.70	(20.55)	38.15
21. Seal & paint baseboard - two coats	60.42 LF	1.18	71.30	(24.96)	46.34
<b>Totals: Bathroom</b>			<b>7,886.53</b>	<b>1,428.97</b>	<b>6,457.56</b>



**Loft** **Height: 8'**

188.00 SF Walls	116.31 SF Ceiling
304.31 SF Walls & Ceiling	116.31 SF Floor
12.92 SY Flooring	23.50 LF Floor Perimeter
23.50 LF Ceil. Perimeter	

Missing Wall

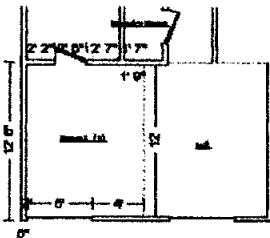
4' X 8'

Opens into Exterior

Missing Wall

3' 6" X 8'

Opens into HALLWAY



**Subroom: Room2 (1)** **Height: 17'**

623.67 SF Walls	110.00 SF Ceiling
733.67 SF Walls & Ceiling	110.00 SF Floor
12.22 SY Flooring	30.33 LF Floor Perimeter
30.33 LF Ceil. Perimeter	

Missing Wall

12' X 17'

Opens into LOFT

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
22. Baseboard - 3 1/4"	26.92 LF	2.60	69.99	(17.50)	52.49
23. Drywall patch / small repair, ready for paint	3.00 EA	52.90	158.70	(39.68)	119.02
24. Remove Carpet	113.15 SF	0.25	28.29	(0.00)	28.29

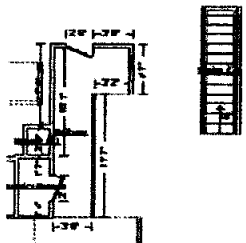


**Paul C. Higgins, Inc.**

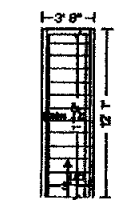
250 State Street  
 Unit B-1  
 North Haven, CT 06473  
 Phone 203-281-4554  
 Fax 203-288-4481

**CONTINUED - Loft**

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
25. Remove Carpet pad	113.15 SF	0.11	12.45	(0.00)	12.45
26. Carpet	260.25 SF	2.78	723.50	(180.88)	542.62
27. Carpet pad	226.31 SF	0.55	124.47	(31.12)	93.35
28. Floor protection - self-adhesive plastic film	226.31 SF	0.52	117.68	(0.00)	117.68
29. Paint the walls - two coats	811.67 SF	0.77	624.99	(218.75)	406.24
30. Seal & paint baseboard - two coats	53.83 LF	1.18	63.52	(22.23)	41.29
31. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	24.55	49.10	(17.19)	31.91
32. Painter - per hour	3.00 HR	58.00	174.00	(0.00)	174.00
Labor added for height of loft walls.					
<b>Totals: Loft</b>			<b>2,146.69</b>	<b>527.35</b>	<b>1,619.34</b>



<b>Hallway</b>		<b>Height: 8'</b>
310.67 SF Walls	70.29 SF Ceiling	
380.96 SF Walls & Ceiling	70.29 SF Floor	
7.81 SY Flooring	38.83 LF Floor Perimeter	
38.83 LF Ceil. Perimeter		
Missing Wall	3' 6" X 8'	Opens into LOFT
Missing Wall	3' 2" X 8'	Opens into Exterior

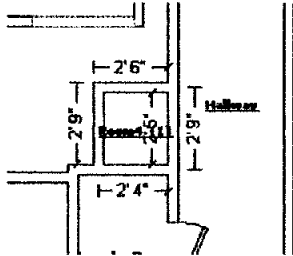


<b>Subroom: Stairs (2)</b>		<b>Height: Sloped</b>
187.65 SF Walls	45.20 SF Ceiling	
232.85 SF Walls & Ceiling	64.88 SF Floor	
7.21 SY Flooring	28.57 LF Floor Perimeter	
29.30 LF Ceil. Perimeter		
Missing Wall	3' X 8'	Opens into Exterior



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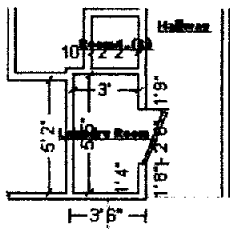


