



## SERVPRO of Portland

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SERVPRO OF PORTLAND/SOUTHPORTLAND 9101-9102  
9 Hutcherson Drive  
Gorham, Maine 04038  
(207) 772-5032  
jared@servproportland.me  
TIN 200504442

Client: Boulos Asset Management c/o Brian Brooks  
Reconstruction  
Property: 56 Montreal St  
Portland, ME 04101

Operator: JARE1

Estimator: Jim Francoeur  
Company: Servpro of Portland/South Portland

Business: (207) 807-0165  
E-mail: jim.  
francoeur@servproportland.  
me

Type of Estimate: Water Damage

Date Entered: 2/29/2016

Date Assigned: 2/18/2016

Price List: MEPO8X\_FEB16

Labor Efficiency: Restoration/Service/Remodel

Estimate: BOULOSASSETMANAGEM-1



# SERVPRO of Portland

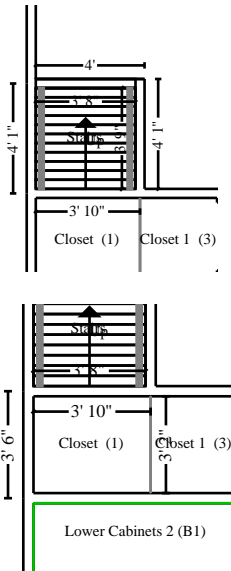
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## BOULOSASSETMANAGEM-1

### Main Level

#### Main Level

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Haul debris - per pickup truck load - including dump fees	1.00 EA		136.41	0.00	0.00	27.28	163.69
Total: Main Level					0.00	27.28	163.69



#### Stairs

Height: 17'

155.04 SF Walls	13.60 SF Ceiling
168.64 SF Walls & Ceiling	49.65 SF Floor
5.52 SY Flooring	20.62 LF Floor Perimeter
11.08 LF Ceil. Perimeter	

#### Subroom: Closet (1)

Height: 4'

43.33 SF Walls	12.14 SF Ceiling
55.47 SF Walls & Ceiling	12.14 SF Floor
1.35 SY Flooring	10.83 LF Floor Perimeter
14.00 LF Ceil. Perimeter	

#### Missing Wall

3' 2" X 4'

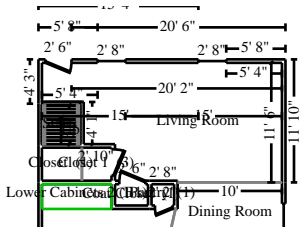
Opens into CLOSET\_1

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
2. Paint the walls and ceiling - two coats	224.11 SF		0.00	0.96	0.00	43.04	258.19
3. Carpet pad	61.79 SF		0.00	0.60	0.00	7.42	44.49
4. Carpet	71.06 SF		0.00	2.81	0.00	39.94	239.62
15 % waste added for Carpet.							
5. Step charge for "tucked" carpet installation - High grade	6.00 EA		0.00	9.66	0.00	11.60	69.56
6. Stain & finish stair skirt/apron	16.00 LF		0.00	8.34	0.00	26.68	160.12
Totals: Stairs					0.00	128.68	771.98



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## Living Room

**Height: 8'**

402.67 SF Walls	220.71 SF Ceiling
623.38 SF Walls & Ceiling	220.71 SF Floor
24.52 SY Flooring	51.25 LF Floor Perimeter
58.75 LF Ceil. Perimeter	

**Missing Wall**

**10' X 8'**

**Opens into DINING\_ROOM**

**Door**

**2' 6" X 6' 8"**

**Opens into Exterior**

**Window**

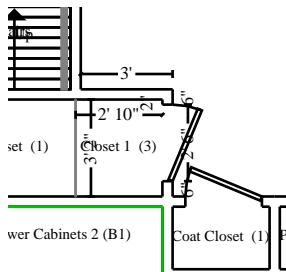
**2' 8" X 4'**

**Opens into Exterior**

**Window**

**2' 8" X 4'**

**Opens into Exterior**



## Subroom: Closet 1 (3)

**Height: 8'**

66.67 SF Walls	8.97 SF Ceiling
75.64 SF Walls & Ceiling	8.97 SF Floor
1.00 SY Flooring	6.33 LF Floor Perimeter
12.00 LF Ceil. Perimeter	

