



Colonial Claims LLC

Colonial CLaims
2200 Bayshore Blvd.
Dunedin, FL 34698

Insured: Ocean View Condo Phase II
Home: 206 W Roanoke Park Drive
Raleigh, NC 27608
Property: 1101 Fort Fisher Blvd N
Kure Beach, NC 28449

Cellular: (919) 222-4643
E-mail: knbennet2@gmail.com

Claim Rep.: Toni Merz
Company: Colonial Claims
Business: 2200 Bayshore Blvd
Dunedin, FL 34698

Business: (727) 738-1366
E-mail: claims@colonialclaims.com

Estimator: Toni Merz
Company: Colonial Claims
Business: 2200 Bayshore Blvd
Dunedin, FL 34698

Business: (727) 738-1366
E-mail: claims@colonialclaims.com

Reference:
Company: Hartford Fire Insurance Co.

Claim Number: 566721

Policy Number: 6500458748

Type of Loss: Flood

Date of Loss: 9/16/2024 10:30 AM
Date Inspected: 11/2/2024 10:00 AM

Date Received: 10/30/2024 12:00 PM
Date Entered: 11/2/2024 9:03 AM

Price List: NCWI8X_SEP24
Restoration/Service/Remodel
Estimate: OCEAN_VIEW_CONDO

Net Claim Summary

Coverage	Net Claim
Building	\$151,158.71
Total Net Claim	\$151,158.71
Total Amount of Building Recoverable Depreciation	\$19,781.43
Total Net Claim if Depreciation is Recovered	\$170,940.14



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Restoration/Service/Remodel
Estimate: OCEAN_VIEW_CONDO

Building

Net Claim Summary

Replacement Cost Value	Less Recoverable Depreciation	Less Non-recoverable Depreciation	Actual Cash Value
\$180,980.63	(19,781.43)	<40.49>	\$161,158.71
Less Deductible			(10,000.00)
Net Claim			\$151,158.71
Total Recoverable Depreciation			\$19,781.43
Net Claim if Depreciation is Recovered			\$170,940.14



Colonial Claims LLC

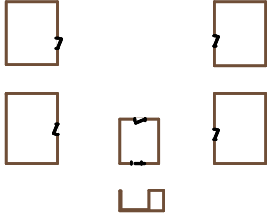
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Building

OCEAN_VIEW_CONDO

Exterior

Ext_Surfaces



3325.50 SF Walls
3325.50 SF Walls & Ceiling

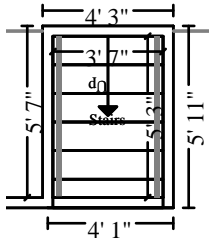
369.50 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA	502.25	0.00	100.46	602.71	(0.00)	602.71
2. Clean with pressure/chemical spray	1,478.00 SF	0.43	0.00	0.00	635.54	(0.00)	635.54
Totals: Ext_Surfaces			0.00	100.46	1,238.25	0.00	1,238.25
Total: Exterior			0.00	100.46	1,238.25	0.00	1,238.25

Main Level

Stairs

Height: 11' 9"



141.30 SF Walls
160.11 SF Walls & Ceiling
4.06 SY Flooring
14.08 LF Ceil. Perimeter

18.81 SF Ceiling
36.57 SF Floor
16.23 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
3. Clean stair stringer - per side 2 stringers both sides up 3 ft	12.00 LF	1.16	0.00	0.00	13.92	(0.00)	13.92
4. Clean stair tread - per side - per LF 3 treads, both sides, 3.17 ft long	19.02 LF	0.87	0.00	0.00	16.55	(0.00)	16.55
Totals: Stairs			0.00	0.00	30.47	0.00	30.47

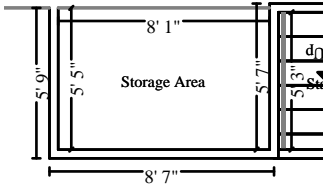


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Storage Area

Height: 8'



152.67 SF Walls	43.78 SF Ceiling
196.45 SF Walls & Ceiling	43.78 SF Floor
4.86 SY Flooring	19.08 LF Floor Perimeter
19.08 LF Ceil. Perimeter	

Missing Wall

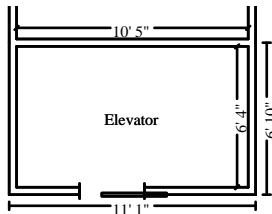
8' 1" X 8'