**Subroom: Room4 (I)**

**Height: 8'**

73.33 SF Walls	5.24 SF Ceiling
78.57 SF Walls & Ceiling	5.24 SF Floor
0.58 SY Flooring	9.17 LF Floor Perimeter
9.17 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
33. Baseboard - 3 1/4"	19.14 LF	2.60	49.76	(12.44)	37.32
43. Detach & Reset Interior door - Colonist - slab only	1.00 EA	16.79	16.79	(0.00)	16.79
35. Remove Carpet	70.20 SF	0.25	17.55	(0.00)	17.55
36. Remove Carpet pad	70.20 SF	0.11	7.72	(0.00)	7.72
37. Carpet	161.46 SF	2.78	448.86	(112.22)	336.64
38. Carpet pad	140.40 SF	0.55	77.22	(19.31)	57.91
39. Floor protection - self-adhesive plastic film	140.40 SF	0.52	73.01	(0.00)	73.01
40. Paint the walls - two coats	571.65 SF	0.77	440.17	(154.06)	286.11
41. Seal & paint baseboard - two coats	76.57 LF	1.18	90.35	(31.62)	58.73
42. Paint door/window trim & jamb - 2 coats (per side)	3.00 EA	24.55	73.65	(25.78)	47.87
<b>Totals: Hallway</b>			<b>1,295.08</b>	<b>355.43</b>	<b>939.65</b>



**Laundry Room**

**Height: 8'**

134.67 SF Walls	16.25 SF Ceiling
150.92 SF Walls & Ceiling	16.25 SF Floor
1.81 SY Flooring	16.83 LF Floor Perimeter
16.83 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
44. Baseboard - 3 1/4"	16.83 LF	2.60	43.76	(10.94)	32.82
45. R&R Tile floor covering	16.25 SF	13.26	215.48	(44.36)	171.12
46. R&R Mortar bed for tile floors	16.25 SF	6.41	104.17	(20.92)	83.25
47. R&R Underlayment - 1/4" lauan/mahogany plywood	16.25 SF	1.87	30.39	(5.08)	25.31
48. Detach & Reset Bifold door set - Colonist - Double	1.00 EA	23.70	23.70	(0.00)	23.70



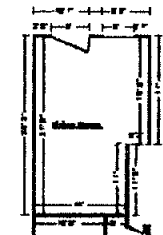
**Paul C. Higgins, Inc.**

250 State Street  
 Unit B-1  
 North Haven, CT 06473  
 Phone 203-281-4554  
 Fax 203-288-4481

**CONTINUED - Laundry Room**

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
49. Floor protection - self-adhesive plastic film	16.25 SF	0.52	8.45	(0.00)	8.45
50. Paint the walls - two coats	134.67 SF	0.77	103.70	(36.30)	67.40
51. Seal & paint baseboard - two coats	16.83 LF	1.18	19.86	(6.95)	12.91
52. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	24.55	24.55	(8.59)	15.96
<b>Totals: Laundry Room</b>			<b>574.06</b>	<b>133.14</b>	<b>440.92</b>
<b>Total: Second Floor</b>			<b>11,902.36</b>	<b>2,444.89</b>	<b>9,457.47</b>

**Main Level**



Missing Wall

**Living Room**

**Height: 8'**

694.67 SF Walls	445.67 SF Ceiling
1140.33 SF Walls & Ceiling	445.67 SF Floor
49.52 SY Flooring	86.83 LF Floor Perimeter
86.83 LF Ceil. Perimeter	

**3' 2" X 8'**

**Opens into Exterior**

**Subroom: Stairs (1)**

**Height: Sloped**

187.65 SF Walls	45.20 SF Ceiling
232.85 SF Walls & Ceiling	64.88 SF Floor
7.21 SY Flooring	28.57 LF Floor Perimeter
29.30 LF Ceil. Perimeter	

Missing Wall

**3' X 8'**

**Opens into Exterior**

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
53. Remove 5/8" drywall - hung, taped, floated, ready for paint	370.00 SF	0.40	148.00	(0.00)	148.00
54. 5/8" drywall - hung, taped, floated, ready for paint	615.43 SF	1.84	1,132.39	(283.10)	849.29
55. Baseboard - 3 1/4"	24.00 LF	2.60	62.40	(15.60)	46.80