**Door**

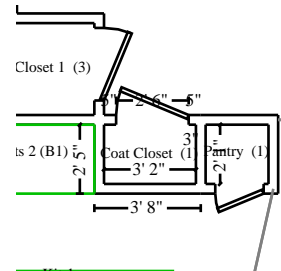
**2' 6" X 6' 8"**

**Opens into LIVING\_ROOM**

**Missing Wall**

**3' 2" X 8'**

**Opens into CLOSET**



## Subroom: Coat Closet (1)

**Height: 8'**

66.67 SF Walls	6.47 SF Ceiling
73.13 SF Walls & Ceiling	6.47 SF Floor
0.72 SY Flooring	7.92 LF Floor Perimeter
10.42 LF Ceil. Perimeter	

**Door**

**2' 6" X 6' 8"**

**Opens into LIVING\_ROOM**

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
7. Batt insulation - 6" - R19 - paper faced	250.00 SF		0.00	0.93	0.00	46.50	279.00
8. 1/2" drywall - hung, taped, floated, ready for paint	486.15 SF		0.00	1.44	0.00	140.02	840.08
9. Baseboard - 3 1/4"	35.50 LF		0.00	2.16	0.00	15.34	92.02
10. Casing - 2 1/4"	71.00 LF		0.00	1.53	0.00	21.72	130.35
11. Seal more than the ceiling w/latex based stain blocker - one coat	486.15 SF		0.00	0.62	0.00	60.28	361.69







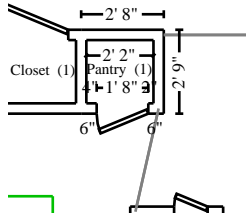
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## CONTINUED - Kitchen

### Subroom: Pantry (1)

Height: 8'



56.22 SF Walls	4.42 SF Ceiling
60.65 SF Walls & Ceiling	4.42 SF Floor
0.49 SY Flooring	6.75 LF Floor Perimeter
8.42 LF Ceil. Perimeter	

Door

1' 8" X 6' 8"

Opens into KITCHEN

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
34. Batt insulation - 6" - R19 - paper faced	96.00 SF		0.00	0.93	0.00	17.86	107.14
35. 1/2" drywall - hung, taped, floated, ready for paint	177.48 SF		0.00	1.44	0.00	51.12	306.69
36. Baseboard - 3 1/4"	16.75 LF		0.00	2.16	0.00	7.24	43.42
37. Casing - 2 1/4"	30.00 LF		0.00	1.53	0.00	9.18	55.08
38. Remove Cabinetry - lower (base) units	6.00 LF		5.86	0.00	0.00	7.04	42.20
39. Cabinetry - lower (base) units	13.00 LF		0.00	148.62	0.00	386.42	2,318.48
40. Remove Cabinetry - upper (wall) units	6.00 LF		5.86	0.00	0.00	7.04	42.20
41. Cabinetry - upper (wall) units	20.00 LF		0.00	105.95	0.00	423.80	2,542.80
42. Remove Countertop - post formed plastic laminate	6.00 LF		3.24	0.00	0.00	3.88	23.32
43. Countertop - post formed plastic laminate	20.00 LF		0.00	40.89	0.00	163.56	981.36
44. Seal/prime then paint more than the ceiling twice (3 coats)	177.48 SF		0.00	1.31	0.00	46.50	279.00
45. Paint the surface area - two coats	75.00 SF		0.00	0.96	0.00	14.40	86.40
46. Stain & finish door/window trim & jamb (per side)	2.00 EA		0.00	41.82	0.00	16.72	100.36
47. Stain & finish baseboard	16.75 LF		0.00	1.61	0.00	5.40	32.37
48. Stain & finish door slab only (per side)	1.00 EA		0.00	59.65	0.00	11.94	71.59
49. Detach & Reset Refrigerator - top freezer - 14 to 18 cf	1.00 EA	29.08	0.00	0.00	0.00	5.82	34.90
50. Detach & Reset Dishwasher	1.00 EA	192.96	0.00	0.00	0.00	38.60	231.56
51. Range - electric - Remove & reset	1.00 EA		0.00	29.08	0.00	5.82	34.90
52. (Install) Garbage disposer	1.00 EA		0.00	79.29	0.00	15.86	95.15
53. Plumbing (Bid Item)	1.00 EA		0.00	250.00	0.00	50.00	300.00