Opens into CARPORT

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
5. Muck-out	43.78 SF	2.32	0.00	0.00	101.57	(0.00)	101.57
6. Structural drying per sf of floor area- Class 3 (Bid Item)	43.78 SF	0.85	0.00	0.00	37.21	(0.00)	37.21
Dry out allowance for Method 1 per FEMA Bulletin w-13025a							
7. Apply anti-microbial agent to the floor	43.78 SF	0.32	0.00	0.00	14.01	(0.00)	14.01
8. Clean foundation wall	57.25 SF	0.71	0.00	0.00	40.65	(0.00)	40.65
9. Apply anti-microbial agent to more than the floor perimeter	57.25 SF	0.32	0.00	0.00	18.32	(0.00)	18.32
Totals: Storage Area			0.00	0.00	211.76	0.00	211.76

Elevator

Height: 8'



268.00 SF Walls	65.97 SF Ceiling
333.97 SF Walls & Ceiling	65.97 SF Floor
7.33 SY Flooring	33.50 LF Floor Perimeter
33.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
10. Muck-out	65.97 SF	2.32	0.00	0.00	153.05	(0.00)	153.05
11. Structural drying per sf of floor area- Class 3 (Bid Item)	65.97 SF	0.85	0.00	0.00	56.07	(0.00)	56.07
Dry out allowance for Method 1 per FEMA Bulletin w-13025a							
12. Apply anti-microbial agent to the floor	65.97 SF	0.32	0.00	0.00	21.11	(0.00)	21.11
13. Clean foundation wall	100.50 SF	0.71	0.00	0.00	71.36	(0.00)	71.36
14. Apply anti-microbial agent to more than the floor perimeter	100.50 SF	0.32	0.00	0.00	32.16	(0.00)	32.16
15. 2100lb Passenger 2 stage, Twin Post Hudraulic Elevator replacement/repair	1.00 EA	160,610.00	0.00	0.00	160,610.00	(19,273.20)	141,336.80



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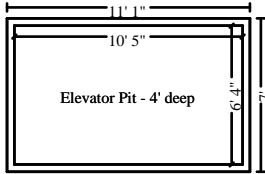
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CONTINUED - Elevator

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Resolute Elevator quote attached to this report. Also email from Jonathan Fox at Resolute regarding damage and needed repairs.							
Totals: Elevator			0.00	0.00	160,943.75	19,273.20	141,670.55

Elevator Pit - 4' deep

Height: 4'



134.00 SF Walls	65.97 SF Ceiling
199.97 SF Walls & Ceiling	65.97 SF Floor
7.33 SY Flooring	33.50 LF Floor Perimeter
33.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
16. Muck-out	65.97 SF	2.32	0.00	0.00	153.05	(0.00)	153.05
17. Structural drying per sf of floor area- Class 3 (Bid Item)	65.97 SF	0.85	0.00	0.00	56.07	(0.00)	56.07
Dry out allowance for Method 1 per FEMA Bulletin w-13025a							
18. Apply anti-microbial agent to the floor	65.97 SF	0.32	0.00	0.00	21.11	(0.00)	21.11
19. Clean foundation wall	134.00 SF	0.71	0.00	0.00	95.14	(0.00)	95.14
20. Apply anti-microbial agent to more than the floor perimeter	134.00 SF	0.32	0.00	0.00	42.88	(0.00)	42.88
21. Pumping & hauling of standing Category 3 water	1,973.79 GL	1.05	0.00	0.00	2,072.48	(0.00)	2,072.48
64. R&R 110 volt commercial wiring/conduit, box, outlet, switch	1.00 EA	275.45	19.63	55.10	350.18	<28.46>	321.72
65. R&R Fluorescent - one tube - 4' - fixture w/lens	1.00 EA	120.86	8.29	24.16	153.31	<12.03>	141.28
Totals: Elevator Pit - 4' deep			27.92	79.26	2,944.22	40.49	2,903.73

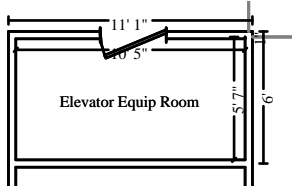


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Elevator Equip Room

Height: 8'