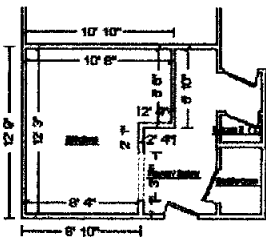


**Paul C. Higgins, Inc.**

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**CONTINUED - Living Room**

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
57. Remove Carpet	255.27 SF	0.25	63.82	(0.00)	63.82
58. Remove Carpet pad	255.27 SF	0.11	28.08	(0.00)	28.08
59. Carpet	587.12 SF	2.78	1,632.19	(408.05)	1,224.14
60. Carpet pad	510.54 SF	0.55	280.80	(70.20)	210.60
61. Floor protection - self-adhesive plastic film	510.54 SF	0.52	265.48	(0.00)	265.48
62. Seal/prime then paint the walls and ceiling twice (3 coats)	1,373.19 SF	1.02	1,400.65	(490.23)	910.42
63. Seal & paint baseboard - two coats	115.41 LF	1.18	136.18	(47.66)	88.52
64. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	24.55	49.10	(17.19)	31.91
<b>Totals: Living Room</b>			<b>5,199.09</b>	<b>1,332.03</b>	<b>3,867.06</b>



**Kitchen**

**Height: 8'**

342.78 SF Walls	114.92 SF Ceiling
457.69 SF Walls & Ceiling	114.92 SF Floor
12.77 SY Flooring	42.25 LF Floor Perimeter
45.83 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

3' 7" X 6' 8"

Opens into FOYER\_ENTRY

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
65. R&R Recessed light fixture	3.00 EA	125.32	375.96	(0.00)	375.96
66. Detach & Reset Recessed light fixture	1.00 EA	97.99	97.99	(0.00)	97.99
67. Remove 5/8" drywall - hung, taped, floated, ready for paint	200.12 SF	0.40	80.05	(0.00)	80.05
68. 5/8" drywall - hung, taped, floated, ready for paint	286.31 SF	1.84	526.81	(131.70)	395.11
69. R&R Wallpaper border	45.83 LF	3.05	139.79	(27.96)	111.83
70. Prep wall for wallpaper	45.83 SF	0.47	21.54	(0.00)	21.54
71. Detach & Reset Cabinetry - lower (base) units	17.08 LF	51.60	881.33	(0.00)	881.33



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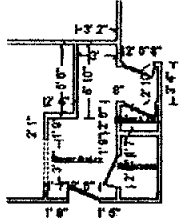
**CONTINUED - Kitchen**

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
72. Detach & Reset Countertop - flat laid plastic laminate	19.33 LF	14.51	280.48	(0.00)	280.48
73. Detach & Reset Cabinetry - full height unit	2.50 LF	51.38	128.45	(0.00)	128.45
74. Detach & Reset Sink - double	1.00 EA	167.38	167.38	(0.00)	167.38
75. Detach & Reset Refrigerator - top freezer - 14 to 18 cf	1.00 EA	36.64	36.64	(0.00)	36.64
76. Detach & Reset Range - drop in	1.00 EA	124.87	124.87	(0.00)	124.87
77. Detach & Reset Range - freestanding - double oven - electric	1.00 EA	36.64	36.64	(0.00)	36.64
78. Detach & Reset Baseboard - 3 1/4"	25.25 LF	2.11	53.28	(0.00)	53.28
79. Remove Tile floor covering	114.92 SF	2.34	268.91	(0.00)	268.91
80. Remove Mortar bed for tile floors	114.92 SF	1.26	144.80	(0.00)	144.80
81. R&R Underlayment - 1/4" lauan/mahogany plywood Double layer	229.83 SF	1.87	429.78	(71.82)	357.96
82. Vapor barrier - visqueen - 6mil	114.92 SF	0.25	28.73	(7.18)	21.55
83. Laminate - simulated wood flooring	132.15 SF	5.28	697.75	(174.44)	523.31
84. Quarter round - 3/4"	42.25 LF	1.17	49.43	(12.36)	37.07
85. Floor protection - self-adhesive plastic film	114.92 SF	0.52	59.76	(0.00)	59.76
86. Seal/prime then paint the walls and ceiling twice (3 coats)	457.69 SF	1.02	466.84	(163.39)	303.45
87. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	24.55	49.10	(17.19)	31.91
88. Seal & paint baseboard - two coats	42.25 LF	1.18	49.86	(17.45)	32.41
89. Seal & paint base shoe or quarter round	42.25 LF	0.64	27.04	(9.46)	17.58
<b>Totals: Kitchen</b>			<b>5,223.21</b>	<b>632.95</b>	<b>4,590.26</b>