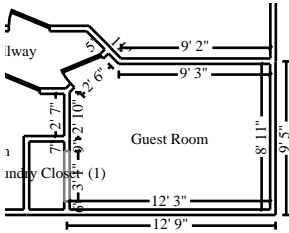


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## CONTINUED - Hallway

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
15 % waste added for Carpet.							
65. Step charge for "tucked" carpet installation - High grade	5.00 EA		0.00	9.66	0.00	9.66	57.96
Totals: Hallway					0.00	150.32	901.64



### Guest Room

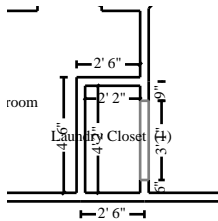
Height: 8'

297.97 SF Walls	108.37 SF Ceiling
406.34 SF Walls & Ceiling	108.37 SF Floor
12.04 SY Flooring	36.32 LF Floor Perimeter
41.90 LF Ceil. Perimeter	

### Door

2' 6" X 6' 8"

Opens into HALLWAY



### Subroom: Laundry Closet (1)

Height: 8'

80.37 SF Walls	8.92 SF Ceiling
89.29 SF Walls & Ceiling	8.92 SF Floor
0.99 SY Flooring	9.53 LF Floor Perimeter
12.62 LF Ceil. Perimeter	

### Missing Wall - Goes to Floor

3' 1" X 6' 8"

Opens into GUEST\_ROOM

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
66. Underlayment - 5/8" particle board	117.29 SF		0.00	1.45	0.00	34.02	204.09
67. Carpenter - General Framer - per hour	2.00 HR		0.00	45.00	0.00	18.00	108.00
Need to trim subfloor around doors closer and straighter for installation.							
68. Additional charge for screwing down underlayment/subfloor	117.29 SF		0.00	0.45	0.00	10.56	63.34
69. Batt insulation replacement per LF - 6" - up to 2' tall	20.00 LF		0.00	2.37	0.00	9.48	56.88
70. 1/2" - drywall per LF - up to 2' tall	20.00 LF		0.00	5.43	0.00	21.72	130.32
71. (Install) Baseboard - 3 1/4"	31.85 LF		0.00	1.07	0.00	6.82	40.90
72. (Install) Casing - 2 1/4"	26.00 LF		0.00	0.56	0.00	2.92	17.48
73. (Install) Bifold door set - Colonist - Double	1.00 EA		0.00	59.65	0.00	11.94	71.59



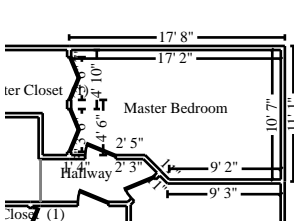


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## CONTINUED - Guest Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
74. Seal the surface area w/latex based stain blocker - one coat	50.00 SF		0.00	0.62	0.00	6.20	37.20
75. Paint part of the walls - two coats	328.34 SF		0.00	0.96	0.00	63.04	378.25
76. Stain & finish baseboard	31.85 LF		0.00	1.61	0.00	10.26	61.54
77. Stain & finish door/window trim & jamb (per side)	4.00 EA		0.00	41.82	0.00	33.46	200.74
78. Stain & finish door slab only (per side)	1.00 EA		0.00	59.65	0.00	11.94	71.59
79. Stain & finish bifold door set - slab only - (per side)	1.00 EA		0.00	81.53	0.00	16.30	97.83
80. Carpet pad	117.29 SF		0.00	0.60	0.00	14.08	84.45
81. Carpet	134.88 SF		0.00	2.81	0.00	75.80	454.81
15 % waste added for Carpet.							
<b>Totals: Guest Room</b>					0.00	346.54	2,079.01