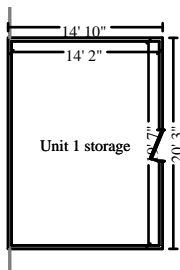
256.00 SF Walls
 313.29 SF Walls & Ceiling
 6.37 SY Flooring
 32.00 LF Ceil. Perimeter

57.29 SF Ceiling
 57.29 SF Floor
 32.00 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
22. Muck-out	57.29 SF	2.32	0.00	0.00	132.91	(0.00)	132.91
23. Structural drying per sf of floor area- Class 3 (Bid Item)	57.29 SF	0.85	0.00	0.00	48.70	(0.00)	48.70
Dry out allowance for Method 1 per FEMA Bulletin w-13025a							
24. Apply anti-microbial agent to the floor	57.29 SF	0.32	0.00	0.00	18.33	(0.00)	18.33
25. Clean foundation wall	95.50 SF	0.71	0.00	0.00	67.81	(0.00)	67.81
26. Apply anti-microbial agent to more than the floor perimeter	95.50 SF	0.32	0.00	0.00	30.56	(0.00)	30.56
27. R&R 110 volt copper wiring run, box and outlet	1.00 EA	91.64	6.85	18.34	116.83	(8.12)	108.71
28. Tear out wet drywall, no bagging - Cat 3	127.33 SF	1.32	0.00	0.00	168.08	(0.00)	168.08
29. 1/2" drywall - hung, taped, with smooth wall finish	127.33 SF	3.77	38.88	96.00	614.91	(46.12)	568.79
30. Seal/prime (1 coat) then paint (1 coat) more than the floor perimeter to cover repair at 4ft	159.17 SF	1.09	14.05	34.70	222.25	(20.38)	201.87
31. Paint the walls - one coat	254.67 SF	0.76	15.67	38.72	247.94	(22.73)	225.21
32. Clean exterior door (per side) both sides	2.00 EA	18.68	0.00	0.00	37.36	(0.00)	37.36
Totals: Elevator Equip Room			75.45	187.76	1,705.68	97.35	1,608.33

Unit 1 storage

Height: 8'



540.00 SF Walls
 817.43 SF Walls & Ceiling
 30.83 SY Flooring
 67.50 LF Ceil. Perimeter

277.43 SF Ceiling
 277.43 SF Floor
 67.50 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
33. Muck-out	277.43 SF	2.32	0.00	0.00	643.64	(0.00)	643.64



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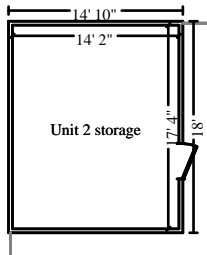
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CONTINUED - Unit 1 storage

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
34. Structural drying per sf of floor area- Class 3 (Bid Item)	277.43 SF	0.85	0.00	0.00	235.82	(0.00)	235.82
Dry out allowance for Method 1 per FEMA Bulletin w-13025a							
35. Apply anti-microbial agent to the floor	277.43 SF	0.32	0.00	0.00	88.78	(0.00)	88.78
36. Clean foundation wall	202.50 SF	0.71	0.00	0.00	143.78	(0.00)	143.78
37. Apply anti-microbial agent to more than the floor perimeter	202.50 SF	0.32	0.00	0.00	64.80	(0.00)	64.80
38. Clean exterior door (per side) both sides	2.00 EA	18.68	0.00	0.00	37.36	(0.00)	37.36
Totals: Unit 1 storage			0.00	0.00	1,214.18	0.00	1,214.18

Unit 2 storage

Height: 8'