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**Foyer/Entry**

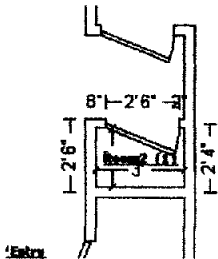
**Height: 8'**

310.78 SF Walls	61.17 SF Ceiling
371.94 SF Walls & Ceiling	61.17 SF Floor
6.80 SY Flooring	38.25 LF Floor Perimeter
41.83 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

3' 7" X 6' 8"

Opens into KITCHEN



**Subroom: Room2 (1)**

**Height: 8'**

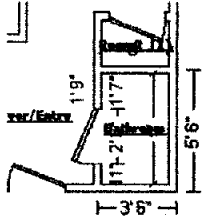
80.00 SF Walls	6.00 SF Ceiling
86.00 SF Walls & Ceiling	6.00 SF Floor
0.67 SY Flooring	10.00 LF Floor Perimeter
10.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
90. Drywall patch / small repair, ready for paint	2.00 EA	52.90	105.80	(26.45)	79.35
91. Detach & Reset Baseboard - 3 1/4"	48.25 LF	2.11	101.81	(0.00)	101.81
92. Remove Tile floor covering	67.17 SF	2.34	157.18	(0.00)	157.18
93. Remove Mortar bed for tile floors	67.17 SF	1.26	84.63	(0.00)	84.63
94. R&R Underlayment - 1/4" lauan/mahogany plywood Double layer	134.33 SF	1.87	251.19	(41.98)	209.21
95. Vapor barrier - visqueen - 6mil	67.17 SF	0.25	16.79	(4.20)	12.59
96. Laminate - simulated wood flooring	77.24 SF	5.28	407.83	(101.96)	305.87
97. R&R Quarter round - 3/4"	48.25 LF	1.33	64.17	(0.00)	64.17
98. Floor protection - self-adhesive plastic film	67.17 SF	0.52	34.93	(0.00)	34.93
99. Seal/prime then paint the walls and ceiling twice (3 coats)	457.94 SF	1.02	467.10	(163.49)	303.61
100. Paint door/window trim & jamb - 2 coats (per side)	5.00 EA	24.55	122.75	(42.96)	79.79
101. Seal & paint baseboard - two coats	48.25 LF	1.18	56.94	(19.93)	37.01
102. Seal & paint base shoe or quarter round	48.25 LF	0.64	30.88	(10.81)	20.07
<b>Totals: Foyer/Entry</b>			<b>1,902.00</b>	<b>411.78</b>	<b>1,490.22</b>



**Paul C. Higgins, Inc.**

250 State Street  
 Unit B-1  
 North Haven, CT 06473  
 Phone 203-281-4554  
 Fax 203-288-4481



**Bathroom**

**Height: 8'**

128.00 SF Walls	15.00 SF Ceiling
143.00 SF Walls & Ceiling	15.00 SF Floor
1.67 SY Flooring	16.00 LF Floor Perimeter
16.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
103. Detach & Reset Toilet	1.00 EA	253.78	253.78	(0.00)	253.78
104. Detach & Reset Sink - single	1.00 EA	156.64	156.64	(0.00)	156.64
105. Detach & Reset Vanity	3.00 LF	44.12	132.36	(0.00)	132.36
106. Detach & Reset Baseboard - 3/4"	16.00 LF	2.11	33.76	(0.00)	33.76
107. Remove Tile floor covering	15.00 SF	2.34	35.10	(0.00)	35.10
108. Remove Mortar bed for tile floors	15.00 SF	1.26	18.90	(0.00)	18.90
109. R&R Underlayment - 1/4" lauan/mahogany plywood Double layer	30.00 SF	1.87	56.10	(9.38)	46.72
110. Vapor barrier - visqueen - 6mil	15.00 SF	0.25	3.75	(0.94)	2.81
111. Laminate - simulated wood flooring	17.25 SF	5.28	91.08	(22.77)	68.31
112. R&R Quarter round - 3/4"	16.00 LF	1.33	21.28	(0.00)	21.28
113. Floor protection - self-adhesive plastic film	15.00 SF	0.52	7.80	(0.00)	7.80
114. Paint the walls - one coat	128.00 SF	0.52	66.56	(23.30)	43.26
115. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	24.55	24.55	(8.59)	15.96
118. Detach & Reset Interior door - Colonist - slab only	1.00 EA	16.79	16.79	(0.00)	16.79
116. Seal & paint baseboard - two coats	16.00 LF	1.18	18.88	(6.61)	12.27
117. Seal & paint base shoe or quarter round	16.00 LF	0.64	10.24	(3.58)	6.66
<b>Totals: Bathroom</b>			<b>947.57</b>	<b>75.17</b>	<b>872.40</b>
<b>Total: Main Level</b>			<b>13,271.87</b>	<b>2,451.93</b>	<b>10,819.94</b>