### Master Bedroom

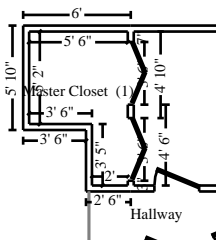
Height: 8'

371.62 SF Walls	167.87 SF Ceiling
539.49 SF Walls & Ceiling	167.87 SF Floor
18.65 SY Flooring	44.87 LF Floor Perimeter
54.37 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

Opens into HALLWAY



### Subroom: Master Closet (1)

Height: 8'

179.08 SF Walls	35.33 SF Ceiling
214.41 SF Walls & Ceiling	35.33 SF Floor
3.93 SY Flooring	21.22 LF Floor Perimeter
28.22 LF Ceil. Perimeter	

Door

3' 6" X 6' 8"

Opens into MASTER\_BEDRO

Door

3' 6" X 6' 8"

Opens into MASTER\_BEDRO

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
82. Underlayment - 5/8" particle board	203.20 SF		0.00	1.45	0.00	58.92	353.56

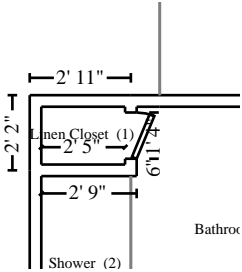




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## CONTINUED - Bathroom



### Subroom: Linen Closet (1)

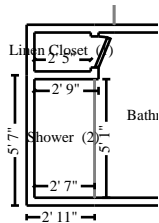
Height: 8'

56.44 SF Walls	4.03 SF Ceiling
60.47 SF Walls & Ceiling	4.03 SF Floor
0.45 SY Flooring	6.83 LF Floor Perimeter
8.17 LF Ceil. Perimeter	

Door

1' 4" X 6' 8"

Opens into BATHROOM



### Subroom: Shower (2)

Height: 8'

83.33 SF Walls	13.13 SF Ceiling
96.47 SF Walls & Ceiling	13.13 SF Floor
1.46 SY Flooring	10.42 LF Floor Perimeter
10.42 LF Ceil. Perimeter	

### Missing Wall

5' 1" X 8'

Opens into BATHROOM

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
97. Batt insulation replacement per LF - 6" - up to 2' tall	5.00 LF		0.00	2.37	0.00	2.38	14.23
98. 1/2" - drywall per LF - up to 2' tall	14.00 LF		0.00	5.43	0.00	15.20	91.22
99. Underlayment - 5/8" particle board	49.48 SF		0.00	1.45	0.00	14.36	86.11
100. (Install) Baseboard - 3 1/4"	27.09 LF		0.00	1.07	0.00	5.80	34.79
101. (Install) Casing - 2 1/4"	14.00 LF		0.00	0.56	0.00	1.56	9.40
102. Seal the surface area w/latex based stain blocker - one coat	28.00 SF		0.00	0.62	0.00	3.48	20.84
103. Paint part of the walls - two coats	211.58 SF		0.00	0.96	0.00	40.62	243.74
104. Stain & finish door/window trim & jamb (per side)	3.00 EA		0.00	41.82	0.00	25.10	150.56
105. Stain & finish baseboard	27.09 LF		0.00	1.61	0.00	8.72	52.33
106. Stain & finish door slab only (per side)	2.00 EA		0.00	59.65	0.00	23.86	143.16
107. (Install) Vanity	2.50 LF		0.00	21.62	0.00	10.82	64.87
108. (Install) Vanity top - one sink - cultured marble	2.58 LF		0.00	29.35	0.00	15.14	90.86
109. Floor preparation for resilient flooring	49.48 SF		0.00	0.54	0.00	5.34	32.06