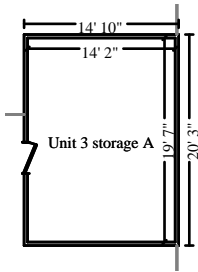
504.00 SF Walls	245.56 SF Ceiling
749.56 SF Walls & Ceiling	245.56 SF Floor
27.28 SY Flooring	63.00 LF Floor Perimeter
63.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
39. Muck-out	245.56 SF	2.32	0.00	0.00	569.70	(0.00)	569.70
40. Structural drying per sf of floor area- Class 3 (Bid Item)	245.56 SF	0.85	0.00	0.00	208.73	(0.00)	208.73
Dry out allowance for Method 1 per FEMA Bulletin w-13025a							
41. Apply anti-microbial agent to the floor	245.56 SF	0.32	0.00	0.00	78.58	(0.00)	78.58
42. Clean foundation wall	189.00 SF	0.71	0.00	0.00	134.19	(0.00)	134.19
43. Apply anti-microbial agent to more than the floor perimeter	189.00 SF	0.32	0.00	0.00	60.48	(0.00)	60.48
44. Northstar 2 in 1 QUA Wifi Water filtration system DPI Estimate attached.	1.00 EA	3,424.00	0.00	0.00	3,424.00	(410.88)	3,013.12
45. Clean exterior door (per side) both sides	2.00 EA	18.68	0.00	0.00	37.36	(0.00)	37.36
Totals: Unit 2 storage			0.00	0.00	4,513.04	410.88	4,102.16



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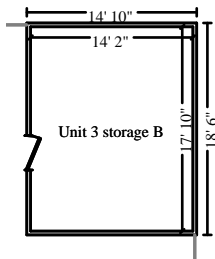


Unit 3 storage A

Height: 8'

540.00 SF Walls	277.43 SF Ceiling
817.43 SF Walls & Ceiling	277.43 SF Floor
30.83 SY Flooring	67.50 LF Floor Perimeter
67.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
46. Muck-out	277.43 SF	2.32	0.00	0.00	643.64	(0.00)	643.64
47. Structural drying per sf of floor area- Class 3 (Bid Item)	277.43 SF	0.85	0.00	0.00	235.82	(0.00)	235.82
Dry out allowance for Method 1 per FEMA Bulletin w-13025a							
48. Apply anti-microbial agent to the floor	277.43 SF	0.32	0.00	0.00	88.78	(0.00)	88.78
49. Clean foundation wall	202.50 SF	0.71	0.00	0.00	143.78	(0.00)	143.78
50. Apply anti-microbial agent to more than the floor perimeter	202.50 SF	0.32	0.00	0.00	64.80	(0.00)	64.80
51. Clean exterior door (per side) both sides	2.00 EA	18.68	0.00	0.00	37.36	(0.00)	37.36
Totals: Unit 3 storage A			0.00	0.00	1,214.18	0.00	1,214.18



Unit 3 storage B

Height: 8'

512.00 SF Walls	252.64 SF Ceiling
764.64 SF Walls & Ceiling	252.64 SF Floor
28.07 SY Flooring	64.00 LF Floor Perimeter
64.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
52. Muck-out	252.64 SF	2.32	0.00	0.00	586.12	(0.00)	586.12
53. Structural drying per sf of floor area- Class 3 (Bid Item)	252.64 SF	0.85	0.00	0.00	214.74	(0.00)	214.74
Dry out allowance for Method 1 per FEMA Bulletin w-13025a							
54. Apply anti-microbial agent to the floor	252.64 SF	0.32	0.00	0.00	80.84	(0.00)	80.84
55. Clean foundation wall	192.00 SF	0.71	0.00	0.00	136.32	(0.00)	136.32
56. Apply anti-microbial agent to more than the floor perimeter	192.00 SF	0.32	0.00	0.00	61.44	(0.00)	61.44
57. Clean exterior door (per side) both sides	2.00 EA	18.68	0.00	0.00	37.36	(0.00)	37.36



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CONTINUED - Unit 3 storage B

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Unit 3 storage B			0.00	0.00	1,116.82	0.00	1,116.82

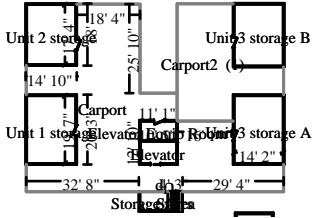


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Carpport

Height: 8'

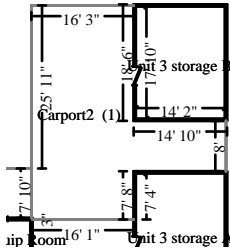


1296.00 SF Walls	1851.02 SF Ceiling
3147.02 SF Walls & Ceiling	1851.02 SF Floor
205.67 SY Flooring	162.00 LF Floor Perimeter
162.00 LF Ceil. Perimeter	