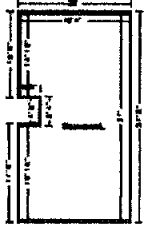
**Basement**





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**Basement**

**Height: 8'**

962.67 SF Walls	696.74 SF Ceiling
1659.40 SF Walls & Ceiling	696.74 SF Floor
77.42 SY Flooring	120.33 LF Floor Perimeter
120.33 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
119. 5/8" drywall - hung, taped, floated, ready for paint	401.25 SF	1.84	738.30	(184.58)	553.72
120. Batt insulation - 10" - R30 - unfaced batt	402.00 SF	1.50	603.00	(150.75)	452.25
121. R&R Porcelain light fixture	3.00 EA	35.13	105.39	(0.00)	105.39
122. R&R Ductwork - flexible - insulated - 6" round	62.00 LF	8.96	555.52	(125.24)	430.28
<b>Totals: Basement</b>			<b>2,002.21</b>	<b>460.57</b>	<b>1,541.64</b>
<b>Total: Basement</b>			<b>2,002.21</b>	<b>460.57</b>	<b>1,541.64</b>

**General**

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
123. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA	499.25	499.25	(0.00)	499.25
124. General clean - up	16.00 HR	35.89	574.24	(0.00)	574.24
<b>Totals: General</b>			<b>1,073.49</b>	<b>0.00</b>	<b>1,073.49</b>
<b>Line Item Totals: 3300PARKAVE-31</b>			<b>28,249.93</b>	<b>5,357.39</b>	<b>22,892.54</b>



**Paul C. Higgins, Inc.**

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**Grand Total Areas:**

4,712.31 SF Walls	1,862.71 SF Ceiling	6,575.02 SF Walls and Ceiling
1,902.06 SF Floor	211.34 SY Flooring	549.90 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	561.85 LF Ceil. Perimeter
1,902.06 Floor Area	2,006.95 Total Area	4,337.00 Interior Wall Area
3,503.78 Exterior Wall Area	387.33 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	