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### CONTINUED - Bathroom

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
110. (Material Only) Vinyl floor covering (sheet goods)	88.00 SF		0.00	2.17	0.00	38.20	229.16
111. (Install) Vinyl floor covering (sheet goods)	61.48 SF		0.00	1.16	0.00	14.26	85.58
112. Baseboard heat - steam or hot water - Detach & reset	3.00 LF		0.00	5.80	0.00	3.48	20.88
113. (Install) Toilet	1.00 EA		0.00	147.17	0.00	29.44	176.61
114. Plumbing (Bid Item)	1.00 EA		0.00	250.00	0.00	50.00	300.00
Need to cut drain and supplies to re-attach vanity. Hook-up supplies and drain.							
<b>Totals: Bathroom</b>					<b>0.00</b>	<b>307.76</b>	<b>1,846.40</b>
<b>Total: 2nd Floor</b>					<b>0.00</b>	<b>1,312.40</b>	<b>7,873.75</b>
<b>Line Item Totals: BOULOSASSETMANAGEM-1</b>					<b>0.00</b>	<b>3,821.30</b>	<b>22,926.74</b>

### Grand Total Areas:

2,606.86 SF Walls	832.33 SF Ceiling	3,439.19 SF Walls and Ceiling
868.39 SF Floor	96.49 SY Flooring	325.06 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	383.69 LF Ceil. Perimeter
868.39 Floor Area	926.72 Total Area	2,368.15 Interior Wall Area
1,466.68 Exterior Wall Area	178.32 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	19,105.44
Overhead	1,910.65
Profit	1,910.65
<b>Replacement Cost Value</b>	<b>\$22,926.74</b>
<b>Net Claim</b>	<b>\$22,926.74</b>

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Jim Francoeur



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### Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)
Line Items	1,910.65	1,910.65
<b>Total</b>	<b>1,910.65</b>	<b>1,910.65</b>



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## Recap by Room

Estimate: BOULOSASSETMANAGEM-1

<b>Area: Main Level</b>	<b>136.41</b>	<b>0.71%</b>
<b>Stairs</b>	<b>643.30</b>	<b>3.37%</b>
<b>Living Room</b>	<b>3,561.73</b>	<b>18.64%</b>
<b>Dining Room</b>	<b>1,387.99</b>	<b>7.26%</b>
<b>Kitchen</b>	<b>6,814.66</b>	<b>35.67%</b>
<hr/>		
<b>Area Subtotal: Main Level</b>	<b>12,544.09</b>	<b>65.66%</b>
<b>Area: 2nd Floor</b>		
<b>Hallway</b>	<b>751.32</b>	<b>3.93%</b>
<b>Guest Room</b>	<b>1,732.47</b>	<b>9.07%</b>
<b>Master Bedroom</b>	<b>2,538.92</b>	<b>13.29%</b>
<b>Bathroom</b>	<b>1,538.64</b>	<b>8.05%</b>
<hr/>		
<b>Area Subtotal: 2nd Floor</b>	<b>6,561.35</b>	<b>34.34%</b>
<hr/>		
<b>Subtotal of Areas</b>	<b>19,105.44</b>	<b>100.00%</b>
<hr/>		
<b>Total</b>	<b>19,105.44</b>	<b>100.00%</b>



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### Recap by Category

O&P Items	Total	%
APPLIANCES	330.41	1.44%
CABINETRY	4,922.91	21.47%
GENERAL DEMOLITION	226.17	0.99%
DOORS	91.47	0.40%
DRYWALL	1,570.70	6.85%
FLOOR COVERING - CARPET	2,590.23	11.30%
FLOOR COVERING - VINYL	1,016.84	4.44%
FINISH CARPENTRY / TRIMWORK	468.20	2.04%
FRAMING & ROUGH CARPENTRY	899.18	3.92%
HEAT, VENT & AIR CONDITIONING	266.80	1.16%
INSULATION	497.10	2.17%
LIGHT FIXTURES	24.12	0.11%
MARBLE - CULTURED OR NATURAL	75.72	0.33%
PLUMBING	647.17	2.82%
PAINTING	5,478.42	23.90%
O&P Items Subtotal	19,105.44	83.33%
Overhead	1,910.65	8.33%
Profit	1,910.65	8.33%
<b>Total</b>	<b>22,926.74</b>	<b>100.00%</b>