Missing Wall	8' 5" X 8'	Opens into Exterior
Missing Wall	18' 4" X 8'	Opens into Exterior
Missing Wall	25' 9 3/4" X 8'	Opens into Exterior
Missing Wall	10' 9" X 8'	Opens into Exterior
Missing Wall	7' 11" X 8'	Opens into Exterior
Missing Wall	29' 4" X 8'	Opens into Exterior
Missing Wall	8' 1" X 8'	Opens into STORAGE_AREA
Missing Wall	32' 8" X 8'	Opens into Exterior
Missing Wall	7' 11" X 8'	Opens into Exterior

Subroom: Carport2 (1)

Height: 8'



448.67 SF Walls	669.79 SF Ceiling
1118.46 SF Walls & Ceiling	669.79 SF Floor
74.42 SY Flooring	56.08 LF Floor Perimeter
56.08 LF Ceil. Perimeter	

Missing Wall	8' X 8'	Opens into Exterior
Missing Wall	16' 1" X 8'	Opens into CARPORT
Missing Wall	7' 10 1/4" X 8'	Opens into CARPORT
Missing Wall	25' 10 3/4" X 8'	Opens into Exterior
Missing Wall	16' 3" X 8'	Opens into Exterior

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
58. Muck-out	2,520.81 SF	2.32	0.00	0.00	5,848.28	(0.00)	5,848.28
Totals: Carport			0.00	0.00	5,848.28	0.00	5,848.28
Total: Main Level			103.37	267.02	179,742.38	19,821.92	159,920.46
Line Item Totals: OCEAN_VIEW_CONDO			103.37	367.48	180,980.63	19,821.92	161,158.71



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Summary for Building

Line Item Total	180,509.78
Overhead	183.74
Profit	183.74
Total Tax	103.37
Replacement Cost Value	\$180,980.63
Less Depreciation	(19,821.92)
Actual Cash Value	\$161,158.71
Less Deductible	(10,000.00)
Net Claim	\$151,158.71
Total Depreciation	19,821.92
Less Non-Recoverable Depreciation	<40.49>
Total Recoverable Depreciation	19,781.43
Net Claim if Depreciation is Recovered	\$170,940.14

Toni Merz



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Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Mat Tax (Rpr/Maint) (6.75%)	Total Tax (6.75%)	Manuf. Home Tax (4.75%)	Local Food Tax (2%)
Line Items	183.74	183.74	0.00	103.37	0.00	0.00
Total	183.74	183.74	0.00	103.37	0.00	0.00



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Recap by Room

Estimate: OCEAN_VIEW_CONDO

Area: Exterior

Ext_Surfaces 1,137.79 0.63%

Area Subtotal: Exterior 1,137.79 0.63%

Area: Main Level

Stairs 30.47 0.02%

Storage Area 211.76 0.12%

Elevator 160,943.75 89.16%

Elevator Pit - 4' deep 2,837.04 1.57%

Elevator Equip Room 1,442.47 0.80%

Unit 1 storage 1,214.18 0.67%

Unit 2 storage 4,513.04 2.50%

Unit 3 storage A 1,214.18 0.67%

Unit 3 storage B 1,116.82 0.62%

Carport 5,848.28 3.24%

Area Subtotal: Main Level 179,371.99 99.37%

Subtotal of Areas 180,509.78 100.00%

Total 180,509.78 100.00%



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Recap by Category with Depreciation

O&P Items	RCV	Deprec.	ACV
GENERAL DEMOLITION	560.84		560.84
DRYWALL	480.03	43.20	436.83
ELECTRICAL	326.93	34.27	292.66
LIGHT FIXTURES	102.43	11.27	91.16
PAINTING	367.05	40.38	326.67
O&P Items Subtotal	1,837.28	129.12	1,708.16
Non-O&P Items	RCV	Deprec.	ACV
CLEANING	1,685.84		1,685.84
GENERAL DEMOLITION	9,000.04		9,000.04
PLUMBING	3,424.00	410.88	3,013.12
SPECIALTY ITEMS	160,610.00	19,273.20	141,336.80
WATER EXTRACTION & REMEDIATION	3,952.62		3,952.62
Non-O&P Items Subtotal	178,672.50	19684.08	158,988.42
O&P Items Subtotal	1,837.28	129.12	1,708.16
Overhead	183.74		183.74
Profit	183.74		183.74
Total Tax	103.37	8.72	94.65
Total	180,980.63	19,821.92	161,158.71