**Paul C. Higgins, Inc.**

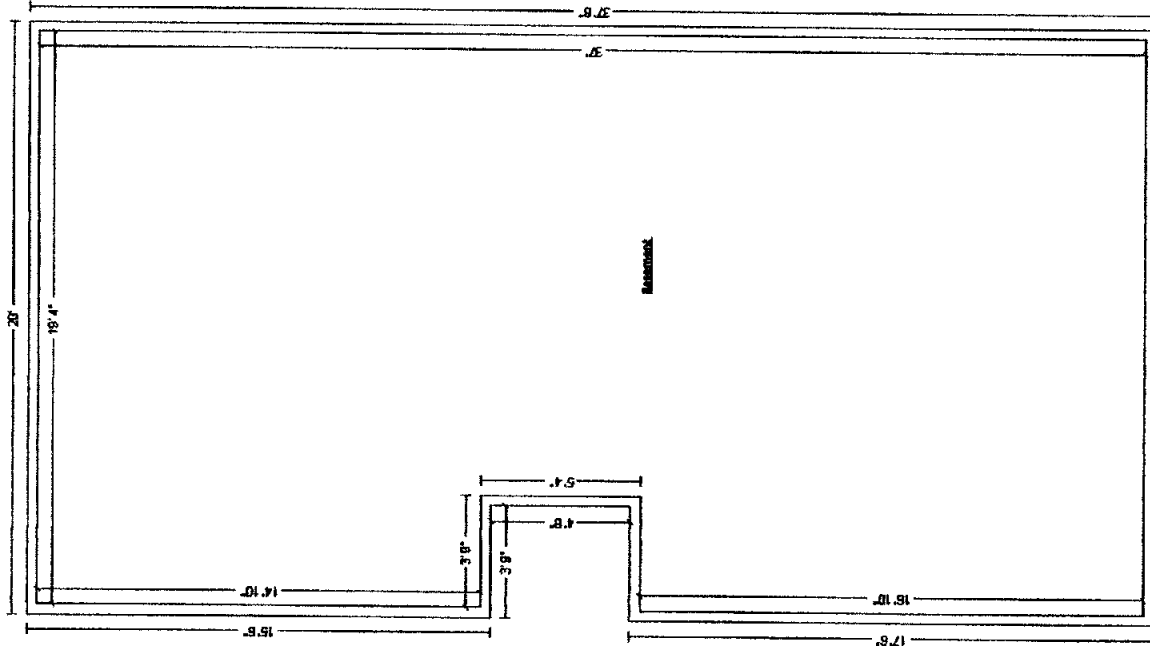
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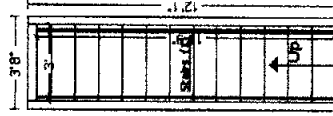
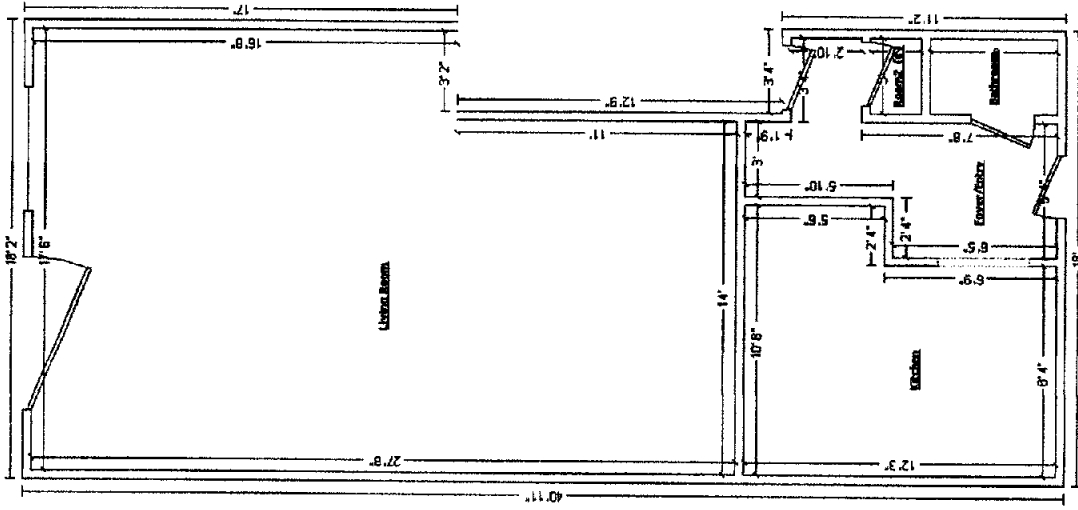
**Summary for Dwelling**

Line Item Total			28,249.93
Overhead	@	10.0%	2,825.11
Profit	@	10.0%	2,825.11
Comm Repr/Remod Tax	@	6.350%	688.68
<b>Replacement Cost Value</b>			<b>\$34,588.83</b>
Less Depreciation			(5,502.03)
<b>Actual Cash Value</b>			<b>\$29,086.80</b>
Less Deductible			(2,500.00)
<b>Net Claim</b>			<b>\$26,586.80</b>
Total Recoverable Depreciation			5,502.03
<b>Net Claim if Depreciation is Recovered</b>			<b>\$32,088.83</b>

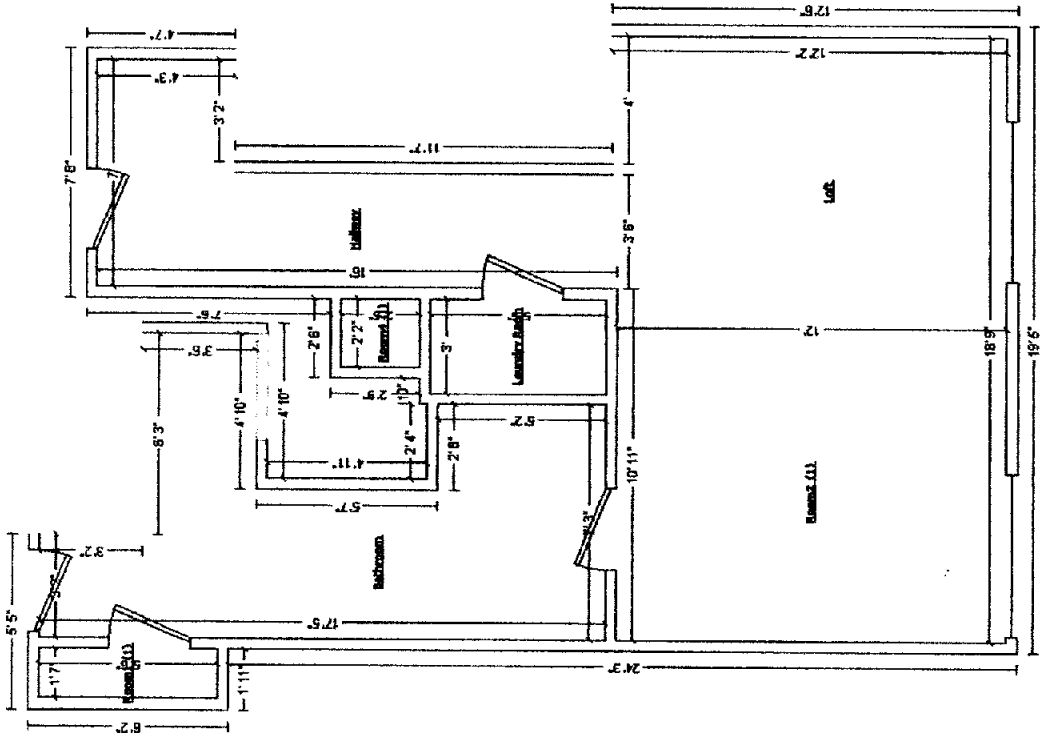
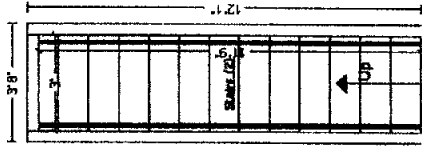
\_\_\_\_\_  
Nick Carras

Any deletions, alterations or changes in the attached estimate must be agreed to by the insurance carrier. Costs incurred without the insurance carrier's prior review and approval will not be considered for payment.





Main Level



**EXHIBIT I**  
RESTORATION PROPOSAL BY  
**PATICK MCGILL**

# PATICK MCGILL

Milford, Connecticut  
Phone: 203-448-6580

DATE: 3/14/2016  
 HIC: #0815159  
 ATTENTION: Dean Fenton  
 3300 Park Ave, Unit 30  
 Bridgeport, CT 06604  
 PHONE: 203-292-8587  
 FAX: 631-454-1212  
 EMAIL:

ACCOUNT MANAGER		PROJECT NAME			
Patrick McGill		The Brownstones			
		Unit #31 Flood Damage Repair			
PER ROOM		LABOR	MATERIAL		
		HOURS	Per hr	COST	LINE TOTAL
2nd Floor - Bed	18'3 3/4"W x 12'L x 17'H				
Remove 39' of colonial base molding. (22' colonial base molding removed by other contractor. Remove 6' of existing carpet tackless strips. Remove remaining wall-to-wall carpet and padding.					
Prime and Paint ceiling and trim, wall to wall carpet with padding installed. Install new colonial base molding		24	\$100.00	\$156.35	\$2,400.00
				<b>PROPOSAL TOTAL:</b>	<b>\$2,886.38</b>
2nd Floor - Hallway	6'6"W x 18'6"L x 8'H				
Remove existing wall-to-wall carpet and padding. Remove 21' of colonial base molding. Remove existing carpet tackless strips.					
Prime and paint ceiling, walls and trim. Wall to wall carpet padding installed		10	\$100.00	\$73.73	\$1,000.00
				<b>PROPOSAL TOTAL:</b>	<b>\$1,073.73</b>
2nd Floor Laundry	6'L x 3'W x 8'H				
Disconnect and remove washer and dryer and place in storage pod. Remove existing 6" x 6" tile, (18 sq. ft.), remove 12' colonial base molding.					
Installed new Luan plywood. New 6x6 tile and grouted. Primed and paint ceiling walls and trim		18	\$100.00	\$83.32	\$1,800.00
				<b>PROPOSAL TOTAL:</b>	<b>\$1,883.32</b>
2nd Floor Master Bed	11'2"W x 18'6"W x 8'H				
Remove remaining 61' of 3 1/2 colonial base molding. All wall-to-wall carpet and padding removed and all carpet tackless to be removed.					
Install wall to wall carpet and padding. Prime and paint ceiling, walls, trim		24	\$100.00	\$115.30	\$2,400.00
				<b>PROPOSAL TOTAL:</b>	<b>\$2,515.30</b>
2nd Floor Master Bathroom	17'1" x 10'6"W x 8'H				
Disconnect all plumbing supply lines attached to both vanity sinks. Remove 66" vanity and sinks and countertops. Remove 33' of colonial base molding. (16' colonial base already removed). Remove octagon ceramic tiles. Install new ceramic tile. Install new 66" white, Luxe Model #79513, double sink bowl vanity . (2, 24" sink base cabinets and 1 18" center drawer cabinet with countertop) install new faucet, supply lines (hot and cold), and new waste overflow.					
		44	\$100.00	\$2,438.18	\$4,400.00
				<b>PROPOSAL TOTAL:</b>	<b>\$6,838.18</b>
1st/2nd FL Staircase	3'W x 10'6"L				
Remove carpet and padding. Install wall to wall carpet and padding. Ceiling and walls primed and painted					
Install wall to wall carpet and padding. Ceiling and walls primed and painted		10	\$100.00	\$72.52	\$1,000.00
				<b>PROPOSAL TOTAL:</b>	<b>\$1,072.52</b>
1st Floor Foyer	12'L x 6'W x 8'H				
Remove ceramic 6 x 6 tile and subfloor. All base molding already removed.					
Install 1/4 Luan plywood and new ceramic tile. Prime and paint walls, ceiling and trim.		22	\$100.00	\$369.75	\$2,200.00



				PROPOSAL TOTAL:		\$2,889.75	
1st Floor Kitchen	6'6" L x 11'0" W x 8' H	LABOR		MATERIAL		LINE TOTAL	
Remove all sheetrock in ceiling. Remove 6 x 6 ceramic tile and subfloor. (floor is 9 x 11). remove 17' of colonial 3 1/2" base molding, 17' of rubberized base cabinet molding, already removed. Install new 4' x 8' x 1/2" gypsum wall board, screwed, and 3 coats of compound applied over fibermesh tape. All screw holes to be filled.							
Install 1/4 Luan plywood now 12"x12" ceramic tile, and grouted, prime and paint ceiling, walls, and trim (3 person job)		35	\$150.00		\$708.83		\$5,250.00
				PROPOSAL TOTAL:		\$5,988.83	
1st Floor Dining/Living area	27' x 18'8" W x 8' H	LABOR		MATERIAL		LINE TOTAL	
Remove damaged sheetrock on one wall that separates kitchen from dining room. Remove 61' colonial 3 1/2" base molding. Remove wall-to-wall carpet and padding. Removed 71' of wall-to-wall carpet tacks. Install new 4' x 8' x 1/2" gypsum wallboard in dining room ceiling and 1 wall. All seams to be taped over fibermesh tape. All screw holes to be filled.							
Install colonial base molding where need. Prime and paint ceiling walls and trim		40	\$150.00		\$311.54		\$5,000.00
				PROPOSAL TOTAL:		\$6,311.84	
Basement	27' L x 17'0" W x 7'6" H	LABOR		MATERIAL		LINE TOTAL	
Remove existing sheetrock. Install new R19, BF42, 24" batts insulation to be installed in basement ceiling. Install new 4' x 8' x 5/8 fire rated gypsum wallboard installed in ceiling. Two coats of taping compound applied over fibermesh tape. All screw holes to be filled.							
Ceiling to be primed and painted		24	\$100.00		\$1,033.54		\$2,400.00
				PROPOSAL TOTAL:		\$6,311.84	
Miscellaneous work							
Moving and storage		20	\$100.00				\$2,000.00
Carpet					\$8,414.00		
POD					\$346.82		
* Men per hour = \$50 est							
					Material total		\$14,123.68
					Labor cost		\$26,450.00
					PROPOSAL TOTAL		\$40,573.68